

**CITY OF NOVI CITY COUNCIL**  
**MARCH 23, 2026**

**SUBJECT:** Consideration for tentative approval requested by Avalon Investment Group, LLC, for Camelot Parc Townhomes, a 22-unit for-sale townhome development.

**SUBMITTING DEPARTMENT:** Community Development Department - Planning

**KEY HIGHLIGHTS:**

- At the February 23<sup>rd</sup> meeting, the City Council postponed action directing that this matter return to Council on March 23.
- On March 12<sup>th</sup>, the applicant shared an unsigned agreement as presented to representatives of the Villas at Stonebrook, incorporating a private road maintenance repair contribution, scope of work, and square footage calculations. Other items unrelated to the cost and scope may be added to the agreement following another meeting between the parties.
- Updated plans in this packet include an additional bench/fitness station and more trees along the pathway to the mitigation area. The applicant's presentation slides are also included in the packet.
- To satisfy the requirement of the Zoning Ordinance that the project "will result in a recognizable and substantial benefit to the ultimate users of the project and to the community," the applicant proposes conservation easements and enhancements to areas to be preserved, as well as a donation to fund improvements to the adjacent Wildlife Woods Park pavilion and restrooms, which are expected to be utilized by residents of the development.

**BACKGROUND INFORMATION:**

The applicant is proposing a Planned Suburban Low-Rise Overlay (PSLR) Concept Plan to construct 22 for-sale townhome units on the east side of Wixom Road, north of Eleven Mile Road. The homes will be in five low-rise (2-story) buildings with a proposed density of 2.7 units per acre. The concept plan indicates the main entrance to the development off Stonebrook Drive, with secondary emergency-only access provided on the west side directly to Wixom Road. The applicant is proposing a trail for residents through the open space areas and proposes wetland preservation and mitigation on-site. Low rise multiple family is considered a Special Land Use in the PSLR overlay.

In the PSLR Overlay, low-rise multiple family residential uses are permitted as a special land use up to 6.5 dwellings per acre. As stated in the Ordinance: "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 low-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 residential character to the streetscape." The PSLR district requires a Development Agreement between the property owner and the City of Novi, which may be approved by City Council following a recommendation from the Planning Commission. This is the same type of development agreement that the Villas at Stonebrook was approved under.

The access easement to the property from Stonebrook Drive was a condition of approval in the PSLR Agreement for the Villas at Stonebrook in order to limit the number of driveways with direct access to Wixom Road, in the interest of safety. The applicant has proposed to contribute to the maintenance costs for Stonebrook Drive, which would need to be formalized in a private agreement between the two communities. The proposed development is largely in conformance with ordinance requirements, with requested deviations noted in the suggested motion. About half of the property contains natural features, which has caused the remaining area to be more densely developed, leading to the need for these deviations.

This property had previously been proposed for a development a few years ago that included 46 apartment units in 3 buildings. One of the big concerns at that time was the density and open parking areas. The current proposal eliminates much of the surface parking by providing 2-car garages for each unit. The number of units has also been reduced by more than half, which reduces the traffic generated.

### **Special Land Use Conditions**

When the PD-2 Option is utilized, all uses fall under the Special Land Use requirements. Section 6.1.2.C of the Zoning Ordinance outlines specific factors the Planning Commission shall consider in the review and recommendation to City Council of the Special Land Use Permit request. The Planning Commission reviewed and recommended approval of the Special Land Use request with the findings provided in the Recommended Action section of this document.

### **Staff Reviews and Ordinance Deviations**

All staff and consultants have reviewed the proposed concept plan and recommended approval having found the plan to generally be in compliance with the stated intent of the PSLR Overlay District which 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."*

Section 3.21.1 permits deviations from the strict interpretation of the Zoning Ordinance within a PSLR Overlay agreement. These deviations may 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 has provided a narrative document describing each deviation request and substitute safeguards for each item that does not meet the strict requirements of the Zoning Ordinance.

### **PSLR Overlay Procedures**

Section 3.21.3.B of the Ordinance provides the general review standards for use of the PSLR project: (i) it will result in a recognizable and substantial benefit to the ultimate users of the project and to the community; (ii) it 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; (iii) it will not cause a negative impact upon surrounding properties; and (iv) it 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.

At its September 10, 2025, meeting the Planning Commission held a public hearing, and reviewed the PSLR Overlay Concept Plan and other information relative to the PSLR Overlay Development Agreement Application. The Planning Commission has provided a favorable recommendation to the City Council of the PSLR Overlay application and Concept Plan, subject to a number of conditions (see attached minutes).

The City Council is asked to review the application and take one of two possible actions under Section 3.21.3.C of the zoning ordinance:

- (a) Indicate its tentative approval of the PSLR Overlay Development Agreement Application and PSLR Overlay Concept Plan, and direct the City Administration and City Attorney to cause to be prepared, for review and approval by the City Council, a PSLR Overlay Development Agreement; or
- (b) Deny the proposed PSLR Overlay Development Agreement Application and PSLR Overlay Concept Plan.

If tentative approval is granted, following preparation of a proposed PSLR Overlay Development Agreement, the City Council will be asked to make a final determination regarding the approval of the PSLR Overlay Concept Plan and Agreement. Following final approval of the PSLR Overlay Concept Plan and Agreement, the applicant could proceed with the standard site plan review and approval procedures outlined in Section 6.1 and Section 3.21 of the Zoning Ordinance.

### **Updates following City Council's December Postponement**

Following the discussion by the City Council on December 1, 2025, the applicant revised the PSLR Plan to accommodate additional private and active open space within the site. The plan now shows a 10-ft by 26-ft area behind each unit to be available as private open space, so that the project now exceeds the requirement of

the Ordinance. The nature trail has also been connected to Wixom Road, which will permit public access over the majority of the walking path. The requirement for 10% active open space has now been met. However, because the passive open space on the site is so large, the active open space is still below the 50% of total open space requirement. Over 50% of the site is to be preserved in a conservation easement, offering permanent protection to woodland, wetland, and wetland mitigation areas.

Given the proximity of Wildlife Woods Park and the likelihood that new residents will utilize the park, the applicant proposed a financial contribution to help improve the park. In a letter to the City dated November 17, 2025, the applicant proposes to provide funding (\$30,000) to put toward a list of improvements to Wildlife Woods Park pavilion and restrooms, which were identified as needed:

- New roofing
- Seal and paint the pillars and exterior gutters
- 2 new steel picnic tables
- Improve the lighting and add security cameras
- Epoxy bathroom floor
- Paint restrooms
- Install new faucets
- Repair concrete behind pavilion
- Install bathroom partition wraps

In addition, the developer stated they will enhance the habitat of the remaining natural features to be preserved on the property by removing invasive species, providing native plant seeding to promote the growth of desirable wetland species, placing habitat structures within the emergent wetland areas, and planting additional trees in the mitigation areas.

#### **Updates following City Council's February Postponement**

Following the City Council's discussion at the February 23, 2026 meeting, the applicant has indicated the following changes were provided on **updated plans**:

- Adding an additional bench/fitness station
- Revision to the landscape plans adding more trees along the pathway in the mitigation area.

On March 12, the applicant sent an email to staff sharing a detailed document "**Contribution for Maintenance and Repair of Private Road**" stating the following:

*Please find a copy of the agreement presented to the Villas incorporating the percentage contribution and scope of work along with square footage calculations per our agreement. I know the Villas are discussing some other items unrelated to the cost and scope which may be ultimately incorporated into the agreement after we have our zoom meeting which I expect prior to the meeting.*

The following statements are included in the draft agreement (full agreement provided later in this packet):

- Developer desires for Camelot HOA to contribute 25.0% of the cost for snow removal and salting of Stonebrook Dr. and adjacent sidewalks, lawn service, tree maintenance, irrigation and electric for areas along Stonebrook Dr. from Wixom Rd. to the entrance of Villas at Stonebrook including repair and maintenance of the Access Road Easement and Stonebrook Dr upon the completion of the development site improvements and receipt of a certificate of occupancy for the first townhome.
- Camelot HOA shall also be responsible for and shall contribute to Villas 25.0% of the approved cost for the maintenance and replacement of trees along Stonebrook Dr., including the repair and maintenance of Stonebrook Dr from Wixom Rd. to the entrance of the Villas at Stonebrook Dr.

**As of the date of the preparation of this packet, the Villas at Stonebrook HOA has not indicated they have accepted this offer.** The draft Contribution Agreement from March 12, 2026 is in the packet. The terms of the agreement are subject to change as negotiations continue between the parties.

**RECOMMENDED ACTION:**

**Tentative approval** of the request of Avalon Investment Group, LLC, JSP25-02, for a Planned Suburban Low-Rise (PSLR) Overlay Development Agreement Application and Concept Plan for the Camelot Parc Townhomes based on the following findings, City Council deviations, and conditions, with the direction that the applicant shall work with the City Attorney’s Office to prepare the required Planned Suburban Low-Rise Overlay Agreement and return to the City Council for Final Approval:

1. 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 a walking trail through a 0.92 acre area of woodland to be preserved, which meets the 10% site area requirement. Most of this nature trail will be publicly accessible from an entrance on Wixom Road. There are benches in separate locations as enhancements of the common open spaces shown on the site. Much of the property is wetland area to be preserved and wetland mitigation, with over 50% of the site to be placed in conservation easements. Removal of invasive species, native seeding, and habitat structures for wildlife are proposed to enhance the natural features of the property. The site would have a connection to Wildlife Woods Park, the extensive pathway system within Ascension Providence Park hospital campus to the east and ITC Trail. The applicant also proposes to contribute to a list of improvements to the Wildlife Woods Park pavilion and restrooms as a benefit to the larger public.]*
2. 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 estimated number of daily vehicle trips is 132, which is less than the 750 trip*

*threshold for a Traffic Study. Peak hour trips also do not reach the threshold of 100 trips (Estimated: 5 peak hour AM trips, 10 peak hour PM trips). 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 proposed concept plan impacts about 0.37 acres of existing 2.41 acres of wetlands and proposes removal of approximately 20 of the regulated woodland trees. The plan indicates appropriate mitigation measures will be provided and woodland replacement credits will be planted on-site to the extent practical.]*

3. 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 is a reasonable transition from the two-family and one-family developments to the west, east and south and the commercial shopping center to the north.]*
4. 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, which is recommended in the City's Master Plan for Land Use. The area was included in the PSLR overlay in the Master Plan and Zoning Map, which permits multiple-family uses as a special land use. The proposed arrangement of buildings and site layout minimizes the impact on existing natural features.]*
5. City Council deviations for the following (as the Concept Plan provides substitute safeguards for each of the regulations and 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 as stated in the planning review letter):
  - a. Deviation from Sec. 3.21.2.A.i to allow development to front on an approved private drive, which does not conform to the City standards with respect to required sixty-foot right-of-way, as the road was previously approved for the Villas at Stonebrook development, and because the shared access reduces the number of curb cuts on Wixom Road.
  - b. Deviation from Sec. 3.21.2.A.ii.d. to allow two buildings to be a minimum of 25 feet apart (minimum 30 feet required) as the remaining buildings are properly spaced, and the 5-foot deviation is relatively minor.
  - c. Deviation from Sec. 3.21.2.A.iii.c. to allow parking spaces to be within 8 feet of a building (15 feet minimum required), as they are no closer than the driveway parking permitted.
  - d. Deviation from Sec. 3.21.2.A.v to allow reduction of minimum percentage of active recreation areas (50% of open spaces required, approximately 32%

- provided), as the development proposes connection and improvements to Wildlife Woods Park, which contains connections to the Providence and the ITC trail systems, and providing additional active recreation would cause greater wetland and woodland impacts.
- e. Deviation from Sec. 3.21.2.A.iii and Sec. 5.5.3 to allow absence of required landscaped berm along Wixom Road north of the emergency access drive due to resulting woodland impacts and there is no development proposed in that area. In addition, the berm south of the access drive is not long enough to provide undulation.
  - f. Deviation from Sec. 3.6.2.M to allow deficiencies in the required 25-foot wetland buffers north of Avalon Drive, with the condition that the developer install signage and plantings to prevent mowing and other disturbance.
  - g. Deviation from Sec. 5.5.3.B(10) to allow a deficiency in street trees along Wixom Road, as the existing utility easements and pathway do not provide room for them.
  - h. Deviation from Sec. 5.10.1.B.ii to allow a minor drive to exceed 600 feet. The anticipated traffic for 22 units is low and a major drive would require wider road width and not permit perpendicular visitor parking, and would be unnecessary for this small site and cause greater impacts to natural features.
  - i. Deviation from Sec. 4.04, Article IV, Appendix C-Subdivision ordinance of City Code of Ordinances for absence of a stub street required at 1,300 foot intervals along the property boundary to provide connection to the adjacent property boundary, due to conflict with existing wetlands and woodlands.
  - j. Deviation from Design and Construction Standards to allow sidewalks to be placed adjacent to the curbed roadway, as to locate them further from the road would cause greater impacts to natural features, and traffic volume and speeds are low.
  - k. Deviation from Code of Ordinances, Section 11-256, to allow an absence of sidewalks in some areas north of Avalon Drive, as there are no buildings adjacent to those areas, and building the sidewalks would cause greater impacts to wetlands.
  - l. The findings of compliance with Ordinance standards in the staff and consultant review letters and the conditions and the items listed in those letters being addressed on the Preliminary Site Plan; and
6. *The following conditions shall also be made part of the PSLR Agreement:*
- a. *Consistent with its representations at the Planning Commission meeting, the applicant shall work in good faith with the Villas at Stonebrook to enter into a reasonable Maintenance Agreement that requires the applicant's property to*

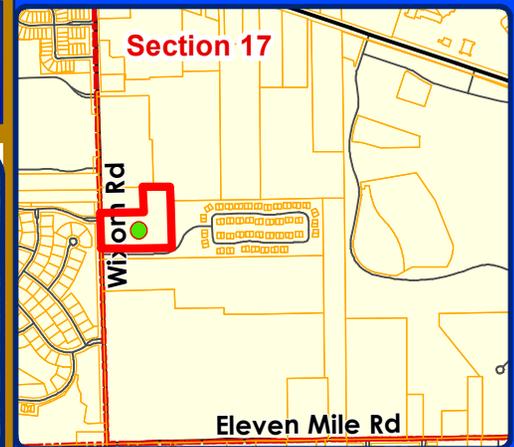
- share in maintenance costs for Stonebrook Drive (subject to City review).*
- b. A conservation easement shall be provided for the remaining woodland and wetland areas, woodland credit replacements, and wetland mitigation areas, to ensure permanent protection of these natural features (approximately 4.25 acres). Such easements shall also be reflected on the Master Deed for the property.*
  - c. A public access easement shall be placed over a portion of the nature trail through the northern area of the property, west of the stormwater detention basin. Such easement shall also be reflected on the Master Deed for the property.*
  - d. Wetland areas and buffers shall be enhanced with appropriate seeding and plant selection, placement of habitat structures, as well as invasive species removal, which will be shown and reviewed during site plan submittals.*
  - e. Wetland and Woodland impacts shall be permitted by the Planning Commission during site plan review under the process and conditions of the Code of Ordinances.*
  - f. Disturbance of the wetland buffer area shall be discouraged by the installation of appropriate landscaping and signage.*
  - g. The applicant shall provide funding to the Department of Parks, Recreation and Cultural Services to complete the improvements to Wildlife Woods Park pavilion and restrooms, as proposed in the applicant's letter dated November 17, 2025, in order to address potential impacts of use by residents of those facilities.*
  - h. Items noted in the Staff and Consultant review letters, except as otherwise noted in the Agreement, shall be addressed in the site plan process.*

*This motion is made because the plan is otherwise in compliance with Article 3, Article 4 and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance.*

MAPS  
Location  
Zoning  
Future Land Use  
Natural Features

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# JSP25-02 CAMELOT PARC TOWNHOMES LOCATION



**Legend**  
 Subject Property

**CITY OF NOVI**  
  
**City of Novi**  
 Dept. of Community Development  
 City Hall / Civic Center  
 45175 W Ten Mile Rd  
 Novi, MI 48375  
 cityofnovi.org

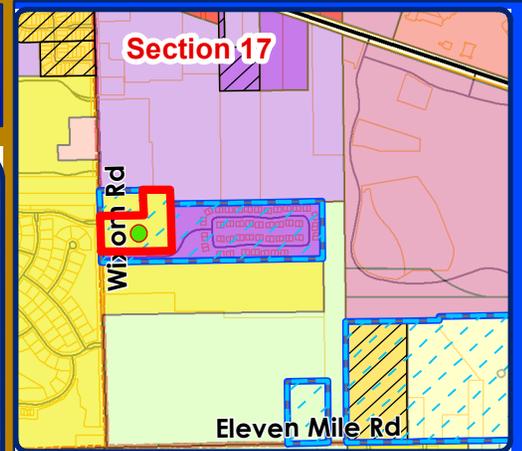
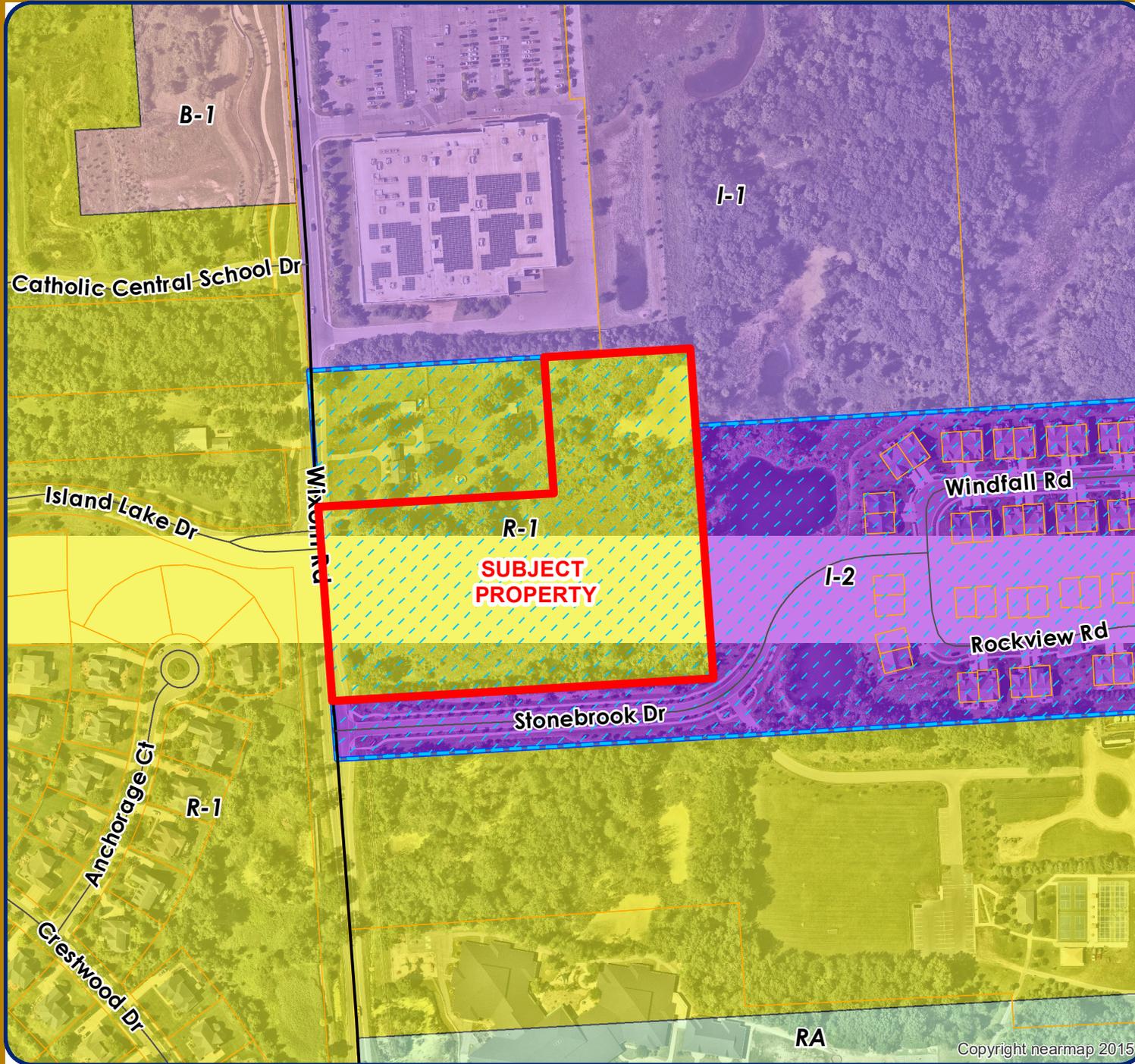
Map Author: Lindsay Bell  
 Date: 9/4/25  
 Project: CAMELOT PARC  
 Version #: 1



**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.

# JSP25-02 CAMELOT PARC TOWNHOMES ZONING



### Legend

- R-A: Residential Acreage
- R-1: One-Family Residential District
- R-3: One-Family Residential District
- R-4: One-Family Residential District
- RM-1: Low-Density Multiple Family
- B-1: Local Business District
- B-2: Community Business District
- B-3: General Business District
- I-1: Light Industrial District
- I-2: General Industrial District
- OSC: Office Service Commercial
- Planned Suburban Low-Rise (PSLR)
- Planned Rezoning (PRO)



## City of Novi

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

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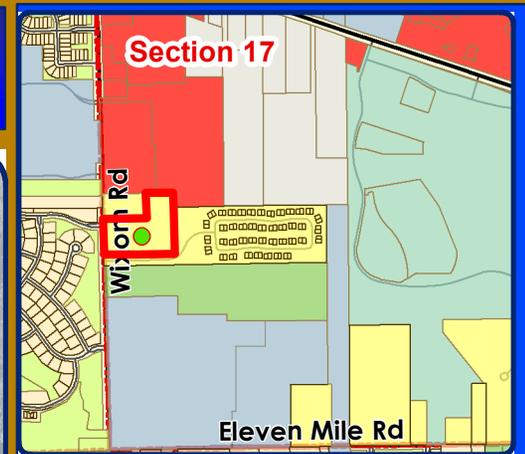
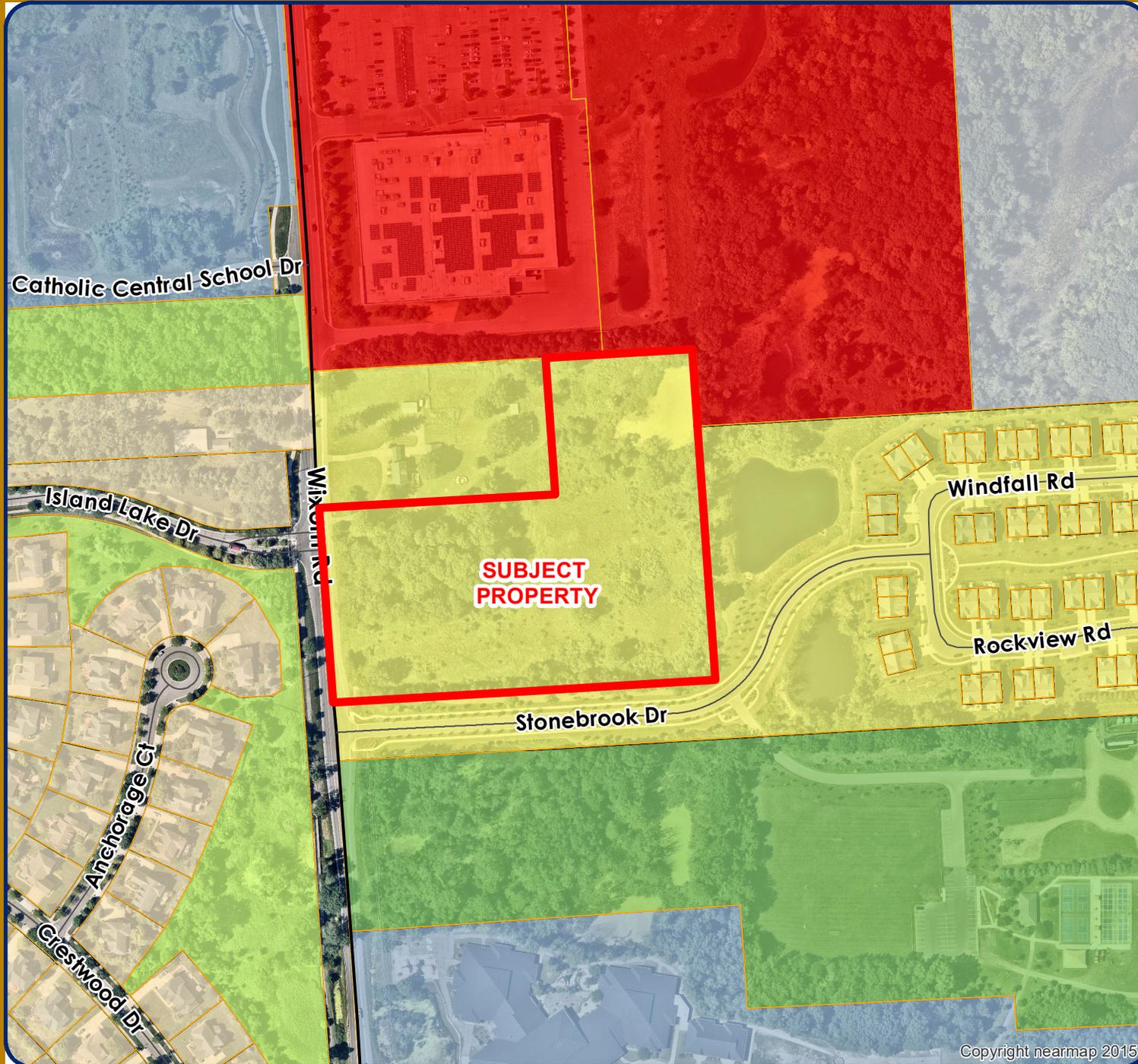


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# JSP25-02 CAMELOT PARC TOWNHOMES

## FUTURE LAND USE



### Legend

#### Land Use Code

- COMMUNITY COMMERCIAL
- INDUSTRIAL OFFICE
- OFFICE SERVICE COMM
- PUBLIC/QUASI PUB
- PUBLIC PARK
- PRIVATE PARK
- SINGLE FAMILY
- SUBURBAN LOW RISE



### City of Novi

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1 inch = 292 feet

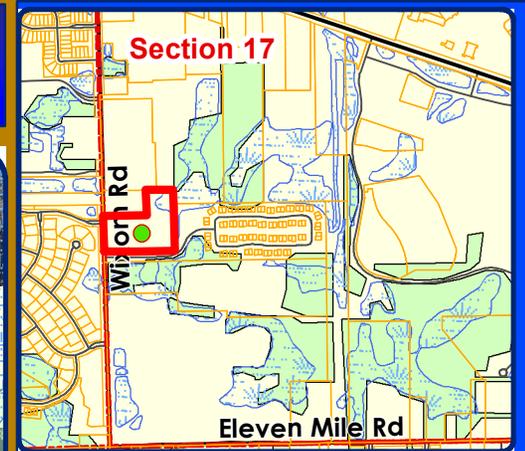
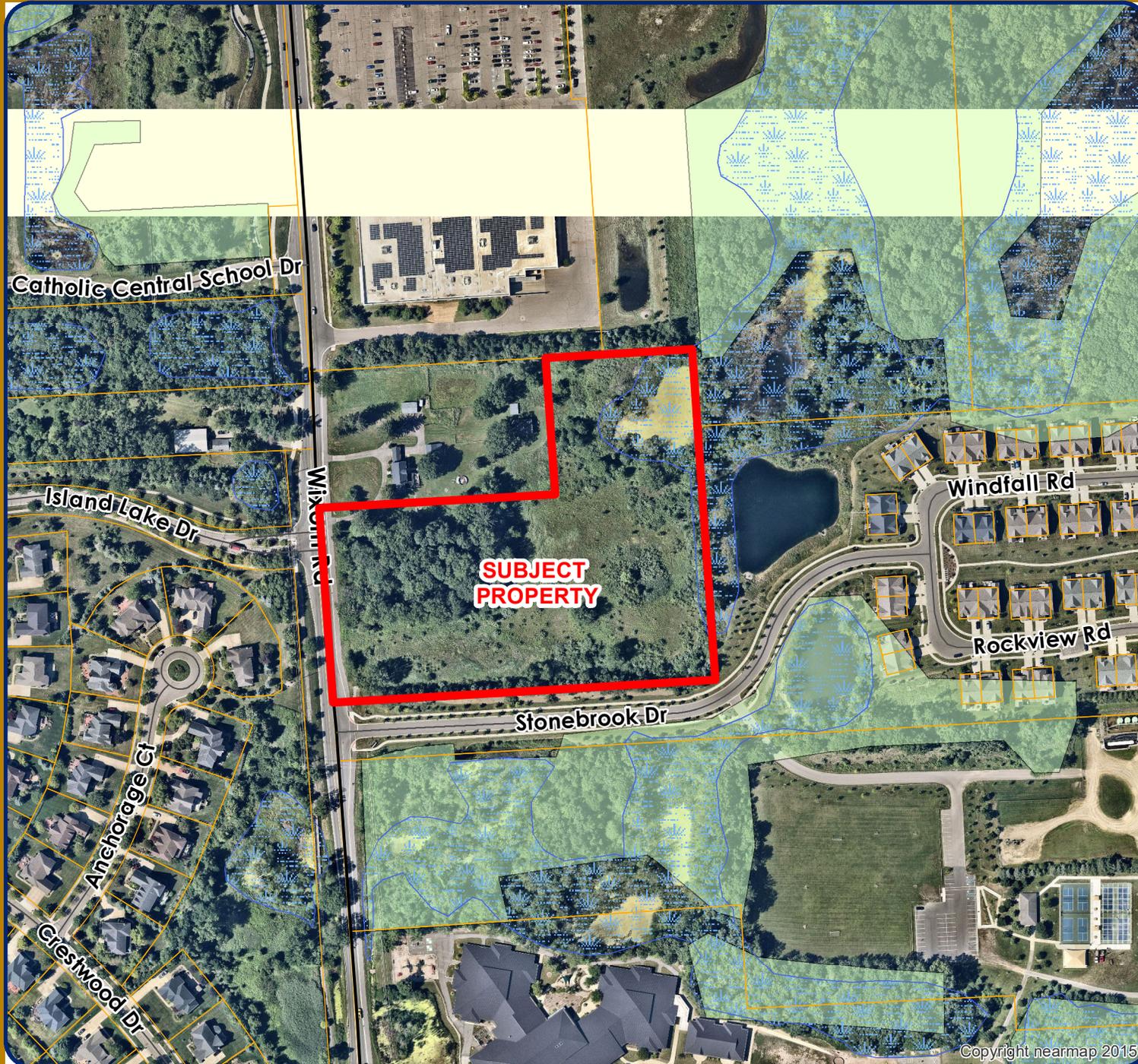


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# JSP25-02 CAMELOT PARC TOWNHOMES

## NATURAL FEATURES



### Legend

-  WETLANDS
-  WOODLANDS
-  Subject Property



## City of Novi

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 City Hall / Civic Center  
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# DRAFT ROAD MAINTENANCE AGREEMENT

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**CONTRIBUTION FOR  
MAINTENANCE AND REPAIR OF PRIVATE ROAD**

This CONTRIBUTION FOR MAINTENANCE AND REPAIR OF PRIVATE ROAD (“Camelot HOA”) made this \_\_\_ day of \_\_\_\_\_, 2026, by AVALON INVESTMENT GROUP (“Developer”), a Michigan limited liability company, whose address is 14955 Technology Dr., Shelby Township, MI 48315 and the VILLAS OF STONEBROOK CONDOMINIUM ASSOCIATION (“Villas HOA”), a Michigan non-profit corporation, whose address is One Heritage Place, Ste. 120, Southgate, MI 48195.

WHEREAS, Developer proposes to develop property described in attached Exhibit A into Camelot Parc Townhomes consisting of 22 townhomes; and

WHEREAS, Developer intends to utilize the Access Road Easement as defined in the Access Easement, recorded in Liber 58854 Page 508, attached as Exhibit B;

WHEREAS, Developer intends to form a homeowner’s association to manage the affairs of the homeowners pursuant to the master deed and bylaws of Camelot Parc Townhomes (“Camelot HOA”);

WHEREAS, Developer desires for Camelot HOA to contribute 25.0% of the cost for snow removal and salting of Stonebrook Dr. and adjacent sidewalks, lawn service, tree maintenance, irrigation and electric for areas along Stonebrook Dr. from Wixom Rd. to the entrance of Villas at Stonebrook including repair and maintenance of the Access Road Easement and Stonebrook Dr upon the completion of the development site improvements and receipt of a certificate of occupancy for the first townhome.

NOW, THEREFORE, in consideration of the approval of this Agreement by City of Novi and of the mutual promises contained herein, the parties hereto agree as follows:

**1. Contribution.** The need for any particular act or item of repair or maintenance shall be determined by Villas pursuant to competing bids, which shall be presented to Camelot HOA for review and approval. Upon completion of the development site improvements and receipt of a certificate of occupancy for the first townhome, Camelot HOA shall be responsible for and shall contribute to Villas 25.0 % of the approved cost for snow removal and salting of Stonebrook Dr. and adjacent sidewalks, lawn service irrigation and electric for areas along Stonebrook Dr. from Wixom Rd to the entrance of Villas of Stonebrook on a monthly basis based on the prorated annual budget. Camelot HOA shall also be responsible for and shall contribute to Villas 25.0% of the approved cost for the maintenance and replacement of trees along Stonebrook Dr., including the repair and maintenance of Stonebrook Dr from Wixom Rd. to the entrance of the Villas of Stonebrook Dr. as follows: (i) Villas shall pay one half of the amount determined to be due within thirty (30) days after receipt of written notice of the necessity of a required repair or maintenance project; and (ii) the remaining balance within thirty (30) days after receipt of written notice of completion and acceptance of the work performed by Villas. Villas shall provide Camelot HOA verification of payment of the approved proposal within seven (7) days of payment. The parties stipulate to the following area square footage for the purpose of maintaining consistency going forward: Total Concrete: 197,466, Stonebrook Dr and adjacent sidewalks: 49,743, Total Lawn (including irrigation and electric): 709,541, and Shared lawn, irrigation and electric along Stonebrook Dr. from Wixom Rd. to the entrance of Villas of Stonebrook 107,338.

**2.** The benefits, covenants, obligations and restrictions herein provided, shall run with the land and shall inure to the benefit of and be binding upon the assigns, grantees, transferees and successors in title of each condominium unit owner of Camelot Parc Townhomes. Membership in Camelot HOA shall be mandatory for all condominium unit owners in Camelot Parc Townhomes.

IN WITNESS WHEREOF, the parties have executed this agreement on the date first written above.

AVALON INVESTMENT GROUP, LLC  
a Michigan limited liability company



## APPLICANT UPDATES

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# Camelot Parc Townhomes

City of Novi PSLR Concept Plan Presentation  
March 23, 2026



# Deviations & Safeguards

1. Access on private road – Previously approved location, maintenance contribution agreement
2. No secondary access to adjacent properties – No impact, preserves natural features
3. Reduced parking distance from buildings – No impact, parking in private driveways are closer already
4. 50% of open space shall be active - Total open space is abnormally high due to extensive preservation of natural features (2.87 Ac, 35% of site), available active area maximized (trails and workout stations), adjacent to Wildlife Woods Park providing further active space as a safeguard to deviation
5. Landscape berm/buffer along Wixom Rd, North of Avalon Drive – No impact, woodland preservation
6. Roadway tree plantings – No impact, exist. trees preserved, exist. utilities prevent further plantings
7. Reduced building separation by 5' – No impact, building screened by large mature berm
8. Minor drive length exceeds 600' – No impact (673'), fire turnaround locations set by natural features, drive access bisects the road so each path of travel is only about 300'
9. Sidewalks at back of curb – No impact, affects only Camelot Parc which has limited population and very low and slow traffic, preserves natural features
10. Sidewalks on only part of north side of drive – No impact, preserves natural features
11. Wetland buffer encroachment – Mitigated by signage and enhanced buffer plantings, preservation easement
12. Off-site wetland mitigation – Allowable by City, full mitigation provided either on-site or off-site within City for limited amount if not possible to accommodate on-site during final design

# Public Benefits

- \$30,000 contribution to Wildlife Woods Park renovation project.
- Public access to nature trail with exercise stations.
- Natural features preservation, 4.25 Acres (over 50% of site area)
  - Provides a conservation easement to be placed over existing and proposed woodlands and wetlands on the property to support the community goals of preservation
- Habitat Enhancement
  - Removal of invasive species
  - Native seeding to promote new growth
  - Place new habitat structures
- Shared road access reduces congestion and conflict points on Wixom Rd
- Housing Type
  - Provides an alternative housing type to serve the middle market

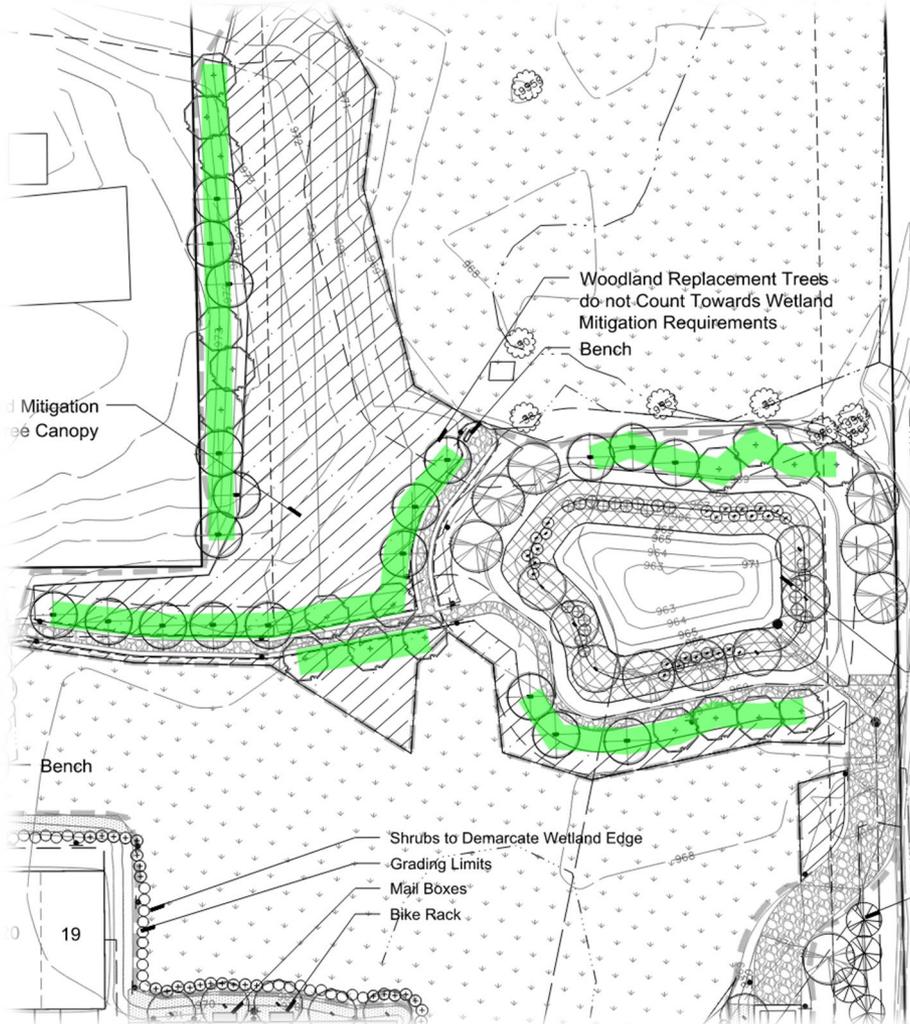


# Public Nature Trail

- Connection added to Wixom Rd
- Added additional trail and viewing location near pond
- 4 Benches spaced along trail
- Added exercise station instructions at each location



# Tree Mitigation



Woodland Replacement	53 Trees
Replacement Required	53 Trees
Total Trees Provided	40 Trees
Trees Provided	39 Trees
Large Shrubs	12 Trees (148 @ 6:1, 30% Max)
Native Seeding	2 Trees (723 s.y. @ 70:1, 5% Max)
Trees to be Paid into Fund	0 Trees

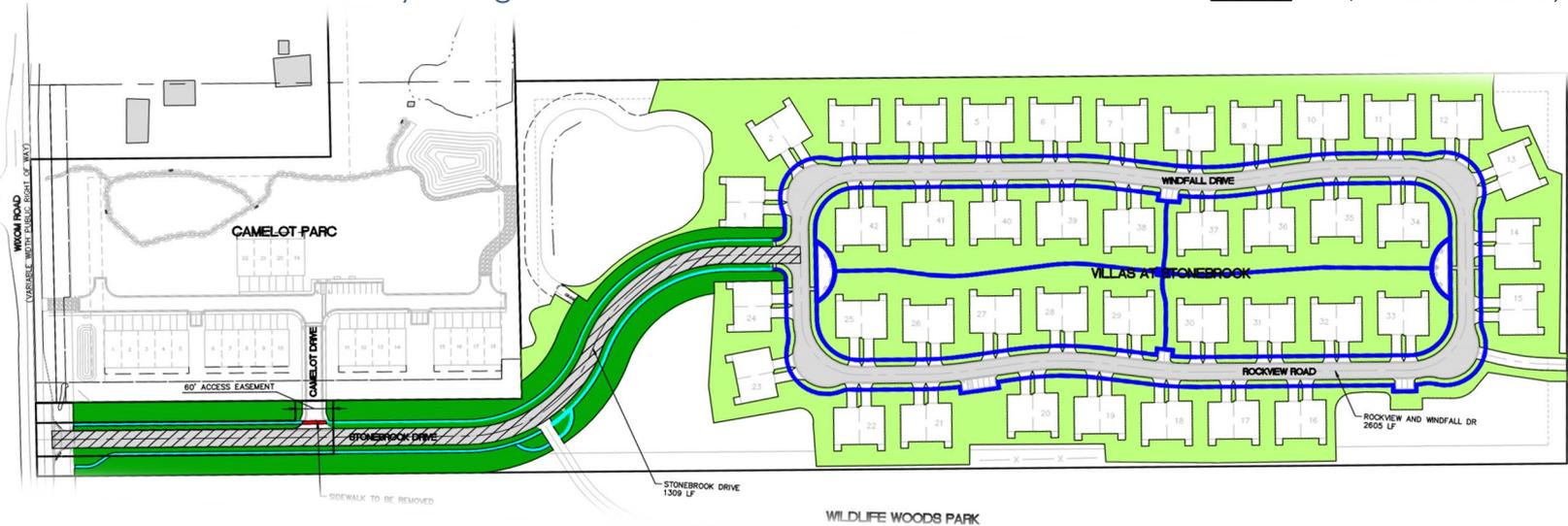
- Added 39 additional trees
- Revised calculations for allowable credits
- 0 trees remain to be paid into fund

# Stonebrook Drive Shared Maintenance

- Increased contribution to 25% by Camelot Parc toward shared area expenses
- Now includes entire length of Stonebrook Drive
- Added contributions toward lawn care, sidewalks and irrigation in addition to the roadway along the Stonebrook Drive corridor

## LEGEND

	VILLAS AT STONEBROOK LAWN MAINTENANCE
	SHARED LAWN MAINTENANCE (25% CAMELOT PARC, 75% VILLAS AT STONEBROOK)
	VILLAS AT STONEBROOK SIDEWALKS
	SHARED SIDEWALK (25% CAMELOT PARC, 75% VILLAS AT STONEBROOK)
	VILLAS AT STONEBROOK ROADWAYS
	SHARED ROADWAY (25% CAMELOT PARC, 75% VILLAS AT STONEBROOK)



## VILLAS AT STONEBROOK PAVEMENT MAINTENANCE CONTRIBUTION CALCULATION

		Percentage of Units
Villas at Stonebrook Condo Units	84	79%
Camelot Parc Townhome Units	22	21%
Total Number of Units	106	100%
Total Villas at Stonebrook Pavement Area (SF)	197,466	
Exclusive Use by Villas at Stonebrook (SF)	147,724	100% VAS Cost
Camelot Parc Shared Pavement Maintenance Area (SF)*	49,742	25% Camelot / 75% VAS Cost

### Camelot Parc Contribution to Shared Pavement Maintenance 25%

\*Camelot Parc shared pavement area is based on contribution toward Stonebrook Drive, 28 feet wide road plus 5 foot sidewalk on both sides multiplied by the length of Stonebrook Drive (1309 LF)

## VILLAS AT STONEBROOK LAWN MAINTENANCE CONTRIBUTION CALCULATION

		Percentage of Units
Villas at Stonebrook Condo Units	84	79%
Camelot Parc Townhome Units	22	21%
Total Number of Units	106	100%
Total Villas at Stonebrook Lawn Maintenance Area (SF)	709,541	
Exclusive Use by Villas at Stonebrook (SF)	602,203	100% VAS Cost
Camelot Parc Shared Lawn Maintenance Area (SF)*	107,338	25% Camelot / 75% VAS Cost

### Camelot Parc Contribution to Shared Lawn Maintenance 25%

\*Camelot Parc shared lawn area is based on assumed 120 foot wide corridor, less 28 feet wide road, less 5 foot sidewalk on both sides, multiplied by the length of Stonebrook Drive (1309 LF)

THIS EXHIBIT AND CALCULATION ARE FOR FINANCIAL CONTRIBUTION CALCULATION PURPOSES ONLY. MAINTENANCE RESPONSIBILITIES FOR THE DETENTION POND, LANDSCAPING AND YARDS OF THE ADJACENT HOMES ALONG THIS CORRIDOR REMAIN THE RESPONSIBILITY OF THE VILLAS AT STONEBROOK AND ARE NOT A SHARED EXPENSE.

# Shared Maintenance Costs Example

## Pavement Maintenance (snow removal and salting for road and sidewalks)

2026 Pavement Budget from VAS = \$62,496

Total Pavement Area = 197,466 SF (\$0.3165/SF)

Stonebrook Drive = 1309 LF x 38 FT (road + sidewalks) = 49,742 SF

Camelot Parc Contribution =  $49,742 \times 25\% \times 0.3165 = \$3,935.84$

## Landscape Maintenance (lawn, irrigation, electric)

2026 Landscape Budget from VAS = \$62,496

2026 Irrigation Budget from VAS = \$35,000

2026 Electric Budget from VAS = \$3,000

Total 2026 Budget = \$100,496

Total Lawn Area = 709,541 SF (\$0.1416/SF)

Stonebrook Drive Landscape = 1309 LF x 82 FT (120 corridor – 38' pavement) = 107,338 SF

Camelot Parc Contribution =  $107,338 \times 25\% \times 0.1416 = \$3,799.77$

**Total Estimated 2026 Camelot Parc Contribution = \$7735.61 (approx. \$351 per unit)**

**Camelot Parc shall contribute 25% toward repair and replacement costs for the entire length of Stonebrook Drive, adjacent sidewalks, and trees.**

# Questions?



**PSLR NARRATIVE**

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INFINITE SOLUTIONS.

June 17, 2025

Lindsay Bell, AICP, Senior Planner  
City of Novi  
45175 W. Ten Mile  
Novi, MI 48375

Re: Camelot Parc – PSLR Overlay Deviation Request

Dear Ms. Bell:

Camelot Parc is a 22-unit residential development featuring two-story townhomes located on 8.78 acres on the east side of Wixom Road between West 11 Mile Road and Grand River Avenue. The site is currently vacant with both wetland and woodland present. A berm was built along the south side to screen from the previous driveway for an industrial use to the east that has since been replaced with a residential development. The northern portion of the site contains an existing shed and a pond within one of the wetlands.

While the current zoning and future land use designation is R1, the parcel has an existing PSLR overlay associated with it. This overlay allows for low-rise multiple-family residential as a special land use. Residential developments are located to the east (Stonebrook) and to the west (Island Lake).

With 2.69 acres of open space, the development contains a walking path that embraces a park like setting. The development will be serviced by public utilities and an entrance to Stonebrook Drive (private). There is an existing access easement for this parcel from Stonebrook Drive.

This proposed development offers the following community benefits:

- 2.69 acres of open space contiguous to surrounding area
- walking paths and park features
- lower density than allowable
- no new curb cuts on Wixom Road

As part of the approval process for the PSLR overlay development, deviations from the standards of the zoning ordinance may be authorized by the City Council with features deemed beneficial to the City for purposes of achieving the objective of the district. Below we have addressed each of the identified deviations.



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1. To allow development to front on approved private roadway, which does not conform to the City standards with respect to 60' ROW, as the road was previously approved for the Villas at Stonebrook development with planned access to the development parcel to reduce the number of curb cuts on Wixom Road (Sec. 3.21.2.A.i).

**The connection to the private roadway was previously planned for in order to reduce curb cuts along Wixom Road. A public ingress/egress easement exists over this private roadway and a separate access easement and agreement has been executed specific to the new proposed development.**

2. A Waiver to the requirement of a stub street to the property boundary at intervals not to exceed 1,300-feet along the perimeter. No secondary access street is being provided (ZO SEC 4.04).

**Providing additional stub roads would require impacts to woodland trees and wetlands and there are no logical connection points. Due to the site's existing natural features, expansion of the proposed development and/or connection to adjacent properties is not feasible.**

3. Reduction in required parking distance from the buildings (15 feet required) from the facade down to 8 feet diagonally from units 5/6 and 11 feet diagonally from units 14, 15, & 19 (Sec. 3.21.2.A.iii.c).

**These angular dimensions to supplemental parking spaces are the only locations where the separation distance deviates from the ordinance standard. Additional separation could only be achieved by either removing the parking or shifting the layout north which would increase wetland impacts north of the drive. The minor reduction will have no noticeable impact on the development and allow for greater preservation of the site's natural features. Additionally, the driveway of each unit provides closer proximity of parking to the buildings than these supplemental spaces.**

4. A waiver for less than 200 square feet of open space per unit (Sec 3.21.2.A.v).

**Some private open space is provided for each unit via private patios/balconies; however, the available space is deficient from the ordinance criteria (approximately 125 sf covered porch per unit). Revising the layout to provide this private open space adjacent to each unit would require increased wetland impacts by expanding the developed area to the north. Additionally, achieving private open space is difficult in a 2-story townhome development**



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**with limited space for private patios and balconies. To compensate, a significant portion of the property is being preserved as natural open space with an added walking trail through the woodlands and wetlands.**

5. A waiver for the requirement of active recreation areas shall comprise at least 50% of the open space provided (Sec 3.21.2.A.v).

**Due to the extensive natural features and wetland mitigation areas onsite, meeting the 50% requirement for active open space is not feasible. Walking trails have been provided where possible to maximize the use around the natural features areas.**

6. A waiver for greater than 10% of the total site area as active open space (Sec 3.21.2.A.v).

**Due to the extensive natural features and wetland mitigation areas onsite, meeting the 10% of total site area requirement for active open space is not feasible. Walking trails have been provided where possible to maximize the use around the natural features areas.**

7. A waiver for the requirement of all buildings, parking lots and loading areas to be separated from section line road rights-of-way by a 50 ft. landscape buffer containing an undulating 3-5 ft. tall, landscaped berm for the area north of the emergency access drive (Sec. 3.21.2.A.iii and Sec. 5.5.3).

**The area north of the emergency access drive is proposed to remain in its natural state to preserve the existing woodland trees and wetlands. Providing a berm in this location would be detrimental to these natural features. Additionally, there are no proposed improvements adjacent to this area that would require this screening. In the area along Stonebrook Drive, the existing preserved landscape berm satisfies this requirement.**

8. A waiver for the landscape requirements along Wixom Road and Stonebrook Drive of 1 deciduous canopy or evergreen tree per 40 LF, 1 deciduous sub-canopy tree per 25 LF, and 1 deciduous canopy tree per 35 LF between the area of the sidewalk and curb. After preserving the existing trees and vegetation in these areas and having separation from existing utilities the requirement can not be met. (Sec. 5.5.3.B.ii)

**With preserving the wooded wetland area along Wixom road and the existing vegetation along Stonebrook Drive while also having separation from existing utilities, the landscape requirement can not be met.**



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9. A waiver to allow the two western-most buildings to be 25-feet apart in lieu of the required minimum 30-feet. (Sec. 3.21.2.A.ii)

**Due to the natural features constraints of the site and all other buildings exceeding the requirement a waiver is being requested.**

10. A waiver to the requirement for minor drives are not to exceed 600-feet. (Sec. 5.10.1.B.ii)

**Due to the existing wetlands which constrain development to the southern area of the site the waiver is being requested. A wider road width is unnecessary for the small site and would cause greater impacts to the natural features. Additionally, this minor drive is accessed in the middle, meaning the length in each direction from the access intersection is less than the length requirement.**

11. A waiver to allow sidewalks to be at the back of curb in lieu of the requirement for the outside edge of the sidewalk is a minimum of 15-feet from back of curb. (Design and construction standards)

**In this case, locating the sidewalk further from the roadway would cause additional impacts to wetland areas. The traffic volume is expected to be low enough for this small development that the safety of pedestrians would not be at risk with the current sidewalk locations.**

12. A waiver to allow sidewalks to be only on part of the north side of Avalon Drive in lieu of the requirement to have 5-foot sidewalks on both sides of the private roadways. (CO. Sec. 11-256)

**The areas without sidewalk are not near buildings, and installing them would require greater impacts to the wetlands.**

13. A waiver to the 25-foot wetland buffer north of Avalon Drive. (Sec. 3.6.2.M)

**Due to the natural features constraining the development to the southern area of the site a waiver is being requested. Wetland protection area signage has been provided around the building within the buffer and along the drive and pathways stating "Wetland Protection Area Do Not Mow" to provide a visual reminder to help protect the wetland area.**



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INFINITE SOLUTIONS.

Sincerely,  
**ATWELL, LLC**

A handwritten signature in black ink, appearing to read "Jared M. Kime".

Jared M. Kime, PE  
Project Manager

# PSLR CONCEPT PLAN

---





**ADJACENT ZONING**

NORTH	10B
EAST	11B
SOUTH	12
WEST	10B

**LEGEND**

---	BOUNDARY LINE	○	EXIST. CULVERT
---	EXIST. EASEMENT	○	EXIST. CATCH BASIN/INLET
---	EXIST. SECTION LINE	○	EXIST. HYDRANT
---	EXIST. CONTOUR	○	EXIST. VALVE
---	PROG. DEMO	○	EXIST. SANITARY SEWER
---	EXIST. CURB AND GUTTER	○	EXIST. UNSPECIFIED UTILITY
---	EXIST. BUILDING	○	EXIST. SIGN
---	EXIST. SOIL BOUNDARY	○	EXIST. LIGHT POLE
---	EXIST. SOILS TYPE	○	EXIST. UTILITY POLE
---	EXIST. TREE	○	EXIST. WETLAND
---	EXIST. TREE DEMO	○	EXIST. GAS
---	EXIST. PHRAGMITES	○	EXIST. UNDERGROUND UTILITY
---	EXIST. WATER MAIN	○	EXIST. WOODLAND
---	EXIST. SANITARY	○	CLEARING LIMITS
---	EXIST. STORM	○	PHRAGMITES
---	EXIST. OVERHEAD ELEC. LINE	○	

**SOIL LEGEND**

SURF.	NAME	SLOPE	USE
11B	CAPAC SANDY LOAM	0-4%	B
12	BROOKSTON & COLWOOD LOAMS	1-6%	D/B
27	HOOGLIGHT & ADRIAN MUCKS	D/A	N/A
59	URBAN LAND		

- WETLAND NOTES**
1. WETLAND DELINEATION PERFORMED ON APRIL 30, 2025 BY ASTI. REFER TO THE WETLAND DELINEATION AND JURISDICTIONAL ASSESSMENT REPORT DATED MAY 2, 2025.
  2. REMOVE ALL PHRAGMITES OR JAPANESE KNOTWEED IN WETLAND AREA.
  3. JAPANESE KNOTWEED WAS NOT OBSERVED DURING INVASIVE SPECIES ASSESSMENT.
- SURVEY NOTES**
1. BEARINGS ARE BASED ON MICHIGAN STATE PLANE COORDINATES (NAD83), SOUTH ZONE, GROUND DISTANCES, INTERNATIONAL FEET, MEASURED BEARINGS AS SHOWN DIFFER FROM RECORD TITLE BEARINGS. VERTICAL DATUM IS BASED ON NAVD83.
  2. THE SITE SHOWN HEREON IS LOCATED WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO MAP NUMBER 26125000F OF THE FLOOD INSURANCE RATE MAP, EFFECTIVE DATE SEPTEMBER 29, 2006.
  3. WATER MAIN, STORM SEWER, SANITARY SEWER AND FRANCHISE UTILITY AND AS-BUILT MAPS HAVE BEEN REQUESTED AND SOME MAPS HAVE BEEN RECEIVED AT DATE OF THIS SURVEY. FRANCHISE UTILITY MAPS HAVE BEEN REQUESTED FROM THE APPROPRIATE FRANCHISE COMPANIES, BUT NOT ALL MAPS HAVE BEEN RECEIVED AT DATE OF SURVEY.

NOTE: THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED.

NOTE TO THE CLIENT - SOURCE INFORMATION FROM PLANS AND MARKINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND UTILITIES CANNOT BE ACCURATELY COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATOR REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAN OR MAP HOW THIS AFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATOR REQUEST MAY BE NECESSARY.

4. THERE WERE NO PARKING STALLS OBSERVED AT THE DATE OF THE FIELD WORK.
5. NO PARTY WALLS WERE DESIGNATED BY THE CLIENT OR OBSERVED AT THE DATE OF THE FIELD WORK.
6. THE SUBJECT PROPERTY IS LOCATED 2100' NORTH OF THE INTERSECTION OF WIXOM ROAD AND 11 MILE ROAD, ON WIXOM ROAD.
7. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
8. THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
9. TREE PROTECTION FENCE TO EXTEND TO DRIPLENE OF TREES TO BE PROTECTED.

**LEGAL DESCRIPTION AS SURVEYED**

DESCRIPTION OF TAX PARCEL 50-22-17-300-019 PER PROPERTY STATUS REPORT BY VANGUARD TITLE COMPANY, REFERENCE NO.: V04324643, CERTIFIED TO: SEPTEMBER 8, 2025.

LAND SITUATED IN THE CITY OF NOV. COUNTY OF OAKLAND, STATE OF MICHIGAN, MORE PARTICULARLY DESCRIBED AS:

A PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF SECTION 17, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOV. COUNTY OF OAKLAND, STATE OF MICHIGAN AND BEING MORE PARTICULARLY DESCRIBED AS: COMMINGLED AT THE WEST 1/4 CORNER OF SAID SECTION 17, THENCE SOUTH 50 DEGREES 19 MINUTES 14 SECONDS EAST, 119.02 FEET ALONG THE WEST LINE OF SAID SECTION 17 AND THE CENTRELINE OF WIXOM ROAD TO THE POINT OF BEGINNING, THENCE SOUTH 89 DEGREES 34 MINUTES 38 SECONDS EAST, 473.20 FEET, THENCE NORTH 20 DEGREES 54 MINUTES 38 SECONDS EAST, 294.77 FEET, THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 250.00 FEET TO THE EAST END OF SAID SECTION 17, THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 250.00 FEET TO THE WEST LINE OF SAID SECTION 17 AND THE CENTRELINE OF SAID WIXOM ROAD, (SAID POINT BEING NORTH 00 DEGREES 19 MINUTES 14 SECONDS WEST, 218.71 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 17), THENCE NORTH 00 DEGREES 19 MINUTES 14 SECONDS WEST, 206.68 FEET ALONG THE WEST LINE OF SAID SECTION 17 AND THE CENTRELINE OF SAID WIXOM ROAD TO THE POINT OF BEGINNING.

**CITY OF NOV. REFERENCE BENCHMARK:**

BENCHMARK ID 1733: "X" ON NORTH NORTHWEST FLANGE BOLT OF FIRE HYDRANT ELEVATION: 960.59 (NAVD83)

**SITE BENCHMARKS:**

BENCHMARK #1: ARROW ON FIRE HYDRANT ELEVATION: 969.70 (NAVD83)

BENCHMARK #2: ARROW ON FIRE HYDRANT ELEVATION: 971.45 (NAVD83)

**DATE**

JAN 24, 2025

2025-06-17 PER CITY

2025-02-07 PER CITY

2025-12-15 PER CITY

2026-01-09 PER CITY

2026-02-12 REVISIONS

2026-03-11 REVISIONS

**REVISIONS**

0 25 50

SCALE: 1" = 50 FEET

DRAWN BY: MK

CHECKED BY: JK

P.M.: JKJME

JOB #: 20004113

FILE CODE: -

SHEET NO. 2

**811**

Know what's below. Call before you dig.

