



CITY of NOVI CITY COUNCIL

Agenda Item O
March 13, 2017

SUBJECT: Approval of Resolution No. 2 and setting the public hearing for March 27, 2017 for Special Assessment District 179: Holmes Road, Hemingway Drive and Brownstone Drive within the Vistas of Novi Planned Unit Development.

SUBMITTING DEPARTMENT: Department of Public Services, Engineering Division GDM

CITY MANAGER APPROVAL: 

BACKGROUND INFORMATION:

The City received petitions from Meadowbrook Townhomes Condominium co-owners, Tollgate Ravines Condominium Association Board of Directors, and the owner of the Brownstones at the Vistas Apartments for the formation of a Special Assessment District (SAD) for the purpose of financing the reconstruction of Brownstone Drive, Hemingway Drive and Holmes Road for dedication to the City pursuant to the Vistas PUD Agreement and the corresponding site plans of the developments.

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

Resolution Number 1, adopted by City Council on December 19, 2016, authorized the preparation of plans, specifications and cost estimates for the project. The attached plans and cost estimate have now been prepared by the selected consultant for this project, Spalding DeDecker. The project cost estimate is \$1,055,303.38, including preliminary and final engineering fees provided by the consultant.

The proposed Resolution Number 2 declares necessity for the project and the tentative intent to proceed with the project, and sets the date for the first public hearing on necessity, proposed for the March 27, 2017 City Council meeting. The attached map indicates the potential Special Assessment District limits. The portion of benefit received from each parcel will be assessed based on the actual and potential usage of the residents, emergency responders, and bussing and deliveries accessing the parcels via the streets to be reconstructed.

F97 CAA 9B898 57 HCB. Approval of Resolution No. 2 and setting the public hearing for March 27, 2017 for Special Assessment District 179: Holmes Road, Hemingway Drive and Brownstone Drive within the Vistas of Novi Planned Unit Development.

GH5H9'C: 'A =7<=> 5B'

7CI BHMC: 'C5?@5B8'

7-HMC: 'BCJ='

VISTAS OF NOVI

GD97-5@5GG9GGA 9BH'8-GHF =7H'BC""%+-'

RESOLUTION DECLARING NECESSITY AND TENTATIVE INTENT TO PROCEED WITH PROJECT AND SETTING PUBLIC HEARING

fFYgc'i h'cb'bc""&L'

RECITATIONS:

HAY' 7]mi 7ci bWV' \Ug' fYW]j YX' dYh]h'cbg' g]l' bYX' Vm hAY' Zc'ck]b[' dfcdYfm'ck bYfg' fHAY' [DYh]h'cbYfg' L' Wcbg]h' h]b[' hAY' ck bYfg' cZ dfcdYfm]b' Yl Wgg' cZ) % ' cZ hAY' fcUXk Um ZcbU[Y' dfcdcgYX' Zcf']a dfcj Ya YbhXYgW]VYX' VY'ck ' fHAY' [Project] L' .

- 7c!Ck bYfg'k]h]b' hAY' A YUXck Vfcc_ Hck b\ca Yg' 7cbXca]b]i a ' .
- 6cUfX' cZ8]fYV'cfcg'cZ hAY' Hc' [UH' F Uj]bYg' 7cbXca]b]i a ' 5ggcV]U]h'cb' .
- Hc' [UH' 5dUfha Ybhgž '@]ž'ck bYf' cZ hAY' 6fck bg]h'cbYg' UihAY' J]ghUg' 5dUfha Ybhg' .
- A UbWYg]hYf' % ' A]Y' F cUXž '@'@7" .

D'Ubgž' gdYV]V]U]h'cbg' UbX' Wcbg]h' Ygh]a UH'Yg' \Uj' Y' VYYb' g' Va]HAY' hc' hAY' 7]mi 7ci bWV' Zcf' Wcbg]fi W]cb' cZ hAY' Dfc' YV]z' UbX' hAY' 7]mi]g' hYb]U]h]j' Y'm]Wcbg]XYf]b[' hAY' Yg]U]V]g]a Ybh'cZ U'gdYV]U' UggYgga YbhX]g]f]M]hc' Z]bUbW' UbX' XYZFUm hAY' Wcbg]cZ hAY' Dfc' YV]z' .

HAY' dfcdcgYX']a dfcj Ya Ybh' fHAY' [Dfc' YV]z' L']bW' XYg' fYdU]fg' hc' UbX'#cf' fYV]Wcbg]fi W]cb' cZ hAY' VUgY' Wzi fgY' cZ dUj]b[' UbX' i h]]mi]bZUg]fi V]i fY' k]h]b' hAY' fcUX' f][\HcZk Um UbX' hAY' g' VgYei Ybh']bgh' U]h'cb' cZ hAY' Z]bU' k YUf]b[' Wzi fgY' cZ dUj]b[' Zcf' hAY' fcUXk Ung' Wcbg]h]b[' cZ' Uddfcl]a UH' mi, -) ']bYU' ZYh' cZ <c'a Yg' F cUXž Uddfcl]a UH' mi -) (']bYU' ZYh' cZ <Ya a]b[k Um 8f]j' Y' UbX' Uddfcl]a UH' mi &\$ \$ ']bYU' ZYh' cZ 6fck bg]h'cbY' 8f]j' Y' cW]h'X']b' GYV]z' W]cb' % cZ hAY' 7]mi k \]W' k]' dfcj]XY' U' VYbYZ]h' hc' (& (dUfW' g' k \]W' k YfY']bW' XYX']b' hAY' J]ghUg' cZ Bc]] D'UbbYX' .

I b]h8Yj Y`cda Ybh' H\Y' Dfc'YVh']g' XYg][bYX' UbX']bhYbXYX' hc' YgdYV]U`mi VYbYZ]h U`' cZ H\Y' dfcdYfh]Yg']b' h\Y' dfcdcgYX' gdYV]U' UggYgga Ybh X]ghf]Mh Vmidfcj]X]b['di V']WfcUXg' Vzbgrfi VhYX']b' UWzfxUbW' k]h' h\Y' 7]m]g' ghUbXUfXg' UbX' gdYV]U]h]cbgž' k \YfY' h\Y' fcUXg' UfY' WffYbhm]bVta d'Yh' hc' h\Y' YI hYbh h\U' U' Z]bU' k YUf]b['Vti fgY' \Ug' bch VYyb']bghU' YX' UbXž' Ug' U' fYg' h' UfY' XYhYf]cfUhYX' UbX']b' U' ghU' cZX]gfYdU]f''

· BCK žH<9F9: CF9ž=H-Ġ<9F96MF9GC@98'5G': C@@CK G.'

