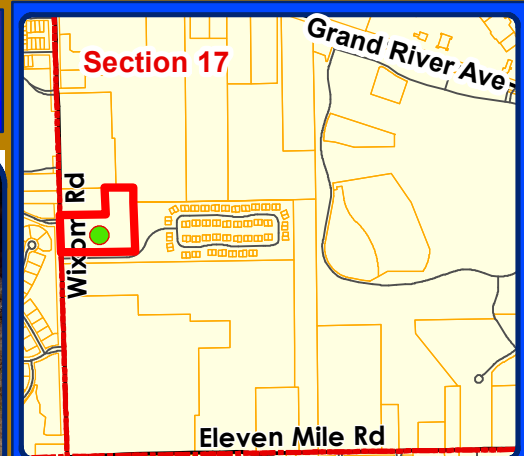


Maps
Location
Zoning
Future Land Use
Natural Features

AVALON PARK APARTMENTS

LOCATION



LEGEND

 Subject Property



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: 6/1/23
Project: AVALON PARK
Version #: 1

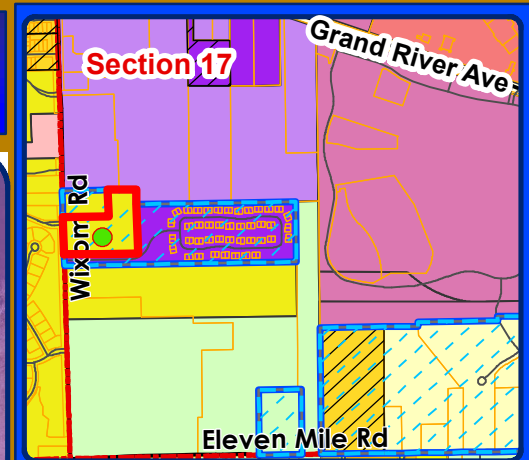
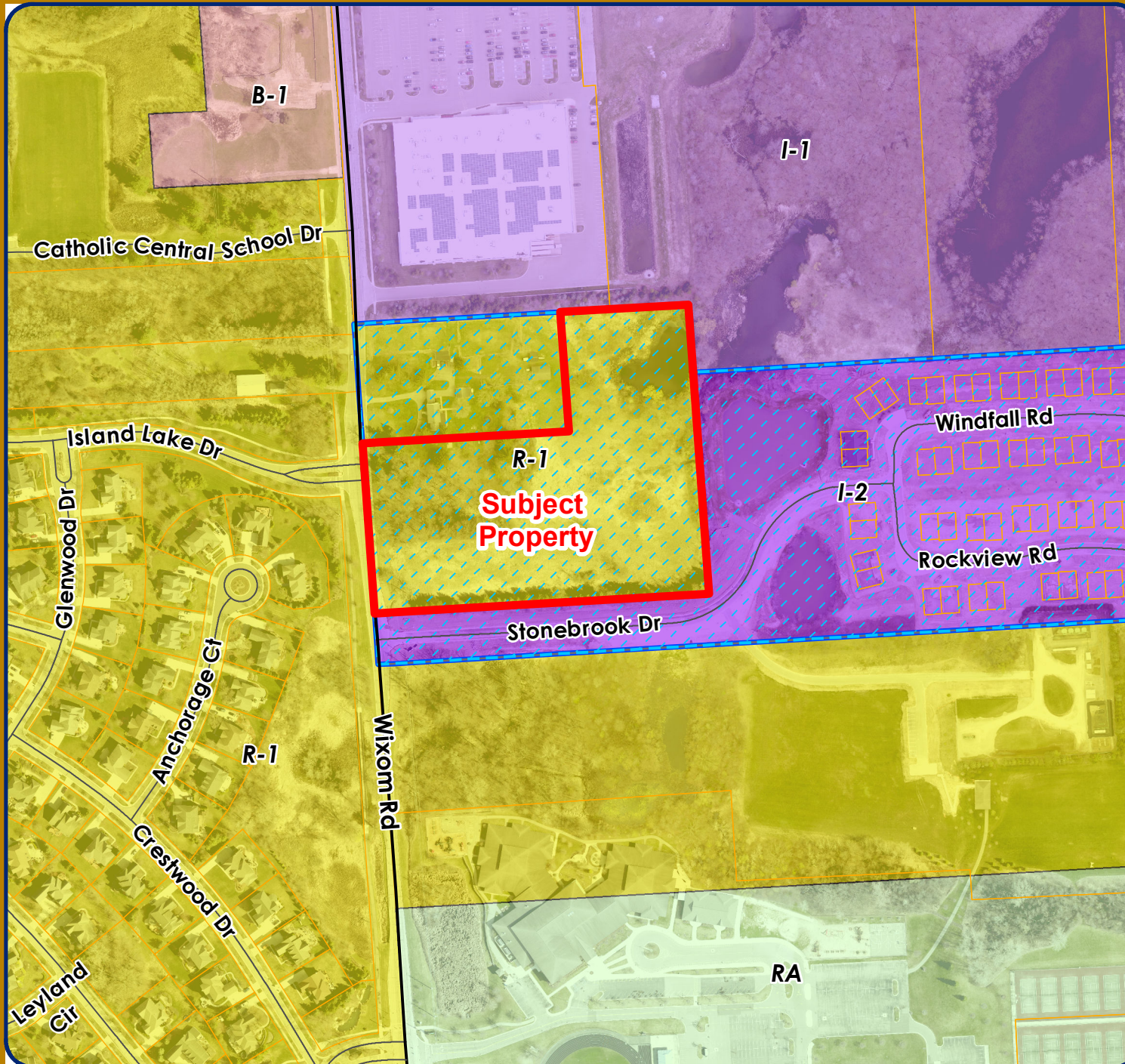
0 70 140 280 420 Feet
1 inch = 333 feet



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.

AVALON PARK APARTMENTS ZONING



LEGEND

Zoning Overlay

Overlay Name

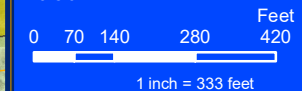
- Planned Suburban Low-Rise (PSLR)
- Planned Rezoning (PRO)
- R-A: Residential Acreage
- R-1: One-Family Residential District
- R-3: One-Family Residential District
- R-4: One-Family Residential District
- RM-1: Low-Density Multiple Family
- B-1: Local Business District
- B-2: Community Business District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



City of Novi

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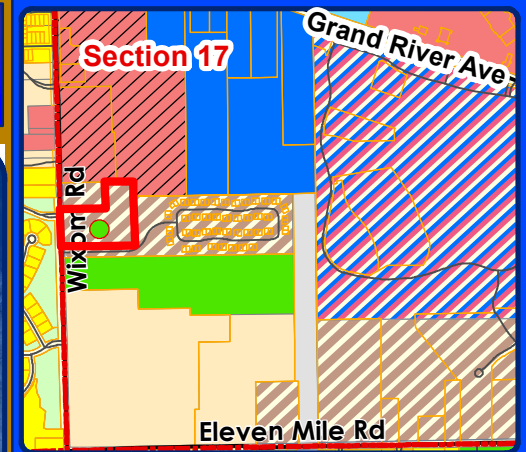
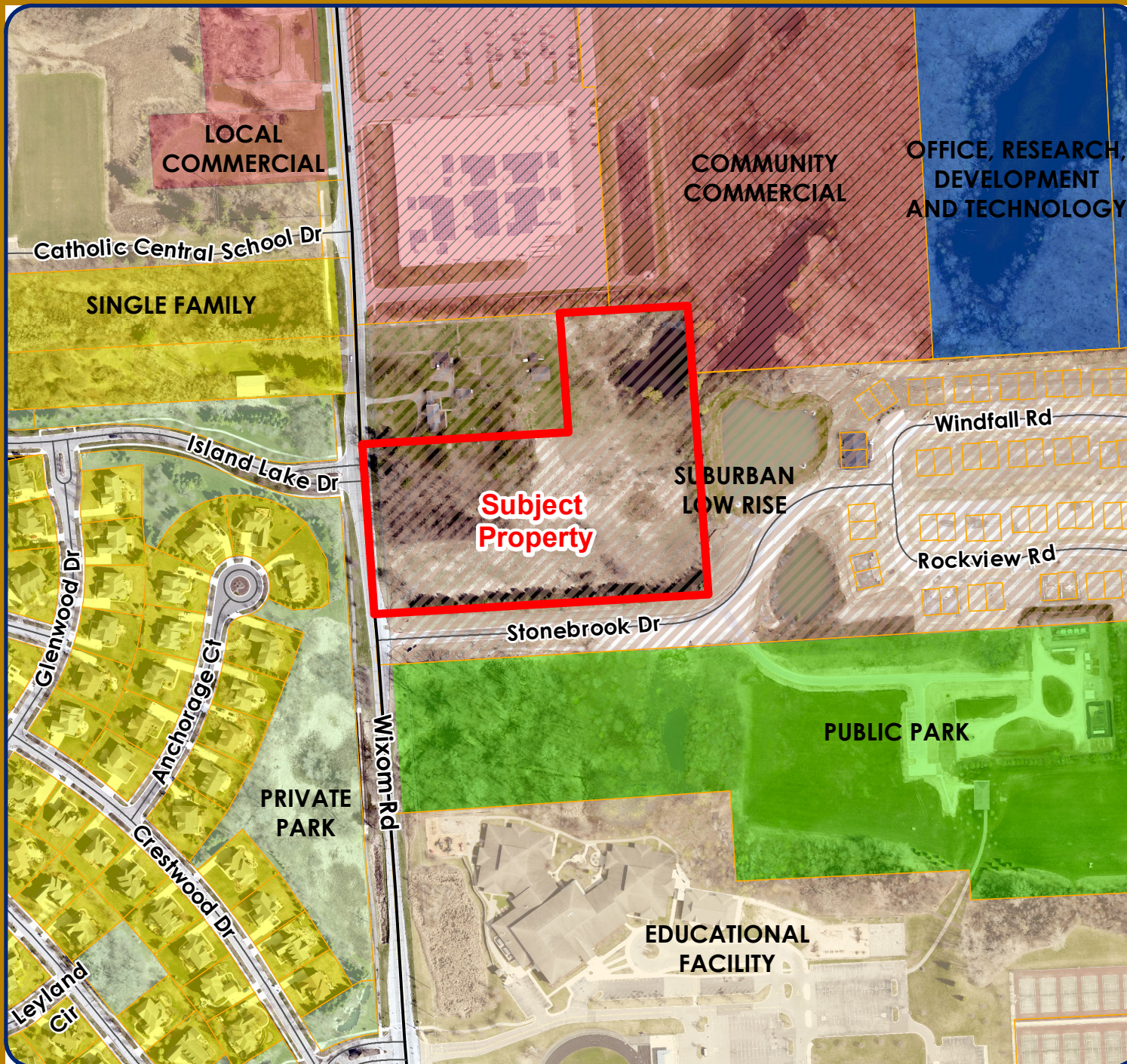


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AVALON PARK APARTMENTS

FUTURE LAND USE



LEGEND

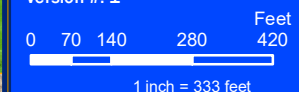
- Single Family
- Suburban Low-Rise
- Office, Research, Development and Technology
- Office Commercial
- Local Commercial
- Community Commercial
- Educational Facility
- Public
- Public Park
- Private Park
- Utility
- Subject Property



City of Novi

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Version #: 1

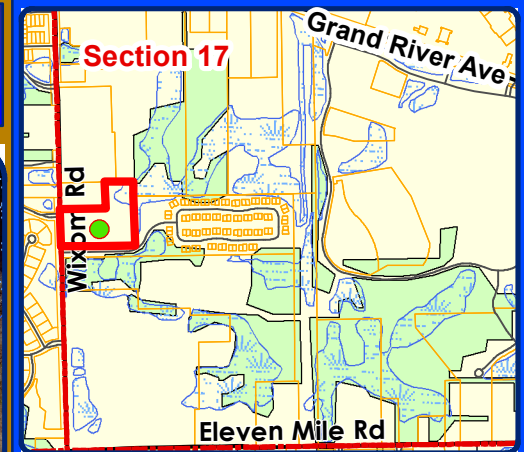


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AVALON PARK APARTMENTS

NATURAL FEATURES



LEGEND

- WETLANDS
- WOODLANDS
- Subject Property



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: 6/1/23
Project: AVALON PARK
Version #: 1



MAP INTERPRETATION NOTICE

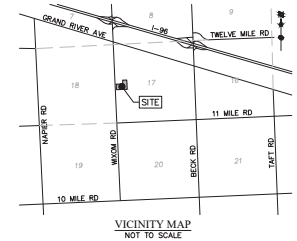
Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate 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.

PSLR OVERLAY CONCEPT PLAN

(Full plan set available for viewing at the Community Development Department.)

AVALON PARK APARTMENTS

A PLANNED SUBURBAN LOW-RISE (PSLR) OVERLAY RESIDENTIAL COMMUNITY CITY OF NOVI, OAKLAND COUNTY, MICHIGAN PSLR OVERLAY PRELIMINARY PLAN



DEVELOPMENT TEAM

DEVELOPER / APPLICANT
WIXOM ROAD DEVELOPMENT, LLC
14955 TECHNOLOGY DR.
SHELBY TWP, MI 48315
CONTACT: MARK GESUALDE
PHONE: (586) 219-2212
EMAIL: MARK@WOLVERINEBUILDINGCOMPANY.COM

CIVIL ENGINEER
ATWELL, LLC
TWO TOWNE SQUARE, SUITE 700
SOUTHFIELD, MICHIGAN 48076
CONTACT: JARED KIME, PE
PHONE: (248) 447-2000
EMAIL: JKIME@ATWELL-GROUP.COM

LANDSCAPE ARCHITECT
J EPPINK PARTNERS, INC.
9336 SASHABAW ROAD
CLARKSTON, MI 48348
PHONE: (248) 917-8646
CONTACT: JIM EPPINK

PROPOSED PSLR OVERLAY DEVIATIONS

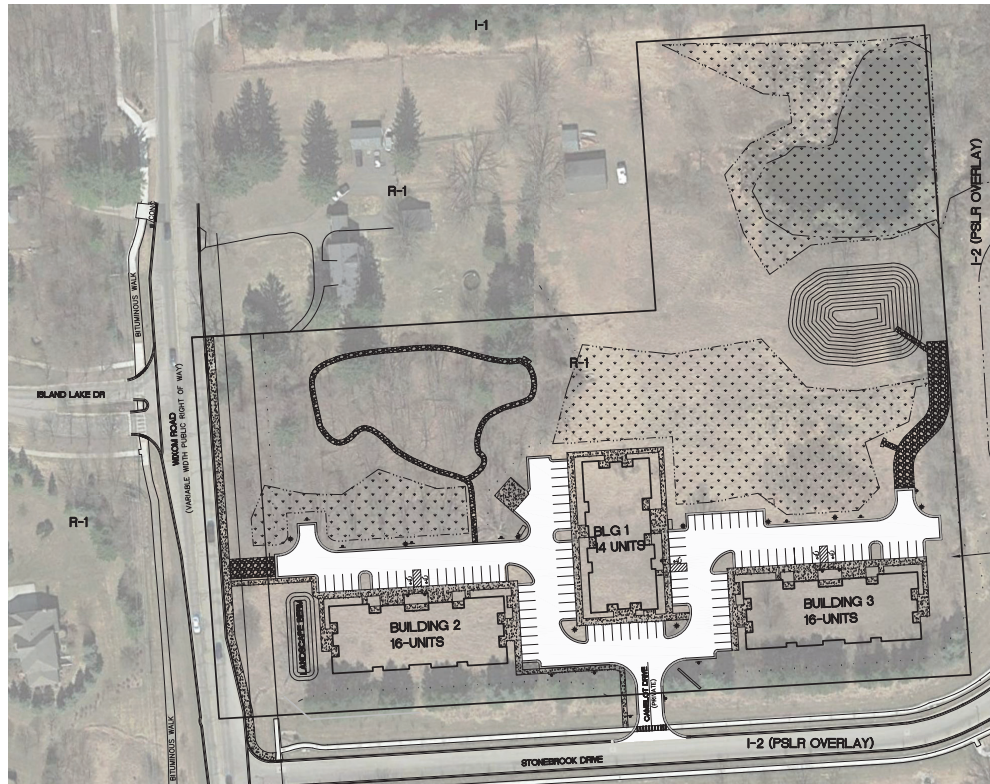
- NO SECONDARY ACCESS STREET IS BEING PROVIDED (PER CITY OF NOVI ZONING ORDINANCE APPENDIX C, SECTION 4.04).
- REDUCTION IN REQUIRED PARKING DISTANCE FROM THE BUILDINGS (15 FEET REQUIRED) FROM THE SOUTH FACADE OF BUILDING 1 DOWN TO 12.5 FEET.
- A WAIVER FOR LESS THAN 200 SQUARE FEET OF OPEN SPACE PER UNIT.
- A WAIVER FOR THE REQUIREMENT OF ACTIVE RECREATION AREAS SHALL COMPRISE AT LEAST 50% OF THE OPEN SPACE PROVIDED.
- A WAIVER FOR GREATER THAN 10% OF THE TOTAL SITE AREA AS ACTIVE OPEN SPACE.
- AN EXCEPTION FOR THE LIGHT POLE VISIBLE ALONG WIXOM ROAD.
- 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 30 FT. LANDSCAPE BUFFER CONTAINING AN UNDULATING 3-5 FT. TALL, LANDSCAPED BERM FOR THE AREA NORTH OF THE EMERGENCY ACCESS DRIVE.
- A WAIVER TO ALLOW THE EXISTING TREES AND VEGETATION TO REMAIN FOR THE AREA NORTH OF THE EMERGENCY ACCESS DRIVE IN LIEU OF THE REQUIRED FRONTAGE LANDSCAPING AND TREE PLANTINGS.
- A WAIVER OF THE REQUIREMENT FOR GROUND FLOOR PEDESTRIAN ENTRANCES 60" MAXIMUM SPACING.
- A WAIVER OF THE FACADE MATERIAL REQUIREMENT FOR A MINIMUM OF 30% BRICK ON THE ENDS OF THE BUILDINGS (RIGHT AND LEFT SIDES).

GENERAL NOTES

- ALL WORK SHALL CONFORM TO CITY OF NOVI'S CURRENT STANDARDS AND SPECIFICATIONS, UNLESS OTHERWISE APPROVED IN THE PRO AGREEMENT.
- THE CONTRACTOR MUST OBTAIN A PERMIT FROM THE CITY OF NOVI FOR ANY WORK WITHIN THE WIXOM ROAD RIGHT-OF-WAY.
- ALL PAYMENT MARKINGS, TRAFFIC CONTROL SIGNS, AND PARKING SIGNS SHALL COMPLY WITH THE DESIGN AND PLACEMENT REQUIREMENTS OF THE 2011 MICHIGAN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- EMERGENCY ACCESS LOCATION TO BE USED AS CONSTRUCTION ENTRANCE.

FIRE DEPARTMENT NOTES

- ALL FIRE HYDRANTS AND WATER MAINS SHALL BE INSTALLED AND IN SERVICE PRIOR TO ABOVE FOUNDATION BUILDING CONSTRUCTION AS EACH PHASE IS BUILT.
- ALL ROADS SHALL BE PAVED AND CAPABLE OF SUPPORTING 35 TONS PRIOR TO CONSTRUCTION ABOVE FOUNDATION.
- BUILDING ADDRESSES SHALL BE POSTED FACING THE STREET DURING ALL PHASES OF CONSTRUCTION. ADDRESSES SHALL BE A MINIMUM OF THREE INCHES IN HEIGHT ON A CONTRASTING BACKGROUND.
- PROVIDE 4"-6" DIAMETER OF CONCRETE FILLED STEEL POST 48" ABOVE FINISH GRADE AT EACH HYDRANT AS REQUIRED.
- FIRE LANES SHALL BE POSTED WITH "FIRE LANE - NO PARKING" SIGNS IN ACCORDANCE WITH ORDINANCE #85.99.02.