THE LOCATION OF UTILITIES, INCLUDING BUT NOT LIMITED TO THE LOCATION OF ANY PHRAGMITES, MAY BE DIFFERENT FROM THE LOCATION OF UTILITIES SHOWN ON THIS PLAN. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY DAMAGE TO UTILITIES OR OTHER STRUCTURES, OR FOR ANY OTHER CONSEQUENCES OF ANY SUCH CONSTRUCTION WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY DAMAGE TO UTILITIES OR OTHER STRUCTURES, OR FOR ANY OTHER CONSEQUENCES OF ANY SUCH CONSTRUCTION WORK.

**NOTICE:** CONSTRUCTION SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY DAMAGE TO UTILITIES OR OTHER STRUCTURES, OR FOR ANY OTHER CONSEQUENCES OF ANY SUCH CONSTRUCTION WORK.

CONTRACTOR SHALL FILE ALL REPRODUCTION RIGHTS WITH THE REGISTERED PROFESSIONAL ENGINEER OF RECORD.

**ATWELL**

REGISTERED PROFESSIONAL ENGINEER

NOV. COUNTY, MICHIGAN

NO. 20004113

DATE: JAN 24, 2025

SECTION 17

RANGE 8 EAST

TOWN 1 NORTH

CITY OF NOV

OAKLAND COUNTY, MICHIGAN

AVALON PARK DEVELOPMENT, LLC

CAMELOT PARC TOWNHOMES

PSLR OVERLAY CONCEPT PLAN

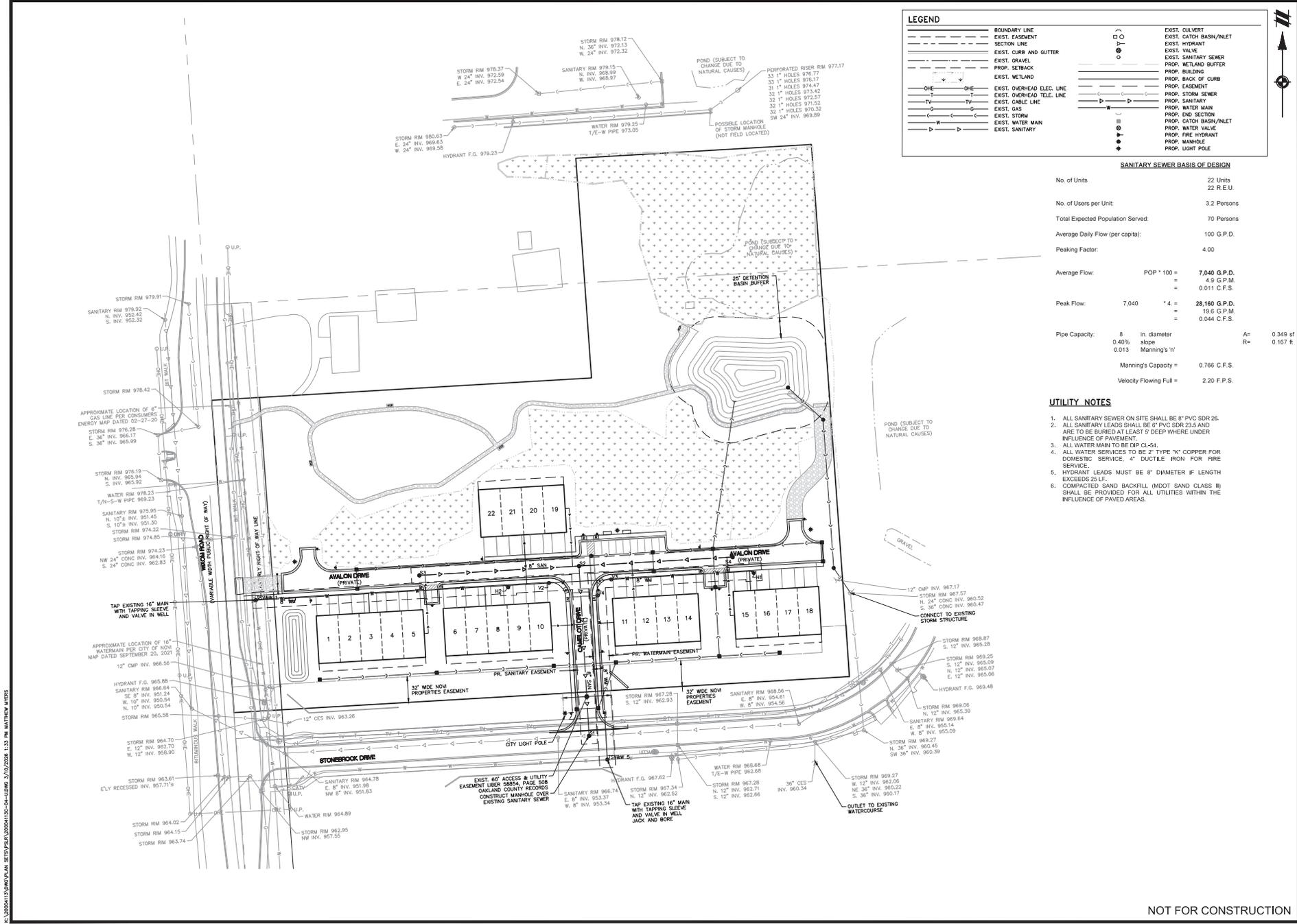
EXISTING CONDITIONS

FILE NO. 20004113-02-02-0000

NOT FOR CONSTRUCTION







**LEGEND**

---	BOUNDARY LINE	○	EXIST. CULVERT
- - - -	EXIST. EASEMENT	○	EXIST. CATCH BASIN/INLET
---	SECTION LINE	○	EXIST. HYDRANT
---	EXIST. CURB AND GUTTER	○	EXIST. VALVE
---	EXIST. GRAVEL	○	EXIST. SANITARY SEWER
---	PROP. SEEBACK	○	PROP. METLAND BUFFER
---	EXIST. WETLAND	○	PROP. BACK OF CURB
---	EXIST. OVERHEAD ELEC. LINE	○	PROP. EASEMENT
---	EXIST. OVERHEAD TELE. LINE	○	PROP. STORM SWEWER
---	EXIST. CABLE LINE	○	PROP. SANITARY
---	EXIST. GAS	○	PROP. WATER MAIN
---	EXIST. STORM	○	PROP. END SECTION
---	EXIST. WATER MAIN	○	PROP. CATCH BASIN/INLET
---	EXIST. SANITARY	○	PROP. WATER VALVE
		○	PROP. FIRE HYDRANT
		○	PROP. MANHOLE
		○	PROP. LIGHT POLE

**SANITARY SEWER BASIS OF DESIGN**

No. of Units	22 Units	22 R.E.U.
No. of Users per Unit	3.2 Persons	
Total Expected Population Served	70 Persons	
Average Daily Flow (per capita)	100 G.P.D.	
Peaking Factor	4.00	
Average Flow:	POP * 100 = 7,040 G.P.D.	
	= 4.9 G.P.M.	
	= 0.011 C.F.S.	
Peak Flow:	7,040 * 4. = 28,160 G.P.D.	
	= 19.6 G.P.M.	
	= 0.044 C.F.S.	
Pipe Capacity:	8 in. diameter	A = 0.349 sf
	0.40% slope	R = 0.167 ft
	0.013 Manning's 'n'	
	Manning's Capacity =	0.766 C.F.S.
	Velocity Flowing Full =	2.20 F.P.S.

- UTILITY NOTES**
1. ALL SANITARY SEWER ON SITE SHALL BE 8" PVC SDR 26.
  2. ALL SANITARY LEADS SHALL BE 6" PVC SDR 23.5 AND ARE TO BE BURIED AT LEAST 5' DEEP WHERE UNDER INFLUENCE OF PAVEMENT.
  3. ALL WATER MAIN TO BE DUCTILE IRON FOR FIRE SERVICE.
  4. ALL WATER SERVICES TO BE 2" TYPE "K" COPPER FOR DOMESTIC SERVICE, 4" DUCTILE IRON FOR FIRE SERVICE.
  5. HYDRANT LEADS MUST BE 8" DIAMETER IF LENGTH EXCEEDS 25 LF.
  6. COMPACTED SAND BACKFILL (MOT SAND CLASS III) SHALL BE PROVIDED FOR ALL UTILITIES WITHIN THE INFLUENCE OF PAVED AREAS.

Know what's below.  
Call before you dig.

THE LOCATION OF UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL VERIFY THE LOCATION OF UTILITIES BY EXCAVATING AND TESTING AT THE LOCATIONS SHOWN AND SHALL BE FULLY RESPONSIBLE FOR ANY DAMAGE TO UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES CAUSED BY THE CONTRACTOR'S FAILURE TO FOLLOW THESE PROCEDURES AND SHALL BE RESPONSIBLE FOR ANY AND ALL UNDERGROUND UTILITIES.

NOTICE: CONSTRUCTION IS THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL VERIFY THE LOCATION OF UTILITIES BY EXCAVATING AND TESTING AT THE LOCATIONS SHOWN AND SHALL BE FULLY RESPONSIBLE FOR ANY DAMAGE TO UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES CAUSED BY THE CONTRACTOR'S FAILURE TO FOLLOW THESE PROCEDURES AND SHALL BE RESPONSIBLE FOR ANY AND ALL UNDERGROUND UTILITIES.

CONTRACTOR SHALL VERIFY ALL UTILITIES AND RECORD UTILITIES SHALL BE MADE PRIOR TO THE PROJECT BEING COMPLETED BY ATWELL LLC.

**ATWELL**  
LAND SURVEYING & ENGINEERING  
1000 W. WASHINGTON ST. SUITE 700  
ANN ARBOR, MI 48106  
734.447.2000

SECTION 17  
TOWN OF NORTH RANGE 8 EAST  
CITY OF NOVI  
OAKLAND COUNTY, MICHIGAN

AVALON PARK DEVELOPMENT, LLC  
CAMELOT PARC TOWNHOMES  
PSLR OVERLAY CONCEPT PLAN  
UTILITY PLAN

DATE	JAN 24, 2025
2025-06-17 PER CITY	
2025-06-07 PER CITY	
2025-12-15 PER CITY	
2026-01-09 PER CITY	
2026-02-12 REVISIONS	
2026-03-11 REVISIONS	
REVISIONS	

SCALE: 1" = 50 FEET

DRAWN BY: MK

CHECKED BY: JK

P.M.: JKME

JOB #: 20004113

FILE CODE: -

SHEET NO. 5

NOT FOR CONSTRUCTION

**GRADING AND SECC NOTES**

1. ALL EROSION AND SEDIMENTATION CONTROL WORK SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATION OF THE OAKLAND COUNTY WATER RESOURCES COMMISSIONER AND CITY OF NOV.
2. SOIL EROSION AND SEDIMENTATION BEST MANAGEMENT PRACTICE (BMP) MEASURES SHALL BE INSTALLED PRIOR TO START OF ANY CONSTRUCTION OR EARTH DISTURBANCE ACTIVITIES AND SHALL BE MAINTAINED AT ALL TIMES UNTIL CONSTRUCTION HAS BEEN COMPLETED, INCLUDING ALL GRASS BEING WELL ESTABLISHED AND/OR PERMANENT EROSION AND SEDIMENTATION BMP MEASURES ARE IN PLACE. OAKLAND COUNTY WATER RESOURCES COMMISSIONER MAY REQUIRE WORK TO BE STOPPED AND THE STORM DRAINAGE OUTLET TO BE FLAGGED, IF CONDITIONS BECOME UNSATISFACTORY.
3. CONTRACTOR IS TO DESIGNATE A SITE DUMP/WASH AREA PRIOR TO STARTING CONSTRUCTION FOR SUCH PURPOSES AS WASHING OUT CONCRETE TRUCKS AND DUMPING NON-HAZARDOUS WASTE MATERIALS, SUBJECT TO THE SUPERVISION OF THE OAKLAND COUNTY WATER RESOURCES COMMISSIONER. DUMPING OR DISCHARGE OF ANY WASTE MATERIALS TO ANY TOWNSHIP OR COUNTY SEWER IS PROHIBITED. HAZARDOUS WASTES ARE TO BE REMOVED OFF-SITE AND PROPERLY DISPOSED OF CONSISTENT WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS.
4. DEVELOPER SHALL SUBMIT DETAILED EROSION CONTROL PLAN, COMPLETED APPLICATION AND CHECKLIST FORMS, PAY ALL FEES AND POST AN EROSION CONTROL PERFORMANCE BOND, AS REQUIRED, PRIOR TO ANY EARTH CHANGE.
5. SEDIMENT AND EROSION CONTROLS MUST BE INSPECTED WITHIN 24 HOURS OF 0.50" OR GREATER RAINFALL. A WRITTEN LOG OF THESE INSPECTIONS MUST BECOME PART OF THE STORMWATER POLLUTION PROTECTION PLAN AND INDICATE THE DATE OF INSPECTION, NAME OF INSPECTOR, WEATHER CONDITIONS, OBSERVATIONS, AND ACTIONS TAKEN TO CORRECT ANY PROBLEMS AND THE DATE.
6. SEDIMENT TRAPS, INLET FILTERS, AND PERMIET CONTROLS SHALL BE IMPLEMENTED AS A FIRST STEP OF GRADING AND WITHIN 7 DAYS FROM THE START OF GRUBBING AND SHALL CONTINUE TO FUNCTION UNTIL UPLAND AREAS ARE STABILIZED.
7. INLET FILTERS SHOULD BE INSPECTED FOR BUILD-UP OF SILT AND OTHER DEBRIS. THIS IS EVIDENT IF GEOTEXTILE/STONE STRUCTURE IS CAUSING FLOODING. MAINTENANCE WOULD CONSIST OF REMOVING OF SEDIMENTS WITH A STIFF BRISTLE BROOM OR SQUARE POINT SHOVEL, IF INLET FILTER IS BEYOND THIS LEVEL OF REPAIR IT MAY BE NECESSARY TO REPLACE BOTH THE STONE AND GEOTEXTILE FILTER.
8. EROSION AND ANY SEDIMENTATION FROM WORK ON THIS SITE SHALL BE CONTAINED ON THE SITE AND NOT ALLOWED TO COLLECT ON ANY OFF-SITE AREAS OR IN WATERWAYS. WATERWAYS INCLUDE BOTH NATURAL AND MAN-MADE OPEN DITCHES, STREAMS, STORM DRAINS, LAKES, AND PONDS.
9. EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO, OR AS THE FIRST STEP IN, CONSTRUCTION. SEDIMENT CONTROL PRACTICES WILL BE APPLIED AS A PERMIET DEFENSE AGAINST ANY TRANSPORTING OF SILT OFF THE SITE.
10. CONTRACTOR SHALL APPLY TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES AS REQUIRED AND AS DIRECTED ON THESE PLANS. HE SHALL REMOVE TEMPORARY MEASURES AS SOON AS PERMANENT STABILIZATION OF SLOPES, DITCHES, AND OTHER EARTH CHANGES HAS BEEN ACCOMPLISHED.
11. STOCK PILES WILL BE SEEDED AND MULCHED AND RE-SEEDING DOES NOT TAKE.
12. PERMANENT SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN 5 CALENDAR DAYS AFTER FINAL GRADING OR THE FINAL EARTH CHANGE HAS BEEN COMPLETED. WHEN IT IS NOT POSSIBLE TO PERMANENTLY STABILIZE A DISTURBED AREA AFTER AN EARTH CHANGE HAS BEEN COMPLETED OR WHERE SIGNIFICANT EARTH CHANGE ACTIVITY CEASES, TEMPORARY SOIL EROSION CONTROL MEASURES SHALL BE IMPLEMENTED WITHIN 30 CALENDAR DAYS. ALL TEMPORARY SOIL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED. ALL PERMANENT SOIL EROSION CONTROL MEASURES WILL BE IMPLEMENTED AND ESTABLISHED BEFORE A CERTIFICATE OF COMPLIANCE IS ISSUED.
13. ALL MID-DIRT TRACKS ONTO EXISTING ROADS FROM THIS SITE, DUE TO CONSTRUCTION, SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR/BUILDER.
14. CLEANUP WILL BE DONE IN A MANNER TO ENSURE THAT EROSION CONTROL MEASURES ARE NOT DISTURBED.
15. DUST CONTROL WILL BE EXERCISED AT ALL TIMES WITHIN THE PROJECT BY THE CONTRACTOR. SPRINKLING TANK TRUCKS WILL BE AVAILABLE AT ALL TIMES TO BE USED ON HAUL ROUTES OR OTHER PLACES WHERE DUST BECOMES A PROBLEM.
16. NO SOLID OR LIQUID WASTE SHALL BE DISCHARGED INTO STORM WATER RUNOFF.
17. EXCESS DIRT/FILL IS NOT TO BE PLACED WITHIN THE PROPOSED BUILDING LIMITS OR ON ANY AREAS OR ADJACENT TO THE SITE BEYOND THE LIMITS OF DISTURBANCE SHOWN ON THE SOIL EROSION PLANS UNLESS WRITTEN AUTHORIZATION IS PROVIDED BY THE ACCEPTING LAND OWNER.
18. STAGING THE WORK WILL BE DONE BY THE LANDOWNER OR LANDOWNER'S REPRESENTATIVE AS DIRECTED IN THESE PLANS AND AS REQUIRED TO ENSURE PROGRESSIVE STABILIZATION OF DISTURBED EARTH CHANGE.
19. TOP SOIL REPLACEMENT: SUFFICIENT TOP SOIL SHALL BE STOCKPILED ON THE SITE SO THAT AREAS MAY BE RECOVERED WITH A MINIMUM OF THREE INCHES OF TOP SOIL. ALL REPLACED TOP SOIL SHALL IMMEDIATELY BE PLANTED WITH GRASS OR OTHER PLANT MATERIAL ACCEPTABLE TO THE TOWNSHIP SO AS TO PREVENT EROSION.

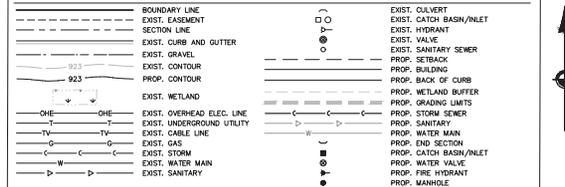
**MAINTENANCE SCHEDULE AND NOTES**

1. CHECKING THE DEPTH OF SEDIMENT DEPOSIT TO ENSURE THE CAPACITY OF THE BASIN IS ADEQUATE FOR STORM WATER AND SEDIMENT DEPOSITION, AND FOR THE REMOVING OF SEDIMENT.
2. CHECKING THE BASIN FOR PIPING, SEEPAGE OR OTHER MECHANICAL DAMAGE.
3. CHECKING FOR THE PRESENCE OF ANY SOIL CARVING, WHICH WOULD PREVENT PROPER DRAINAGE FROM THE BASIN.
4. CHECKING THE OUTFALL TO ENSURE DRAINAGE IS NOT CAUSING ANY CORROSIVE VELOCITIES AND TO ENSURE THE OUTFALL IS NOT CLOGGED.
5. ANY PROBLEM DISCOVERED DURING THE MAINTENANCE CHECKS SHOULD BE ADDRESSED IMMEDIATELY.
6. SEDIMENT REMOVED DURING CLEANING SHOULD BE PLACED AT AN UPLAND AREA AND STABILIZED SO THAT IT DOES NOT RE-ENTER THE DRAINAGE COURSE.

**DRAINAGE NARRATIVE**

THE SITE IS CURRENTLY PART OF THE WIXOM ROAD DRAINAGE DISTRICT. THE AVAILON PARK DEVELOPMENT RUNOFF WILL BE CAPTURED, RETAINED, AND RELEASED SOUTH INTO THE WIXOM ROAD DRAINAGE DISTRICT. THE PROPOSED PLAN REDUCES THE RUNOFF RATE TO THE WIXOM ROAD DRAINAGE DISTRICT BY DETRAINING ON SITE. BEST PRACTICE DRAINAGE FROM ADJACENT PROPERTIES DRAIN INTO EXISTING WETLANDS.

**LEGEND**



**Pre-Post Runoff - Rational Method**

**Pre-Development Condition**  
Onsite flow to downstream outlet

A	6.16 ac
C	0.35
H100	5.41 in/hr
Tc	20 min
P	100 yr
Qpre	11.7 cfs

**Post-Development Condition**  
Direct flow to downstream outlet

A	Direct	2.88 ac
C		0.35
H100		5.41 in/hr
Tc		20 min
P		100 yr
Qdirect		5.5 cfs

**Peak Basin Outflow (See Basin Calc)**  
Q100p = 3.3 cfs  
Qpost = 8.8 cfs < Qpre - OK  
\* Note this value is conservative. The basin peak outflow will occur at a later time than the peak direct runoff.

**PRELIMINARY STORM WATER CALCULATIONS**

Drainage Area and Runoff Coefficient	Unit	Area (A)	A.C.	C	CA
Wetland	100%	12,200	0.79	1.0	0.797
Impervious	100%	70,664	1.16	0.85	1,072
Permeous		49,397	1.13	0.75	0,283
Total		133,261	3.18	NA	2,152

**Time of Concentration**

Flow	S. Slope	L.R.	V. Slope	Time	
Sheet	0.0%	0.08	4.2	min	
Shallow	1.3%	3.0	1.37	3.6	min
Channel					Calculated
Con/Sewer		1000	5.0	2.4	min
Time of Concentration, T (round to nearest min)				20.0	min

**1. Detention Basin (Stormwater)**

Design Detention Area, A	=	3.16 ac
Runoff Coeff, C	=	0.71
Time of Concentration, Tc	=	20.0 min

**2. Channel Protection Volume Control**

Pre-development site runoff volume from a 1.3 inch rainfall event	=	16,655 cf
1.3.1. Variable Release Rate Calculations	=	0 cf

**3. Channel Protection Rate Control: Extended Detention**

Volume to be detained	=	15,572 cf
Design Detention Volume	=	15,572 cf

**4. Water Quality Control (Sediment)**

Forebay design volume = 25% of the Water Quality Volume	=	3,893 cf
Design Detention Volume	=	15,572 cf

**5. Detention and Flood Control**

Implemented to manage the 100 year peak runoff rate	=	15,572 cf
1.1. Variable Release Rate Calculations	=	0 cf

**5.1. Variable Release Rate Calculations**

Q100p = Qpre + CA	=	2.96 cfs
Q100p = 100% C x A	=	4,284 cfs
Q100p = 100% C x A	=	13.2 cfs
Q100p = 100% C x A	=	5.42 in/hr

**5.2. 100 Year Peak Flow Rate**

Q100p = 100% C x A	=	13.2 cfs
Q100p = 100% C x A	=	5.42 in/hr

**5.3. 100 Year Detention Volume**

Q100p = 100% C x A	=	0.429
Q100p = 100% C x A	=	18,389 cf

**Site Plan to be designed to accommodate the following volumes:**

Volume of Detention	=	16,655 cf
Volume of Forebay	=	3,893 cf
Volume of Channel	=	0 cf

**6. Detention Volume Check - 100 Year Peak Flow**

Volume of Detention	=	16,655 cf
Volume of Forebay	=	3,893 cf
Volume of Channel	=	0 cf

**Detention Basin Summary**

Elevation	Surface Area	Depth	Cumulative Volume (Storage)	V1000	100 Year
(ft)	(sq ft)	(ft)	(cf)	(cu ft)	(cu ft)
966.0	4,800	1.0	4,800	15,572	13,899
965.0	5,500	1.0	10,300	15,572	13,899
964.0	7,500	1.0	17,800	15,572	13,899
963.0	10,000	1.0	27,800	15,572	13,899
962.0	12,500	1.0	40,300	15,572	13,899

**Outlet Calculations**

Average Discharge Rate, Qave = V / T	=	0.980 cfs
Water level at V1000 (per design storage), H1000 =	=	2.50 ft
Water level at 50% V1000 (H1000) / Hmax = 2	=	1.25 ft
Orifice Area, A = Qave / (0.62 * V1000 * H1000)	=	0.0021 ft²
Orifice Diameter, d = 1.13 * sqrt(A)	=	1.30 in
Submerged Orifice Area, A = 0.5012 ft²	=	1.30 in
ED orifice holes required =	=	1.30 in

**Filtered Control (100 yr orifice)**

Peak Flood Flow, Qpeak (per design storage), H1000 =	=	2.85 ft
100 yr Flood Flow, Q100 = 1.288 * Qave	=	0.818 cfs
100 yr Flow thru ED, QED = (H1000) * 0.62 * V1000 * H1000	=	0.03 cfs
Remaining Flow for 100 yr orifice, Qrem = Q100 - QED	=	0.788 cfs
Flood Control Orifice Area (A) = Qrem / (0.62 * V1000 * H1000)	=	0.0014 ft²
Flood Control Orifice Diameter, d = 1.13 * sqrt(A)	=	1.30 in
Submerged Orifice Area, A = 0.5012 ft²	=	1.30 in
ED orifice holes required =	=	1.30 in

**Outlet Pipe (100 yr orifice)**

100 yr Peak Flood Flow, Q100 = 1.288 * Qave	=	2.76 cfs
100 yr Peak Flood Inflow, Q100 = 1.288 * Qave	=	12.4 cfs
Outlet pipe length	=	12 ft
Outlet pipe elevations	=	965.00
Capacity Cap = A * 0.62 * V1000 * H1000	=	5.99 cfs

**Basin (100 yr orifice)**

Peak Flood Flow, Qpeak = 2.85 cfs	=	3.00 ft
Capacity Cap = A * 0.62 * V1000 * H1000	=	2.21 cfs
100 yr Peak Flood Inflow, Q100 = 1.288 * Qave	=	12.4 cfs
In - Flow - Qpeak = Q100 - Qpeak	=	0.69 cfs
In - Flow - Qpeak = Q100 - Qpeak	=	0.69 cfs

**Permanent Pool Volume Summary**

Drainage	Surface Area	Depth	Cumulative Volume (Storage)	Final Peak
(Drainage)	(sq ft)	(ft)	(cu ft)	(cfs)
2a	965.0	1.00	0.0	0
2b	964.0	1.00	1.1	0
2c	963.0	1.00	1.1	0
2d	962.0	1.00	1.1	0
2e	961.0	1.00	1.1	0
2f	960.0	1.00	1.1	0
2g	959.0	1.00	1.1	0
2h	958.0	1.00	1.1	0
2i	957.0	1.00	1.1	0
2j	956.0	1.00	1.1	0
2k	955.0	1.00	1.1	0
2l	954.0	1.00	1.1	0
2m	953.0	1.00	1.1	0
2n	952.0	1.00	1.1	0
2o	951.0	1.00	1.1	0
2p	950.0	1.00	1.1	0
2q	949.0	1.00	1.1	0
2r	948.0	1.00	1.1	0
2s	947.0	1.00	1.1	0
2t	946.0	1.00	1.1	0
2u	945.0	1.00	1.1	0
2v	944.0	1.00	1.1	0
2w	943.0	1.00	1.1	0
2x	942.0	1.00	1.1	0
2y	941.0	1.00	1.1	0
2z	940.0	1.00	1.1	0

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We provide the most accurate and reliable utility information available. Our advanced technology and experienced professionals ensure that your project is completed safely and on time. Call us today at 248.447.7000.

**ATWELL**  
CONCEPT PLAN  
CAMELOT PARC TOWNHOMES  
P&I OVERLAY CONCEPT PLAN  
STORM WATER CONCEPT PLAN  
GRADING PLAN

SECTION 17  
TOWN NORTH, RANGE 8 EAST  
CITY OF NOV  
OAKLAND COUNTY, MICHIGAN

DATE: JAN 24, 2025  
2025-06-17 PER CITY  
2025-08-07 PER CITY  
2025-12-15 PER CITY  
2026-01-09 PER CITY  
2026-02-12 REVISIONS  
2026-03-11 REVISIONS

REVISIONS

SCALE: 1" = 50 FEET

DESIGNER: JMK  
CHECKED BY: JMK  
JOB #: 2004113  
FILE CODE: -  
SHEET NO: 6

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Know what's below.

Call before you dig. The location of buried... Call before you dig. The location of buried... Call before you dig. The location of buried...

NOTICE: THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL PERSONNEL AND THE PUBLIC DURING THE CONSTRUCTION OF THIS PROJECT.

CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL PERSONNEL AND THE PUBLIC DURING THE CONSTRUCTION OF THIS PROJECT.



SECTION 17  
TOWN OF NORTH RANGE 8 EAST  
CITY OF NOVI  
OAKLAND COUNTY, MICHIGAN

AVALON PARK DEVELOPMENT, LLC  
CAMELOT PARK TOWNHOMES  
P&R OVERLAY CONCEPT PLAN  
WETLAND MITIGATION CONCEPT PLAN

DATE: JAN 24, 2025  
2025-06-17 PER CITY  
2025-08-07 PER CITY  
2025-12-15 PER CITY  
2026-01-09 PER CITY  
2026-02-12 REVISIONS  
2026-03-11 REVISIONS

REVISIONS

SCALE: 1" = 50 FEET  
DRAWN BY: MK  
CHECKED BY: JK  
JOB #: 20044113  
FILE CODE: -  
SHEET NO. 7

LEGEND table with symbols for Boundary Line, Section Line, Existing Right of Way, etc.

WETLAND IMPACTS

Table with columns: Wetland, EGE Regulated, City, Wetland Area (AC), Wetland Impact Area (SF), Buffer Impact Area (SF), etc.

NOTES

- 1. SEE LANDSCAPE SHEETS FOR TREE REPLACEMENT QUANTITIES.
2. MITIGATION NOT PROPOSED FOR TEMPORARY WETLAND IMPACT
3. FOR TEMPORARY WETLAND DISTURBANCE USE EMERGENT SEED MIX.

TEMPORARY WETLAND RESTORATION

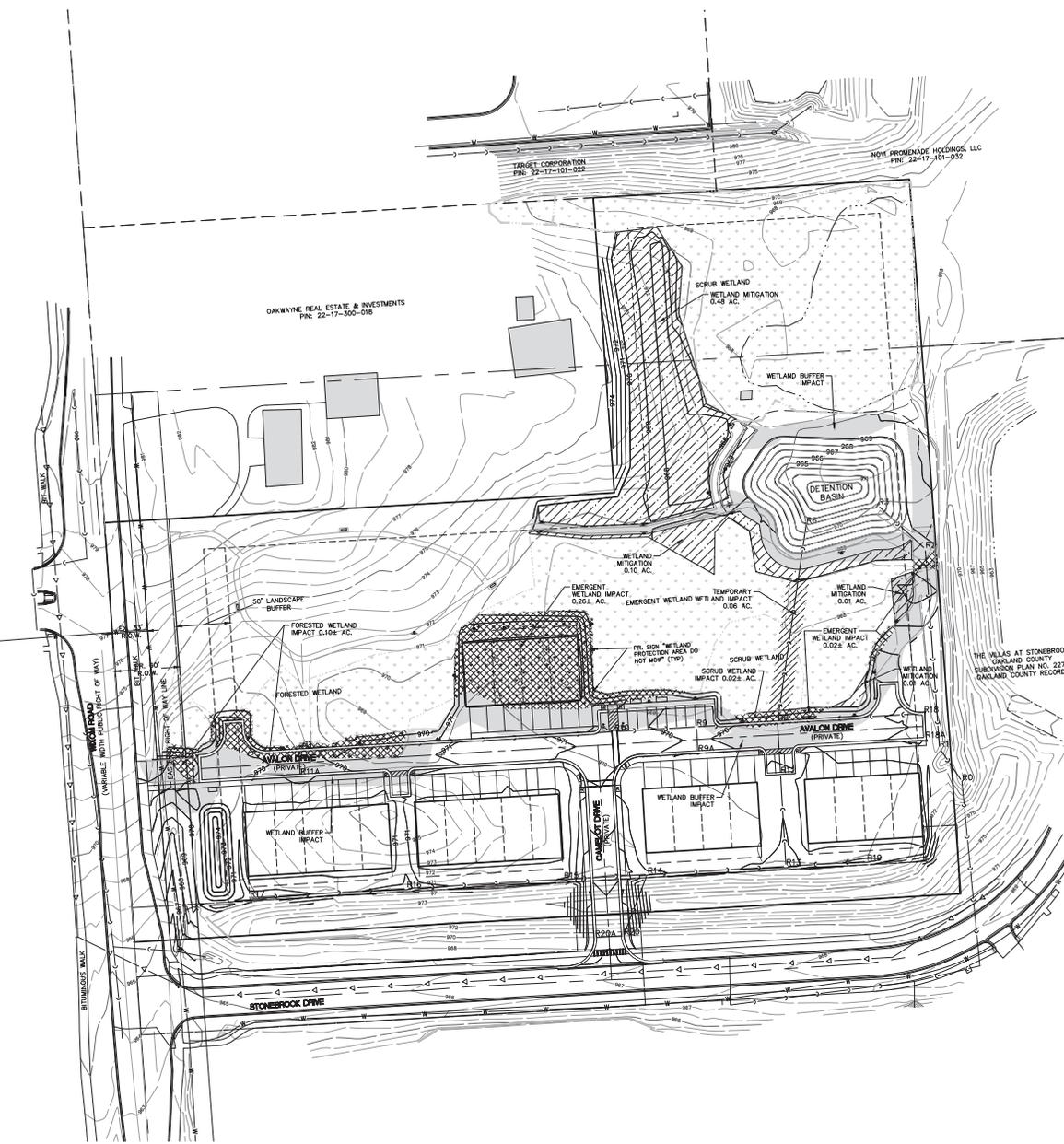
- 1. INSTALL GEOTEXTILE SILT FENCE AND ANY OTHER SOIL EROSION CONTROL STRUCTURES AS INDICATED ON DRAWINGS AND/OR SOIL EROSION CONTROL PERMIT.
2. CLEAR AND GRUB AREA AS INDICATED ON DRAWINGS.
3. EXCAVATE TRENCH SOIL FROM TRENCH SHALL BE SIDE CAST ON A GEOTEXTILE MAT WITHIN THE WETLAND.

CRP POLLINATOR SEED MIX

Table listing plant species for CRP Pollinator Seed Mix, including Grasses, Forbs, and Emergent Wetland Mix.

EMERGENT WETLAND MIX

Table listing plant species for Emergent Wetland Mix, including Grasses, Forbs, and Temporary Grass Cover.

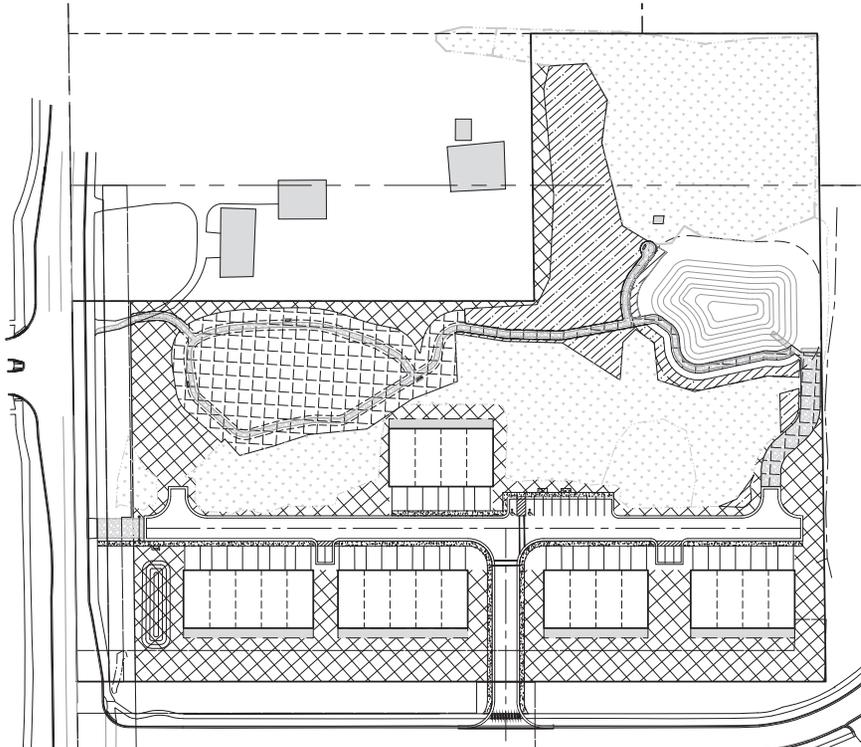
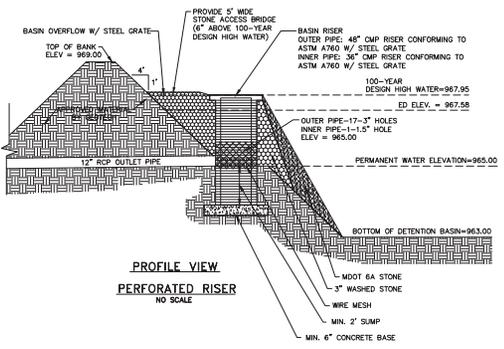
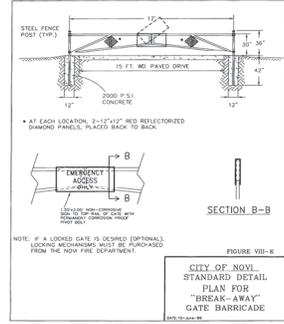
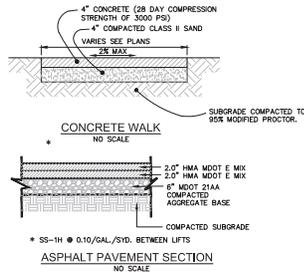
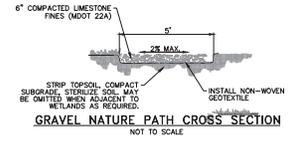
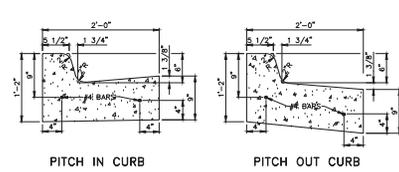
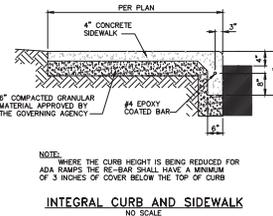
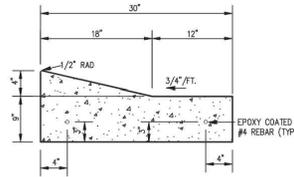
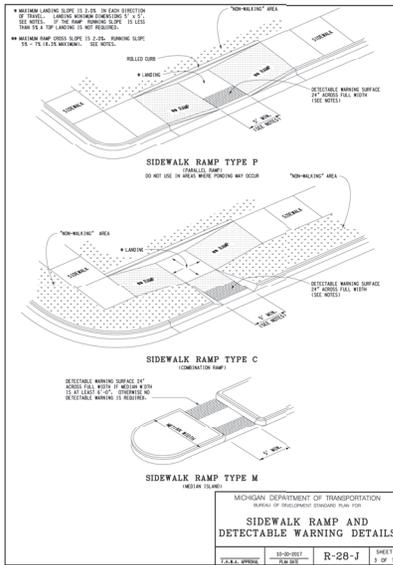


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202504113.DWG PLAN SET (P&R OVERLAY CONCEPT PLAN) WETLANDS.DWG 3/27/2025 12:38 PM MATTHEW MITOS







**OPEN SPACE EXHIBIT**  
SCALE: 1"=60'

	PROPOSED	SECURED
TOTAL NET SITE AREA =	8.24 ACRES	-
PASSIVE OPEN SPACE =	1.81 ACRES	-
ACTIVE OPEN SPACE = (WALKING TRAILS)	0.92 ACRES	0.82 ACRES (10% OF SITE)
PRIVATE OPEN SPACE (EXCLUDING COVERED PORCHES)	0.14 ACRES	-
TOTAL OPEN SPACE =	2.87 ACRES	-
WETLAND MITIGATION AREA	0.61 ACRES	-
WETLAND AREA (PRESERVED)	2.22 ACRES	-

**ATWELL**  
2000 W. WALKER AVE. SUITE 200  
TROY, MI 48063-1000  
TEL: 248.447.2000

SECTION 17  
TOWN 1 NORTH, RANGE 8 EAST  
CITY OF NOVI  
OAKLAND COUNTY, MICHIGAN

DATE: JAN 24, 2025  
2025-06-17 PER CITY  
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2026-03-11 REVISIONS

REVISIONS

NA NA NA  
N/A

DRAWN BY: MA  
CHECKED BY: JK  
P.L.M.: JKME  
JOB #: 20004113  
FILE CODE: -  
SHEET NO: 10

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Tree Tag #	Scientific Name	Common Name	DBH (Inches)	Condition	Regulated Woodland	To Be Removed	CRITICAL ROOT ZONE	CRITICAL ROOT ZONE POSSIBLE IMPACT
1	<i>Picea abies</i>	Norway Spruce	9	Good				
2	<i>Picea abies</i>	Norway Spruce	9.5	Good				
3	<i>Fraxinus pennsylvanica</i>	Green Ash	8	Good		Y		
4	<i>Ulmus rubra</i>	Slippery Elm	9	Good				
5	<i>Populus deltoides</i>	Cottonwood	10.5	Good		Y		
6	<i>Picea pungens</i>	Blue Spruce	8	Good				
7	<i>Picea pungens</i>	Blue Spruce	8.5	Good				
8	<i>Picea pungens</i>	Blue Spruce	8.5	Good				
9	<i>Acer saccharinum</i>	Silver Maple	8	Good				
10	<i>Ulmus americana</i>	American Elm	14	Good				
11	<i>Ulmus americana</i>	American Elm	8	Good				
12	<i>Picea glauca</i>	White Spruce	9	Good				
13	<i>Acer saccharinum</i>	Silver Maple	8	Good			Y	
14	<i>Ulmus americana</i>	American Elm	8	Good	Y	Y		
15	<i>Acer saccharinum</i>	Silver Maple	11.5	Good				
16	<i>Ulmus americana</i>	American Elm	8	Good				
17	<i>Carya cordiformis</i>	Bitternut Hickory	8	Good				
18	<i>Ulmus americana</i>	American Elm	9	Good				
19	<i>Quercus bicolor</i>	Swamp White Oak	9	Good	Y	Y		
20	<i>Acer saccharinum</i>	Silver Maple	8.5	Fair				
21	<i>Acer saccharum</i>	Sugar Maple	15.5	Good				
22	<i>Acer saccharum</i>	Sugar Maple	8	Good				
23	<i>Carya cordiformis</i>	Bitternut Hickory	8	Good				
24	<i>Quercus bicolor</i>	Swamp White Oak	10	Good				
25	<i>Morus alba</i>	White Mulberry	11	Good				
26	<i>Fraxinus pennsylvanica</i>	Green Ash	8	Fair				
27	<i>Quercus bicolor</i>	Swamp White Oak	8	Fair				
28	<i>Quercus alba</i>	White Oak	9.5	Good		Y		
29	<i>Prunus serotina</i>	Black Cherry	10	Good				
30	<i>Salix nigra</i>	Black Willow	8	Good				
31	<i>Acer saccharinum</i>	Silver Maple	22	Good				
32	<i>Quercus rubra</i>	Red Oak	23	Good				
33	<i>Carya ovata</i>	Shagbark Hickory	8.5	Good				
34	<i>Juglans nigra</i>	Black Walnut	8	Good		Y		
35	<i>Tilia americana</i>	Basswood	8.5	Good				
36	<i>Juglans nigra</i>	Black Walnut	8	Good		Y		
37	<i>Carya cordiformis</i>	Bitternut Hickory	11.5	Good				
38	<i>Populus tremuloides</i>	Quaking Aspen	8	Good				
39	<i>Fraxinus pennsylvanica</i>	Green Ash	8	Good		Y		
40	<i>Acer saccharinum</i>	Silver Maple	9.5	Good				
41	<i>Acer saccharinum</i>	Silver Maple	12.5	Good		Y		
42	<i>Acer saccharinum</i>	Silver Maple	14.5	Good		Y		
43	<i>Acer saccharinum</i>	Silver Maple	11	Good		Y		
44	<i>Acer saccharinum</i>	Silver Maple	11	Good		Y		
45	<i>Acer saccharinum</i>	Silver Maple	17	Good		Y		
9550	<i>Ulmus americana</i>	American Elm	20	Good				
9552	<i>Quercus alba</i>	White Oak	15.5	Good		Y		
9553	<i>Prunus serotina</i>	Black Cherry	16.5	Good		Y		
9554	<i>Ulmus americana</i>	American Elm	17	Good		Y		
9555	<i>Ulmus americana</i>	American Elm	17	Good		Y		
9557	<i>Salix nigra</i>	Black Willow	24	Fair				
9558	<i>Quercus alba</i>	White Oak	12	Good		Y		
9559	<i>Juglans nigra</i>	Black Walnut	15.5	Good		Y		
9560	<i>Juglans nigra</i>	Black Walnut	15.5	Good		Y		
9561	<i>Acer saccharum</i>	Sugar Maple	12.5	Good			Y	
9562	<i>Acer saccharum</i>	Sugar Maple	11	Good			Y	
9563	<i>Carya ovata</i>	Shagbark Hickory	13	Good			Y	
9568	<i>Acer saccharinum</i>	Silver Maple	37.5	Good	Y	Y		
9569	<i>Acer saccharinum</i>	Silver Maple	20	Good				
9570	<i>Morus alba</i>	White Mulberry	12	Good				
9571	<i>Picea pungens</i>	Blue Spruce	29	Good				
9572	<i>Picea pungens</i>	Blue Spruce	29.5	Good				
9574	<i>Morus alba</i>	White Mulberry	16.5	Good				
9575	<i>Morus alba</i>	White Mulberry	9	Good				
9576	<i>Acer saccharinum</i>	Silver Maple	25.5	Good				
9577	<i>Picea pungens</i>	Blue Spruce	28.5	Good				
9578	<i>Quercus bicolor</i>	Swamp White Oak	14.5	Good				
9579	<i>Quercus bicolor</i>	Swamp White Oak	16	Good				
9581	<i>Ulmus americana</i>	American Elm	11.5	Fair				
9583	<i>Acer saccharum</i>	Sugar Maple	13.5	Good				
9584	<i>Acer saccharum</i>	Silver Maple	8	Good				
9585	<i>Acer saccharum</i>	Silver Maple	16	Good				
9586	<i>Acer saccharum</i>	Silver Maple	25.5	Fair				
9587	<i>Quercus bicolor</i>	Swamp White Oak	13	Good				
9588	<i>Quercus bicolor</i>	Swamp White Oak	11	Good			Y	
9589	<i>Ulmus americana</i>	American Elm	10	Good	Y	Y		
9590	<i>Acer saccharum</i>	Sugar Maple	11.5	Good		Y		
9591	<i>Salix nigra</i>	Black Willow	20	Good	Y	Y		
9592	<i>Quercus bicolor</i>	Swamp White Oak	10	Good				
9593	<i>Acer saccharinum</i>	Silver Maple	20	Good				
9594	<i>Acer saccharinum</i>	Silver Maple	17.5	Good				
9595	<i>Fraxinus pennsylvanica</i>	Green Ash	11.5	Poor			Y	Y
9596	<i>Acer saccharum</i>	Silver Maple	14.5	Good				
9597	<i>Ulmus americana</i>	American Elm	15.5	Good	Y	Y		
9599	<i>Acer saccharum</i>	Silver Maple	26.5	Good	Y	Y		
9600	<i>Acer saccharum</i>	Silver Maple	12.5	Good	Y	Y		
9601	<i>Acer saccharum</i>	Silver Maple	27.5	Good	Y	Y		
9602	<i>Acer saccharum</i>	Silver Maple	21.5	Good	Y	Y		
9603	<i>Quercus bicolor</i>	Swamp White Oak	13.5	Good			Y	Y
9604	<i>Acer saccharum</i>	Sugar Maple	11.5	Good				
9605	<i>Picea pungens</i>	Blue Spruce	28.5	Good				
9606	<i>Acer rubrum</i>	Red Maple	9	Good				
9607	<i>Acer saccharum</i>	Sugar Maple	8.5	Good				
9609	<i>Acer saccharum</i>	Sugar Maple	9	Good				
9610	<i>Carya cordiformis</i>	Bitternut Hickory	15.5	Good				
9611	<i>Picea glauca</i>	White Spruce	11.5	Good				
9612	<i>Ulmus americana</i>	American Elm	11.5	Good				
9613	<i>Ulmus rubra</i>	Slippery Elm	13	Good			Y	
9615	<i>Ulmus rubra</i>	Slippery Elm	11.5	Good				
9617	<i>Juglans cinerea</i>	Butternut	17.5	Fair				

Tree Tag #	Scientific Name	Common Name	DBH (Inches)	Condition	Regulated Woodland	To Be Removed	CRITICAL ROOT ZONE	CRITICAL ROOT ZONE POSSIBLE IMPACT
9618	<i>Picea abies</i>	Norway Spruce	29.5	Good				
9619	<i>Acer saccharinum</i>	Silver Maple	14.5	Good				
9620	<i>Acer saccharinum</i>	Silver Maple	10	Good				
9621	<i>Acer saccharum</i>	Sugar Maple	13	Good				
9622	<i>Acer saccharum</i>	Sugar Maple	17	Good				
9623	<i>Acer saccharum</i>	Sugar Maple	9.5	Good				
9624	<i>Acer saccharum</i>	Sugar Maple	15.5	Good				
9626	<i>Picea glauca</i>	White Spruce	13	Good				
9628	<i>Ulmus rubra</i>	Slippery Elm	18	Good				
9629	<i>Ulmus rubra</i>	Slippery Elm	9.5	Good				
9630	<i>Acer saccharinum</i>	Silver Maple	15	Good				
9631	<i>Picea pungens</i>	Blue Spruce	34	Good				
9632	<i>Ulmus americana</i>	American Elm	11.5	Good				
9633	<i>Ulmus rubra</i>	Slippery Elm	17	Dead				
9634	<i>Acer saccharum</i>	Silver Maple	9	Good				
9635	<i>Acer saccharum</i>	Silver Maple	11	Good				
9636	<i>Ulmus rubra</i>	Slippery Elm	13.5	Good				
9637	<i>Acer saccharum</i>	Sugar Maple	14.5	Good				
9639	<i>Acer saccharum</i>	Silver Maple	16	Good				
9640	<i>Acer saccharum</i>	Silver Maple	11	Good				
9641	<i>Ulmus americana</i>	American Elm	10	Good				
9642	<i>Ulmus rubra</i>	Slippery Elm	15.5	Poor				
9643	<i>Acer saccharum</i>	Sugar Maple	11	Good				
9644	<i>Ulmus americana</i>	American Elm	15	Good				
9645	<i>Acer saccharum</i>	Sugar Maple	14	Good				
9646	<i>Acer saccharum</i>	Silver Maple	8.5	Good				
9647	<i>Acer saccharum</i>	Silver Maple	21	Good				
9648	<i>Acer saccharum</i>	Silver Maple	16	Good				
9649	<i>Acer saccharum</i>	Silver Maple	15	Good				
9650	<i>Ulmus americana</i>	American Elm	9.5	Good				
9651	<i>Ulmus americana</i>	American Elm	9.5	Good				
9652	<i>Carya cordiformis</i>	Bitternut Hickory	18.5	Good				
9653	<i>Acer saccharum</i>	Silver Maple	15.5	Good				
9654	<i>Ulmus americana</i>	American Elm	10.5	Good				
9655	<i>Acer saccharum</i>	Silver Maple	17	Good				
9656	<i>Quercus bicolor</i>	Swamp White Oak	11.5	Good				
9657	<i>Quercus bicolor</i>	Swamp White Oak	17	Good				
9658	<i>Ulmus rubra</i>	Slippery Elm	20	Good				
9659	<i>Acer saccharum</i>	Silver Maple	20.5	Good				
9660	<i>Acer saccharum</i>	Silver Maple	51	Fair				
9661	<i>Carya cordiformis</i>	Bitternut Hickory	9	Good				
9662	<i>Carya cordiformis</i>	Bitternut Hickory	10.5	Good				
9663	<i>Ulmus americana</i>	American Elm	8.5	Good				
9664	<i>Ulmus americana</i>	American Elm	12	Good				
9666	<i>Carya cordiformis</i>	Bitternut Hickory	17	Good				
9667	<i>Ulmus americana</i>	American Elm	17.5	Good				
9668	<i>Ulmus americana</i>	American Elm	8	Good				
9669	<i>Ulmus americana</i>	American Elm	8.5	Good				
9670	<i>Ulmus americana</i>	American Elm	16	Good				
9671	<i>Acer saccharum</i>	Silver Maple	9.5	Good				
9672	<i>Quercus bicolor</i>	Swamp White Oak	22.5	Good				
9673	<i>Acer saccharum</i>	Silver Maple	11.5	Good				
9674	<i>Ulmus americana</i>	American Elm	9.5	Good			Y	
9675	<i>Acer saccharum</i>	Silver Maple	13	Good	Y	Y		
9676	<i>Acer saccharum</i>	Silver Maple	16.5	Good	Y	Y	Y	Y
9679	<i>Acer saccharum</i>	Silver Maple	9	Good	Y	Y		
9680	<i>Acer saccharum</i>	Silver Maple	27	Good	Y	Y		
9681	<i>Acer saccharum</i>	Silver Maple	35	Good	Y	Y		
9682	<i>Acer saccharum</i>	Silver Maple	13	Good	Y	Y		
9683	<i>Ulmus americana</i>	American Elm	10.5	Good	Y	Y		
9684	<i>Acer saccharum</i>	Silver Maple	9.5	Good	Y	Y		
9685	<i>Acer saccharum</i>	Silver Maple	10	Good	Y	Y		
9688	<i>Ulmus americana</i>	American Elm	14	Dead				
9687	<i>Acer saccharum</i>	Silver Maple	33	Good	Y	Y		Y
9689	<i>Quercus bicolor</i>	Swamp White Oak	10	Good			Y	Y
9690	<i>Ulmus rubra</i>	Slippery Elm	14.5	Good			Y	
9691	<i>Populus deltoides</i>	Cottonwood	25.5	Good			Y	
9692	<i>Populus deltoides</i>	Cottonwood	21	Good			Y	
9693	<i>Pinus resinosa</i>	Red Pine	14	Good				
9694	<i>Pinus resinosa</i>	Red Pine	8	Good				
9695	<i>Pinus resinosa</i>	Red Pine	11	Good				
9696	<i>Pinus resinosa</i>	Red Pine	13	Good				
9697	<i>Pinus resinosa</i>	Red Pine	11.5	Good				
9698	<i>Pinus resinosa</i>	Red Pine	16	Good				
9700	<i>Pinus resinosa</i>	Red Pine	11	Good				
9701	<i>Pinus resinosa</i>	Red Pine	12	Good				
9702	<i>Picea pungens</i>	Blue Spruce	11	Good				
9703	<i>Picea pungens</i>	Blue Spruce	13.5	Good				
9704	<i>Picea pungens</i>	Blue Spruce	10	Good				
9705	<i>Picea pungens</i>	Blue Spruce	13.5	Good				
9706	<i>Picea pungens</i>	Blue Spruce	11	Good				
9707	<i>Picea pungens</i>	Blue Spruce	9	Good				
9708	<i>Picea pungens</i>	Blue Spruce	10.5	Good				
9709	<i>Picea pungens</i>	Blue Spruce	8	Good				
9710	<i>Picea pungens</i>	Blue Spruce	11	Good				
9711	<i>Picea pungens</i>	Blue Spruce	9.5	Fair				
9712	<i>Picea pungens</i>	Blue Spruce	10	Good			</	



- LEGEND**
- VILLAS AT STONEBROOK LAWN MAINTENANCE (25% CAMELOT PARC, 75% VILLAS AT STONEBROOK)
  - SHARED LAWN MAINTENANCE (25% CAMELOT PARC, 75% VILLAS AT STONEBROOK)
  - VILLAS AT STONEBROOK SIDEWALKS
  - SHARED SIDEWALK (25% CAMELOT PARC, 75% VILLAS AT STONEBROOK)
  - VILLAS AT STONEBROOK ROADWAYS
  - SHARED ROADWAY (25% CAMELOT PARC, 75% VILLAS AT STONEBROOK)



**VILLAS AT STONEBROOK PAVEMENT MAINTENANCE CONTRIBUTION CALCULATION**

	Percentage of Units
Villas at Stonebrook Condo Units	79%
Camelot Parc Townhome Units	21%
Total Number of Units	106

Total Villas at Stonebrook Pavement Area (SF)	197,466
Exclusive Use by Villas at Stonebrook (SF)	147,724
Camelot Parc Shared Pavement Maintenance Area (SF)*	49,742

**Camelot Parc Contribution to Shared Pavement Maintenance 25%**  
 \*Camelot Parc shared pavement area is based on contribution toward Stonebrook Drive, 28 feet wide road plus 5 foot sidewalk on both sides multiplied by the length of Stonebrook Drive (1309 LF)

**VILLAS AT STONEBROOK LAWN MAINTENANCE CONTRIBUTION CALCULATION**

	Percentage of Units
Villas at Stonebrook Condo Units	79%
Camelot Parc Townhome Units	21%
Total Number of Units	106

Total Villas at Stonebrook Lawn Maintenance Area (SF)	709,541
Exclusive Use by Villas at Stonebrook (SF)	602,203
Camelot Parc Shared Lawn Maintenance Area (SF)*	107,338

**Camelot Parc Contribution to Shared Lawn Maintenance 25%**  
 \*Camelot Parc shared lawn area is based on assumed 120 foot wide corridor, less 28 feet wide road, less 5 foot sidewalk on both sides, multiplied by the length of Stonebrook Drive (1309 LF)  
 THIS EXHIBIT AND CALCULATION ARE FOR FINANCIAL CONTRIBUTION CALCULATION PURPOSES ONLY. MAINTENANCE RESPONSIBILITIES FOR THE DETENTION POND, LANDSCAPING AND YARDS OF THE ADJACENT HOMES ALONG THIS CORRIDOR REMAIN THE RESPONSIBILITY OF THE VILLAS AT STONEBROOK AND ARE NOT A SHARED EXPENSE.



Know what's below.  
Call before you dig.

THE LOCATION OF UTILITIES, INCLUDING UTILITIES NOT SHOWN ON ANY RECORDS, MAY VARY FROM THE INFORMATION PROVIDED HEREON. THE CONTRACTOR SHALL OBTAIN THE EXACT LOCATION OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY DAMAGE TO UTILITIES CAUSED BY THE CONTRACTOR'S FAILURE TO EXERCISE DUE CARE AND PRECAUTION AND ALL UNDERGROUND UTILITIES.

**ATWELL**  
 CIVIL ENGINEERING  
 200 SOUTH STATE STREET  
 ANN ARBOR, MI 48106  
 TEL: 734.447.2000

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SECTION 17  
 TOWN OF NORTH RANGE 8 EAST  
 CITY OF NOVI  
 OAKLAND COUNTY, MICHIGAN

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AVALON PARK DEVELOPMENT, LLC  
 CAMELOT PARC TOWNHOMES  
 PLSR OVERLAY CONCEPT PLAN  
 CAMELOT PARC SHARED MAINTENANCE PLANS

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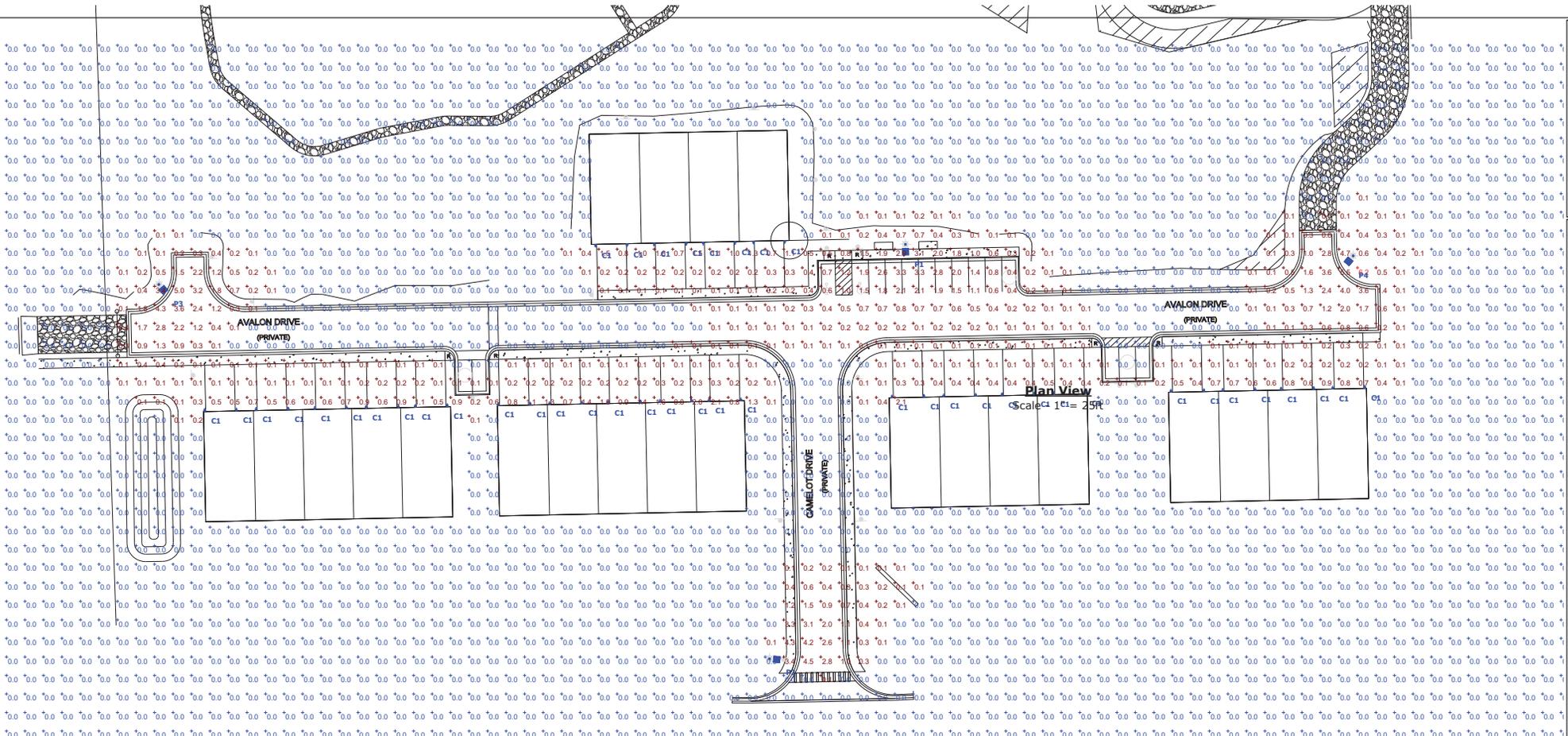
DATE: JAN 24, 2025  
 2025-06-17 PER CITY  
 2025-06-07 PER CITY  
 2025-12-15 PER CITY  
 2026-01-09 PER CITY  
 2026-02-12 REVISIONS  
 2026-03-11 REVISIONS

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REVISIONS

SCALE: 1" = 100 FEET  
 DRAWN BY: MJ  
 CHECKED BY: JK  
 P.M.: JKME  
 JOB #: 20004113  
 FILE CODE: -  
 SHEET NO. 12

NOT FOR CONSTRUCTION



**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 REQUIREMENTS DEFINED IN ASHRAE 90.1 2013. 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.

## Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Overall/Grade	+	0.1 fc	6.2 fc	0.0 fc	N/A	N/A

Schedule									
Symbol	Label	QTY	Manufacturer	Catalog	Description	Lamp Output	LLF	Input Power	Mounting Height
□ ○	P1	1	Lithonia Lighting	DSX1 LED P2 30K 80CRI T2M HS	D-Series Size 1 Area Luminaire P2 Performance Package 3000K CCT 80 CRI Type 2 Medium HouseSide Shield	7683	0.9	67.7927	15'-0"
□ ○	P2	1	Lithonia Lighting	DSX1 LED P1 30K 80CRI RCCO EGS	D-Series Size 1 Area Luminaire P1 Performance Package 3000K CCT 80 CRI Right Corner Cutoff Extreme Backlight Control External Glare Shield	5070	0.9	50.9	15'-0"
□ ○	P3	1	Lithonia Lighting	DSX1 LED P1 30K 80CRI T3LG EGS	D-Series Size 1 Area Luminaire P1 Performance Package 3000K CCT 80 CRI Type 3 Low G Rating External Glare Shield	5758	0.9	50.9	15'-0"
□ ○	P4	1	Lithonia Lighting	DSX1 LED P1 30K 80CRI T4LG	D-Series Size 1 Area Luminaire P1 Performance Package 3000K CCT 80 CRI Type 4 Low G Rating	6432	0.9	50.9	15'-0"
^ □	C1	44	Generation Lighting	8338701-12	Small One Light Downlight	616	0.9	5.7	6'-0"



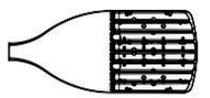
## D-Series Size 1 LED Area Luminaire



d'series

### Specifications

**EPA:** 0.69 ft<sup>2</sup> (0.06 m<sup>2</sup>)  
**Length:** 32.71" (83.1 cm)  
**Width:** 14.26" (36.2 cm)  
**Height H1:** 7.88" (20.0 cm)  
**Height H2:** 2.73" (6.9 cm)  
**Weight:** 34 lbs (15.4 kg)



Catalog Number \_\_\_\_\_  
 Notes \_\_\_\_\_  
 Type \_\_\_\_\_

### Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

### Ordering Information

EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAR2 PIRHN DDBXD

Series	LEDs	Color temperature <sup>1</sup>	Color Rendering Index <sup>2</sup>	Distribution	Voltage	Mounting	
DSX1 LED	<b>Forward optics</b> P1 P6 P2 P7 P3 P8 P4 P9 P5 <b>Rotated optics</b> P10 <sup>1</sup> P12 <sup>1</sup> P11 <sup>1</sup> P13 <sup>1</sup>	(this section 70CRI only) 30K 3000K 40K 4000K 50K 5000K (this section 80CRI only, extended lead times apply) 27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K	70CRI 70CRI 70CRI 80CRI 80CRI 80CRI 80CRI	AFR Automotive festoon T15 Type I short T2M Type II medium T3M Type III medium T3LG Type III low glare <sup>1</sup> T4M Type IV medium T4LG Type IV low glare <sup>1</sup> TFTM Forward throw medium	TSM Type V medium TSLG Type V low glare TSW Type V wide BLC3 Type III backlight control <sup>1</sup> BLC4 Type IV backlight control <sup>1</sup> LCCO Left corner cutoff <sup>1</sup> RCCO Right corner cutoff <sup>1</sup>	MVOLT (120V-277V) <sup>1</sup> HVOLT (347V-480V) <sup>1</sup> XVOLT (277V-480V) <sup>1</sup> 120 V <sup>1</sup> 208 V <sup>1</sup> 240 V <sup>1</sup> 277 V <sup>1</sup> 347 V <sup>1</sup> 480 V <sup>1</sup>	SPA Square pole mounting (#8 drilling) RPA Round pole mounting (#8 drilling) SPAS Square pole mounting #5 drilling <sup>2</sup> RPAS Round pole mounting #5 drilling <sup>2</sup> SPARN Square narrow pole mounting #8 drilling WBA Wall bracket <sup>1</sup> MA Mast arm adapter (mounts on 2.3/8" OD horizontal beam)

Control options	Other options	Finish required
<b>Shipped installed</b> NLTAR2 PIRHN nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 26' (10, 10, 21) PIR High flow, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 26' (10, 10, 21) PER NEMA twist-lock receptacle only (controls ordered separately) <sup>1</sup> PERS Five-pin receptacle only (controls ordered separately) <sup>1</sup>	<b>PER7</b> Seven-pin receptacle only (controls ordered separately) <sup>1, 2, 3</sup> <b>FAO</b> Field adjustable output <sup>1, 2, 3</sup> <b>BL30</b> Bi-level switched dimming, 30% <sup>1, 2, 3</sup> <b>BL50</b> Bi-level switched dimming, 50% <sup>1, 2, 3</sup> <b>DMG</b> 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) <sup>1</sup> <b>DS</b> Dual switching <sup>1, 2, 3</sup>	<b>DDBXD</b> Dark Bronze <b>DDBLD</b> Black <b>DNAXD</b> Natural Aluminum <b>DNWHD</b> White <b>DOBTD</b> Textured dark bronze <b>DBLXD</b> Textured black <b>DNATXD</b> Textured natural aluminum <b>DWHGD</b> Textured white
	<b>Shipped installed</b> SPD20KV 20KV surge protection HS Hoopside shield (black finish standard) <sup>2</sup> L90 Left rotated optics <sup>1</sup> R90 Right rotated optics <sup>1</sup> CCE Coastal Construction <sup>2</sup> HA 50°C ambient operation <sup>1</sup> BAA Buy American (in Act Compliant) SF Single fuse (120, 277, 347V) <sup>1</sup> DF Double fuse (208, 240, 480V) <sup>1</sup> <b>Shipped separately</b> EGSR External Glare Shield (reversible, field install required, matches housing finish) BSDB Bird Spikes (field install required)	



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DSX1-LED  
 Rev. 09/05/23  
 Page 1 of 10

## GENERATION LIGHTING

### 8338701-12: Small One Light Downlight Outdoor Wall Lantern



### Dimensions:

**Width:** 6 1/2" **Extends:** 7 3/4"  
**Height:** 12 1/2" **Wire:** 6 1/2" (color/Black/White)  
**Weight:** 2.2 lbs. **Mounting Proc.:** Cap Nuts  
**Connection:** Mounted To Box

### Bulbs:

1 - Medium A19 100w Max. 120v - Not Included

### Features:

- Clear bulb(s) recommended for this fixture
- Easily converts to LED with optional replacement lamps
- Meets Title 24 energy efficiency standards
- Title 24 compliant if used with Joint Appendix (JA8) approved light bulbs listed in the California Energy Commission Appliance database.

### Material List:

1 Body - Die Cast Aluminum - Black

### Safety Listing:

Safety Listed for Wet Locations

### Instruction Sheets:

English (990W83387\_1-SEV)

### Collection: Sevier

Supplied with 6.5-inches of wire

For an eco-friendly lighting design, convert to LED bulbs to offer savings and reduce energy

Designed for damp and wet environments allowing for direct water contact

1-year manufacturer warranty

Meets Title 24 energy efficiency standards

UPC #:785652027550

Finish: Black (12)

### Shade / Glass / Diffuser Details:

Part	Material	Finish	Quantity	Item Number	Length	Width	Height	Diameter	Filter Diameter	Shade Top Length	Shade Top Width	Shade Top Diameter
Panel	Glass	Clear	6			2 1/8	6					

### Backplate / Canopy Details:

Type	Height / Length	Width	Depth	Diameter	Outlet Box Up	Outlet Box Down
Back Plate	5 3/8	4 1/2	7/8		2 3/4	9 3/4

### Shipping Information:

Package Type	Product #	Quantity	UPC	Length	Width	Height	Cube	Weight	Fr. Class	UPS Ship
Individual	8338701-12	1	785652027550	16	10.25	9.25	0.878	3.3	250	Yes
NJ Pallet		96		48	40	77	85.556	316.8		No
NV Pallet		96		48	40	77	85.556	316.8		No

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**Location Map**



**Bench - 4 Instances**



Benchfit Fitness Bench

**Landscape Summary**

Street Trees	352 I.F.	1,642 I.F.
Street Frontage		
Less Drives		
Net Frontage	1,290 I.F.	
Trees Required	26.8 Trees (1,290 / 35)	
Trees Provided	37 Trees	
Multi-Family Trees		
Total Units	22 Units	
Trees Required	66 Trees (22 x 3)	
Trees Provided	66 Trees	
Woodland Replacement		
Replacement Required	53 Trees	
Total Trees Provided	40 Trees	
Trees Provided	39 Trees	
Large Shrubs	12 Trees (148 @ 6:1, 30% Max)	
Native Seeding	2 Trees (723 s.y. @ 70:1, 5% Max)	
Trees to be Paid into Fund	0 Trees	
Detention Pond Plantings		
10' Low-Water Elevation	324 I.F.	
Required Planting	227 I.F. (70%)	
Planting Provided	245 I.F. (75.6%)	
Pond Frontage for Trees	190'	
Trees Required	5.4 Trees (190 / 35)	
Trees Provided	8 Trees	

- Notes:**
- Soils Information is Shown on Sheet 2.
  - Trees Shall be Planted 10' from Sanitary Sewer, Utility Structures Including Hydrants and 5' from Utility Lines.
  - Tree Shall not be Planted within 4' of Property Lines.
  - Snow Shall be Deposited Adjacent to Drives and within the Curb Lawn. Any Damaged Trees Shall be Replaced as Needed.
  - All Utility Boxes Shall be Screen per Detail on Sheet L-3. Approximately 8-12 Shrubs will be Required per Box.
  - No Overhead Lines Exist.
  - See Sheet 3 for Phragmites Locations and Removal. Japanese Knotweed is not Present on this Site.
  - An Irrigation Plan will be Provided for Stamping Sets.

**Requested Waivers:**

1. Landscape Waiver from Sec. 5.5.3.B.ii for Deficiency of Required Wixom Road Street Lawn Trees Due to Preservation of Existing Woodland.
2. Landscape Waiver from Sec. 5.5.3.B.iii for Deficiency of Wixom Road and Stonebrook Drive Greenbelt Plantings Due to Preservation of Existing Vegetation.

**Stormwater Seed Mix**

**Native Connections**  
 Native Connections is a non-profit organization that provides native plant and seed information for Michigan. We are committed to providing accurate and up-to-date information to help Michigan residents and businesses restore their native ecosystems.

**Summary Mix**

6,118 s.f. Total Area  
 34.2 lbs. per Acre Application Rate  
 4.8 lbs. of Detention Seed Mix Required  
 3'-6" of Topsoil with 20%-30% Compost Shall be Placed in this Area.

**Notes:**  
 Contractor Shall Provide Proof of Seed to be Used in the Form of an Invoice or Photo of the Seed Bag to mreader@cityofnovi.org for Approval Prior to Installation. If an Unacceptable Seed Mix is Used, the City Reserves the Right to Destroy the Plants and Re-seed with and Acceptable Mix at the Developer's Expense.

Plant Species	Quantity	Notes
...	...	...

Seal:



Title:

**Conceptual Landscape Plan**

Project:

**Camelot Parc  
 Novi, Michigan**

Prepared for:

Avalon Park Development, LLC  
 14555 Technology Drive  
 Shelby Township, Michigan 48315  
 248.890.5897

Revision:

Issued:

Submission	January 24, 2025
Revised	June 16, 2025
Revised	August 7, 2025
Revised	January 9, 2026
Revised	March 11, 2026

Job Number:

25-006

Drawn By:

jca

Checked By:

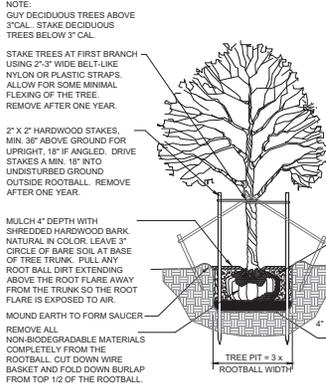
jca



Sheet No.

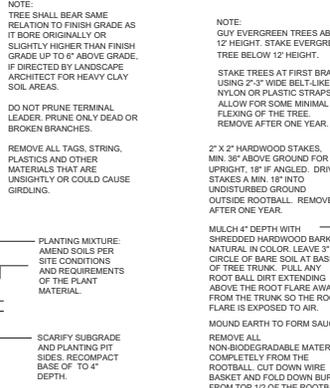






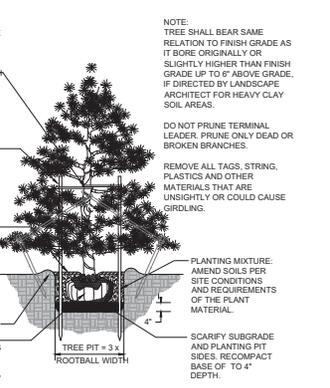
**DECIDUOUS TREE PLANTING DETAIL**

Not to scale



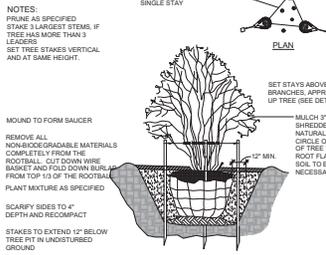
**EVERGREEN TREE PLANTING DETAIL**

Not to scale



**SHRUB PLANTING DETAIL**

NOT TO SCALE



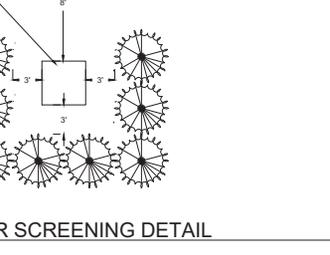
**MULTI-STEM TREE PLANTING DETAIL**

NOT TO SCALE



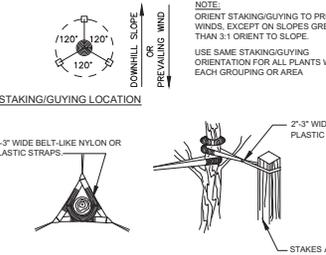
**TRANSFORMER SCREENING DETAIL**

Not to scale



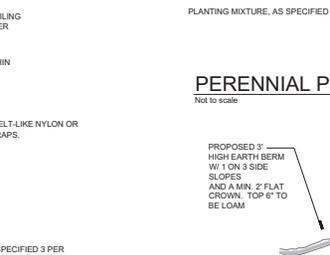
**PERENNIAL PLANTING DETAIL**

Not to scale



**TREE STAKING DETAIL**

Not to scale



**Berm Detail**

Not to scale

**LANDSCAPE NOTES**

- All plants shall be north Midwest American region group, No. 1 grade plant materials, and shall be true to name, free from physical damage and wind burn.
- Plants shall be full, well-branched, and in healthy vigorous growing condition.
- Plants shall be watered before and after planting is complete.
- All trees must be staked, fertilized and mulched and shall be guaranteed to exhibit a normal growth cycle for at least two (2) full years following City approval.
- All material shall conform to the guidelines established in the most recent edition of the American Standard for Nursery Stock.
- Provide clean backfill soil, using material stockpiled on site. Soil shall be screened and free of any debris, foreign material, and stone.
- \*Agriflora\* tabs or similar slow-release fertilizer shall be added to the planting pit before being backfilled.
- Amended planting mix shall consist of 1/3 screened topsoil, 1/3 sand and 1/3 compost, mixed well and spread to the depth as indicated in planting details.
- All plantings shall be mulched per planting details located on this sheet.
- The Landscape Contractor shall be responsible for all work shown on the landscape drawings and specifications.
- No substitutions or changes of location, or plant types shall be made without the approval of the Landscape Architect.
- The Landscape Architect shall be notified in writing of any discrepancies between the plans and field conditions prior to installation.
- The Landscape Contractor shall be responsible for maintaining all plant material in a vertical condition throughout the guaranteed period.
- 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 plans and specifications, if requested by owner.
- 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.
- The Landscape Contractor shall seed and mulch or sod (as indicated on plans) all areas disturbed during construction, throughout the contract limits.
- A pre-emergent weed control agent, "Premer" or equal, shall be applied uniformly on or off of all mulching in all planting beds.
- Sod shall be two year old "Baron/Cheridolph" Kentucky Blue Grass grown in a sod nursery on loam soil.

**CITY OF NOVI NOTES**

- All landscape islands shall be backfilled with a sand mixture to facilitate drainage.
- All proposed landscape islands shall be curbed.
- All landscape areas shall be irrigated.
- Overhead utility lines and poles to be relocated as directed by utility company of record.
- Evergreen and canopy trees shall be planted a minimum of 10' from a fire hydrant, and manhole, 15' from overhead wires.
- All plant material shall be guaranteed for two (2) years after City Approval and shall be installed and maintained according to City of Novi standards. Replace Failing Material within 3 Months of Discovering the Need for Replacement. One cultivation per month shall occur in June-August.
- All proposed street trees shall be planted a minimum of 4' from both the back of curb and proposed walks.
- All tree and shrub planting beds shall be mulched with shredded hardwood bark, spread to minimum depth of 4". All lawn area trees shall have a 4" diameter circle of shredded hardwood mulch 3" away from trunk. All perennial, annual and ground cover beds shall receive 2" of bark colored bark mulch as indicated on the plant list. Mulch is to be free from debris and foreign material, and shall contain no pieces of inconsistent size.
- All Substitutions or Deviations from the Landscape Plan Must be Approved in Writing by the City of Novi Prior to their Installation.

NOTES:  
 THE APPROXIMATE DATE OF INSTALLATION FOR THE PROPOSED LANDSCAPE WILL BE MARCH 15 AND NOVEMBER 15.  
 THE SITE WILL BE MAINTAINED BY THE DEVELOPER IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE CITY OF NOVI ZONING ORDINANCE. THIS INCLUDES WEEDING AND WATERING AS REQUIRED BY NORMAL MAINTENANCE PRACTICES.  
 DEVELOPER SHALL BE RESPONSIBLE FOR REPLACING ANY TREES WITHIN UTILITY EASEMENTS THAT ARE DAMAGED THROUGH NORMAL MAINTENANCE OR REPAIRS.  
 PLANT MATERIALS SHALL BE GUARANTEED FOR 2 YEARS AND SHALL BE MAINTAINED IN ACCORDANCE WITH CITY ORDINANCES. WARRANTY PERIOD BEGINS AT THE TIME OF CITY APPROVAL. WATERING AS NECESSARY SHALL OCCUR DURING THIS WARRANTY PERIOD.  
 ANY SUBSTITUTIONS MUST BE SUBMITTED IN WRITING AND APPROVED BY THE CITY.

Seal:



Title:

Landscape Details

Project:

Camelot Parc  
 Novi, Michigan

Prepared for:

Avalon Park Development, LLC  
 14355 Technology Drive  
 Shelby Township, Michigan 48151  
 248.890.5897

Revision: Issued:

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Revised	March 11, 2026

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21-027

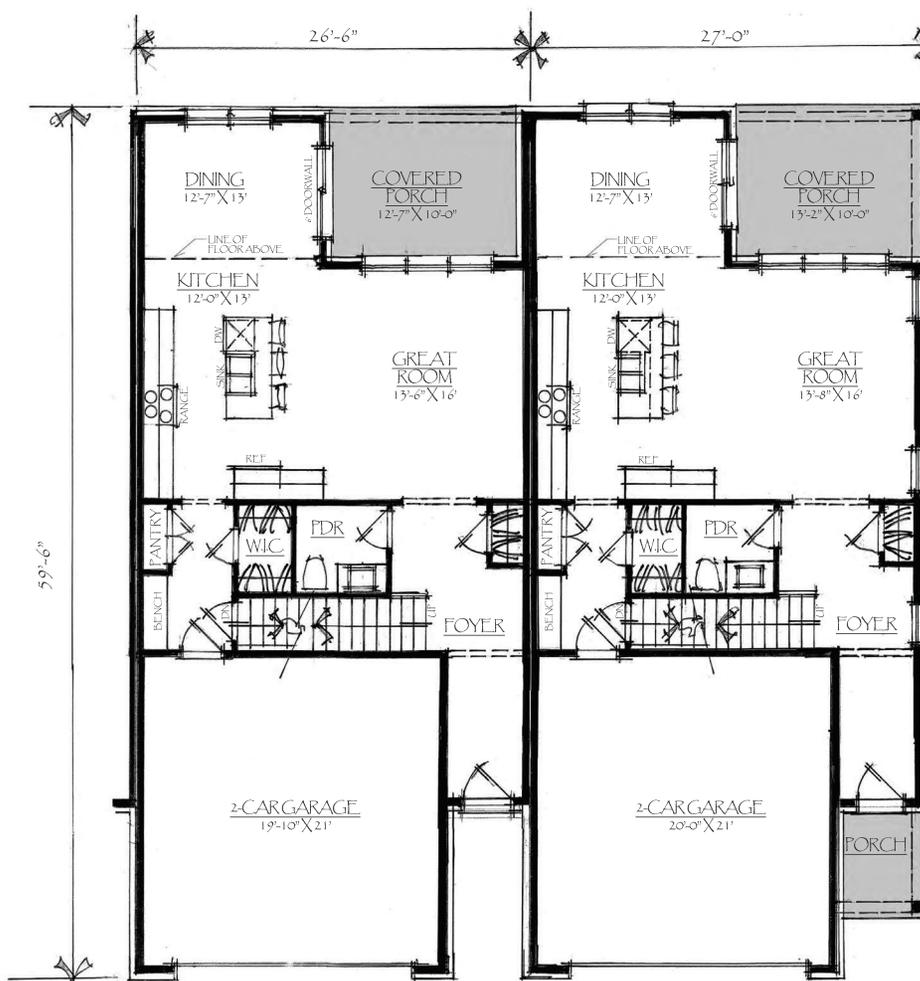
Drawn By: Checked By:

jca jca

Sheet No.



# Camelot Park



## INTERIOR UNIT FIRST FLOOR

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

FIRST FLOOR: 947 SQ. FT.  
 SECOND FLOOR: 1,002 SQ. FT.  
 TOTAL: 1,949 SQ. FT.

## END UNIT FIRST FLOOR

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

FIRST FLOOR: 961 SQ. FT.  
 SECOND FLOOR: 1,011 SQ. FT.  
 TOTAL: 1,972 SQ. FT.



# Camelot Park

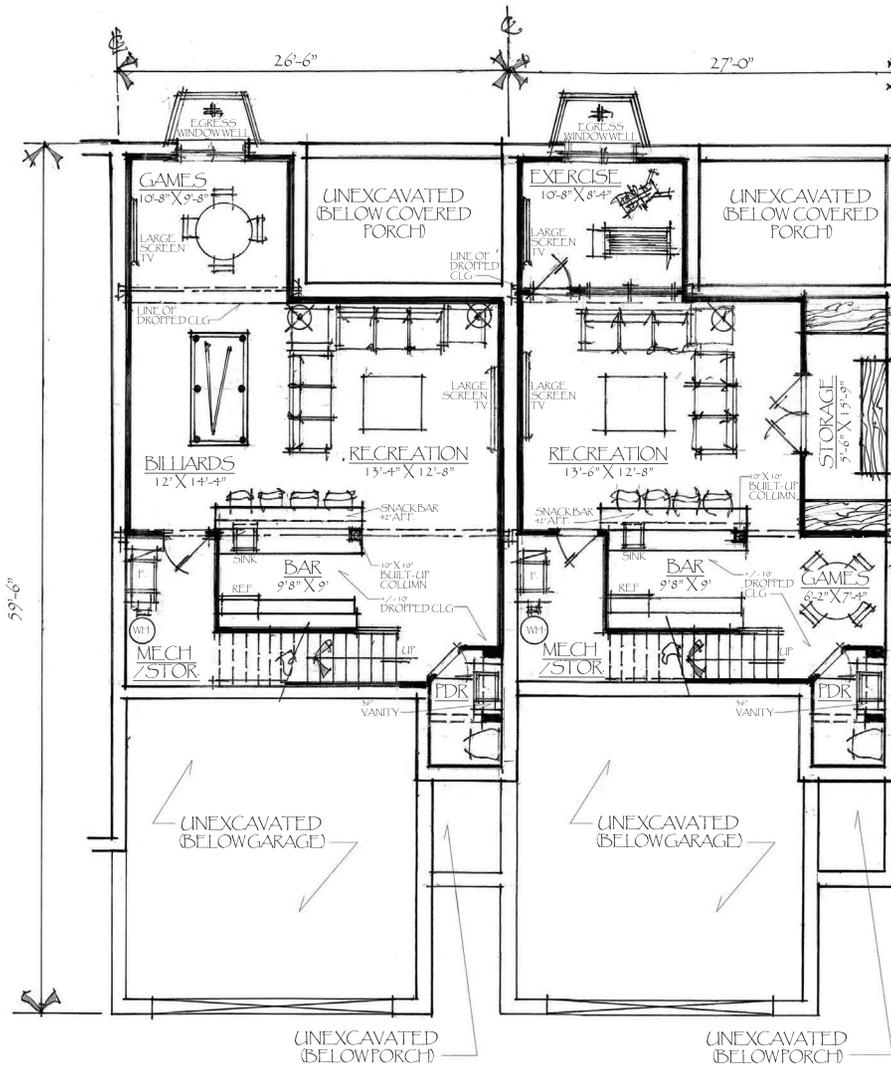


INTERIOR UNIT SECOND FLOOR  
SCALE: 1/4" = 1'-0"

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



# Camelot Park



INTERIOR UNIT LOWER LEVEL  
SCALE: 1/4" = 1'-0"

END UNIT LOWER LEVEL  
SCALE: 1/4" = 1'-0"



# Camelot Park



4,254 SQ FT. = 100%  
 3,518 SQ FT / 4,254 SQ FT =  
 83% BRICK  
 736 SQ FT / 4,254 SQ FT =  
 17% SIDING

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



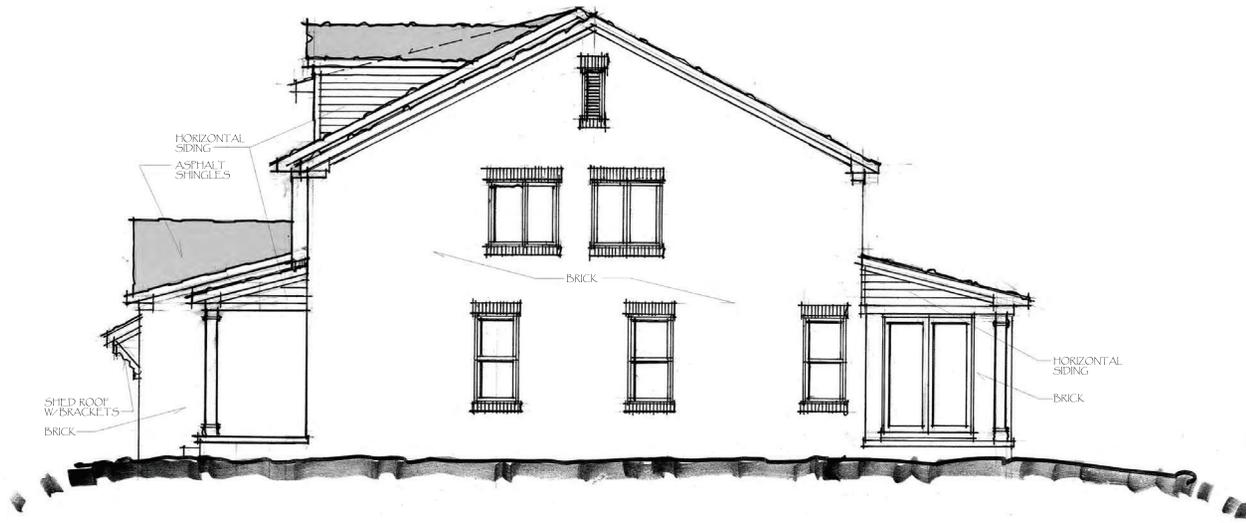
# Camelot Park



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



# Camelot Park



3 PLEX - RIGHT ELEVATION CONCEPT  
SCALE: 1/4" = 1'-0"

# Camelot Park



4 PLEX - FRONT ELEVATION CONCEPT  
SCALE: 1/4" = 1'-0"

5,202 SQ FT. = 100%  
4,256 SQ FT / 5,202 SQ FT =  
82% BRICK  
946 SQ FT / 5,202 SQ FT =  
18% SIDING



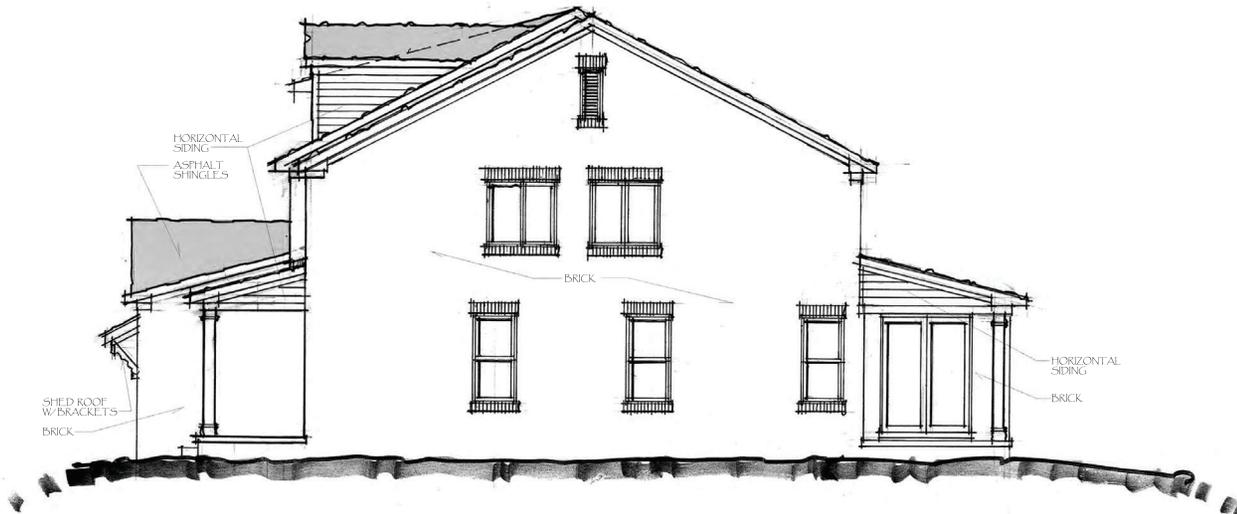
# Camelot Park



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



# Camelot Park



4 PLEX - RIGHT ELEVATION CONCEPT  
SCALE: 1/4" = 1'-0"

# Camelot Park



5 PLEX - FRONT ELEVATION CONCEPT  
 SCALE: 1/4" = 1'-0"

6,189 SQ FT = 100%  
 5,088 SQ FT / 6,198 SQ FT =  
 82% BRICK  
 1,110 SQ FT / 6,198 SQ FT =  
 18% SIDING



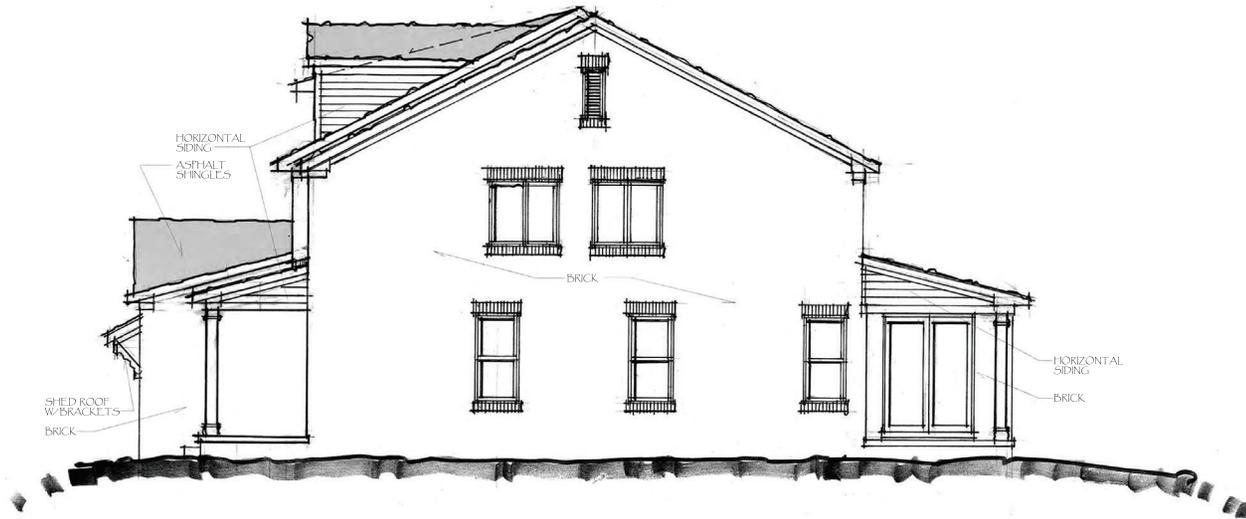
# Camelot Park



5 PLEX - REAR ELEVATION CONCEPT  
SCALE: 1/4" = 1'-0"



# Camelot Park



5 PLEX - RIGHT ELEVATION CONCEPT  
SCALE: 1/4" = 1'-0"

## PLANNING REVIEW

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# PLAN REVIEW CENTER REPORT

February 2, 2026

## Planning Review

**Camelot Parc Townhomes**

JSP25-02

### PETITIONER

Avalon Park Development, LLC

### REVIEW TYPE

2<sup>nd</sup> Revised PSLR Concept Plan

### PROPERTY CHARACTERISTICS

<b>Section</b>	17	
<b>Site Location</b>	East side of Wixom Road, north of Eleven Mile Road; 22-17-300-019	
<b>Site School District</b>	Novi Community School District	
<b>Site Zoning</b>	R-1 One Family Residential with Planned Suburban Low-Rise Overlay (PSLR)	
<b>Adjoining Zoning</b>	North	I-1 Light Industrial & R-1: One-Family Residential with PSLR overlay
	East	I-2: General Industrial with PSLR overlay
	West	R-1: One-Family Residential
	South	I-2: General Industrial with PSLR overlay
<b>Current Site Use</b>	Vacant	
<b>Adjoining Uses</b>	North	Single family home, Retail shopping center (Novi Promenade)
	East	Two-family attached residential (Villas at Stonebrook)
	West	Island Lake residential subdivision
	South	Private road, Public park (Wildlife Woods Park)
<b>Site Size</b>	8.78 acres (Gross); 8.24 (Net)	
<b>Plan Date</b>	January 9, 2026	

### PROJECT SUMMARY

The subject property is approximately 8.78 acres and undeveloped. It is zoned R-1, with an overlay of Planned Suburban Low Rise (PSLR). The applicant is proposing 22 attached housing units in five townhome buildings (2-stories). The concept plan indicates the main entrance to the development on Stonebrook Drive, with secondary gated emergency access provided on the west side connecting directly to Wixom Road. The applicant is proposing a trail for residents through the open space areas, and proposes wetland preservation and mitigation. Low rise multiple family is considered a Special Land Use in the PSLR overlay.

### RECOMMENDATION

The PSLR Concept Plan is recommended for approval, if City Council finds the PSLR standards for approval have been met. Please see detailed comments in this and other review letters. The Planning Commission recommended approval of the project on September 10, 2025.

*It is recommended that during site plan review the applicant continue to work on either reducing the wetland impact, or find additional area on-site to place the required mitigation. If that is not possible, the off-site mitigation for deficient area will need to be built elsewhere in the City under the terms of the Wetland & Watercourse Protection ordinance.*

## PSLR OVERLAY STANDARDS AND PROCEDURES

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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.

In making its recommendation to the City Council, the Planning Commission shall consider the following: *(Staff comments are provided in italics and bracketed.)*

- 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 a walking trail through a 0.92 acre area of woodland to be preserved, which is 0.1 acre more than the 10% of site area requirement. Most of this nature trail will be publicly accessible from an entrance on Wixom Road. The enhancements of the common open spaces are the walking trail and two benches, which are proposed for public access through an easement. Much of the property is wetland area to be preserved and wetland mitigation, with over 50% of the site to be placed in conservation easements. Removal of invasive species, native seeding, and habitat structures for wildlife are proposed to enhance the natural features of the property.]*
- 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 132, which is less than the threshold for a Traffic Study (750 trips). Peak hour trips also do not reach the thresholds. 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 proposed concept plan impacts about 0.40 acres of existing 2.3 acres of wetlands and proposes removal of approximately 20 of the regulated woodland trees. The plan indicates 0.61 acre of mitigation measures on-site for the wetland, which is just short of the 0.65 acre required, and planting 40 woodland replacement credits on-site.]*
- 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, which is recommended in the City's Master Plan for Land Use. The layout for the site balances preservation of natural features with providing in-demand housing.]*

The City Council, after review of the Planning Commission's recommendation, consideration of the input received at the public hearing, and review of other information relative to the PSLR Overlay Development Agreement Application and PSLR Overlay Concept Plan, may indicate its tentative approval of the PSLR Overlay Development Agreement Application and PSLR Overlay Concept Plan, and direct the City Administration and City Attorney to prepare, for review and approval by the City Council, a PSLR Overlay Development Agreement or deny the proposed PSLR Overlay Concept Plan.

If tentative approval is offered, following preparation of a proposed PSLR Overlay Development Agreement, the City Council shall make a final determination regarding the PSLR Overlay Concept Plan and Agreement.

After approval of the PSLR Overlay Concept 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 Overlay Development Agreement and PSLR Overlay Concept

Plan.

### **SPECIAL LAND USE CONSIDERATIONS**

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The concept plan is proposing low-rise multiple family residential in the PSLR district which requires a Special Land Use Permit. This must be approved by the Planning Commission in accordance with the requirements of Section 6.1.2.C for Special Land Uses and subject to the public hearing requirements set forth and regulated in Section 6.2.

#### **Section 6.1.2.C of the Zoning Ordinance outlines specific factors the Planning Commission shall consider in the review of any Special Land Use:**

- i. 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.
- ii. 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.
- iii. 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.
- iv. 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.
- v. 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.
- vi. 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.
- vii. 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**

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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 has provided 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 shown on the concept plan:

1. Buildings are required to be separated by a minimum of 30 feet. The two western-most buildings are 25-feet apart, which requires a deviation of 5 feet. **This is a relatively minor deviation supported by staff because of the natural features constraints of the site and all other buildings exceed the requirements. (Sec. 3.21.2.A.ii)**
2. A stub street to the property boundary at intervals not to exceed 1,300 feet along the perimeter is required by ordinance. **A waiver of this requirement is supported by staff since providing**

**additional stub roads would require impacts to woodland trees and wetlands, and there are no logical connection points. (Subdivision Ordinance, Sec. 4.04)**

3. Minor drives are not to exceed 600 feet. **The proposed Avalon Drive would be considered a minor drive, with a width of 26 feet. It has small bays of off-street visitor parking proposed in a few areas. The drive is greater than 600 feet in length, which requires a deviation. This deviation is supported by staff due to the existing wetlands which constrain development to the southern area of the site. A wider road width is unnecessary for the small site and would cause greater impacts to the natural features. (Sec. 5.10.1.B.ii)**
4. Parking and/or access aisles are located within 8 feet of the buildings in some locations. **The visitor parking locations are no closer than the unit driveway aprons, where parking is also permitted. Staff supports the deviation. (ZO Sec. 3.21.2.A.iv)**
5. Active recreation area is supposed to make up 50% of the total open space area provided on a site. **For this site, because the total amount of open space is extensive (2.87 acres) and the site contains large areas of wetlands and woodlands, it is nearly impossible to increase the active open space beyond the 32% proposed without removing the passive open space. Staff supports the deviation. (ZO Sec. 3.21.2.A.iv)**
6. Sidewalks along private roadways should be located such that the outside edge of the sidewalk is a minimum of 15 feet from back of curb. **In this case, locating the sidewalk further from the roadway would cause additional impacts to wetland areas or removing more of the berm. The traffic volume is expected to be low enough for this small development that the safety of pedestrians would not be at risk with the sidewalk locations shown. (Design & Construction Standards)**
7. Five-foot sidewalks are required along both sides of local streets and private roadways. **The proposed plans show 5-foot sidewalks on both sides of Camelot Drive, and along the full south side of Avalon Drive. However, sidewalks are shown on only part of the north side of Avalon Drive. This requires a deviation, which is supported by staff as the areas without sidewalk are not near buildings, and installing them would require greater impacts on the wetlands. (CO, Sec. 11-256)**
8. Deficiency in street trees along Wixom Road. **It appears that there is not room for trees with the new sidewalk and existing utilities along the road, so this would be supported by staff. (ZO Sec 5.5.3.B(10))**
9. All buildings, parking lots and loading areas shall be separated from section line road rights-of-way by a 50-foot landscape buffer containing an undulating 3-5 foot-tall, landscaped berm. **A four-foot tall landscaped berm is provided along Wixom Road, but it is not undulating due to the area's size. In addition, there is no berm or greenbelt trees proposed north of the emergency access drive. This is supported by staff since providing the berm would require additional impacts to existing woodland trees and wetlands, and there are no buildings proposed in that area. (Zoning Sec. 5.5.3.B.ii, iii)**
10. Lack of a 25-foot wetland buffer north of Avalon Drive. **This is supported by staff as the applicant has proposed signage as visual protection for the wetland between Avalon Drive and the buildings is proposed. The applicant has proposed planting shrubs in this wetland that would discourage mowing. Wetland buffers are meant to remain in a natural, un-mowed state in order to protect the wetland from surface water run-off and pollutants. See Wetland Review for more specific comments. (Sec. 3.6.2.M)**

#### **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. **Missing middle housing:** The proposed plan provides low-rise for-sale units, which can be considered one of the recommended housing types in our 2016 City of Novi Master Plan. It fills

the gap between single family units and mid-rise apartments. In Chapter 4, Market Assessment, in our Master plan, there is an example that illustrates how smaller units, clustered together, could potentially be added in well-chosen locations in the City. Walkability is a key to capturing this market segment. The concept plan includes a sidewalk connection to Stonebrook Drive, which would give residents access to the City's main trail system. The Novi Promenade shopping center would also be within walking distance, with a sidewalk proposed to connect to the existing pathway that was recently built by the City along Wixom Road. Other characteristics include medium density that can be perceived as a lower density, smaller, well-designed units, and blended densities.

2. **Unit size:** Per the City's 2016 Master Plan, missing middle housing types are expected to be smaller units than or typically found in Novi, with small or zero setback lots. The current concept plan is proposing unit sizes of 1,950-1,975 square feet. **These units are consistent with other development projects proposed to meet RM-1 and RM-2 standards, but are larger than the adjacent Villas at Stonebrook units (max. 1700 square feet).**
3. **Housing Style:** Conceptual elevations and floor plans provided indicate 2-story townhouses, with 3-, 4-, and 5-unit buildings. Each unit has its own exterior door and contains three bedrooms. Each home has a two-car attached garage.
4. **Density:** Section 4.70 of the Zoning Ordinance states, "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 2.7 units/net acre (ROW is excluded from the gross parcel size), which is less than what is allowed under PSLR zoning requirements.**
5. **Traffic Impacts:** As indicated in the Traffic Review letter, the proposed development is estimated to generate 5 peak hour trips in the morning, 10 peak-hour trips in the evening, and approximately 132 daily trips. These levels do not meet the City's threshold to require either a Traffic Impact Study or a Traffic Assessment, as described in the City's Site Plan and Development Manual. In addition, no new access drive is proposed to be added onto Wixom Road.
6. **Stonebrook Drive:** The applicant has included a proposed Road Maintenance Plan on Sheet 12 for Stonebrook Drive. The plan calculates a contribution for the proposed Camelot Parc toward Stonebrook Drive maintenance costs based on the length of the road, percentage of road used to access Wildlife Woods Park, and the total number of units for each development. **As Stonebrook Drive is a private road owned by Villas at Stonebrook HOA, the applicant has indicated they are discussing the road maintenance agreement with them. Any cost-sharing agreement would be a private agreement between the two entities.**
7. **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 proposed development has a full-time access drive from Stonebrook Drive, a private road belonging to the Villas at Stonebrook development. There is an ingress-egress agreement to allow this access. Wixom Road is considered a Section line road. A gated emergency access only drive is provided to Wixom Road. The only neighboring property available to connect to is the property to the north, which also has the ability to develop under the PSLR standards. Providing a connection to that parcel would mean impacting regulated wetland and woodland areas. Therefore, staff does not recommend that connection.**
8. **Open Space:** The applicant has revised the plan to meet requirements for several conditions related to providing open space on the property, and is requesting a deviations for only one condition. While nearly 30% of the site is proposed to remain open space, it is largely existing

wetland areas to be preserved and therefore not suitable for the type of open space the PSLR Overlay requires to be provided. These requirements are:

- a. *Each dwelling unit shall have a minimum of two-hundred (200) square feet of private open space adjacent to and accessible directly from the dwelling unit. This open space may include covered porches, patios, and balconies. **(Covered porches of about 125 sf are proposed, and each unit now has a 10 x 26-foot open area behind the unit for private green space. This exceeds the requirement.)***
- b. *All residential developments shall provide common open space areas, enhanced with play structures, furniture, and landscaping as central to the project as possible. **Benches and nature trail proposed.***
- c. *Active recreation areas shall be provided in all residential developments, with at least fifty percent of the open space area provided to be designed for active recreation. **Nature trail now consists of 32% of the total open space – the applicant was able to bring a trail connection Wixom Road and proposes to make most of the trail accessible to the general public.***
- d. *Active recreation area shall consist of a minimum of ten percent of the site area. **The active open space now totals 11% of the site.***

**The applicant has revised the plan to comply with most of the relevant open space standards, which removes two deviations from their request. However, bringing the active open space to 50% of the total would require removal of tree and wetland areas (passive open space), which is not advised. The requested deviation is in the public interest to protect natural features.**

9. **Wetland Mitigation:** Revisions to the plan have increased the wetland impact area from 0.37 acre to 0.40. This increases the mitigation requirement from 0.61 to 0.65, however it appears the proposed on-site mitigation is still 0.61 acre. **Staff suggests additional minor changes to the plan be made to be able to accommodate the full amount of mitigation on-site during the site plan review. Alternatively, the applicant will need to propose 0.04 acre (1,742 square feet) of mitigation at an acceptable location elsewhere in the City, which is permitted under the City's ordinance.**
10. **Preservation of Natural Features:** Sheet 8 of the revised PSLR plan shows the area to be protected by preservation or conservation easements is 4.25 acres. Within this area the applicant indicates they will remove invasive species, sow native seeds to promote growth of desirable species, and place new habitat structures for wildlife.
11. **Plan Review Chart:** Please refer to Planning Review Chart for other comments that need to be included on the Site plan.

## SUMMARY OF OTHER REVIEWS

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- a. **Engineering Review:** Additional comments to be addressed with Preliminary Site Plan. **Engineering previously recommended approval.**
- b. **Landscape Review:** **Landscape recommends approval with the additional protections for wetland buffers provided.**
- c. **Wetland Review:** An EGLE Wetland Permit and a City of Novi Wetland Non-Minor Use Permit are likely required, as well as a City of Novi Authorization to Encroach the 25-Foot Natural Features Setback. Wetland mitigation is proposed (0.61 acre) on-site to compensate for wetland impacts of 0.40 acre, however the full amount required is not proposed on-site. **Approval is recommended with the condition that additional wetland comments are addressed during site plan review process.**
- d. **Woodland Review:** A Woodland Permit from the City of Novi would be required for about 20 regulated woodland tree removals. Additional comments to be addressed in the Site Plan. **Woodlands recommends approval of the PSLR Concept Plan.**

- e. Traffic Review: Additional comments to be addressed with Preliminary Site Plan. **Traffic previously recommended approval of the PSLR Concept.**
- f. Facade Review: **Facade previously recommended approval.** The design is in compliance with the Façade ordinance standards and specific PSLR Ordinance design standards.
- g. Fire Review: Conformance with fire safety standards will be further reviewed with Site Plan submittal. **Fire recommends conditional approval of the PSLR, with comments to be addressed in the Site Plan submittals.**

### **NEXT STEP: CITY COUNCIL**

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At the December 1, 2025 Council meeting, decision on this matter was postponed to give the applicant opportunity to address issues raised. **The revised PSLR Concept Plan will be scheduled for City Council consideration.** If the City Council grants tentative approval at that time, the next step would be to develop the PSLR Agreement and then bring the negotiated agreement back to City Council for final approval. Following final approval of the PSLR Plan and Agreement, the applicant would then begin the site plan approval process.

### **STREET AND PROJECT NAME**

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This project has applied for Project Naming Committee approval. **Please see letter from Stacey Choi (248-347-0483)** in the Community Development Department for information. If any further changes are proposed, the application can be found by clicking on this [link](#).

### **CHAPTER 26.5**

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Chapter 26.5 of the City of Novi Code of Ordinances generally requires all projects be completed within two years of the issuance of any starting permit. Please contact Sarah Marchioni at 248-347-0430 for additional information on starting permits. The applicant should review and be aware of the requirements of Chapter 26.5 before starting construction.

If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 248.347.0484 or [lbell@cityofnovi.org](mailto:lbell@cityofnovi.org)



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Lindsay Bell, AICP – Senior Planner



**PLANNING REVIEW CHART: PSLR Planned Suburban Low-Rise Overlay**

**Review Date:** February 2, 2026  
**Review Type:** 2<sup>nd</sup> Revised PSLR Concept Plan  
**Project Name:** **JSP25-02 Camelot Parc Townhomes**  
 Parcel 22-17-300-019  
**Prepared by:** Lindsay Bell, AICP, Senior Planner  
**Contact:** **E-mail:** lbell@cityofnovi.org; **Phone:** (248) 347-0484

Items in **Bold** need to be addressed by the applicant with PSLR Concept Plan. Underlined items need to be addressed prior to the approval of the Site Plan

Item	Required Code	Proposed	Meets Code	Comments
<b>Zoning and Use Requirements</b>				
<b>Master Plan</b> <i>(adopted July 27, 2017)</i>	Suburban Low-Rise	Suburban Low-Rise	Yes	
<b>Area Study</b>	The site does not fall under any special category	NA	Yes	
<b>Zoning</b> <i>(Effective January 8, 2015)</i>	R-1 One Family Residential with PSLR (Planned Suburban Low-Rise) overlay	R-1 with PSLR overlay	Yes	<b>PSLR Agreement and Concept Plan must be approved by City Council after recommendation by Planning Commission.</b>
<b>Uses Permitted</b> <i>(Sec 3.1.27.B &amp; C)</i>	Sec 3.1.27.B Principal Uses Permitted. Sec 3.1.27.C Special Land Uses	22 dwelling units – low rise multiple family (2-story)	Yes	<b>Special Land Use Permit required.</b>
<b>Next Steps</b>	<ol style="list-style-type: none"> <li>1. Planning Commission review, public hearing and recommendation to City Council</li> <li>2. City Council review and consideration of concept plan and PSLR Agreement</li> <li>3. Review and approval of site plans per section 6.1.</li> </ol>			
<b>Low-Rise Multiple-Family Residential Uses In The PSLR District (Sec. 4.70)</b>				
<b>Low-rise multiple-family residential uses</b>	- 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.	22 Units on 8.24 net acres = 2.7 Dwelling units per acre	Yes	
<b>3.21 PSLR Required Conditions</b>				
<b>Narrative</b> <i>(Sec. 3.32.3.A)</i>	Explain how the development exceeds the standards of this ordinance	Narrative provided	Yes	
<b>PSLR Overlay Concept Plan:</b>	i. Legal description and dimensions	Provided	Yes	

Item	Required Code	Proposed	Meets Code	Comments
<b>Required Items</b> (Sec. 3.21.1.A)	ii. Existing zoning of site/adjacent properties	Provided	Yes	
	iii. Existing natural features such as wetlands and proposed impacts	Wetlands exist on site with an open body of water in the NE	Yes	<b>See Woodland-Wetland Review</b>
	iv. Existing woodlands and proposed impacts	Tree survey provided	Yes	
	v. Existing and proposed rights-of-way and road layout	60 feet ROW along Wixom Road frontage is indicated to be dedicated. The current site plan indicates private roads within the development	Yes	
	vi. Bicycle/pedestrian plan	Sidewalks, walking trail shown	Yes	
	vii. Conceptual storm water management plan	Provided	Yes	
	viii. Conceptual utility plan	Provided	Yes	
	ix. Building, Parking and Wetland Setback requirements	Provided	Yes	
	x. Conceptual layout	Provided	Yes	
	xi. Conceptual open space/recreation plan	Information provided on sheet 9; walking path shown	Yes	
	xii. Conceptual streetscape landscape plan	Provided	Yes	<b>Refer to Landscape review for more details</b>
	<b>PSLR Overlay Concept Plan: Optional Items</b> (Sec. 3.21.1.A)	xiii. Parking plan	Provided	Yes
xiv. Detailed layout plan		Provided	Yes	
xv. Residential density calculations and type of units		2.7 DUA proposed	Yes	
xvi. Detailed open space/recreation		Walking path (gravel), benches	Yes	
xvii. Detailed streetscape landscape plan		Provided	Yes	<b>Refer to Landscape review for more details</b>
xviii. Graphic description of each deviation from the applicable ordinance requested		Written description provided in the narrative	Yes?	