· %' H\Y' 7]m7ci bV] XYhYfa]bYg' h\U' h\Y' Dfc'YVh']g' bYVWggUfmUbX' h\U']h' hYbhU]j Y'mi]bhYbXg' hc' dfcWYX' k]h' h\Y' Dfc'YVh' UbX' hc' Yg]U']g' U' gdYV]U' UggYgga Ybh X]ghf]Mh hc' XYZUmi h\Y' Ybh]fY' f]\$\$\$' E'VzghicZ h\Y' Dfc'YVh'

· &' 5' fY[]ghYfYX' dfcZ]gg]cbU' Yb[]bYf' \Ug' dfYdUfYX' d'Ubg' XYg]V]b['h\Y' Dfc'YVh' UbX' U' dfY]a]bUfmYgh]a U' cZ h\Y' VzghicZ h\Y' Dfc'YVh']b' h\Y' Ua ci bhicZ`%\$)) ž \$' ' , ' ' Gi W' d'Ubg' UbX' VzghicZ h\Y' U' Y' VYyb' Z]YX' k]h' h\Y' 7]m7' Yf_''

· ' " H\Y' 7]m7ci bV] hYbhU]j Y'miXYg][bU]g' U`' cZ h\Y' dfcdYfh]Yg' cb' h\Y' a Ud' UbX']gh' U]hUWYX' hc' h\]g' FYgc' i]cb' Ug' h\Y' gdYV]U' UggYgga Ybh X]ghf]Mh U[U]bgh' k \]W' h\Y' VzghicZ h\Y' Dfc'YVh']g' hc' VY' UggYgga Ybh X' k \]W' g' U`' VY']XYbh]Z]YX' Ug' GdYV]U' 5ggYgga Ybh 8]ghf]Mh Bc'' %+-' fH\Y' íDistrictí E''

· (" H\Y' 7]m5ggYggcf' \Ug' XYhYfa]bYX' h\U' h\Y' DYh]h]cbg' YI YW]hYX' Vmi h\Y' DYh]h]cbYfž' fYdfYgYbh' a cfY' h\U' Z]m]cbY' f) %& dYfWbhi cf' a cfY' cZ h\Y' Z]cbHU[Y' cb' gi W' dfcdcgYX']a dfcj Ya Ybh'

·) " H\Y' 7ci bV] fYVta a YbXg' h\U' h\Y' U' cW]h]cb' cZ h\Y' VzghicZ h\Y' dfc'YVh' VUgYX' i dcb' gdYV]U' VYbYZ]hž' g'ci 'X' VY' U' cW]hYX' cb' U' dYf' fYg]XYbh]U' i b]hcf' Yei]j U' YbhVUg]g''

· * " H\Y' 7]m7' Yf_ ' g' U`' [] Y' bch]W']b' h\Y' a UbbYf' dfcj]XYX' VY' ck' h\U' h\Y' 7]m7ci bV] g' U`' VzbXi Vh' U' di V]W\YUf]b[' cb' A UfW' &+ž &\$%+ž U' +. \$\$' D'A ' " U' h\Y' 7]j]W7YbhYfž'

()%+)HYb`A`J`Y`F`c`U`X`Z`B`c`j`[`z`A`]`W`][`U`b`z`Z`c`f`h`Y`d`i`f`d`c`g`Y`c`Z`\\`Y`U`f`]`b`[` `V`e`a`a`Y`b`h`g`U`b`X`c`V`Y`W`]`c`b`g`h`c`
h`Y`d`f`c`d`c`g`Y`X`D`f`c`Y`V`W`z`U`b`X`h`c`h`Y`h`y`b`h`U`h`j`Y`m`Y`g`h`U`V`]`g`\\`Y`X`8`]`g`f`]`M`i`