OVERALL DEVELOPMENT MAP

SCALE 1"=60'

PROJECT NARRATIVE

AVALON PARK IS A 46-UNIT RESIDENTIAL DEVELOPMENT FEATURING THREE TWO-STORY APARTMENT BUILDINGS 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 2.43 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 PSLR OVERLAY DEVELOPMENT OFFERS THE FOLLOWING COMMUNITY BENEFITS:

- 2.43 ACRES OF OPEN SPACE CONTIGUOUS TO SURROUNDING AREA
- WALKING PATHS AND PARK FEATURES
- LOWER DENSITY THAN ALLOWABLE
- NO NEW CURB CUTS ON WIXOM ROAD

SHEET INDEX	
Sheet Number	Sheet Title
1	COVER SHEET
2	EXISTING CONDITIONS
3	REMOVAL PLANS
4	LAYOUT PLAN
5	UTILITY PLAN
6	STORM WATER MANAGEMENT AND GRADING PLAN
7	WETLAND MITIGATION PLAN
8	FIRE PROTECTION PLAN
9	DETAIL SHEET
10	TREE LIST
1 OF 1	PHOTOMETRIC PLAN

LANDSCAPE PLANS	
Sheet	Sheet Title
LP-1	LANDSCAPE PLANTING PLAN
LP-2	LANDSCAPE PLANTING PLAN
LP-2	LANDSCAPE PLANTING PLAN

ARCHITECTURE PLANS	
Sheet	Sheet Title
A101	14 UNIT FIRST FLOOR
A102	14 UNIT SECOND FLOOR
A103	16 UNIT FIRST FLOOR
A104	16 UNIT SECOND FLOOR
A201	14 UNIT ELEVATIONS
A202	16 UNIT ELEVATIONS

SITE DATA

GROSS SITE AREA	8.78 AC
R.O.W. AREA	0.54 AC
NET SITE AREA	8.24 AC
WETLANDS AREA (PRESERVED)	2.41 AC
WETLAND AREA (MITIGATION)	0.55 AC

ZONING:

EXISTING	R-1
PROPOSED	R-1 WITH PSLR OVERLAY

PROPOSED UNITS

BUILDING SIZES	46 UNITS
	68.67' x 178' (16 UNITS) - 2
	11,103 SF*
	68.67' x 155' (14 UNITS) - 1
	9,634 SF*

*BUILDING SF BASED ON FIRST STORY FOOTPRINT

BUILDING LOT COVERAGE 8.87%

ALLOWABLE UNIT DENSITY	6.5 DU/ACRE
DENSITY - PROPOSED (GROSS)	5.2 DU/ACRE
DENSITY - PROPOSED (NET)	5.6 DU/ACRE

SETBACKS:

FRONT:	30' (50' LANDSCAPE)
REAR:	30'
SIDE:	30'

PARKING REQUIRED (2 PER UNIT):	92 SPACES
PARKING PROVIDED:	101 SPACES (INCLUDING 5 ADA SPACES)
BICYCLE PARKING REQUIRED: (1 SPACE PER 5 UNITS)	10 UNITS

BICYCLE PARKING PROVIDED:	12 UNITS
	NOT FOR CONSTRUCTION

Know what's below.
Call before you dig.
THE CITY OF NOVI, MICHIGAN, HAS A "CALL BEFORE YOU DIG" PROGRAM. ANYONE WHO DIGS OR EXCAVATES MUST CALL 311 AT LEAST 48 HOURS BEFORE THE WORK BEGINS. THE CITY OF NOVI, MICHIGAN, WILL PROVIDE A "CALL BEFORE YOU DIG" CARD TO ANYONE WHO DIGS OR EXCAVATES. THE CARD WILL CONTAIN THE CITY OF NOVI, MICHIGAN, CONTACT INFORMATION AND A LIST OF THE UTILITIES THAT ARE IN THE AREA. THE CARD WILL ALSO CONTAIN A LIST OF THE UTILITIES THAT ARE NOT IN THE AREA. THE CARD WILL BE VALID FOR ONE YEAR. THE CARD WILL BE VALID FOR ONE YEAR. THE CARD WILL BE VALID FOR ONE YEAR.

ATWELL
TWO TOWNE SQUARE, SUITE 700
SOUTHFIELD, MI 48076
PHONE: (248) 447-2000
EMAIL: JKIME@ATWELL-GROUP.COM

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

WIXOM ROAD DEVELOPMENT, LLC
AVALON PARK APARTMENTS
PSLR OVERLAY CONCEPT PLAN
COVER SHEET

DATE: NOV. 29, 2021
11.29.21 PRE-APP TOWNSHIP
11.29.21 PRE-CITY RES. LAYOUT
11.22.22 REVISIONS
04.19.23 REV PER CITY

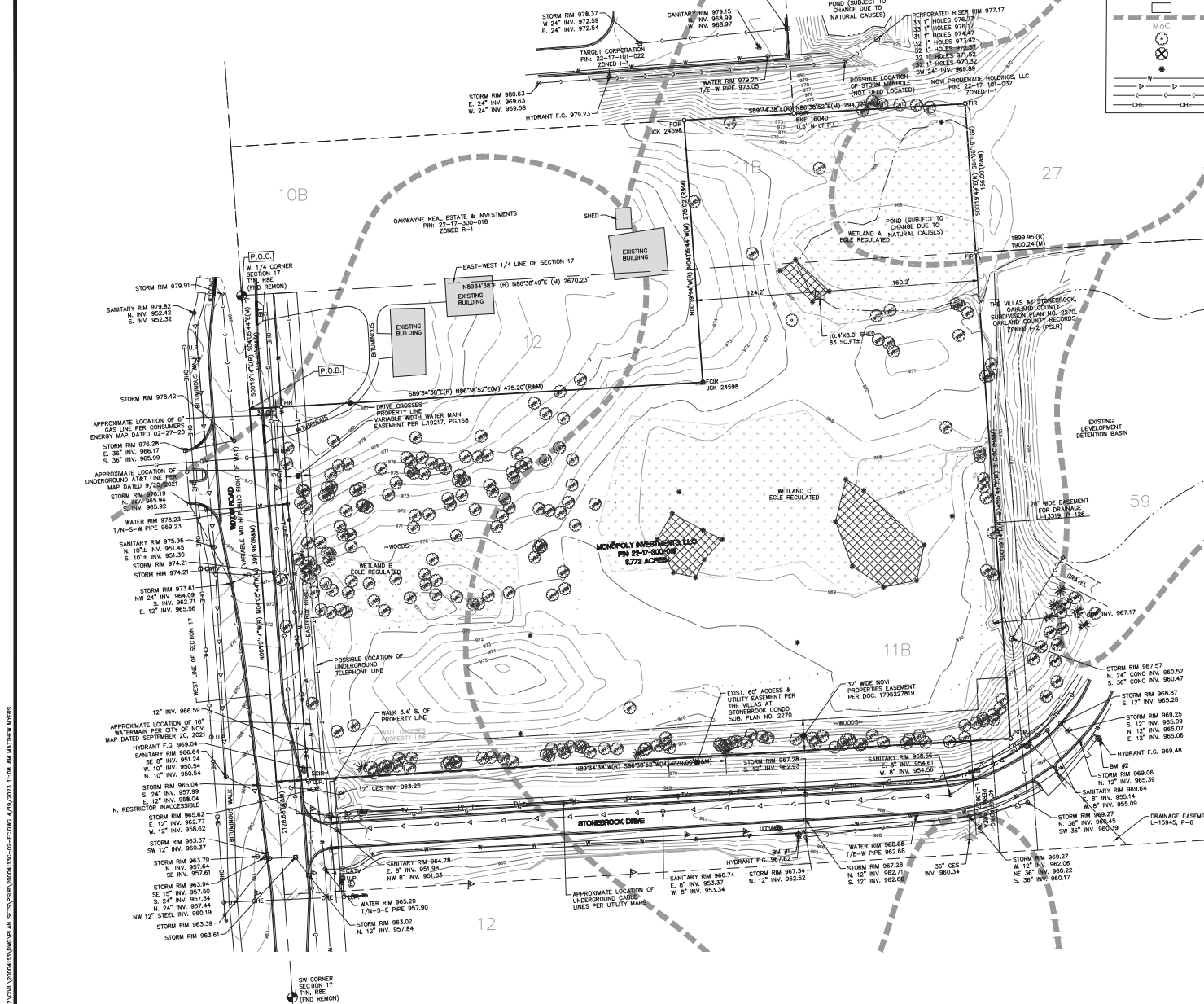
REVISIONS

NO.	DATE	DESCRIPTION
1	NOV. 29, 2021	PRELIMINARY PLAN
2	NOV. 29, 2021	PRELIMINARY PLAN
3	NOV. 29, 2021	PRELIMINARY PLAN
4	NOV. 29, 2021	PRELIMINARY PLAN
5	NOV. 29, 2021	PRELIMINARY PLAN
6	NOV. 29, 2021	PRELIMINARY PLAN
7	NOV. 29, 2021	PRELIMINARY PLAN
8	NOV. 29, 2021	PRELIMINARY PLAN
9	NOV. 29, 2021	PRELIMINARY PLAN
10	NOV. 29, 2021	PRELIMINARY PLAN

SCALE: 1" = 60 FEET
DRAWN BY: JKIME
CHECKED BY: JKIME
JOB # 20004113
FILE CODE: -
SHEET NO. 1

ADJACENT ZONING

NORTH	10B
EAST	12
SOUTH	11B
WEST	59



LEGEND

BOUNDARY LINE	○	EXIST. CULVERT
EXIST. EASEMENT	—	EXIST. CATCH BASIN/INLET
SECTION LINE	—	EXIST. VALVE
EXIST. CONTOUR	—	EXIST. SANITARY SEWER
PROV. DEMO	—	EXIST. UNSPECIFIED UTILITY
EXIST. CURB AND GUTTER	—	EXIST. SIGN
EXIST. BUILDING	—	EXIST. LIGHT POLE
EXIST. SOL. BOUNDARY	—	EXIST. UTILITY POLE
EXIST. SOLS TYPE	—	EXIST. WETLAND
EXIST. TREE	—	EXIST. GAS
EXIST. TREE DEMO	—	EXIST. UNDERGROUND UTILITY
EXIST. WATER MAIN	—	EXIST. WOODLAND
EXIST. SANITARY	—	CLEARING LIMITS
EXIST. STORM	—	
EXIST. OVERHEAD ELEC. LINE	—	

SOIL LEGEND

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

WETLAND NOTES

1. WETLAND DELINEATION PERFORMED ON NOVEMBER 3, 2020 BY ASTI. REF. TO THE WETLAND DELINEATION AND JURISDICTIONAL ASSESSMENT REPORT DATED NOVEMBER 8, 2020.
2. REMOVE ALL PHRAGMITES OR JAPANESE KNOTWEED IN ALL 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 TIE 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 STRUCTURES HAVE BEEN FIELD LOCATED WHERE VISIBLE. UTILITY AND AS-BUILT MAPS HAVE BEEN REQUESTED AND SOME MAPS HAVE BEEN RECEIVED AT DATE OF THIS SURVEY. FRANCHISE UTILITY MAPS HAVE BEEN REQUESTED FROM THE APPROPRIATE FRANCHISE COMPANIES, BUT NOT ALL MAPS HAVE BEEN RECEIVED AT DATE OF SURVEY.

NOTES: 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 FEATURES CANNOT BE ACCURATELY COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATION 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 UTILITY LOCATOR 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 WILSON ROAD AND 11 MILE ROAD, ON WILSON 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 DRILLING 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.: V0403463, CERTIFIED TO: SEPTEMBER 8, 2020.

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: COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 17; THENCE SOUTH 00 DEGREES 19 MINUTES 14 SECONDS EAST, 119.02 FEET ALONG THE WEST LINE OF SAID SECTION 17 AND THE CENTERLINE OF WILSON ROAD TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 19 MINUTES 14 SECONDS EAST, 473.20 FEET; THENCE NORTH 00 DEGREES 38 MINUTES 38 SECONDS EAST, 294.77 FEET; THENCE SOUTH 00 DEGREES 19 MINUTES 14 SECONDS EAST, 189.00 FEET TO THE EAST AND WEST 1/4 LINE OF SAID SECTION 17 (SAD POINT BEING NORTH 89 DEGREES 34 MINUTES 38 SECONDS WEST, 169.90 FEET FROM THE CENTER OF SAID SECTION 17); THENCE SOUTH 00 DEGREES 19 MINUTES 14 SECONDS EAST, 310.00 FEET; THENCE NORTH 89 DEGREES 34 MINUTES 38 SECONDS WEST, 77.00 FEET TO THE WEST LINE OF SAID SECTION 17 AND THE CENTERLINE OF SAID WILSON ROAD; (SAD 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, 306.08 FEET ALONG THE WEST LINE OF SAID SECTION 17 AND THE CENTERLINE OF SAID WILSON ROAD TO THE POINT OF BEGINNING.

CITY OF NOV REFERENCE BENCHMARK:

BENCHMARK #1: 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)



BEFORE ANY EXCAVATION OR OTHER WORK THAT MAY INVOLVE THE REMOVAL OF EXISTING UTILITIES, CALL 811 TO REPORT THE LOCATION OF ALL UTILITIES. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES.

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

CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES.

ATWELL
4400 WILSON ROAD
NOV, MI 48046
734.447.2000

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

AXLON ROAD DEVELOPMENT, LLC
WILSON PARK APARTMENTS
PSR OVERLAY CONCEPT PLAN
EXISTING CONDITIONS

DATE: NOV. 29, 2021

13,263.98 SQ. FT. TOTAL TOWNSHIPS
13,263.98 SQ. FT. TOTAL TOWNSHIPS
13,263.98 SQ. FT. TOTAL TOWNSHIPS

REVISIONS

SCALE: 1" = 50 FEET

DRAWN BY: MK

CHECKED BY: OK

P.M. JKME

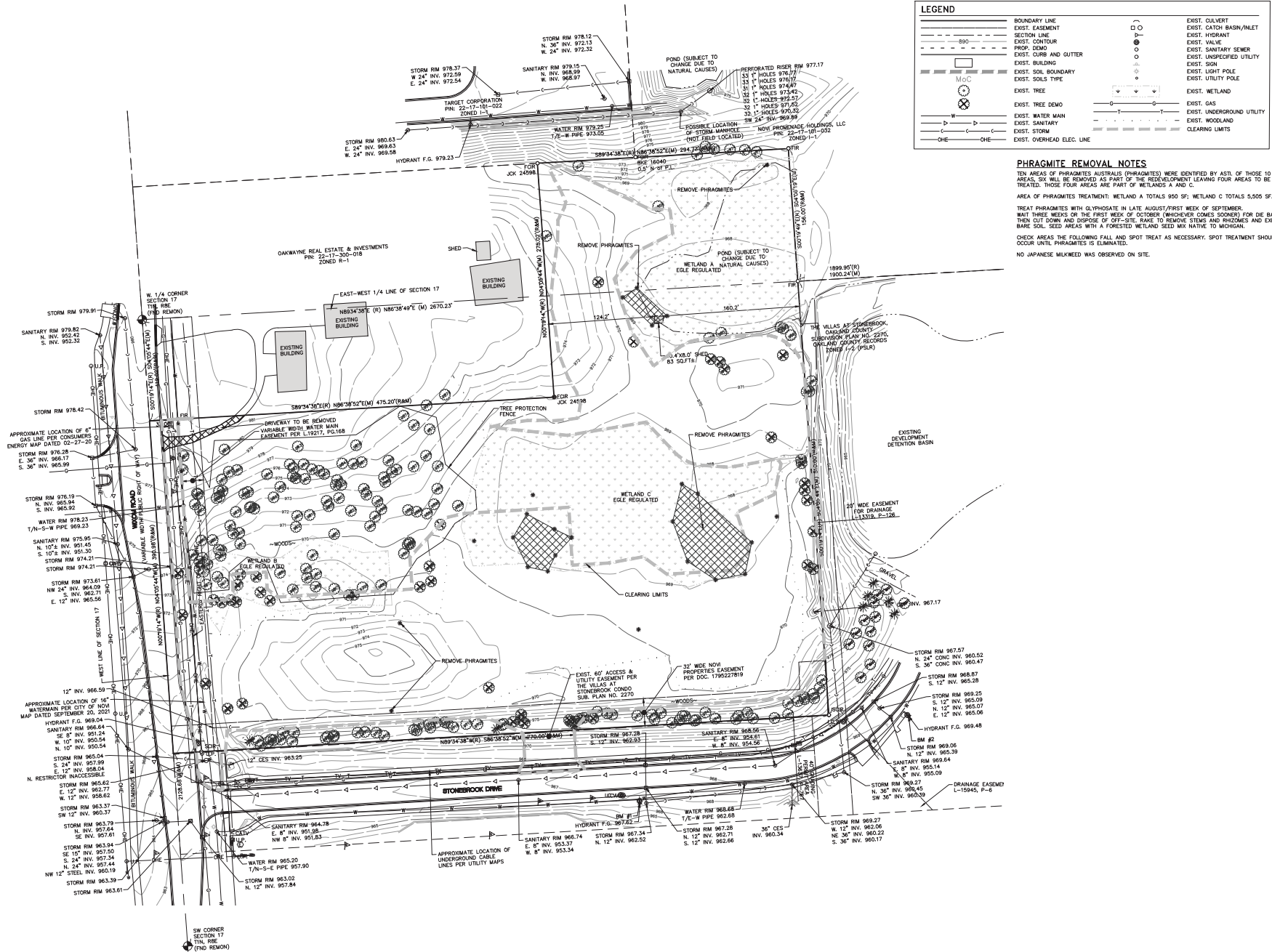
JOB # 20004113

FILE CODE: -

SHEET NO. 2

NOT FOR CONSTRUCTION

W:\PROJECTS\2004\2113\2113.DWG P:\DWG\2113\2113.DWG 4/17/2003 11:09 AM MATTHEW WATKINS



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

PHRAGMITES REMOVAL NOTES

TEN AREAS OF PHRAGMITES AUSTRALIS (PHRAGMITES) WERE IDENTIFIED BY ASTL OF THOSE 10 AREAS, SIX WILL BE REMOVED AS PART OF THE REDEVELOPMENT LEAVING FOUR AREAS TO BE TREATED. THOSE FOUR AREAS ARE PART OF WETLANDS A AND C.

AREA OF PHRAGMITES TREATMENT: WETLAND A TOTALS 950 SF; WETLAND C TOTALS 5,505 SF.

TREAT PHRAGMITES WITH GLYPHOSATE IN LATE AUGUST/FIRST WEEK OF SEPTEMBER.

WAIT THREE WEEKS OR THE FIRST WEEK OF OCTOBER (WHICHEVER COMES SOONER) FOR THE BACK THEN CUT DOWN AND DISPOSE OF OFF-SITE. BAKE TO REMOVE STEMS AND RHIZOMES AND EXPOSE BARE SOIL. SEED AREAS WITH A FORESTED WETLAND SEED MIX NATIVE TO MICHIGAN.

CHECK AREAS THE FOLLOWING FALL AND SPOT TREAT AS NECESSARY. SPOT TREATMENT SHOULD OCCUR UNTIL PHRAGMITES IS ELIMINATED.

NO JAPANESE MUILKEED WAS OBSERVED ON SITE.

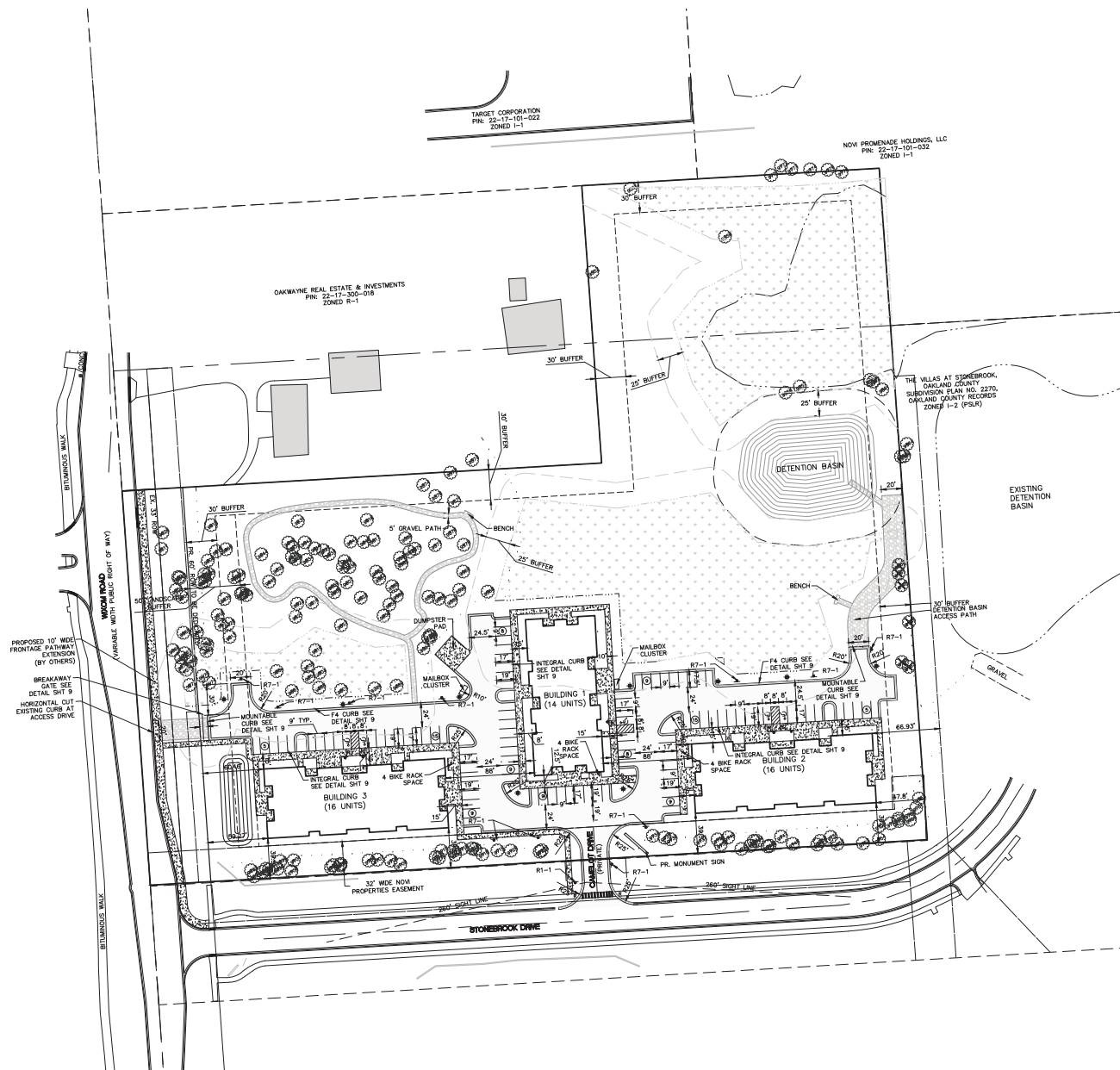
811
Know what's below.
Call before you dig.
FOR LOCATION OF BURIED UTILITIES, CALL 811. A UNIFORM, NATION-WIDE SYSTEM OF CALLING FOR UTILITY LOCATIONS. THE 811 SYSTEM IS A JOINT EFFORT OF THE NATIONAL ASSOCIATION OF STATE UTILITIES AND THE NATIONAL ASSOCIATION OF PUBLIC UTILITIES. IT IS A SERVICE TO THE PUBLIC AND TO THE UTILITIES INDUSTRY. IT IS A SERVICE TO THE PUBLIC AND TO THE UTILITIES INDUSTRY. IT IS A SERVICE TO THE PUBLIC AND TO THE UTILITIES INDUSTRY.