Item	Required Code	Proposed	Meets Code	Comments
	xix. Phasing plan	Phasing not indicated	NA	
<b>Community Impact Statement</b> (Sec. 3.21.1.B)	<ul style="list-style-type: none"> <li>- All non-residential projects over 30 acres for permitted use</li> <li>- All non-residential over 10 acres for special land use</li> <li>- Residential over 150 units</li> <li>- Mixed use, staff determines</li> <li>- Requirements within study (include: social impacts, environmental factors)</li> </ul>	Total project area is 8.78 Acres or 8.24 Net after ROW dedication, units 22	NA	<i>Does not meet threshold for CIS</i>
<b>Traffic Impact Study</b> (Sec. 3.21.1.C)	Study as required by the City of Novi Site Plan and Development Manual	Does not meet requirements for study	NA	
<b>Proposed Ordinance Deviations</b> (Sec. 3.21.1.D)	List all proposed ordinance deviations with supporting narrative.	Deviations listed in applicant narrative.	Yes	See charts and letters for all deviations
<p>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.</p>				
<b>Required PSLR Overlay Use Standards/ Conditions for special land uses</b> (Sec. 3.21.2)				
<b>Site Standards</b> (Sec. 3.21.2.A)				
<b>Building Frontage</b> (Sec. 3.21.2.A.i)	Buildings shall front on a dedicated non-section line public street or an approved private drive	Site fronts on Section line public road and will have access via Stonebrook Drive to proposed private minor drives	Yes	
<b>Building Setbacks</b> (Sec. 3.21.2.A.ii) & (Sec 3.1.27.D) *** The maximum front and exterior side yard setback requirement when adjacent to roads and drives (other than planned or existing section	Minimum front yard setback: 30 ft*** Maximum front yard setback: 75 ft.	30 ft. from units to private dr.	Yes	<b>2 Western-most buildings</b>
	Minimum rear yard setback: 30 ft	30 feet	Yes	
	Exterior side yard adjacent to roads and drives 30 ft***	55 feet to South property line	Yes	
	Exterior side yard adjacent to planned or existing section line road ROW 50 ft	50 feet from Wixom Road	Yes	
	Interior side yard 30 ft	130 ft	Yes	

Item	Required Code	Proposed	Meets Code	Comments
line road right-of-way) is 75 feet.	Building to building 30 ft	25 ft	No	<b><u>are 25-feet apart, which would require a deviation</u></b>
	Building Corner to corner: 15 ft		NA	
<b>Landscape Buffer</b> (Sec. 3.21.2.A.iii) <b>and Berms</b> (Sec. 5.5.3)	All buildings, parking lots and loading areas shall be separated from section line road rights-of-way by a <b>50 ft. landscape buffer</b> containing an undulating 3-5 ft. tall landscaped berm.	landscape buffer provided with berm near building, waiver requested where no buildings and existing woodlands are present	No	<b>Refer to planning and landscape review for more details – <u>Deviation Requested</u></b>
<b>Parking spaces for all uses in the district</b> (except for townhouse style multiple-family dwellings that provide private garages for each dwelling unit) (Sec. 3.21.2.A.iv)	Located only in the rear yard or interior side yard	A few interior parking shown for visitor spaces	Yes	
	Screened by 3-5 ft. undulating berm from adjacent streets per Section 5.5.3.	Berms present	Yes	
	All parking and access aisles shall be Min. 15 ft. from all buildings	8-11.6 feet in some locations	No	<b><u>Deviation requested to allow visitor parking to be located 8- to 11.5-ft from buildings</u></b>
<b>Parking Setbacks</b> (Sec. 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.	Front yard parking is not permitted*	None proposed	Yes	
	Exterior side yard adjacent to a section line road - 50 ft. min		NA	
	Exterior side yard adjacent to a local street – 30 ft. min	120 ft	Yes	
	Interior side yards adjacent to single family residential districts - 30 ft. min	120 ft	Yes	
	Interior side yards not adjacent to a single family residential district – 15 ft. min		NA	
<b>Open Space Recreation requirements for Multi-Family Residential Developments</b> (Sec. 3.21.2.A.v)	Minimum of 200 square feet per dwelling unit of private open space accessible to building (includes covered porches, balconies and patios)	Private open space indicated – 125 sf is proposed in balcony/patio areas, and each unit now has 260 sf of open space at back of unit	Yes	<i>Deviation for deficiency no longer required</i>

Item	Required Code	Proposed	Meets Code	Comments
	Common open space areas as central to project as possible	Most of the open space in the northern area of the site – existing wetlands and proposed mitigation areas	Yes	
	Active recreation areas shall be provided with at least 50 % of the open spaces dedicated to active recreation	Total open spaces: 2.87 acres Active open space: 0.92 acres (walking trail area)	No	<b><u>Deviation requested for less than 50% as active, 32% proposed</u></b>
	Active recreation shall consist 10% of total site area. <b>(0.82 acre)</b>	Active open space 0.92	Yes	<i>Deviation for deficiency no longer required</i>
<b>Other Applicable Zoning Ordinances</b> (Sec. 3.21.2.A.vi, vii and ix)	Loading and Unloading per Section 5.4	Loading spaces are not required	NA	
	Off-street Parking per Section 5.2 and 5.3: 2 spaces per dwelling unit with 2 bedrooms	22 x 2 = 44 required 104 spaces provided	Yes	<b>Two-car garages, 2 apron spaces per unit, and 16 visitor spaces</b>
	Landscaping per Section 5.5, All sites shall include streetscape amenities such as but not limited to benches, pedestrian plazas, etc.	One bench, residential-style wall lights	Yes	<b>Suggest additional benches around the walking path</b>
<b>Building Length</b> (Sec. 3.21.2.A.viii)	Maximum building length as described in Sec 3.21.3.A.vii shall not exceed <b>180 ft.</b>	Does not exceed. 134 ft max	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.	Not applicable	NA	
<b>Outdoor Lighting</b> (Sec. 3.21.2.A.x)	Maximum height of light fixtures: 20 ft.	15 ft	Yes	
	Cut-off angle of 90 degrees or less	Provided	Yes	
	No direct light source shall be visible at any property line abutting a section line road right-of-way at ground level.	Light fixture at western end of access aisle may be visible, but it is shielded	Yes	
	Maximum Illumination at property line: 0.5fc	Max proposed 0.5 fc except for entrance drive on Stonebrook Dr.	Yes	

Item	Required Code	Proposed	Meets Code	Comments
<b>Circulation Standards (Sec. 3.21.2.B)</b>				
<b>Full Time Access</b> (Sec. 3.21.2.B)	Full-time access drives shall be connected only to non-section line roads	Full time access drives are connected to a proposed private drive	Yes	
<b>Emergency Access</b> (Sec. 3.21.2.B)	Emergency access with access gate may be connected to section line roads when no other practical location is available	Emergency access is proposed	Yes	
<b>Connection to Neighboring Properties</b> (Sec. 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	Connections to neighboring parcels are proposed via previous public access easement (Villas at Stonebrook)	Yes	
<b>New Roads</b> (Sec. 3.21.2.B.ii.a)	New roads shall be designed as pedestrian/bicycle focused corridors as identified in the Active Mobility Plan	Drive aisles are not new streets		
<b>Non-Motorized Facilities</b> (Sec. 3.21.2.B.ii.b)	Facilities shall be connected to the existing pedestrian network	Sidewalks are proposed within the site and connected to Wixom Road and Stonebrook Dr	Yes	
<b>Proposed Non-Motorized Facilities</b> (Sec. 3.21.2.B.ii.c)	Where existing non-motorized facilities do not exist on adjacent neighboring properties, facilities shall be stubbed to the property line.	Pathway existing on Wixom Road	NA	
<b>Building Design Standards (Sec. 3.21.2.C)</b>				
<b>Building Height</b> (Sec. 3.21.2.C.i)	35 ft. or 2 ½ stories	2-story shown, 25.5'	Yes	
<b>Building Design</b> (Sec. 3.21.2.C.ii)	Buildings must be designed with a "single-family residential character"	Residential style shown	Yes	<b>See previous Façade Review for comments</b>
<b>Building Design</b> (Sec. 3.21.2.C.ii)	Front and rear elevations have ground floor pedestrian entrances spaces no more than 60 ft	Pedestrian entrances on front and rear, for each unit	Yes	
<b>Maximum % of Lot Area Covered</b> (Sec. 3.1.27.D)	25%	9.17%	Yes	

Item	Required Code	Proposed	Meets Code	Comments
<b>Note To District Standards (Sec 3.6.2)</b>				
<b>Off-Street Parking in Front Yard</b> (Sec 3.6.2.E)		No front yard parking proposed	NA	
<b>Parking setback screening</b> (Sec 3.6.2.P)	Required parking setback area shall be landscaped per sec 5.5.3.	Parking lots are screened by berm/buildings	Yes	
<b>Modification of parking setback requirements</b> (Sec 3.6.2.Q)	Refer to Sec 3.6.2 for more details	Modifications are not requested	NA	
<b>Additional Road Design, Building Setback, And Parking Setback Requirements, Multiple-Family Uses (Sec. 5.10)</b>				
<b>Road standards</b> (Sec. 5.10)	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 (28 feet back-to-back width)	Camelot Dr - 28 feet wide Avalon Dr – 26 feet	Yes	
<b>Major Drives</b>	Width: 28 feet	Stonebrook Dr would be the Major Drive - existing	Yes	
<b>Minor Drive</b>	<ul style="list-style-type: none"> <li>- Cannot exceed 600 feet</li> <li>- Width: 24 feet with no on-street parking</li> <li>- Width: 28 feet with parking on one side</li> <li>- Parking on two sides is not allowed</li> <li>- Needs turn-around if longer than 150 feet</li> </ul>	Avalon Drive exceeds 600 ft length 26-foot wide Parking bays on 1 side Turn-arounds provided	<b>No</b>  Yes	<b><u>Deviation required for minor drive in excess of 600 ft</u></b>
<b>Parking on Major and Minor Drives</b>	<ul style="list-style-type: none"> <li>- Angled and perpendicular parking, permitted on minor drive, but not from a major drive;</li> <li>- minimum centerline radius: 100 feet</li> <li>- Adjacent parking and on-street parking shall be limited near curves with less than two-hundred thirty (230) feet of centerline radius</li> <li>- Minimum building</li> </ul>	Perpendicular parking proposed on minor drive  Parking setback is required to be 15 ft in PSLR standards (see previous note)	Yes	

Item	Required Code	Proposed	Meets Code	Comments
	setback from the end of a parking stall shall be 25 feet in residential districts.			
<b>Parking, Loading and Dumpster Requirements</b>				
<b>Number of Parking Spaces</b>	Two for each dwelling unit	104 spaces	Yes	
<b>Multiple Family (Sec. 5.2.12.A)</b>	For 22 units, 44 spaces			
<b>Parking Space Dimensions and Maneuvering Lanes (Sec. 5.3.2)</b>	90° parking layout: 9' x 19' parking space dimensions and 24' wide drives	26' access aisle	Yes	
	9' x 17' if overhang on 7' wide interior sidewalk or landscaped area as long as detail indicates 4'' curb	9' x 19' proposed	Yes	
<b>Parking stall located adjacent to a parking lot entrance (public or private) (Sec. 5.3.13)</b>	- shall not be located closer than twenty-five (25) feet from the street right-of-way (ROW) line, street easement or sidewalk, whichever is closer	Complies	Yes	
<b>End Islands (Sec. 5.3.12)</b>	- End Islands with landscaping and raised curbs are required at the end of all parking bays that abut traffic circulation aisles. - The end islands shall generally be at least 8 feet wide, have an outside radius of 15 feet, and be constructed 3' shorter than the adjacent parking stall as illustrated in the Zoning Ordinance		NA	<b>See Traffic Review for detailed comments</b>
<b>Barrier Free Spaces (Barrier Free Code)</b>	1 barrier free parking spaces (for total 26 to 50) & 1 van barrier free parking space	2 barrier free proposed		<b>See Traffic Review</b>
<b>Barrier Free Space Dimensions (Barrier Free Code)</b>	- 8' wide with an 8' wide access aisle for van accessible spaces - 8' wide with a 5' wide access aisle for regular accessible spaces	9' wide, 9' access aisle – appears to comply	Yes?	<b>Could reduce spaces to 8' each with 8' access to recover a couple feet of pavement</b>
<b>Barrier Free</b>	One sign for each			<b>See Traffic Review</b>

Item	Required Code	Proposed	Meets Code	Comments
<b>Signs</b> <i>Barrier Free Code</i>	accessible parking space.			
<b>Minimum number of Bicycle Parking</b> <i>(Sec. 5.16.1)</i>	One (1) space for each five (5) dwelling units: <b>5 spaces required</b>	5 spaces shown	Yes	<b>Provide required bike parking</b>
<b>Bicycle Parking General requirements</b> <i>(Sec. 5.16)</i>	<ul style="list-style-type: none"> <li>- No farther than 120 ft. from the entrance being served</li> <li>- When 4 or more spaces are required for a building with multiple entrances, the spaces shall be provided in multiple locations</li> <li>- Spaces to be paved and the bike rack shall be inverted "U" design</li> <li>- Shall be accessible via 6 ft. paved sidewalk</li> </ul>		TBD	<b>Will be reviewed in Final Site Plan submittal</b>
<b>Bicycle Parking Lot layout</b> <i>(Sec 5.16.6)</i>	Parking space width: 7 ft. One tier width: 11 ft. Two tier width: 18 ft. Maneuvering lane width: 4 ft. Parking space depth: 32 in		TBD	<b>Will be reviewed in Site Plan submittals</b>
<b>Dumpster</b> <i>(Sec 4.19.2.F)</i>	<ul style="list-style-type: none"> <li>- Located in rear yard or interior side yard in case of double frontage</li> <li>- Attached to the building or</li> <li>- No closer than 10 ft. from building if not attached</li> <li>- Not located in parking setback</li> <li>- If no setback, then it cannot be any closer than 10 ft, from property line.</li> <li>- Away from Barrier free Spaces</li> </ul>	Not proposed – individual trash pick up	NA	
<b>Dumpster Enclosure</b> <i>(Sec. 21-145.(c) City code of Ordinances)</i>	<ul style="list-style-type: none"> <li>- Screened from public view</li> <li>- A wall or fence 1 ft. higher than height of refuse bin</li> <li>- And no less than 5 ft. on three sides</li> </ul>		NA	



Item	Required Code	Proposed	Meets Code	Comments
<b>Wetlands</b> (City Code Ch. 12, Art. V)	Mitigation of removed wetlands at ratio of 1.5:1 emergent wetland, 2:1 for forested wetlands	Mitigation shown to be constructed on-site	Yes	<b>See Wetland Review.</b>
<b>Design and Construction Standards Manual</b>	Land description, Sidwell number (metes and bounds for acreage parcel, lot number(s), Liber, and page for subdivisions).		Yes	
<b>General layout and dimension of proposed physical improvements</b>	Location of all existing and proposed buildings, proposed building heights, building layouts, (floor area in square feet), location of proposed parking and parking layout, streets and drives, and indicate square footage of pavement area (indicate public or private).	Mostly provided. Some dimensions are required to provide more clarity.	Yes	Refer to all review letters for comments
<b>Economic Impact</b>	- Total cost of the proposed building & site improvements Number of anticipated jobs created (during construction & after building is occupied, if known)	Investment of \$8.5M  50-70 trade and construction jobs	Yes	
<b>Legal Documents</b>	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	<u>A PSLR agreement would be required if City Council approves the Concept Plan</u>
<b>Development and Street Names</b>	Development and street names must be approved by the Street Naming Committee before Preliminary Site Plan approval	Application received	Yes	
<b>Development/ Business Sign</b>	- Signage if proposed requires a permit. - Signage is not regulated by the Planning Division or Planning Commission.	<b>Will need to apply for <a href="#">sign permit</a></b>		<i>Contact Ordinance Enforcement at 248.735.5678, for sign ordinance questions.</i>

Item	Required Code	Proposed	Meets Code	Comments
<b>Lighting and Photometric Plan (Sec. 5.7)</b>				
<b>Intent (Sec. 5.7.1)</b>	- Establish appropriate minimum levels, prevent unnecessary glare, reduce spillover onto adjacent properties & reduce unnecessary transmission of light into the night sky		Yes	
<b>Lighting Plan (Sec. 5.7.2.A.i)</b>	- Site plan showing location of all existing & proposed buildings, landscaping, streets, drives, parking areas & exterior lighting fixtures	Provided	Yes	
<b>Building Lighting (Sec. 5.7.2.A.iii)</b>	- 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.	Provided	Yes	
<b>Lighting Specifications (Sec. 5.7.A.2.ii)</b>	- Specifications for all proposed & existing lighting fixtures	Shown	Yes	
	- Photometric data	Shown	Yes	
	- Fixture height	Shown	Yes	
	- Mounting & design	Shown	Yes	
	Glare control devices - (Also see Sec. 5.7.3.D)	Shown	Yes	
	Type & color rendition of lamps	4000K	No	<b><u>Change to 3000K fixtures or seek a variance with justification (Note – Response letter states these are now 3000K, however photometric sheet shows 40K)</u></b>
	Hours of operation	24 hrs/day	Yes	
<b>Max Height (Sec. 5.7.3.A)</b>	Height not to exceed 25feet <i>Superseded by Sec. 3.21.2.A.x (20-ft max)</i>	Not shown	No	<b>Mounting height not found on photometric plan</b>
<b>Standard Notes (Sec. 5.7.3.B)</b>	- Electrical service to light fixtures shall be placed underground - Flashing light shall not be permitted	Notes not found	TBD	

Item	Required Code	Proposed	Meets Code	Comments
	- Only necessary lighting for security purposes & limited operations shall be permitted after a site's hours of operation			
<b>Indoor Lighting</b> (Sec. 5.7.3.H)	- Indoor lighting shall not be the source of exterior glare or spillover		NA	
<b>Security Lighting</b> (Sec. 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 at the areas to be secured. - Fixtures mounted on the building and designed to illuminate the facade are preferred		NA	
<b>Color Spectrum Management</b> (Sec. 5.7.3.F)	Non-Res and Multifamily: - For all permanent lighting installations - minimum Color Rendering Index of 70 and Correlated Color Temperature of no greater than 3000 Kelvin	Fixtures are 4000K	No	<b>Provide information to verify compliance in fixture chart for each type</b>  <b><u>Deviation required for fixtures over 3000K</u></b>
<b>Parking Lot Lighting</b> (Sec. 5.7.3.J)	- Provide the minimum illumination necessary to ensure adequate vision and comfort. - Full cut-off fixtures shall be used to prevent glare and spillover.		NA	
<b>Min. Illumination</b> (Sec. 5.7.3.L)	- Parking areas: 0.2 fc min			
	- Loading & unloading areas: 0.4 fc min			
	- Walkways: 0.2 fc min			
	- Building entrances, frequent use: 1.0 fc min			
	- Building entrances, infrequent use: 0.2 min			
<b>Average Light Level</b> (Sec.5.7.3.L)	- Average light level of the surface being lit to the lowest light of the surface being lit shall not exceed 4:1			
<b>Max. Illumination adjacent to</b>	- When site abuts a non-residential district, maximum illumination		NA	

Item	Required Code	Proposed	Meets Code	Comments
<b>Non-Residential</b> (Sec. 5.7.3.L)	at the property line shall not exceed 1 foot candle			
<b>Max. Illumination adjacent to Residential</b> (Sec. 5.7.3.M)	<ul style="list-style-type: none"> <li>- Fixture height not to exceed 25 feet</li> <li>- Cut off angle of 90 degrees or less</li> <li>- No direct light source shall be visible at the property line adjacent to residential at ground level</li> <li>- Maximum illumination at the prop line not to exceed 0.5 fc.</li> </ul>	Fixture height not noticed Property lines 0.0 except for entrance on Stonebrook Dr	<b>No</b>  Yes	
<b>Residential Developments</b> (Sec. 5.7.3.O)	<ul style="list-style-type: none"> <li>- Provide sufficient illumination (0.2 fc min) at each entrance from major thoroughfare</li> <li>- 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</li> </ul>	Lighting at entrances exceeds min	Yes	<i>Lighting is appropriate for residential area</i>

**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. Please refer to those sections in Article 3, 4 and 5 of the zoning ordinance for further details.
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.

## ENGINEERING REVIEW

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# PLAN REVIEW CENTER REPORT

07/09/2025

## Engineering Review

Camelot Parc Townhomes  
JSP25-0002

### APPLICANT

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Avalon Park Development, LLC

### REVIEW TYPE

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PSLR Concept Plan

### PROPERTY CHARACTERISTICS

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- Site Location: Located on the west side of Wixom Road north of Stonebrook Drive in section 17 of the City of Novi
- Site Size: 8.78 acres
- Plan Date: 6-17-2025
- Design Engineer: Atwell Engineering

### PROJECT SUMMARY

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- Construction of 5 residential buildings with 22 townhome units. Site access will be provided via Stonebrook Drive.
- Water service would be provided by an 8-inch extension from the existing 16-inch water main along the west side of Wixom Road, and loop to connect to the existing 16-inch water main on the south side of Stonebrook Drive. Along with 2 additional hydrants.
- Sanitary sewer service would be provided by an extension from the existing 8-inch sanitary sewer along the north side of Stonebrook Drive.
- Storm water would (continue to) be collected by a single storm sewer collection system and discharged to an on-site detention basin.

### RECOMMENDATION

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Approval of the PSLR Concept Plan is **recommended** at this time, Engineering has no concerns with the concept plan at this time. The following items shall be addressed at the time of Preliminary Site Plan submittal:

## COMMENTS

1. Reference city benchmark 1823, located on the west side of Wixom Road. [City of Novi Survey Benchmarks Arch Map](#).
2. **Only at the time of the printed Stamping Set submittal**, provide the City's standard detail sheets for water main (5 sheets), sanitary sewer (3 sheets), storm sewer (2 sheets), paving (2 sheets). The most updated details can be found on the City's website under [Engineering Standards and Construction Details](#).
3. A [Right-of-Way Permit](#) will be required from the City of Novi.
4. Provide sight distance measurements for the Stonebrook Drive 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. Check pole detail for any right-of-way poles.
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. Provide a note stating if dewatering is anticipated or encountered during construction, then a dewatering plan must be submitted to the Engineering Division for review.
9. Generally, all proposed trees shall remain outside utility easements. Where proposed trees are required within a utility easement, add a note stating the distance between the proposed water main and the street trees.

## WATER MAIN

10. All public water main easements shall be 20-foot wide. Show 20-foot wide proposed easement.
11. Provide a water main basis of design for the development on the utility plan sheet.
12. 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.
13. Provide a profile for all proposed public water main 8-inch or larger.
14. In the general notes and on the profile, add the following note: "Per the Ten States Standards Article 8.8.3, one full 20-foot pipe length of water main shall be used whenever storm sewer or sanitary sewer is crossed, and the pipe shall be centered on the crossing, in order to ensure 10-foot separation between water main and sewers." Additionally, show the 20-foot pipe lengths on the profile.
15. EGLE permit applications take at least 3 months for review, it is recommended that the applicant submit the draft EGLE application with preliminary site plan to Engineering Division.

16. A sealed set of utility plans along with the [Michigan Department of Environment, Great Lakes & Energy \(EGLE\) permit application](#) for water main construction, the [Streamlined Water Main Permit Checklist](#), [Contaminated Site Evaluation Checklist](#), [Basis of Design](#), and an electronic version of the utility plan should be submitted to the Engineering Division for review, assuming no further design changes are anticipated. Utility plan sets shall include only the cover sheet, any applicable utility sheets, and the standard detail sheets.

### **IRRIGATION**

17. Provide irrigation plans for site as part of the preliminary site plan submittal.

### **SANITARY SEWER**

18. All public sanitary sewer shall be within a dedicated sanitary sewer easement unless proposed in the right-of-way. Show proposed 20-foot wide sanitary sewer easement.
19. Provide a note on the Utility Plan and sanitary profile stating the sanitary leads will be buried at least 5 feet deep where under the influence of pavement.
20. Illustrate all pipes intersecting with manholes on the sanitary profiles.
21. Three (3) sealed sets of revised utility plans along with the [Michigan Department of Environment, Great Lakes & Energy \(EGLE\) permit application](#), electronic utility plan for sanitary sewer construction, and the Streamlined Sanitary Sewer Permit Certification Checklist should be submitted to the Engineering Division for review, assuming no further design changes are anticipated. Utility plan sets shall include only the cover sheet, any applicable utility sheets, and the standard detail sheets. It should be indicated with the application if an expedited EGLE review is requested. EGLE will charge a fee that can be paid directly to the State.

### **STORM SEWER**

22. Off-Site storm drainage easement or temporary construction easement is not required, applicant has proposed to connect to storm sewer located within an existing City of Novi easement, L13319 P126.
23. A minimum cover depth of 3 feet shall be maintained over all proposed storm sewer. Currently, a few pipe sections do not meet this standard. Grades shall be elevated, and minimum pipe slopes shall be used to maximize the cover depth. In situations where the minimum cover cannot be achieved, Class V pipe must be used with an absolute minimum cover depth of 2 feet. An explanation shall be provided where the cover depth cannot be provided.
24. Storm manholes with differences in invert elevations exceeding two feet shall contain a 2-foot-deep plunge pool.
25. Provide a four-foot-deep sump and an oil/gas separator in the last storm structure prior to discharge to the storm water basin.
26. Provide profiles for all storm sewer 12-inch and larger. All storm pipes accepting surface drainage shall be 12-inch or larger.
27. Label the 10-year HGL on the storm sewer profiles and ensure the HGL remains at least 1-foot below the rim of each structure.

28. Illustrate all pipes intersecting storm structures on the storm profiles.
29. Provide a schedule listing the casting type, rim elevation, diameter, and invert sizes/elevations for each proposed, adjusted, or modified storm structure on the utility plan. Round castings shall be provided on all catch basins except curb inlet structures.
30. Show and label all roof conductors and show where they tie into the storm sewer.
31. Provide Storm sewer basis of design table, with preliminary site plan submittal.

### STORM WATER MANAGEMENT PLAN

32. The Storm Water Management Plan (SWMP) for this development shall be designed in accordance with the Storm Water Ordinance and Chapter 5 of the [Engineering Design Manual \(updated Jan 31, 2024\)](#)
33. The hydrological soil type should be used to determine the C value for the natural greenspace; engineering design manual has c values for each soil type. The C factor for soil type c is .25 not .35, updated calculations for C factor.
34. As part of the Storm Drainage Facility Maintenance Easement Agreement, provide an access easement for maintenance over the storm water detention system. Also, include an access easement to the detention area from the public road right-of-way.
35. Outlet control structure has 18 3-inch holes proposed for the outlet, but the allowable release rate is less than the actual discharge rate. The allowable peak discharge rate is 2.76 cfs, the proposed outlet with 17 3-inch holes will exceed the allowable discharge rate.
36. 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.

### PAVING & GRADING

37. Provide a construction materials table on the Paving Plan listing the quantity and material type for each pavement cross-section being proposed.
38. Engineering does not oppose the request for waiver to have sidewalks next to the proposed roadway.
39. Provide a minimum of 6 spot elevations where the pathway crosses each driveway (one at each corner and two in the center of the driveway on each side of the pathway). Spot elevations shall be provided to demonstrate a level landing adjacent to each side of the pathway crossing.
40. Provide spot elevations at the intersection of the proposed pathway with the existing pathway.
41. 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.

42. Provide existing and proposed contours on the Grading Plan at the time of the Final Site Plan submittal.
43. Indicate curb height where parking spaces are proposed, 6-inch curb should be provided where 19-foot stalls are proposed.
44. 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.
45. Site grading shall be limited to 1V:4H (25-percent), excluding landscaping berms.
46. Revise the on-site road cross-section to 1.5 inches of MDOT 5E1 on 2.5 inches of MDOT 3C on 8 inches of 21AA [limestone only if within 100 feet of a watercourse] aggregate base.
47. Sidewalk on site may have a 4" compacted class II sand base, all proposed sidewalk in the right-of-way must have 21 AA aggregate base.
48. Provide top of curb/walk and pavement/gutter grades to indicate height of curb adjacent to parking stalls or drive areas.
49. Soil borings along the proposed road will be required at 500-foot intervals per Section 11-195(d) of the Design and Construction Standards.
50. Per Section 26.5-35(c), a statement is required on any plan containing a private street with the following language: "City of Novi has no responsibility to improve or maintain the private streets contained within or private streets providing access to the property described in this [plan/plat]".

#### **SOIL EROSION & SEDIMENT CONTROL**

51. A SESC permit is required (link to [Soil Erosion Permit Application](#)). A review will be done when a completed packet is submitted to Sarah Marchioni at Community Development.
52. Application should be submitted at time of Final Site Plan submittal.

#### **THE FOLLOWING MUST BE SUBMITTED WITH THE NEXT SUBMITTAL:**

53. A letter from either the applicant or the applicant's engineer must be submitted with the Stamping Set 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.**

To the extent this review letter addresses items and requirements that require the approval of or a permit from an agency or entity other than the City, this review shall not be considered an indication or statement that such approvals or permits will be issued.

**Engineering Review of rPSLR Concept Plan**

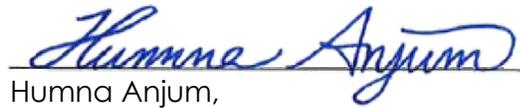
Camelot Parc Townhomes

JSP25-0002

07/09/2025

Page 6 of 6

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

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

Humna Anjum,  
Project Engineer

cc: Lindsay Bell, Community Development  
Milad Alesmail, Engineering  
Kate Purpura, Engineering  
Ben Croy, City Engineer

## LANDSCAPE REVIEW

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**PLAN REVIEW CENTER REPORT**  
**January 16, 2026**  
**Camelot Parc Townhomes**  
**Second Revised PSLR Concept Plan - Landscaping**

**Review Type**

Second Revised PSLR Concept Plan Landscape Review

**Job #**

JSP25-0002

**Property Characteristics**

- Site Location: Wixom Road
- Site Acreage: 8.78 ac
- Site Zoning: R-1
- Adjacent Zoning: North: I-1 & R-1, East: I-1 & I-2, South: I-2, West: R-1
- Plan Date: 1/9/2026

**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 Preliminary Site Plan submittal and underlined items must be addressed on the Final Site Plans. Please follow the guidelines of the Zoning Ordinance Section 5.5 and the Landscape Design Manual. This review and the accompanying landscape chart are summaries and are not intended to substitute for any Ordinance.

**Recommendations:**

This project is **recommended for approval for the concept plan**. The remaining additions and corrections can be made on the revised Preliminary or Final Site Plans.

**LANDSCAPE DEVIATIONS REQUIRED FOR THE PROPOSED LAYOUT:**

- No berm or greenbelt landscaping is proposed north of the emergency access drive along Wixom Road – *supported by staff to preserve the existing vegetation*
- No street trees are proposed along Wixom Road north of the emergency access drive – *this would be supported by staff to preserve the existing vegetation.*
- Deficiency in wetland buffers provided – *supported by staff as sufficient buffering seed and vegetation is now proposed*

**Ordinance Considerations**

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

1. Provided
2. Please show the tree numbers on the trees to remain on the landscape plan.
3. A 25-foot wetland buffer is not provided in many cases as is required. **This requires a landscape deviation.** *It would be supported by staff as a line of shrubs has been added along the wetland edge to discourage encroachment into the wetland and native seeding is now proposed north of the drive.* Please add signage along the curbs and behind the building to protect the wetland.
4. **Please double-check the replacement calculations shown on Sheet 11 and revise the replacements (including deposit to the tree fund) if necessary.**

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

A long continuous berm on the adjacent property fulfills this requirement for the east and south boundaries.

Adjacent to Public Rights-of-Way – Berm/Wall, Buffer and Street Trees (Zoning Sec. 5.5.3.B.ii, iii)

1. The required berm is provided between Wixom Road and the west building but not north of the T-turnaround. **A landscape deviation for the lack of berm there is requested.** *The waiver is supported as building a berm would damage existing trees to be preserved.*
2. The required landscaping is proposed along the southern frontage. *As noted above, a deviation to not provide the required greenbelt landscaping in the preserved area north of the access drive is requested and is supported by staff.*
3. No street trees are proposed north of the emergency access drive due to a lack of space between the walk and the road, and the preservation of the existing vegetation behind the walk. **This requires a landscape deviation that is supported by staff.**

Multi-family Residential Landscaping (Zoning Sec. 5.5.3.f.iii.)

1. Multi-family Unit Trees: 66 trees are required and are provided.
2. Interior Roadway: All of the required trees are provided. Some multifamily unit trees are also along the roadway in addition to those required. This is acceptable.
3. Building Foundation Landscaping:
  - a. Greater than 35% of the frontages facing Avalon Drive is shown as being landscaped.
  - b. As the berm is heavily landscaped and screens the west side of Unit 1, foundation landscaping along that side of the unit is not required.
  - c. Additional shrubs have been added to the sides of Units 10 and 11 to improve the attractiveness of the entry to the development.

Parking Lot Landscaping (Zoning Sec. 5.5.3.C.)

1. No parking lots are proposed, only parking bays along the drive.
2. Multifamily unit trees are used along the perimeter of the parking bays.

Plant List (LDM 4, 10)

1. No plant list is provided.
2. Please provide a complete plant list no later than the Final Site Plans.

Planting Notations and Details (LDM 10)

Provided

Storm Basin Landscape (Zoning Sec 5.5.3.E.iv and LDM 3)

Required trees and shrubs are provided.

Irrigation (LDM 10)

1. Please provide plans for providing sufficient water to all plantings for their establishment and long-term survival.
2. If an irrigation system will be used, plans for it must be provided in the Final Site Plans.

If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 248.735.5621 or [rmeader@cityofnovi.org](mailto:rmeader@cityofnovi.org).



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Rick Meader – Landscape Architect

## LANDSCAPE REVIEW SUMMARY CHART – Second Revised PSLR Concept Plan

**Review Date:** January 16, 2026  
**Project Name:** JSP25-0002: Camelot Parc Townhomes  
**Plan Date:** January 9, 2026  
**Prepared by:** Rick Meader, Landscape Architect E-mail: [rmeader@cityofnovi.org](mailto:rmeader@cityofnovi.org);  
 Phone: (248) 735-5621

Items in **Bold** need to be addressed by the applicant before approval of the Preliminary Site Plan can be recommended. Underlined items need to be addressed on the Final Site Plans.

### LANDSCAPE DEVIATIONS THAT ARE REQUIRED FOR THE PROPOSED LAYOUT:

- No berm or greenbelt landscaping is proposed north of the emergency access drive along Wixom Road – *supported by staff to preserve the existing vegetation*
- No street trees are provided along Wixom Road north of the emergency access drive – *supported by staff to preserve the existing vegetation.*
- Deficiency in wetland buffers provided –*supported by staff because a line of shrubs has been added along the buffer edge to protect the wetland from encroachment.*

Item	Required	Proposed	Meets Code	Comments
<b>Landscape Plan Requirements – Basic Information (LDM (2))</b>				
<b>Landscape Plan</b> <i>(Zoning Sec 5.5.2, LDM 10)</i>	<ul style="list-style-type: none"> <li>• New commercial or residential developments</li> <li>• Addition to existing building greater than 25% increase in overall footage or 400 SF whichever is less.</li> <li>• 1"-20' minimum with proper North. Variations from this scale can be approved by LA</li> </ul>	<ul style="list-style-type: none"> <li>• Overall Scale 1" = 40'</li> <li>• Foundation planting scale: 1"=30'</li> </ul>	Yes	
<b>Owner/Developer Contact Information</b> <i>(LDM 10)</i>	Name, address and telephone number of the owner and developer or association	On Title Block	Yes	
<b>Project Information</b> <i>(LDM 10)</i>	Name and Address	Location map on Sheet L-1	Yes	
<b>Survey information</b> <i>(LDM 10)</i>	Legal description or boundary line survey	Survey and description on Sheet 2	Yes	
<b>Landscape Architect contact information</b> <i>(LDM 10)</i>	Name, Address and telephone number of RLA/PLA/LLA who created the plan	Jim Allen – Allen Design	Yes	
<b>Sealed by LA.</b> <i>(LDM 10)</i>	Requires original signature	Copy of seal and signature	Yes	
<b>Miss Dig Note</b> <i>(800)482-7171</i>	Show on all plan sheets	On Title Block	Yes	

Item	Required	Proposed	Meets Code	Comments
(LDM10)				
<b>EXISTING CONDITIONS</b>				
<p><b>Existing plant material</b>  <b>Existing woodlands or wetlands</b>                      (LDM 10.h)</p>	<ul style="list-style-type: none"> <li>• Show location type and size.</li> <li>• Label to be saved or removed.</li> <li>• Plan shall state if none exists.</li> </ul>	<ul style="list-style-type: none"> <li>• Existing Trees are shown on Sheets 1 and 2</li> <li>• Tree Chart on Sheet 10</li> <li>• Removals are indicated on the chart and the Removals Plan</li> <li>• Replacement credits required are shown on Chart and on L-1 but it is not clear that the calculations on Sheet 11 were done correctly in the table.</li> <li>• 40 woodland replacement credits have been added to the plan (26 trees, large shrubs (12 credits) and native seed (2 credits). A deposit to the tree fund will be made for 13 unplanted credits.</li> <li>• Wetlands on site are delineated, mitigation is required and shown on Sheet 7.</li> <li>• A line of shrubs has been added to protect the wetland from encroachment and a native seeding has been added between the drive and the wetland</li> </ul>	<ul style="list-style-type: none"> <li>• Yes</li> <li>• Yes</li> <li>• Yes</li> <li>• TBD</li> <li>• Yes</li> <li>• Yes</li> <li>• Yes</li> </ul>	<ol style="list-style-type: none"> <li>1. <b>See the Merjent letter for a complete review of woodlands and wetlands</b></li> <li>2. <b>The lack of a 25-foot wetland buffer between the interior drive/parking and Units 19-22 requires a deviation.</b> <i>It would be supported by staff as the seeding and shrub line will provide protection for the wetland from encroachment.</i></li> <li>3. <u>When species are added, please use only native wetland species for the protective shrub line.</u></li> </ol>
<p><b>Natural Features protection</b></p>		<p>The plans do not show silt fencing or</p>		<ol style="list-style-type: none"> <li>1. <u>Please add signs such as the example</u></li> </ol>

Item	Required	Proposed	Meets Code	Comments
		other protection for the wetlands.		shown below to <u>protect the wetlands from unsupported activities</u> . They should be placed every 100 feet behind the curbs and building. 2. Include a detail for the <u>proposed signs</u> .
<b>Soil type (LDM 10)</b>	As determined by Soils survey of Oakland county	Soils Legend and boundaries are on Sheet 2 <ul style="list-style-type: none"> <li>• Capac Sandy Loam</li> <li>• Marlette Sandy Loam</li> <li>• Brookston &amp; Colwood Loams</li> <li>• Houghton &amp; Adrian Mucks</li> <li>• Urban Land</li> </ul>	Yes	
<b>Zoning (LDM 10)</b>	Site: R-1 Proposed: PSLR North: I-1 & R-1, East: I-1 & I-2, South: I-2, West: R-1	Zoning is shown on the Location Map on Sheet L-1	Yes	
<b>PROPOSED IMPROVEMENTS (LDM 10)</b>				
<b>Existing and proposed improvements</b>	Existing and proposed buildings, easements, parking spaces, vehicular use areas, and R.O.W	<ul style="list-style-type: none"> <li>• All site elements are shown on L-1.</li> <li>• Dimensions on Sheet 4</li> </ul>	Yes	
<b>Existing and proposed utilities</b>	<ul style="list-style-type: none"> <li>• Overhead and underground utilities, including hydrants</li> <li>• Proposed light posts</li> </ul>	<ul style="list-style-type: none"> <li>• Proposed utilities are shown on the Landscape Plan and sufficient spacing between trees and utility lines and structures appears to be provided.</li> <li>• Proposed light posts are shown</li> <li>• Notes regarding spacing are provided on Sheet L-1</li> </ul>	<ul style="list-style-type: none"> <li>• Yes</li> <li>• Yes</li> <li>• Yes</li> </ul>	
<b>Proposed topography - 2' contour minimum</b>	Provide proposed contours at 2' interval	Sheet 6	Yes	
<b>Clear Zones</b>	25 ft. corner clearance	Yes	No	<u>Please move the clear</u>

Item	Required	Proposed	Meets Code	Comments
	required. Refer to Zoning Sec 5.5.9			<u>vision zone for the Stonebrook Drive entrance back per the illustration below (it should be at the ROW line (1 foot behind sidewalk), not the back of curb.</u>
<b>LANDSCAPING REQUIREMENTS</b>				
<b>Berms and ROW Planting</b>				
<ul style="list-style-type: none"> <li>All berms shall have a maximum slope of 33%. Gradual slopes are encouraged. Show 1ft. contours</li> <li>Berm should be located on lot line except in conflict with utilities.</li> <li>Berms should be constructed with 6" of topsoil.</li> </ul>				
<b>Residential Adjacent to Non-residential (Sec 5.5.3.A) &amp; (LDM 1.a)</b>				
<b>Berm requirements</b> (Zoning Sec 5.5.3.A)	<u>Special land use adjacent to residential requires:</u> <ul style="list-style-type: none"> <li>4.5-6 foot tall landscaped berm with 6 foot wide crest.</li> <li>Opacity 80% winter, 90% summer.</li> </ul>	A long continuous berm existing on the adjacent property fulfills this requirement for the east and south boundaries.	Yes	
<b>Planting requirements</b> (LDM 1.a.)	LDM Novi Street Tree List	Sufficient existing trees are on the entire berm	Yes	
<b>Adjacent to Public Rights-of-Way (Sec 5.5.3.B) and (LDM 1.b) (RM-1)</b>				
<b>Greenbelt width</b>	<ul style="list-style-type: none"> <li>Adj to parking: 20 ft</li> <li>Not adj to pkg: 34 ft</li> </ul>	<ul style="list-style-type: none"> <li>Wixom Rd: 50 ft</li> <li>Stonebrook Dr: 55 ft</li> </ul>	Yes	
<b>Min. berm crest width</b>	4 ft	<ul style="list-style-type: none"> <li>Wixom Rd: 2 ft</li> <li>Stonebrook Dr: 3-10 ft – the existing berm is being preserved</li> </ul>	Yes	<ol style="list-style-type: none"> <li>No berm is provided north of the emergency access drive. <b>This requires a deviation.</b></li> <li>As adding the berm would require the removal of trees and there are no buildings or paving proposed in that area, the deviation would be supported by staff.</li> </ol>
<b>Min. berm height</b>	3 ft	<ul style="list-style-type: none"> <li>Wixom Rd: 4 ft</li> <li>Stonebrook Dr: 3-10 ft</li> </ul>	Yes	<b>See above</b>
3' wall	(4)(7)	Only a sign wall is proposed – no retaining walls		
<b>Canopy deciduous or</b>	<b>1 tree per 35 lf</b>	<u>Wixom Road</u>	• Yes	<b>A deviation is requested</b>

Item	Required	Proposed	Meets Code	Comments
<b>large evergreen trees</b> (7)(10)(11)	<u>Wixom Road</u> <ul style="list-style-type: none"> <li>148lf/35 = 4 trees</li> </ul> <u>Stonebrook Drive</u> <ul style="list-style-type: none"> <li>683lf/35 = 19 trees</li> </ul> <p>Deviation to not plant greenbelt trees north of the emergency access lane is requested.</p>	4 canopy trees and <u>Stonebrook Drive</u> 55 existing trees	<ul style="list-style-type: none"> <li>Yes</li> </ul>	<b>to not add any trees north of the emergency access (223lf) to preserve the existing vegetation.</b> <i>This deviation is supported by staff.</i>
<b>Sub-canopy deciduous trees</b> Notes (5)(6)(10)(11)	<b>1 tree per 20 lf</b> <u>Wixom Road</u> <ul style="list-style-type: none"> <li>148lf /20 = 7 trees</li> </ul> <u>Stonebrook Drive</u> <ul style="list-style-type: none"> <li>683/20 = 34 trees</li> </ul>	<u>Wixom Road</u> 7 trees <u>Stonebrook Drive</u> 34 trees	<ul style="list-style-type: none"> <li>Yes</li> <li>Yes</li> </ul>	<b>See above discussion regarding the lack of trees provided north of the access drive – it is supported for this requirement as well.</b>
<b>Canopy deciduous trees in area between sidewalk and curb</b> (10)	<b>1 tree per 35 lf</b> <u>Wixom Road</u> <ul style="list-style-type: none"> <li>(390-28)lf /35 = 10 trees</li> </ul> <u>Stonebrook Drive</u> Not necessary – the street is not on Avalon Park property	<u>Wixom Road</u> 4 trees south of the access drive  <u>Stonebrook Drive</u> Existing street trees are shown	<ul style="list-style-type: none"> <li>No</li> <li>Yes</li> </ul>	<ol style="list-style-type: none"> <li><b>There is no room for street trees north of the emergency access drive between the sidewalk and the road, and the existing vegetation is being preserved in that area behind the sidewalk.</b></li> <li><i>A landscape deviation for the lack of trees in this area would also be supported by staff to preserve the existing vegetation.</i></li> </ol>
<b>Multi-Family Residential (Sec 5.5.3.F.iii)</b>				
<b>Multi-family Unit Landscaping</b> (Zoning Sec 5.5.3.F.iii.b)	<ul style="list-style-type: none"> <li>3 deciduous canopy trees or large evergreen trees per dwelling unit on the first floor.</li> <li>22 units * 3 = 66 trees</li> <li>Up to 25% of requirement can be subcanopy trees</li> </ul>	<ul style="list-style-type: none"> <li>66 trees</li> <li>12 of those are shown along the interior drive in addition to the required trees</li> <li>No species are called out but are not required at this time.</li> </ul>	<ul style="list-style-type: none"> <li>Yes</li> <li>Yes</li> <li>TBD</li> </ul>	<u>Add species no later than Final Site Plans.</u>
<b>Interior Street Landscaping</b> (Zoning Sec 5.5.3.F.iii.b)	<ul style="list-style-type: none"> <li>1 deciduous canopy tree along interior roads for every 35 lf (both sides), excluding driveways, interior roads adjacent to public rights-of-way</li> </ul>	<ul style="list-style-type: none"> <li>Avalon Drive: 29 trees</li> <li>Camelot Drive: 8 trees</li> </ul>	Yes	

Item	Required	Proposed	Meets Code	Comments
	and parking entry drives. • Avalon Drive: (1290-240)/35 = 30 trees • Camelot Drive: (120*2)/35 = 7 trees			
<b>Foundation Landscaping</b> (Zoning Sec 5.5.3.F.iii.b)	35% of building façades facing road must be landscaped	• Conceptual plans for the buildings are provided. • The required percentage of landscaping facing roads is exceeded for all building types.	• Yes • Yes	Plantings for all three buildings need to be included in the plant lists and cost estimates no later than the Final Site Plan.
<b>Parking Area Landscape Requirements</b> (Zoning Sec 5.5.3.C & LDM 5)				
<b>General requirements</b>	• Clear sight distance within parking islands • No evergreen trees	No blocking plantings are proposed.	Yes	
<b>Name, type and number of ground cover</b>	As proposed on planting islands	No groundcovers are indicated for the site	TBD	Please indicate what groundcover(s) will be used on the Final Site Plans.
<b>Parking lot Islands</b> (Zoning Sec 5.5.3.c.ii, iii)	• A minimum of 200 SF to qualify • 200sf landscape space per tree planted in island. • 6" curbs • Islands minimum width 10' BOC to BOC	No parking lot islands are proposed	NA	
<b>Curbs and Parking stall reduction</b> (Zoning Sec 5.5.3.c.ii)	Parking stall can be reduced to 17' with 4" curb adjacent to a sidewalk of minimum 7 ft.	Parking spaces are 19' long with abutting 5' wide sidewalks.	Yes	
<b>Contiguous space limit</b> (Zoning Sec 5.5.3.c.ii.o))	Maximum of 15 contiguous spaces	No bay is longer than 11 spaces	Yes	
<b>Category 1: For OS-1, OS-2, OSC, OST, B-1, B-2, B-3, NCC, EXPO, FS, TC, TC-1, RC, Special Land Use or non-residential use in any R district</b> (Zoning Sec 5.5.3.C.iii)				
<b>A = Total square footage of vehicular use areas x 7.5%</b>	$A = x \text{ SF} \times 7.5\% = A \text{ sf}$	NA		Only single-sided bays are provided so interior parking area is not required.
<b>B = Total square footage of additional paved vehicular use areas over 50,000 SF x 1 %</b>	$B = x \text{ SF} \times 1\% = B \text{ sf}$	NA		
<b>All Categories</b>				

Item	Required	Proposed	Meets Code	Comments
<b>Total square footage of landscaped islands</b>	$C = A + B$	NA		Only single-sided bays are provided so interior parking area is not required.
<b>Number of canopy trees required</b>	$D = C/200$	NA		Only single-sided bays are provided so interior trees are not required.
<b>Parking Lot Perimeter Trees</b> (Zoning Sec 5.5.3.c.ii)	<ul style="list-style-type: none"> <li>1 Canopy tree per 35 lf</li> </ul> <p>Trees must be within 15 feet of the parking lot edge to count as a perimeter tree.</p> <p>Greenbelt canopy trees within 15 feet of the parking lot edge may be double-counted as parking lot perimeter trees.</p>	NA		As noted above, since the parking bays are aligned along just one side of the drive, interior drive trees for that stretch of road can be used along the edge of the parking bays.
<b>Accessway Perimeter Trees</b> (Zoning Sec 5.5.3.C.i.j.)	1 Canopy tree per 35 lf	NA		There are no accessway perimeter drives in this project
<b>Parking land banked</b>	NA	None		
<b>Miscellaneous Landscaping Requirements</b>				
<b>Plantings around Fire Hydrant</b> (Zoning Sec 5.5.3.c.ii.j, LDM Secs 2,7)	<ul style="list-style-type: none"> <li>No plantings with matured height greater than 12' within 10 ft. of fire hydrants, manholes, catch basins or other utility structures.</li> <li>Trees should not be planted within 5 feet of underground lines.</li> </ul>	Sufficient spacing appears to have been given between trees and utility lines and structures.	Yes	
<b>Landscaped area (g)</b>	Areas not dedicated to parking use or driveways exceeding 100 sq. ft. shall be landscaped	Not indicated	TBD	
<b>Name, type and number of ground cover</b> (LDM 5)	As proposed on planting islands	No groundcovers are indicated except for around the detention pond	TBD	Please indicate <u>all groundcovers to be used on the final site plan.</u>
<b>Snow deposit</b> (LDM 10)	Show leave snow deposit areas on plan in locations where landscaping won't be damaged	None are proposed	TBD	Please indicate <u>snow deposit areas other than just the sides of the drives on the final site plan for ends of runs.</u>
<b>Transformers/Utility boxes</b> (LDM 6)	<ul style="list-style-type: none"> <li>A minimum of 2 ft. separation between box and the plants</li> </ul>	No transformers are shown	TBD	1. Please show <u>transformers and other utility boxes</u>

Item	Required	Proposed	Meets Code	Comments
	<ul style="list-style-type: none"> <li>• Ground cover below 4" is allowed up to pad.</li> <li>• No plant materials within 8 ft. from the doors</li> </ul>			<p><u>when their locations are determined.</u></p> <p>2. <u>Please add an allowance of 10 shrubs per box on the plant list and label as such</u></p>
<p><b>Detention/Retention Basin Planting requirements (Sec. 5.5.3.e, LDM 3)</b></p>	<ul style="list-style-type: none"> <li>• Clusters of large native shrubs shall cover 70-75% of the basin rim area at 10 ft away from the permanent water line.</li> <li>• Canopy trees must be located at 1 per 35lf of the pond rim 10 feet away from the permanent water level</li> <li>• 10" to 14" tall grass along sides of basin</li> <li>• Refer to wetland for basin mix</li> <li>• Include seed mix details on landscape plan</li> </ul>	<ul style="list-style-type: none"> <li>• A seed mix is proposed for the detention pond</li> <li>• Shrub coverage meets the requirement</li> <li>• Canopy trees are proposed along the east, south and west sides of the pond – multifamily unit trees are used</li> </ul>	<ul style="list-style-type: none"> <li>• Yes</li> <li>• Yes</li> <li>• Yes</li> </ul>	<p>1. <u>Please show the permanent water level of the pond too – no seed is required where it will be water, but the native mix should also be planted in the 25 foot buffer around the pond.</u></p> <p>2. <u>Please add the seed mix to the cost estimate.</u></p> <p>3. <u>Please add complete establishment and maintenance instructions for the native seed mixes (should be available from seed suppliers) – what is provided is not sufficient.</u></p>
<p><b>Phragmites and Japanese Knotweed Control (Zoning Sec 6.B)</b></p>	<p>All populations of Phragmites and/or Japanese Knotweed shall be eliminated from the site</p>	<ul style="list-style-type: none"> <li>• Phragmites populations are shown on Sheet 3 along with removal instructions.</li> <li>• No Japanese Knotweed was found.</li> </ul>	<p>Yes</p>	
<p><b>Landscape Notes and Details– Utilize City of Novi Standard Notes</b></p>				
<p><b>Plant List (LDM 4,11) – Include all cost estimates</b></p>				
<p>Quantities and sizes</p>		<p>No plant list is provided</p>	<p>Yes</p>	<p><u>Please add a plant list no later than the Final Site Plan.</u></p>
<p>Root type</p>		<p>No plant list is provided</p>		<p><u>See above</u></p>
<p>Botanical and common names</p>	<ul style="list-style-type: none"> <li>• At least 50% of plant species used, not including seed mixes or woodland replacement trees,</li> </ul>	<p>No plant list is provided</p>		<p><u>See above</u></p>

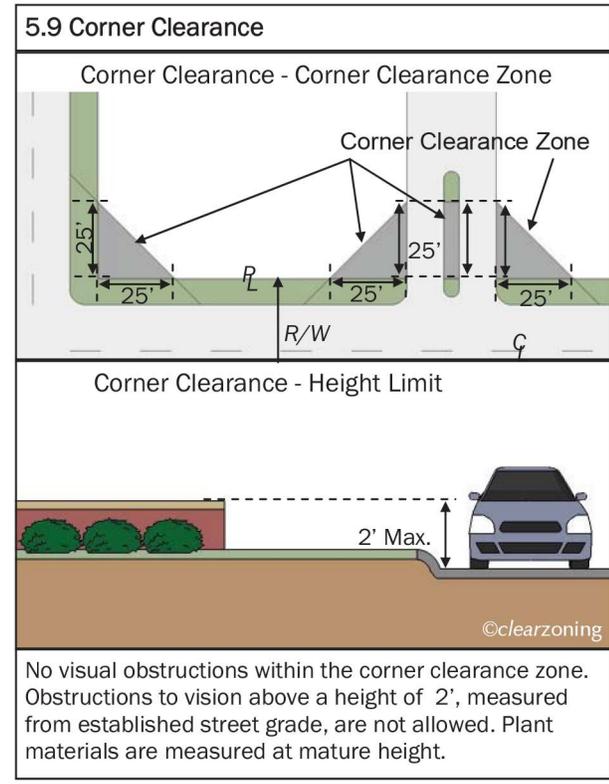
Item	Required	Proposed	Meets Code	Comments
	must be species native to Michigan. • The non-woodland replacement tree diversity must meet the standards of the Landscape Design Manual section 4.			
Type and amount of lawn		No groundcovers are indicated	TBD	<u>Please clearly show what groundcovers will be used.</u>
Cost estimate (LDM 10.h.(11))	For all new plantings, mulch and sod as listed on the plan	No		<u>Please add the cost estimate to the Final Site Plans.</u>
<b>Planting Details/Info (LDM Part III) – Utilize City of Novi Standard Details</b>				
Canopy Deciduous Tree	Refer to LDM for detail drawings	Yes	Yes	
Evergreen Tree		Yes	Yes	
Shrub		Yes	Yes	
Multi-stem tree		Yes	Yes	
Perennial/ Ground Cover		Yes	Yes	
Tree stakes and guys	Wood stakes, fabric guys.	Yes	Yes	
<b>Cross-Section of Berms (LDM 1.a.(1))</b>				
Slope, height and width	<ul style="list-style-type: none"> <li>• Label contour lines</li> <li>• Maximum 33% slope</li> <li>• Constructed of loam</li> <li>• 6" top layer of topsoil</li> </ul>	Yes	Yes	
Type of Ground Cover		Lawn is indicated	Yes	
Setbacks from Utilities	Overhead utility lines and 15 ft. setback from edge of utility or 20 ft. setback from closest pole, 10 feet from structures, hydrants	It appears proper spacing is provided	Yes	
<b>Walls (LDM 10 &amp; Zoning Sec 5.5.3.vi)</b>				
<b>Material, height and type of construction footing</b>	Freestanding walls should have brick or stone exterior with masonry or concrete interior	No retaining walls are proposed – only the sign wall		
<b>Walls greater than 3 ½ ft. should be designed and sealed by an Engineer</b>				
<b>Notes (LDM 10) – Utilize City of Novi Standard Details</b>				

Item	Required	Proposed	Meets Code	Comments
<b>Installation date</b> (LDM 2.i. & Zoning Sec 5.5.5.B)	<ul style="list-style-type: none"> <li>• Provide intended date</li> <li>• Between Mar 15 – Nov 15</li> </ul>	Between Mar 15 – Nov 15	Yes	
<b>Maintenance &amp; Statement of intent</b> (LDM 2.m & Zoning Sec 5.5.6)	<ul style="list-style-type: none"> <li>• Include statement of intent to install and guarantee all materials for 2 years.</li> <li>• Include a minimum one cultivation in June, July and August for the 2-year warranty period.</li> </ul>	Yes	Yes	
<b>Plant source</b> (LDM 2.n & LDM 3.a.(2))	Shall be northern nursery grown, No.1 grade.	Yes	Yes	
<b>Establishment period</b> (Zoning Sec 5.5.6.B)	<b>2 yr. Guarantee</b>	Yes	Yes	
<b>Approval of substitutions.</b> (Zoning Sec 5.5.5.E)	City must approve any substitutions <u>in writing</u> prior to installation.	Yes	Yes	
<b>General Landscape Requirements (LDM)</b>				
<b>General Conditions</b> (LDM 11)	Plant materials shall not be planted within 4 ft. of property line	Yes	Yes	
<b>Irrigation</b> (LDM 10.i.)	A fully automatic irrigation system and a method of draining or an alternative means of providing water sufficient for the plants' establishment and long-term survival is required on the Final Site Plan	<ul style="list-style-type: none"> <li>• A note indicates that an irrigation system will be provided.</li> <li>• Notes regarding the requirements for the system have also been added</li> </ul>	Yes	<ol style="list-style-type: none"> <li>1. <u>Please include an irrigation plan or information as to how plants will be watered sufficiently for establishment and long-term survival in the Final Site Plan</u></li> <li>2. <u>An irrigation system should meet the requirements listed below.</u></li> <li>3. <u>If xeriscaping is used, please provide information about plantings included.</u></li> </ol>
<b>Other information</b> (LDM 10.n)	Required by Planning Commission	NA		
<b>Landscape tree credit</b> (LDM11.b.(d))	<ul style="list-style-type: none"> <li>• Substitutions to landscape standards for preserved canopy trees outside woodlands/ wetlands should be approved by LA.</li> <li>• Refer to Landscape</li> </ul>	No		

Item	Required	Proposed	Meets Code	Comments
	tree Credit Chart in LDM			
<b>Plant Sizes for ROW, Woodland replacement and others</b> (LDM 11.b)	<ul style="list-style-type: none"> <li>• Canopy Deciduous shall be 3" and sub-canopy deciduous shall be 2.5" caliper.</li> <li>• Refer to LDM section 11.b for more details</li> </ul>	No		<u>Include on the plant list</u>
<b>Plant size credit</b> (LDM 11.b)	NA	None taken		
<b>Prohibited Plants</b> (LDM 11.b)	Do not use any plants on the Prohibited Species List	None are proposed	Yes	
<b>Recommended trees for planting under overhead utilities</b> (LDM 3.e)	Label the distance from the overhead utilities	An overhead line exists along Wixom Road	TBD	The proposed canopy street trees appear to be under the overhead lines. <b>Please check this and use subcanopy trees if necessary, and if there is room for them.</b>
<b>Collected or Transplanted trees</b> (LDM 11.b.(2)(c))		None		
<b>Nonliving Durable Material: Mulch</b> (LDM 12)	<ul style="list-style-type: none"> <li>• Trees shall be mulched to 3" depth and shrubs, groundcovers to 2" depth</li> <li>• Specify natural color, finely shredded hardwood bark mulch.</li> </ul>	In details	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

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



Text would not include "Mitigation Bank" and possibly not EGLE/MDEQ if the easement is not an EGLE easement

## WOODLAND & WETLAND REVIEW

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February 3, 2026

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

*Submitted electronically to [lbell@cityofnovi.org](mailto:lbell@cityofnovi.org)*

Re: Camelot Parc Townhomes Re-revised Planned Suburban Low-Rise Woodland and Wetland Review (JSP25-02)

Dear Lindsay,

Merjent, Inc. (Merjent) has conducted a review of the re-revised Planned Suburban Low-Rise (rrPLSR) for the Camelot Parc Townhomes (Project), prepared by Atwell (Applicant; rev. date 1/9/2026). The landscape portion of the site plan was prepared by Allen Design and is dated 1/9/2026. 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 at the northeast corner of the intersection of Wixom Road and Stonebrook Drive (parcel 50-22-17-300-019) in Section 17 of the City of Novi (site). The site contains City-regulated woodlands (**Figure 1**) and City-regulated wetlands (**Figure 2**).

Merjent is aware that this site has had previous reviews in 2021 and 2022 related to City Job Numbers JSP22-01 and PWT21-02 for the Avalon Park Townhomes. These previous reviews were evaluated in conjunction with writing this review and previous reviews. The previous reviews were conducted by the Mannik and Smith Group (MSG) and the Davey Resource Group (DRG).

Merjent submitted a woodland and wetland review on March 5, 2025 and found deficiencies in both the woodland and wetland submittals of the initial PSLR.

A revised submittal and review (rPSLR Review) occurred on July 10, 2025 and approvals were recommended for both the woodlands and wetland portions of the site plan, with requests for additional edits upon future submittals. Merjent also attended a call with the City and the Applicant on December 22, 2025 to discuss additional changes that may be needed for the plan based on feedback received.

**Woodlands (Text retained from July 10, 2025 Review)**

**Woodland Recommendation:** Merjent **recommends approval** of the Camelot Parc Townhomes rPSLR with the **condition to implement the requested edits**. Additional Woodland Review comments have been provided to meet the requirements of the Woodland Protection Ordinance. The following Woodland Regulations apply to this site:

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

\*See clarification request comments

### Woodland Review Comments

1. City-regulated woodlands, as identified on the City of Novi Woodlands interactive map website, are not noted as being present onsite. However, Merjent reviewed the JSP22-01 Woodland Review performed by DRG and concurs with DRG's establishment of regulated woodlands on-site. Note that both the woodlands and property limits depicted on the City map are considered approximations (**Figure 1**). Select photos from the site visit is included in **Attachment A**.
2. 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.
  - An updated tree survey was conducted on April 18, 2025 and updated DBH's have been provided on Sheet 10.
3. 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.
4. 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.
  - No trees larger than 36 inches DBH are proposed for removal outside of regulated woodlands.
5. The plan has proposed the removal of 20 regulated trees. A **Woodland Use Permit** is required to perform construction on any site containing regulated woodlands. A **Woodland Use Permit** is required for this project and because more than three trees are proposed for removal, Planning Commission approval is required for this Project.
6. **Woodland Replacement.** Based on a review of the plan, the following woodland replacements are currently required:

Tree Size (DBH, inches)	Number of Trees	Ratio Replacement/Removed Tree	Total Replacements Required
8-11	7	1	7

Tree Size (DBH, inches)	Number of Trees	Ratio Replacement/Removed Tree	Total Replacements Required
12-20	6	2	12
21-29	4	3	12
30+	3	4	12
Multi-stem	0	Sum of Stem DBH/8 (rounded up)*	0
<b>Total</b>	<b>20</b>	-	<b>43</b>

- The applicant has listed the number of replacements required on Sheet 10.
  - **Requested clarification:** Either a separate sheet or details should be added to Sheet 3 showing the final development plans in conjunction with trees that will remain on-site. Based on Davey Resource Group's January 10, 2023 review, trees such as Tree 9688 are within the regulated woodland. Based on the location of the woodland fence (see Comment 9), it is assumed the critical root zone of this and other trees will be impacted and should be reflected in the count of trees to be impacted even if they remain. Therefore, tree replacement calculations should be updated to reflect impacts to the critical root zone of regulated woodland trees.
7. A replacement plan and cost estimate for the tree replacement will be necessary prior to final site plan approval by the City. Woodland replacement credits can be provided by:
- a. Planting the woodland tree replacement credits on-site.
    - i. For tree replacement credits that will be planted on-site, a financial guarantee of \$400/tree replacement credit is required to ensure the planting of the on-site woodland replacement credits. The financial guarantee would be released after trees have been planted and approved by the City of Novi. The financial guarantee will be released after trees have been planted and approved by the City of Novi, and applicants must request a tree planting inspection.
    - ii. Woodland replacements shall be guaranteed for two growing seasons after the applicant's installation and the City's acceptance. A two-year maintenance bond in the amount of 25% of the value of the trees, but in no case less than \$1,000, shall be required to ensure the continued health of the trees following acceptance.
  - b. Payment to the City of Novi Tree Fund at a non-refundable rate of \$400/woodland replacement credit.
  - c. Combination of on-site tree planting and payment into the City of Novi Tree Fund (\$400/woodland replacement credit).
- The applicant has stated on Sheet L-1 that all trees will be replaced via a non-refundable payment into the City of Novi Tree Fund. The applicant should list on the site plan (where appropriate) that **all 43 replacement trees will be paid into the City of Novi Tree Fund via a non-refundable payment of \$17,200** (43 x \$400).
    - o **Requested Edit:** Sheet L-1 should be updated to reflect the number of replacements listed on Sheet 10. Note that not all removals of trees on-site are of regulated trees.
8. **Critical root zone.** Accurate critical root zones must be depicted on the site plan for all regulated trees within 50 feet of the proposed grading or construction activities. Section 37-2 defines a critical root zone

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as a circular area around a tree with a radius measured to the tree's longest dripline radius plus one foot.