`+` `B`c`h`]`W`c`Z`h`Y`d`i`V`]`W`\\`Y`U`f`]`b`[` `g`\\`U`V`Y`d`i`V`]`g`\\`Y`X`c`b`W`]`b`U`b`Y`k`g`d`U`d`Y`f`d`i`V`]`g`\\`Y`X`c`f`
V`]`f`W`U`h`Y`X`]`b`h`Y`7`]`m`z`U`b`X`g`y`b`h`V`m`W`f`h`Z`Y`X`a`U`]`z`f`Y`h`f`b`f`Y`W`]`d`h`b`c`h`f`Y`e`i`Y`g`h`Y`X`z`h`c`h`Y`f`Y`W`z`f`X`
c`k`b`Y`f`c`f`d`U`f`m`]`b`]`b`h`Y`f`Y`g`h`]`b`k`\\`c`g`Y`b`U`a`Y`Y`U`W`d`f`c`d`Y`f`m`]`b`h`Y`8`]`g`f`]`M`i`]`g`U`g`g`Y`g`g`Y`X`U`g`g`\\`c`k`b`c`b`
h`Y`7`]`m`z`U`g`h`d`f`Y`W`X`]`b`[`H`U`l`U`g`g`Y`g`g`a`Y`b`h`f`c`Z`c`f`U`X`j`U`c`f`Y`a`H`U`l`d`i`f`d`c`g`Y`g`h`Y`b`c`h`]`W`g`\\`U`V`Y`
d`i`V`]`g`\\`Y`X`U`h`Y`U`g`h`g`Y`j`Y`b`f`h`z`Z`X`U`h`g`d`f`c`f`h`c`h`Y`X`U`h`Y`c`Z`h`Y`\\`Y`U`f`]`b`[` `U`b`X`h`Y`b`c`h`]`W`c`Z`\\`Y`U`f`]`b`[`
g`\\`U`V`Y`a`U`]`Y`X`U`h`Y`U`g`h`h`y`b`f`\$`E`X`U`h`g`V`Y`Z`c`f`Y`h`Y`X`U`h`Y`c`Z`h`Y`\\`Y`U`f`]`b`[` `H`Y`b`c`h`]`W`g`\\`U`V`g`d`Y`V`Z`m`i`
h`U`h`U`d`d`Y`U`f`U`b`W`U`b`X`d`f`c`h`Y`g`h`U`h`h`Y`\\`Y`U`f`]`b`[` `]`g`f`Y`e`i`]`f`Y`X`]`b`c`f`X`Y`f`h`c`U`d`d`Y`U`h`Y`a`U`h`Y`f`g`h`c`V`Y`
W`z`b`g`]`X`Y`f`Y`X`U`h`h`Y`\\`Y`U`f`]`b`[`h`c`h`Y`G`H`U`Y`H`U`l`H`f`]`m`i`b`U`U`b`X`h`U`h`U`b`c`k`b`Y`f`c`f`d`U`f`m`]`b`]`b`h`Y`f`Y`g`h`c`f`\\`g`
c`f`\\`Y`f`U`[`Y`b`h`a`U`m`U`d`d`Y`U`f`]`b`d`Y`f`g`c`b`U`h`h`Y`\\`Y`U`f`]`b`[`h`c`d`f`c`h`Y`g`z`c`f`\\`Y`c`f`g`\\`Y`a`U`m`U`d`d`Y`U`f`V`m`i`Z`]`b`[`
\\`g`c`f`\\`Y`f`U`d`d`Y`U`f`U`b`W`c`f`d`f`c`h`Y`g`h`V`m`Y`h`Y`f`z`k`\\`W`g`\\`U`V`h`Y`b`b`c`h`f`Y`e`i`]`f`Y`\\`g`c`f`\\`Y`f`d`Y`f`g`c`b`U`
U`d`d`Y`U`f`U`b`W`h`Y`b`c`h`]`W`g`\\`U`V`Z`f`h`Y`f`g`d`Y`V`Z`m`i`h`Y`d`f`Y`a`]`b`U`f`m`W`z`g`h`Y`g`h`a`U`h`Y`Z`c`f`h`Y`D`f`c`Y`V`W`z`U`b`X`
]`b`W`X`Y`U`W`U`f`X`h`c`V`Y`W`z`a`d`Y`h`Y`X`V`m`h`Y`c`k`b`Y`f`c`f`d`U`f`m`]`b`h`Y`f`Y`g`h`U`b`X`f`Y`h`f`b`Y`X`h`c`h`Y`7`]`m`i`7`Y`f`_`g`
c`Z`]`W`z`]`b`X`]`W`h`]`b`[`k`\\`Y`h`Y`f`h`Y`c`k`b`Y`f`c`f`d`U`f`m`]`b`]`b`h`Y`f`Y`g`h`g`i`d`d`c`f`h`g`c`f`X`]`g`U`d`d`f`c`j`Y`g`c`Z`h`Y`d`f`c`Y`V`W`z`
U`b`X`g`d`Y`V`]`U`U`g`g`Y`g`g`a`Y`b`h`X`]`g`f`]`M`i`

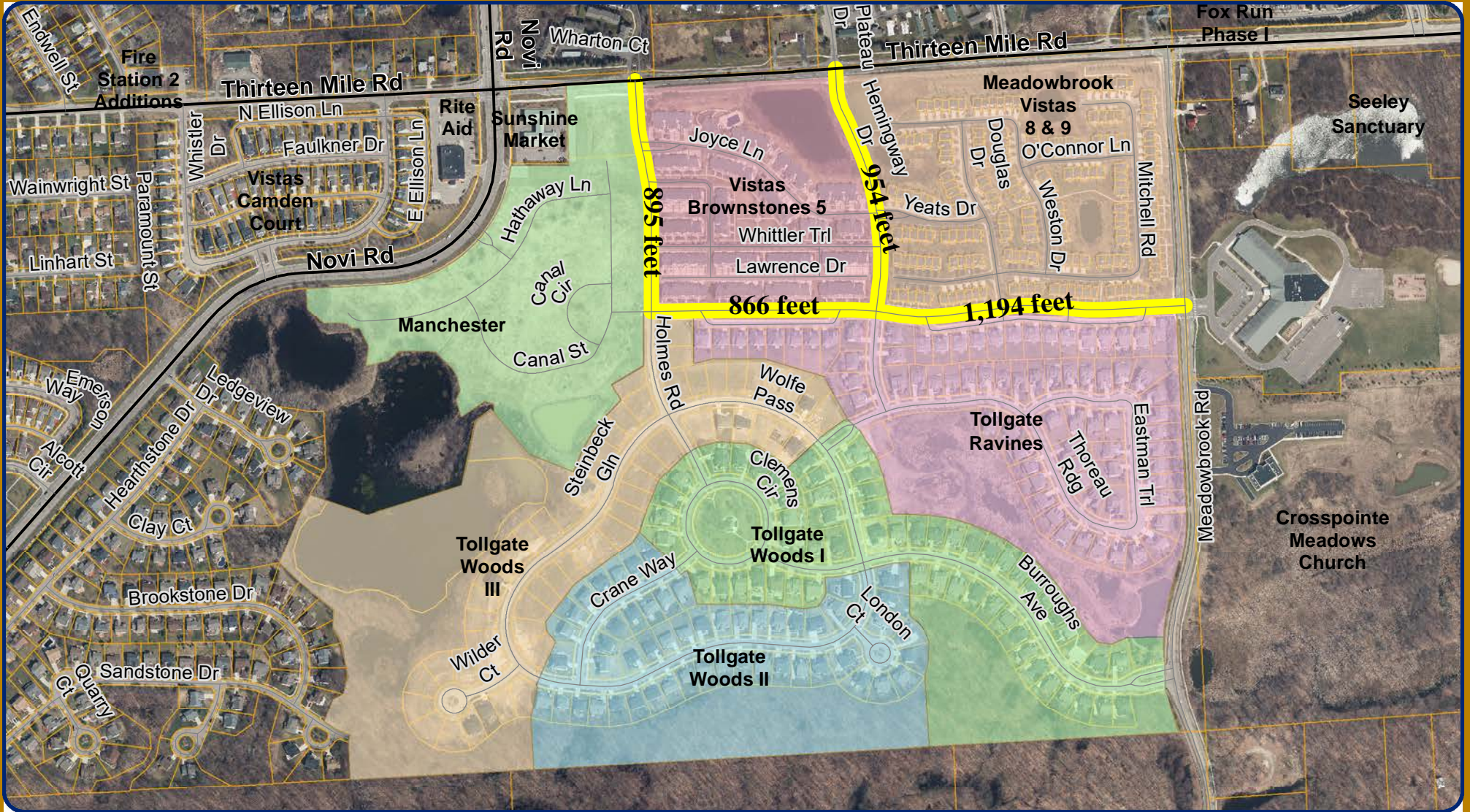
, " H`Y`7`Y`f`_`g`\\`U`V`Y`f`U`]`b`U`W`z`d`m`c`Z`h`Y`Z`]`Y`]`b`h`Y`7`Y`f`_`g`c`Z`]`W`Z`c`f`Y`I`U`a`]`b`U`h`]`c`b`"

- 5MØG.
- B5M6.
- 56GH9BH-CBG.
- 56G9BH.