ATWELL
CONSULTING ENGINEERS
248.47.2000
SECTION 17
TOWN 1 NORTH, RANGE 8 EAST
CITY OF NOVI
OAKLAND COUNTY, MICHIGAN

WIXOM ROAD DEVELOPMENT, LLC
AVALON PARK APARTMENTS
PSIR OVERLAY CONCEPT PLAN
REMOVAL PLANS
DATE: NOV. 29, 2021
11.29.21 PSIR APP. TOWNSHIPS
11.29.21 PSIR CITY RES. LAWSUIT
11.22.22 REVISIONS
11.19.21 REV PER CITY
REVISIONS
SCALE: 1" = 50 FEET
DRAWN BY: MW
CHECKED BY: CK
JOB #: 20004113
FILE CODE: -
SHEET NO. 3

NOT FOR CONSTRUCTION

\\MS0001\DATA\200404113\DWG\PLAN SET\PSR\PSR-00000113-03-LAND 4/19/2005 11:09 AM MATTHEW WOODS



LEGEND	
	BOUNDARY LINE
	EXIST. EASEMENT
	SECTION LINE
	EXISTING RIGHT OF WAY
	EXIST. CURB AND GUTTER
	EXIST. WETLAND BUFFER
	PROP. SETBACK
	PROP. BUILDING
	PROP. BACK OF CURB
	EXIST. WETLAND
	PROP. CONCRETE WALK
	PROP. ASPH.
	PROP. GRAVEL PATH
	PROP. SIDEWALK RAMP

SIGNAGE NOTES

1. SIGNS 12" X 18" OR SMALLER IN SIZE SHALL BE MOUNTED ON A GALVANIZED 2 LB. U-CHANNEL POST.
2. SIGNS GREATER THAN 12" X 18" SHALL BE MOUNTED ON A GALVANIZED 3 LB. OR GREATER U-CHANNEL POST.
3. SIGN BOTTOM HEIGHT OF 7' FROM FINAL GRADE.
4. SIGNING SHALL BE PLACED 2' FROM THE FACE OF THE CURB OR EDGE OF THE NEAREST SIDEWALK TO THE NEAR EDGE OF THE SIGN.
5. FHWA STANDARD ALPHABET SERIES USED FOR ALL SIGN LANGUAGE.
6. HIGH-INTENSITY PRISMATIC (HIP) SHEETING TO MEET FHWA RETRO-REFLECTIVITY.

SIGN QUANTITIES

SIGN TYPE	SIZE	QUANTITY
R1-1	30"x30"	1
R7-1	18"x12"	11
R7-8	18"x12"	5
R7-8P	6"x12"	5

LAYOUT NOTES

1. THE PROPOSED DEVELOPMENT IS PLANNED TO BE DEVELOPED USING THE CITY'S PLANNED SUBURBAN LOW-RISE (PSLR) OVERLAY DEVELOPMENT OPTION, UNDER OVERLAY SPECIAL USE APPROVAL ALLOWING FOR "LOW-RISE MULTIPLE-FAMILY" RESIDENTIAL USES.
2. THE PURPOSE OF THIS CONCEPT PLAN SUBMITTAL IS FOR PRELIMINARY ZONING REVIEW WITH THE CITY. IN ACCORDANCE WITH THE EXISTING PSLR OVERLAY.
3. SITE ACCESS WILL BE VIA PRIVATE ENTRANCE AND PARKING LOT. THE PROPOSED CONNECTION WILL BE COORDINATED WITH THE CITY OF NOW.
4. ALL SIDEWALKS AND SIDEWALK RAMPS WILL BE ADA COMPLIANT.
5. SEE SHEET 9 FOR T-TURN AROUND DETAIL.
6. THE DEVELOPMENT IS PROPOSED TO BE SERVED BY PUBLIC SEWER AND WATER. THE LOCATIONS OF THE EXISTING WATER AND SEWER ARE SHOWN AND APPROXIMATE. FIRE PROTECTION IN ACCORDANCE WITH CITY OF NOW STANDARDS WILL BE DEPICTED ON SUBSEQUENT SUBMITTALS.
7. STORM WATER MANAGEMENT IS PROPOSED TO BE ADDRESSED THROUGH THE CONSTRUCTION OF A DETENTION BASIN AS SHOWN. REFER TO THE GRADING AND DETAILS SHEET FOR CONCEPTUAL SIGNIFICANT CALCULATIONS. THE STORM WATER OUTLET IS CURRENTLY PLANNED TO BE DETAINED FOR THE 100-YEAR EVENT ON-SITE AND THEN DIRECTED TO THE REGIONAL DETENTION BASIN TO THE SOUTH.
8. THIS PROJECT IS TO BE COMPLETED IN A SINGLE PHASE.
9. EMERGENCY ACCESS GATE IS TO BE INSTALLED AND CLOSED PRIOR TO THE ISSUANCE OF THE FIRST BUILDING PERMIT IN THE SUBDIVISION.

Know what's below.
Call before you dig.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER. EXISTING UTILITIES ARE NOT GUARANTEED. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. BEFORE THE WORK BEGINS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

ATWELL
4400 WAGON ROAD
TWO SOUTH
248.447.2000

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

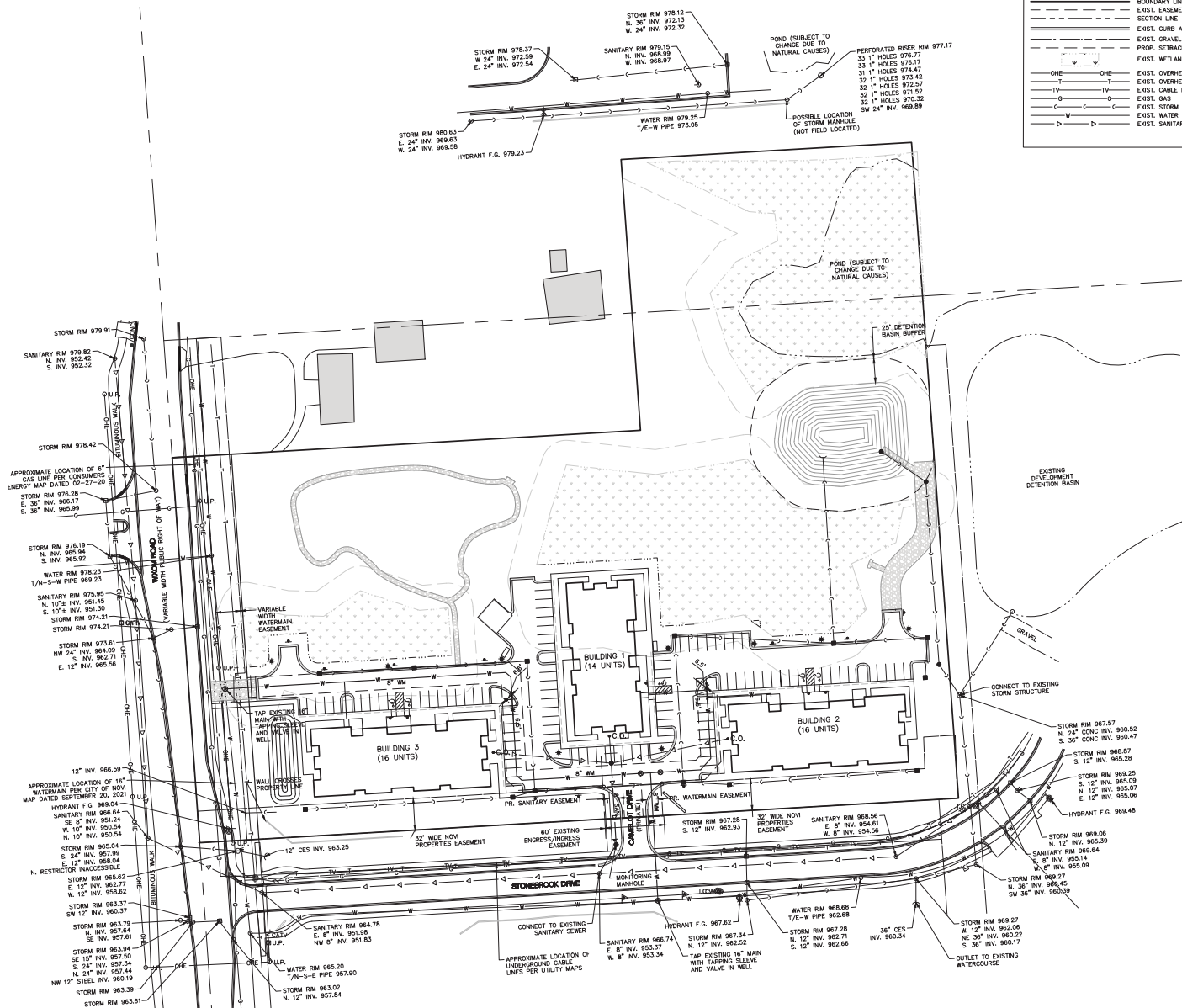
WAGON ROAD DEVELOPMENT, LLC
AVALON PARK APARTMENTS
PSR OVERLAY CONCEPT PLAN
LAYOUT PLAN

DATE: NOV. 29, 2021
11.29.21 PSR-APP TOWNSHIPS
11.29.21 PSR-APP CITY REV LAYOUT
11.29.21 REVISIONS
04.19.23 REV PER CITY

REVISIONS
0 25 50
SCALE: 1" = 50 FEET
DRAWN BY: MW
CHECKED BY: CK
P.M.: JKME
JOB #: 200404113
FILE CODE: -
SHEET NO. 4

NOT FOR CONSTRUCTION

W:\PROJECTS\2020\202004113\DWG\PLAN SETS\PSR\202004113-04-LDWS.dwg 8/19/2023 11:09 AM MATTHEW WATERS



LEGEND

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

SANITARY SEWER BASIS OF DESIGN

No. of Units	46 Units
No. of Users per Unit	3.2 Persons
Total Expected Population Served	147 Persons
Average Daily Flow (per capita)	100 G.P.D.
Peaking Factor:	4.00
Average Flow:	POP * 100 = 14,720 G.P.D.
	= 10.2 G.P.M.
	= 0.023 C.F.S.
Peak Flow:	14,720 * 4 = 58,880 G.P.D.
	= 40.9 G.P.M.
	= 0.091 C.F.S.
Pipe Capacity:	8 in. diameter
	0.40% slope
	0.013 Manning's 'n'
	Manning's Capacity = 0.766 C.F.S.
	Velocity Flowing Full = 2.20 F.P.S.

UTILITY NOTES

- ALL SANITARY SEWER ON SITE SHALL BE 8" PVC SDR 26.
- ALL SANITARY LEADS SHALL BE 6" PVC SDR 23.5 AND ARE TO BE BURIED AT LEAST 5' DEEP WHERE UNDER INFLUENCE OF PAVEMENT.
- ALL WATER MAINS TO BE DIP CL-54.
- ALL WATER SERVICES TO BE 2" TYPE "K" COPPER FOR DOMESTIC SERVICE, 4" DUCTILE IRON FOR FIRE SERVICE.
- HYDRANT LEADS MUST BE 8" DIAMETER IF LENGTH EXCEEDS 25 LF.
- COMPACTED SAND BACKFILL (MOT SAND CLASS II) SHALL BE PROVIDED FOR ALL UTILITIES WITHIN THE INFLUENCE OF PAVED AREAS.

Know what's below.
Call before you dig.

THE LOCATION OF UTILITIES
UNDERGROUND UTILITIES ARE
SHOWN ON THIS MAP. THE
PROVIDED INFORMATION IS
FOR INFORMATION ONLY. THE
CONTRACTOR SHALL DETERMINE
THE EXACT LOCATION OF ALL
UTILITIES. THE CONTRACTOR SHALL
BE RESPONSIBLE FOR THE
PROTECTION OF ALL UTILITIES
LOCATED BY THE CONTRACTOR.
THE CONTRACTOR SHALL BE
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LOCATED BY THE CONTRACTOR.

ATWELL
CONSULTING ENGINEERS
248.447.2000
248.447.2000

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

UTILITY PLAN

DATE: NOV. 29, 2021

11.29.21 PRE-APP TOWNSHIPS
11.29.21 PRE-APP REV. LAYOUT
11.22.22 REVISIONS
04/19/23 REV PER CITY

REVISIONS

SCALE: 1" = 50 FEET

DRAWN BY: MW

CHECKED BY: OK

P.M.: JKME

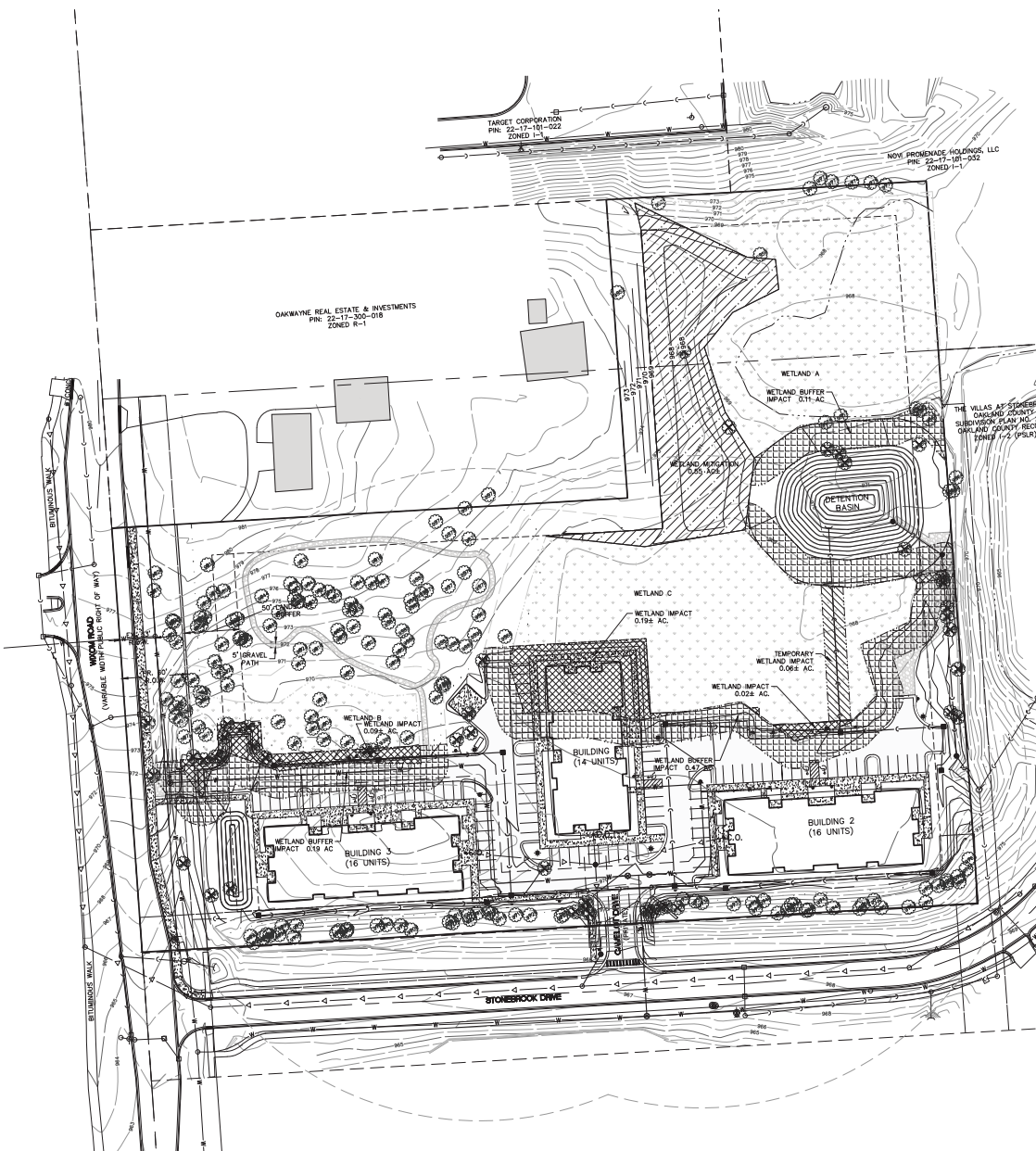
JOB #: 202004113

FILE CODE: -

SHEET NO. 5

NOT FOR CONSTRUCTION

\\MS0001\DATA\200404113\DWG\PLAN SET\PSR\PSR\200404113-07-WETLAND.DWG 4/29/2005 11:59 AM MATTHEW JAMES



WETLAND IMPACTS									
Wetland	EDGE Equivalent	City	Wetland Area (AC)	Wetland Impact Area (AC)	Wetland Impact Area (AC)	Wetland Impact Area (AC)	Wetland Impact Area (AC)	Wetland Impact Area (AC)	Wetland Impact Area (AC)
A	Yes	Yes	0.93	0	0.00	4.878	0.13	0.00	0.00
B	No	No	0.93	0.133	0.09	8.199	0.19	145	0.00
C	No	No	1.10	0.138	0.17	20.893	0.47	0.00	0.00
Total (B&C)			14.291	0.30	0.3332	0.77	640	2.463	0.06
									REQUIRED MITIGATION
									0.50

- NOTES**
- SEE LANDSCAPE SHEETS FOR TREE REPLACEMENT QUANTITIES.
 - WETLAND MITIGATION RATIOS PER MANNIK SMITH GROUP REVIEW DATED JANUARY 17TH, 2002.
 - MITIGATION NOT PROPOSED FOR TEMPORARY WETLAND IMPACT
 - MITIGATION PLAN PER ASTL
 - FOR TEMPORARY WETLAND DISTURBANCE USE EMERGENT SEED MIX.
 - FOR BUFFER DISTURBANCE USE THE CRP POLLINATOR MIX

- TEMPORARY WETLAND RESTORATION**
- INSTALL GEOTEXTILE SILT FENCE AND ANY OTHER SOIL EROSION CONTROL STRUCTURES AS INDICATED ON DRAWINGS AND/OR SOIL EROSION CONTROL PERMIT.
 - CLEAR AND GRUB AREA IF INDICATED ON DRAWINGS.
 - EXCAVATE TRENCH SOIL FROM TRENCH SHALL BE SIDE CAST ON A GEOTEXTILE MAT WITHIN THE WETLAND. THE FIRST ONE (1) FOOT OF TOPSOIL SHALL BE SAVED AND RESTORED TO THE ORIGINAL EXCAVATED AREA.
 - IF NECESSARY, PROVIDE LOCALIZED PUMPING TO DENATURE THE TRENCH. SILT BAGS SHALL BE USED TO MINIMIZE SILT AT POINT OF DISCHARGE.
 - INSTALL PIPE AND FITTINGS.
 - BACKFILL TRENCHES ACCORDING TO THE DETAILS PROVIDED IN THE DRAWINGS.
 - GRADE CONSTRUCTION AREA TO MEET EXISTING CONTOURS. ALL EXCESS MATERIAL MUST BE REMOVED OUTSIDE WETLAND AREAS.
 - SEED DISTURBED AREA WITH A WETLAND SEED MIX USING ONLY SPECIES NATIVE TO MICHIGAN.