- See Comment 6 for information on clarification of critical root zone impacts.
- Proposed developments should be displayed in conjunction with trees to remain.

9. A **woodland fence guarantee of \$6,000** (\$5,000 x 120%) is required per Chapter 26.5-37. The financial guarantee shall be paid prior to tree removal. The woodland fence inspection will be performed by Merjent. **The Applicant is responsible for requesting this inspection.**

- **Requested edit:** the proposed five-foot wide gravel path within the woodland area does meet exception (5) under Section 37-27 for not requiring a woodland permit:
  - o *Facilitation of passive outdoor recreation activities, such as the utilization of unpaved trails or woodlands for nature study, hiking, horseback riding, trapping and hunting as otherwise legally permitted and regulated and only to the extent necessary to undertake such activities. The exception for outdoor recreation shall include the development of land for nonmotorized recreational uses.*
- It is requested that tree protection fence be added around and within the five-foot gravel path to the maximum extent practicable to ensure trees will not be accidentally impacted by light machinery when delivering and placing the gravel for the proposed path. Additionally, the footprint of the proposed path should be displayed in conjunction with the trees to remain post-development.

10. The Applicant may be required to provide preservation/conservation easements as directed by the City of Novi Community Development Department for any areas of remaining woodlands. The applicant may be required to demonstrate that all remaining woodland trees will be guaranteed to be preserved 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** of the Camelot Parc Townhomes rPSLR based on the comments provided below, **with conditions to increase mitigation provided on-site; construct additional mitigation off-site; or reduce impacts** (see Comment 3). Some comments below have been preserved from the rPSLR submittal and additional comments have been added.

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 previous 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 previous 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
<b>Wetland Permit (specify Non-minor or Minor)</b>	Required, non-minor
<b>Wetland Mitigation</b>	Required
<b>Environmental Enhancement Plan</b>	Required
<b>Wetland Buffer Authorization</b>	Required
<b>EGLE Wetland Permit</b>	Likely Required*
<b>Wetland Conservation Easement</b>	Required

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

Wetland Review Comments

1. An updated Wetland Delineation was conducted on April 30, 2025 showing expanded wetland areas that more accurately reflect the conditions on-site. Select photos from Merjent’s July 1, 2025 site visit are provided in **Attachment A**.
2. As currently proposed, the rrPSLR lists the following fills/impacts to wetlands on-site:

Impact	Amount
<b>Forested Permanent</b>	4,483 sq. ft. (0.10 acre) 166 cu. yd.
<b>Emergent Permanent</b>	12,063 sq. ft. (0.27 acre) 756 cu. yd.
<b>Scrub-shrub Permanent</b>	724 sq. ft. (0.02 acre) 27 cu. yd.
<b>Emergent Temporary</b>	969 sq. ft. (0.02 acre)
<b>Scrub-shrub Temporary</b>	2,417 sq. ft. (0.06 acre)
<b>Total Permanent</b>	17,720 sq. ft. (0.40 acre) 949 cu. yd.

3. Section 12-176 states that mitigation will be provided onsite where practical and beneficial to the wetland resources. 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.
  - a. The applicant has stated that they will provide 0.61 acre of wetland mitigation on-site.
  - b. The performance standards for mitigation sites in the City of Novi are included as **Attachment B**.
  - c. **The applicant is required to provide 0.65 acre of wetland mitigation pursuant to the conditions set forth in Section 12-176. The applicant has only provided 0.61 acre of wetland mitigation. The applicant will need to provide an additional 0.04 acre of wetland either on-site or “at other locations within the city [if on-site mitigation] is impractical”**

(Section 12-176). Otherwise, the applicant can reduce impacts to only require 0.61 acre of wetland mitigation on-site.

- 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.
4. EGLE is the final authority of the location and regulatory status of state-regulated wetlands in Michigan. Due to the connectivity of the wetland(s) on-site to other water resources, it is likely that the wetland on-site are EGLE-regulated in addition to being City-regulated. A City wetland use permit cannot be granted until either an EGLE Permit is obtained or official documentation from EGLE is received that states an EGLE Permit is not required for the proposed project.
5. In addition to wetlands, the City of Novi regulates wetland and watercourse buffers/setbacks. Article 3.0 (Section 3.6 [M]) of the Zoning Ordinance states: "There shall be maintained in all districts a wetland and watercourse setback, as provided herein, unless and to the extent, it is determined to be in the public interest not to maintain such a setback. The intent of this provision is to require a minimum setback from wetlands and watercourses". The established wetland and watercourse buffer/setback limit is 25 horizontal feet, regardless of grade change. The location and area of affected wetland buffers/setbacks must be identified on site development plans.
- a. The 25-foot setback buffer is identified on the rrPSLR.
  - b. Buffer impacts are identified on the rrPSLR and are summarized below.

Impact	Amount
Forested Buffer	8,198 sq. ft. (0.19 acre)
Emergent Buffer	20,408 sq. ft. (0.47 acre)
Scrub-shrub Buffer	2,652 sq. ft. (0.06 acre)
<b>Total Buffer Impact</b>	<b>31,258 sq. ft. (0.72 acre)</b>

**Requested edit:** In future submittals, buffer impacts should be differentiated by permanent and temporary impacts (if applicable). If impacts are temporary, descriptions or sequencing should be provided showing how the temporary impacts will be restored. The temporary wetland restoration sequencing provided on Sheet 7 can be applied to any temporary buffer impacts – the header will need to be updated. Identify any temporary buffer impacts using a different symbology in the site plan.

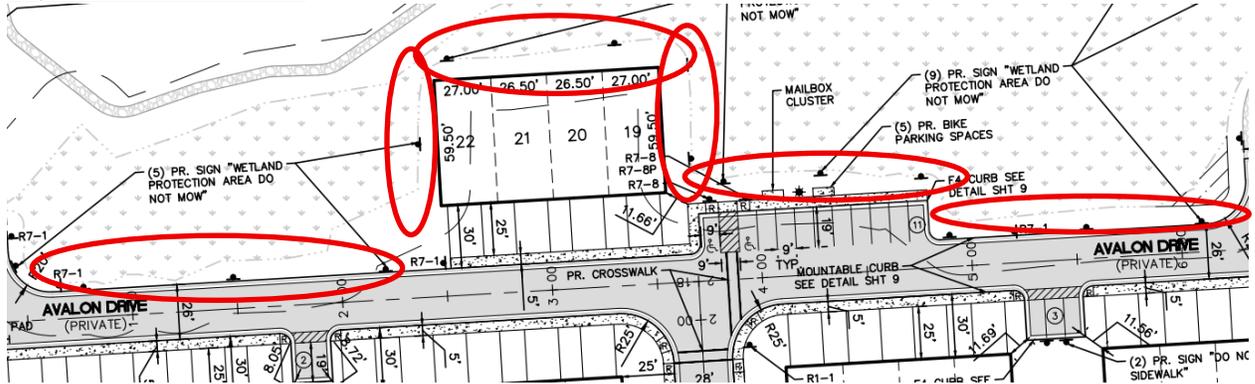
**The italicized text and image below are originally from Comment 5 in the July 2025 wetland review and has been addressed in the rrPSLR submittal on Page L-1.**

*Due to the extensive proposed loss of wetland buffer along the southern remaining wetland area, it is requested that the applicant perform environmental enhancement along the southern portion of the remaining wetland (see screenshot below). The applicant should plant at least three different species of wetland rated shrubs throughout the southern boundary of the wetland. This will allow a small separation from the wetland and the proposed development. Additionally, it will deter any accidental mowing of the wetlands and remaining buffer areas. Shrubs could include three of the following species:*

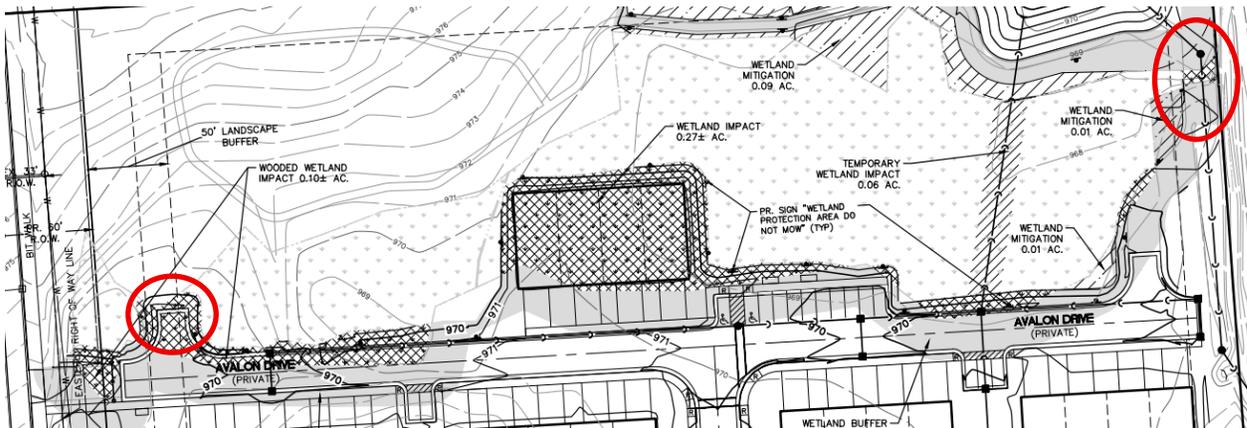
- *Buttonbush (Cephalanthus occidentalis)*
- *Swamp Rose (Rosa palustris)*
- *Winterberry Holly (Ilex verticillata)*
- *Silky Dogwood (Cornus amomum)*
- *Northern Spicebush (Lindera benzoin)*
- *Red-osier Dogwood (Cornus sericea or C. stolonifera)*
- *Black Chokeberry (Aronia melanocarpa)*
- *Meadowsweet (Spiraea alba)*

- Common Elderberry (*Sambucus canadensis*)

Requested Placement locations



6. Portions of the wetland may become disconnected by the placement of fill throughout the site. It is requested that wetland equalizer culverts or similar structures be placed beneath roads that allow the wetlands on-site to remain connected. Specifically in the locations circled below. The eastern circled area reflects the approximate off-site portions of the wetland as delineated by ASTI on April 30, 2025.



7. 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.
8. 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). 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.

---

Should you have any questions or concerns with this review, please contact me via email at [jason.demoss@merjent.com](mailto: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

CC:

Barb McBeth, City of Novi, [bmcbeth@cityofnovi.org](mailto:bmcbeth@cityofnovi.org)  
Rick Meader, City of Novi, [rmeader@cityofnovi.org](mailto:rmeader@cityofnovi.org)  
Stacey Choi, City of Novi, [schoi@cityofnovi.org](mailto:schoi@cityofnovi.org)  
Matt Pudlo, Merjent, [matt.pudlo@merjent.com](mailto:matt.pudlo@merjent.com)



**Figure 1. City of Novi Regulated Woodlands Map**  
 Approximate Site boundary is shown in red.  
 Approximate Regulated Woodland areas are shown in green.  
 DRG established additional regulated woodlands in orange (within site boundary).



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

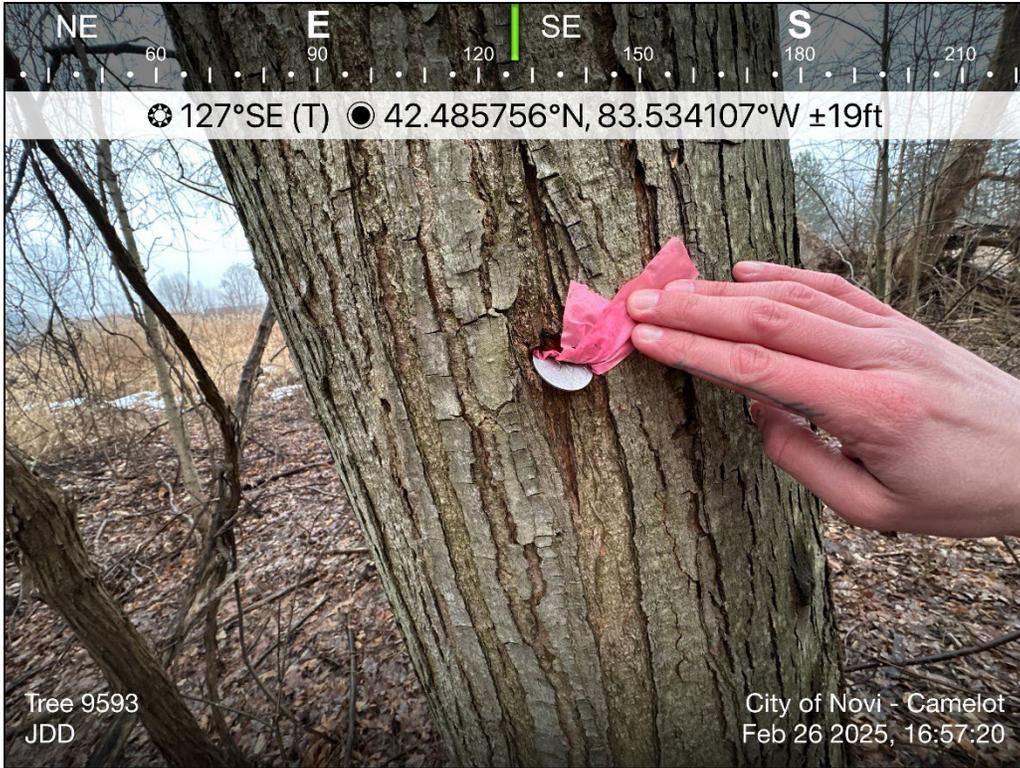
**Attachment A  
Site Photographs**



Overview of a stormwater outflow at the southwest edge of the site



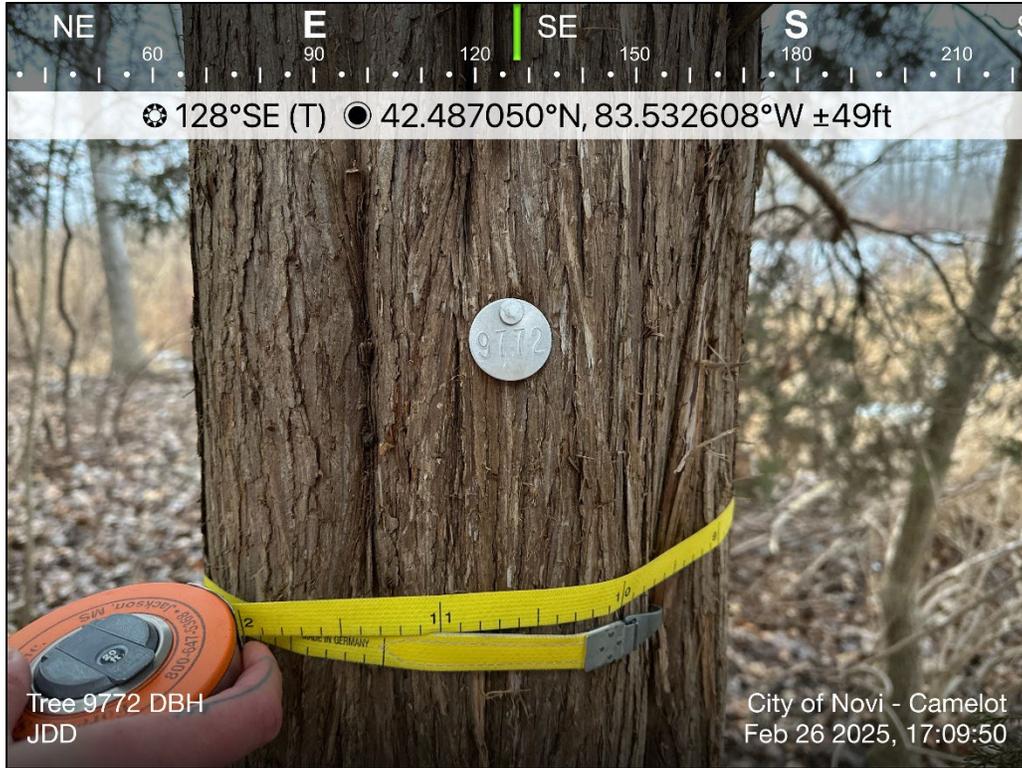
Tree 9593 DBH just under 20inches



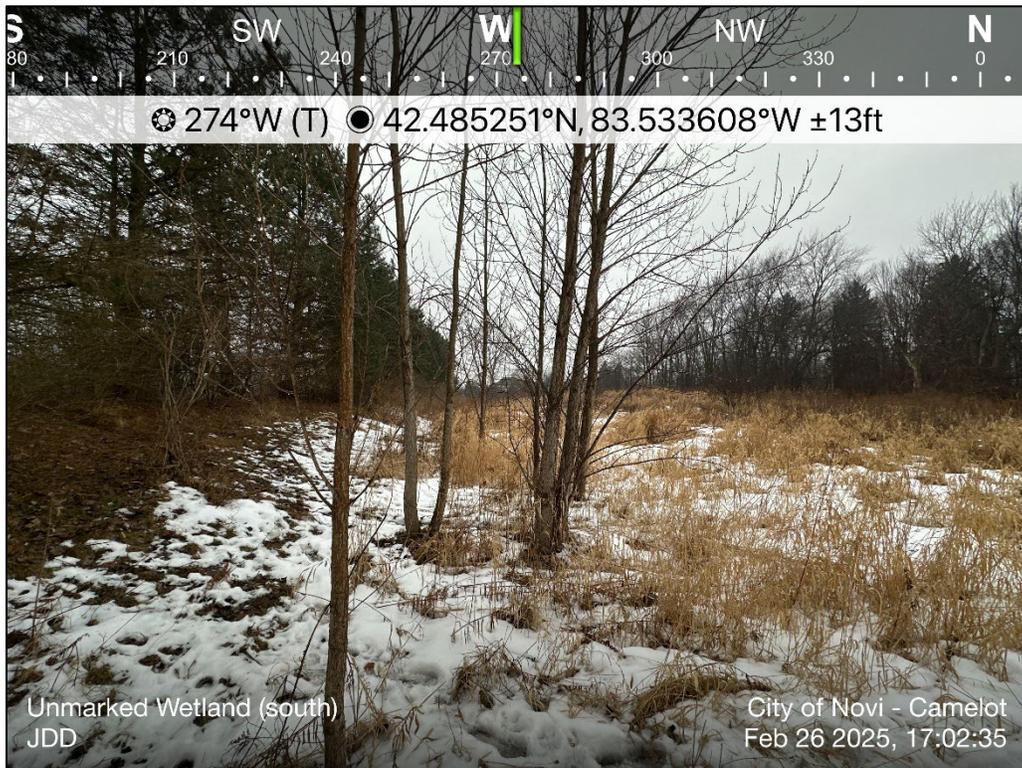
Overview of a tree tag on-site that is half covered by tree growth



DBH of Tree 9596 just over 15 inches



Tree 9772 with a DBH just over 11 inches



A potential unmarked wetland at the southern edge of the site in a concave swale with *Populus deltoides* saplings, *Phalaris arundinacea* dominant herbaceous cover, and standing water.



A potential unmarked wetland at the southern edge of the site in a concave swale with *Populus deltoides* saplings, *Phalaris arundinacea* dominant herbaceous cover, and standing water.



Overview of Wetland A with no flagging



Overview of Wetland B with no flagging



Wetland B may have expanded over the past 4-5 years. The southwest boundary is dominated by a mix of *Phalaris arundinacea* and *Apocynum cannabinum*.



Overview of Wetland C with no flagging.

**Attachment B**  
**City of Novi Wetland Mitigation Performance Standards**

## City of Novi Mitigation Performance Standards

August 2024

- 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

## TRAFFIC REVIEW

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

**Project name:**  
 JSP25-02 – Camelot Parc Townhomes PSLR  
 Concept Plan Traffic Review

**From:**  
 AECOM

**Date:**  
 March 4, 2025

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

**CC:**  
 Lindsay Bell, Humna Anjum, Diana Shanahan, Dan  
 Commer, Milad Alesmail, Stacey Choi

# Memo

**Subject:** JSP25-02 – Camelot Parc Townhomes PSLR Concept Plan Traffic Review

The PSLR concept site plan was reviewed to the level of detail provided and AECOM offers the following comments for the applicant to consider as they move forward with site plan development.

## GENERAL COMMENTS

1. The applicant, Avalon Park Development, LLC, is proposing a 24-unit residential development featuring two-story townhomes.
2. The development is located east of Wixom Road and north of Stonebrook Drive. Wixom Road is under the jurisdiction of the City of Novi and Stonebrook Drive is a private street.
3. The site is zoned R-1 (One Family Residential) with an existing PSLR overlay.
4. The following traffic related deviations will be required if plans are not revised:
  - a. Lack of offset between the back-of-curb and the sidewalk, where there are no parking spaces.

## TRAFFIC IMPACTS

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

ITE Code: 215 – Single-Family Attached Housing  
 Development-specific Quantity: 24 Dwelling Units  
 Zoning Change: N/A

Trip Generation Summary	Estimated Trips	Estimated Peak-Direction Trips	City of Novi Threshold	Above Threshold?
<b>AM Peak-Hour Trips</b>	7	5	100	No
<b>PM Peak-Hour Trips</b>	10	6	100	No
<b>Daily (One-Directional) Trips</b>	132	N/A	750	No

2. The City of Novi generally requires a traffic impact study/statement if the number of trips generated by the proposed development exceeds the City's threshold of more than 750 trips per day or 100 trips per either the AM or PM peak hour, or if the project meets other specified criteria.

Trip Impact Study Recommendation	
Type of Study:	Justification
None	The applicant submitted a Trip Generation Analysis memo that also concluded that no further traffic studies are required.

## 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 <a href="#">Figure IX.3</a>	25'	Met	Within required range.
2	Driveway Width   O <a href="#">Figure IX.3</a>	28'	Met	No parking allowed on Avalon Drive and Camelot Drive.
3	Driveway Taper   O <a href="#">Figure IX.11</a>	-	N/A	
3a	Taper length			
3b	Tangent			
4	Emergency Access   O <a href="#">11-194.a.19</a>	A second emergency access road with gate located along Wixom Road	Met	
5	Driveway sight distance   O <a href="#">Figure VIII-E</a>	260'	Met	
6	Driveway spacing	-	N/A	Proposed driveway not on a major arterial.
6a	Same-side   O <a href="#">11.216.d.1.d</a>			
6b	Opposite side   O <a href="#">11.216.d.1.e</a>			
7	External coordination (Road agency)	-	N/A	
8	External Sidewalk   <a href="#">Master Plan &amp; EDM</a>	Existing sidewalk along Wixom Road and Stonebrook Drive	N/A	

EXTERNAL SITE ACCESS AND OPERATIONS				
No.	Item	Proposed	Compliance	Remarks
9	Sidewalk Ramps   <a href="#">EDM 7.4</a> & <a href="#">R-28-K</a>	Indicated at entrance	Met	Update R-28-J detail included to the latest R-28-K version.
10	Any Other Comments:			

INTERNAL SITE OPERATIONS				
No.	Item	Proposed	Compliance	Remarks
11	Loading zone   <a href="#">ZO 5.4</a>	-	N/A	
12	Trash receptacle   <a href="#">ZO 5.4.4</a>	Trash collection to be provided by individual residential waste management service	Met	
13	Emergency Vehicle Access	Fire truck turning movements provided	Met	
14	Maneuvering Lane   <a href="#">ZO 5.3.2</a>	-	N/A	
15	End islands   <a href="#">ZO 5.3.12</a>	-	N/A	
15a	Adjacent to a travel way			
15b	Internal to parking bays			
16	Parking spaces   <a href="#">ZO 5.2.12</a>	16 proposed		See Planning review letter.
17	Adjacent parking spaces   <a href="#">ZO 5.5.3.C.ii.p</a>	<15 spaces in one row	Met	
18	Parking space length   <a href="#">ZO 5.3.2</a>	19'	Met	
19	Parking space Width   <a href="#">ZO 5.3.2</a>	9'	Met	
20	Parking space front curb height   <a href="#">ZO 5.3.2</a>	4" shown in details	<b>Not Met</b>	6" curb required in front of 19' parking spaces.
21	Accessible parking – number   <a href="#">ADA</a>	1 required, 2 proposed	Met	
22	Accessible parking – size   <a href="#">ADA</a>	Not dimensioned	<b>Inconclusive</b>	Dimension width of accessible aisle and spaces.
23	Number of Van-accessible space   <a href="#">ADA</a>	1 required, 1 proposed	Met	
24	Bicycle parking			
24a	Requirement   <a href="#">ZO 5.16.1</a>	None required, none proposed	N/A	
24b	Location   <a href="#">ZO 5.16.1</a>	-	N/A	
24c	Clear path from Street   <a href="#">ZO 5.16.1</a>	-	N/A	
24d	Height of rack   <a href="#">ZO 5.16.5.B</a>	-	N/A	
24e	Other (Covered / Layout)   <a href="#">ZO 5.16.1</a> , <a href="#">Text Amendment 18.301</a>	-	N/A	

INTERNAL SITE OPERATIONS				
No.	Item	Proposed	Compliance	Remarks
25	Sidewalk – min 5' wide   <a href="#">Master Plan</a>	5' proposed	Met	The applicant could extend the sidewalk for the full length on the north side of Avalon Drive.
26	Sidewalk ramps   <a href="#">EDM 7.4</a> & <a href="#">R-28-K</a>	Indicated	Met	Update R-28-J detail included to the latest R-28-K version.
27	Sidewalk – distance back of curb   <a href="#">EDM 7.4</a>	No offset provided	<b>Not Met</b>	<b>A deviation will be required for no offset.</b>
28	Cul-De-Sac   O <a href="#">Figure VIII-F</a>	-	N/A	
29	EyeBrow   O <a href="#">Figure VIII-G</a>	-	N/A	
30	Turnaround   <a href="#">ZO 5.10</a>	20' radius, 20' width	Met	
31	Any Other Comments:			

SIGNING AND STRIPING				
No.	Item	Proposed	Compliance	Remarks
32	Signing: Sizes   <a href="#">MMUTCD</a>	Provided	Met	
33	Signing table: quantities and sizes	Provided	Met	
34	Signs 12" x 18" or smaller in size shall be mounted on a galvanized 2 lb. U-channel post   <a href="#">MMUTCD</a>	Provided	Met	
35	Signs greater than 12" x 18" shall be mounted on a galvanized 3 lb. or greater U-channel post   <a href="#">MMUTCD</a>	Provided	Met	
36	Sign bottom height of 7' from final grade   <a href="#">MMUTCD</a>	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   <a href="#">MMUTCD</a>	Provided	Met	
38	FHWA Standard Alphabet series used for all sign language   <a href="#">MMUTCD</a>	Provided	Met	
39	High-Intensity Prismatic (HIP) sheeting to meet FHWA retro-reflectivity   <a href="#">MMUTCD</a>	Provided	Met	
40	Parking space striping notes	Not provided	<b>Inconclusive</b>	Provide in future submittal.
41	The international symbol for accessibility pavement markings   ADA	Not provided	<b>Inconclusive</b>	Provide in future submittal.
42	Crosswalk pavement marking detail	Not provided	<b>Inconclusive</b>	Provide in future submittal.
43	Any Other Comments:	Proposed "Do Not Block Sidewalk" signs shown on site plan but not listed in sign quantities table.		

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.

Memo

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, PMP  
Project Manager

## FAÇADE REVIEW

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March 4, 2025

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

*Façade Review Status Summary:*  
**Approved, Section 9 Waiver Not Required**

Re: **FACADE ORDINANCE REVIEW**  
**Camelot Parc Townhomes, PSLR, JSP25-02**  
 Façade Region: 1, Zoning District: RM-1,

Dear Ms. McBeth;

This façade review is based on the drawings by TRI Design Group, dated 1/7/25. The maximum and minimum percentage of façade materials required by the Façade Ordinance is shown in the right-hand column. Materials in non-compliance, if any, are highlighted in red. Colored renderings were provided. The Sample Board required by Section 5.15.4.D of the Ordinance was not provided. The sample board should be provided prior to the Planning Commission and/or City council meeting.

Horizontal Fiber Cement Siding is considered Wood Siding for the purpose of the Façade Ordinance (Footnote 13). The Façade Ordinance allows up to 50% of this material on buildings considered to be “residential style architecture” (Footnote 10). The proposed buildings have sloped gable roofs, punched window openings, attached garages, and individual entrances and are therefore considered residential style architecture with respect to the Façade Ordinance.

<b>3-Plex</b>	Front	Left	Right	Rear	Ordinance Maximum (Minimum)
Brick & Stone	32%	87%	87%	35%	100% (30% Min)
Fiber Cement Panels, Vertical Pattern	5%	0%	0%	0%	25%
Fiber Cement Panels - Horizontal Pattern	10%	5%	5%	17%	50%
Shake Siding	6%	0%	0%	0%	25%
Trim	3%	3%	3%	3%	10%
Asphalt shingles	44%	5%	5%	45%	50%

<b>4-Plex</b>	Front	Left	Right	Rear	Ordinance Maximum (Minimum)
Brick & Stone	32%	87%	87%	35%	100% (30% Min)
Fiber Cement Panels, Vertical Pattern	5%	0%	0%	0%	25%
Fiber Cement Panels - Horizontal Pattern	10%	5%	5%	17%	50%
Shake Siding	6%	0%	0%	0%	25%
Trim	3%	3%	3%	3%	10%
Asphalt shingles	44%	5%	5%	45%	50%

<b>5-Plex</b>	Front	Left	Right	Rear	Ordinance Maximum (Minimum)
Brick & Stone	32%	87%	87%	35%	100% (30% Min)
Fiber Cement Panels, Vertical Pattern	5%	0%	0%	0%	25%
Fiber Cement Panels - Horizontal Pattern	10%	5%	5%	17%	50%
Shake Siding	6%	0%	0%	0%	25%
Trim	3%	3%	3%	3%	10%
Asphalt shingles	44%	5%	5%	45%	50%

**Façade Ordinance (Section 5.15)** - As shown above all façades are in full compliance with the Façade Ordinance. A sample board indicating the proposed colors and textures of all façade materials should be provided prior to the Planning Commission meeting.

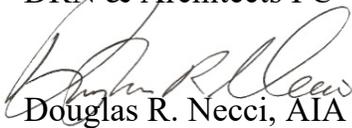
<b>PSLR Ordinance (Section 3.21)</b>		Complies (Yes / No)
C.i	Maximum Height 35', 2.5 Stories	YES
C.11.a(1)	Front Façade Offsets, 4' every 50'	YES
C.11.a(2)	Pedestrian entrance on front and rear façade, not greater than 60'	YES
C.11.a(3)	Pedestrian entrances recessed 4' min. w/ covered porch,	YES
C.11.b(1)	Gable and hip roof lines	YES
C.11.b(2)	Roofs features to reduce roofing material to 70% max.	YES
C.11.b(3)	Minimum roof slope of 6:12 with gutters and downspouts	YES
C.11.b(4)	Roof material; shingles, slate, metal, etc.	YES
C.11.b(5)	Solar collectors allowed but not required.	YES
C.11.c(1)	Windows divided lite, 6 SF max.	YES
C.11.c(2)	Windows 15' max. width, 2' separation	YES
C.11.c(3)	Window trim; moldings or shutters	YES
C.11.d	Complies with the Façade Ordinance Section 5.15, except flat metal, standing seam, spandrel glass, display glass, EIFS, granite, marble and C-brick are not allowed.	YES

**Planned Suburban Low-Rise Ordinance (Section 3.21)** – Section 3.21.C of the Ordinance sets additional requirements for buildings in the PLSR District. As shown above the proposed facades substantially comply with the PLSR Ordinance requirements.

**Notes to the Applicant:**

1. Inspections – The Façade Ordinance requires inspection(s) for all projects. Materials displayed on the approved sample board will be compared to materials delivered to the site. It is the applicant’s responsibility to request the inspection of each façade material at the appropriate time. Inspections may be requested using the Novi Building Department’s Online Inspection Portal with the following link. Please click on “Click here to Request an Inspection” under “Contractors”, then click “Façade”.  
<http://www.cityofnovi.org/Services/CommDev/OnlineInspectionPortal.asp>.
2. RTU Screening - It should be noted that all roof top units must be screened from view from all vantage points both on-site and off-site using materials in compliance with the Façade Ordinance.

Sincerely,  
DRN & Architects PC



Douglas R. Necci, AIA

## FIRE REVIEW

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February 25, 2025

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

**CITY COUNCIL**

**Mayor**  
Justin Fischer

**Mayor Pro Tem**  
Laura Marie Casey

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Erick W. Zinser

**Fire Chief**  
John B. Martin

**Assistant Chief of Police**  
Scott R. Baetens

**Assistant Fire Chief**  
Todd Seog

**Novi Public Safety Administration**  
45125 Ten Mile Road  
Novi, Michigan 48375  
248.348.7100  
248.347.0590 fax

cityofnovi.org

RE: Camelot Parc Townhomes

**PSP# 24-0004**

**Project Description:**

Build a 6 multi-tenant building off Wixom Rd & Stonebrook.

**Comments:**

- **All** fire hydrants **MUST** be installed and operational prior to any combustible material is brought on site. **IFC 2015 3312.1**
- 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.
- Fire apparatus access drives to and from buildings through parking lots shall have a minimum fifty (50) feet outside turning radius and designed to support a minimum of thirty-five (35) tons. **(D.C.S. Sec 11-239(b)(5))**
- 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.)**
- The ability to serve at least two thousand (2,000) gallons per minute in single-family detached residential; three thousand (3,000) gallons per school areas; and at least four thousand (4,000) gallons per minute in office, industrial and shopping centers is essential. **(D.C.S. Sec.11-68(a))**
- Fire hydrant spacing shall be measured as "hose laying distance" from fire apparatus. Hose laying distance is the distance the fire apparatus travels along improved access routes between hydrants or from a hydrant to a structure.
- Hydrants shall be spaced approximately three hundred (300) feet apart online in commercial, industrial, and multiple-residential areas. In cases where the buildings within developments are fully fire suppressed, hydrants shall be no more than five hundred (500) feet apart. The spacing of hydrants around commercial and/or industrial developments shall be considered as individual cases where special circumstances exist upon consultation with the fire chief. **(D.C.S. Sec. 11-68 (f)(1)c)**

**Recommendation:**

Approved with Conditions

Sincerely,

A handwritten signature in black ink, appearing to read 'KSP', with a long horizontal flourish extending to the right.

Kevin S. Pierce-Fire Marshal  
City of Novi – Fire Dept.

cc: file

**APPLICANT RESPONSE LETTERS**

---



ONE COMPANY.  
INFINITE SOLUTIONS.

August 6, 2025

Lindsay Bell, AICP, Senior Planner  
City of Novi  
45175 W. Ten Mile  
Novi, MI 48375

**Re: Camelot Parc Townhomes – PSLR Review - JSP 25-02**

Dear Ms. Bell:

Please accept the revised PLSR Submittal for the proposed Camelot Parc Townhomes development. This package has been prepared to address the applicable City concerns as they pertain to the PSLR Concept stage, with comment responses provided below. Items identified to be addressed during site plan will be addressed at that time.

**Planning Review Comments – Lindsay Bell, AICP – July 10, 2025**

**Ordinance Deviations**

1. *For permanent lighting installations, the maximum Correlated Color Temperature shall be 3000 Kelvin. The lighting plan shows proposed fixtures are 4000K. The applicant should specify 3000K fixtures, or request a deviation with sufficient justification. (ZO Sec. 5.7.3.F)*

**Response: The photometric plan has now been revised to 3000K color temperature on the photometric plan.**

2. *Lack of a 25-foot wetland buffer north of Avalon Drive. This is conditionally supported by staff as the applicant has proposed signage as visual protection for the wetland between Avalon Drive and the buildings is proposed. Wetland buffers are meant to remain in a natural, unmowed state in order to protect the wetland from surface water run-off and pollutants. The applicant should also propose plantings in this wetland buffer, such as bushes, that would discourage mowing. See Wetland Review for more specific comments. (Sec. 3.6.2.M)*

**Response: Shrubs have been added along the wetland boundary as added protection and delineation of the wetland. See responses below for further detail.**

**ADDITIONAL REVIEW COMMENTS**

3. *The applicant has included a proposed Road Maintenance Plan on Sheet 11 for Stonebrook Drive. The plan calculates a contribution for the proposed Camelot Parc toward Stonebrook Drive maintenance costs based on the length of the road, percentage of road used to access Camelot Drive, and the total number of units for each development. As Stonebrook Drive is a private road owned by Villas at Stonebrook HOA, the applicant should meet with them to discuss proposed*

road maintenance agreement with them. Any cost sharing agreement would be a private agreement between the two entities.

**Response: Acknowledged. The developer has previously met with the HOA to discuss road maintenance and plans to reconnect with them again prior to the Planning Commission meeting, as suggested.**

#### **Planning Review Chart Comments**

1. *PSLR Agreement and Concept Plan must be approved by the City Council after recommendation by Planning Commission.*

**Response: Acknowledged.**

2. *Special Land use permit required.*

**Response: Acknowledged.**

3. *Building north of the drive will be within remaining wetland buffer.*

**Response: It is not feasible to adjust the layout to provide the full 25' buffer from existing wetland locations. Instead, alternative visual signage has been provided on sheet 4 to enhance protection of the existing natural features on site as well as shrub plantings on the landscape plan.**

4. *Suggest additional benches around the walking path.*

**Response: Two benches have been added adjacent to the walking path. A detail is shown on sheet L-1.**

5. *Could reduce spaces to 8' each with 8' access to recover a couple feet of pavement.*

**Response: The standard of spaces being 8' wide with 8' access is acknowledged. If the reduction is beneficial to the design, it will be applied during engineering design.**

6. *Mounting height not found on photometric plan.*

**Response: The mounting height has been added to the photometric plan.**

7. *Provide information to verify compliance in fixture chart for each type.*

**Response: Each fixture has been changed to 3000K in the photometric plan table.**

#### **Landscape Review Comments – Rick Meader, LA – July 3, 2025**

##### **General Notes**

1. *A 25-foot wetland buffer is not provided in many cases as is required. **This requires a landscape deviation.** It would not be supported by staff unless additional protection is provided for the wetlands. Please add signage along the curbs and behind the building to protect the wetland.*

**Response: Signage is provided and the signs have been modified per the example provided.**

2. *Please also add a line of large wetland shrubs such as chokeberry along the edge of the wetland behind and along the sides of the building with units 19-22 to provide a better buffer for the wetland.*

**Response: A row of shrubs has been added to the wetland edge adjacent to units 19-22.**

#### **LANDSCAPE REVIEW SUMMARY CHART**

1. *The lack of a 25-foot wetland buffer between the interior drive/parking and Units 19-22 requires a deviation. This is especially concerning along the drive where road salt could negatively impact the wetland. It would not be supported by staff as currently shown.*

**Response: Wetland protection has been enhanced in the areas where the 25-foot wetland buffer is being encroached. Protective fencing, signage, plant boarder, and native seed mix has been added as described below.**

2. *Below is a list of items to address:*
  - *Add protective fencing for the wetlands to the removal plans.*
  - *Add signs such as the example shown below to protect the wetlands from encroachment and unsupported activities. They should be placed every 100 feet behind the curbs and building.*
  - *Plant a border of large wetland shrubs such as chokeberry along the edge of the wetland as a buffer between the building and the wetland.*
  - *Use a native seed mix on the slopes between the curb and wetland.*

**Response: Silt fence has been added around the limits of disturbance next to the wetlands on the removal plans. The wetland protection area signs have been revised to include “no mowing, no herbicides, no fertilizers”. The signs are placed behind buildings, curbs, and pathway at an interval not greater than 100-ft. Shrubs have been added adjacent to units 19-22 and a native seed mix will be provided between the curb and wetland north of Avalon Drive.**

3. *Please add soils boundaries and symbols to sheet 2.*

**Response: The soils boundaries and symbols have been added to the existing conditions plan.**

4. *Please move the clear vision zone for the Stonebrook Drive entrance back per the illustration below (it should be at the ROW line, not the back of curb).*

**Response: The clear vision zone has been moved to the right-of-way. See the layout plan.**

#### **Multi-family Residential Landscaping**

1. *Sub-canopy deciduous trees – please correct the calculation per the ordinance requirement (1 tree per 20-lf, not 25-lf) and add the extra subcanopy tree.*

**Response: An additional sub-canopy tree has been added.**

2. *Please indicate snow deposit areas.*

**Response: A snow deposit note is located in the “notes” on sheet L-1.**

3. *The proposed canopy street trees appear to be under the overhead lines. Please check this and use subcanopy trees if necessary, and if there is room for them.*

**Response: The proposed Wixom Road canopy trees are planted no closer than 25' to the existing overhead lines.**

## **Mergent, Inc Review Comments – Jason DeMoss, PWS – July 10, 2025**

### **Woodland Review Comments**

1. *Either a separate sheet or details should be added to Sheet 3 showing the final development plans in conjunction with trees that will remain on-site. Based on Davey Resource Group's January 10, 2023 review, trees such as Tree 9688 are within the regulated woodland. Based on the location of the woodland fence (see Comment 9), it is assumed the critical root zone of this and other trees will be impacted and should be reflected in the count of trees to be impacted even if they remain. Therefore, tree replacement calculations should be updated to reflect impacts to the critical root zone of regulated woodland trees.*

**Response: The layout has been added to the removal plan and grayed out. The critical root zone trees were looked at in detail. Trees 9596, 9603, 9676, and 9688 are within the influence of proposed pavement or proposed building excavation zones and have been added to the woodland replacement calculations. All other trees only have minor fills over a small portion of the root zone and are not expected to be impacted by the activity.**

2. *Sheet L-1 should be updated to reflect the number of replacements listed on Sheet 10. Note that not all removals of trees on-site are of regulated trees.*

**Response: L-1 has been updated to reflect 53 required replacement trees.**

3. *Proposed developments should be displayed in conjunction with trees to remain.*

**Response: The layout has been added to the removal plan and grayed out. Trees to remain can also be clearly seen with the proposed development on the landscape plans.**

4. *It is requested that tree protection fence be added around and within the five-foot gravel path to the maximum extent practicable to ensure trees will not be accidentally impacted by light machinery when delivering and placing the gravel for the proposed path. Additionally, the footprint of the proposed path should be displayed in conjunction with the trees to remain post-development.*

**Response: Tree protection fence has been added around the gravel path within the wooded area.**

5. *The wetland type (classification) should be added to the table on Sheet 7. An update to the previous wetland delineation may affect the impact amounts listed.*

**Response: The wetland classification (emergent, scrub, forested) has been added to the table on sheet 7.**

6. *The applicant will be impacting 4,483 square feet of forested wetland. It is requested that at least 8,966 square feet (0.21 acre) of the proposed mitigation on-site be a forested wetland and meet the performance standards in **Attachment B**.*

**Response: Mitigation design will be coordinated with the city and EGLE during the permitting process.**

7. *Due to the extensive proposed loss of wetland buffer along the southern remaining wetland area, it is requested that the applicant perform environmental enhancement along the southern portion of the remaining wetland (see screenshot below). The applicant should plant at least three different*

species of wetland rated shrubs throughout the southern boundary of the wetland. This will allow a small separation from the wetland and the proposed development. Additionally, it will deter any accidental mowing of the wetlands and remaining buffer areas. Shrubs could include three of the following species:

- Buttonbush (*Cephalanthus occidentalis*)
- Swamp Rose (*Rosa palustris*)
- Winterberry Holly (*Ilex verticillata*)
- Silky Dogwood (*Cornus amomum*)
- Northern Spicebush (*Lindera benzoin*)
- Red-osier Dogwood (*Cornus sericea* or *C. stolonifera*)
- Black Chokeberry (*Aronia melanocarpa*)
- Meadowsweet (*Spiraea alba*)
- Common Elderberry (*Sambucus canadensis*)

**Response: These shrubs are provided as requested in the review snippet. The area north of the Avalon curb to the wetland edge will be planted with a native seed mix.**

8. *Portions of the wetland may become disconnected by the placement of fill throughout the site. It is requested that wetland equalizer culverts or similar structures be placed beneath roads that allow the wetlands on-site to remain connected. Specifically in the locations circled below.*

**Response: Hydraulic connections and flow routes will be reviewed during engineering design.**

9. *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). 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.*

**Response: The PSLR and Site Plan, along with the proposed development signage and enhanced plantings, should be more than adequate documentation and identification for the preservation of these natural areas without the need to create further conservation easement documentation. No additional developments are proposed for the site nor are any connections to adjacent properties that would impact these remaining features.**

Thank you for your assistance and cooperation with respect to this project. Please feel free to contact us with any questions or concerns at (248) 447-2000.

Sincerely,

**ATWELL, LLC**



Jared Kime, PE  
Project Manager

# WETLAND DELINEATION REPORT

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Assessment • Remediation • Compliance  
Restoration • Incentives

10448 Citation Drive, Suite 100  
Brighton, MI 48116

800 395-ASTI  
Fax: 810.225.3800

www.asti-env.com

**Sent Via Email Only**

May 2, 2025

Ashok Gudi  
**Avalon Investment Group LLC**  
1137 Prescott Drive  
Rochester Hills, MI 48309

*RE: Wetland Delineation and Jurisdictional Assessment with GPS Survey,  
Northeast of Wixom Road and Stonebrook (Parcel ID 22-17-300-019)  
City of Novi, Oakland County, Michigan  
ASTI File No. A25-0628.00*

Dear Ashok Gudi:

On April 30, 2025, ASTI Environmental (ASTI) conducted a site investigation to delineate wetland boundaries on the above-referenced property located within the City of Novi, Oakland County, Michigan (Subject Property). One wetland likely regulated by the Michigan Department of Environment, Great Lakes, and Energy (EGLE) and the City of Novi (City) was found within the Subject Property (Figure 1 – *GPS-Surveyed Wetland Boundaries*). Wetland and watercourse boundaries, as depicted on Figure 1, were located using a professional grade, hand-held Global Positioning System unit (GPS).

#### **SUPPORTING DATA AND MAPPING**

The USDA Web Soil Survey (WSS), the National Wetland Inventory Map (NWI), EGLE Wetlands Map Viewer web site, and digital aerial photographs were all used to support the wetland delineation and subsequent regulatory status determination. The NWI and EGLE maps indicated the presence of wetland in the northern and eastern portions of the Subject Property.

The WSS indicates the Subject Property is comprised of the soil complexes shown in Table 1 below:

Table 1 – Subject Property Soils

Subject Property Soil Complexes	Hydric Soil per the WSS (YES or No)
Marlette sandy loam (1-6% slopes)	No
Capac sandy loam (0-4% slopes)	No
Brookston and Colwood loams	<b>YES</b>
Houghton and Adrian mucks	<b>YES</b>

**FINDINGS**

ASTI investigated the Subject Property for the presence of any lakes, ponds, wetlands, and watercourses. This work is based on *MCL 324 Part 301 (Inland Lakes and Streams)* and *Part 303 (Wetland Protection)*, as well as the City of Novi’s *Code of Ordinances, Chapter 12 – Drainage and Flood Damage Prevention, Article V, Wetlands and Watercourse Protection (Article V)*. In addition to those resources regulated by EGLE, the City also regulates isolated (non-contiguous) wetlands from two to five acres in size and those wetlands less than two acres in size if determined to be essential to the preservation of the natural resources of the City. In some circumstances the US Army Corps of Engineers (USACE) may also have jurisdiction of wetlands or watercourses; this is not the case with your site.

The delineation protocol used by ASTI for this delineation is based on the US Army Corps of Engineers’ *Wetland Delineation Manual, 1987*, the *Regional Supplement to the Corps of Engineer Wetland Delineation Manual: Midwest Region*, and related guidance/documents, as appropriate. Wetland vegetation, hydrology, and soils were used to locate the wetland boundaries.

One wetland was found on the Subject Property, as discussed below.

Wetland A

Wetland A is an emergent, scrub/shrub, and forested wetland located throughout the Subject Property. Wetland A is 2.75 acres in size on-site and continues off-site to the east (Figure 1). Vegetation within Wetland A was dominated by silver maple (*Acer saccharinum*), swamp white oak (*Quercus bicolor*), green ash (*Fraxinus pennsylvanica*), common buckthorn (*Rhamnus cathartica*), sandbar willow (*Salix interior*), reed canary grass (*Phalaris arundinacea*), common reed (*Phragmites australis*), purple loosestrife (*Lythrum salicaria*), moneywort (*Lysimachia nummularia*), and swamp agrimony (*Agrimonia parviflora*). Soils within Wetland A were comprised of loams to loamy sands and are considered hydric because the criteria for depleted below dark surface, depleted matrix, redox dark surface, and redox depressions were met. Indicators of wetland

hydrology observed within Wetland A included surface water, a high-water table, saturation, and oxidized rhizospheres on living roots.

Dominant vegetation observed within the upland adjacent to Wetland A included sugar maple (*Acer saccharum*), black cherry (*Prunus serotina*), autumn olive (*Elaeagnus umbellata*), Japanese rose (*Rosa multiflora*), gray dogwood (*Cornus racemosa*), green ash, tall goldenrod (*Solidago altissima*), wild carrot (*Daucus carota*), wild strawberry (*Fragaria virginiana*), Kentucky bluegrass (*Poa pratensis*), yarrow (*Achillea millefolium*), and Virginia creeper (*Parthenocissus quinquefolia*). Upland soils were comprised of loam and sandy clay, and no evidence of wetland hydrology was observed.

It is ASTI's opinion that Wetland A is regulated by EGLE under Part 303 and by the City of Novi under Article V because it is a portion of a larger wetland complex that extends off-site to the east that is greater than five acres in size. Field observations and aerial photographs were used to estimate the size of the off-site wetland complex contiguous with Wetland A.

#### Wetland Flagging

Wetland boundaries were marked in the field with pink pin flags and/or day-glow pink and black striped flagging with the following flagging numbers:

Wetland A: A-1 through A-59

#### **SUMMARY**

Based upon the data, criteria, and evidence noted above, it is ASTI's professional opinion that the Subject Property includes one wetland (Wetland A) regulated by EGLE under the Natural Resources and Environmental Protection Act (1994 P.A. 451), Part 303 Wetland Protection and the City of Novi under Article V. However, please note that EGLE has the final authority on the extent of regulated wetlands, lakes, and streams in the State of Michigan, and the City of Novi has the final authority of wetlands within the City limits. Any proposed impact to the areas that ASTI has identified as regulated will require a permit from EGLE and the City prior to any wetland impacts.

It should also be noted that the City requires a 25-foot setback from regulated wetlands and watercourses. Additionally, the City has a woodland protection ordinance that regulates trees with a diameter at breast height (DBH) of 8 inches or greater within regulated woodlands and all trees with a DBH of 36 inches or greater within the City of Novi.

Attached are Figure 1, which shows the GPS-surveyed locations of wetland flagging within the Subject Property and completed US Army Corps of Engineers



(USACE) Wetland Data Forms. Please note that the data sheet numbers match the data collection sampling points shown on Figure 1.

Thank you for the opportunity to assist you with this project. Please let us know if we can be of any further assistance in moving your project forward.

Cordially,

**ASTI ENVIRONMENTAL**

A handwritten signature in black ink, appearing to read 'Shane Jennings'.

Shane Jennings  
Wetland Ecologist

A handwritten signature in blue ink, appearing to read 'Kyle Hottinger'.

Kyle Hottinger  
Wetland Ecologist  
Professional Wetland Scientist #2927

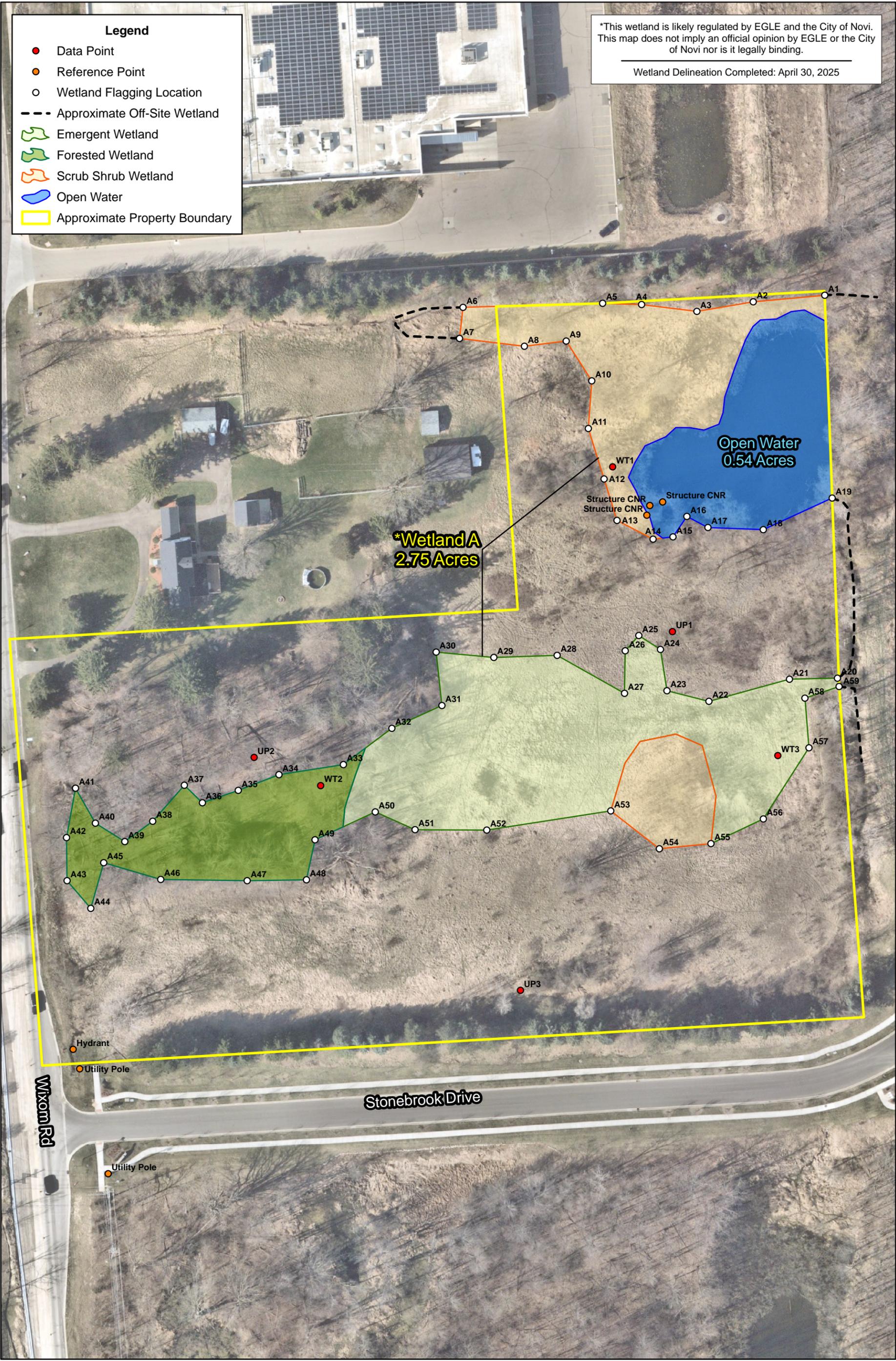
Attachments:                      Figure 1 – *GPS-Surveyed Wetland Boundaries*  
Completed USACE Wetland Data Forms

**Legend**

- Data Point
- Reference Point
- Wetland Flagging Location
- - - Approximate Off-Site Wetland
- Emergent Wetland
- Forested Wetland
- Scrub Shrub Wetland
- Open Water
- Approximate Property Boundary

\*This wetland is likely regulated by EGLE and the City of Novi. This map does not imply an official opinion by EGLE or the City of Novi nor is it legally binding.

Wetland Delineation Completed: April 30, 2025



Wixom Road Property

Parcel 22-17-300-019,  
Wixom Road, Novi, MI



Client: Avalon Investment Group LLC  
Created by: RMH, May 1, 2025, ASTI Project A25-0628.00  
Imagery: NearMap April 8, 2024

Figure 1- GPS-Surveyed Wetland Boundaries

**U.S. Army Corps of Engineers**  
**WETLAND DETERMINATION DATA SHEET – Midwest Region**  
 See ERDC/EL TR-10-16; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp:11/30/2024  
 Requirement Control Symbol EXEMPT:  
 (Authority: AR 335-15, paragraph 5-2a)

Project/Site: Northeast of Wixom Rd and Stonebrook Dr. City/County: Novi, Oakland Co. Sampling Date: 4/30/2025  
 Applicant/Owner: Avalon Investment Group LLC State: MI Sampling Point: UP1  
 Investigator(s): ASTI - SPJ Section, Township, Range: Sec. 17, T01N, R08E  
 Landform (hillside, terrace, etc.): Slope Local relief (concave, convex, none): Convex  
 Slope (%): 1-2 Lat: 42.486139 Long: -83.532924 Datum: NAD 83  
 Soil Map Unit Name: Capac sandy loam NWI classification: None  
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No      (If no, explain in Remarks.)  
 Are Vegetation     , Soil     , or Hydrology      significantly disturbed? Are "Normal Circumstances" present? Yes X No       
 Are Vegetation     , Soil     , or Hydrology      naturally problematic? (If needed, explain any answers in Remarks.)

**SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.**

Hydrophytic Vegetation Present? Yes <u>    </u> No <u>X</u>	Is the Sampled Area within a Wetland? Yes <u>    </u> No <u>X</u>
Hydric Soil Present? Yes <u>    </u> No <u>X</u>	
Wetland Hydrology Present? Yes <u>    </u> No <u>X</u>	

Remarks:  
 Upland adjacent to Wetland A. Located in the northeastern portion of the property.

**VEGETATION – Use scientific names of plants.**

Tree Stratum	(Plot size: <u>30ft</u> )	Absolute % Cover	Dominant Species?	Indicator Status	<b>Dominance Test worksheet:</b> Number of Dominant Species That Are OBL, FACW, or FAC: <u>2</u> (A) Total Number of Dominant Species Across All Strata: <u>8</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>25.0%</u> (A/B)
1. <u>None</u>					
2. <u>    </u>					
3. <u>    </u>					
4. <u>    </u>					
5. <u>    </u>					
				=Total Cover	<b>Prevalence Index worksheet:</b> Total % Cover of: Multiply by: OBL species <u>0</u> x 1 = <u>0</u> FACW species <u>0</u> x 2 = <u>0</u> FAC species <u>20</u> x 3 = <u>60</u> FACU species <u>45</u> x 4 = <u>180</u> UPL species <u>45</u> x 5 = <u>225</u> Column Totals: <u>110</u> (A) <u>465</u> (B) Prevalence Index = B/A = <u>4.23</u>
Sapling/Shrub Stratum	(Plot size: <u>15ft</u> )				
1. <u>Elaeagnus umbellata</u>		<u>25</u>	<u>Yes</u>	<u>UPL</u>	
2. <u>Rosa multiflora</u>		<u>10</u>	<u>Yes</u>	<u>FACU</u>	
3. <u>Cornus foemina</u>		<u>10</u>	<u>Yes</u>	<u>FAC</u>	
4. <u>Malus pumila</u>		<u>5</u>	<u>No</u>	<u>UPL</u>	
5. <u>    </u>					
				=Total Cover	
Herb Stratum	(Plot size: <u>5ft</u> )				
1. <u>Solidago altissima</u>		<u>15</u>	<u>Yes</u>	<u>FACU</u>	
2. <u>Daucus carota</u>		<u>15</u>	<u>Yes</u>	<u>UPL</u>	
3. <u>Fragaria virginiana</u>		<u>10</u>	<u>Yes</u>	<u>FACU</u>	
4. <u>Poa pratensis</u>		<u>10</u>	<u>Yes</u>	<u>FAC</u>	
5. <u>Achillea millefolium</u>		<u>10</u>	<u>Yes</u>	<u>FACU</u>	
6. <u>    </u>					
7. <u>    </u>					
8. <u>    </u>					
9. <u>    </u>					
10. <u>    </u>					
				=Total Cover	
Woody Vine Stratum	(Plot size: <u>30ft</u> )				
1. <u>    </u>					
2. <u>    </u>					
				=Total Cover	
Remarks: (Include photo numbers here or on a separate sheet.)					