CERTIFICATION

Potential Special Assessment District for Roads

Hemingway, Holmes and Brownstone



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

Amended By:
 Date:
 Department:

MAP INTERPRETATION NOTICE

Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.

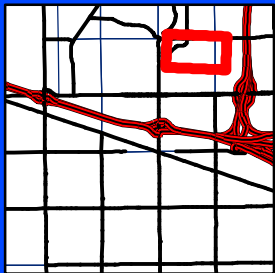
Map Legend

- Streets to be Dedicated

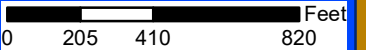
Private Project Development Status

Development Name

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



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



VISTAS OF NOVI- Special Assessment District No. 179

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

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

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

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

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

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

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

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

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

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

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

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

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

PUBLIC HEARING NOTICE

Date: March 27, 2017

Time: 7:00 p.m.

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

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

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

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

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

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

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

FINAL
OPINION OF PROBABLE CONSTRUCTION COST

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

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

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

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

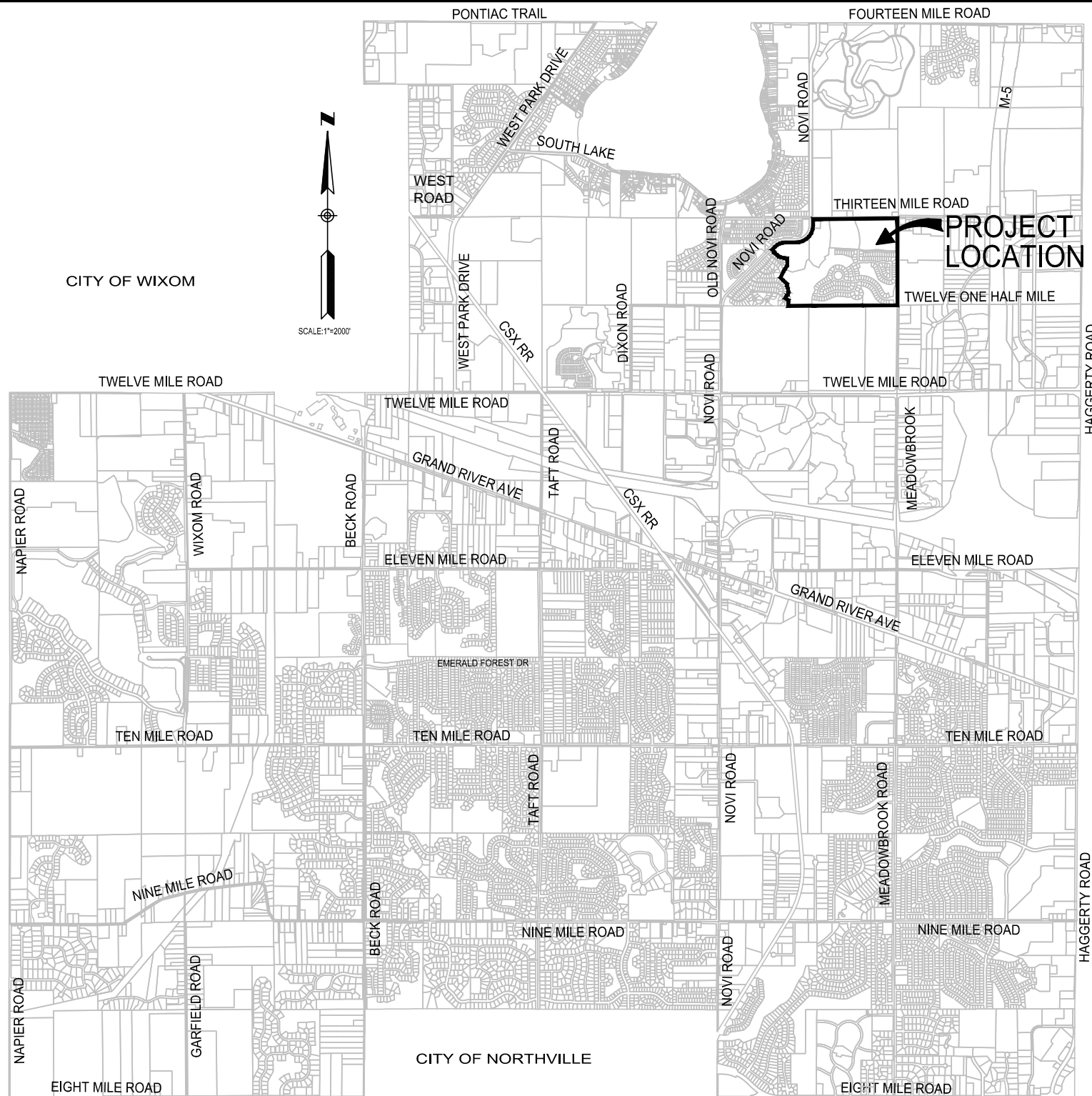
In providing opinions of probable construction cost, the Client understands that the Consultant has no control over the cost or availability of labor, equipment or materials, or over market conditions or the Contractor's method of pricing, and that the Consultant's opinions of probable construction costs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

CITY OF NOVI

OAKLAND COUNTY, MICHIGAN

VISTAS OF NOVI SAD

SD JOB No. NV17-002



UTILITY CONTACT INFORMATION

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

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

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

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

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

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



905 South Blvd. East
Rochester Hills, MI 48307
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Fax: (248) 844-5404

www.sda-eng.com
(800) 598-1600

SHEET INDEX

- 1 COVER SHEET
- 2 DETAIL SHEET
- 3 BROWNSTONE DRIVE - SEGMENT 1
- 4 BROWNSTONE DRIVE - SEGMENT 2
- 5 BROWNSTONE DRIVE - SEGMENT 3
- 6 HEMINGWAY DRIVE
- 7 HOLMES ROAD