CRP POLLINATOR SEED MIX			
GRASSES	PLS OZ/ACRE	SEEDS/50 FT	
ANDROPOGON GERARDI	14.00	1.87	
ELYMUS CANADENSIS	14.00	1.87	
SORGHASTRUM SCOPARIUM	14.00	1.87	
SORGHASTRUM MIBANUS	14.00	1.87	
TOTAL GRASSES	56.00	7.50	
FORBS	PLS OZ/ACRE	SEEDS/50 FT	
ADIRILLIA MILEFOLIUM	1.75	0.16	
ASCLEPIAS SYRIACA	0.75	0.07	
ASPLETHIA TUBEROSA	0.25	0.03	
ASTER NOVAE-ANGIAE	0.25	0.03	
CASSIA FASCICULATA (OMPHALOCYSTIS F.)	4.75	0.39	
COREOPSIS LANCEOLATA	4.85	2.23	
EDIMNACEA PURPUREA	4.75	0.72	
HELOPSIS HELIANTHODES	4.00	0.58	
MENANthes FISTULOSA	0.25	0.40	
PETALOSTEMUM PURPUREUM (DALEA P.)	3.00	1.24	
RATIBIDA Pinnata	3.00	0.07	
RUDOLPHIA HIRTA	2.80	5.91	
SOLIDAGO RUGOSA	0.25	0.24	
Zizia aurea	0.20	0.13	
TOTAL FORBS	32.35	20.35	

EMERGENT WETLAND MIX			
GRASSES, SEDGES & RUSHES	PLS OZ/ACRE	SEEDS/50 FT	
CAREX COMPA	3.00	2.07	
CAREX ORPITA	3.00	1.59	
CAREX HYSTERIONA	4.50	3.10	
CAREX STYRATA	1.50	1.17	
CAREX VULPINOIDEA	4.00	9.18	
ELOCARIS PALUSTRIS	0.25	0.29	
GLYCERIA CANADENSIS	2.00	3.40	
GLYCERIA GRASS	4.00	7.20	
JUNCUS EFFUSUS	0.25	5.74	
JUNCUS TORREYI	0.25	9.18	
LEERSIA ORYZOIDES	2.00	1.56	
SCORPUS ACUTUS (SCORPUSPECTUS A.)	1.00	0.46	
SCORPUS ATROVIRENS	2.00	21.12	
SCORPUS CORYMBOSUS	0.25	0.78	
SCORPUS FLUMINATUS (SCORPUSCHONUS F.)	4.00	0.39	
SCORPUS VIRIDUS (S. TAMMERMONTIANUS)	4.00	0.86	
TOTAL GRASSES	36.00	79.20	
FORBS PLS	SEEDS/50 FT		
ACORUS AMERICANUS	3.50	0.53	
ALISM. SUBROSTRATUM	4.00	1.51	
ASPLETHIA INCARNATA	2.50	0.28	
ASTER FLORENTINUS	0.50	0.04	
BIDENS CERNUA	1.00	0.48	
CITRUS MACULATA	0.75	0.21	
EUPATORIUM MACULATUM	0.50	1.09	
EUPATORIUM PERILLIUM	0.25	0.92	
IRIS VIRGINICA SOUTHERN	2.00	0.05	
LOBELIA CARDINALIS	0.15	1.38	
LOBELIA SIPHERUTICA	0.15	1.72	
MIMULUS RENOIS	0.25	15.20	
PELLANDRIA VIRGINICA	8.00	14.82	
PENTHEDON SINGENS	0.50	0.50	
POLYGONUM PENNSYLVANICUM (PERSICARIA P.)	3.00	0.90	
POTENTILLA CORGATA	8.00	0.23	
RUMEX OBSCURATUS	0.25	0.05	
SAGITTARIA LATIFOLIA	0.25	0.35	
SPARGANUM ELYRICARPUM	7.00	0.08	
VERBENA HASTATA	1.40	3.10	
TOTAL FORBS	44.00	45.90	
TEMPORARY GRASS COVER	OZ/ACRE	SEEDS/50 FT	
LULUM MULTIFLORUM	100.00	50.99	
SEED DATE	2.25	0.00	
TOTAL TEMP GRASSES	420.00	58.34	

NOT FOR CONSTRUCTION

311

Know what's below.

Call before you dig.

THE LOCATION OF ANY UTILITIES OR SERVICES IS NOT GUARANTEED. THE USER OF THIS INFORMATION SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ANY UTILITIES OR SERVICES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ANY NECESSARY INFORMATION FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ANY NECESSARY INFORMATION FROM THE APPROPRIATE AGENCIES.

NOTICE:

CONSTRUCTION SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY NECESSARY INFORMATION FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY NECESSARY INFORMATION FROM THE APPROPRIATE AGENCIES.

CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY NECESSARY INFORMATION FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY NECESSARY INFORMATION FROM THE APPROPRIATE AGENCIES.

ATWELL

4444 AND WILSON AVE SUITE 700

ANN ARBOR MI 48106

248.447.2000

SECTION 17

TOWN OF NORTH RANGE 8 EAST

CITY OF NOVI

WILSON ROAD DEVELOPMENT, LLC

AXOM PARK APARTMENTS

PSR OVERLAY CONCEPT PLAN

WETLAND MITIGATION PLAN

DATE

NOV. 29, 2021

11.29.21 PRE-APP TOWNSHIPS

11.29.21 PRE-APP LOCAL GOVT

11.29.21 REVISIONS

11.29.21 REV PER CITY

REVISIONS

SCALE: 1" = 50 FEET

DRAWN BY: JKM

CHECKED BY: CK

JOB #: 200404113

FILE CODE: -

SHEET NO. 7

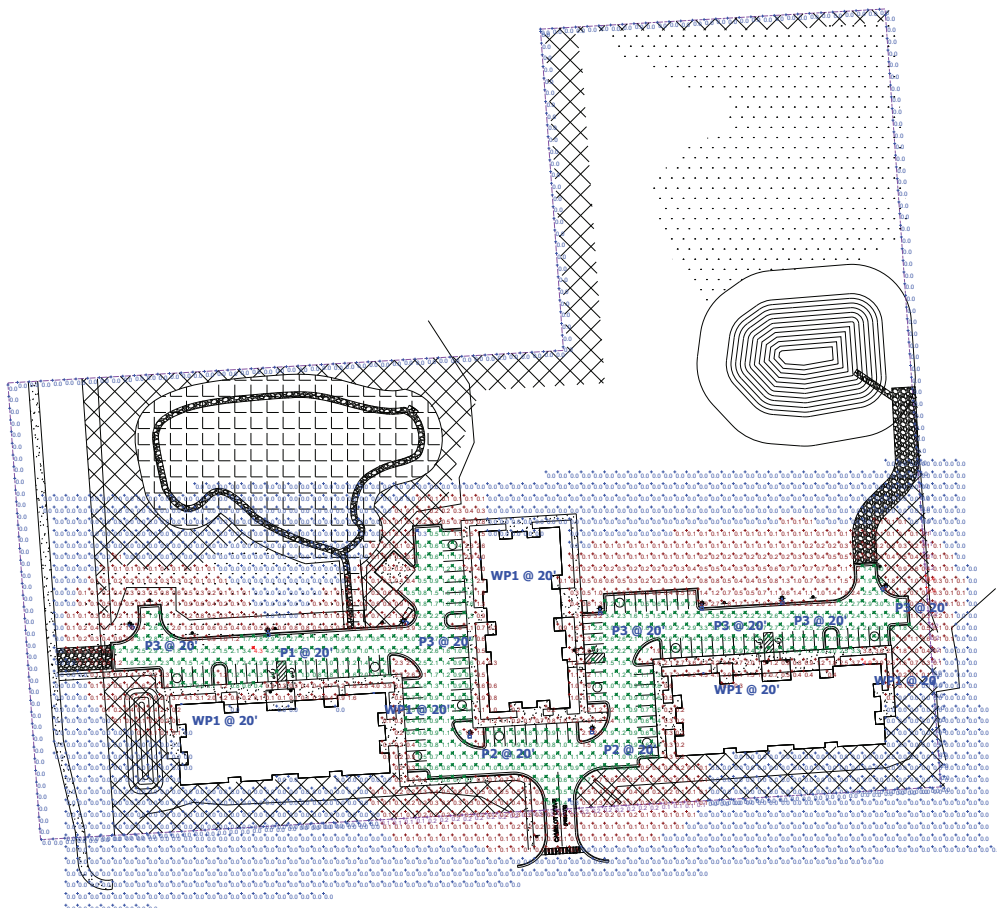
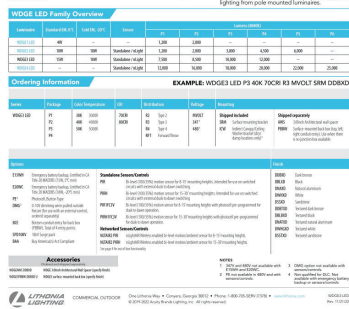
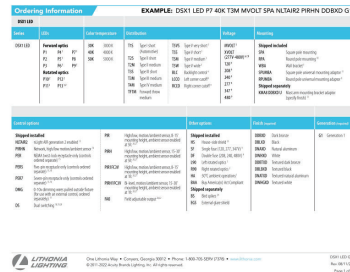
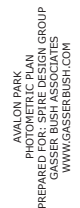
 Know what's below. Call before you dig. The locations of existing underground utilities are shown in orange on representative maps and have not been confirmed by field investigation or by other means. The caller assumes all responsibility for safety of the work of persons engaged in excavation activities. All damages which might be caused by any contract failing to exactly locate and delineate any and all underground utilities. NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NO OTHER PARTY ASSUMES ANY LIABILITY OR RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN EXCAVATION ACTIVITIES. STRUCTURES OF OR AT OTHER PERMITS. COPYRIGHT © 2006 ATWELL LLC. NO REPRODUCTION SHALL BE MADE WITHOUT THE EXPRESS WRITTEN CONSENT OF ATWELL LLC.	
 ATWELL 4400 TWO TOWNS SUITE 700 SOUTHFIELD MI 48076 248-471-2000	
	
SECTION 17 TOWN : NORTH, RANGE 8 EAST CITY OF NOVI OAKLAND COUNTY, MICHIGAN	WXOM ROAD DEVELOPMENT, LLC AVALON PARK APARTMENTS PLS OVERLAY CONCEPT PLAN DETAIL SHEET
DATE NOV. 29, 2006	
11:29:21 P.M. - A/R TRIMMING'S	
11:22:28 P.M. CITY, SEC. LAYOUT	
11:22:22 REVISIONS	
04-19-23 REV. PER CITY	
REVISIONS	
NA NA NA NA	
DRAWN BY: MK	
CHECKED BY: N/A	
P.L.M.: JLM	
JOB # : 2006A113	
FILE CODE :	
SHEET NO. 9	

Tag No.	DBH	Common Name	Botanical Name	Condition	Regulated Woodland	To Be Removed	Replacement Requirement
9624	15	Sugar Maple	<i>Acer saccharum</i>	Good	YES		
9625	8	Black Cherry	<i>Prunus serotina</i>	Good	YES		
9626	11	White Spruce	<i>Picea glauca</i>	Good	YES		
9627	15	Sugar Maple	<i>Acer saccharum</i>	Good	YES		
9628	17.5	Siberian Elm	<i>Ulmus pumila</i>	Good	YES		
9629	9	Siberian Elm	<i>Ulmus pumila</i>	Good	YES		
9630	15	Sugar Maple	<i>Acer saccharum</i>	Good	YES		
9631	34	White Pine	<i>Pinus albiculis</i>	Good	YES		
9632	11	American Elm	<i>Ulmus americana</i>	Good	YES		
9633	18	Black Locust	<i>Robinia pseudacacia</i>	Dead	YES		
9634	9	Silver Maple	<i>Acer saccharinum</i>	Good	YES		
9635	10	Silver Maple	<i>Acer saccharinum</i>	Good	YES		
9636	12	Siberian Elm	<i>Ulmus pumila</i>	Good	YES		
9637	13.5	Sugar Maple	<i>Acer saccharum</i>	Good	YES		
9638	20	Black Cherry	<i>Prunus serotina</i>	Fair	YES		
9639	16	Silver Maple	<i>Acer saccharinum</i>	Good	YES		
9640	12	Silver Maple	<i>Acer saccharinum</i>	Good	YES		
9641	10	American Elm	<i>Ulmus americana</i>	Good	YES		
9642	14	Eastern Cottonwood	<i>Populus deltoides</i>	Dead	YES		
9643	9.5	Sugar Maple	<i>Acer saccharum</i>	Good	YES		
9644	14	American Elm	<i>Ulmus americana</i>	Good	YES		
9645	12	Sugar Maple	<i>Acer saccharum</i>	Good	YES		
9646	8.5	Sugar Maple	<i>Acer saccharum</i>	Good	YES		
9647	22.5	Sugar Maple	<i>Acer saccharum</i>	Good	YES		
9648	16	Silver Maple	<i>Acer saccharinum</i>	Good	YES		
9649	14	Silver Maple	<i>Acer saccharinum</i>	Good	YES		
9650	9	American Elm	<i>Ulmus americana</i>	Good	YES		
9651	9	American Elm	<i>Ulmus americana</i>	Good	YES		
9652	17	White Ash	<i>Fraxinus americana</i>	Good	YES		
9653	14	Silver Maple	<i>Acer saccharinum</i>	Good	YES		
9654	10	American Elm	<i>Ulmus americana</i>	Good	YES		
9655	16.5	Silver Maple	<i>Acer saccharinum</i>	Good	YES		
9656	11	Swamp White Oak	<i>Quercus bicolor</i>	Good	YES		
9657	15	Swamp White Oak	<i>Quercus bicolor</i>	Good	YES		
9658	19.5	Siberian Elm	<i>Ulmus pumila</i>	Good	YES		
9659	19	Sugar Maple	<i>Acer saccharum</i>	Good	YES		
9660	42	Silver Maple	<i>Acer saccharinum</i>	Poor	YES		
9661	8	Pignut Hickory	<i>Carya glabra</i>	Good	YES		
9662	9.5	Pignut Hickory	<i>Carya glabra</i>	Good	YES		
9663	8	American Elm	<i>Ulmus americana</i>	Good	YES		
9664	11	American Elm	<i>Ulmus americana</i>	Good	YES		
9665	15	American Elm	<i>Ulmus americana</i>	Good	YES		
9666	9.5	Pignut Hickory	<i>Carya glabra</i>	Good	YES		
9667	15	Siberian Elm	<i>Ulmus pumila</i>	Good	YES		
9668	8.5	American Elm	<i>Ulmus americana</i>	Good	YES		
9669	8	American Elm	<i>Ulmus americana</i>	Good	YES		
9670	15.5	American Elm	<i>Ulmus americana</i>	Good	YES		
9671	8	Silver Maple	<i>Acer saccharinum</i>	Good	YES		
9672	20	White Oak	<i>Quercus alba</i>	Good	YES		
9673	11	Silver Maple	<i>Acer saccharinum</i>	Good	YES		
9674	9	American Elm	<i>Ulmus americana</i>	Good	YES		
9675	11.5	Sugar Maple	<i>Acer saccharum</i>	Good	YES	YES	2
9676	14	Silver Maple	<i>Acer saccharinum</i>	Good	YES	YES	2
9677	9	American Basswood	<i>Tilia americana</i>	Good	YES	YES	1
9678	9	American Basswood	<i>Tilia americana</i>	Good	YES	YES	1
9679	8	Silver Maple	<i>Acer saccharinum</i>	Good	YES	YES	1
9680	34	Silver Maple	<i>Acer saccharinum</i>	Good	YES	YES	4
9681	33	Silver Maple	<i>Acer saccharinum</i>	Good	YES	YES	4
9682	12	Silver Maple	<i>Acer saccharinum</i>	Good	YES	YES	1
9683	10.5	American Elm	<i>Ulmus americana</i>	Fair	YES	YES	1
9684	8	Silver Maple	<i>Acer saccharinum</i>	Good	YES	YES	1
9685	9	Silver Maple	<i>Acer saccharinum</i>	Good	YES	YES	1
9686	13	American Elm	<i>Ulmus americana</i>	Good	YES		
9687	18	Silver Maple	<i>Acer saccharinum</i>	Good	YES		
9688	16	Silver Maple	<i>Acer saccharinum</i>	Good	YES		
9689	8	Swamp White Oak	<i>Quercus bicolor</i>	Good	NO		
9690	13	Apple	<i>Malus spp.</i>	Good	NO		
9691	24	Eastern Cottonwood	<i>Populus deltoides</i>	Good	NO	YES	0
9692	19	Eastern Cottonwood	<i>Populus deltoides</i>	Good	NO	YES	0
9693	13	Red Pine	<i>Pinus resinosa</i>	Good	NO		
9694	8	Red Pine	<i>Pinus resinosa</i>	Good	NO		
9695	10.5	Red Pine	<i>Pinus resinosa</i>	Good	NO		
9696	11.5	Red Pine	<i>Pinus resinosa</i>	Good	NO		
9697	10.5	Red Pine	<i>Pinus resinosa</i>	Good	NO		

Tag No.	DBH	Common Name	Botanical Name	Condition	Regulated Woodland	To Be Removed	Replacement Requirement
9698	16	Red Pine	<i>Pinus resinosa</i>	Good	NO		
9699	12.5	Red Pine	<i>Pinus resinosa</i>	Good	NO		
9700	10.5	Red Pine	<i>Pinus resinosa</i>	Good	NO		
9701	12	Red Pine	<i>Pinus resinosa</i>	Good	NO		
9702	10	Red Pine	<i>Pinus resinosa</i>	Good	NO		
9703	12	Red Pine	<i>Pinus resinosa</i>	Good	NO		
9704	10	Red Pine	<i>Pinus resinosa</i>	Good	NO		
9705	14	Red Pine	<i>Pinus resinosa</i>	Good	NO		
9706	10.5	Red Pine	<i>Pinus resinosa</i>	Good	NO		
9707	9	Red Pine	<i>Pinus resinosa</i>	Good	NO		
9708	9	Red Pine	<i>Pinus resinosa</i>	Good	NO		
9709	8	Red Pine	<i>Pinus resinosa</i>	Good	NO		
9710	12	Red Pine	<i>Pinus resinosa</i>	Good	NO		
9711	9.5	White Pine	<i>Pinus albiculis</i>	Good	NO		
9712	9.5	White Pine	<i>Pinus albiculis</i>	Good	NO		
9713	8	White Pine	<i>Pinus albiculis</i>	Good	NO		
9714	9	White Pine	<i>Pinus albiculis</i>	Good	NO		
9715	9	White Pine	<i>Pinus albiculis</i>	Good	NO		
9716	9	White Pine	<i>Pinus albiculis</i>	Good	NO		
9717	9	White Pine	<i>Pinus albiculis</i>	Good	NO		
9718	10	American Basswood	<i>Tilia americana</i>	Good	NO		
9719	14	Red Pine	<i>Pinus resinosa</i>	Good	NO		
9720	14	Red Pine	<i>Pinus resinosa</i>	Good	NO		
9721	8	Red Pine	<i>Pinus resinosa</i>	Good	NO	YES	
9722	11	Red Pine	<i>Pinus resinosa</i>	Good	NO		
9723	13	Red Pine	<i>Pinus resinosa</i>	Good	NO		
9724	10	Red Pine	<i>Pinus resinosa</i>	Good	NO	YES	
9725	9	Red Pine	<i>Pinus resinosa</i>	Good	NO	YES	
9726	9.5	Red Pine	<i>Pinus resinosa</i>	Good	NO	YES	
9727	12	Red Pine	<i>Pinus resinosa</i>	Good	NO	YES	
9728	10	Red Pine	<i>Pinus resinosa</i>	Good	NO	YES	
9729	10	White Pine	<i>Pinus albiculis</i>	Good	NO	YES	
9730	8	White Pine	<i>Pinus albiculis</i>	Good	NO	YES	
9731	10	White Pine	<i>Pinus albiculis</i>	Good	NO	YES	
9732	11	White Pine	<i>Pinus albiculis</i>	Good	NO	YES	
9733	10	White Pine	<i>Pinus albiculis</i>	Good	NO	YES	
9734	12	White Pine	<i>Pinus albiculis</i>	Good	NO		
9735	13	White Pine	<i>Pinus albiculis</i>	Good	NO		
9736	11	White Pine	<i>Pinus albiculis</i>	Good	NO		
9737	13.5	Callery Pear	<i>Pyrus calleryana</i>	Good	NO		
9738	11	Red Pine	<i>Pinus resinosa</i>	Good	NO		
9739	12.5	Red Pine	<i>Pinus resinosa</i>	Good	NO		
9740	13	Red Pine	<i>Pinus resinosa</i>	Good	NO		
9741	9	Red Pine	<i>Pinus resinosa</i>	Good	NO		
9742	12	Red Pine	<i>Pinus resinosa</i>	Good	NO		
9743	10	Red Pine	<i>Pinus resinosa</i>	Good	NO		
9744	12	Red Pine	<i>Pinus resinosa</i>	Good	NO		
9745	11.5	Red Pine	<i>Pinus resinosa</i>	Good	NO		
9746	11	Red Pine	<i>Pinus resinosa</i>	Good	NO		
9747	13	Red Pine	<i>Pinus resinosa</i>	Good	NO		
9748	12	Red Pine	<i>Pinus resinosa</i>	Good	NO		
9749	11	Red Pine	<i>Pinus resinosa</i>	Good	NO		
9750	12	Red Pine	<i>Pinus resinosa</i>	Good	NO		
9751	9	Red Pine	<i>Pinus resinosa</i>	Good	NO		
9752	8	Red Pine	<i>Pinus resinosa</i>	Good	NO		
9753	10	Red Pine	<i>Pinus resinosa</i>	Good	NO		
9754	10	Red Pine	<i>Pinus resinosa</i>	Good	NO		
9755	9	Red Pine	<i>Pinus resinosa</i>	Good	NO		
9756	9	Callery Pear	<i>Pyrus calleryana</i>	Good	NO		
9757	9	Red Pine	<i>Pinus resinosa</i>	Good	NO		
9758	9	Red Pine	<i>Pinus resinosa</i>	Good	NO		
9759	10	White Pine	<i>Pinus albiculis</i>	Fair	NO		
9760	8	White Pine	<i>Pinus albiculis</i>	Good	NO		
9761	9	White Pine	<i>Pinus albiculis</i>	Good	NO		
9762	9	White Pine	<i>Pinus albiculis</i>	Good	NO		
9763	11	Eastern Cottonwood	<i>Populus deltoides</i>	Good	NO		
9764	10	Black Willow	<i>Salix nigra</i>	Good	NO		
9765	10	Black Willow	<i>Salix nigra</i>	Good	NO		
9766	10	Black Willow	<i>Salix nigra</i>	Poor	NO		
9767	8	Black Willow	<i>Salix nigra</i>	Good	NO		
9768	8	Black Willow	<i>Salix nigra</i>	Good	NO		
9769	24	Eastern Cottonwood	<i>Populus deltoides</i>	Good	NO	YES	
9770	13	Black Willow	<i>Salix nigra</i>	Fair	NO	YES	
9771	12	White Oak	<i>Quercus alba</i>	Good	NO		
9772	10	Northern White Cedar	<i>Thuja occidentalis</i>	Good	NO		
9773	34	Eastern Cottonwood	<i>Populus deltoides</i>	Good	NO		
9774	9	American Elm	<i>Ulmus americana</i>	Good	NO		
9775	13	American Elm	<i>Ulmus americana</i>	Good	NO		
9776	9	Red Oak	<i>Quercus rubra</i>	Good	NO		
Total:						36	26

NOTES:
NO TREES OVER 36" D.B.H ARE BEING REMOVED. TREE
REPLACEMENT BASED ON WOODLANDS TABLE IN SECTION 37-B
OF THE WOODLANDS PROTECTION NOW CODE OF ORDINANCES.
ALL REPLACEMENT TREES SHALL BE TWO AND ONE-HALF (2
1/2) INCHES CALIPER OR GREATER. ALL REPLACEMENT TREES
SHALL SATISFY AMERICAN ASSOCIATION OF NURSERYMAN
STANDARDS.