**SOIL**

Sampling Point: UP1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type <sup>1</sup>	Loc <sup>2</sup>		
0-8	10YR 4/3	100					Loamy/Clayey	loam
8-14	10YR 4/2	100					Loamy/Clayey	loam
14-20	10YR 4/2	65	10YR 5/4	30	C	M	Loamy/Clayey	Distinct redox concentrations
			10YR 5/6	5	C	M		Prominent redox concentrations
								sandy clay

<sup>1</sup>Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

<sup>2</sup>Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:			Indicators for Problematic Hydric Soils <sup>3</sup> :		
<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Sandy Gleyed Matrix (S4)	<input type="checkbox"/> Coast Prairie Redox (A16)			
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Sandy Redox (S5)	<input type="checkbox"/> Iron-Manganese Masses (F12)			
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Stripped Matrix (S6)	<input type="checkbox"/> Red Parent Material (F21)			
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Dark Surface (S7)	<input type="checkbox"/> Very Shallow Dark Surface (F22)			
<input type="checkbox"/> Stratified Layers (A5)	<input type="checkbox"/> Loamy Mucky Mineral (F1)	<input type="checkbox"/> Other (Explain in Remarks)			
<input type="checkbox"/> 2 cm Muck (A10)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)				
<input type="checkbox"/> Depleted Below Dark Surface (A11)	<input type="checkbox"/> Depleted Matrix (F3)				
<input type="checkbox"/> Thick Dark Surface (A12)	<input type="checkbox"/> Redox Dark Surface (F6)				
<input type="checkbox"/> Sandy Mucky Mineral (S1)	<input type="checkbox"/> Depleted Dark Surface (F7)				
<input type="checkbox"/> 5 cm Mucky Peat or Peat (S3)	<input type="checkbox"/> Redox Depressions (F8)				

<sup>3</sup>Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

<b>Restrictive Layer (if observed):</b> Type: _____ Depth (inches): _____	<b>Hydric Soil Present?</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
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Remarks:

**HYDROLOGY**

Wetland Hydrology Indicators:		
Primary Indicators (minimum of one is required; check all that apply)	Secondary Indicators (minimum of two required)	
<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Water-Stained Leaves (B9)	<input type="checkbox"/> Surface Soil Cracks (B6)
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Aquatic Fauna (B13)	<input type="checkbox"/> Drainage Patterns (B10)
<input type="checkbox"/> Saturation (A3)	<input type="checkbox"/> True Aquatic Plants (B14)	<input type="checkbox"/> Dry-Season Water Table (C2)
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	<input type="checkbox"/> Crayfish Burrows (C8)
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3)	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Presence of Reduced Iron (C4)	<input type="checkbox"/> Stunted or Stressed Plants (D1)
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)	<input type="checkbox"/> Geomorphic Position (D2)
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Thin Muck Surface (C7)	<input type="checkbox"/> FAC-Neutral Test (D5)
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)	<input type="checkbox"/> Gauge or Well Data (D9)	
<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<input type="checkbox"/> Other (Explain in Remarks)	

<b>Field Observations:</b> Surface Water Present?    Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ Water Table Present?    Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ Saturation Present?    Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ (includes capillary fringe)	<b>Wetland Hydrology Present?</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
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Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Project/Site: Northeast of Wixom Rd and Stonebrook Dr. City/County: Novi, Oakland Co. Sampling Date: 4/30/2025  
 Applicant/Owner: Avalon Investment Group LLC State: MI Sampling Point: UP2  
 Investigator(s): ASTI - SPJ Section, Township, Range: Sec. 17, T01N, R08E  
 Landform (hillside, terrace, etc.): Slope Local relief (concave, convex, none): Convex  
 Slope (%): 3 Lat: 42.485834 Long: -83.534345 Datum: NAD 83  
 Soil Map Unit Name: Brookston and Colwood loams NWI classification: None  
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No      (If no, explain in Remarks.)  
 Are Vegetation     , Soil     , or Hydrology      significantly disturbed? Are "Normal Circumstances" present? Yes X No       
 Are Vegetation     , Soil     , or Hydrology      naturally problematic? (If needed, explain any answers in Remarks.)

**SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.**

Hydrophytic Vegetation Present? Yes <u>    </u> No <u>X</u> Hydric Soil Present? Yes <u>    </u> No <u>X</u> Wetland Hydrology Present? Yes <u>    </u> No <u>X</u>	<b>Is the Sampled Area within a Wetland?</b> Yes <u>    </u> No <u>X</u>
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Remarks:  
 Upland adjacent to Wetland A in the western portion of the property.

**VEGETATION – Use scientific names of plants.**

<u>Tree Stratum</u> (Plot size: <u>30ft</u> )	Absolute % Cover	Dominant Species?	Indicator Status																																	
1. <u>Acer saccharum</u>	<u>60</u>	<u>Yes</u>	<u>FACU</u>	<b>Dominance Test worksheet:</b> Number of Dominant Species That Are OBL, FACW, or FAC: <u>1</u> (A) Total Number of Dominant Species Across All Strata: <u>6</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>16.7%</u> (A/B)																																
2. <u>Prunus serotina</u>	<u>10</u>	<u>No</u>	<u>FACU</u>																																	
3. <u>    </u>																																				
4. <u>    </u>																																				
5. <u>    </u>																																				
	<u>70</u> =Total Cover																																			
<u>Sapling/Shrub Stratum</u> (Plot size: <u>15ft</u> )																																				
1. <u>Prunus serotina</u>	<u>10</u>	<u>Yes</u>	<u>FACU</u>	<b>Prevalence Index worksheet:</b> <table style="width:100%; border-collapse: collapse;"> <tr> <td style="text-align: right;">Total % Cover of:</td> <td style="text-align: center;"><u>    </u></td> <td style="text-align: right;">Multiply by:</td> <td style="text-align: center;"><u>    </u></td> </tr> <tr> <td>OBL species</td> <td style="text-align: center;"><u>0</u></td> <td>x 1 =</td> <td style="text-align: center;"><u>0</u></td> </tr> <tr> <td>FACW species</td> <td style="text-align: center;"><u>10</u></td> <td>x 2 =</td> <td style="text-align: center;"><u>20</u></td> </tr> <tr> <td>FAC species</td> <td style="text-align: center;"><u>0</u></td> <td>x 3 =</td> <td style="text-align: center;"><u>0</u></td> </tr> <tr> <td>FACU species</td> <td style="text-align: center;"><u>105</u></td> <td>x 4 =</td> <td style="text-align: center;"><u>420</u></td> </tr> <tr> <td>UPL species</td> <td style="text-align: center;"><u>0</u></td> <td>x 5 =</td> <td style="text-align: center;"><u>0</u></td> </tr> <tr> <td>Column Totals:</td> <td style="text-align: center;"><u>115</u> (A)</td> <td></td> <td style="text-align: center;"><u>440</u> (B)</td> </tr> <tr> <td colspan="4">Prevalence Index = B/A = <u>3.83</u></td> </tr> </table>	Total % Cover of:	<u>    </u>	Multiply by:	<u>    </u>	OBL species	<u>0</u>	x 1 =	<u>0</u>	FACW species	<u>10</u>	x 2 =	<u>20</u>	FAC species	<u>0</u>	x 3 =	<u>0</u>	FACU species	<u>105</u>	x 4 =	<u>420</u>	UPL species	<u>0</u>	x 5 =	<u>0</u>	Column Totals:	<u>115</u> (A)		<u>440</u> (B)	Prevalence Index = B/A = <u>3.83</u>			
Total % Cover of:	<u>    </u>	Multiply by:	<u>    </u>																																	
OBL species	<u>0</u>	x 1 =	<u>0</u>																																	
FACW species	<u>10</u>	x 2 =	<u>20</u>																																	
FAC species	<u>0</u>	x 3 =	<u>0</u>																																	
FACU species	<u>105</u>	x 4 =	<u>420</u>																																	
UPL species	<u>0</u>	x 5 =	<u>0</u>																																	
Column Totals:	<u>115</u> (A)		<u>440</u> (B)																																	
Prevalence Index = B/A = <u>3.83</u>																																				
2. <u>Ligustrum vulgare</u>	<u>5</u>	<u>Yes</u>	<u>FACU</u>																																	
3. <u>    </u>																																				
4. <u>    </u>																																				
5. <u>    </u>																																				
	<u>15</u> =Total Cover																																			
<u>Herb Stratum</u> (Plot size: <u>5ft</u> )																																				
1. <u>Rosa multiflora</u>	<u>10</u>	<u>Yes</u>	<u>FACU</u>	<b>Hydrophytic Vegetation Indicators:</b> <u>    </u> 1 - Rapid Test for Hydrophytic Vegetation <u>    </u> 2 - Dominance Test is >50% <u>    </u> 3 - Prevalence Index is ≤3.0 <sup>1</sup> <u>    </u> 4 - Morphological Adaptations <sup>1</sup> (Provide supporting data in Remarks or on a separate sheet) <u>    </u> Problematic Hydrophytic Vegetation <sup>1</sup> (Explain) <sup>1</sup> Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.																																
2. <u>Fraxinus pennsylvanica</u>	<u>10</u>	<u>Yes</u>	<u>FACW</u>																																	
3. <u>Parthenocissus quinquefolia</u>	<u>10</u>	<u>Yes</u>	<u>FACU</u>																																	
4. <u>    </u>																																				
5. <u>    </u>																																				
6. <u>    </u>																																				
7. <u>    </u>																																				
8. <u>    </u>																																				
9. <u>    </u>																																				
10. <u>    </u>																																				
	<u>30</u> =Total Cover																																			
<u>Woody Vine Stratum</u> (Plot size: <u>30ft</u> )																																				
1. <u>None</u>				<b>Hydrophytic Vegetation Present?</b> Yes <u>    </u> No <u>X</u>																																
2. <u>    </u>																																				
	<u>    </u> =Total Cover																																			

Remarks: (Include photo numbers here or on a separate sheet.)

**SOIL**

Sampling Point: UP2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type <sup>1</sup>	Loc <sup>2</sup>		
0-14	10YR 3/3	100					Loamy/Clayey	
14-20	10YR 3/4	95	10YR 5/4	5	C	M	Loamy/Clayey	Faint redox concentrations

<sup>1</sup>Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

<sup>2</sup>Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:	Indicators for Problematic Hydric Soils <sup>3</sup> :
<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Coast Prairie Redox (A16)
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Iron-Manganese Masses (F12)
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Red Parent Material (F21)
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Very Shallow Dark Surface (F22)
<input type="checkbox"/> Stratified Layers (A5)	<input type="checkbox"/> Other (Explain in Remarks)
<input type="checkbox"/> 2 cm Muck (A10)	
<input type="checkbox"/> Depleted Below Dark Surface (A11)	
<input type="checkbox"/> Thick Dark Surface (A12)	
<input type="checkbox"/> Sandy Mucky Mineral (S1)	
<input type="checkbox"/> 5 cm Mucky Peat or Peat (S3)	
<input type="checkbox"/> Sandy Gleyed Matrix (S4)	
<input type="checkbox"/> Sandy Redox (S5)	
<input type="checkbox"/> Stripped Matrix (S6)	
<input type="checkbox"/> Dark Surface (S7)	
<input type="checkbox"/> Loamy Mucky Mineral (F1)	
<input type="checkbox"/> Loamy Gleyed Matrix (F2)	
<input type="checkbox"/> Depleted Matrix (F3)	
<input type="checkbox"/> Redox Dark Surface (F6)	
<input type="checkbox"/> Depleted Dark Surface (F7)	
<input type="checkbox"/> Redox Depressions (F8)	

<sup>3</sup>Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

<b>Restrictive Layer (if observed):</b> Type: _____ Depth (inches): _____	<b>Hydric Soil Present?</b> Yes _____ No <u>X</u>
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Remarks:

**HYDROLOGY**

Wetland Hydrology Indicators:	
Primary Indicators (minimum of one is required; check all that apply)	Secondary Indicators (minimum of two required)
<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Water-Stained Leaves (B9)
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Surface Soil Cracks (B6)
<input type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Aquatic Fauna (B13)
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Drainage Patterns (B10)
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> True Aquatic Plants (B14)
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3)
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Presence of Reduced Iron (C4)
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)	<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)
<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<input type="checkbox"/> Thin Muck Surface (C7)
	<input type="checkbox"/> Gauge or Well Data (D9)
	<input type="checkbox"/> Other (Explain in Remarks)
	<input type="checkbox"/> Dry-Season Water Table (C2)
	<input type="checkbox"/> Crayfish Burrows (C8)
	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)
	<input type="checkbox"/> Stunted or Stressed Plants (D1)
	<input type="checkbox"/> Geomorphic Position (D2)
	<input type="checkbox"/> FAC-Neutral Test (D5)

<b>Field Observations:</b> Surface Water Present?    Yes _____ No <u>X</u> Depth (inches): _____ Water Table Present?      Yes _____ No <u>X</u> Depth (inches): _____ Saturation Present?        Yes _____ No <u>X</u> Depth (inches): _____ (includes capillary fringe)	<b>Wetland Hydrology Present?</b> Yes _____ No <u>X</u>
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Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Project/Site: Northeast of Wixom Rd and Stonebrook Dr. City/County: Novi, Oakland Co. Sampling Date: 4/30/2025  
 Applicant/Owner: Avalon Investment Group LLC State: MI Sampling Point: UP3  
 Investigator(s): ASTI - SPJ Section, Township, Range: Sec. 17, T01N, R08E  
 Landform (hillside, terrace, etc.): Depression Local relief (concave, convex, none): Concave  
 Slope (%): 3-4 Lat: 42.485242 Long: -83.533451 Datum: NAD 83  
 Soil Map Unit Name: Capac sandy loam NWI classification: None  
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No      (If no, explain in Remarks.)  
 Are Vegetation     , Soil     , or Hydrology      significantly disturbed? Are "Normal Circumstances" present? Yes X No       
 Are Vegetation     , Soil     , or Hydrology      naturally problematic? (If needed, explain any answers in Remarks.)

**SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.**

Hydrophytic Vegetation Present? Yes <u>    </u> No <u>X</u> Hydric Soil Present? Yes <u>    </u> No <u>X</u> Wetland Hydrology Present? Yes <u>    </u> No <u>X</u>	<b>Is the Sampled Area within a Wetland?</b> Yes <u>    </u> No <u>X</u>
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Remarks:  
 Upland located in the south-central portion of the property.

**VEGETATION – Use scientific names of plants.**

Tree Stratum (Plot size: <u>30ft</u> )	Absolute % Cover	Dominant Species?	Indicator Status																	
1. <u>Populus deltoides</u>	<u>20</u>	Yes	FAC	<b>Dominance Test worksheet:</b> Number of Dominant Species That Are OBL, FACW, or FAC: <u>2</u> (A) Total Number of Dominant Species Across All Strata: <u>7</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>28.6%</u> (A/B)																
2. <u>Juglans nigra</u>	<u>10</u>	Yes	FACU																	
3. <u>    </u>																				
4. <u>    </u>																				
5. <u>    </u>																				
<u>30</u> =Total Cover																				
Sapling/Shrub Stratum (Plot size: <u>15ft</u> )	Absolute % Cover	Dominant Species?	Indicator Status																	
1. <u>Elaeagnus umbellata</u>	<u>30</u>	Yes	UPL	<b>Prevalence Index worksheet:</b> <table style="width:100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Total % Cover of:</td> <td style="width: 50%;">Multiply by:</td> </tr> <tr> <td>OBL species <u>0</u></td> <td>x 1 = <u>0</u></td> </tr> <tr> <td>FACW species <u>40</u></td> <td>x 2 = <u>80</u></td> </tr> <tr> <td>FAC species <u>20</u></td> <td>x 3 = <u>60</u></td> </tr> <tr> <td>FACU species <u>30</u></td> <td>x 4 = <u>120</u></td> </tr> <tr> <td>UPL species <u>40</u></td> <td>x 5 = <u>200</u></td> </tr> <tr> <td>Column Totals: <u>130</u> (A)</td> <td><u>460</u> (B)</td> </tr> <tr> <td colspan="2">Prevalence Index = B/A = <u>3.54</u></td> </tr> </table>	Total % Cover of:	Multiply by:	OBL species <u>0</u>	x 1 = <u>0</u>	FACW species <u>40</u>	x 2 = <u>80</u>	FAC species <u>20</u>	x 3 = <u>60</u>	FACU species <u>30</u>	x 4 = <u>120</u>	UPL species <u>40</u>	x 5 = <u>200</u>	Column Totals: <u>130</u> (A)	<u>460</u> (B)	Prevalence Index = B/A = <u>3.54</u>	
Total % Cover of:	Multiply by:																			
OBL species <u>0</u>	x 1 = <u>0</u>																			
FACW species <u>40</u>	x 2 = <u>80</u>																			
FAC species <u>20</u>	x 3 = <u>60</u>																			
FACU species <u>30</u>	x 4 = <u>120</u>																			
UPL species <u>40</u>	x 5 = <u>200</u>																			
Column Totals: <u>130</u> (A)	<u>460</u> (B)																			
Prevalence Index = B/A = <u>3.54</u>																				
2. <u>Pyrus calleryana</u>	<u>10</u>	Yes	UPL																	
3. <u>Lonicera tatarica</u>	<u>10</u>	Yes	FACU																	
4. <u>    </u>																				
5. <u>    </u>																				
<u>50</u> =Total Cover																				
Herb Stratum (Plot size: <u>5ft</u> )	Absolute % Cover	Dominant Species?	Indicator Status																	
1. <u>Phragmites australis</u>	<u>40</u>	Yes	FACW	<b>Hydrophytic Vegetation Indicators:</b> <u>    </u> 1 - Rapid Test for Hydrophytic Vegetation <u>    </u> 2 - Dominance Test is >50% <u>    </u> 3 - Prevalence Index is ≤3.0 <sup>1</sup> <u>    </u> 4 - Morphological Adaptations <sup>1</sup> (Provide supporting data in Remarks or on a separate sheet) <u>    </u> Problematic Hydrophytic Vegetation <sup>1</sup> (Explain) <sup>1</sup> Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.																
2. <u>Solidago altissima</u>	<u>10</u>	Yes	FACU																	
3. <u>    </u>																				
4. <u>    </u>																				
5. <u>    </u>																				
6. <u>    </u>																				
7. <u>    </u>																				
8. <u>    </u>																				
9. <u>    </u>																				
10. <u>    </u>																				
<u>50</u> =Total Cover																				
Woody Vine Stratum (Plot size: <u>30ft</u> )	Absolute % Cover	Dominant Species?	Indicator Status																	
1. <u>    </u>				<b>Hydrophytic Vegetation Present?</b> Yes <u>    </u> No <u>X</u>																
2. <u>    </u>																				
<u>    </u> =Total Cover																				

Remarks: (Include photo numbers here or on a separate sheet.)

**SOIL**

Sampling Point: UP3

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type <sup>1</sup>	Loc <sup>2</sup>		
0-6	10YR 4/4	100					Loamy/Clayey	
6-13	10YR 4/3	95	10YR 4/6	5	C	M	Loamy/Clayey	Distinct redox concentrations
13-20	10YR 4/2	90	10YR 4/6	10	C	M	Loamy/Clayey	Prominent redox concentrations

<sup>1</sup>Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

<sup>2</sup>Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:		Indicators for Problematic Hydric Soils <sup>3</sup> :	
<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Sandy Gleyed Matrix (S4)	<input type="checkbox"/> Coast Prairie Redox (A16)	
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Sandy Redox (S5)	<input type="checkbox"/> Iron-Manganese Masses (F12)	
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Stripped Matrix (S6)	<input type="checkbox"/> Red Parent Material (F21)	
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Dark Surface (S7)	<input type="checkbox"/> Very Shallow Dark Surface (F22)	
<input type="checkbox"/> Stratified Layers (A5)	<input type="checkbox"/> Loamy Mucky Mineral (F1)	<input type="checkbox"/> Other (Explain in Remarks)	
<input type="checkbox"/> 2 cm Muck (A10)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)		
<input type="checkbox"/> Depleted Below Dark Surface (A11)	<input type="checkbox"/> Depleted Matrix (F3)		
<input type="checkbox"/> Thick Dark Surface (A12)	<input type="checkbox"/> Redox Dark Surface (F6)		
<input type="checkbox"/> Sandy Mucky Mineral (S1)	<input type="checkbox"/> Depleted Dark Surface (F7)		
<input type="checkbox"/> 5 cm Mucky Peat or Peat (S3)	<input type="checkbox"/> Redox Depressions (F8)		

<sup>3</sup>Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

<b>Restrictive Layer (if observed):</b> Type: _____ Depth (inches): _____	<b>Hydric Soil Present?</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
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Remarks:

**HYDROLOGY**

Wetland Hydrology Indicators:	
Primary Indicators (minimum of one is required; check all that apply)	Secondary Indicators (minimum of two required)
<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Water-Stained Leaves (B9)
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Aquatic Fauna (B13)
<input type="checkbox"/> Saturation (A3)	<input type="checkbox"/> True Aquatic Plants (B14)
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3)
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Presence of Reduced Iron (C4)
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Thin Muck Surface (C7)
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)	<input type="checkbox"/> Gauge or Well Data (D9)
<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<input type="checkbox"/> Other (Explain in Remarks)

<b>Field Observations:</b> Surface Water Present?    Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ Water Table Present?      Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ Saturation Present?        Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ (includes capillary fringe)	<b>Wetland Hydrology Present?</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
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Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Project/Site: Northeast of Wixom Rd and Stonebrook Dr. City/County: Novi, Oakland Co. Sampling Date: 4/30/2025  
 Applicant/Owner: Avalon Investment Group LLC State: MI Sampling Point: WT1  
 Investigator(s): ASTI - SPJ Section, Township, Range: Sec. 17, T01N, R08E  
 Landform (hillside, terrace, etc.): Depression Local relief (concave, convex, none): Concave  
 Slope (%): 1-2 Lat: 42.486555 Long: -83.533121 Datum: NAD 83  
 Soil Map Unit Name: Capac sandy loam NWI classification: PEM1A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No      (If no, explain in Remarks.)  
 Are Vegetation     , Soil     , or Hydrology      significantly disturbed? Are "Normal Circumstances" present? Yes X No       
 Are Vegetation     , Soil     , or Hydrology      naturally problematic? (If needed, explain any answers in Remarks.)

**SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.**

Hydrophytic Vegetation Present? Yes <u>X</u> No <u>    </u> Hydric Soil Present? Yes <u>X</u> No <u>    </u> Wetland Hydrology Present? Yes <u>X</u> No <u>    </u>	<b>Is the Sampled Area within a Wetland?</b> Yes <u>X</u> No <u>    </u>
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Remarks:  
 Associated with scrub/shrub portion of Wetland A in the northern portion of the property.

**VEGETATION – Use scientific names of plants.**

Tree Stratum	(Plot size: <u>30ft</u> )	Absolute % Cover	Dominant Species?	Indicator Status																	
1. <u>None</u>					<b>Dominance Test worksheet:</b> Number of Dominant Species That Are OBL, FACW, or FAC: <u>4</u> (A) Total Number of Dominant Species Across All Strata: <u>4</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100.0%</u> (A/B)																
2. _____																					
3. _____																					
4. _____																					
5. _____																					
=Total Cover																					
Sapling/Shrub Stratum	(Plot size: <u>15ft</u> )				<b>Prevalence Index worksheet:</b> <table style="width:100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Total % Cover of:</td> <td style="width: 50%;">Multiply by:</td> </tr> <tr> <td>OBL species <u>20</u></td> <td>x 1 = <u>20</u></td> </tr> <tr> <td>FACW species <u>95</u></td> <td>x 2 = <u>190</u></td> </tr> <tr> <td>FAC species <u>0</u></td> <td>x 3 = <u>0</u></td> </tr> <tr> <td>FACU species <u>0</u></td> <td>x 4 = <u>0</u></td> </tr> <tr> <td>UPL species <u>0</u></td> <td>x 5 = <u>0</u></td> </tr> <tr> <td>Column Totals: <u>115</u> (A)</td> <td><u>210</u> (B)</td> </tr> <tr> <td colspan="2" style="text-align: center;">Prevalence Index = B/A = <u>1.83</u></td> </tr> </table>	Total % Cover of:	Multiply by:	OBL species <u>20</u>	x 1 = <u>20</u>	FACW species <u>95</u>	x 2 = <u>190</u>	FAC species <u>0</u>	x 3 = <u>0</u>	FACU species <u>0</u>	x 4 = <u>0</u>	UPL species <u>0</u>	x 5 = <u>0</u>	Column Totals: <u>115</u> (A)	<u>210</u> (B)	Prevalence Index = B/A = <u>1.83</u>	
Total % Cover of:	Multiply by:																				
OBL species <u>20</u>	x 1 = <u>20</u>																				
FACW species <u>95</u>	x 2 = <u>190</u>																				
FAC species <u>0</u>	x 3 = <u>0</u>																				
FACU species <u>0</u>	x 4 = <u>0</u>																				
UPL species <u>0</u>	x 5 = <u>0</u>																				
Column Totals: <u>115</u> (A)	<u>210</u> (B)																				
Prevalence Index = B/A = <u>1.83</u>																					
1. <u>Salix interior</u>		<u>60</u>	<u>Yes</u>	<u>FACW</u>																	
2. <u>Cephalanthus occidentalis</u>		<u>10</u>	<u>No</u>	<u>OBL</u>																	
3. _____																					
4. _____																					
5. _____																					
=Total Cover																					
Herb Stratum	(Plot size: <u>5ft</u> )				<b>Hydrophytic Vegetation Indicators:</b> <u>    </u> 1 - Rapid Test for Hydrophytic Vegetation <u>X</u> 2 - Dominance Test is >50% <u>X</u> 3 - Prevalence Index is ≤3.0 <sup>1</sup> <u>    </u> 4 - Morphological Adaptations <sup>1</sup> (Provide supporting data in Remarks or on a separate sheet) <u>    </u> Problematic Hydrophytic Vegetation <sup>1</sup> (Explain) <sup>1</sup> Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.																
1. <u>Phalaris arundinacea</u>		<u>25</u>	<u>Yes</u>	<u>FACW</u>																	
2. <u>Phragmites australis</u>		<u>10</u>	<u>Yes</u>	<u>FACW</u>																	
3. <u>Lythrum salicaria</u>		<u>10</u>	<u>Yes</u>	<u>OBL</u>																	
4. _____																					
5. _____																					
6. _____																					
7. _____																					
8. _____																					
9. _____																					
10. _____																					
=Total Cover																					
Woody Vine Stratum	(Plot size: <u>30ft</u> )				<b>Hydrophytic Vegetation Present?</b> Yes <u>X</u> No <u>    </u>																
1. <u>None</u>																					
2. _____																					
=Total Cover																					
Remarks: (Include photo numbers here or on a separate sheet.)																					

**SOIL**

Sampling Point: WT1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type <sup>1</sup>	Loc <sup>2</sup>		
0-20	10YR 3/1	85	10YR 4/6	15	C	PL/M	Loamy/Clayey	Prominent redox concentrations

<sup>1</sup>Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

<sup>2</sup>Location: PL=Pore Lining, M=Matrix.

<p><b>Hydric Soil Indicators:</b></p> <p><input type="checkbox"/> Histosol (A1)</p> <p><input type="checkbox"/> Histic Epipedon (A2)</p> <p><input type="checkbox"/> Black Histic (A3)</p> <p><input type="checkbox"/> Hydrogen Sulfide (A4)</p> <p><input type="checkbox"/> Stratified Layers (A5)</p> <p><input type="checkbox"/> 2 cm Muck (A10)</p> <p><input type="checkbox"/> Depleted Below Dark Surface (A11)</p> <p><input type="checkbox"/> Thick Dark Surface (A12)</p> <p><input type="checkbox"/> Sandy Mucky Mineral (S1)</p> <p><input type="checkbox"/> 5 cm Mucky Peat or Peat (S3)</p>	<p><input type="checkbox"/> Sandy Gleyed Matrix (S4)</p> <p><input type="checkbox"/> Sandy Redox (S5)</p> <p><input type="checkbox"/> Stripped Matrix (S6)</p> <p><input type="checkbox"/> Dark Surface (S7)</p> <p><input type="checkbox"/> Loamy Mucky Mineral (F1)</p> <p><input type="checkbox"/> Loamy Gleyed Matrix (F2)</p> <p><input type="checkbox"/> Depleted Matrix (F3)</p> <p><input checked="" type="checkbox"/> Redox Dark Surface (F6)</p> <p><input type="checkbox"/> Depleted Dark Surface (F7)</p> <p><input checked="" type="checkbox"/> Redox Depressions (F8)</p>	<p><b>Indicators for Problematic Hydric Soils<sup>3</sup>:</b></p> <p><input type="checkbox"/> Coast Prairie Redox (A16)</p> <p><input type="checkbox"/> Iron-Manganese Masses (F12)</p> <p><input type="checkbox"/> Red Parent Material (F21)</p> <p><input type="checkbox"/> Very Shallow Dark Surface (F22)</p> <p><input type="checkbox"/> Other (Explain in Remarks)</p>
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<sup>3</sup>Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

<p><b>Restrictive Layer (if observed):</b></p> <p>Type: _____</p> <p>Depth (inches): _____</p>	<p><b>Hydric Soil Present?</b>      Yes <input checked="" type="checkbox"/>      No <input type="checkbox"/></p>
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Remarks:

**HYDROLOGY**

<p><b>Wetland Hydrology Indicators:</b></p> <p>Primary Indicators (minimum of one is required; check all that apply)</p> <p><input checked="" type="checkbox"/> Surface Water (A1)</p> <p><input checked="" type="checkbox"/> High Water Table (A2)</p> <p><input checked="" type="checkbox"/> Saturation (A3)</p> <p><input type="checkbox"/> Water Marks (B1)</p> <p><input type="checkbox"/> Sediment Deposits (B2)</p> <p><input type="checkbox"/> Drift Deposits (B3)</p> <p><input type="checkbox"/> Algal Mat or Crust (B4)</p> <p><input type="checkbox"/> Iron Deposits (B5)</p> <p><input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)</p> <p><input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)</p>		<p>Secondary Indicators (minimum of two required)</p> <p><input type="checkbox"/> Water-Stained Leaves (B9)</p> <p><input type="checkbox"/> Aquatic Fauna (B13)</p> <p><input type="checkbox"/> True Aquatic Plants (B14)</p> <p><input type="checkbox"/> Hydrogen Sulfide Odor (C1)</p> <p><input checked="" type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3)</p> <p><input type="checkbox"/> Presence of Reduced Iron (C4)</p> <p><input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)</p> <p><input type="checkbox"/> Thin Muck Surface (C7)</p> <p><input type="checkbox"/> Gauge or Well Data (D9)</p> <p><input type="checkbox"/> Other (Explain in Remarks)</p>		<p><input type="checkbox"/> Surface Soil Cracks (B6)</p> <p><input type="checkbox"/> Drainage Patterns (B10)</p> <p><input type="checkbox"/> Dry-Season Water Table (C2)</p> <p><input type="checkbox"/> Crayfish Burrows (C8)</p> <p><input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)</p> <p><input type="checkbox"/> Stunted or Stressed Plants (D1)</p> <p><input type="checkbox"/> Geomorphic Position (D2)</p> <p><input checked="" type="checkbox"/> FAC-Neutral Test (D5)</p>	
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<p><b>Field Observations:</b></p> <p>Surface Water Present?      Yes <input checked="" type="checkbox"/>      No <input type="checkbox"/>      Depth (inches): <u>1</u></p> <p>Water Table Present?      Yes <input checked="" type="checkbox"/>      No <input type="checkbox"/>      Depth (inches): <u>10</u></p> <p>Saturation Present?      Yes <input checked="" type="checkbox"/>      No <input type="checkbox"/>      Depth (inches): <u>8</u></p> <p>(includes capillary fringe)</p>	<p><b>Wetland Hydrology Present?</b>      Yes <input checked="" type="checkbox"/>      No <input type="checkbox"/></p>
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Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Project/Site: Northeast of Wixom Rd and Stonebrook Dr. City/County: Novi, Oakland Co. Sampling Date: 4/30/2025  
 Applicant/Owner: Avalon Investment Group LLC State: MI Sampling Point: WT2  
 Investigator(s): ASTI - SPJ Section, Township, Range: Sec. 17, T01N, R08E  
 Landform (hillside, terrace, etc.): Depression Local relief (concave, convex, none): Concave  
 Slope (%): 1-2 Lat: 42.485761 Long: -83.534121 Datum: NAD 83  
 Soil Map Unit Name: Brookston and Colwood loams NWI classification: NAD 83  
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No      (If no, explain in Remarks.)  
 Are Vegetation     , Soil     , or Hydrology      significantly disturbed? Are "Normal Circumstances" present? Yes X No       
 Are Vegetation     , Soil     , or Hydrology      naturally problematic? (If needed, explain any answers in Remarks.)

**SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.**

Hydrophytic Vegetation Present? Yes <u>X</u> No <u>    </u> Hydric Soil Present? Yes <u>X</u> No <u>    </u> Wetland Hydrology Present? Yes <u>X</u> No <u>    </u>	<b>Is the Sampled Area within a Wetland?</b> Yes <u>X</u> No <u>    </u>
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Remarks:  
 Associated with forested portion of Wetland A in the southwestern portion of the property.

**VEGETATION – Use scientific names of plants.**

Tree Stratum	(Plot size: <u>30ft</u> )	Absolute % Cover	Dominant Species?	Indicator Status																	
1. <u>Acer saccharinum</u>		40	Yes	FACW	<b>Dominance Test worksheet:</b> Number of Dominant Species That Are OBL, FACW, or FAC: <u>7</u> (A) Total Number of Dominant Species Across All Strata: <u>7</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100.0%</u> (A/B)																
2. <u>Quercus bicolor</u>		30	Yes	FACW																	
3. <u>    </u>																					
4. <u>    </u>																					
5. <u>    </u>																					
		70	=Total Cover																		
Sapling/Shrub Stratum	(Plot size: <u>15ft</u> )																				
1. <u>Fraxinus pennsylvanica</u>		20	Yes	FACW	<b>Prevalence Index worksheet:</b> <table style="width:100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Total % Cover of:</td> <td style="width: 50%;">Multiply by:</td> </tr> <tr> <td>OBL species <u>0</u></td> <td>x 1 = <u>0</u></td> </tr> <tr> <td>FACW species <u>140</u></td> <td>x 2 = <u>280</u></td> </tr> <tr> <td>FAC species <u>10</u></td> <td>x 3 = <u>30</u></td> </tr> <tr> <td>FACU species <u>5</u></td> <td>x 4 = <u>20</u></td> </tr> <tr> <td>UPL species <u>0</u></td> <td>x 5 = <u>0</u></td> </tr> <tr> <td>Column Totals: <u>155</u> (A)</td> <td><u>330</u> (B)</td> </tr> <tr> <td colspan="2" style="text-align: center;">Prevalence Index = B/A = <u>2.13</u></td> </tr> </table>	Total % Cover of:	Multiply by:	OBL species <u>0</u>	x 1 = <u>0</u>	FACW species <u>140</u>	x 2 = <u>280</u>	FAC species <u>10</u>	x 3 = <u>30</u>	FACU species <u>5</u>	x 4 = <u>20</u>	UPL species <u>0</u>	x 5 = <u>0</u>	Column Totals: <u>155</u> (A)	<u>330</u> (B)	Prevalence Index = B/A = <u>2.13</u>	
Total % Cover of:	Multiply by:																				
OBL species <u>0</u>	x 1 = <u>0</u>																				
FACW species <u>140</u>	x 2 = <u>280</u>																				
FAC species <u>10</u>	x 3 = <u>30</u>																				
FACU species <u>5</u>	x 4 = <u>20</u>																				
UPL species <u>0</u>	x 5 = <u>0</u>																				
Column Totals: <u>155</u> (A)	<u>330</u> (B)																				
Prevalence Index = B/A = <u>2.13</u>																					
2. <u>Quercus bicolor</u>		10	Yes	FACW																	
3. <u>Rhamnus cathartica</u>		10	Yes	FAC																	
4. <u>    </u>																					
5. <u>    </u>																					
		40	=Total Cover																		
Herb Stratum	(Plot size: <u>5ft</u> )																				
1. <u>Lysimachia nummularia</u>		30	Yes	FACW	<b>Hydrophytic Vegetation Indicators:</b> <u>    </u> 1 - Rapid Test for Hydrophytic Vegetation <u>X</u> 2 - Dominance Test is >50% <u>X</u> 3 - Prevalence Index is ≤3.0 <sup>1</sup> <u>    </u> 4 - Morphological Adaptations <sup>1</sup> (Provide supporting data in Remarks or on a separate sheet) <u>    </u> Problematic Hydrophytic Vegetation <sup>1</sup> (Explain) <sup>1</sup> Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.																
2. <u>Agrimonia parviflora</u>		10	Yes	FACW																	
3. <u>Parthenocissus quinquefolia</u>		5	No	FACU																	
4. <u>    </u>																					
5. <u>    </u>																					
6. <u>    </u>																					
7. <u>    </u>																					
8. <u>    </u>																					
9. <u>    </u>																					
10. <u>    </u>																					
		45	=Total Cover																		
Woody Vine Stratum	(Plot size: <u>30ft</u> )																				
1. <u>None</u>					<b>Hydrophytic Vegetation Present?</b> Yes <u>X</u> No <u>    </u>																
2. <u>    </u>																					
			=Total Cover																		

Remarks: (Include photo numbers here or on a separate sheet.)

**SOIL**

Sampling Point: WT2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type <sup>1</sup>	Loc <sup>2</sup>		
0-8	10YR 3/2	90	10YR 5/4	10	C	M	Loamy/Clayey	Distinct redox concentrations
8-14	10YR 4/2	80	10YR 3/6	20	C	PL/M	Loamy/Clayey	Prominent redox concentrations
14-20	10YR 5/2	70	10YR 5/6	20	C	M	Sandy	Prominent redox concentrations
			10YR 3/2	10	MS	M		loamy sand

<sup>1</sup>Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

<sup>2</sup>Location: PL=Pore Lining, M=Matrix.

<b>Hydric Soil Indicators:</b>			<b>Indicators for Problematic Hydric Soils<sup>3</sup>:</b>		
<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Sandy Gleyed Matrix (S4)	<input type="checkbox"/> Coast Prairie Redox (A16)			
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Sandy Redox (S5)	<input type="checkbox"/> Iron-Manganese Masses (F12)			
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Stripped Matrix (S6)	<input type="checkbox"/> Red Parent Material (F21)			
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Dark Surface (S7)	<input type="checkbox"/> Very Shallow Dark Surface (F22)			
<input type="checkbox"/> Stratified Layers (A5)	<input type="checkbox"/> Loamy Mucky Mineral (F1)	<input type="checkbox"/> Other (Explain in Remarks)			
<input type="checkbox"/> 2 cm Muck (A10)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)				
<input checked="" type="checkbox"/> Depleted Below Dark Surface (A11)	<input checked="" type="checkbox"/> Depleted Matrix (F3)				
<input type="checkbox"/> Thick Dark Surface (A12)	<input checked="" type="checkbox"/> Redox Dark Surface (F6)				
<input type="checkbox"/> Sandy Mucky Mineral (S1)	<input type="checkbox"/> Depleted Dark Surface (F7)				
<input type="checkbox"/> 5 cm Mucky Peat or Peat (S3)	<input checked="" type="checkbox"/> Redox Depressions (F8)				

<sup>3</sup>Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

<b>Restrictive Layer (if observed):</b> Type: _____ Depth (inches): _____	<b>Hydric Soil Present?</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
---	---

Remarks:

**HYDROLOGY**

<b>Wetland Hydrology Indicators:</b>		
<u>Primary Indicators (minimum of one is required; check all that apply)</u>		<u>Secondary Indicators (minimum of two required)</u>
<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Water-Stained Leaves (B9)	<input type="checkbox"/> Surface Soil Cracks (B6)
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Aquatic Fauna (B13)	<input type="checkbox"/> Drainage Patterns (B10)
<input checked="" type="checkbox"/> Saturation (A3)	<input type="checkbox"/> True Aquatic Plants (B14)	<input type="checkbox"/> Dry-Season Water Table (C2)
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	<input type="checkbox"/> Crayfish Burrows (C8)
<input type="checkbox"/> Sediment Deposits (B2)	<input checked="" type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3)	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Presence of Reduced Iron (C4)	<input type="checkbox"/> Stunted or Stressed Plants (D1)
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)	<input type="checkbox"/> Geomorphic Position (D2)
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Thin Muck Surface (C7)	<input checked="" type="checkbox"/> FAC-Neutral Test (D5)
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)	<input type="checkbox"/> Gauge or Well Data (D9)	
<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<input type="checkbox"/> Other (Explain in Remarks)	

<b>Field Observations:</b>	<b>Wetland Hydrology Present?</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Surface Water Present?      Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____	
Water Table Present?      Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____	
Saturation Present?      Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Depth (inches): <u>12</u>	
(includes capillary fringe)	

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Project/Site: Northeast of Wixom Rd and Stonebrook Dr. City/County: Novi, Oakland Co. Sampling Date: 4/30/2025  
 Applicant/Owner: Avalon Investment Group LLC State: MI Sampling Point: WT3  
 Investigator(s): ASTI - SPJ Section, Township, Range: Sec. 17, T01N, R08E  
 Landform (hillside, terrace, etc.): Depression Local relief (concave, convex, none): Concave  
 Slope (%): 1-2 Lat: 42.485825 Long: -83.532571 Datum: NAD 83  
 Soil Map Unit Name: Water NWI classification: PEM1Ad

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No      (If no, explain in Remarks.)  
 Are Vegetation     , Soil     , or Hydrology      significantly disturbed? Are "Normal Circumstances" present? Yes X No       
 Are Vegetation     , Soil     , or Hydrology      naturally problematic? (If needed, explain any answers in Remarks.)

**SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.**

Hydrophytic Vegetation Present? Yes <u>X</u> No <u>    </u> Hydric Soil Present? Yes <u>X</u> No <u>    </u> Wetland Hydrology Present? Yes <u>X</u> No <u>    </u>	<b>Is the Sampled Area within a Wetland?</b> Yes <u>X</u> No <u>    </u>
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Remarks:  
 Associated with emergent portion of Wetland A in the southeastern portion of the property.

**VEGETATION – Use scientific names of plants.**

<u>Tree Stratum</u> (Plot size: <u>30ft</u> )	Absolute % Cover	Dominant Species?	Indicator Status	
1. <u>None</u>				
2. <u>    </u>				
3. <u>    </u>				
4. <u>    </u>				
5. <u>    </u>				
=Total Cover				
<u>Sapling/Shrub Stratum</u> (Plot size: <u>15ft</u> )	Absolute % Cover	Dominant Species?	Indicator Status	
1. <u>Salix interior</u>	20	Yes	FACW	
2. <u>    </u>				
3. <u>    </u>				
4. <u>    </u>				
5. <u>    </u>				
=Total Cover				
<u>Herb Stratum</u> (Plot size: <u>5ft</u> )	Absolute % Cover	Dominant Species?	Indicator Status	
1. <u>Phragmites australis</u>	35	Yes	FACW	
2. <u>Phalaris arundinacea</u>	10	No	FACW	
3. <u>Solidago altissima</u>	10	No	FACU	
4. <u>    </u>				
5. <u>    </u>				
6. <u>    </u>				
7. <u>    </u>				
8. <u>    </u>				
9. <u>    </u>				
10. <u>    </u>				
=Total Cover				
<u>Woody Vine Stratum</u> (Plot size: <u>30ft</u> )	Absolute % Cover	Dominant Species?	Indicator Status	
1. <u>None</u>				
2. <u>    </u>				
=Total Cover				

**Dominance Test worksheet:**  
 Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)  
 Total Number of Dominant Species Across All Strata: 2 (B)  
 Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

**Prevalence Index worksheet:**  
 Total % Cover of: Multiply by:  
 OBL species 0 x 1 = 0  
 FACW species 65 x 2 = 130  
 FAC species 0 x 3 = 0  
 FACU species 10 x 4 = 40  
 UPL species 0 x 5 = 0  
 Column Totals: 75 (A) 170 (B)  
 Prevalence Index = B/A = 2.27

**Hydrophytic Vegetation Indicators:**  
     1 - Rapid Test for Hydrophytic Vegetation  
X 2 - Dominance Test is >50%  
X 3 - Prevalence Index is ≤3.0<sup>1</sup>  
     4 - Morphological Adaptations<sup>1</sup> (Provide supporting data in Remarks or on a separate sheet)  
     Problematic Hydrophytic Vegetation<sup>1</sup> (Explain)  
<sup>1</sup>Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

**Hydrophytic Vegetation Present?** Yes X No

Remarks: (Include photo numbers here or on a separate sheet.)

**SOIL**

Sampling Point: WT3

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type <sup>1</sup>	Loc <sup>2</sup>		
0-11	10YR 5/2	85	10YR 5/6	15	C	PL/M	Loamy/Clayey	Prominent redox concentrations
11-20	10YR 5/2	70	10YR 5/6	20	C	M	Loamy/Clayey	Prominent redox concentrations
			10YR 3/6	10	C	PL/M		Prominent redox concentrations

<sup>1</sup>Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

<sup>2</sup>Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:			Indicators for Problematic Hydric Soils <sup>3</sup> :		
<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Sandy Gleyed Matrix (S4)	<input type="checkbox"/> Coast Prairie Redox (A16)			
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Sandy Redox (S5)	<input type="checkbox"/> Iron-Manganese Masses (F12)			
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Stripped Matrix (S6)	<input type="checkbox"/> Red Parent Material (F21)			
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Dark Surface (S7)	<input type="checkbox"/> Very Shallow Dark Surface (F22)			
<input type="checkbox"/> Stratified Layers (A5)	<input type="checkbox"/> Loamy Mucky Mineral (F1)	<input type="checkbox"/> Other (Explain in Remarks)			
<input type="checkbox"/> 2 cm Muck (A10)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)				
<input type="checkbox"/> Depleted Below Dark Surface (A11)	<input checked="" type="checkbox"/> Depleted Matrix (F3)				
<input type="checkbox"/> Thick Dark Surface (A12)	<input type="checkbox"/> Redox Dark Surface (F6)				
<input type="checkbox"/> Sandy Mucky Mineral (S1)	<input type="checkbox"/> Depleted Dark Surface (F7)				
<input type="checkbox"/> 5 cm Mucky Peat or Peat (S3)	<input checked="" type="checkbox"/> Redox Depressions (F8)				

<sup>3</sup>Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

<b>Restrictive Layer (if observed):</b> Type: _____ Depth (inches): _____	<b>Hydric Soil Present?</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
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Remarks:

**HYDROLOGY**

Wetland Hydrology Indicators:	
Primary Indicators (minimum of one is required; check all that apply)	Secondary Indicators (minimum of two required)
<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Water-Stained Leaves (B9)
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Aquatic Fauna (B13)
<input checked="" type="checkbox"/> Saturation (A3)	<input type="checkbox"/> True Aquatic Plants (B14)
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)
<input type="checkbox"/> Sediment Deposits (B2)	<input checked="" type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3)
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Presence of Reduced Iron (C4)
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Thin Muck Surface (C7)
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)	<input type="checkbox"/> Gauge or Well Data (D9)
<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<input type="checkbox"/> Other (Explain in Remarks)
<input type="checkbox"/> Surface Soil Cracks (B6)	
<input type="checkbox"/> Drainage Patterns (B10)	
<input type="checkbox"/> Dry-Season Water Table (C2)	
<input type="checkbox"/> Crayfish Burrows (C8)	
<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)	
<input type="checkbox"/> Stunted or Stressed Plants (D1)	
<input type="checkbox"/> Geomorphic Position (D2)	
<input checked="" type="checkbox"/> FAC-Neutral Test (D5)	

<b>Field Observations:</b> Surface Water Present?    Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ Water Table Present?    Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ Saturation Present?    Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Depth (inches): <u>9</u> (includes capillary fringe)	<b>Wetland Hydrology Present?</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
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Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

**PLANNING COMMISSION MINUTES**

**SEPTEMBER 10, 2025 EXCERPT**

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# PLANNING COMMISSION MINUTES

CITY OF NOVI  
Regular Meeting

**September 10, 2025 7:00 PM**

Council Chambers | Novi Civic Center  
45175 Ten Mile Road, Novi, MI 48375 (248) 347-0475

## CALL TO ORDER

The meeting was called to order at 7:00 PM.

## ROLL CALL

Present: Chair Pehrson, Member Lynch, Member Dismondy, Member Avdoulos, Member Roney

Absent Excused: Member Verma

Staff: Elizabeth Saarela, City Attorney; Lindsay Bell, Senior Planner; Rick Meader, Landscape Architect; Humna Anjum, Project Engineer

## PLEDGE OF ALLEGIANCE

Member Lynch led the meeting attendees in the recitation of the Pledge of Allegiance.

## APPROVAL OF AGENDA

Motion made by Member Lynch and seconded by Member Avdoulos to approve the September 10, 2025 Planning Commission Agenda.

**VOICE VOTE ON MOTION TO APPROVE THE SEPTEMBER 10, 2025 PLANNING COMMISSION AGENDA MOVED BY MEMBER LYNCH AND SECONDED BY MEMBER AVDOULOS. *Motion carried 5-0.***

## AUDIENCE PARTICIPATION

Chair Pehrson invited members of the audience who wished to address the Planning Commission during the first audience participation to come forward. Seeing no one, Chair Pehrson closed the first public audience participation.

## CORRESPONDENCE

There was not any correspondence.

## COMMITTEE REPORTS

There were no Committee reports.

## CITY PLANNER REPORT

There was no City Planner report.

## CONSENT AGENDA - REMOVALS AND APPROVALS

There were no consent agenda removals or approvals.

## PUBLIC HEARINGS

### 1. JSP25-02 CAMELOT PARC TOWNHOMES

Public hearing at the request of Avalon Park Development, LLC, for recommendation to the City Council for Concept Plan approval under the Planned Suburban Low Rise Overlay provisions. The

subject property is located on the east side of Wixom Road, north of Eleven Mile Road (Section 17). The applicant is proposing 22 townhome units in five two-story buildings.

Senior Planner Lindsay Bell stated the subject property is located east of Wixom Road, south of Grand River Avenue and the Novi Promenade shopping center, and north of Stonebrook Drive in Section 17 of the City. The site is currently zoned R-1 Single Family with a Planned Suburban Low-Rise overlay. The overlay is denoted by the blue boundary and angled hatch on the Zoning Map.

The property on the north-west is zoned the same, with I-1 light industrial on the northeast, I-2 General Industrial with PSLR to the east and south, and R-1 Single-family residential on the west side of Wixom Road.

The Future Land Use map shows Suburban Low Rise for this property and those adjacent to the north and east. Community Commercial is shown to the north for the Novi Promenade retail center. Wildlife Woods Park is south of Stonebrook Drive. Single family uses are shown west of Wixom Road.

Planner Bell stated the applicant is proposing Low-rise multiple family residential units utilizing the PSLR overlay option which are otherwise not permitted under R-1. In the PSLR Overlay, low-rise multiple family residential uses are permitted as a special land use up to 6.5 dwellings per acre. As stated in the Ordinance: "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 low-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 residential character to the streetscape." The PSLR district requires a Development Agreement between the property owner and the City of Novi, which may be approved by City Council following a recommendation from the Planning Commission. This is the same type of development agreement that the Villas of Stonebrook was approved under.

The subject property has regulated woodlands and wetlands on the property. The applicant's wetland report identified two other wetland areas that are not shown on the City's maps. A total area of 2.4 acres are identified. Of those, 0.37 acre are being impacted. A mitigation area of 0.61 acre is proposed in the northern portion of the site, which meets the City's wetland mitigation requirement. There are a total of 153 trees surveyed on site, 65 of which appear to be regulated woodland trees. 20 woodland trees, approximately 30%, are proposed to be removed, with all required replacement tree credits to be paid into the tree fund. City of Novi wetland and woodland permits will be required for the proposed impacts. Most of the trees along the existing berm on the southern property boundary are proposed to remain and supplemented with additional plantings.

The applicant is proposing 22 for-sale townhome units in 5 two-story buildings. The subject property is approximately 8.24 net acres, so the density is 2.7 dwelling units per acre. The concept plan indicates a walking path through the preserved woodland area. The main entry is through a driveway accessed from Stonebrook Drive. A secondary emergency access is provided to the west connecting to Wixom Road. Sidewalk connections to Wixom Road and Stonebrook Drive are proposed.

Planner Bell stated the Planning Commission may recall that this property had previously been proposed for a development a few years ago that included 46 apartment units in 3 buildings. One of the big concerns at that time was the open parking areas. The current proposal eliminates much of the surface parking by providing 2-car garages for each unit. The number of units has also been reduced by more than half. The access easement to the property from Stonebrook Drive was a condition of approval in the PSLR Agreement for the Villas at Stonebrook in order to limit the number of driveways with direct access to Wixom Road, in the interest of safety.

Planning recommends approval as the plan is in general conformance with the Ordinance requirements but would like to note that the design is deficient in active recreation areas to benefit future residents and other benefits to the public. However, a significant area of the site is proposed to remain wetland and

woodland areas, which limits the ability to add more active recreation. Preservation of those areas in conservation easements could be advised. Inclusion of benches for seating and a small trail loop are provided, and proximity to off-site connections to the City's Wildlife Woods Park and trail networks make up for passive and active recreation to some extent. The proposed layout minimizes the impact on natural features compared to previous layouts that proposed more units.

Two landscape waivers are requested for the absence of a landscaped berm and street trees along Wixom Road. These are supported by staff as providing the berm would require the removal of additional woodland trees and wetland impacts, which already provide the intended screening. And the existing pathway prevents planting of the street trees.

The City's façade consultant found the elevations provided are in conformance with the façade ordinance. Fire does not have any objections and will review for conformance at the time of site plan review.

All reviews are currently recommending approval with other items to be addressed with preliminary site plan submittal. If the PSLR plan and Agreement is approved by City Council, the site plan would require Planning Commission's approval for special land Use, preliminary site plan, wetland permit, woodland permit, and storm water management plan at a later time.

The Planning Commission is asked tonight to recommend approval or denial of the Planned Suburban Low-Rise (PSLR) Overlay Concept Plan to the City Council. The applicant Mr. Jim Polyzois and engineer Jared Kime and their team would like to talk briefly about the project. As always, staff will be glad to answer any questions you have for us, and our environmental consultant is also present.

Planner Bell stated the City Attorney would like to say a few words.

City Attorney Beth Saarela requested through the Chair to give the background on the access drive.

Beth Saarela stated the access drive was a requirement of the Villas of Stonebrook and will also serve this development. There is a public easement over the access drive to Wildlife Woods Park which allows anyone in the general public to use it to access the park. It was stated there is an existing oil well to which the owners of that site use the access drive to access their site.

Beth Saarela stated the background on why this road exists is that the Villas of Stonebrook, like this development, is a discretionary Planned Suburban Overlay Development. The Villas of Stonebrook is a discretionary development because it does not meet many of the standards of the City's Zoning Ordinance. It was noted the development required ten deviations from the Zoning Ordinance in order to be approved. Examples of the deviations include allowing buildings to front on approved private driveway, modifications to the front and side setbacks, reduction of the minimum distance between buildings by five feet, allowance of full time access drives to be connected to a section line road, to allow placement of street trees between the sidewalk and buildings, and several other deviations that do not meet the standards of the Zoning Ordinance. If it doesn't meet the standards of the Zoning Ordinance it cannot be approved unless there is a discretionary option. Pulte was the developer of the Villas of Stonebrook and utilized the Planned Suburban Overlay, which requires in exchange for deviations for the development to provide a public benefit. In order for there to be approval of a discretionary development the developer must show a public benefit. For this development there was no public benefit other than the granting of the public access road to the public park. The road is the only public benefit of the development without which the development could not have been approved. It was also a condition that the adjacent property would be required to use that same private driveway to access Wixom Road so there would not be another cut onto Wixom Road for health, safety, and welfare purposes.

Chair Pehrson invited the applicant to address the Planning Commission.

Jared Kime with Atwell stated approximately two years ago they came before the Planning Commission for a recommendation of approval of a 46-unit apartment complex. Once that recommendation was granted the project went before the City Council. Mr. Kime stated the City Council had different thoughts on how this area of the City should be developed, primarily moving away from rental units and toward a for sale product. He noted they listened to the City Council and retooled the layout. The project before the Planning Commission this evening is a for-sale townhome product with private garages for each of the residential units.

Mr. Kime stated the Villas of Stonebrook is to the east, Target borders the property to the north, and Deerfield Elementary to the south. He displayed a comparison of the existing and proposed conditions and noted they have worked the development around existing conditions to preserve the natural features as much as possible. The impacts to the woodlands and wetlands have been limited as much as possible and all of the mitigation for the impacted wetlands is occurring on the site itself.

Next, Mr. Kime summarized several highlights of the plan features. He noted they are well below the allowable density permitted on the site at 2.7 dwelling units per acre. The plan includes 22 units which is less than half of where they were at previously with the rental unit layout. The proposal includes for sale two-story townhomes with private garages. Additionally, 2.69 acres of open space with walking paths and trails along with bike racks is shown on the plan. From a traffic standpoint, the number of peak hour trips generated in both the A.M. and P.M. are well below the City's thresholds to perform a formal traffic study. He noted an update to the previous traffic study was completed to represent what those peak hour trips would be. The study showed there are a total of seven trips in the A.M. peak hour and a total of 10 trips in the P.M. hour. With the recent completion of the Wixom Road project which installed the left turn lane, there are no additional recommendations for the low amount of traffic that will be generated from the development.

Mr. Kime stated they recognize they are sharing and impacting a portion of the existing road that was developed and belongs to the Villas of Stonebrook homeowners' association. He stated they are proposing a proportionate share contribution towards the maintenance cost of Stonebrook Drive based on length of road that is shared up to the Camelot Parc entrance and the proportionate share of units that utilize the road. This equates to a 7% contribution toward the maintenance cost of Stonebrook Drive, which the developer is willing to participate in an agreement with the Villas of Stonebrook homeowners' association.

Mr. Kime touched on the architectural features of the buildings, noting four- and five-unit buildings are shown on the site plan. The elevations reflect a range of architectural materials and textures utilizing common residential products. He noted the townhomes will be a typical two-story residential product. Mr. Kime shared a rendering which illustrated the view of the townhomes that would be visible as you drive down Stonebrook Drive. He noted the townhomes will not be towering and there is great screening. A second overall view showed the connectivity to the ITC Corridor Trail through Wildlife Woods Park which provides connectivity for active recreation. Mr. Kime thanked the Planning Commission and stated he would be happy to answer any questions.

Chair Pehrson opened the public hearing and invited members of the audience who wished to speak to approach the podium.

Mr. Charles Bilyeu at 26548 Anchorage Court stated he is not opposed to development and was very active in the prior proposal. He noted he would like to give the developer credit as they have made significant improvements to what was proposed prior. However, there are still some significant shortcomings. Firstly, at the last City Council meeting there was a lot of discussion regarding how much involvement there was with Island Lake and Villas of Stonebrook. He stated there was not any involvement with the surrounding communities. The developer has not reached out to either one of the associations. Secondly, relating to the density, it was stated the density is still excessive for what the intent was of the PSLR. If you look at what is being proposed with the buildings, there are still some things with the character that do not match up with Island Lake or the Villas of Stonebrook. In particular the five-unit buildings are

not seen at Island Lake or Villas of Stonebrook. Island Lake is a combination of two-, three-, and four-unit buildings. Villas of Stonebrook consists of two-unit buildings. This creates a lot more density in the area as it is only five useable acres. They are trying to push as much as they can in there. This creates a lot of the deviations they are asking the Planning Commission to approve. If they were to narrow this down and simply make it four- and three-unit buildings, it would fit most of the code requirements and most of the deviations would go away. He noted that is the direction that needs to be taken. Finally, it was stated that this is being marketed as for sale townhomes but there is no plan for what the governance or oversight will be going forward. The neighboring communities all have strong oversight and governance. Without a plan, do we have a series on townhomes where everyone is on their own to keep up with it, what does this mean to the neighboring communities. In summary, Mr. Bilyeu stated this proposal is much closer but is not where it needs to be. He stated the developer needs to come back and talk to the neighboring communities, adjust the density, and fit the character of the PSLR.

Ms. Michelle Duprey at 48566 Windfall Road stated her presentation was done well in advance of the developers' comments this evening. At that time the presentation was prepared it was not known that the developer would be making a 7% contribution toward the road. With that being said, Mr. Duprey stated that she has been a 40-year resident of the City of Novi and has seen many changes in the development of the City. The Villas of Stonebrook offered a little bit of the idyllic setting that originally was remembered as Novi being. It was stated this was a little piece of land that was peaceful without a lot of traffic. I oppose the Camelot Parc development as it stands today. While the changes made from the previous submittal are appreciated the density is still too much for the lot size. However, the primary concern is the use of the private road. History tells us that Pulte made an agreement with the City that the road would provide the only entrance to Wildlife Park. Ms. Duprey stated the City took advantage of Pulte's offer. It was stated the pickleball courts have been so successful that the City has doubled the number of courts and provided more parking spaces. There are also two baseball diamonds, two soccer fields, and on any given weekend there is increased traffic and a buzz of activity on Stonebrook Drive. Traffic has increased threefold to the park with residents accessing the park through a private road that is maintained by the Villas of Stonebrook. It was stated the residents are responsible for the wear, tear, and maintenance of the private road. As it is private, there is no police protection to enforce speed limits or other safety issues. The lighting which paves the way to the park is paid for as well as maintenance of the grassy areas and landscape which beautifies the road. Now the developers would like to use the private road to accommodate the proposed Camelot Parc. There have been no formal talks to my knowledge of shared responsibility. I believe it is only fair and right to compensate the Villas of Stonebrook for the use of the private road. The road is only 25 feet wide and can narrowly accommodate two cars traveling side by side. Earthmovers and construction traffic traversing the narrow road will put an unfair burden and responsibility on the residents of the Villas of Stonebrook. I would ask the developers to consider the benefit of the private road and how they would like to be good neighbors in offering assistance in the maintenance of the road. Mr. Duprey stated at this time she rejects the current proposal due to the numerous road issues and the density on a small parcel of land.