CITY COUNCIL

MAYOR:
BOB GATT

MAYOR PRO-TEM:
DAVID STAUDT

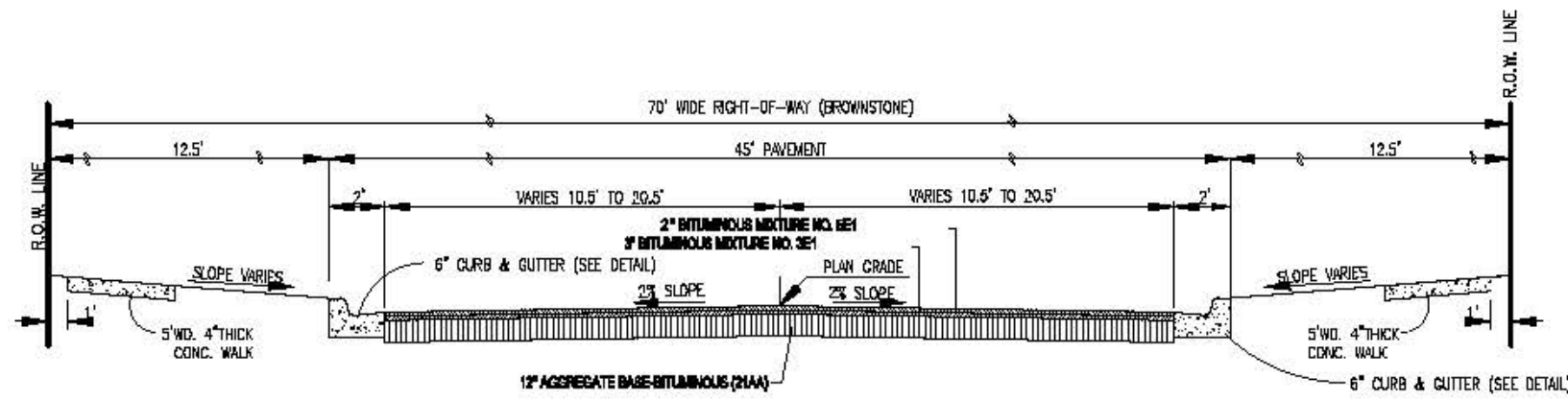
COUNCIL MEMBERS:

ANDREW MUTCH
LAURA MARIE CASEY
BRIAN BURKE

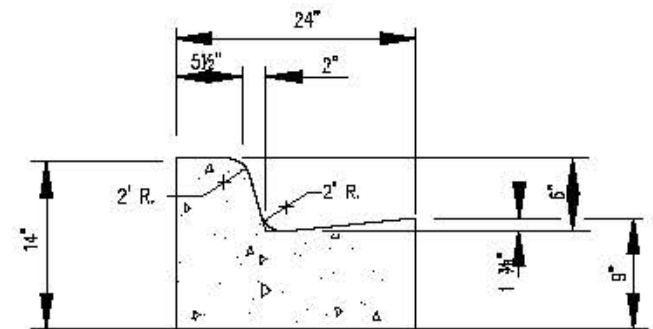
WAYNE WROBEL
GWEN MARKHAM



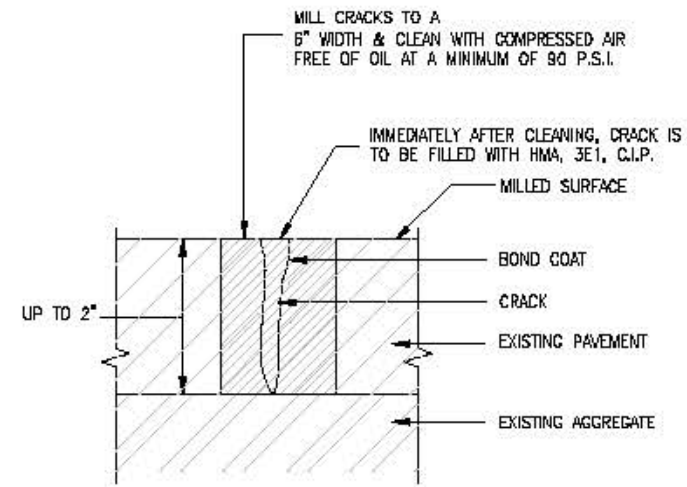
3/2/2017 ISSUED FOR BID



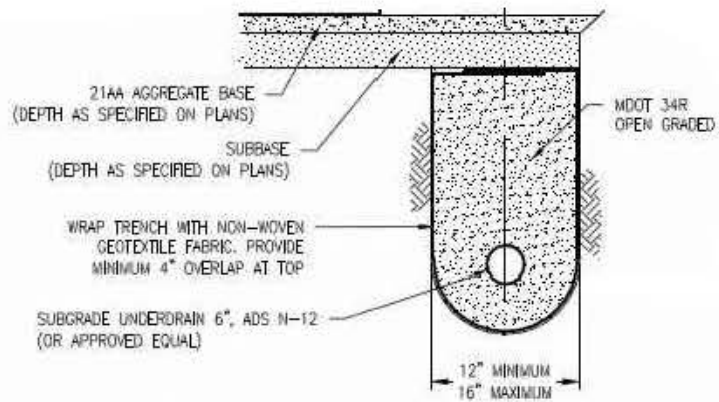
TYPICAL PAVING RECONSTRUCT SECTION
NO SCALE