[illegible]



Designer
DS
Date
10/20/2022
rev. 03/16/2023
Scale
Not to Scale
Drawing No.
#22-81512 V2
1 of 1

Schedule										
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Lumens per Footcandle	Light Loss Factor	Wattage	Mounting Height
     	P1	1	Lithonia	DSGL LED P3 40K 150C RVOLT	DSGL LED P3 40K 150C RVOLT	LED	12000	0.9	102	20'
		1	Lithonia	DSGL LED P3 40K 150C RVOLT	DSGL LED P3 40K 150C RVOLT	LED	12000	0.9	102	20'
	P2	2	Lithonia	DSGL LED P3 40K 150C RVOLT	DSGL LED P3 40K 150C RVOLT	LED	12000	0.9	102	20'
		2	Lithonia	DSGL LED P3 40K 150C RVOLT	DSGL LED P3 40K 150C RVOLT	LED	12000	0.9	102	20'
	P3	6	Lithonia	DSGL LED P3 40K 1710M RVOLT	DSGL LED P3 40K 1710M RVOLT	LED	12024	0.9	102	20'
		6	Lithonia	DSGL LED P3 40K 1710M RVOLT	DSGL LED P3 40K 1710M RVOLT	LED	12024	0.9	102	20'
 	WP1	1	Lithonia	WGTG LED P2 70C21 RVOLT 40K	WGTG LED P2 70C21 RVOLT 40K	LED	8036	0.9	29.261	20'
		1	Lithonia	WGTG LED P2 70C21 RVOLT 40K	WGTG LED P2 70C21 RVOLT 40K	LED	8036	0.9	29.261	20'

CITY OF NOVI LANDSCAPE NOTES:

- ALL PLANT MATERIALS ARE TO BE INSTALLED IN A SOUND, WORKMAN-LIKE MANNER AND IN ACCORDANCE WITH THE CURRENT CITY OF NOVI PLANTING REQUIREMENTS
- ALL PLANT MATERIALS SHALL BE INSTALLED BETWEEN MARCH 15th AND NOVEMBER 15th.
- ALL PLANT MATERIALS ARE TO BE NORTHERN NURSERY GROWN NO.1 GRADE AND INSTALLED ACCORDING TO ACCEPTED PLANTING PROCEDURES. ALL PLANT MATERIALS SHALL CONFORM TO THE CURRENT ANA STANDARDS FOR NURSERY STOCK. THEY SHALL BE PLANTED ACCORDING TO THE CITY OF NOVI PLANTING DETAILS AND SPECIFICATIONS. THE CITY SHALL HAVE THE RIGHT TO INSPECT THE PLANT MATERIALS PRIOR TO PLANTING AND TO REJECT ANY PLANT MATERIALS DETERMINED NOT TO MEET THE STANDARDS OF THE ZONING ORDINANCE.
- ALL TREES SHALL HAVE A CENTRAL LEADER AND A RADIAL BRANCHING STRUCTURE. PARK GRADE TREES ARE NOT ACCEPTABLE. ALL TREES SHALL BE BULLED AND BULMAPPED (BMB).
- ANY DECEДУOUS CANOPY TREES WITH BRANCHES THAT MIGHT TEND TO DEVELOP INTO "Y" CROTCHES SHALL BE SUBCROPPED SO AS NOT TO BECOME DOMINANT BRANCHES.
- MULCH SHALL BE NATURAL COLOR, FINELY SHREDED DOMINANT BARK FOR ALL PLANTINGS. 4" THICK FOR TREES IN 4 FOOT DIAMETER CIRCLE WITH IT PULLED AWAY FROM TRUNK. 3" THICK FOR SHOUBS AND BARK BEDS AND 2" THICK BARK FOR PERENNIALS.
- ALL PLANT MATERIAL SHALL BE WARRANTED FOR TWO (2) FULL YEARS AFTER DATE OF ACCEPTANCE BY THE CITY OF NOVI. ALL UNHEALTHY AND DEAD MATERIAL SHALL BE REPLACED WITHIN 3 MONTHS OF DISCOVERY OR THE NEXT APPROPRIATE PLANTING PERIOD WHICH EVER COMES FIRST.
- ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION INCLUDING WATERING, CULTIVATION, WEED CONTROL AND SOIL ENRICHMENTS AS MAY BE NECESSARY.
- ANY SUBSTITUTIONS OR DEVIATIONS FROM THE LANDSCAPE PLAN MUST BE APPROVED IN WRITING BY THE CITY OF NOVI PRIOR TO INSTALLATION.
- ALL TREE WRAP, STAKES, AND GUYS MUST BE REMOVED BY JULY 1ST FOLLOWING THE FIRST WINTER SEASON AFTER INSTALLATION.
- ALL LANDSCAPE AREAS ARE TO BE MAINTAINED IN HEALTHY GROWING CONDITION FREE OF DEBRIS AND REFUSE AND IN CONFORMANCE WITH THE APPROVED LANDSCAPE PLAN.
- CONTRACTOR TO REMOVE ALL CONSTRUCTION DEBRIS AND EXCESS MATERIALS FROM THE SITE PRIOR TO FINAL ACCEPTANCE.
- PLANT MATERIALS, EXCEPT SO, GROUND COVERS, AND CREEPING VINE TYPE PLANTINGS, SHALL NOT BE LOCATED WITHIN FOUR (4) FEET OF THE PROPERTY LINE.
- ALL TRANSFORMERS ARE TO BE SCREENED ON THREE SIDES (MIN) IN ACCORDANCE WITH THE CITY OF NOVI ORDINANCE AND SO AS NOT TO CONFLICT WITH DTE DISTRIBUTIONS. (SEE DETAIL THIS SHEET).
- THE OWNER IS RESPONSIBLE FOR REQUEST OF FINAL INSPECTION AND ACCEPTANCE OF THE LANDSCAPE AT THE END OF THE 2-YEAR GUARANTEE PERIOD.
- THE PROVIDER OF THE FINANCIAL GUARANTEE FOR THE LANDSCAPE INSTALLATION SHALL BE FULLY RESPONSIBLE FOR COMPLETION OF THE LANDSCAPE INSTALLATION AND MAINTENANCE PER THE APPROVED LANDSCAPE PLAN AND APPLICABLE CITY ORDINANCES.
- THE DETAILS AND NOTES SHOWN ON THIS PAGE ARE STANDARDS. THESE DETAILS ARE NOT ALL INCLUSIVE AND ARE NOT WENT TO SUBSTITUTE FOR ANY ORDINANCE OR CODE REQUIREMENT. FOR COMPLETE LANDSCAPE REQUIREMENTS, SEE THE ZONING ORDINANCE (LANDSCAPE SECTION 5.3), THE LANDSCAPE DESIGN MANUAL AND THE APPROPRIATE REFERENCES WITHIN THE APPLICABLE ZONING CLASSIFICATION AND ANY OTHER APPLICABLE CODE REQUIREMENTS.
- INTENDED DATE OF INSTALLATION SHALL BE BETWEEN MARCH 15 AND NOVEMBER 15. ALL PLANT MATERIALS SHALL BE GUARANTEED FOR 2 YEARS, A MINIMUM OF ONE CULTIVATION IN JUNE, JULY AND AUGUST FOR THE 2-YEAR WARRANTY PERIOD.

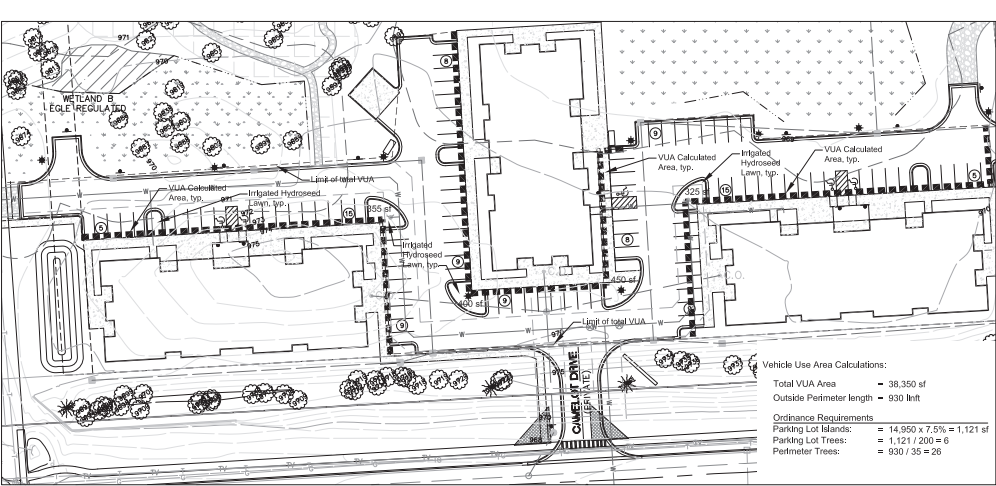
LANDSCAPE PLANTING NOTES:

- CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING AND COORDINATING WITH ALL PERTINENT UTILITY COMPANIES 72 HOURS IN ADVANCE OF ANY DESIGN TO MAKE THEMSELVES FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF SAID UTILITIES OR STRUCTURES.
- CONTRACTOR SHALL NOT MILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST. SUCH CONDITIONS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
- ANY DISCREPANCIES BETWEEN DIMENSIONED LAYOUT AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE. FAILURE TO MAKE SUCH DISCREPANCIES KNOWN WILL RESULT IN CONTRACTOR'S RESPONSIBILITY AND LIABILITY FOR ANY CHANGES AND ASSOCIATED COSTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH CONSTRUCTION INSTALLATION OPERATIONS.
- CONTRACTOR SHALL PROVIDE AND MAINTAIN POSITIVE SURFACE DRAINAGE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY EXISTING MATERIALS THAT ARE DAMAGED DURING CONSTRUCTION.
- SEE PLANT & MATERIAL LIST AND PLANTING DETAILS FOR PLANTING REQUIREMENTS, MATERIALS AND EXECUTION.
- THE LOCATION OF ALL PLANT MATERIAL SHALL BE SCALED FROM DRAWINGS OR INTERPRETED FROM PLANT LIST. FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO APPROVAL FROM THE OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL "WATER IN" AND FERTILIZE ALL PLANTS IMMEDIATELY AFTER PLANTING.
- AN AUTOMATED IRRIGATION SYSTEM SHALL BE INSTALLED TO PROVIDE IRRIGATION TO ALL NEW SOIL LAIN AND PLANTING BED AREAS WITHIN THE LIMITS OF CONSTRUCTION. SEE IRRIGATION PLAN FOR LOCATION, LAYOUT, AND DETAIL. IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO PROVIDE THE LANDSCAPE ARCHITECT WITH THE NECESSARY INFORMATION TO COMPLETE THE DRAWING WHICH WILL DOCUMENT THE IRRIGATION SYSTEM AND THAT THE DRAWINGS SHALL BE SUBMITTED TO THE CITY OF NOVI BUILDING DEPARTMENT AS A RECORD SET OF THE IRRIGATION SYSTEM. THE IRRIGATION SYSTEM SHALL MEET ALL STANDARDS AND REQUIREMENTS OF THE CITY OF NOVI INCLUDING ALL PERMITS AND INSPECTIONS. TYP.
- CONTRACTOR SHALL ADHERE TO ALL SOIL EROSION PREVENTION METHODS AS DIRECTED WITHIN CIVIL ENGINEERING DRAWINGS AND MUNICIPAL ORDINANCE INCLUDING MAINTAINING Silt FENCING AND ENSURING THAT SOIL SILT AND OTHER DEBRIS IS PREVENTED FROM LEAVING SITE OR ENTERING AREA DRAINS, SEWER INLETS, CREEKS OR NATURAL AREAS.
- ALL UNPAVED AREAS WITHIN PROJECT AREA SHALL BE SOO, URM, MULCH PLANNING BEDS, DETENTION BASIN WITH SPECIFIED SEED MIX, OR GROUND COVER PLANTINGS. TYP.

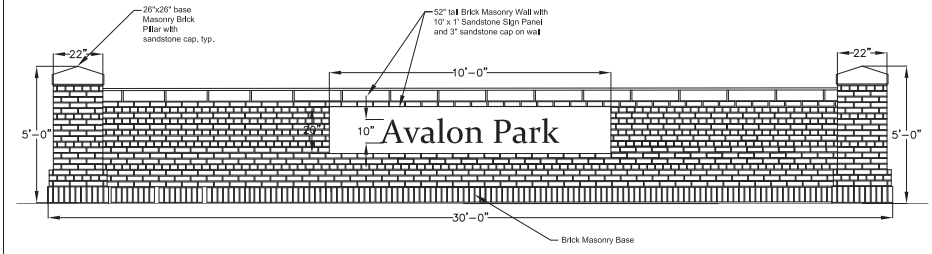
IRRIGATION SYSTEM REQUIREMENTS:

- CONTRACTOR SHALL BE RESPONSIBLE TO SUPPLY AND INSTALL AN AUTOMATED IRRIGATION SYSTEM THAT PROVIDES COVERAGE TO ALL MAINTAINING LAWN AREAS AND PLANTING BEDS THROUGHOUT THE PROJECT SITE.
- THE REDUCED PRESSURE ZONE VALVE (RPZ) MUST BE INSTALLED IN ACCORDANCE WITH THE 2015 MICHIGAN PLUMBING CODE.
- THE RPZ MUST BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR WINTERIZATION THAT INCLUDES DRAIN POTS AND BLOWOUT PORTS.
- THE RPZ MUST BE INSTALLED A MINIMUM OF 15 INCHES ABOVE FINISHED GRADE.
- PLUMBING PERMITS ARE REQUIRED.
- THE ASSEMBLY MUST BE TESTED AFTER INSTALLATION WITH THE RESULTS RECORDED ON THE CITY OF NOVI TEST REPORT FORM.

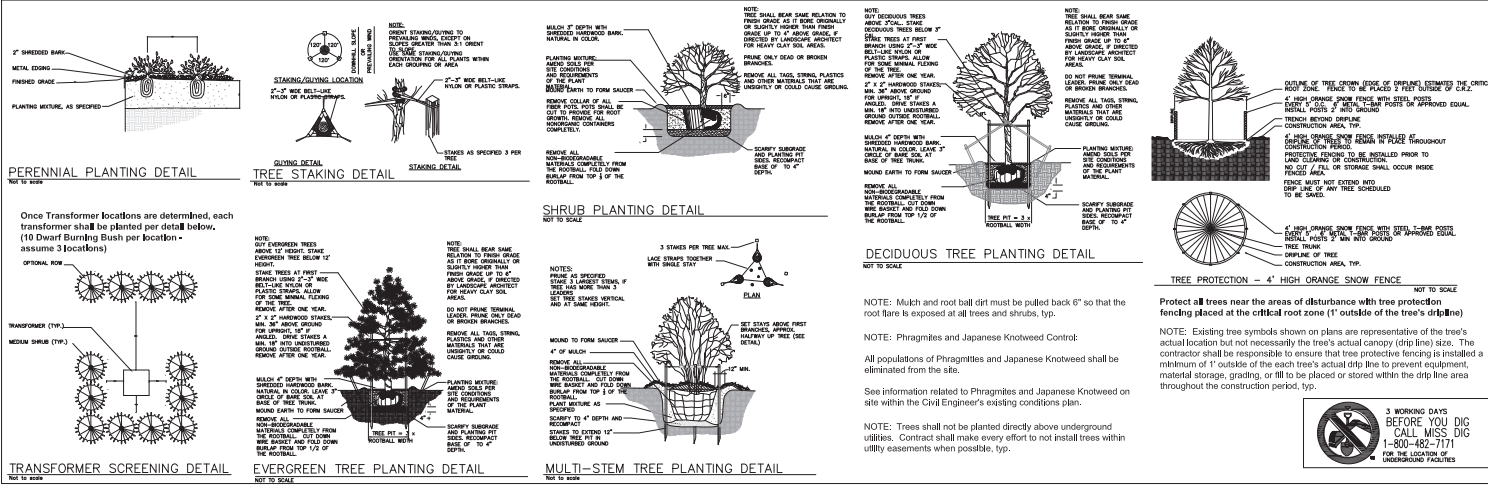
VEHICLE USE AREA (V.U.A.) WITHIN IMPROVED PARKING LOT AREA



ENTRANCE MONUMENT WALL SIGN :



LANDSCAPE INSTALLATION DETAILS (CITY OF NOVI STANDARDS):



LANDSCAPE REQUIREMENTS :

Landscaping adjacent to Right of Way:		Wixom Road (195')		Stonebrook Dr. (683')	
Canopy deciduous or large evergreen	1 deciduous tree per 35' of frontage	Req	Provided	Req	Provided
See notes for details		6 trees	6 provided	54 trees	55 existing 6 proposed
Sub-Canopy deciduous trees	1 sub-canopy tree per 20' of frontage	10 trees	10 provided	54 trees	34 proposed
Canopy deciduous trees between sidewalk & curb	1 deciduous tree per 35' of frontage	10 trees	10 provided	N/A	existing 6 proposed
Total Trees:		36	26 proposed trees	34	34 proposed trees

MF Zoning Landscape Requirement:		Req	Provided
Multi-Family Unit Landscape	3 trees per 1st floor units	69 trees	69 provided
2476 S. Wixom Rd.	22.5 x 69	22.5 x 69	26 trees toward Parking Lot Entrance Trees

Building Foundation Landscape:

35% of the perimeter of each building's foundation shall be landscaped to include deciduous shrubs, evergreen shrubs, and ornamental trees. Foundation planting beds shall be maintained with mulch and edged and amended biennially. An automated irrigation system shall provide irrigation coverage within foundation landscape. See Sheet LP-4 for Foundation Landscape details.

Existing Tree and Woodland Replacement requirements:

See Existing Tree Inventory and Replacement Tree Identification on Sheet 42. Existing Woodland Replacement Trees are used to meet Existing Woodland Replacement Trees provided: 42. Existing Woodland Replacement Trees are used to meet Existing Woodland Replacement Trees provided: 42.

Requested Waivers:

See Sheet LP-3

Parking Area Landscape requirement:

Category	Req	Provided
Canopy deciduous or large evergreen	10 trees	10 provided
Sub-Canopy deciduous trees	10 trees	10 provided
Canopy deciduous trees between sidewalk & curb	10 trees	10 provided
Total Trees:	36	26 proposed trees

Parking Lot Perimeter tree requirements:

Perimeter parking lot trees are required 1 tree per 35' of V.U.A. See V.U.A. within Improved Parking Area on Sheet LP-1.