Ms. Deborah Domke at 48801 Windfall Road stated there was an earlier version of this proposed development in 2023/2024 called Avalon Park Apartments and the developer was Wixom Road Development. The current 2025 version is called Camelot Parc Townhomes, and the developer is Avalon Park Development. It was stated the footprints of the two plans is identical. The area that was to be developed initially is the same area that is to be developed now. This means that the environmental problems that we have been dealing with all along are still going to be there, such as trying to build in the wetlands and woodlands. The reasons that the City Council denied essentially the same plan in January of 2024 are the same reasons I believe you should deny the plan now. The PSLR Development Agreement and the PSLR concept plan will not result in a substantial benefit to the ultimate users of the project and to the community given the density and scope of improvements. In relation to the underlying zoning the proposed type of density will place an undue burden upon the subject property, surrounding land, nearby property owners, and the natural environment due to proposed impacts to existing woodland and wetland natural features. In relation to the underlying zoning and the potential use as contemplated in the City's Master Plan the proposed development will cause a negative impact upon surrounding properties due to the proposed impacts on woodland and wetland natural features.

Ms. Domke stated there is an existing viable exit onto Wixom Road in the northwest corner of the property. The white farmhouse to the north has two existing curb cuts onto Wixom Road, this southernmost curb cut is not shown in the drawings. There is no need for an exit onto Stonebrook Drive that would involve cutting a sixty-foot wide opening out of the ten-foot berm already present.

Mr. Marty Hannigan at 48744 Windfall Road stated he objects to the proposed concept plan. It was stated the access easement dated August 7, 2023, was improperly created and wrongfully filed. Pulte was no longer the developer of the Villas of Stonebrook as of March 1, 2023. Pulte's construction and sales period set forth in the Master Deed and condominium documents and the rights reserved to create an easement expired on March 1, 2023. Therefore, Pulte could not have legally granted any access easement after their rights had expired. It was stated the co-owners of the Villas of Stonebrook will now have to file a quiet title action in circuit court if the property title shall be cleared of this encumbrance. Additionally, the location of Camelot Drive and the sixty-foot access easement for the road encroaches on the fifty-eight feet of existing open space preservation easement that exists on our property. The preservation easement was given to permanently protect the area from disturbance or destruction and shall be perpetually preserved. The Camelot Drive access road must be moved fifty-eight feet to the east to move it out of the preservation area. It was stated there is no recorded utility easement. The concept plans point to a sixty-foot access easement which is incorrectly labeled as a sixty-foot existing access and utility easement that is recorded in the liber 58854 page 508. When you read that access easement which is dated August 7, 2023, Pulte chose to grant an access road easement area only for road purposes. There is no mention of granting an easement for public or private utilities in that recorded easement or in the Master Deed. Lastly, we did not negotiate or agree to any such Stonebrook Drive maintenance contribution agreement or to a shared access plan as the developer has implied by including such language in the concept plan. The developer, by including the maintenance contribution calculation and narrative and the shared access on the concept plan, is simply attempting to accomplish access to Stonebrook Drive which cannot be done through the August 7, 2023 access easement. Mr. Hannigan requested that the Planning Commission reject the JSP25-02 concept plan.

Ms. Kelly Iguchi at 48674 Windfall Road stated she is in attendance tonight out of love for the community and is deeply concerned about what the proposed townhome development will take away. It was expressed when the home was purchased it was not just a financial decision. The home was a promise to family of safety, peace, and a childhood for her daughter surrounded by nature and a strong sense of community. It was stated a premium was paid for the location because of those values and now that promise feels threatened. Ms. Iguchi said one of her greatest joys is watching deer wander through the yard, hearing birds in the morning, and feeling connected to the natural world. If this land is cleared the beauty and wildlife that make this place special would disappear. The development will also have an impact on our schools. She stated families move to Novi for the quality of education, but overcrowding will hurt every child's experience. It was expressed that this is unfair to families who have already invested so much in being here. There will be disruption with the construction traffic and permanent loss of privacy and peace. We chose this neighborhood because it is safe and quiet. Finally, it was noted that Novi has plenty of open land. The question was posed as to why we are building in such a way that it destroys an established community and its natural surroundings. Ms. Iguchi asked the Planning Commission to protect what makes the neighborhood special and vote against this development.

Ann Nelke at 48646 Windfall Road stated to start she is not anti-development. She noted underneath the photos of the Mayor and the City Council are several goals both short term and long term. The first of those goals is to review woodland and wetland ordinances and make any necessary revisions to ensure we are balancing the protection of natural resources with development. Secondly, establish an environmental sustainability committee to study all aspects of environmental sustainability in the City and at a minimum develop an environmental sustainability action plan. Thirdly, review and update current board and commission structure and add new boards and commissions as appropriate to maximize opportunities for resident engagement and input to the City staff. It was stated that at times deviations are warranted. An example is where an area of former industrial blight is mitigated to allow something of value and enhancement to Novi and its residents, this is the Villas at Stonebrook. Ms. Nelke stated it is understood that an easement was granted for the Wildlife Park which was for public benefit. Ms. Nelke

stated she would gladly help Novi achieve the City Council's short- and long-term goals and serve as a resident member of the stated board commission on its commitment to thoughtful, sustainable, harmonious housing which ensures protection of our new residents as well as for future generations.

Ms. Grace Wilfong at 48672 Rockview Road stated she has been a resident of Novi for a long time. She expressed a few things that have been noticed which need to be addressed. First, there is no room for a backyard. Secondly, one of the buildings is in the middle of a wetland. This building will separate the wetlands and interfere with the existing wetlands. It was expressed there is no reason seen as to why one of the two curb cuts on Wixom Road cannot be used as opposed to using Stonebrook Drive.

Mr. Steve Potocsky at 48849 Rockview Road stated he is currently serving as the president of the Villas of Stonebrook homeowners association. First, he inquired if the units would have basements. It was confirmed that the units will have basements. Mr. Potocsky stated that the issue of lack of communication needs to be addressed. It was noted at the last meeting when Avalon Park was approved by the Planning Commission that the City Attorney requested the developer contact the board of the Villas of Stonebrook as well as Island Lake. Mr. Potocsky stated it has been two years, and no correspondence has been received. The document which refers to a seven percent contribution toward the road should be discussed if the development comes about. He expressed that they are not anti-development but are in support of safe and fair growth. This proposal as it stands fails that test.

Mr. Mike Kasnick at 26391 Fieldstone stated he is the Island Lake Arbors president. He inquired what the price point of the townhomes will be. He expressed that many HOA's do not have a rental cap built into their documents. It was stated the Arbors is struggling with the number of rentals. There is concern that the townhomes could be purchased by investors and turned into rentals which is not the intent of this property. It was asked if consideration might be made in the original documentation of the by-laws to create a rental cap as rentals are not treated the same as units in which the owners reside in.

Seeing no others, Chair Pehrson requested the correspondence received be read into the record. Member Lynch stated there were 160 objections primarily from Island Lake and the Villas of Stonebrook.

Chair Pehrson closed the public hearing and turned the matter over to the Planning Commission for consideration.

Member Lynch stated he voted against the original proposal due to the apartment buildings not fitting into the area. He noted he is glad to see when it went before the City Council that decision was supported. It was stated the developer has come back with a much better project of townhomes. Most of the deviations are for the reason of protecting the wetlands and woodlands. Member Lynch expressed he would like to see it encumbered by a conservation easement.

Member Lynch stated based on the renderings, the townhomes are about 1,800 to 1,900 square feet above grade. He inquired if there will be a finished lower level.

Mr. Polyzois stated finishing of the lower level will be an option. Additionally, the units will have a covered patio.

Member Lynch stated regarding the covered patio and associated deviation his preference is to see the preservation of the wetlands over expansion. He expressed appreciation to the developer for going back and modifying the proposal. It was inquired of the developer if trees could be planted on site as opposed to a contribution to the tree fund.

Mr. Polyzois stated he is willing to work with the City's landscape architect regarding the planting of trees on the site.

Member Dismondy inquired if the density of 2.7 dwelling units per acre includes the wetlands.

Planner Bell confirmed it does include wetlands.

Member Dismondy stated one aspect that was overlooked with the PSLR is the public benefit and inquired what the public benefit is.

Planner Bell stated the public benefit was not a large part of this review and the offer of a conservation easement could be considered.

Member Roney stated he was not in favor of the previous proposal. He expressed this plan makes more sense and noted this is well within the scope of what could be built as it does conform to the PSLR. He noted he appreciated Member Lynch's comments regarding the conservation easement. There are a good number of deviations but most of them are in order to preserve the wetlands and woodlands. He stated he is in support.

Member Avdoulos stated he appreciates the residents coming forward and expressing their concerns. It is not something that is negated, we listen and try to understand both sides. As indicated, no one is against development, but our charge is to ensure the developers that come forward are following the ordinance. The current property has a PSLR overlay which is existing, similar to the Villas of Stonebrook. It was noted the project has a limited amount of impact on the site and most of the development is planned to the south with a large portion of the property left as is.

Member Avdoulos shared that he was on the board when the Villas of Stonebrook came forward and felt that development was more dense than he personally would have expected but it was following the ordinance. He noted having the lower density as mentioned is appropriate and positive. Looking at the sketches, the architecture blends in with the aesthetics of the Villas of Stonebrook as well as the Island Lake townhomes. It was asked of the developer what the price point will be.

Mr. Polyzois stated the price point will be north of \$500,000.

Member Avdoulos conveyed that some have indicated that these developments may have an effect on property values. From what has been observed, these developments next to other developments actually help property values go up, especially if the quality is there. He expressed appreciation for what they have done.

Chair Pehrson stated there was a comment made about property titles.

City Attorney Beth Saarela stated she would like to clarify the requirements of the original PSLR agreement and the private road. The original PSLR agreement for the Villas of Stonebrook not only required the public road it also stated the developer shall provide an access easement on the north side of the proposed entry drive as shown on the PSLR concept plan for future connection capability to neighboring properties to eliminate multiple exits onto Wixom Road. Not only was the public access required, private access for this property was also a requirement of that development. The development would not have been approved without it. There was a question about not being in the property title which is also not accurate. When all the units were sold, the property owners would have been given the Master Deed. It is the document that controls all of the title restrictions on the property. The Master Deed incorporated by reference the PSLR agreement that is being discussed with all the requirements. Owners of the units in the Villas of Stonebrook may go back to the Master Deed document and reference sections 4.6, 4.8, and 6.5 to see that the PSLR development agreement is incorporated into the Master Deed. This notifies that all the easements will be granted by the developer. If there was a quiet title action that cleared an easement what the City would then have to do is go back and get the same easement from the condominium association because it is a requirement of the development agreement and the site plan. If it wasn't granted there would then be a site plan violation that could be taken to court.

Chair Pehrson stated there was mention of a rental cap.

City Attorney Beth Saarela stated that the rental cap would be discretionary with the developer.

Chair Pehrson inquired of the developer if a rental cap had been considered.

Mr. Polyzois stated he had not considered a rental cap due to the price point of the units. When the unit is treated as a non-homestead the taxes will be considerably higher. He stated it is something that can be looked into further, but it is not something he is looking to impose.

Chair Pehrson stated he agrees with the additional tree planting on the property and the record will reflect the desire for those additional plantings as well as the conservation easement. He noted the other point that was brought up several times is the lack of communication between the developer and the neighboring communities.

Mr. Polyzois stated when the journey with this property began three to four years ago the Planning Department provided Mr. Potocsky's contact information. Mr. Polyzois expressed he reached out to Mr. Potocsky and a meeting was coordinated. Several residents from both the Villas of Stonebrook and Island Lake attended the meeting. Mr. Polyzois stated he told them what the vision was for the property. There was communication up to and through the approval at the Planning Commission meeting for the apartment complex and rejection at City Council. After which there was not a need to engage until earlier this year when it was communicated that the plan had been changed to twenty-four for sale townhome units. Mr. Potocsky expressed he was still not in favor and would prefer duplex units similar to the Villas at Stonebrook. Many months later the plan was revised down to twenty-two units, and a text was sent notifying Mr. Potocsky that the plans had been revised.

Chair Pehrson stated he appreciates the ability to reach out. He noted in a case like this we could always do a better job communicating. He is in agreement that the revised plan fits the area with much less density and believes this is a viable plan.

Motion to recommend approval of the Planned Suburban Low-Rise (PSLR) Overlay Development Agreement Application and Concept Plan to the City Council made by Member Avdoulos and seconded by Member Lynch.

**In the matter of Camelot Parc Townhomes JSP25-02, motion to recommend approval of the Planned Suburban Low-Rise (PSLR) Overlay Development Agreement Application and Concept Plan based on the following findings, City Council deviations, and conditions:**

- 1. 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 a walking trail through a 0.77acre area of woodland to be preserved, which is 0.05 acre short of the 10% site area requirement. There is also a requirement for 200 square feet of private open space per unit that is not fully provided, but each unit will have a covered porch of about 125 square feet. There are benches in separate locations as enhancements of the common open spaces shown on the site. Since so much of the property is wetland area and wetland mitigation to be preserved in Conservation Easements, it is difficult to achieve some of the "active" open space requirements. The site would have a connection to Wildlife Woods Park, the extensive pathway system within Ascension Providence Park hospital campus to the east and ITC Trail.]***
- 2. 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 estimated number of daily vehicle trips is 132, which is less than the 750 trip threshold for a Traffic Study. Peak hour trips also do not reach the threshold of 100 trips (Estimated: 5 peak hour AM trips, 10 peak hour PM trips). 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 proposed concept plan impacts about 0.37 acres of existing 2.41 acres of wetlands and proposes removal of approximately 20 of the regulated woodland trees. The plan indicates appropriate mitigation measures on-site and payment into the Tree Fund for the replacement credits.]*
3. 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 is a reasonable transition from the two-family and one-family developments to the west, east and south and the commercial shopping center to the north.]*
  4. 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, which is recommended in the City's Master Plan for Land Use. The area was included in the PSLR overlay in the Master Plan and Zoning Ordinance, which permits multiple-family uses as a special land use. The proposed arrangement of buildings and site layout minimizes the impact on existing natural features.]*
  5. City Council deviations for the following (as the Concept Plan provides substitute safeguards for each of the regulations and 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 as stated in the planning review letter):
    - a. Deviation from Sec. 3.21.2.A.i to allow development to front on an approved private drive, which does not conform to the City standards with respect to required sixty foot right-of-way, as the road was previously approved for the Villas at Stonebrook development, and because the shared access reduces the number of curb cuts on Wixom Road;
    - b. Deviation from Sec. 3.21.2.A.ii.d. to allow two buildings to be a minimum of 25 feet apart (minimum 30 feet required) as the remaining buildings are properly spaced, and the 5-foot deviation is relatively minor;
    - c. Deviation from Sec. 3.21.2.A.iii.c. to allow parking spaces to be within 8 feet of a building (15 feet minimum required), as they are no closer than the driveway parking permitted;
    - d. Deviation from Sec. 3.21.2.A.v to allow a reduction in the minimum required private open space (4,400 square feet total required, 2,750 square feet provided), as constructing additional private open space would cause greater wetland and woodland impacts;
    - e. Deviation from Sec. 3.21.2.A.v to allow reduction of minimum percentage of active recreation areas (50% of open spaces required, approximately 29% provided), and less than 10% of the total site (9.4% proposed), as the development proposes connection to Wildlife Woods Park, which contains connections to the Providence and the ITC trail systems, and providing additional active recreation would cause greater wetland and woodland impacts;
    - f. Deviation from Sec. 3.21.2.A.iii and Sec. 5.5.3 to allow absence of required landscaped berm along Wixom Road north of the emergency access drive due to resulting woodland impacts and there is no development proposed in that area. In addition, the berm south of the access drive is not long enough to provide undulation.
    - g. Deviation from Sec. 3.6.2.M to allow deficiencies in the required 25-foot wetland buffers north of Avalon Drive, with the condition that the developer install signage and plantings to prevent mowing and other disturbance.
    - h. Deviation from Sec. 5.5.3.B(10) to allow a deficiency in street trees along Wixom Road, as the existing utility easements and pathway do not provide room for them.
    - i. Deviation from Sec. 5.10.1.B.ii to allow a minor drive to exceed 600 feet, because the anticipated traffic for 22 units is low and a major drive would require wider road

- width and not permit perpendicular visitor parking, and would be unnecessary for this small site and cause greater impacts to natural features.
- j. Deviation from Sec. 4.04, Article IV, Appendix C-Subdivision ordinance of City Code of Ordinances for absence of a stub street required at 1,300 feet intervals along the property boundary to provide connection to the adjacent property boundary, due to conflict with existing wetlands and woodlands.
  - k. Deviation from Design and Construction Standards to allow sidewalks to be placed adjacent to the curbed roadway, as to locate them further from the road would cause greater impacts to natural features, and traffic volume and speeds are low.
  - l. Deviation from Code of Ordinances, Section 11-256, to allow an absence of sidewalks in some areas north of Avalon Drive, as there are no buildings adjacent to those areas, and building the sidewalks would cause greater impacts to wetlands.
  - m. The findings of compliance with Ordinance standards in the staff and consultant review letters and the conditions and the items listed in those letters being addressed on the Preliminary Site Plan.

This motion is made because the plan is otherwise in compliance with Article 3, Article 4 and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance.

**ROLL CALL VOICE VOTE ON MOTION TO RECOMMEND APPROVAL OF THE PLANNED SUBURBAN LOW-RISE (PSLR) OVERLAY DEVELOPMENT AGREEMENT APPLICATION AND CONCEPT PLAN TO THE CITY COUNCIL MOVED BY MEMBER AVDOULOS AND SECONDED BY MEMBER LYNCH. Motion carried 4-1 (Dismondy).**

**2. TEXT AMENDMENT 18.306 – PROPOSED AMENDMENTS TO CAR WASH STANDARDS**

Public hearing for Text Amendment 18.306 to reclassify auto washes from Principal Permitted Uses to Special Land Uses in the B-3 District subject to new conditions, and to amend various additional sections of the ordinance as determined necessary.

Senior Planner Lindsay Bell stated earlier this year, the Ordinance Review Committee (ORC) requested Staff look into the current Zoning Ordinance standards for Car Wash facilities.

In recent years, the City has received many inquiries to develop car wash facilities. The proliferation of this use is a nation-wide trend. Today about 80% of car washes are done at a commercial facility compared to about 50% in the 1990s. In addition, the car wash model is very attractive to investors because the low labor requirements and convenient membership models bring in big annual returns. Some forecasts predict that the number of car washes in the U.S. will double by 2030.

The risk of continuing the trend to build more car washes is oversaturation of the market, with the revenue of existing car washes decreasing with each new one that opens as they compete for customers. Due to the specific design of a car wash building, if the business closes, it could be difficult to repurpose the structure for another use.

In the City of Novi, Auto Washes are a principal permitted use only in the B-3 General Business District. There are no specific use standards except for the requirement that they are completely enclosed in a building. Otherwise, they are expected to comply with the requirements of the B-3 District for building and parking setbacks, and building height (Section 3.1.12).

Section 3.10 contains Required Conditions for the B-1, B-2 and B-3 Districts, and states that overhead/service bay doors shall not face a major thoroughfare nor an abutting residential district. Car washes often must seek a variance from the Zoning Board of Appeals for this condition because of the long tunnel design typical of car wash buildings with an entrance and exit door make it difficult to avoid having one overhead door facing the road. Modern car washes often have outdoor vacuum stations as an accessory use, which does require an outdoor component.

**CITY COUNCIL MEETING MINUTES  
DECEMBER 1, 2025 - EXCERPT**

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**REGULAR MEETING OF THE COUNCIL OF THE CITY OF NOVI  
MONDAY, DECEMBER 1, 2025, AT 7:00 P.M.**

**Mayor Fischer called the meeting to order at 7:00 P.M.**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL:** Mayor Fischer, Council Members Casey, Gurumurthy, Heintz, Martinez, Smith, Staudt

**ALSO PRESENT:** Victor Cardenas, City Manager  
Danielle Mahoney, Assistant City Manager  
Tom Schultz, City Attorney

**APPROVAL OF AGENDA:**

**CM 25-12-148 Moved by Casey, seconded by Smith; MOTION CARRIED: 7-0**

**To approve the agenda as presented.**

**Roll call vote on CM 25-12-148**                      **Yeas: Casey, Gurumurthy, Heintz, Martinez, Smith, Staudt, Fischer**  
**Nays: None**

**PUBLIC HEARINGS:**

- 1. Program Year 2026 Community Development Block Grant (CDBG) Application**

Mayor Fischer opened the public hearing at 7:01pm and closed it at 7:02pm with no public comment.

**PRESENTATIONS:**

**Annual Comprehensive Financial Audit for year-end June 30, 2025 – Rehmann**

City Manager Cardenas said every year we go through this exercise where we audit our books and bring in an outside auditor. Rehmann has been under contract for several years now. Mr. Nate Baldermann, our engagement principal, will bring everyone up to speed for our fiscal year 2024-2025.

Mr. Baldermann said he usually talks about the Independent Auditors' Report that's included in the 200+ page document that's included the Councils' packets. He said they issued an unmodified, or clean, opinion. That is what you're looking for when you get an audit. It means you can rely on the information that's in the document to make management decisions. He said the second report is on internal controls and is a two-page document that is sometimes referred to as a Yellow Book report. It's a report that's done on government auditing standards. In that report, they are required to report any material weaknesses or significant deficiencies that come to their attention as a result of

Novi. There are roughly 50,000 adults with 40,000 of them being on LinkedIn. This is a strong indicator of professional engagement in the community. The average compensation for Novi professionals is around \$85,000. Most are white collar workers with about 5,000 in the automotive industry. As expected, Ford and GM are two of Novi's largest employers, each with around 600 local employees. 8/10 of our top employers fall within automotive or healthcare which means we have some strength, but we also have some concentrated risk. His goal with this committee would be to help Novi maintain its strong relationships with these anchor employers while diversifying some of our local economy such as Miracle Software Systems. It is a Novi-based IT solutions firm and Novi's fourth-largest employer. It shows how technology-driven companies can thrive here. He'd love to learn from their story and see how Novi can use that to attract other similar firms to the area. Finally, he thinks there's a great opportunity to continue building strong bridges with our local universities—Michigan State, University of Michigan, Wayne State and Eastern Michigan all have strong alumni and student ties here in Novi. They can continue to play in great ways and continue to keep people in Novi as kids go to these colleges. In short, he is approaching this role with curiosity, data and a collaborative mindset.

**CITY MANAGER REPORT: None**

**ATTORNEY REPORT: None**

**AUDIENCE COMMENTS:**

The head coach of a Novi Middle School Robotics Team, FTC Team RapidRobots (#10477) introduced himself. He was proud to share that this team qualified for the Michigan State Championship, a recognition the students earned through their hard work, innovation and strong teamwork. These students have designed, built and programmed a competition robot while also developing real world, STEM-minded leadership skills. The students are excited to present their work today and showcase the impact that robotics education is having on our youth and community. Team 10477 introduced themselves and said they have been designing robots, driving innovation and making a real difference in our community through hands-on outreach for the past 10 years. Their vision is to be a bold team, driven by core values, uplifting others, embracing challenges and leaving a lasting impact. Their mission is to grow as a socially-responsible team, pushing engineering boundaries and creating meaningful change on and off the field. This season, they took the initiative to reach out to the Richmond International Park School in Bosnia. After a tremendous amount of effort, this initiative led to the creation of Bosnia's first robotics team. They have also worked with multiple robotics teams in India and Japan. The students then explained how their team is divided into different groups that all work together to make a successful robot. They highlighted the various community out-reach work that they do. They thanked the Novi community for their support.

John McKenzie, an attorney with the Warner Norcross law firm, said he has been retained by the Villas of Stonebrook Condominium Association to place an objection to the site plan proposal for the development of Camelot Parc. He said Stonebrook Road is a

private road that is owned by the association. Camelot Parc is proposing to take an easement from the developer for ingress and egress into their new development. On the law, there are only three ways to have an easement. One is by prescription, two is by necessity and the third is by express grant. Express grant is what the township is dealing with in this proposal. He said the developer tried to reserve the right and the master deed. The issue is that it's not properly reserved. The grant is not correct. Under the Michigan Condominium Act, a developer may reserve a right to grant a future easement so long as the right is clearly reserved and defined in the master deed. He said in this master deed, we are dealing with Section 6.2 or 6.9. If you read Section 6.9, the developer reserved a right to grant a future easement to benefit the land. That's specifically defined in Article 2. If you look at the definition of land in the master deed, it's specifically the Villas of Stonebrook—not Camelot. The purpose of a future easement is for access roads to the units of the Villas of Stonebrook—not Camelot. The importance of this is that you can't expand the easement rights. They are strictly governed by the document, and the document did not properly reserve the right for the developer to provide an easement that benefits a separate development that is not the Villas of Stonebrook. He said he is aware of the PSLR agreement. He has reviewed that and he does not believe that it suffices under the Condominium Act to reserve the right to grant the future easement. He said the second issue is that Camelot Parc intends to tap into a utility easement that is in Stonebrook that benefits the township. He believes that is improper for the same reasons. He said the third issue is that, hypothetically, even if the developer did properly reserve the right to grant a future easement to a separate development, it would be problematic because Stonebrook is a private road owned by the Stonebrook Village Association. There are issues with maintenance and safety concerns. He said it is for all of these reasons that they are asking Council to reject the proposal from the developer to grant any easement rights off of Stonebrook for the benefit of Camelot Parc.

Venkat Thalla said that he has been a resident of Michigan for 27 years. He has spoken to Council a few times. He said Council is now made up of 11 members. These members came and finished the work. Whatever the task, whatever the transaction I wanted to do, they had already done it. He has learned in the last few days that our state is the 26<sup>th</sup> state. He has spoken here about 26 keywords and 26 milestones. He saw our previous two years' back runner up mayoral candidate. If he had used the write-in feature then, he would have already been a Council member. He mentioned that Mr. Martinez is an attorney. He said that Mr. Martinez obviously wanted to be a Council member or Mayor. He said he wants everyone to be educated about what is already within.

Deborah Domke 48801 Windfall Road, said she would like to speak against the possible approval of Camelot Parc. She spoke about an existing alternative access point for Camelot Parc in the northwest corner of their property. She said it shows in some of the diagrams and not in others, but it does exist. She pointed to a yellow semi-circle on a map of the City of Novi, Oakland County, Michigan, PSLR Overlay Preliminary Plan. She said there are two curb cuts into Wixom Road. The one is north of Camelot property and the other is in the northwest corner of it. She said on the newest submission from Camelot Parcs, it shows no curb cut at all. It's totally missing as though there is no egress available from their area. The next picture is dated December 1, 2025 and shows that existing

ability to egress onto Wixom Road. The third one shows where they have crossed out that egress point. She said she doesn't know why. It is available to them to exit onto Wixom Road. She then presented a picture of what she would suggest as an egress for Camelot Parc. She suggested that they build a road going up that would intersect with that existing curb out. She said there is no need for an exit onto Stonebrook Drive that would cut a 40' x 60' long chunk out of the existing 10' high berm that they all love and that protects animals behind it. She said she and the other residents at Stonebrook believe that there is no valid easement from Stonebrook Drive to the Camelot Parc property. She said the easement they refer to is invalid. She said it was signed after the HOA turnover and that Pulte had no legal right to sign it. She asked that the City pause approval until legal, safety and infrastructure issues are resolved.

Pat McLaughlin, 48667 Windfall Road, thanked Council for turning the Camelot apartment complex back to the developer so they could change the whole concept. She said they have been told more than once by the Planning staff and the Building Commission that this project is much like theirs at Villa of Stonebrook. She said she disagrees. She said even though they both have deviations; their development turned a blighted area into a beautiful community. Their development is a rare and desirable ranch-style condo neighborhood. There aren't very many children in the community, so it's a win for the City. Also, comparing the project proposal, she said they're going to make a one-time \$30,000 investment in Wildlife Woods Park. She said they would be maintaining a road forever. It would require care and maintenance every year. She said the City is in a sweet spot. Stonebrook Drive is private to the advantage of the public when it suits the City. It's also private when it's an advantage for the City. Public when the City increased wear and tear on the road when it established a trail head for ITC trail, brought in huge construction equipment to double the pickleball courts and triple the parking lot size. It increased the rentals there and the play field capacity at the park. Now, it wants curb cuts. She said all of this is on the back of 84 people to pay for the care and maintenance of this road. There is no need for the City to support any City services such as police protection, road care and maintenance, landscapes, snow removal, the removal of graffiti on benches at the park entrance. She said it's 84 people. Breaking the berm in the wetland could expose us to water issues and accepting a document from Pulte behind our backs when we own the property and they don't. She said she thinks they're being abused and that the City needs to pay attention to the 84 people.

Bashim Ayoub, 48648 Rockview Road, said he came for two things. One of them is about Stonebrook Road. He said it seems like the developer of this new project went around the residents and somehow worked it out with Pulte, but Pulte has no control over that road. The road is owned by the Association of Stonebrook. For something to go around the residents, that would be illegal and we should look at the legal ramifications of that. The second item he wanted to bring up is if and when they start construction, maybe the City can grant them a side road to Wixom Road during construction. Otherwise, he believes it will be a total mess. He said he's worried about the safety of the kids coming out of school and how the city handles that. If there could be an access road from that particular development to Wixom Road, that might ease some of the safety concerns they have. He thanked Council before he took his seat.

Steve Petocsky, 48849 Rockview Road, said he is the current president of the Villas at Stonebrook Association. He said it's been a lot of fun being an owner there over the last five years and seeing the ups and downs with this project and some other things that have gone on. Regarding the issue of the easement, he said the attorney said it best. He wanted to highlight that all the owners had master deeds and bylaws that may or may not have reflected a potential easement, but the establishment of the easement after the fact really destroyed their property values in many regards. He said he just doesn't think it's a fair and positive way of doing business. He still questions how they could do that along with the developer, the City Attorney and Pulte Homes when the ones that are most affected are the 84 residents and they didn't get a seat at that table. He believes this is wrong. He said his other thought is that when the apartment project was rejected, there was a comment on the entirety that said the city was going to find something that would be homogenous with the community, more in standing with what's going on. He questions what is in it for people a little bit older that might need first-floor compensated space as far as master suites or space for bedrooms. He said that Council approved a complex a couple of weeks ago where the developer was very proud to say that they would be providing 50% first-floor suites. He appreciated that question being brought up in that meeting so he could understand that. He would like to see something like that around them, too, something that would be more homogenous with their situation.

Ann Nelke, 48646 Windfall Road, said she concurs with all of the formal obligations stated by the Villas at Stonebrook HOA Board of Directors. After attending the September 10, 2025 Planning Commission meeting and voicing her objections, she noted that the Commissioners cited data from the City of Novi's Master Plan. She subsequently spent hours reading more than 160 pages of the Master Plan as it is available on the City's website. She said between the years 2020 and 2025, 1% of developments in Novi consist of ranch condos or homes, in spite of the fact that 40% of the population is over the age of 45 and are considered mature, experienced working professionals who feel stuck in their homes as they want to downsize in their community. Unlike many Michigan communities, over 40% of housing stock in Novi is in multi-unit townhouses or apartments. Among every age demographic, in Novi, a mean percentage of 82 desire detached single-family homes with 22% favoring townhouses even 10 years from now. A table on page 94 shows the current build-out status for Novi. 91% is already built out. 5% is property which could be redeveloped or repurposed and 4% remains undeveloped. The Villas at Stonebrook provides an example of redevelopment which also meets the desires and needs of the majority of residents. Here was an area of former industrial blight which checked all of the boxes for single-level living with age in place being met as well as smaller footprint homes, 1700-2100 sq ft. A search on realtor.com this afternoon had five listings that were ranch units. Conversely, there were 31 townhouses. Of the proposed future developments, the vast majority are townhouses, apartments and large- footprint homes. Perhaps it is time to heed what the residents wish to see. She thanked Council and took her seat.

**Roll call vote on CM 25-12-151**

**Yeas: Martinez, Smith, Staudt, Fischer, Casey,  
Gurumurthy, Heintz  
Nays: None**

**3. Consideration tentative approval of the Camelot Parc Townhomes Planned Suburban Low-Rise (PSLR) Overlay Development Agreement Application and Concept Plan.**

City Manager Cardenas said that what they have before them is an updated plan for Camelot Parc Townhomes which has been submitted for a vacant parcel totaling 8.24 acres south of Novi Promenade Shopping Center east of Wixom Road. The previous 2023 plan was denied for a previous PSLR request on the site with 46 apartment units. This new plan is the development of 22 townhomes and five two-story buildings. The units would be for sale, and each would have a two-car garage. Such property is zoned R1 One-family Residential with a PSRL overlay. This is just a tentative approval. This will come back to City Council for final approval of the actual PSLR agreement.

City Manager Cardenas said much has been discussed regarding the maintenance of the road that is a part of the Villas at Stonebrook's PSL agreement. Back in 2018, based on representation of the developer of this proposed development, the developer is willing to pay some amount toward the maintenance of the road. He said Council would see in the packet that the proposed motion, if Council decides to move forward with this tonight, includes a condition that the Camelot Parc developer will pursue in good faith a reasonable maintenance agreement for the maintenance of Stonebrook Drive. He said that arrangement would be between the two private parties and would not directly involve the city outside of the city reviewing any draft document that may be presented. He said the developers and staff including Ms. Macbeth and Ms. Bell were in the audience and could answer any questions.

Mayor Fischer asked the developers if they wanted to make a presentation or if they preferred to answer questions. The developers stood, thanked the Mayor and said some of the Council may have remembered their previous endeavor when they were denied. They highlighted a few points for any new members attending. They said the City was not looking for a rental component, but instead something that was more uniform with the adjacent Villas at Stonebrook projects that has private garages rather than parking on the streets for everyone. They listened to Council, went back and reworked the layout. They reduced the number of units to fit a townhome product-for-sale unit. These are typically two-stories. The developers showed an updated version of the plan dated December 1, 2025 which they believe met the requests of the Council at that time. They showed the location of the site south of Target, west of the Villas at Stonebrook and north of Deerfield Elementary School. The existing site has a fair amount of woodlands and wetlands occupying the property. The layout is very similar to what they've seen before. There is a different orientation of the buildings with the drives with the intent to minimize the impacts to the existing natural features on the property. This will make it so they can preserve those when they provide a preservation easement over top of the woodlands and the wetlands on the property.

The developers said the project density is only 2.7 dwelling units per acre which is well below the allowable density on the property. They highlighted a couple of points. They said they talked about the two-story for sale townhome units with private garages. There is a lot of open space. It's natural features, so it's not active open space, but they are providing a walking trail that meanders back through the wooded area with some benches to create a private active recreation within the development itself. It'll also be in close proximity to Wildlife Woods Park which presents a great opportunity for Novi residents to use the park and the pickleball courts and enjoy the facilities that the city offers here. They said this leads to the public benefit donation to improve those facilities—redo the bathrooms, repaint the structures, make it all nice for our residents and the residents of Novi who visit the park.

In terms of other public benefits, traffic and the intersections will be less congested by utilizing the shared access to Stonebrook Drive. Reducing the number of access points to Wixom Road improves safety. The type of housing provides an alternative type to serve the middle market for those people who aren't in the position where they want to be in a full, single-family home. This type of housing can serve those that are just starting out or those who are interested in downsizing. This development will enhance the habitat on the property by removing the invasive species that are currently there and planting native seeding to promote new growth within the wetland areas. As part of the construction process, they will build their own on-site wetland mitigation for all of the wetlands that are impacted. They will also enhance the emergent wetlands by placing other habitat structures within that wetland. These would include places for birds to perch, places for snakes to crawl under and developing new wetlands to try to promote the habitat within the existing wetlands on site.

Regarding the traffic, the developers said there are very few units on the development site, meaning it is a relatively low traffic generator—especially relative to the adjacent Villas at Stonebrook. They have four times the amount of units as this proposed development which means they produce four times the traffic. The thresholds on the studies are well below any of the city requirements to perform a formal study. With the recent improvements along Wixom Road (adding in the left turn lane into Stonebrook Drive), there is no longer a need to add additional improvements along that corridor. As City Manager Cardenas discussed, this development will be utilizing Stonebrook Drive. It is only fair that they contribute to a maintenance responsibility for the shared component based on the volume of traffic this development will generate and the length of the drive their residents would be using. Those numbers boil down to 7%. That's their position on the shared maintenance they are proposing to the HOA. That agreement needs to be finalized between the developers and the HOA.

The developers showed a slide of some architectural elevations. They highlighted some of the features such as using mixed-use façade materials to create some architectural diversity. They compared their designs with the existing architecture at Stonebrook Villas to show how they would look similar. They showed their proposed landscaping including supplemental tree plantings and retaining the existing trees within the woodlands. They

showed some street-view renderings along Stonebrook Drive where their development had been superimposed. They demonstrated that, with the large, mature evergreens along the existing berm, you can barely see the new development. They finished their presentation by showing a slide highlighting the proximity to Wildlife Park. They thanked City Council and offered to answer any questions.

Member Heintz asked the developers what the size of a potential conservation easement would be. The developers said it would cover all of the existing areas that have been designated as actual woodlands as well as the existing and proposed wetland mitigation areas. The exact boundary of that mitigation area needs to be delineated with a written description, but the intent is that it will cover all of those existing features that will remain and be preserved on the property in perpetuity. Member Heintz asked if there is a size the developers can share, saying that it is hard to vote on something without having all the information. The developers said they don't have specifics on how much acreage that is on the woodlands, but they'll preserve basically the entire north area of the property, the existing wetland you see up on the north, all those open green space areas and all those trees there. Basically, the north half of the property with the exception of the detention pond that's in there. Member Heintz asked for a range. The developers said the acreage on the property is about 8 acres. They guesstimated that this is in the range of four acres or so, or half the property. The developer said they'll have exact numbers in the site plan process.

Member Heintz said there were different wetland categories in the packet they were given by the developers. He asked if all the category types were factored into the .37 acres of wetlands that are impacted. The developers said yes, when wetlands are impacted, the mitigation they have to recreate is "in kind," meaning that if they impact wooded wetlands, they must recreate wooded wetlands at a specific ratio. All of those are accounted for in the proposed mitigation design. They need to put the detail into that mitigation design, but the area has been allotted for the recreation of those wetlands. Member Heintz asked what the total amount of wetlands that's impacted. The developers said .37 acres and that the mitigation provided is .61 acres mitigating out of that. This means it's an increase of overall wetland acreage on the property because of the mitigation ratio. Member Heintz asked if that's roughly 1 acre of wetlands that is impacted or if it's different because of the ratio. The developers said there is only an impact of .37 acres of wetland. That is all that is impacted. .37 acres is what is impacted and because of that, the developers will create .61 acres. The developers said they worked very hard to fit this layout into the available upland area and minimize the impacts to wetlands because the City requires that any impacted natural features, the wetlands, be mitigated on site. They worked with the township staff to figure out how they can fit it all together, making sure they had the available space to provide the required mitigation on site.

Member Heintz then asked about the deviation request for the 25' buffer. The developers then clarified and said when you're creating a wetland impact, you don't want to create an additional 25' of impact of actual wetland and then just call it a buffer. The buffer is an imaginary line around an existing wetland that you try to stay out of. When you're

creating this impact, you are inevitably within the buffer because you're impacting the wetland itself. To mitigate that, they will provide additional plantings, signage and delineation around where the impact limit would be in those wetlands to recreate that visual barrier that would make it clear where you can go to maintain the finite yard space adjacent to it.

Member Heintz said he appreciated that clarification because it is a concern of his. The developers reassured him by saying they have signage in the package that specifically addresses the mowing and fertilizer. The city staff has requested that they include additional plantings to create that perimeter border of the wetlands there to help further buffer anything from migrating into the actual wetland itself. Member Heintz thanked them for their responses.

Member Staudt asked the developers to explain what their roles are. The first developer spoke and said he is Jared Kime, the project engineer with Atwell. The second person introduced himself as Jim Polyzios, the property owner and developer. Member Staudt asked them if either of them had been at the last meeting when Council rejected this proposal. They said yes. Member Staudt said that, at that time, they told the developers that Council wanted to see something similar to what was there. He said apartments were completely out of line at that time. Member Staudt said this is not really something that is like what is there.

Member Staudt said the trade-off always is are we going to use the wetlands, mitigate and expand the footprint to have the single-floor condos like the ones that are in the Villas. Member Staudt he was there eight years ago when Council went through this whole thing that was a very controversial development for many, many reasons. He said a lot of people pushed back. There was a lot of contamination on the property. It was a hard sell, but they ended up doing it because they thought it was the right thing to do at the time. Now, here is this property. Member Staudt asked Mr. Polyzios how long he has owned the property. Mr. Polyzios said he has been affiliated with this property for five years. Member Staudt asked who had owned it prior to that. He also asked if it had ever been an option for Pulte to develop further onto that property and they chose not to or if it had been owned by someone who didn't want to sell it at that time. Mr. Polyzios said Pulte owned it at the time and they were interested in a development scenario with them. It never materialized in the way that they wanted with the apartments, so he phased out and they continued on to develop this site. Mr. Kime said he doesn't believe they can speak to what Pulte wanted to do with the property. Member Staudt said he was just wondering because he thought they made it fairly clear when they were here the last time that they wanted to see something similar, something homogenous to what the Villas is. Member Staudt said this new proposal really isn't and that when you look at the crowd here, the Villas filled a very important void that Novi had at the time and they are looking to expand that. They would like single-floor units where someone can go after they're ready to sell their 3,000 square-foot house. The Villas has worked out extraordinarily well. They have a very organized community. He would have liked to have seen a proposal more in line with that.

Member Staudt said he was just being honest. He asked the developers if they had ever had an opportunity to meet with them. That was something Council had asked the developers to do in 2023 when they were here last. Council has heard that they didn't. He asked the developers if they had had an opportunity to sit down and talk with them. Mr. Polyzios said he had reached out to Steve, the HOA president. He had someone from the HOA board reach out to him after the Planning Commission meeting who wanted to meet with him to get a better understanding of the shared contribution of the road maintenance scenario that he was proposing. They set up a date and time to meet. The member from the HOA board called a couple of days later to say the HOA was going to retain an attorney and explore their options.

Member Staudt asked Mr. Polyzios if he considers 7% a good faith offer. Mr. Polyzios said it was a formula, a starting point to discuss. Member Staudt told him to forget formulas and he raised the question if Mr. Polyzios considers it a good faith offer. Mr. Polyzios says it's proportionate to the number of units that Camelot Parc will have versus what the Villas at Stonebrook have. Member Staudt said he believes Mr. Polyzios is low-balling considerably. Member Staudt said they talked about this road at length when they approved the Villas. He said they all knew exactly what they were doing at the time. None of the residents were there at those meetings. He said he was there, Laura was, Justin probably wasn't, the rest of Council wasn't. He said they were very clear that that property was owned by somebody and needed access and that they didn't want a curb cut onto Wixom Road. Before anybody else was affected by this, they made the decision about the easement. They also made the easement decision as it related to our property and our park property. He said this isn't a case of trying to dump a bunch of burden on the Villas owners. This was all decided well in advance. He said they could have plenty of "dueling lawyers" talk about the intricacies of this, but he is not really interested in that; he knew their intention and he believes it was recorded very clearly. He believes any judge is going to be in very much support of them. He said they don't have a dog in the hunt. What they want is fairness. In this case, he said the developers have to think a little bit more about what they're going to do working with this homeowners' association, which, he said, unfortunately for them, is very organized and has a vision of what they're looking for. On the flip side, they have every right to develop the property, and he would love to see something that is more in line with what is in the Villas currently. He said this is what the developers brought forward and Council doesn't get to make decisions about how they develop things and what projects they bring forward. Some people in the social media world think the City Council is making these decisions, that they want townhouses all over Novi. Member Staudt said that is not the way it works. He said they take on what comes to them and then they try to act fairly with both the developer who has an investment and the property owners that are around it. He said this isn't a terrible proposal, but it is not consistent with what he thinks they made clear that they are looking for.

Member Staudt said there is always a trade-off between green space and density. He said the developer wants to put things together tighter and have more green space. The options are limited. You don't have single-family buildings when you have green space. He said the developers brought a proposal that is preserving green space like nothing

else he has seen in a long time. He applauded the developers for that. He said he really thinks the developer needs to go back and reconsider something that is in good faith—forgetting percentages, quotas and ratios. He said he will not support this proposal if it comes back in two or three months. He said that if Council pushes it forward, it will need to have a better and more fair understanding between them and the existing homeowners' association.

Mr. Polyzios said he'll sit down with the HOA board and discuss an increase in the proposed contribution for the maintenance of that road. He said he has no problem meeting with the HOA. He has been wanting to do that. He thought he had it in place and they rejected it saying they were going to hire an attorney. Last time he was here, he proposed apartments. He listened to everyone. Council said they needed to reduce the density and that they wanted for sale products. He builds detached condos and attached condos in Rochester Hills, Oakland County. When he looks at this map, he sees an elementary school and a middle school which makes him think this is an ideal place for families getting started. You're close to those schools. You're close to a park. He said this proposal is for 22 units—not 200.

Member Staudt said he appreciates that they came back with half the density. He said the garages absolutely dropped dead. He said nothing says a rotten development more than carports. He was pleased that the developer came back with garages. He said this was a vast improvement over what they proposed the first time. He said he would not support a curb cut or a road going through the wetlands to get to Wixom Road because that doesn't make sense. He said what makes sense is a good faith negotiation between the developers and the HOA. He said overall, it's not perfect, it's not exactly what he wanted, but it is something he could support because he does see a tremendous effort to preserve a big area of green space and that's one of the things that is important to Council right now.

Mr. Kime said somebody had mentioned construction access. He said it would be their intent that the emergency access drive location that they have that comes off Wixom Road would be used as construction access. They would not be pulling construction equipment in through Stonebrook Drive. It would be coming directly off Wixom Road. Member Staudt asked how they would get through the wetlands. Looking at the map, Member Staudt said it's off the stub right there. Mr. Kime said yes, it's right off of here in this area. Mr. Kime said there is a new pathway that is right up to the curb as it is. They would simply drop the curb there. It's an emergency access drive. During construction, it'll just be stone behind there. Then, they'll replace all of that with pavers or gravel or whatever the city specifications are for that fire truck emergency access.

Member Smith said he agrees with the earlier comments about making sure the developers are working closely with the HOA. He compared it to sharing a driveway with a neighbor, saying they would have to work pretty closely to make sure it all worked out well. He asked City Manager Cardenas what the current density for R1 is. City Manager Cardenas asked if Ms. Macbeth or Ms. Bell could help answer that. They turned back to a slide in the presentation called "Plan Features." Mr. Kime answered that the allowable

density on the property is 6.5 dwelling units per acre. They said that is based on the PSLR overlay allowance within. Member Smith said he was wondering what the current zoning would be without the overlay would allow there. City Manager Cardenas said about two units per acre, so about four units. Member Smith said two units per acre, 8 acres, that would mean 16 units.

Member Smith said it seemed like every deviation of this proposal had something to do with not enough space on the site. To him, that is saying that there's too much stuff trying to be put onto the site. He would like to see a little more open space. The area where they are up tight against the wetlands, maybe give that a little more room. He said, as was previously stated, the run-off from fertilizer, lawn chemicals, salt from the roads, things like that are a concern going in there.

Member Martinez said the phrase he keeps coming back to is a "recognizable and substantial benefit" to the community. That's the factor he is looking at most closely, especially when he sees the deviations that Member Smith brought up. He said City Council are not the developers, but they are tasked with the residents of enforcing the city ordinance as it is written. The ordinance provides that they can look for that "recognizable and substantial benefit." He said to Member Smith's point, the natural feature impacts and the open space, the fact that there's mitigation, and tree fund payments, all those things strike him as baseline compliance. That's what the city ordinance says. He doesn't see that as a benefit in and of itself. As to the density point, whether this is less dense than a prior concept that didn't come about, he doesn't view that as a public benefit. Council looks at the ordinance, the foreseeable feasible uses under the zoning—not a comparison to a prior plan that didn't come to fruition.

Regarding the Stonebrook Drive contribution, Member Martinez said he would have really, really liked to have seen a draft of some agreement, even if the agreement had not been signed, sealed and delivered. That would have made him feel a lot better to say that they're moving in the desired direction and that those conversations with the HOA have happened. He said the fact that they have nothing yet makes it indefinite. It's not really designed into the project. Council has to go off the lawyer battles to determine what a good faith effort means in this case. He said he doesn't believe 7% is good faith, but he is going to leave that to their negotiations.

Member Martinez said the missing private open space, the lack of enhancements, that's all stuff where you could find a "recognizable and substantial benefit" in. The missing middle housing, the walkability are also benefits to the community, not just those that use it—but to the community. He'd really like to see that before he gives his vote to this development.

Member Martinez said, on the other hand, he does give the developers credit. Traffic and utilities go pretty well in their favor. He said the daily trips, the not meeting the threshold for the traffic study, that minimal impact on public services all work in the developers' favor. As of now, when he weighs the compatibility and the character of this area, that's one of the factors they have to consider is the compatibility with that

surrounding area, from how he is reviewing it, that's not yet visible. He weighs that against the magnitude and the number of deviations requested, the shortfalls in the open space and the private outdoor areas, and in the absence of any even partially defined enforceable commitments to Stonebrook and their HOA and enhanced common amenities and he's not comfortable yet making a finding that this particular plan meets the high bar of a PSLR overlay in terms of the "recognizable and substantial benefit" that the city ordinance requires them to do.

Member Martinez said he would like to see this plan have some level of a path forward. He doesn't want to be a wet blanket on this proposal. He said they have a right to have use of that land. He thinks there are plenty of possibilities for them to do that. He would like to see a revised submittal that reduces the number and magnitude of the deviations, provides a stronger, more clearly defined public benefit package, including meeting or exceeding that 10% open space requirement, and providing a superior open space program with active amenities. He believes that would up the ante and meet what they have to look at under the ordinance. He said providing the additional open space and enhancing those common areas are those kinds of things he is looking for when Council makes these changes from a zoning perspective before they put anything out there and change what they've already zoned this area for. It needs to be comfortable under their ordinance. Right now, he does not feel that this proposal is there, but he welcomes a future opportunity to look at something the developers can bring before them.

Mayor Pro Tem Casey said she had a couple of questions for the developers. She appreciated them answering one of her questions early which was about the access for construction. She said she tends to focus a lot on the screening around developments coming in. She asked the developers to confirm that the only impact that will be made to the existing berm, that wonderful line of trees that runs along Stonebrook right now is the entrance into the development. She asked them if they talking about taking any other trees down. They said that is correct. They will not be taking any trees down. She asked them if they are intending to do any planting in that area to supplement what they are taking out. Mr. Kime said they would be supplementing in any thin areas or replacing any dead trees in there. The dead trees would be removed and replaced with new trees. The trees will not be 40', but they will grow.

Mayor Pro Tem Casey asked if the developers have plans to fill in a gap in the screening on the east side, just around the curve, so there is no visibility from Stonebrook to this development. Looking at a slide called "Proposed Landscaping," Mr. Kime said it was an extension of the existing berm. They did not do a tree survey offsite of the property. It is an extension of the existing berm that carries through over here. Mr. Kime used his cursor to point to an area along the right and said it is a wooded strip along the property. There is a little storm drainage ravine in there. There are existing trees occupying the space there. Showing a new slide called "Site Surroundings," Mr. Kime showed how they are 353' away from the nearest unit. You can see the existing trees in this space right now just before you get to the storm water access drive. Mayor Pro Tem Casey asked if there is the ability to supplement in that area, to do additional screening. She said she realizes they are a distance away. Mr. Kime said they would have to have a conversation

about that with the Stonebrook HOA because it is on their property. Mayor Pro Tem Casey asked if there is space on their property to add additional screening. Mr. Kime said no. He said they have provided the landscape up along the side of the building. They are not able to push the trees closer to the building due to the growth of the trees. Mayor Pro Tem Casey asked if they could put more trees further north on that side. Mr. Kime said they have proposed trees in the space further north and the rest is all open wetlands. There is nothing to view in there other than the open meadow right now. Mayor Pro Tem Casey said there is nothing between the two sets of trees that are displayed. Mr. Kime agreed and said there are some storm sewer utilities that have to outlet through that area, so they can't plant trees on top of that. She thanked them for clarifying.

Mayor Pro Tem Casey said moving to the west, there's a deviation requested to not put a berm up towards the north side of that property because that's where all the nice woodlands are. Mr. Kime agreed. Mayor Pro Tem Casey said south of the emergency access point, Mr. Kime filled in that they have a proposed berm to meet the city standards as much as possible. He said it's kind of short, so it can't undulate. It'll all be the same standard height in there and landscaped. Mayor Pro Tem Casey confirmed that yes, there will be a berm. She said that helps greatly.

Mayor Pro Tem Casey there had been a resident before them earlier who referenced the property in the drive to the far northwest corner of the property. Mr. Kime showed that drive on the slide called "Proposed Landscaping." He said it is a private residential drive that encroaches on their property. He said they have two curb cuts on Wixom Road, one of which will be removed, so they will have one access point now. There will not be an encroachment onto the property there. Mr. Kime said it is a 12' little standard drive that does not meet the city's requirements for a road, so even if they could route something up there, it's too narrow. They would have to substantially increase that. Mayor Pro Tem Casey thanked him for the clarification and said that she was seeking to understand if the developers had had a conversation with the owners of that property to see if the developers were going to grant them an easement to continue to use that driveway or if the developers were going to ask the property owners to remove it.

Moving onto the wetland, when Mayor Pro Tem Casey read the packet, units 19-22 on the north side, the standalone building butts up to a wetland. She said she is not savvy enough to know emergent versus forest scrub versus which of the three types it is. That is what's encroaching on the wetlands existing. Mr. Kime that encroaches some. He said the wetland is not a straight line, it has ins and outs. Some of the roadway itself and the grading that comes down from that roadway clips off some little corners and nooks of that. The turnaround over at the west end for the fire trucks encroaches into some of the wooded wetland which is why they need to mitigate that area. They also need to have a turnaround space.

Mayor Pro Tem Casey asked how close the four units are to the existing wetland. Mr. Kime says he believes they set that at either a 15' or 20' offset. He said they set them as a minimal offset from those buildings, assuming they would need minimal rear yard space

10', 15' to minimize the encroachment into that wetland. Mayor Pro Tem Casey asked if there are any specific efforts planned, any additional mitigation or action that they might be doing within the building to protect the basement from water sewage. Mr. Kime said the basement would be lined to prevent water migration in there. They see a lot of clay soil in this area hence the water accumulation creation of the wetland on the surface. They're not seeing a lot of water migration in the soils themselves, but certainly building in proximity to the wetland, there will be treatment on the outside of the structure to prevent water migration.

Mayor Pro Tem Casey said that it was helpful and thanked them. She said hearing the feedback they already heard and paying attention to what her colleagues are saying, she thinks there is still work ahead of the developers. She said she knows they are asking for a lot. They are asking them to increase open space and to continue to protect wetlands and woodlands. She says that's a balancing act. She looks forward to the developers figuring out how they can solve that to be able to carry this project forward.

Mayor Pro Tem Casey put a motion on the table to postpone. This gives the developers a chance to go back to have some conversation with the HOA and meet in the middle in terms of a solution for the road. She noted to the members of the HOA in the audience that she knows they have hired an attorney, but she encouraged both parties to meet somewhere in the middle. When Council approved the development initially for the Villas at Stonebrook in 2018, they were intentional about the road for Stonebrook. They were intentional about access, not just for Wildlife Woods Park which exists today, but also for this particular lot, however it got developed. She encouraged the dialogue between both groups. She'd like to see a draft form of whatever kind of agreement between the two entities before this comes back in front of Council. In the meantime, she made a motion to postpone to a future meeting so the developer can have those conversations with the HOA and come up with a version of an agreement that Council can see in advance. The second thing is for the developer to hear the feedback from Council and then come back with changes to your development.

**CM 25-12-152            Moved by Casey, seconded by Staudt: MOTION CARRIED 7-0**

**To postpone tentative approval of the request of Avalon Investment Group, LLC, JSP25-02, for a Planned Suburban Low-Rise (PSLR) Overlay Development Agreement Application and Concept Plan for the Camelot Parc Townhomes.**

Member Gorumurthy said she appreciated how the developer reduced the number of units from 46 apartments to 22 townhouses. The missing communication part was very hard for her as she read through the packet. For her, she would have absolutely tabled this proposal until the developers had met with the HOA and come to an understanding with each other. Council does not want curb cuts from Wixom Road at all. She told the developers that it is very important for the current residents, the new residents and the Novi community that the developers and the HOA align.

Member Gurumurthy asked about the buffering the developers had mentioned. She asked if they would elaborate on that because she does not think they are doing the 25' that is required, especially around the buildings. Looking at the "Proposed Landscaping" slide, Mr. Kime said there are enhanced shrub plantings along the wetlands that delineate the boundary of the wetland and enhance the buffering from the adjacent uses like residents' activities or snowplowing the roads. They are there to buffer against anything that might get thrown in the direction of the wetlands. There will be signs placed along the wetland perimeter indicating that this is a preservation area where mowing and fertilizers are prohibited. In the plans, there is a detail of what these signs will look like. It has been reviewed by the city's consultants and incorporates the features they asked for.

Member Gurumurthy asked if there will be enough of a buffer between the buildings and the wetlands. Mr. Kime said only the buildings on the north side are in proximity. They are impacting some wetlands already. It would create more wetland impact to put a 25-foot buffer in there. The developers are proposing less buffer there because they don't want to push further into the wetlands. They want to preserve the existing wetlands and deal with a smaller buffer space rather than create more impact to fictitiously create buffer space. Member Gurumurthy asked them if they are confident that that is going to protect the wetlands. The developers said yes.

Member Gurumurthy asked about the 20 trees that are going to be impacted. She asked the developers to work with the city team to plant those trees within the site instead of somewhere else or the tree fund. Mr. Kime said they have to create a wooded wetland area. They haven't accounted for those trees in their calculation yet because they haven't designed the wooded wetland mitigation area. Their intention is that some of those trees that are currently listed as being paid into the fund would be planted onsite within the wetland mitigation areas. Member Gurumurthy questioned the word "some." She encouraged the developer to plant as many trees as possible. Mr. Kime said they will get as many trees as possible there. They are not supposed to plant trees in the emergent wetlands, but they're going to place some habitat structures to enhance that environment.

Member Gurumurthy thanked the developers for answering questions regarding the extra drive and the issues with aligning with the residents next door about the construction. She said it is very important for Council to see at least a draft form of an agreement between the developers and the HOA.

Mayor Fischer said there has been a lot of discussion about the road. He said there is an offer of 7%. He asked City Attorney Schultz if there had been any discussion on cost sharing this parcel back when this was contemplated. City Attorney Schultz said no, there was not. Mayor Fischer asked if there had ever been any intent to have a conversation or was the intent for the owners of the private road to have that road and grant that easement. City Attorney Schultz said as far as the City was concerned, the promise was that the adjacent property would be given an easement. The City did not require anything more than that. Mayor Fischer asked City Attorney Schultz if that easement was

granted not just for Wildlife Woods, but for some development on the parcel on the north side as well. City Attorney Schultz said that was correct.

Mayor Fischer asked if a public benefit is required under a PSLR zoning ordinance. City Attorney Schultz said yes, one of the factors is a recognizable public benefit. Mayor Fischer asked what the public benefit was from Stonebrook to the City of Novi. City Attorney Schultz said the Stonebrook property was zoned I2 not R1 like this property is. The idea was to get that area cleaned up. The developer put on the table a few identifiable things. The main one was probably this parcel having access because it removed that curb cut onto Wixom Road. The other more minor one was access to Wildlife Woods. Mayor Fischer said that was not the only access to Wildlife Woods. City Attorney Schultz agreed with that. He said it also confirmed that the oil company had access to them.

City Attorney Schultz said every development is different, but the list of conditions that the city puts in the development agreement has four items. Those are three of them. The use of this private road was a prominent part of the Stonebrook proposal.

Mayor Fischer said when the developers first came to Council, he told them he would like to see something similar to Stonebrook's floor plans. It would be hard for him not to support something like that. He was not looking for apartments, and it sounds like there is consensus on the Council about that. He told the developers they have done what they can and that he feels like they are almost getting penalized for trying to keep the mitigation of the wetlands to a minimum. He asked the developers if they had tried to scheme out putting the same type of unit as Stonebrook on this property. Mr. Kime said they have not looked at putting the specific Stonebrook duplex unit on this property. He showed Council the slides of their four- and five-unit buildings. He said they are approximately 60' deep from the front of the garage to the rear of the buildings. The Stonebrook duplex units are 62' deep. They are 72' deep if you include the sunroom projections on the rear of those buildings. The proposed units have a notched-out patio deck area that is internal to the building footprint. Adding outdoor space would make them 72' deep. If they were to take that same depth and apply it to their site layout, it would push the road further towards the wetlands. Then, the building on the north would also push further into the wetlands there.