6' CONC. CURB + GUTTER
NO SCALE

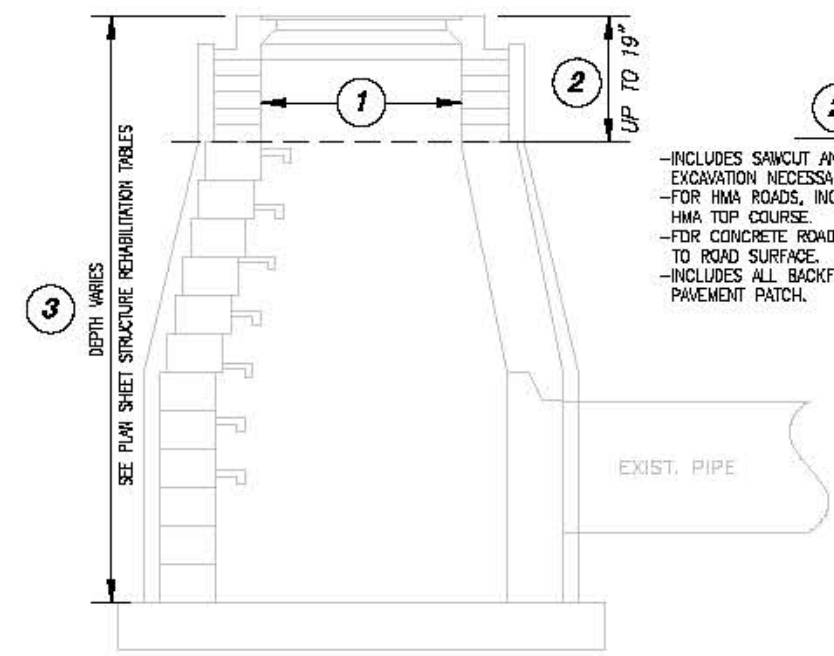


JOINT AND CRACK CLEANOUT
NO SCALE



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

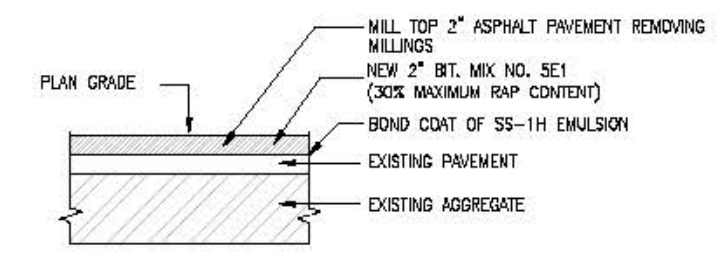
**SUBGRADE UNDERDRAIN, 6\"/>
 REVISED 04/22/2015 SPALDING DEDECKER**



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

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

STRUCTURE REHABILITATION DETAIL



MILL EXISTING PAVEMENT
NO SCALE





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



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

VISTAS OF NOVI SAD
 CITY OF NOVI
 DETAIL SHEET

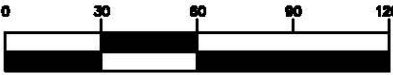
JOB No. NV17-002	DRAWING No. NV17-002DET
SCALE: NTS	SHEET 2

LEGEND

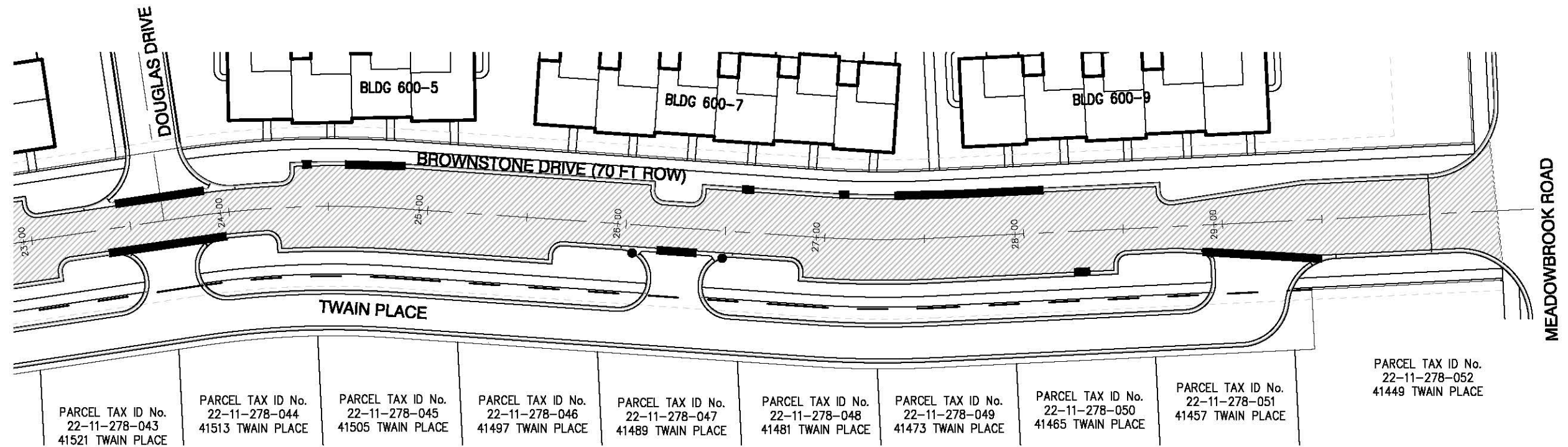
-  RE-CONSTRUCT BITUMINOUS ROADWAY
-  COLD MILL BITUMINOUS SURFACE WITH BITUMINOUS OVERLAY
-  CURB AND GUTTER REMOVE AND REPLACE
-  STRUCTURE REHAB



GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.



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







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

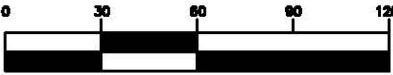
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SCALE: 1"=60'	SHEET 3