Outside Parking Lot Perimeter: 400' x 35' = 14,000 (14 trees required)

Parking Lot Perimeter: 400' x 35' = 14,000 (14 trees required)

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Parking Lot Perimeter: 400' x 35' = 14,000 (14 trees required)



J. EPPINK PARTNERS, INC.
Urban Design Studio

Urban Retail Design
Landscape Architecture
Traditional Town Planning
www.jepink.com
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481-222-1212

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Project
AVALON PARK APARTMENTS
Section 17
Town 1 North
Range 8 East
City of Novi
Oakland County, Michigan

Owner
WIXOM ROAD DEVELOPMENT, LLC
14695 Technology Drive
Shelby Township, MI 48151
586-219-2212

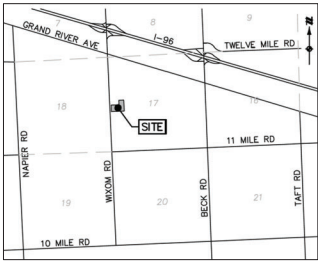
Sheet
Landscape Planting Plan

Issue / Revision
REVISED LAYOUT 10-07-2022
Update per City Review 04-10-2023

Checked By
JTE
Date
March 10, 2023

Scale
AS NOTED
CITY OF NOVI PROJECT NUMBER
JSP22-001

Sheet
LP-1



LOCATION MAP:

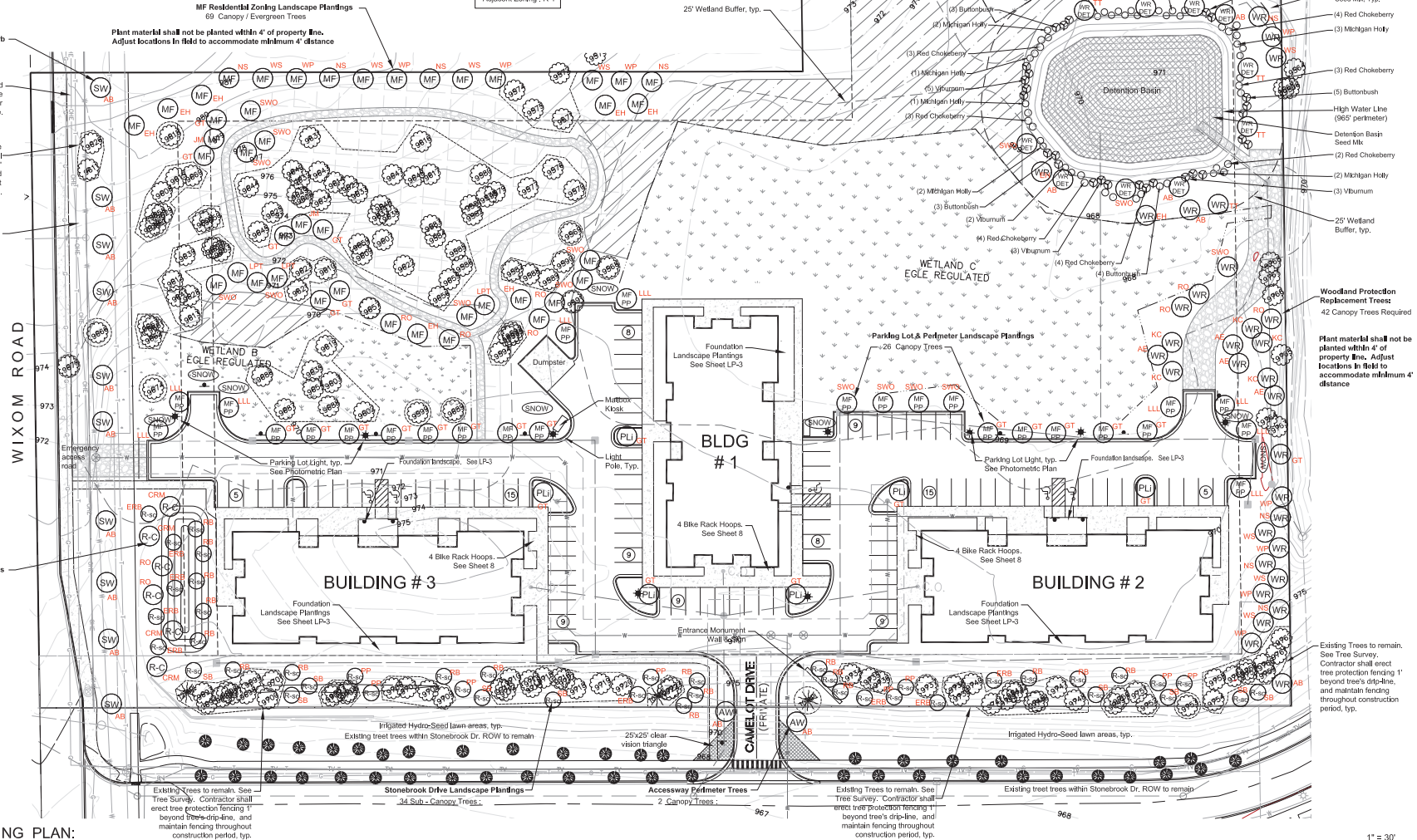
TREE REQUIREMENT PLANT SYMBOL LEGEND:

- (R-C) Landscape Adjacent to Right-of-Way (Canopy Tree)
- (R-S) Landscape Adjacent to Right-of-Way (Sub-Canopy Tree)
- (SW) Canopy Tree between sidewalk & curb (Canopy Tree)
- (PLI) Parking Lot Interior Landscape (Canopy Tree)
- (MF) MF Zoning Landscape (Canopy & Evergreen Tree)
- (MP) MF Zoning Landscape (Used for Parking Lot Perimeter Requirement)
- (AW) Accessway Perimeter Trees (Canopy Tree)
- (WR) Woodland Replacement Landscape (Canopy & Evergreen Tree)
- (WR) Woodland Replacement Landscape (Used as Detention Tree)

Adjacent Zoning : R-1

Adjacent Zoning : I-1

Adjacent Zoning : I-2



LANDSCAPE PLANTING PLAN:



J EPPINK PARTNERS, INC
Urban Design Studio
Urban Retail Design
Landscape Architecture
Traditional Town Planning
19300 Southpark Drive
Clarkston, Michigan 48348
248.322.2768

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Project:
AVALON PARK APARTMENTS
Section 17
Town 1 North
Range 8 East
City of Novi,
Oakland County, Michigan

Owner:
WIXOM ROAD DEVELOPMENT, LLC
14855 Technology Drive
Shelby Township, MI 48315
586-219-2212

Sheet:
Landscape Planting Plan

Issues / Revisions
REVISED LAYOUT 10-03-2022
Update per City Review 06-10-2023

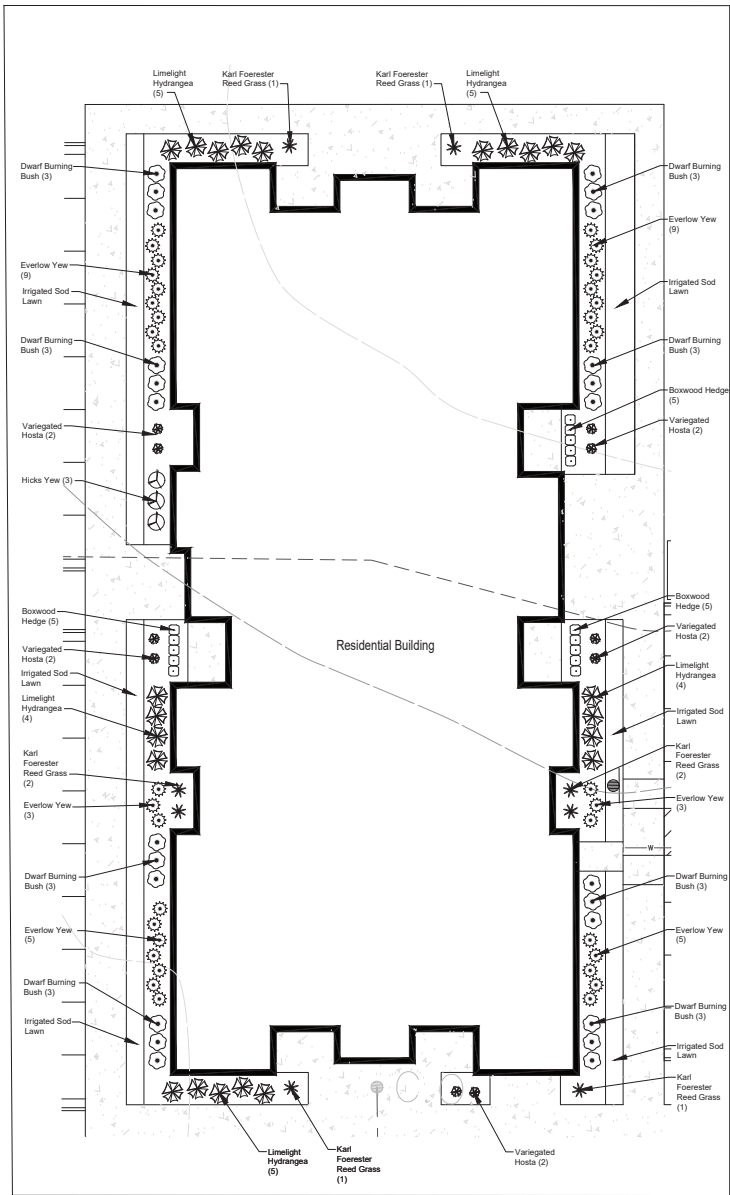
Checked By:
JTE
Date:
March 10, 2023
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AS NOTED
CITY OF NOVI PROJECT NUMBER:
JSP22-001

LP-2

1" = 30'

FOUNDATION PLANTING PLAN :

1" = 10' FOUNDATION PLAN LIST:



QTY.	DESCRIPTION	NOTES	UNIT	PRICE	COST
23	Hydrangea paniculata 'Limelight'		Container	\$85	\$1,955
33	Taxus densiformis 'Everlow Yew, 30"		B&B	\$85	\$2,805
3	Taxus 'Hicks Yew, 30"		B&B	\$85	\$255
18	Buxus 'Green Velvet'		Container	\$60	\$1,080
21	Euryonymus alatus compactus		B&B	\$85	\$1,785
8	Colamagrostis x acutiflora		Container	\$40	\$400
10	Hosta 'francee'		Container	\$40	\$400
Total					\$8,600
NOTE: Foundation Plant List provides quantities for one building.					
Three Buildings total: (Plant List x 3)					\$25,800
TRANSFORMER LOCATION PLANTING ALLOWANCE:					
Assumes 3 Transformer Locations: (19 plants per location)					
30	Euryonymus alatus compactus		B&B	\$85	\$2,550
	Dwarf Burning Bush, 30"		B&B	\$85	\$2,550

SEED MIX SCHEDULE:

Detention Basin Mix		
This mix consists of at least (19) of the Flowers, (4) of the Grasses & Sodas.		
Common Name	Scientific Name	#/acre
Temporary Grasses		20
Seed Sodas	Avena sativa	
Annual Rye	Lolium multiflorum	
Native Grasses		12
Big Bluestem Grass	Andropogon gerardi	
Velvet Sedge	Carex ostricta	
Fox Sedge	Carex vulpina	
Canada Wild Rye	Elymus canadensis	
Dark Green Bulrush	Sagittaria arifolia	
Indian Grass	Sorghastrum nutans	
Prairie Cord Grass	Sporina pectinata	
Native Wildflowers		8
Calico Aster	Aster laterifolius	
New England Aster	Aster novae-angliae	
Pale Indian Plantain	Cassia atriplicifolia	
Turkchard	Chamaecrista	
Jessie Weed	Eupatorium maculatum	
Ronset	Eupatorium perfoliatum	
On Eye Sunflower	Helianthus scaberrimus	
Queen Blackberry	Lactuca scariola	
Cardinal Flower	Lobelia cardinalis	
Great Blue Lobelia	Lobelia spicata	
Yellow Coneflower	Rudbeckia hirta	
Black-eyed Susan	Rudbeckia hirta	
Green-headed Coneflower	Rudbeckia laciniata	
Cupplant	Siphium perfoliatum	
Stiff Goldenrod	Solidago canadensis	
Stiff Goldenrod	Solidago canadensis	
Blue Verbena	Veronica hastata	
Culver's Root	Veronicastrum virginicum	
Tomweed	Veronica gigantea	
Total Pounds Per Acre		40 lbs

Short Native Flower Mix		
This mix consists of at least (2) Temporary, (6) Flowers & (4) Grasses.		
Common Name	Scientific Name	#/acre
Temporary Grasses		30
Seed Sodas	Avena sativa	
Short growing Fescue	Festuca spp.	
Annual Rye	Lolium multiflorum	
Native Grasses		8
Thickspike Wheat Grass	Agropyron dasystachyum	
Slender Wheat Grass	Agropyron trachycalum	
Sideoats Grass	Bouteloua curtipendula	
Junegrass	Lolena cristata	
Deertongue	Panicum clandestinum	
Little Bluestem Grass	Schizachyrium scoparium	
Sand Dropseed	Sporobolus cryptandrus	
Prairie Dropseed	Sporobolus heterolepis	
Native Wildflowers		2
Columbine	Asotragia canadensis	
Wormwood	Artemisia campestris	
Butterfly Weed	Asclepias tuberosa	
Lanceleaf Coreopsis	Coreopsis lanceolata	
Roundhead Bushclover	Lespedeza capitata	
Rough Blazing Star	Liatris asper	
Wild Lupine	Lupinus perennis	
Benjamin (Globeball)	Morone tubulosa	
Black-eyed Susan	Rudbeckia hirta	
Stiff Goldenrod	Solidago rigida	
Total Pounds Per Acre		40 lbs

CLUSTER MAILBOX KIOSK:



MAILBOX CLUSTER - BLACK FINISH
See Sheet 3 for mailbox cluster locations. Surface mount. typ.

COMMON AREA PLANT LIST:

QTY.	DESCRIPTION	SYMBOL	NOTES	MI NATIVE	UNIT PRICE	COST
9	Pinus strobus White Pine	WP	8' B&B	YES	\$375	\$3,375
8	Picea glauca White Spruce	WS	8' B&B	YES	\$375	\$3,000
8	Picea abies Norway Spruce	NS	8' B&B	NO	\$375	\$3,000
26	Gleditsia triacanthos Honeylocust	GT	3' cal. B&B	YES	\$400	\$10,400
17	Quercus bicolor Swamp White Oak	SWO	3' cal. B&B	YES	\$400	\$6,800
9	Tilia cordata Little Leaf Linden	LLL	3' cal. B&B	NO	\$400	\$3,600
17	Acer Freemanii Autumn Blaze Red Maple	AB	3' cal. B&B	YES	\$400	\$6,800
4	Acer rubrum Clump Red Maple	CRM	8' B&B	YES	\$400	\$1,600
4	Liriodendron tulipifera Tuliptree	TT	3' cal. B&B	YES	\$400	\$1,600
9	Quercus rubra Red Oak	RO	3' cal. B&B	YES	\$400	\$3,600
8	Carpinus betulus European Hornbeam	EH	3' cal. B&B	YES	\$400	\$3,200
3	Plantanus x acerifolia London Plane Tree	LPT	3' cal. B&B	NO	\$400	\$1,200
5	Gymnocladia dioica Kentucky Coffeetree	KC	3' cal. B&B	YES	\$400	\$2,000
5	Ulmus americana American Elm	AE	3' cal. B&B	NO	\$400	\$2,000
18	Malus x moerlandii Profusion Pink Profusion Crabapple	PP	2.5' cal. B&B	YES	\$375	\$6,750
10	Amelanchier arborea Downy Serviceberry	SB	2.5' cal. B&B	YES	\$375	\$3,750
3	Cercis canadensis Eastern Redbud	ERB	2.5' cal. B&B	YES	\$375	\$1,125
14	Betula nigra River Birch	RB	8', multi-stem B&B	NO	\$400	\$5,600
2	Magnolia illiflora Jane Magnolia	JM	2.5' cal. B&B	YES	\$375	\$750
13	Viburnum dentatum Arrowood Viburnum, 42"		36" B&B	YES	\$100	\$1,300
23	Aronia arbutifolia Red Chokeberry		24-30", container	YES	\$50	\$1,150
23	Ilex verticillata Michigan Holly		24-30", container	YES	\$50	\$1,150
17	Cephaelis occidentalis Butternut		24-30", container	YES	\$50	\$850
50	Shredded Hardwood Mulch		Cu Yds		\$35	\$1,750
10,500	HydroSeed Lawn Areas		Sq Yds		\$3	\$31,500
300	Sod Lawn Areas		Sq Yds		\$6	\$1,800
Total					\$108,650.00	

DETENTION BASIN SEED MAINTENANCE:
Contractor shall provide proof of the seed mixes to be used prior to installation.
Contractor shall email a copy of the receipt or photo of the seed mix package to rmeador@cityofnovi.org for review and approval prior to installation.
Contractor shall prepare seed mix areas and install seed mix per manufacturer's specification. Contractor shall include one additional application of seed to address all under-performing areas, no later than 8 weeks following the initial seed application.

PHRAGMITES & JAPANESE KNOT WEED:
See Existing Conditions Plan for location of any identified Invasive Plant Species

REQUESTED LANDSCAPE WAIVERS:
Wixom Road: Berm / Wall, Buffer & Street Trees adjacent to Public ROW
REQUEST: Maintain existing natural trees and woodlot north of the emergency access drive in lieu of installing the required berm which would require the removal of the existing trees and woodlot.
REQUEST: Maintain existing natural trees and vegetation north of the emergency access drive in lieu of installing the required landscaping and trees plantings.
Calculations shown on Sheet LP-1 have been adjusted to account for this Waiver Request

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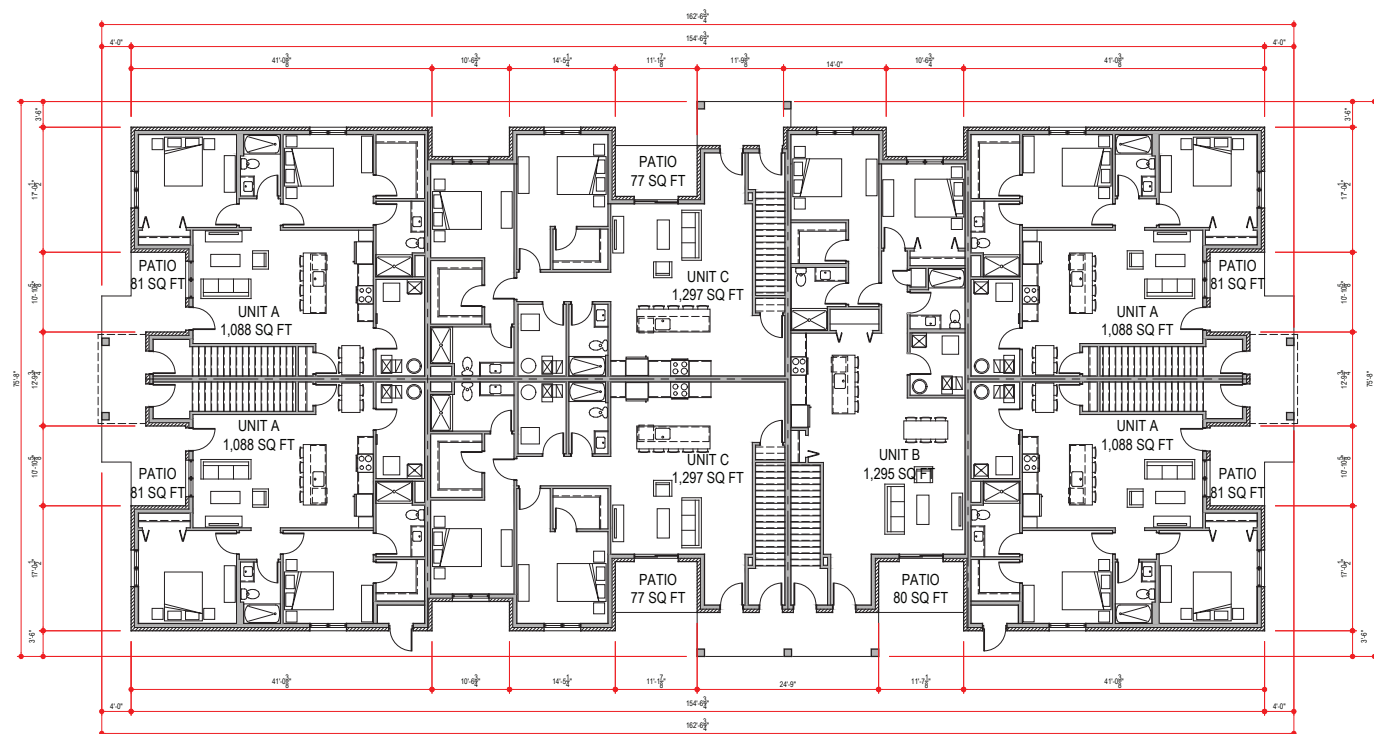
Sheet:
LP-3

3 WORKING DAYS BEFORE YOU DIG
CALL MISS DIG
1-800-482-7171
OR 311
FOR ALL EXCAVATION AND TRENCHING

14 - UNIT MATRIX

	A	B	C	D	E	F	TOTAL
1ST FLOOR	4	1	2	1	1	1	7
2ND FLOOR	4	1	1	4	1	2	7
TOTAL							14

UNIT A: 1,088 SQ. FT. UNIT B: 1,295 SQ. FT.
 UNIT C: 1,297 SQ. FT. UNIT D: 1,197 SQ. FT.
 UNIT E: 1,388 SQ. FT. UNIT F: 1,392 SQ. FT.