Mayor Fischer asked how many units that would be. He said he was asking the developers to do some "schematic math" on the fly. Mr. Kime said their 4-unit building is 107 feet wide. The Stonebrook duplex units are 81 feet wide. There is a 26-foot difference between the two styles. There would not be enough land to create an additional building there. One of their fourplex buildings would become a single duplex building. If they were to do that, 10 units could reasonably fit there. That's the horizontal direction. That does not account for the vertical shifts due to the extra depth those units require. Mayor Fischer asked if this plan would be attainable or if they would need to add additional units and create more wetland impact. Mr. Polyzios said you get to a point where it's not economically viable. Mayor Fischer guessed if the developers chose to do duplexes, they'd be coming back to Council to ask for more units and to mitigate a lot

more wetland. Mr. Kime added that the challenge would be they wouldn't have any additional space on the property to create additional wetland mitigation. Mayor Fischer said they would then have to ask Council for offsite mitigation which Council doesn't favor. The developers agreed.

Mayor Fischer said he asked those questions because sometimes the Council gives comments that create a utopia, a beautiful, perfect world that probably doesn't exist. He said that Council needs to be cognizant of that when the developers come back. He said that Council has to either care less about the wetlands and where it is mitigated or they have to look at different housing stocks because eventually, the developer has the right to develop this land in an economically viable way. That is your right. He said he will support the motion for the developers to go back and communicate with the HOA about the road. He said the developers have some work to do as they contemplate open space versus the density versus the type of unit. He also believes Council has to be realistic with their expectations.

Member Heintz said he had been mulling over their proposal and how it compares to a different development that has recently come before them. Overall, he believes these developers are close. There are a lot of similarities between the two proposals such as percentage of open space. He said they have done a good job with many of the different factors including the public path they offer in the public benefit piece. He wishes first-floor living was an option, but he understands that they need to do what works for them. He asked if it would be possible for the path that they are proposing to connect to Wixom Road for the public to use. Mr. Kime said they had recently discussed that with the Parks Department and the Planning Department, and they did not look favorably on that option. That can be seen as an invitation into the property. The associations typically frown on that because they are the ones who maintain that space and they like being able to somewhat control who is going into it. Their recommendation was to not have a connection directly to Wixom Road as an alternative pedestrian pathway into the back side of the units.

Member Heintz said that's disappointing because he looks for opportunities to connect people with nature and he believes that would be a nice public benefit for people to explore that space. He said if there are additional opportunities to discuss that, that would be a good thing.

Member Staudt he is not opposed to the location of the buildings and the buildings themselves. He would like to see better interaction with the HOA. He said 7% isn't even close for him. He also said he has walked the wetlands four or five times and it has never been wet. He said it says "wetlands" by legal description, but it's pretty dry most of the time. He said if they could move away a little bit from the four houses and make it a little bit bigger buffer there, that would be a real plus. He thinks the developers are a lot closer than they think. He hopes they can work it out with the HOA. Mr. Kime asked if the trade-off Member Staudt would like to see is more of a buffer but a bigger impact to the emergent wetland area. Member Staudt said they always fight this battle of more wetlands versus some of the things Council is looking for. In this case, this isn't a super

serious wetland. Mr. Kime said it's emergent and it looks like an open field. Member Staudt agreed with that. He said he has walked it in the spring, the fall, and the summer and he has never seen it wet. He would give up a little bit more for a better buffer around the property. He thanked the developers and told them he thinks they are a lot closer than they think.

**Roll call vote on CM 25-12-152**                      **Yeas: Smith, Staudt, Fischer, Casey, Gurumurthy, Heintz, Martinez**  
**Nays: None**

- 4. Consider approval of the final payment to M-K Construction Company, Inc. for the Middle Rouge Streambank Stabilization and Meadowbrook Lake Dredging project, in the amount of \$136,724.49, plus interest earned on retainage.**

**CM 25-12-153**                      **Moved by Smith, seconded by Casey: MOTION CARRIED 7-0**

**Approval of the final payment to M-K Construction Company, Inc., for the Middle Rouge Streambank Stabilization and Meadowbrook Lake Dredging project, in the amount of \$136,724.49, plus interest earned on retainage.**

**Roll call vote on CM 25-12-153**                      **Yeas: Staudt, Fischer, Casey, Gurumurthy, Heintz, Martinez, Smith**  
**Nays: None**

- 5. Consideration of awarding a contract to Anglin Civil, LLC, the qualified low bidder, for the Orchard Hill Place and Leavenworth Basin Improvements project in the amount of \$768,417.**

**CM 25-12-154**                      **Moved by Martinez, seconded by Casey: MOTION CARRIED 7-0**

**Approval to award the Orchard Hill Place and Leavenworth Basin Improvements project contract to Anglin Civil, LLC, the qualified low bidder, in the amount of \$768,417.**

**Roll call vote on CM 25-12-154**                      **Yeas: Fischer, Casey, Gurumurthy, Heintz, Martinez, Smith, Staudt**  
**Nays: None**

- 6. Consideration of awarding engineering design services to OHM Advisors for the 2026 and 2027 Neighborhood Road Program (NRP) in the amount of \$318,500.**

**CM 25-12-155**                      **Moved by Casey, seconded by Smith: MOTION CARRIED 7-0**

**CITY COUNCIL MEETING MINUTES  
FEBRUARY 23, 2026 - EXCERPT**

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**REGULAR MEETING OF THE COUNCIL OF THE CITY OF NOVI  
MONDAY, FEBRUARY 23, 2026, AT 7:00 P.M.**

**Mayor Fischer called the meeting to order at 7:00 P.M.**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL:** Mayor Fischer, Mayor Pro Tem Casey, Council Members Gurumurthy, Heintz, Martinez, Smith, Staudt

**ALSO PRESENT:** Victor Cardenas, City Manager  
Tom Schultz, City Attorney

**APPROVAL OF AGENDA:**

**CM 26-02-015 Moved by Casey, seconded by Smith; MOTION CARRIED: 7-0**

**To approve the agenda as presented.**

**Roll call vote on CM 26-02-015**                      **Yeas: Casey, Gurumurthy, Heintz, Martinez,  
Smith, Staudt, Fischer**  
**Nays: None**

**PUBLIC HEARINGS: None**

**PRESENTATIONS: None**

**CITY MANAGER REPORT: None**

**ATTORNEY REPORT: None**

**AUDIENCE COMMENTS:**

Patricia Small, 24047 Heartwood, is the President of the Echo Valley Civic Association. She came to speak about some issues in their community directly. Her colleague from the board, Kate Nagle, was also there to speak about three issues: paving of the roads, speeding through their community and the lack of access to the path that runs by their community.

Kathleen Nagle, 24117 Woodham, said she is a board member of the Echo Valley Civic Association. She came on behalf of the residents of her neighborhood at 10 Mile and Beck Road to share several concerns raised at their recent annual meeting. Echo Valley is one of Novi's older neighborhoods, and unlike newer developments, they don't have sidewalks. As a result, their children bike, skate and walk directly in the streets and they wait for their school buses on the roadside. This makes basic daily activities far more hazardous than they are in other areas of the city. She said they were there for help addressing cut through traffic. She said motorists routinely use their neighborhood to bypass the 10 Mile and Beck intersection to the point where, on Facebook, people have called it "the Echo Valley cut through." Speed limits are often disregarded, which is particularly dangerous during school bus pick-up and drop-off times because their stops

are literally in the road. Over the past several years, residents have requested occasional police patrols during these peak periods, but the requests have not been fulfilled. In one case, a resident was discouraged from making a request by the department due to concerns that it might upset neighbors if they were the ones to get pulled over. She said that because the widening of Beck Road will not take place for some time, this traffic pattern is likely to continue and may even worsen. Ms. Nagle said they respectfully request safe sidewalk access along the south side of 10 Mile to the ITC trail. Their neighborhood borders this beautiful community amenity, something Novi is rightfully proud of, yet their neighborhood residents cannot safely reach it. She said while other stretches of 10 Mile have sidewalks, many of which were added after the ITC trail was completed, the portion adjacent to their neighborhood remains unpaved. They're aware that the City has a plan for this sidewalk, but they are delaying it until 10 Mile is widened to see what the grading is. This short gap effectively cuts Echo Valley off from a resource intended for all residents, limiting safe access to recreational exercise in community spaces. Ms. Nagle said the condition of their neighborhood roads is deteriorating. These roads are not only what they drive on, but they are their walking paths, their bike paths and where their children play. They understand that Echo Valley may not yet meet the criteria for full re-paving, but the current road conditions, combined with the increased traffic and the absence of safe pedestrian access, create an environment that feels increasingly unsafe, especially for their children. Taken together, these issues make it difficult for Echo Valley to remain a safe and connected neighborhood where families can thrive, and residents can enjoy the community amenities that Novi offers. She said they appreciate Council's time, consideration and partnership and they hope to work collaboratively towards solutions that will improve the safety and quality of life for all of Echo Valley.

Daniel Fick, 22753 Cortes Street, said he had never addressed City Council before, so he wasn't sure what he was doing. He said he appreciated the opportunity to address Council. He understood that audience comments are not a question-and-answer format and that Council may have already addressed his concern in writing somewhere else, and he may not have seen the response. He said he has been a Novi resident since 2016 and one of the many aspects of Novi that he appreciates is its multiculturalism. With the rising spread of white nationalism, which he defined as a political and ideological movement advocating for the preservation of a white national majority, he is concerned about what Novi has been doing or will do to protect its residents from the terror happening in other communities like Raleigh or Minneapolis. More pointedly, he asked what is being done now to make sure that when DHS comes here, if they haven't already, that Novi residents will feel safe and will be protected. He asked what is being done now to inform our police department about their responsibility to protect the residents of the City. He asked what actions the Mayor and the esteemed Council members are doing now to protect this wonderful multicultural community from what he thinks to be a racist, white nationalist Trump administration and agenda.

Deborah Domke, 48801 Windfall Road, said she came to address Council about the Camelot Parc and Stonebrook Road issue. She said in 2018, the City of Novi approved the plans for Pulte to construct the Villas at Stonebrook. An unusual part of the

agreement, written within the Master Deed, was Villas taking responsibility for Stonebrook Drive, a private road, and the land alongside it. At that time, the only way to access the City of Novi's Wildlife Woods Park was by using Stonebrook Drive. Back then, there were only four pickleball courts and pickleball was not popular. By 2025, the City had doubled the number of pickleball courts to eight and pickleball had exploded in popularity. The amount of traffic on the private drive has greatly increased. She walks that road regularly and she can attest to the amount of speeding. It is just a matter of time before someone is injured along this road, leading to the now extremely popular Wildlife Woods Park. The residents in Villas at Stonebrook cannot patrol the road to stop the speeding. They have no authority and there is an anticipated influx of new residents using this sole entrance into the park as surrounding housing developments are getting approved by City Council. Given these conditions, Ms. Domke said the Villas at Stonebrook is requesting the City of Novi to take ownership of Stonebrook Road from Wixom Road to the park entrance. The road is being used as a public road to service the entire Novi community to the sole detriment of Villas at Stonebrook. They have no control over the road. The City, as a governmental body, enjoys certain immunities to liability that Villas does not have. They invite a meeting between Villas and the City to discuss the City of Novi taking ownership of the road. She thanked Council for listening.

Steve Potocsky, 48849 Rockview Road, said he came to talk about the Camelot project. He is in charge of the homeowners' association. There are three of them that have been trying to get an agreement, as was stated in the last meeting, for road maintenance or road upkeep. They still don't have it done. It's not for lack of trying; they just don't seem to have a consensus. He saw something in the packet that is far different than anything they've ever seen or heard of. They've asked for numbers rather than percentages because they've expressed their budget which shows numbers. They're just trying to get to what it really means as far as cost sharing. He said he liked some of the things the previous speaker had talked about, and he said they would love to investigate that as well. He thanked Council for their time.

Ann Nelke, 48646 Windfall Road, said she did not think the Camelot Parc proposal is ready to receive a final vote. One of the unresolved issues is the use of a private road with insufficient maintenance sharing. The developer is offering 15% of cost sharing to build 22 units. 22 units equals 26% of the 84 units to the east of Villas at Stonebrook and thus should be the minimum annual contribution. Taking into account the 446 linear feet this project would use on a daily basis, that number becomes 34%. Removing the building to the north (4 units) would reduce the concern Councilmember Gurumurthy had regarding potential basement flooding as there would be very minimal wetland impact. To address Mayor Pro Tem Casey's concern regarding lack of sufficient buffer between this project and their neighbors, thereby not placing an unnecessary burden on these residents from light pollution, street noise, etc., removing units 13-18 (6 units) would be a great solution. This now brings the number of units to 12 and justifies the 15% proposed maintenance sharing. This also reduces the number of vehicles pulling out onto the narrow private road or turning into the development on a daily basis, helping to mitigate safety concerns and traffic volume. Having less units also makes these appear more like single family homes rather than another townhouse project. The developer cites the Master Plan in regard to

these being a good transitional option to capture missing middle housing needs. Missing middle housing needs, according to 82% of Novi residents aged 18-85 would be single-story options where residents can downsize and stay in their community or young families can raise their children and then age in place. Only 1% since 2020 have filled this shortage. Finally, the developer is proposing to add a trail off of Wixom Road to offset lack of recreation area. She said the developer wishes to retain as many natural features as possible. Creating a trail would disrupt and disturb these features. Wildlife Woods Park has all of the recreational amenities the residents need.

Michele Duprey, 48566 Windfall Road, said she has been a resident of Novi for over 40 years. She is currently a resident of Villas at Stonebrook. She said she has always had faith that the Novi government would make decisions that are not only good for the City, but that are also good and in the best interest of its residents, the taxpayers. Sadly, today, she finds herself questioning the agreement that was made between Pulte and the City long before she purchased her home. The agreement was that the residents of the Villas at Stonebrook would become the sole owners of Stonebrook Road and yet allow unending traffic to Wildlife Woods Park through the Villas private road. She said, when this agreement was made, Wildlife Woods Park was a passive park. Then, it became an active park with baseball diamonds and then the pickleball courts. The pickleball courts have become so popular that Novi has decided to double the number of courts and add eight more parking spaces. This, of course, has resulted in a massive increase in traffic. This was not the vision nor the intent of the original agreement to have so many cars driving down their private road. It's just too busy. This is the only Novi park where the City tells its residents to use a private road to enter the City park. In fact, she said, in the planning stages, when it was questioned whether a traffic study should be done, it was determined that it was not necessary because they believed there would be little to no increase in traffic volume. The City did not even add a left turn lane on Wixom onto Stonebrook until last year. Traffic has increased dramatically. The City has greatly benefited from this agreement, leaving the 84 condos of the Villas at Stonebrook with the burden and sole responsibility of the wear, tear, maintenance and eventual replacement of Stonebrook Road. Now the City is telling the Villas residents that they need to share their private road and allow new cuts to be made on it to accommodate the new development. She said it's not fair. It's not equitable. It's not just and it's not right. She said do the right thing and assume your responsibility, your share of the responsibility. She said in her own opinion, Novi, you can take the road; it's paid for.

Martha Ryznar, 44875 Yorkshire Drive, said she has been a resident of Novi for 23 years. She strongly opposes giving tentative approval to Camelot Parc Townhome Plan. Even with the changes made, she said this plan is not good enough for our city and for protecting the important nature spots left in Novi. She said this developer plans to wipe out about a half a football field of wetlands and numerous mature trees. The City's rules say there must be a 25' buffer zone around wetlands to protect them, but this developer asked for a special favor so they can build too close to the wetlands north of Avalon Drive, building so close they could destroy this precious area with runoff from road salt chemicals and mowing. She asked Council to please say no. The proposed buildings are too close to the woodlands and wetlands, and the proposed natural buffer zone is

deficient. She said this developer is asking for nine special favors. She said there is a conservation easement on this property that is a legal, permanent promise to protect the land. She asked Council to please not allow the developer to undo this because they need a place to put a road or some pipes. About the developer's big problem with access to Stonebrook Drive, she said this road is private and the people who live in the Villas own it and pay for everything like fixing the road, streetlights and police protection. The developer wants to use this as their main entrance. Doing so would put a massive burden on the narrow road (only 25' wide). Moreover, the developer's rights to do this expired in March 2023. The developer claims he is acting in good faith, but he is currently infringing on private property with a void document. She asked Council to not allow this developer's missed deadlines to become a permanent liability for them—the taxpayers. She asked the City Council to stand with the residents and protect their valuable natural areas by rejecting this proposal and sending the developer back to create a good plan that is actually truly a good neighbor.

Nicole Herman, 48225 Rushwood Lane, said she lives in Echo Valley. She moved back to Novi with her family in 2019. She moved here for the schools and the parks. In Echo Valley, they have a huge problem with speeding through Edenborough and it has become a huge safety issue. She said they have people who use their neighborhood to cut through to 10 Mile or 10 Mile to Beck. She said as well as they have no access, they have no sidewalks to any of the trails at any of their entrances. She loves using the ITC trail and to be able to use it, she has to cross 10 Mile which is really dangerous. She asked City Council to consider finishing the sidewalk project from their neighborhood so they have a safe way to access the ITC trail and perhaps take some action, so the children are safe in their neighborhood from the cars that are speeding.

#### **CONSENT AGENDA REMOVALS AND APPROVALS:**

**CM 26-02-016            Moved by Casey, seconded by Gurumurthy; MOTION CARRIED: 7-0**

**To approve the Consent Agenda as presented.**

- A.     Approve Minutes of:  
February 9, 2026- Regular Meeting
- B.     Consideration of Ordinance 26-184.01 to amend the City of Novi Code of Ordinances, Chapter 16, "Garbage and Refuse", to allow for rates to be set by user fee. **SECOND READING**
- C.     Acceptance of a highway easement from the property owner of 26255 Beck Road, parcel 50-22-17-400-044, for the reconstruction and widening of Beck Road between 11 Mile Road and Grand River Avenue.
- D.     Acceptance of a highway easement and a temporary construction easement from the property owner of 47460 11 Mile Road (parcel 50-22-17-400-028) for the future construction of a roundabout at 11 Mile Road and Beck Road, in the amount of \$76,600.

E. Approval of claims and warrants – Warrant 1197.

**Roll call vote on CM 26-02-016**

**Yeas: Gurumurthy, Heintz, Martinez, Smith,  
Staudt, Fischer, Casey  
Nays: None**

**MATTERS FOR COUNCIL ACTION:**

- 1. Consideration of a new Class C quota license from OCK Company Inc and a special land use for the service of alcoholic beverages located at 24267 Novi Rd, and Agreement on the Prohibition on Profiteering by Class C Liquor License Holders.**

City Manager Cardenas said this application is located on the west corner of Novi Road and Grand River, operating in that commercial area. As Mayor Fischer mentioned, they are looking for one of the last quota licenses. They will need a special land use permit unlike the other one that already has one. This is different because there is no liquor license that's previously been in the location. The one you'll see later on has had a liquor license in that location, so it does not require special land use.

**CM 26-02-017      Moved by Casey, seconded by Martinez: MOTION CARRIED: 7-0**

**To table consideration of a new Class C quota license from OCK Company Inc and a special land use for the service of alcoholic beverages located at 24267 Novi Rd, and Agreement on the Prohibition on Profiteering by Class C Liquor License Holders until the meeting of March 9, 2026.**

**Roll call vote on CM 26-02-017**

**Yeas: Heintz, Martinez, Smith, Staudt, Fischer,  
Casey, Gurumurthy  
Nays: None**

- 2. Consideration of a new Class C quota license from Shake Shack located at 43335 Crescent Blvd, and Agreement on the Prohibition on Profiteering by Class C Liquor License Holders.**

City Manager Cardenas said this establishment is located in the Town Center area, formerly, Primanti Brothers, which is why they don't need the special land use permit. This is going to be by Shake Shack.

The Applicant stood and introduced himself as Chris Bogoski, the General Manager of Shake Shack, representing the Applicant. He asked Council what they needed to know as he had never been to a City Council meeting before. Mayor Fischer said this was an opportunity for Mr. Bogoski to share anything with Council that he would like them to know about the Shake Shack application. Mayor Fischer reminded Mr. Bogoski of the situation Council is in with one license available and two applicants on the same agenda.

Mr. Bogoski said he thinks Shake Shack stands for itself. It stands for something good which is their mantra and their mission statement. He said they're a big involvement in the community. In their first year, they did a lot of things with Novi High School. They supported the under 12 Heat baseball team. That's something they'd like to continue to do. He said this liquor license is only going to help them in the long run. It's going to bring the traffic in. He said they're not a fast-food place; they're a fast casual place which means they're a higher standard of dining. They want to bring the liquor license in. He said one of the things they do is carry a "shack meister," so they also do a lot of local branding. They use Brooklyn Brewery for that. He said you can't buy that beer anywhere else. It's specifically made for Shake Shack which makes it part of the experience. He said right now they're becoming a place of destination over there. In their first year, they were a little bit on the slower end, but the traffic is picking up, the percentage of sales is going up this year. They're up about five or ten percent right now. He just spent last week down in Atlanta at their corporate headquarters. He said they have a \$15,000 budget this year, specifically for their location for marketing and community involvement. He said he is a member of the Chamber of Commerce already like he was last year. He is working with Jenn Ludwig on the board there. He is trying to get involved with the community.

Mr. Bogoski said he has a list of things they're going to be doing. They're planning on doing sponsorships and different events like the Taste of Novi they did last year where they set up tents, set up events, handed out vouchers, and handed out lemonades. He said they have also been working with Jenneva Kayser from the Parks, Recreation and Cultural Services for the Sizzling Summer Arts Workshops where 225 kids get together every Wednesday in the summer. They'll be supporting that by showing up there, doing lemonades, things like that. He said they are also working with Marcel Badia from the Novi Parks Foundation, looking to sponsor the Pour on the Shore event. They want to be involved in the community. They'd like some staying power, and he believes the liquor license will be a big part of that drive. He said the marketing meeting he attended focused on driving sales. One of the things they need is to push sales. Otherwise, it won't be a profitable location.

Mr. Bogoski said he's been in this business for 39 years, beginning as a child all the way up through school and stuff. He has been working for 29 years as a professional, running liquor license operations. He has worked at MGM Grand where they have 40 beers on tap. He said he is well aware how this works. He was the general manager for Social Bar and Grill in Birmingham and then he worked as the general manager at Famous Dave's across the street. He said he is familiar with the area, and he understands the ins and outs of Novi, the community here and the expectations of what they deliver. He said Shake Shack delivers a five-star meal, despite it being fast casual. They would like to compliment those meals with a beer or wine. He said all Shake Shacks have a liquor license. He said they just seem to be the one that's on the outs right now, so he's looking to get that license. He said it will help with the percentage of increase in sales. He said it will also help their guests with their experience which means they will become that destination where everyone wants to come.

**CM 26-02-018**

**Moved by Casey, seconded by Smith: MOTION CARRIED 7-0**

**To table consideration of a new Class C quota license from Shake Shack located at 43335 Crescent Blvd, and Agreement on the Prohibition on Profiteering by Class C Liquor License Holders until the meeting of March 9, 2026.**

**Roll call vote on CM 26-02-018**                      **Yeas: Martinez, Smith, Staudt, Fischer, Casey, Gurumurthy, Heintz**  
**Nays: None**

**3. Consideration of approval to award a contract to Luigi Ferdinandi & Son Cement Co., and Santos Cement Inc. for as-needed concrete repairs, with the estimated annual amount of \$608,000.**

**CM 26-02-019**                      **Moved by Smith, seconded by Casey: MOTION CARRIED 7-0**

**Approval to award a contract to Luigi Ferdinandi & Son Cement Co., and Santos Cement Inc. for as-needed concrete repairs, with the estimated annual amount of \$608,000.**

**Roll call vote on CM 26-02-019**                      **Yeas: Smith, Staudt, Fischer, Casey, Gurumurthy, Heintz, Martinez**  
**Nays: None**

**4. Consideration of resolution authorizing issuance of 2026 Unlimited Tax General Obligation bonds for Public Safety Facilities.**

City Manager Cardenas said this is the next step in the process with respect to the public safety facilities. Back in August, the community approved a new public safety millage up to \$120 million for three facilities and upgrading a fourth facility. At this point, this resolution is the authorization to issue the first series of bonds. Back a number of months ago, their consultants, PFM Financial Advisors LLC, Miller Canfield and PMR were here talking about different series to get to that \$120 million. At that time, it was between two to three series. Now, what is being recommended is three series with the first issuance being \$35 million. Two additional issuances will occur in the next two years, all totaling \$120 million. The representatives and consultants from PFM and Miller Canfield were there to address City Council and to walk them through the process.

Mr. Patrick McGow from Miller Canfield stood and said they were at the meeting to follow up on the bond proposal that was approved by the voters in August. He said this is the next item in the issuance process which is the authorization of the bonds. This would be the last action item by the City Council to approve the issuance of the first series of bonds that are being contemplated for sale this spring in an amount not to exceed \$35 million. Since they were last there and since the voters approved it, the city administration and consultants have been working on determining the structure and sizing of the bonds, based upon the needs, costs and timing of those projects. He said the recommendation

is to proceed with a \$35 million bond issue at this time and have the \$120 million bond proposal split into three separate issues over the next three years. There have been various considerations along the way. Mr. McGow said Sean Wahl from PFM was there to help answer any questions Council had about the structure. He thought it would be helpful to do that before they took up the consideration of the resolution.

Mr. Wahl said they have been working with the City on the bond projections, millage analysis and all of that. He said a lot of this has been a culmination of discussions between PFM, PMR and the City, trying to find the right mix in terms of project spend, project timing and bond funding. He said he put together some materials to help explain their thoughts. He said, as they've discussed before, there are multiple variables they are managing and trying to work through in order to determine the right funding mix in terms of timing, projects, what to issue and when. He put up a slide called "Factors Impacting Series Amounts and Timing." He said at the top, the real drivers are how much the funds are needed, how quickly the funds will be spent and what is the millage implication. They are working with a dual mandate of issuing \$120 million but also doing it within 1 mill over the next three years. Those are some of the things they continue to manage in terms of priorities. The other factors that are important that they continue to look at are taxable value growth rates and bond interest rates. As noted, they've assumed a 4% growth rate in the taxable value for the City for 2026. They should know that value in the next month and a half and that will come into play. In 2025, the City's growth was 5.4 % and the CPI was just over 3%. This year, CPI through the state is 2.7%. They'd really like to get a better understanding of that as they go forward. Mr. Wahl said bond interest rates are the other variable. They've got some market information, but the initial series of bonds is finalized with those rates when they price the bonds. He said moving that around throughout the process will impact the capacity here and there.

Mr. Wahl said they analyzed a two- versus a three-series approach. Initially, they were looking at two series—one for \$40 million in the spring of 2026 and the remainder for \$80 million in the spring of 2028. They've discussed the ideal which was to issue \$120 million from a construction perspective all up front but given the variables he just mentioned (taxable value, growth rate, bond interest rates and the one mill levy cap), it isn't feasible. The new finance plan is for a three-bond series—one in 2026, one in 2027 and one in 2028. The first one they're talking about authorizing the issuance of is \$35 million in May 2026, then \$40,000 million in May 2027 and then \$45 million to wrap up the authorization in May 2028.

Mr. Wahl asked rhetorically how they got there and why a three-series option makes sense. Initially, they were going to do \$40 million and \$80 million, but the three-series approach allowed them to take a vast majority of that \$40 million upfront in 2026 and allowed them to move \$40 million from the final series to 2027. From the discussions with the City and Plante Moran Realpoint, that seems to fit very well with the City's cash flow, timing and project needs.

Mr. Wahl showed a second slide called "Updated Plan of Finance." He said this proves the series' timing, estimated market rates and then the millage comparison showing that

the one mill levee is expected to be levied in the next 10 years as the bond series come online.

Mr. Wahl showed a third slide called "Historical Taxable Value Growth History." He said one of the important variables is historical taxable value growth and taxable value growth going forward. He said the taxable value is looked at and set on an annual basis. The Bulletin 14 of 2025 from the State Treasury Department came out and set the rate of inflation for 2.7%. That means if a property does not change hands or is not sold, it should grow at 2.7% this year. Previously, that was 5% in 2024 and 3.1 % in 2025. In their projections, they are assuming that the City's taxable value grows at 4% for the next four years and 3% thereafter.

Mr. Wahl put on a fourth slide called "Tax-exempt Municipal Interest Rate Movements." He said they spoke previously on the municipal market back in August. A lot has happened since then, but the market is still in a very similar place. He said there are some different things going on in the graph, three that he wanted to highlight. One, the tan bands are the historical ranges for the interest rates in the last 10 years, the tax-exempt municipal market. The dark blue line is where those spot rates are for each maturity today. The light blue line is where those were a year ago. He said you can see the dark blue line today, in years 1-15 is pretty much in the middle of those historical bands, right about on average. The longer end, 15-30 years, you can see that the blue line is on the higher side. He also pointed out the comparison between the shape of the curve between last year (the light blue line) and today (the dark blue line). He said short-term rates are lower today than they were a year ago. Long-term rates are slightly higher than they were a year ago. That curve has steepened such that short-term rates are lower and long-term rates are a little higher.

Mr. Wahl put up a fifth slide called "Municipal Interest Rate Movements" that shows where they've moved in the last three months. On the lefthand side, you have your maturities or tenor one year to 30 years, on the righthand side, there are rates and moving left to right are the weeks. This is starting roughly from Thanksgiving up through last week. He said you can see the green is a reduction in rates. They've seen a considerable reduction in rates in years 1-20 and then relatively flat long. This is just a comparison between where they've been since they last spoke and when they started this process at those different maturity tenors.

Mr. Wahl showed a sixth slide called "Bond Issuance/Sale Process Outline." He said in terms of the bond issuance and sale process, these are some things they've continued to discuss, but method of sale has been determined as bonds will be sold by a negotiated sale. PFM issued an RFP for underwriting services that were received, tabulated and bid were provided to the City. They provided some information as part of putting together the authorizing resolution that Mr. McGow will cover. From there, a preliminary official statement or the municipal market's version of a prospectus will be put together in the next month, and a rating will be applied before that discussion will happen. That prospectus or preliminary official statement will be published in early April. They anticipate pricing the bonds in mid- to late April and closing the bonds in mid- to late May.

Mr. McGow said the resolution before Council does several things. As he mentioned, this would be the last action item by the Council to authorize the bonds at which point it delegates various city administration members to finalize the sale of the bonds. He said the bonds would be authorized in an amount not to exceed \$35 million to pay the cost of the project that was approved by the voters. It authorizes a negotiated sale to an underwriter to be selected. The City has received proposals from underwriters for that and the resolution delegates authority to the city manager and/or they have it set up for the authorized officers as the City Manager, Assistant City Manager or Finance Director. He said the resolution would delegate to those officials to apply for ratings, move forward with the bond sale and then authorize them to award and approve the sale of the bonds after the bond pricing. The way a negotiated sale works is that you essentially select an underwriter up front who works to market your bonds to potential investors. They then receive bids on a day and then come back to the City with the interest rate and the scale which is then reviewed by your financial advisor to make sure that's a market rate. Then a bond purchase agreement is signed between the City and the underwriter. It allows for more pre-marketing of the bonds, as well as the flexibility on the timing related to the sale of the bonds and the structuring. The resolution says not to exceed \$35 million, but again, this is built around essentially what is expected to be needed from a cash flow basis, but also based on whatever interest rates are received at the time of the bond sale and the taxable value to keep that estimated millage rate for the debt levy to be at or below one mill. He said this provides flexibility to adjust those depending on what those final interest rates are at the time of the sale of the bonds. He said he'd be happy to answer any questions about the bond resolution or questions about the structuring and sizing of the bonds.

**CM 26-02-020            Moved by Martinez, seconded by Casey: MOTION CARRIED 7-0**

**Approval of resolution authorizing issuance of 2026 Unlimited Tax General Obligation bonds for Public Safety Facilities.**

Mayor Fischer asked Mr. Wahl, going back to the \$35 million and how that was calculated, as Mr. McGow said, the authorizing resolution says not to exceed \$35 million. He said as he understands it, the authorized officers as designated, have the ability to make the final determination on that amount. He asked if there is any sense in authorizing up to \$50 million or \$60 million at this point? Then, as pricing comes in, et cetera, then that determination can be made to come down to \$35 million if it needs to be in order to stay within the one mill. He asked how they got to the \$35 million and if they're giving enough flexibility to the city manager and themselves to potentially front load some of the issuance right now.

Mr. Wahl said that is a really good question. He said some of that moves with interest rates. A lot of this came from a discussion between them, the City and PMR about what the City needs at this point for the first series within the first year and what can they reasonably expect to spend. He said he believes that number was not less than \$25 million, but somewhere between \$25 million and \$30 million. They landed at the \$35 million

number because they figured, through discussion, if it was close to \$30 million and the market was strong, they could accelerate some of that issuance into this issue—up to the \$35 million. He said the other thing that is competing with this is that if you look at 2026 and 2027, it's a combined \$75 million. He said if they tried to do all of that in 2026, they certainly couldn't get there. The more they were to issue in 2026, the less they could do in 2027. A lot of that discussion went back and forth and ultimately landed on not exceeding \$35 million, then \$40 million and \$45 million. He said it was their understanding that this is what is needed to do the project.

Mayor Fischer asked Mr. Wahl if it is not worth increasing that amount, in anticipation of a potential where that demand is there, that the rates are low enough. He asked Mr. Wahl if it doesn't hurt the City to issue in a strong market and hold onto the cash. Mr. Wahl said yes and no. He thinks they settled on this as a good amount with some buffer. He said the City could certainly go up. They figured the top end of affordability for the first series of bonds was in the \$45 million range, but then again, there are some other variables that come into play with some assumptions in terms of the City's taxable value growth for this year. As soon as they know that value, they'll have a little bit better understanding. He said the Mayor has a point, the City certainly could go more than this. From their discussions, from the kind of expectation on spending, they thought \$35 million was a good number.

Mayor Fischer said it goes back to their chart with the short end of the range being right at market within the historical bands. He said he believes it's a strong time to issue as much as they can now. Mayor Fischer told Mr. Wahl if he's comfortable, he doesn't want to get in a situation where when they're doing series two and series three, they're looking at these curves and they've shifted way up. He said, apparently, federal governors are talking about inflation and how we might see rate hikes again. He's seeing new tweets every single day. He gets nervous that they're going to be in a higher interest rate environment on municipal bonds in the near future and that that is much more likely than that they will be in the same or lower. That's why he thinks front loading would be the best thing, but if Mr. Wahl and Council are comfortable with the \$35 million authorization, he will go along with it.

Member Gurumurthy said she had a general comment about the public safety project. She said she really liked the advisors' timeline in terms of where they are going. She said she knows it's very hard to have an overall timeline at this point, like a five-year or even next year's timeline, but for quarters two and three of 2026, she would like some high-level milestones that they can see, maybe in an administrative packet. That way, they can see what will be happening in quarter two, like if Council will be approving the design or something like that. She requested that they be given something like that for the upcoming quarter.

**Roll call vote on CM 26-02-020**

**Yeas: Staudt, Fischer, Casey,  
Gurumurthy, Heintz, Martinez, Smith**  
**Nays: None**

**5. Consideration for tentative approval of the request of Avalon Investment Group, LLC, JSP25-02 Camelot Parc Townhomes, for a Planned Suburban Low-Rise (PSLR) Overlay Development Agreement Application and Concept Plan.**

City Manager Cardenas said as a reminder from last time, this came before Council back in December. This is a revised plan for the empty property of 8.24 acres on Wixom Road. Back in 2023, City Council saw this as a PSLR request for the site for 46 units. That plan was ultimately denied, and the new plan Council has in front of them is for 22 townhome units in five two-story buildings. The units will be for sale, and each would have a two-car garage, as was requested from a neighboring residence. The subject property is currently zoned R-1 One Family Residential with a PSLR overlay. This will come back eventually, if it gets approval for a final PSLR agreement.

Mr. Jared Kime with Atwell introduced himself and said they had just been before Council in December 2025. He said instead of rehashing the full presentation that they did previously, he tailored to address Council's specific comments and feedback that they provided in December. He showed a slide called "Summary of Revisions" that outlined the updates. He said they added the walking path connection back into the plan connecting to Wixom Road and to find an access easement over the pathway. He said he had some exhibits that they would highlight for Council as a quick overview. They added some additional trail next to the pond area within an additional viewing space to increase the number of observable amenities that the public can use. They defined the preservation area. He said he knows there were a lot of questions about what that was going to look like overall. They've added a 10' wide private open space behind each of the units, creating more of a usable backyard space for each of the units. Consequently, the addition of this area enabled them to remove one of the previous deviation requests not having quite so much of the individual private open space that they had had previously there. He said they've expanded the grading impacts behind units 19-22, as they've discussed. This increases the amount of wetland impact on the property, but it does create that usable rear yard space. He said he'll discuss what they did with some of the buffers there. They moved the wetland protection signs so they're located adjacent to the road. This will serve as an additional reminder that this is buffer space to the wetlands, even though it is a reduced buffer space from the typical 25' there. He said they revisited the trees. Previously, they had a bunch of trees they were paying into the tree mitigation bank for. They've planted an additional 26 trees on the site. They've revisited the calculations based on some direction from city staff about the additional shrubs and other landscaping that they're already implementing into the plan and how that affects the calculation. They've significantly reduced the number of trees that have to be paid into the mitigation bank. One side note, they did address a revised comment or note on the plan about the emergency access gate and the timing on which that gate had to be closed. Previously, it stated before any building permits would be issued, that that gate had to be closed which didn't coincide with the intention to maximize the amount of use of that emergency access drive for construction access. Changing that to reflect the first C of O for a building instead of the actual building permit itself allows them to use that drive for more of the construction access and less of Stonebrook Drive.

Lastly, Mr. Kime said there are significant changes to the proposal for the contribution to the maintenance with the Stonebrook Villas HOA adjacent. He said they can go through the details on what the current proposals are on that. As the residents noted in the earlier discussion, there hasn't been an agreement reached on that yet. They're still in negotiations/discussions to come to a resolution there.

Mr. Kime showed a slide called "Public Nature Trail" that highlighted the additional trails and three bench areas that he talked about. The highlighted green area would be considered a public access area where they would have an easement over it. The trail that continues south of the detention pond and into the site would be considered a private area. They're trying not to encourage the public to traverse all the way into the pond and down into the development. They put up signage that at that point, that's the end of the public access area.

Mr. Kime showed another slide called "Preservation Area." He said the preservation areas are highlighted in green. This is what would be physically put into a preservation easement that they would execute with the City. It's over 50% of the site area. Overall, on the development property between all the common green space and the preservation area, over 75% of the site is green open space use, usable for the residents and mostly usable for the public.

Mr. Kime showed a slide called "Wetland Impacts." He said, regarding the wetland impacts, they highlighted them in green. He said they'll call it the "buffer" row of shrubs to help delineate between the actual delineated wetland area and where the buffer space is. In discussion with city staff, there was talk of moving all the shrubs up adjacent to the curb line itself, but the fear is that having the shrubs physically up against the curb line, they would ultimately end up damaging the shrubs with regular maintenance. Instead, they've placed the signs up by the road, kept a natural, grass-type buffer between the wetland and those shrubs and let those shrubs act as the last line of defense to protect the wetlands. Behind the units, they flip-flopped that idea where the protective row of shrubs is up against the private open space behind the building to maintain that border with the residents where the buffer space is growing behind those shrubs to further protect the wetland even though there's a little bit more wetland impact in this area. Ultimately, with this slight increase in wetland impact, they went up to .65 acres of mitigation that would be required. What physically fits on the site at this preliminary level is .61 acres of mitigation which means they are deficient by .04 acres of mitigation which they propose to construct elsewhere within the city per the city ordinance allowances.

Mr. Kime showed a slide that highlights where they've added additional trees into the plan to help mitigate some of the payment into that tree fund. With these additions, and you can see in the calculations, there's credit for some of the native seeding and the large shrubs (they're planting far more) which means they'd be able to claim more credits towards, but there's a cap on the percentage that those can credit towards. He said they've gotten down to 13 trees to be paid into the fund versus the 53 trees that were previously proposed.

Mr. Kime showed a slide called "Stonebrook Drive Shared Maintenance." He said on this exhibit, the proposed maintenance contribution on Stonebrook Drive is depicted. He said if Council looks in their package, they'll see this in a little bit more detail. Their previous proposal took the maintenance contributions up to the Camelot Parc Drive entrance. They've essentially doubled the distance of the roadway that they would be contributing towards. In addition to doubling that distance, they've also offered to contribute to the sidewalk maintenance, the lawn maintenance and the costs for the irrigation heads for that space. He said at a pro rata share, based on the number of units (22 in Camelot Parc and 84 in Stonebrook Villas), that's 21% of the units on a per unit basis of double the length that they were previously in for.

Member Smith said he appreciates the efforts of the developer to minimize the impact on the site, to provide public benefits and to work with the residents of Stonebrook Villas. He said he also appreciates the work of the residents of Stonebrook Villas and their HOA to come to an agreement. He is, however, disappointed that this issue is back without an agreement on the shared road. After Council delayed it in December, his hope was that the next time they saw it, an agreement would be reached, and they'd be ready to move forward. Recognizing that it takes two parties and sometimes some extra time to negotiate in good faith to reach an agreement, he would like to provide one more chance for the parties to come to an agreement on the shared road up until the next Council meeting on March 23, 2026. He won't support any further delays after that. It is their job as the Council to make these tough decisions, but he thinks in this case, hopefully, the parties are close and will be able to come to an agreement.

**CM 26-02-021            Moved by Smith, seconded by Heintz: MOTION CARRIED 5-2**

**To postpone consideration for tentative approval of the request of Avalon Investment Group, LLC, JSP25-02 Camelot Parc Townhomes, for a Planned Suburban Low-Rise (PSLR) Overlay Development Agreement Application and Concept Plan until the meeting of March 23, 2026.**

Member Gurumurthy said there are a number of changes and updates that have happened. She appreciates the new public trail. She was going to ask how they're going to prevent the public from accessing that area when part of it is public and part of it is private, but she thinks they've already answered that. She asked who will be maintaining the public access. Mr. Kime said it will be the responsibility of the association because it is on the association's property. They will be responsible for the maintenance of that trail. One thing she has learned during her term is that this responsibility needs to be communicated clearly through whatever means like the master agreement. She has seen this where the current residents agree to it, but then future residents move in and they don't know about it. She asked the developer how they intend to clearly communicate this information to the residents on whom the responsibility lies. Mr. Jim Polyzios said with each purchase agreement, there will be a separate addendum specifically dealing with this issue where the residents acknowledge that this path can

be utilized by the public, but it is still the HOA's responsibility to maintain and take care of. This will avoid issues of residents coming to City Council complaining about the public using their trail system. Member Gurumurthy clarified that it will upfront. Mr. Polyzios said yes, it will be a separate document that he can ask the city attorney to approve before he sends it out.

Regarding the wetlands, Member Gurumurthy asked if they were planning to mitigate them within the site. She said that would be great if they could do that, especially because it's so small. Mr. Kime said they are providing .61 acres of the .65 acres on the site itself. He said it is the difference, the .04 acres that, based on the preliminary design plans, they were deficient in the space to do that. They would construct that elsewhere within the city at the developer's cost. Member Gurumurthy said having over 50% of the land being preserved is something she really appreciates, especially with the development. She said the other thing she would encourage the developers to do is continue to look for areas within the site where they could put the trees.

Member Gurumurthy said she was not on the Council at the time Stonebrook Villas were approved, but she has taken the time to understand some of the history of it, especially because this issue has come up a couple of times. In 2023, Camelot Parc was proposed as 46 apartment units and, of course, open parking lots which didn't align with how the neighborhood was. It was denied. It has come back to Council with several updates. Now, it's 22 for-sale townhomes and lower density. Another thing she understands is the whole public benefit concept. When the Villas were approved, Stonebrook Drive was a public benefit. The public uses it to get to Wildlife Woods Park. This was one of the reasons the Villas was approved. When Council raised some of the concerns, they raised the ideas about open space, being a public benefit and it was very important to her that the parties aligned. She said she was hoping, as Member Smith said, that the developers and the residents at Stonebrook Villas had come to an agreement before the meeting.

Member Gurumurthy said she understands that there is currently a proposal from the developer that has raised the rate from 7% to 15%. The developers corrected her and said it's up to 21% and double the area, including the sidewalks, the landscape, the irrigation, the trimming of the trees along Stonebrook Drive and the mulching. He said everything they have asked him to do he has included in the proposed scope. He can't give them the number they want. They want an economic number and he can't give them a number without looking at the contracts, peeling back the coverage of the driveways, the walkways of the house, the landscaping around their units. He has to scale it back, get to a legitimate number and use that number to budget going forward. He said they could evaluate that budget every year. Currently, the insurance agent for the Villas and their developers' insurance agent is the same guy. His plan is to use the same HOA management firm to make this a seamless transaction where things are transparent so that there are no questions or issues.

Member Gurumurthy said she appreciates all the effort this has taken. At the end of the day, the parties have to align and come to a decision. Two things that stand out with this property: 1) preserving 50% of the land and 2) creating a middle place for residents. She

said with any development, it's hard to preserve and she is really impressed that they are preserving so much and she sees when people cannot afford single family houses, they're in apartments and they would like to move to a place like this. She sees this development as a middle place. With respect to the maintenance agreement, she believes it is really important that the parties align. She appreciates how the developer has updated the percentage. Overall, she is in favor of this development for the reasons she has highlighted. If it is just time that the parties need to come into alignment, she supports tabling this issue today. She said on March 23, 2026, this issue has to come back and she hopes that by that time, the parties will be in alignment on this issue.

Member Heintz said he agrees with what was previously said by the other Council members. He asked to clarify if the buffer zones are no mow, no fertilizer zones and adjacent to the wetlands, if it would be the HOA's responsibility to make that part of their contract with the lawn care provider. Mr. Kime said yes, it would be part of the HOA's contract that they would have to sign with their lawn care provider. They would identify this is a buffer zone. It's a no-mow zone, so you shouldn't see any lawnmowers going in this area. The signage will be in place. The developers have more signs proposed per linear foot than what was recommended by the staff. Member Heintz asked if it were to happen, it would be something that would be dealt with within the HOA. Mr. Kime said yes, there would have to be notice provided to the maintenance provider saying something like, "You're impeding in an area that you're not supposed to. Please stop or your contract will have some fines."

Member Heintz said he appreciated all that had been said. He appreciates the delicacy and the thought that's going into all the ways they can maximize the amount of green space and wetlands and the conservation easement. He said he finds it interesting that a lot of times when developments are proposed in front of them, they have pushbacks about the impacts on the land itself. In this case, it's more the paved space that they're working through right now. He hopes that they will do their best to continue to use this extra time to iron out those needed details to make sure everyone is good with the agreement.

Member Martinez said he would have liked to see this come a little bit more in terms of changes than the last time. He thought Council was pretty clear about the standards they put out there, things that they were looking for. He gave the developers credit for the private open access that is now in compliance with the ordinance. The standard they have to apply under their ordinance in state law is there has to be a recognizable, substantial benefit to the community, that it will not result in unreasonable increases to service utilities, that it won't place an unreasonable burden on surrounding land nearby, that property owners in the natural environment will not cause a negative impact on surrounding properties and that it is consistent with the goals and objectives in the Master Plan. He said he will keep hammering it home because their ordinance tells them they have to go beyond the requirements of the ordinance. There has to be specific identified features to do that. Meeting the base requirements of the ordinance is by itself not sufficient for PSLR benefit and any deviation that goes against the strict text of the ordinance has to have some substitute safeguard to go with it. He asked if the public

benefit showing had improved. He said perhaps marginally. He said he can give the developer some credit there, but the fact that a deviation is no longer required as to the open space does not mean it goes beyond the requirements of the ordinance which is the standard they have to reply.

Member Martinez said as the 10% active open space is an ordinance compliance, that's not anything above and beyond. The public access easement from Wixom strikes him as one of the few clear benefits that gives the public a formalized route to the open space system in the school campus. The question for him is whether it becomes substantial enough to offset the remaining deviations and he doesn't think so as of right now. He said they really tried to impress upon them—not just the Applicant, but also the folks in the HOA and the Villas—that it is important to them that people are coming together to try to find common ground. He thinks Member Smith's proposal tonight is reasonable, but at some point, this project is going to come before Council for a vote and he hopes that everyone gives their best shot to be reasonable, to come together, to try and start over to try to get something done. At some point, one side or the other is going to overplay their hand. He thinks that's something that both parties should be cognizant of. He appreciates that they got a draft agreement, but he would like to see what that agreement will be ultimately. He wants to know exactly what is being done and he would like to see that incorporated into the PSLR development agreement and made a condition of PSLR approval because he thinks it's hard to treat that as a fully reliable substitute safeguard which is what their ordinance contemplates. He said he believes this project is marginally better than before, but it is still borderline in his mind. All of the other points that have been brought up are required compliance under their ordinance or slightly better than what their ordinance already demands.

Member Martinez said he came into this meeting prepared to deny this. He believes they have given this project a lot of time, a lot of thought and it doesn't feel like they are getting anywhere. That was his concern coming into this today. He said they are really lucky that Member Smith is a little bit more diplomatic than he is, but the fact that this is back before Council in its current form, he would characterize it as being substantially similar to what was already tabled. He'll support Member Smith's motion, but if this comes back to them, he'd like to see them take specific note of what it will take to get a yes vote for him. That is a fully defined, binding set of substitute safeguards for the remaining deviations, especially a clearer upgrade to active open space, more area amenities or both, or more substantial park and trail enhancements tied to those deviations, a complete wetland mitigation plan that meets or exceeds the required mitigation and a meeting of the minds between Stonebrook Villas and the developer incorporated as a condition of the PSLR. He said he is open to a PSLR solution. He recognizes that this is a tricky parcel of land, but if he has to apply a test of the ordinance, which is that there has to be a recognizable and substantial benefit to the community and substitute safeguards that our own ordinance requires, he doesn't think he could find that tonight. He invited the developer to come back once they've been able to figure out those remaining points that he just raised. He hopes they can come to a final vote on this sooner rather than later. He encouraged all parties to be reasonable. He doesn't want either party to come away from this thinking they get more than the other. He would like both of them

to come back a little unhappy because that means that they will have both been reasonable and that the project that comes before Council and the proposal that comes before Council will be closer to meeting the standards of their ordinance.

Member Staudt asked if any police leadership were at the meeting. City Manager Cardenas said no. Member Staudt said one of the questions he'd like to get addressed at some point is it's a private road that goes into a public park. What level of law enforcement monitoring happens on that road? City Manager Cardenas asked Member Staudt to clarify what kind of monitoring he was asking about such as speeding on that road, patrolling the park, etc. Member Staudt said there is a road that's between a city use and a public road. He asked what our law enforcement's responsibility on that road is. Member Staudt asked City Attorney Schultz to respond. City Attorney Schultz said he would normally defer to Novi's police, but because they were not in attendance, he said it is a private road. There can be an agreement between the City and the owner of the private road for speeding enforcement and things like that. The parties could explore that. Member Staudt said that is not currently in the agreement that they signed years ago. Member Staudt said there was also an argument brought up that Council doubled the space of the parking and doubled the space of the pickleball courts. He said at the time, they anticipated a specific use and now, they've doubled that use. He asked rhetorically if Council has any responsibility for that. Member Staudt asked City Attorney Schultz and he said the non-rhetorical answer would be that he doesn't believe so. Member Staudt clarified and said, "So you don't believe so legally." City Attorney Schultz said that is correct. Member Staudt asked City Attorney Schultz that if Council had made this into a 50-car parking lot, they would have no responsibility. City Attorney Schultz said he believes, from a legal perspective, as an easement, it serves the same property and that from a legal perspective, there is not an issue there. He said you can make your own judgment on other issues. Member Staudt interjected that there is a legal perspective and then there is a fairness and political perspective. The political perspective is I was sitting here, voted for it and I never anticipated an increased use there. That's something to consider.

Member Staudt asked City Attorney Schultz about the pump area that is there. He asked if that is owned by a separate, private entity. City Attorney Schultz said yes, it is. Member Staudt asked if this private entity has any responsibility. He asked what the public has to offer them. Did they give up something? Were they the owners of the road? City Attorney Schultz said yes, the road moved, their access road. Member Staudt said that was their access road. City Attorney Schultz said yes. Member Staudt said they gave up ownership of the road to create this private road for the development and for the City's usage. City Attorney Schultz said yes, he'd have to go back and look at the details about giving up ownership, but basically, they were involved in the discussions, and they had access and now they continue to have access. Member Staudt said the private owner has little to say about this because they contributed the road.

Member Staudt he is much happier with the 21%. The beauty of being a City Council member is they can disagree with each other. He disagrees with some of the things that have been said. He thinks the development has been well done. He told the developers

they have jumped through a lot of hoops. This road issue has got to get resolved. Last time they were there, he made it very clear that it had to be resolved in order to get his vote. It's not done. He is happy that the developer has gone up to 21%. He asked the developer what 21% equates to in dollars. Mr. Kime said it depends on the size of the pot that you're talking about. Member Staudt said yes, what is the size of the pot the developers are using to base their estimate on. Mr. Polyzios said he didn't come up with an economic number. He was given certain numbers and he needed more information to understand exactly what those numbers represent. Member Staudt said based on what he was reading on the developers' slides, they have a pretty good idea what those numbers represent in terms of totality. For example, if the road is being repaved, will the developer be paying 21% of that? He asked them point blank. Mr. Polyzios said from Wixom Road to the park entrance, yes. Member Staudt said if the total is \$200,000, the developers will be paying 21% of \$200,000. Mr. Polyzios said that is correct.

Member Staudt said he's not sure if this project gets tabled, he'd suggest that the developers come back with some real numbers, make some estimates. He's a 25-year home owners' association treasurer (he has quit it because it was too painful), so he's assuming that the developer is going to come up with some measures so that their residents understand that they have a long-term liability for this property. Member Staudt said they will put that in their deed restriction or whatever it is that tells them as long as they live there, those residents are going to have to pay 21% of all those expenses. Mr. Polyzios said that is correct. He said Mr. Petoskey asked him to create a separate document so his buyers would not be blindsided when they have to pay for any special assessments or major road improvements. Member Staudt said that's kind of like the residents that live in Stonebrook Villas. They feel blindsided by what happened in their situation. Member Staudt said this is crystal clear and Mr. Polyzios said absolutely.

Member Staudt asked Mr. Polyzios how they got to 21% after starting at 12.7%. Mr. Kime said it's a matter of understanding how the calculations occur. Member Staudt said he doesn't care about calculations. Member Staudt said, at the end of the day, the 21% is creeping a lot closer to what he thinks is the fair standard. He's happy they have a calculation that came to 21%. He heard some of the residents mention 20-25%. 21% is in the ballpark where he would feel comfortable. Mr. Kime said 21% is the exact unit percentage breakdown Camelot versus Stonebrook Villas. It's based on a unit-by-unit basis. It's not based on the size of the pie. They've got the defined area and every unit in Stonebrook and every unit in Camelot Parc drives over the same road so they're each paying their own proportionate share of the shared portion as illustrated for the improvements. Mr. Polyzios said it's not just the road; they're talking about the lawn service, the irrigation, the sidewalks. He said he is throwing more things into the pot that he is willing to take care of from Wixom Road to the park entrance.

Member Staudt said, as an accountant, he'd like to know what that pot is. Is it \$20,000, \$30,000, \$50,000 or \$100,000? They're talking percentages right now. It's going to turn into real money at some point. He said he doesn't know what will happen on this vote to table it, but he will say this: both sides have a responsibility to meet and get this done. He said clearly, the developer has a legal right to this property, and he knows there is some

dispute about that. He said this road was set up so that the owner of the property would have access to it. He accepts that. He thinks they have gone out of their way to propose a development that fits what they wanted for that property which is a lot of green space and a lot of easements and a lot of conservation. He said let's see what happens on this first vote. If it gets tabled, and they come back, he is telling them, they need to get it done.

Mayor Pro Tem Casey said she'll give the developers a quick breather. She asked City Manager Cardenas what they're hearing about the wetland mitigation within the city is the smallest amount they've ever heard. She clarified with the developer that the amount is 0.04 acres. They said yes. She said that needs to get mitigated within the city. She said she knows generally, they've had some challenges trying to see if they've got that kind of space. She asked if the City has 0.04 acres available for them to do the mitigation in the city. She said she knows they don't have "banks" per se. City Manager Cardenas said they would have to look at that. He is sure there might be something available somewhere, but he did not feel like he could give them a definitive, complete answer on that. Mayor Pro Tem Casey said she just wanted to make sure because generally, developers have much more that they need to mitigate and Council doesn't have that kind of space in the city. She was happy this is such a small amount and she's very hopeful that they can find that in the city to make it a process that works for everyone.

Mayor Pro Tem Casey said the developers had heard a lot from her colleagues. Generally, she agrees with the feedback that shares that she's pleased with how they've built out the development. She appreciates the fact that they're talking about a 50% conservation easement. She feels like they've done a great job looking at protecting the wetlands. She appreciates that they've brought in more trees versus paying into the tree fund. She appreciates all the work they've done. She differs from her colleagues in saying that what they're proposing in terms of not just trying to maintain the road, which was the charge that was given to them by Council, that they are working with the residents and figuring out how they can help maintain the road. They've done that. They are offering to maintain it beyond their own driveway. They're offering to maintain it to the park entrance. They're offering to maintain not just the pavement, but snow clearing, sidewalks, mowing, and irrigation. She appreciates the work they've done. She can understand that there's some challenges in understanding what 21% means. She looks forward to seeing what that number comes out as. She also looks forward to the HOA helping work through that with them, so they understand the commitment they're making. She would like them to have a number in their heads that says they are committing to x amount of dollars per year. She would like them to have confidence in that number because she knows that number will likely go up year after year as costs rise. That will then be something that the residents of Camelot Parc will be taking on as part of their HOA year after year. That becomes their responsibility to maintain the developers' commitment. Mr. Polyzios said that is correct. If he were to give them a number today, it will not be the same number two or three years from now. He said he is dealing with a percentage to say this is what it is on that given budget or that given year. He will try to figure out exactly, break down the cost that the Villas incur and try to figure out what

that means for him and what the percentage means. He can bring that feedback back to Council.

Mayor Pro Tem Casey said she appreciates that. This is an awkward situation for several reasons. A previous Council made a determination when the Villas was built that they would accept a private road with access to what is now Mr. Polyzios's development with access to the City's park. That was a public benefit that they expected from the Villas. Now it has become more of a challenge than they expected it to be when they accepted that benefit back in 2016, she thinks it was. They're here now and she thinks, generally, she appreciates what they've done. She said she will look at them and say she expects continued progress on the negotiation. She will look at the HOA and say she expects continued progress on this negotiation. Initially, she is not in favor of tabling this project because they did that once in December. They postponed to give time for this negotiation to happen. It still hasn't happened. She's not sure that giving it another month is the right thing to do. She said she would tentatively approve it tonight and then allow the continued negotiations as they're working out the agreement. There might be some leeway at the Council table to move for that. She said as it stands right now, she thinks they've done a good job in working to come up with this calculation. It concerns her slightly that they will have 21 units that have this kind of cost that they'll be bearing year after year, but that will be their decision when they purchase. It will be fully disclosed to them when they purchase. She looks forward to seeing this come back to Council for tentative approval in the not-too-distant future with a solid negotiated agreement between the developers and the HOA.

**Roll call vote on CM 26-02-021**

**Yeas: Fischer, Gurumurthy, Heintz, Martinez,  
Smith**

**Nays: Casey, Staudt**

**6. Consideration of final approval for rezoning property north of Eight Mile Road, west of Garfield Road. The development is Mariella Estates, a 10-lot single-family project. The zoning will change from Residential Acreage to R-1 with a Planned Rezoning Overlay. SECOND READING**

The petitioner stood and introduced himself as Chris Rothhaar with Atwell. He said this is their second time coming before Council. He is seeking final approval for the 10 units as part of the Mariella Estates. He said since the last time, there have been no changes to the plans. They've just finalized the development agreement and they're working through the final site plan with city staff.

**CM 26-02-022**

**Moved by Casey, seconded by Martinez: MOTION CARRIED 7-0**

**Approval of the request for Mariella Estates JZ24-43 with Zoning Map Amendment 18.750, to rezone from Residential Acreage to R-1, subject to the attached Planned Rezoning Overlay (PRO) Agreement and exhibits including the corresponding PRO Plan, the conditions of this Motion, and the conditions listed in the staff and consultant**