LEGEND

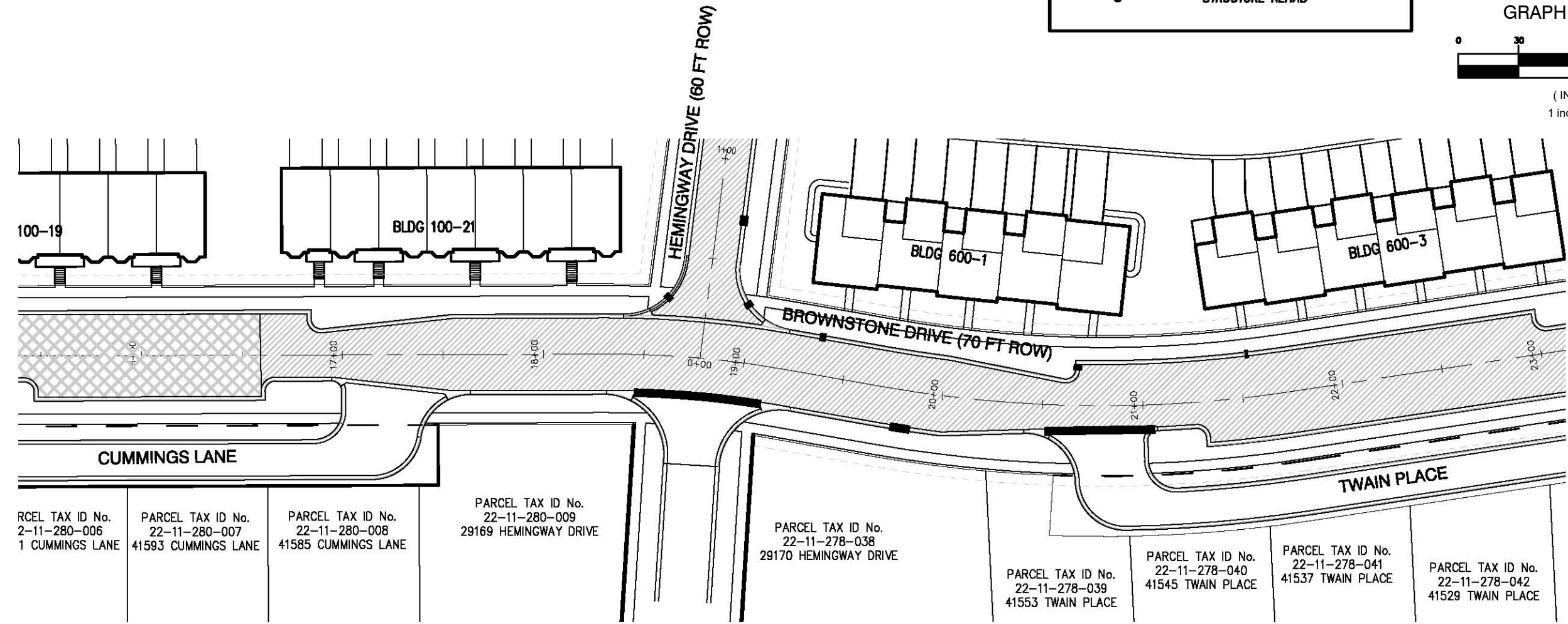
-  RE-CONSTRUCT BITUMINOUS ROADWAY
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GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.



RCCEL TAX ID No. 2-11-280-006 1 CUMMINGS LANE	PARCEL TAX ID No. 22-11-280-007 41593 CUMMINGS LANE	PARCEL TAX ID No. 22-11-280-008 41585 CUMMINGS LANE	PARCEL TAX ID No. 22-11-280-009 29169 HEMINGWAY DRIVE	PARCEL TAX ID No. 22-11-278-038 29170 HEMINGWAY DRIVE	PARCEL TAX ID No. 22-11-278-039 41553 TWAIN PLACE	PARCEL TAX ID No. 22-11-278-040 41545 TWAIN PLACE	PARCEL TAX ID No. 22-11-278-041 41537 TWAIN PLACE	PARCEL TAX ID No. 22-11-278-042 41529 TWAIN PLACE
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CHECKED BY: T. LINDOW	DATE: 2/24/2017
PROJECT MANAGER: D. RICHMOND	BID PLAN DATE: 3/2/2017








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

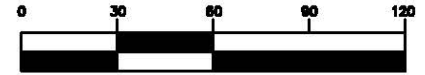
JOB No. NV17-002	DRAWING No. NV17-002SPL
SCALE: 1"=60'	SHEET 4

LEGEND

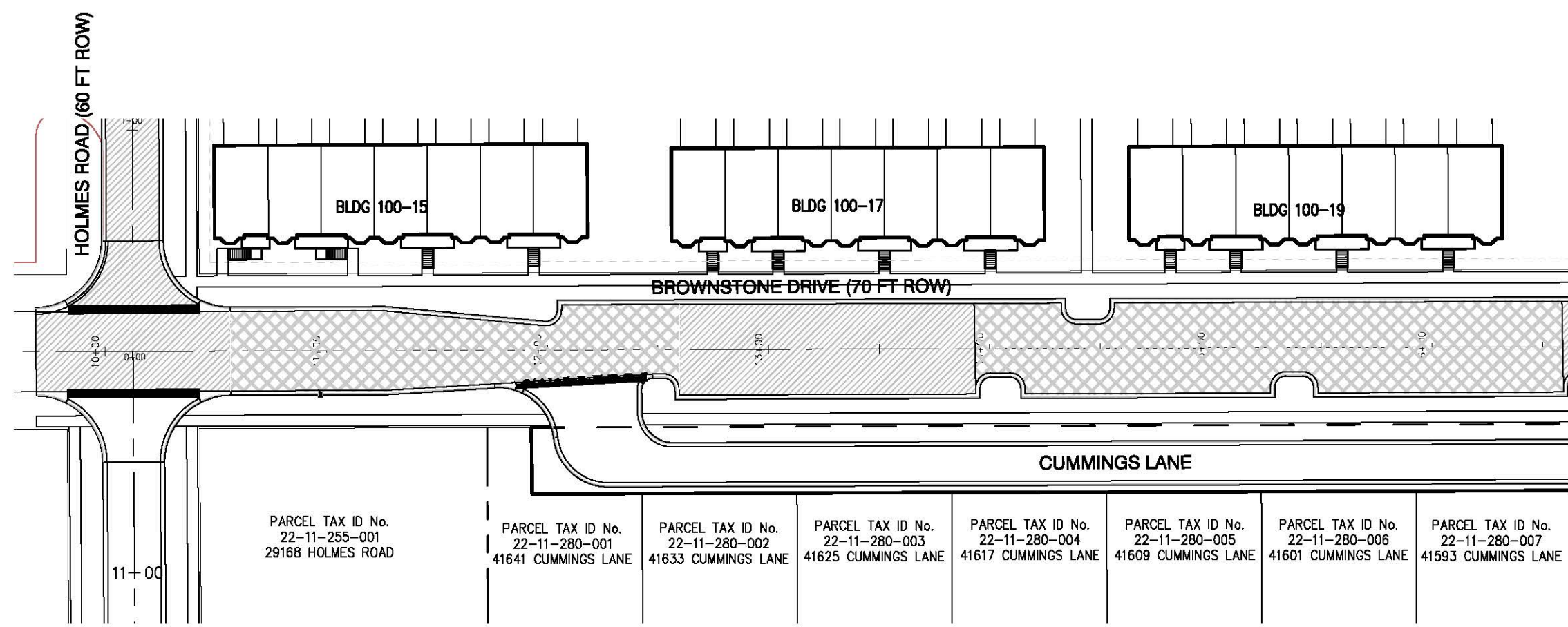
-  RE-CONSTRUCT BITUMINOUS ROADWAY
-  COLD MILL BITUMINOUS SURFACE WITH BITUMINOUS OVERLAY
-  CURB AND GUTTER REMOVE AND REPLACE
-  STRUCTURE REHAB



GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.