1 14 Unit First Floor
 1/8" = 1'-0"



Revised Per City	4.19.23
Pre-Planning	11.22.22
REVISION/ISSUE	DATE

Avalon Park
PIN # 22-17-300-019
Novi, MI

14 Unit First Floor

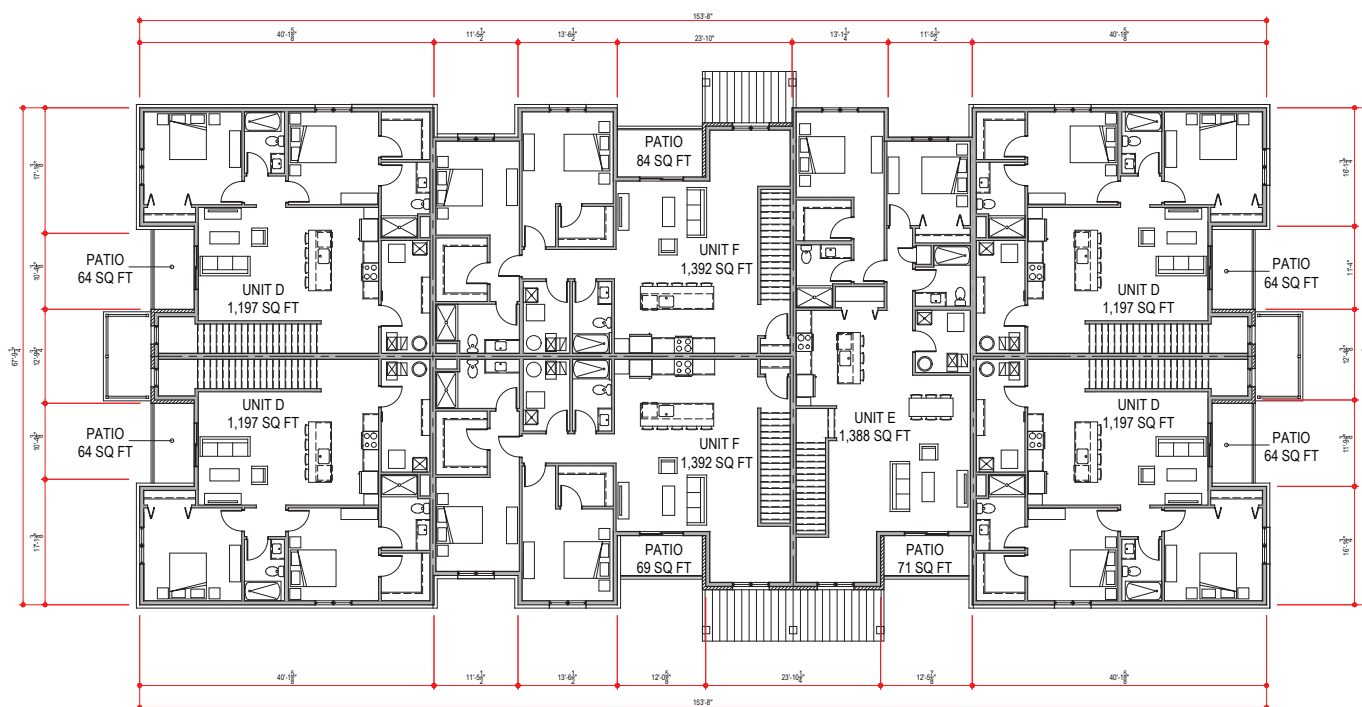
A101

022015

14 - UNIT MATRIX

	A	B	C	D	E	F	TOTAL
1ST FLOOR	4	1	2	1	1	1	7
2ND FLOOR	4	1	1	4	1	2	7
TOTAL							14

UNIT A: 1,088 SQ FT UNIT B: 1,295 SQ FT
UNIT C: 1,287 SQ FT UNIT D: 1,197 SQ FT
UNIT E: 1,388 SQ FT UNIT F: 1,392 SQ FT



1 14 Unit Second Floor
1/8" = 1'-0"

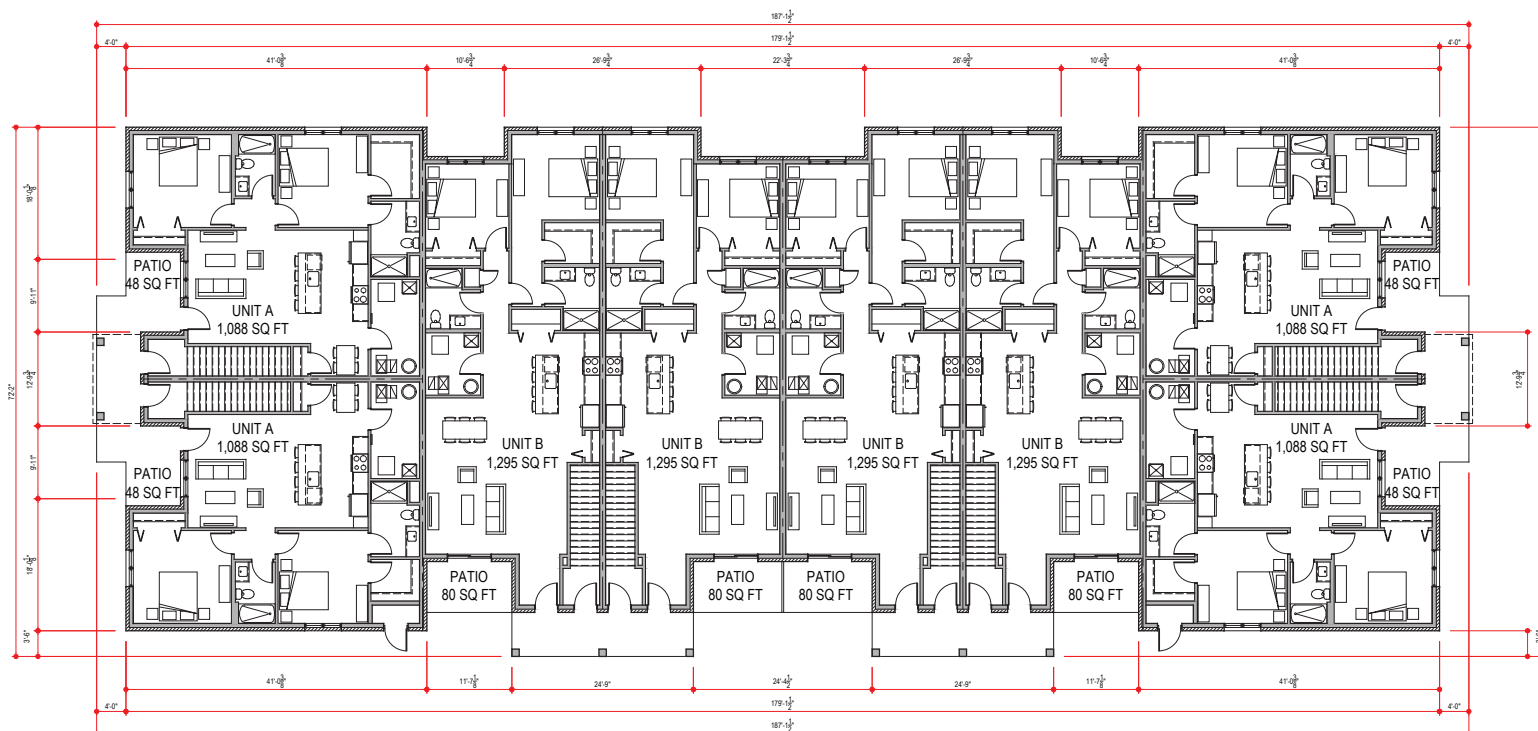


Revised Per City	4.19.23
Pre-Planning	11.22.22
REVISION/ISSUE	DATE

Avalon Park PIN # 22-17-300-019 Novi, MI		14 Unit Second Floor
A102		
022015		

	A	B	C	D	E	F	TOTAL
1ST FLOOR	4	4	-	-	-	-	8
2ND FLOOR	-	-	-	4	4	-	8
TOTAL							16

UNIT A: 1,088 SQ FT UNIT B: 1,296 SQ FT
UNIT C: 1,297 SQ FT UNIT D: 1,197 SQ FT
UNIT E: 1,388 SQ FT UNIT F: 1,392 SQ FT



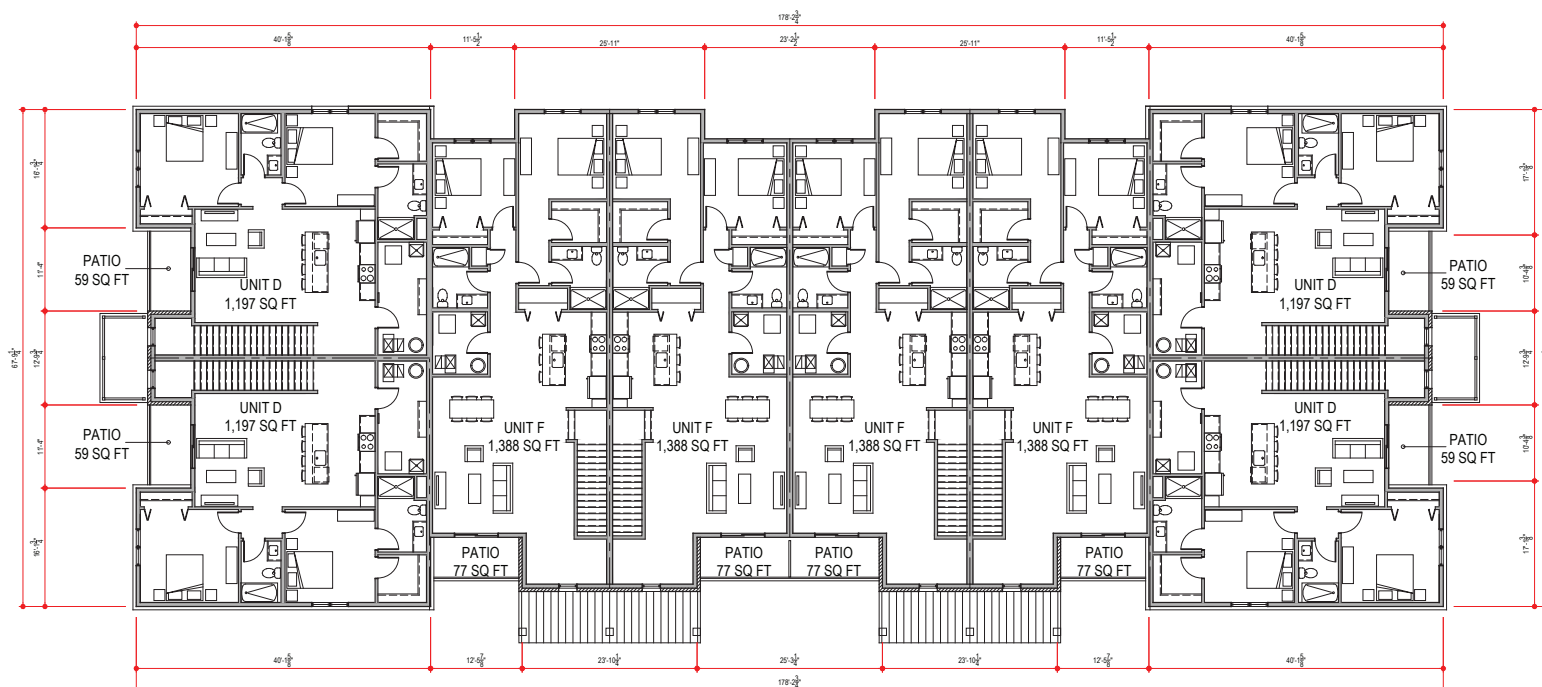
1 16 Unit First Floor 1/8" = 1'-0"



Revised Per City	4.19.2
Pre-Planning	11.22
REVISION/ISSUE	DATE

	A	B	C	D	E	F	TOTAL
1ST FLOOR	4	4	-	-	-	-	8
2ND FLOOR	-	-	-	4	4	-	8
TOTAL							16

UNIT A: 1,088 SQ FT UNIT B: 1,296 SQ FT
UNIT C: 1,297 SQ FT UNIT D: 1,197 SQ FT
UNIT E: 1,388 SQ FT UNIT F: 1,392 SQ FT



Revised Per City	4.19.2
Pre-Planning	11.22.2
REVISION/ISSUE	DATE

1 16 Unit Second Floor 1/8" = 1'-0"

Avalon Park
PIN # 22-17-300-019
Novi, MI

16 Unit Second Floor

A104

022015



4 Rear Elevation
1/8" = 1'-0"



3 Left Elevation
1/8" = 1'-0"



2 Right Elevation
1/8" = 1'-0"



1 Front Elevation
1/8" = 1'-0"

ROOF DESIGN MATERIAL %

FRONT:	ROOF AREA: 2184 SQ FT
	ARCHITECTURAL FEATURES: 667 SQ FT (30.4%)
	METAL ROOF: 87 SQ FT
	ASPHALT SHINGLES: 1579 SQ FT
BACK:	ROOF AREA: 2184 SQ FT
	ARCHITECTURAL FEATURES: 667 SQ FT (30.1%)
	METAL ROOF: 41 SQ FT
	ASPHALT SHINGLES: 1556 SQ FT
RIGHT SIDE:	ROOF AREA: 843 SQ FT
	ARCHITECTURAL FEATURES: 271 SQ FT (32.1%)
	METAL ROOF: 65 SQ FT
	ASPHALT SHINGLES: 587 SQ FT
LEFT SIDE:	ROOF AREA: 843 SQ FT
	ARCHITECTURAL FEATURES: 271 SQ FT (32.1%)
	METAL ROOF: 65 SQ FT
	ASPHALT SHINGLES: 587 SQ FT

MATERIAL COVERAGE

FRONT:	METAL ROOF: 87 SQ FT (1.9%)
	ASPHALT SHINGLES: 1579 SQ FT (34.0%)
	LIMESTONE: 215 SQ FT (4.6%)
	BRICK: 1633 SQ FT (36.3%)
	SIDING: 1114 SQ FT (24.1%)
BACK:	METAL ROOF: 41 SQ FT (0.9%)
	ASPHALT SHINGLES: 1556 SQ FT (32.8%)
	LIMESTONE: 233 SQ FT (4.6%)
	BRICK: 1711 SQ FT (36.1%)
	SIDING: 1269 SQ FT (25.4%)
RIGHT SIDE:	METAL ROOF: 65 SQ FT (3.6%)
	ASPHALT SHINGLES: 587 SQ FT (32.5%)
	LIMESTONE: 297 SQ FT (15.8%)
	BRICK: 512 SQ FT (28.3%)
	SIDING: 367 SQ FT (19.7%)
LEFT SIDE:	METAL ROOF: 65 SQ FT (3.6%)
	ASPHALT SHINGLES: 587 SQ FT (32.5%)
	LIMESTONE: 297 SQ FT (15.8%)
	BRICK: 512 SQ FT (28.3%)
	SIDING: 367 SQ FT (19.7%)

BRK-1 BRICK VENEER MFR: SHILOH SIZE: 8x16 COLOR: LIMESTONE	BRK-2 BRICK VENEER MFR: GLEN-GERY SIZE: MODULAR COLOR: ABERDEEN	SDG-1 CEMENT BOARD SIDING SIZE: 8' X 4' COLOR: PAINTED SW 6249 STORM CLOUD	SDG-2 CEMENT BOARD SHAKES MFR: TBO COLOR: PAINTED SW 6150 UNIVERSAL KHAKI	MTL-1 STANDING SEAM METAL SIZE: 12' COLOR: MATTE BLACK	SHG-1 SHINGLES MFR: CERTAINTED COLOR: MORE BLACK
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*MANUFACTURER AND COLORS MAY BE ADJUSTED AT TIME OF CONSTRUCTION BASED ON PRODUCT AVAILABILITY



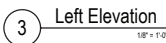
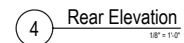
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Avalon Park
PIN # 22-17-300-019
Novi, MI

A201

022015

14 Unit Elevations



CONCEPTUAL RENDERINGS



AVALON PARK APARTMENTS

Novi, MI

ARCHITECT:

CIVIL ENGINEER:

04/19/2023







NOTE: Foundation landscaping shown for illustration purposes. See construction drawings for detailed information.







PSLR NARRATIVE

WIXOM ROAD DEVELOPMENT LLC

14955 Technology Dr.
Shelby Township, MI 48315
586-944-8660

November 22, 2022

City of Novi
Planning Department
Attn: Barb McBeth
45175 Ten Mile Road
Novi, MI 48375

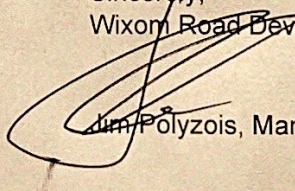
Re: Avalon Park Apartments

Dear Mrs. McBeth,

We are pleased to present to you a proposed multi family apartment community by Wixom Road Development, LLC. This development will consist of 46 units within 3 buildings on approximately 8.78 acres.

The anticipated cost of the proposed buildings and site improvements will be approximately \$6,000,000 and projected to be completed within 18 months after commencement. Many different trades and workers will be required to complete this project. It is anticipated that between 70 to 90 workers will be involved in the construction and 1 worker after completion to serve as the community manager.

Sincerely,
Wixom Road Development, LLC



Jim Polyzois, Manager



ONE COMPANY.
INFINITE SOLUTIONS.

June 1, 2023

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

Re: Avalon Park – PSLR Overlay Deviation Request

Dear Ms. Bell:

Avalon Park is a 46-unit residential development featuring three two-story apartment buildings 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 2.43 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:

- 2.43 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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INFINITE SOLUTIONS.

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 exists over this private roadway and a separate access easement and agreement are being executed specific to the new proposed development.

2. No secondary access street is being provided (per city of Novi zoning ordinance appendix C, section 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 south facade of building 1 down to 12.5 feet (Sec. 3.21.2.A.iii.c).

The south side of building 1 is the only location where the separation distance deviates from the ordinance standard. Additional separation could only be achieved by shifting the building north which would increase wetland impacts north of Building 1. The 7' wide walk leaves a 5.5' space available for creation of the foundation planting bed along this side as shown on landscape plan LP-3. The minor reduction will have no noticeable impact on the development and allow for greater preservation of the site's natural features.

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 (generally ranging between 60-80 sf per unit with a few end units having slightly smaller patios due to the adjacent entryway access doors). 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 apartment type development 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 benches.



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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 and benches 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 and benches have been provided where possible to maximize the use around the natural features areas.

7. An exception for the light pole visible along Wixom Road and for exceeding the average to minimum illumination ratio (Sec. 5.7.3.K).

The fixture that is visible along Wixom Road is necessary due to the location of the turn-around area immediately adjacent to the Wixom Road ROW. This fixture can have shielding added to limit the direct visibility from the ROW, but removal would leave this area with insufficient lighting.

8. 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.

9. A waiver to allow the existing trees and vegetation to remain for the area north of the emergency access drive in lieu of the required frontage landscaping and tree plantings.

The area north of the emergency access drive is proposed to remain in its natural state to preserve the existing woodland trees and wetlands.



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10. A waiver of the requirement for ground floor pedestrian entrances 60' maximum spacing (Sec. 3.21.2.C.ii).

The back side of the two 16 unit buildings are the only facades that do not provide for this entrance spacing criteria because there are no entrances on this side of the building. This is intentionally done as it faces a large screening berm with mature landscape and is not visible to the public. All other building facades meet the standard.

11. A waiver of the façade material requirement for a minimum of 30% brick on the ends of the buildings (right and left sides) and to allow the use of a minor amount of standing seam metal material for façade enhancement (Sec 3.21.2.C.ii.d).

The side elevations of the buildings have a vertical cast stone feature that extends above the entrance doors giving the building facades more architectural character as these are the prominent building facades as you enter the site. This feature reduces the brick percentage below 30% on these facades, but when combined with the cast stone provides 44% masonry. Additionally, the minor amount of standing seam metal material is used as an architectural enhancement to the facades.

Sincerely,
ATWELL, LLC

Jared M. Kime, PE
Project Manager

PLANNING REVIEW



PLAN REVIEW CENTER REPORT

May 10, 2023

Planning Review

Avalon Park Apartments

JSP 22-01

PETITIONER

Wixom Road Development, LLC

REVIEW TYPE

Revised PSLR Concept Plan

PROPERTY CHARACTERISTICS

Section	17	
Site Location	East side of Wixom Road, north of Eleven Mile Road; 22-17-300-019	
Site School District	Novi Community School District	
Site Zoning	R-1 One Family Residential with Planned Suburban Low-Rise Overlay (PSLR)	
Adjoining Zoning	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
Current Site Use	Vacant	
Adjoining Uses	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)
Site Size	8.78 acres (Gross); 8.24 (Net)	
Plan Date	April 19, 2023	

PROJECT SUMMARY

The subject property is approximately 9 acres and undeveloped. It is zoned R-1, with an overlay of Planned Suburban Low Rise (PSLR). The applicant is proposing 46 housing units in 3 low-rise apartment buildings (2-stories). The concept plan indicates the main entrance to the development off of Stonebrook Drive, with a secondary 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 on-site. Low rise multiple family is considered a Special Land Use in the PSLR overlay.

RECOMMENDATION

Approval of the PSLR Concept Plan is recommended. All reviewers are now recommending approval or conditional approval.

PSLR OVERLAY STANDARDS AND PROCEDURES

The PSLR Overlay District requires the 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 factors. **(Staff comments are provided in bold 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 0.74 acre area of woodland to be preserved, which is short of the 10% of site area requirement. There is also a requirement for 200 square feet of private open space per unit that is not fully provided. There are two benches in separate locations as enhancements of the common open spaces shown on the site. Since so much of the property is wetland area to be preserved and wetland mitigation, it is difficult to achieve some of the “active” open space requirements.]**
- 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 estimated number of daily vehicle trips is 350, 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: 37 AM trips, 40 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 0.3 acres of existing 2.41 acres of wetlands and proposes removal of approximately 19% of the regulated woodland trees. The plan indicates appropriate mitigation measures 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 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.]**
- 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 2016 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.]**

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

The site 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 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

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 currently shown. The following are deviations from the Zoning Ordinance and other applicable ordinances shown on the concept plan:

1. Deviation from Sec. 3.21.2.A.i to allow development to front on an approved private driveway, 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;
2. Deviation from Sec. 3.21.2.A.iii.c. to allow parking spaces to be within 12 feet of a building in one location south of building 1 (15 feet minimum required);

3. Deviation from Sec. 3.21.2.A.v to allow a reduction in the minimum required private open space (9,200 square feet total required, 3,150 square feet provided), as constructing additional private open space would cause greater wetland and woodland impacts;
4. Deviation from Sec. 3.21.2.A.v to allow reduction of minimum percentage of active recreation areas (50% of open spaces required, approximately 30% provided), and less than 10% of the total site (9% 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;
5. Deviation from Sec. 3.21.2.C.ii. for lack of pedestrian entrances on rear side of two buildings
6. Deviation from Section 3.21.2.C.ii.d. to allow the use of a minor amount of standing seam metal material (2-4% proposed), as in the opinion of the City's Façade Consultant the material is used in a manner that enhances the facades, and the design is otherwise in conformance with the façade standards;
7. Deviation from Sec. 5.7.3.K for exceeding the 4:1 average to minimum illumination ratio (5.3:1 proposed);
8. Deviation from Sec. 5.5.3.C. for deficiency of parking lot canopy trees. **This is not supported by staff as it appears to be possible to provide the required trees.**
9. 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;
10. 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;

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 rental 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 gives residents access to the City's major trail system via Wildlife Woods Park and the ITC Trail. The Novi Promenade shopping center is also within walking distance, and the sidewalk connection will be completed by the City next year. Other characteristics include medium density that can be perceived as a lower density, smaller, well-designed units, and blended densities.