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PROJECT MANAGER: D. RICHMOND	BID PLAN DATE: 3/2/2017







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

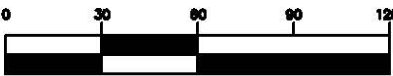
JOB No. NV17-002	DRAWING No. NV17-002SPL
SCALE: 1"=60'	SHEET 5

LEGEND

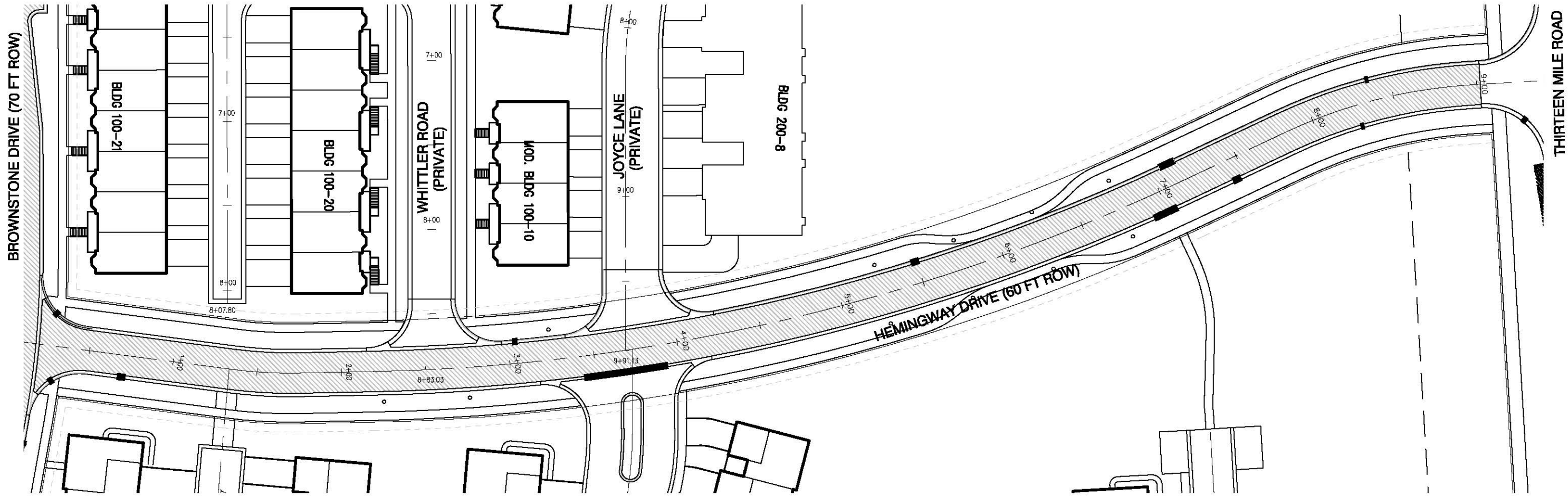
-  RE-CONSTRUCT BITUMINOUS ROADWAY
-  COLD MILL HMA SURFACE WITH BITUMINOUS OVERLAY
-  CURB AND GUTTER REMOVE AND REPLACE
-  STRUCTURE REHAB



GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.



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







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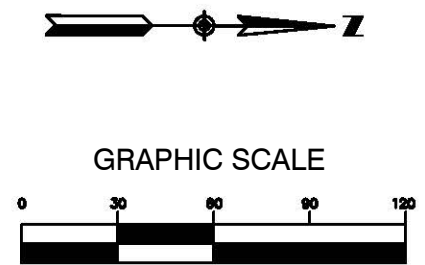
VISTAS OF NOVI SAD
CITY OF NOVI
HEMINGWAY DRIVE

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

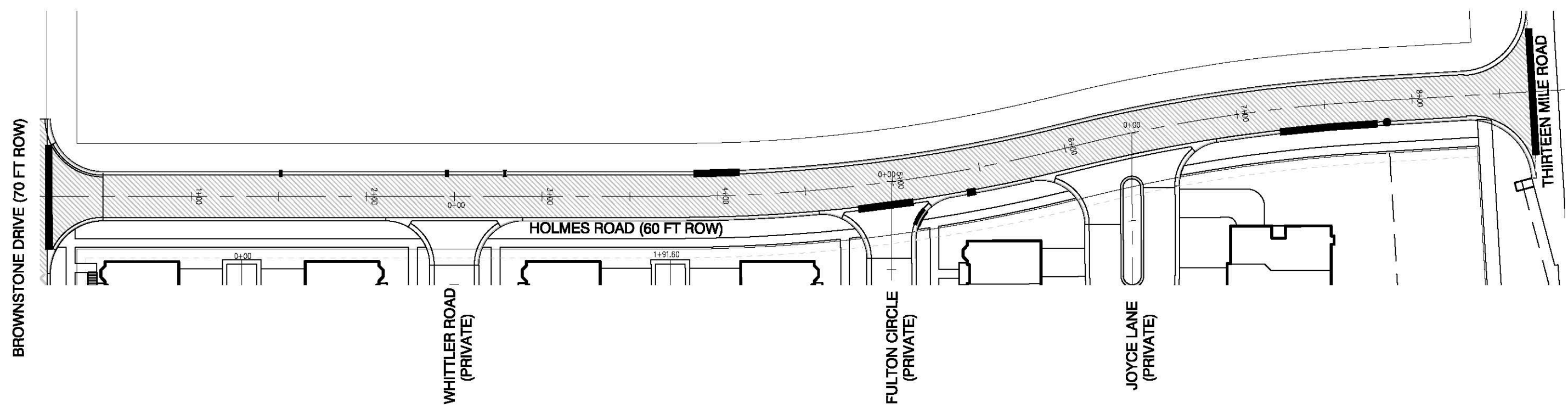
LEGEND

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

GRAPHIC SCALE



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VISTAS OF NOVI SAD
CITY OF NOVI
HOLMES ROAD

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