2. **Traffic Impacts:** As indicated in the previous Traffic Review letter, the proposed development is estimated to generate 37 AM peak hour trips, 40 PM peak-hour trips, and approximately 370 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.
3. **Wixom Road Improvements:** The City has scheduled to make improvements to Wixom Road in the vicinity of the proposed project, which will lengthen the left turn lane for southbound traffic turning onto Stonebrook Drive. That project is scheduled to begin in 2024, and draft plans include construction of 8-foot sidewalks to fill the sidewalk gaps between Novi Middle School and Target. This scheduled project is anticipated to benefit Stonebrook Drive users and reduce the chance of southbound vehicles on Wixom turning left onto Stonebrook Drive impeding through traffic.
4. **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 1,100-1,350 square feet. **These are consistent with other smaller unit development projects proposed to meet RM-1 and RM-2 standards, and is smaller than the adjacent Villas at Stonebrook units (max. 1700).**
5. **Housing Style:** Conceptual elevations and floor plans provided indicate 2-story apartment buildings, with two 16-unit buildings and one 14-unit building. Each unit has its own exterior door and contains two bedrooms.
6. **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 5.6 units/acre if the ROW is excluded from the gross parcel size, which is less than what is allowed under PSLR zoning.**
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 the main access drive off of 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. An 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 not met requirements for several conditions related to providing open space on the property, and is requesting deviations for these conditions. 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.*
 - b. *All residential developments shall provide common open space areas, enhanced with play structures, furniture, and landscaping as central to the project as possible.*
 - 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.*
 - d. *Active recreation area shall consist of a minimum of ten percent of the site area.*

Staff supports the deviations requested related to open space as it is in the interest of preserving wetland and woodlands. The applicant has worked to redesign the site to minimize impacts to these features compared to earlier concept plans. The result is nearly 30% of the overall site area will be open space, although it is mostly passive. In addition, the sidewalks proposed will provide linkage to the nearby Wildlife Woods park, which provides active recreation opportunities, and a direct connection to the City's ITC trail and Ascension Providence campus trail network.

9. **Plan Review Chart:** Please refer to Planning Review Chart for other comments that need to be included on the Site plan if the PSLR Concept is approved by City Council.

SUMMARY OF OTHER REVIEWS

- a. Engineering Review: Additional comments to be addressed with Preliminary Site Plan. Engineering recommended approval of previous submittal.
- b. Landscape Review: **Two deviations identified. Indicate if unsupported deviation will be corrected. Landscape recommends approval if the remaining unsupported deviation is corrected.**
- 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 on-site to compensate for wetland impacts of 0.30 acre. Additional comments to be addressed prior to receiving Wetland approval of the Preliminary Site Plan. Wetlands recommended approval of previous submittal.
- d. Woodland Review: A Woodland Permit from the City of Novi would be required for 23 regulated woodland tree removals. Additional comments to be addressed prior to receiving Woodland approval of the Preliminary Site Plan. Woodlands recommended approval of previous submittal.
- Traffic Review: Additional comments to be addressed with Preliminary Site Plan. Traffic recommended approval of previous submittal.
- e. Facade Review: Façade recommends approval at this time, including a waiver to allow a minor amount of standing seam metal roof.
- f. Fire Review: Conformance with fire safety standards will be further reviewed with Site Plan submittal. Fire recommends approval of the PSLR in previous submittal.

NEXT STEP: PLANNING COMMISSION MEETING

This PSLR Concept Plan will be scheduled to go before the Planning Commission for public hearing and a recommendation to City Council on June 7, 2023 at 7:00 p.m. Please provide the following via email by **June 1st at noon:**

1. Site Plan submittal in PDF format (maximum of 10MB). **This has been received.**
2. A response letter addressing ALL the comments from ALL the review letters and a request for waivers/variances as you see fit, including justification for such waivers.
3. A color rendering of the Site Plan. **This has been received.**

CITY COUNCIL

Following the Planning Commission meeting, the PSLR Concept Plan will be scheduled for City Council consideration. If the City Council grants tentative approval at that time, the next steps would be to develop the PSLR Agreement. Following final approval of the PSLR Plan and Agreement, the applicant would then begin the site plan approval process.

STREET AND PROJECT NAME

This project will need Project Naming Committee approval. **Street names are required to be proposed, please contact Diana Shanahan (248-347-0483)** in the Community Development Department for additional information. The application can be found by clicking on this [link](#).

CHAPTER 26.5

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

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

A handwritten signature in black ink that reads "Lindsay Bell". The signature is written in a cursive, flowing style.

Lindsay Bell, AICP – Senior Planner



PLANNING REVIEW CHART: PSLR Planned Suburban Low-Rise Overlay

Review Date: May 10, 2023
Review Type: PSLR Revised Concept Plan
Project Name: **JSP22-01 Avalon Park Apartments**
 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
Zoning and Use Requirements				
Master Plan (adopted July 27, 2017)	Suburban Low-Rise	Suburban Low-Rise	Yes	
Area Study	The site does not fall under any special category	NA	Yes	
Zoning (Effective January 8, 2015)	R-1 One Family Residential with PSLR (Planned Suburban Low-Rise) overlay	R-1 with PSLR overlay	Yes	PSLR Agreement and Concept Plan must be approved by the City Council after recommendation by Planning Commission.
Uses Permitted (Sec 3.1.27.B & C)	Sec 3.1.27.B Principal Uses Permitted. Sec 3.1.27.C Special Land Uses	46 dwelling units – low rise multiple family (2-story)	Yes	Special Land Use approval required.
Next Steps	1. Planning Commission review, public hearing and recommendation to City Council 2. City Council review and consideration of concept plan and PSLR Agreement 3. Review and approval of site plans per section 6.1.			
Housing for the Elderly (Sec. 4.20)				
Low-Rise Multiple-Family Residential Uses In The PSLR District (Sec. 4.70)				
Low-rise multiple-family residential uses	- 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.	5.58 Dwelling units per acre; 46 Units on 8.24 net acres	Yes	
3.21 PSLR Required Conditions				
Narrative (Sec. 3.32.3.A)	Explain how the development exceeds the standards of this ordinance	Brief narrative provided	Yes?	

Item	Required Code	Proposed	Meets Code	Comments
PSLR Overlay Concept Plan: Required Items (Sec. 3.21.1.A)	i. Legal description and dimensions	Provided	Yes	
	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, 25-foot buffers shown	Yes	
	iv. Existing woodlands and proposed impacts	Tree survey provided	Yes	
	v. Existing and proposed rights-of-way and road layout	Existing 60 feet ROW along Wixom Road frontage is indicated. The current site plan indicates private roads within the development	Yes	Appears ROW will be dedicated
	vi. Bicycle/pedestrian plan	Sidewalks, walking trail shown	Yes	
	vii. Conceptual storm water management plan	Provided	Yes	Please refer to Engineering comments for more details.
	viii. Conceptual utility plan	Provided	Yes	
	ix. Building, Parking and Wetland Setback requirements	30 feet setback lines on all four sides indicated on the plans. 25-foot setbacks around 2 wetland areas.	Yes	
	x. Conceptual layout	Provided	Yes	
	xi. Conceptual open space/recreation plan	Information provided on sheet 8; walking path shown	Yes	
	xii. Conceptual streetscape landscape plan	Provided	Yes	Refer to Landscape review for more details
PSLR Overlay Concept Plan: Optional Items (Sec. 3.21.1.A)	xiii. Parking plan	Provided	Yes?	Refer to Traffic review letter for additional comments
	xiv. Detailed layout plan	Provided	Yes	
	xv. Residential density calculations and type of units	5.58 DUA proposed	Yes	
	xvi. Detailed open space/recreation		NA	
	xvii. Detailed streetscape landscape plan	Provided	Yes	Refer to Landscape review for more details
	xviii. Graphic description of each deviation	Written description provided in the	Yes?	

Item	Required Code	Proposed	Meets Code	Comments
	from the applicable ordinance requested	narrative		
	xix. Phasing plan	Phasing not indicated	NA	
Community Impact Statement (Sec. 3.21.1.B)	- All non-residential projects over 30 acres for permitted use - All non-residential over 10 acres for special land use - Residential over 150 units - Mixed use, staff determines - Requirements within study (include: social impacts, environmental factors)	Total project area is 8.78 Acres, units 46	NA	
Traffic Impact Study (Sec. 3.21.1.C)	Study as required by the City of Novi Site Plan and Development Manual	Trip generation does not meet requirements for study	NA	
Proposed Ordinance Deviations (Sec. 3.21.1.D)	List all proposed ordinance deviations with supporting narrative.	Some deviations listed on cover sheet.	Yes	See charts and letters for all deviations
City Council may approve deviations from the Ordinance standards as part of a PSLR Overlay Development Agreement provided there are specific, identified features or planning mechanisms deemed beneficial to the City which are designed into the project for the purpose of achieving the objectives for the District. Safeguards shall be provided for each regulation where there is noncompliance on the PSLR Overlay Concept Plan. The applicant has provided a detailed request for deviations with the required safeguards explained, and justification of how the objectives for the district are achieved.				
Required PSLR Overlay Use Standards/ Conditions for special land uses (Sec. 3.21.2)				
Site Standards (Sec. 3.21.2.A)				
Building Frontage (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	
Building Setbacks (Sec. 3.21.2.A.ii) & (Sec 3.1.27.D)	Minimum front yard setback: 30 ft*** Maximum front yard setback: 75 ft.	59 ft. from Wixom Rd	Yes	
*** The maximum front and exterior side yard setback requirement when adjacent to roads and	Minimum rear yard setback: 30 ft	47.8 feet	Yes	
	Exterior side yard adjacent to roads and drives 30 ft***	39.5 feet	Yes	
	Exterior side yard adjacent to planned or	More than 50 feet from Wixom Road	Yes	

Item	Required Code	Proposed	Meets Code	Comments
drives (other than planned or existing section line road right-of-way) is 75 feet.	existing section line road ROW 50 ft			
	Interior side yard 30 ft	150 ft	Yes	
	Building to building 30 ft	90 ft	Yes	
	Building Corner to corner: 15 ft	No corner relationships present	NA	
Landscape Buffer (Sec. 3.21.2.A.iii) and Berms (Sec. 5.5.3)	All buildings, parking lots and loading areas shall be separated from section line road rights-of-way by a 50 ft. landscape buffer containing an undulating 3-5 ft. tall landscaped berm.	landscape buffer provided with berm near building, waiver requested where no buildings and existing woodlands are present	No	<u>Deviation requested</u>
Parking spaces for all uses in the district (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	Interior side and rear yard parking shown	Yes	
	Screened by 3-5 ft. undulating berm from adjacent streets per Section 5.5.3.	Berms proposed	Yes	
	All parking and access aisles shall be Min. 15 ft. from all buildings	12 feet in one location	No	<u>Deviation requested to allow parking to be located 12 ft from building in one location</u>
Parking Setbacks (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	50 ft	Yes	
	Exterior side yard adjacent to a local street – 30 ft. min	38 ft	Yes	
	Interior side yards adjacent to single family residential districts - 30 ft. min	148 ft	Yes	
	Interior side yards not adjacent to a single family residential district – 15 ft. min	37 ft	Yes	
Open Space Recreation requirements for Multi-Family Residential	Minimum of 200 square feet per dwelling unit of private opens space accessible to building (includes covered	Some private open space indicated – appears 3,150 square feet is proposed in balcony/patio areas	No	<u>Applicant requests deviation</u>

Item	Required Code	Proposed	Meets Code	Comments
Developments (Sec. 3.21.2.A.v)	porches, balconies and patios)			
	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: 2.42 acres (29% of site) Active open space: 0.74 acres (walking trail area)	No	<u>Deviation requested for less than 50% as active</u>
	Active recreation shall consist 10% of total site area. (0.88 acre)	Active open space 0.74	No	<u>Deviation requested for deficiency</u>
Other Applicable Zoning Ordinances (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	46 x 2 = 92 required 101 spaces provided	Yes	
	Landscaping per Section 5.5, All sites shall include streetscape amenities such as but not limited to benches, pedestrian plazas, etc.	2 benches shown on plans	Yes	
Building Length (Sec. 3.21.2.A.viii)	Maximum building length as described in Sec 3.21.3.A.vii shall not exceed 180 ft.	Does not exceed	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	
Outdoor Lighting (Sec. 3.21.2.A.x)	Maximum height of light fixtures: 20 ft.	20 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 will be shielded – photometric shows 0.0 at property line	Yes	
	Maximum Illumination at	Max proposed 0.5 fc	Yes	

Item	Required Code	Proposed	Meets Code	Comments
	property line: 0.5fc			
Circulation Standards (Sec. 3.21.2.B)				
Full Time Access (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	
Emergency Access (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	
Connection to Neighboring Properties (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	
New Roads (Sec. 3.21.2.B.ii.a)	New roads shall be designed as pedestrian/bicycle focused corridors as identified in the Non-Motorized Master Plan	Drive aisles are not new streets		
Non-Motorized Facilities (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	
Proposed Non-Motorized Facilities (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.	No sidewalk exists north of the property on Wixom Road – stub indicated	Yes	
Building Design Standards (Sec. 3.21.2.C)				
Building Height (Sec. 3.21.2.C.i)	35 ft. or 2 ½ stories	30 feet	Yes	
Building Design (Sec. 3.21.2.C.ii)	Buildings must be designed with a “single-family residential character”	Residential style shown	Yes	See Façade Review for comments
Building Design (Sec. 3.21.2.C.ii)	Front and rear elevations have ground floor pedestrian entrances spaces no more than 60 ft	Rear elevations do not have pedestrian entrances	No	<u>Deviation requested for rear elevation of 2 buildings</u>
Maximum % of Lot Area Covered (Sec. 3.1.27.D)	25%	8.84%	Yes	

Item	Required Code	Proposed	Meets Code	Comments
Note To District Standards (Sec 3.6.2)				
Off-Street Parking in Front Yard (Sec 3.6.2.E)		No front yard parking proposed	NA	
Parking setback screening (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	
Modification of parking setback requirements (Sec 3.6.2.Q)	Refer to Sec 3.6.2 for more details	Modifications are not requested	NA	
Parking, Loading and Dumpster Requirements				
Number of Parking Spaces	Two for each dwelling unit	101 spaces	Yes	
Multiple Family (Sec. 5.2.12.A)	For 46 units, 92 spaces			
Parking Space Dimensions and Maneuvering Lanes (Sec. 5.3.2)	<u>90° parking layout:</u> 9' x 19' parking space dimensions and 24' wide drives	24' 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 17' proposed and 9'x19'	Yes	
Parking stall located adjacent to a parking lot entrance (public or private) (Sec. 5.3.13)	- 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	
End Islands (Sec. 5.3.12)	- 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			See Traffic Review for detailed comments

Item	Required Code	Proposed	Meets Code	Comments
Barrier Free Spaces <i>Barrier Free Code</i>	1 barrier free parking spaces (for total 26 to 50) & 1 van barrier free parking space	5 provided	Yes	
Barrier Free Space Dimensions <i>Barrier Free Code</i>	- 8' wide with an 8' wide access aisle for van accessible spaces - 8' wide with a 5' wide access aisle for regular accessible spaces	Provided – all van accessible	Yes	
Barrier Free Signs <i>Barrier Free Code</i>	One sign for each accessible parking space.	Provided	Yes	
Minimum number of Bicycle Parking <i>(Sec. 5.16.1)</i>	One (1) space for each five (5) dwelling units: 7 spaces required	4 spaces at each building shown (12 total)	Yes	
Bicycle Parking General requirements <i>(Sec. 5.16)</i>	- No farther than 120 ft. from the entrance being served - When 4 or more spaces are required for a building with multiple entrances, the spaces shall be provided in multiple locations - Spaces to be paved and the bike rack shall be inverted "U" design - Shall be accessible via 6 ft. paved sidewalk			Will be confirmed in site plan submittals
Bicycle Parking Lot layout <i>(Sec 5.16.6)</i>	Parking space width: 6 ft. One tier width: 10 ft. Two tier width: 16 ft. Maneuvering lane width: 4 ft. Parking space depth: 2 ft. single, 2 ½ ft. double			Will be reviewed in Site Plan submittals
Loading Spaces <i>(Sec. 5.4.1)</i> Location of such facilities in a permitted side yard shall be subject to review and approval by the City	As needed	Not required	NA	

Item	Required Code	Proposed	Meets Code	Comments
Dumpster (Sec 4.19.2.F)	- Located in rear yard or interior side yard in case of double frontage - Attached to the building or - No closer than 10 ft. from building if not attached - Not located in parking setback - If no setback, then it cannot be any closer than 10 ft. from property line. - Away from Barrier free Spaces	Dumpster shown in rear yard	Yes	
Dumpster Enclosure (Sec. 21-145.(c) City code of Ordinances)	- Screened from public view - A wall or fence 1 ft. higher than height of refuse bin - And no less than 5 ft. on three sides - Posts or bumpers to protect the screening - Hard surface pad. - Screening Materials: Masonry, wood or evergreen shrubbery			Will be reviewed in Site Plan submittals
Sidewalk Requirements				
ARTICLE XI. OFF-ROAD NON-MOTORIZED FACILITIES Sec. 11-256. Requirement. (c) & Sub. Ord. Sec. 4.05,	- In the case of new streets and roadways to be constructed as part of the project, a sidewalk shall be provided on both sides of the proposed street or roadway. - Sidewalks along arterials and collectors shall be 6 feet or 8 feet wide as designated by the "Bicycle and Pedestrian Plan," but not along industrial service streets per Subdivision Ordinance - Whereas sidewalks along local streets and private roadways shall be five (5) feet wide.	10' Pathway shown on Wixom Road ("by others") 5-7' sidewalks shown around buildings Sidewalk connections to Wixom Rd and Stonebrook Drive added	Yes Yes Yes	

Item	Required Code	Proposed	Meets Code	Comments
Pedestrian Connectivity	- Whether the traffic circulation features within the site and parking areas are designed to assure safety and convenience of both vehicular and pedestrian traffic both within the site and in relation to access streets - Building exits must be connected to sidewalk system or parking lot.	Sidewalks around buildings and to adjacent sidewalks	Yes	
Other Requirements				
Design and Construction Standards Manual	Land description, Sidwell number (metes and bounds for acreage parcel, lot number(s), Liber, and page for subdivisions).	Sheet 2 - provided	Yes	
General layout and dimension of proposed physical improvements	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 – additional detail may be needed for site plan review	Yes	Refer to all review letter for comments
Economic Impact	- Total cost of the proposed building & site improvements - Number of anticipated jobs created (during construction & after building is occupied, if known)	Investment of \$6M 70-90 trade and construction jobs	Yes	
Legal Documents	PSLR Development Agreement is required if approved. Conservation Easements for wetlands/woodlands areas; ROW dedication with Final Site Plan review	Access Easement is provided for access to Pulte private road	No	<u>A PSLR agreement would be required if City Council approves the Concept Plan</u>

Item	Required Code	Proposed	Meets Code	Comments
Development and Street Names	Development and street names must be approved by the Street Naming Committee before Preliminary Site Plan approval	Committee will review		The project requires a project and street naming application. Please contact Diana Shanahan at 248-347-0579
Development/ Business Sign	- Signage if proposed requires a permit. - Exterior Signage is not regulated by the Planning Division or Planning Commission.	Indicated	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. 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



PLAN REVIEW CENTER REPORT

01/17/2023

Engineering Review

Avalon Park Apartments
JSP22-01

Applicant

Wixom Road Development LLC

Review Type

PSLR Concept Site Plan

Property Characteristics

- Site Location: East of Wixom Road and North of Stonebrook Drive
- Site Size: 8.78 acres
- Plan Date: 11/22/22
- Design Engineer: Atwell

Project Summary

- Construction of 2 approximately 11,103 square-foot apartment building and 1 approximately 9,634 square foot apartment building with associated parking. Site access would be provided via private roadways (Stonebrook Drive).
- Water service would be provided by an 8-inch extension from the existing 16-inch water main along the east side of Wixom Road. A 2-inch domestic lead and a 4-inch fire lead would be provided to serve the buildings, 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. A 6-inch lead would be provided to serve the building, along with a monitoring manhole.
- Storm water would be collected by a single storm sewer collection system and discharged to an on-site detention basin.

Recommendation

Approval of the Concept Site Plan is recommended, with items to be addressed at the Preliminary Site Plan submittal.

Comments:

The Concept Site Plan does **NOT** meet the general requirements of Chapter 11 of the Code of Ordinances, the Storm Water Management Ordinance and/or the Engineering Design Manual. The following must be addressed prior to resubmittal:

1. The State of Michigan is currently reviewing the City of Novi's stormwater standards for compliance with the new County standards, and thus the City has not adopted the new standards. Projects that have not received approval from Planning Commission before the standards are adopted will be subjected to the change in requirements. At the time of this letter, revise the stormwater management plan to meet the current standards outlined in the Engineering design Manual.
2. Provide calculations verifying the post-development runoff rate directed to the proposed receiving drainage course does not exceed the pre-development runoff rate for the site.
3. Rather than a sediment forebay, a permanent water surface and storage volume are preferred. Refer to section 5.6.1 A. of the Engineering Design Manual for depth and volume requirements for wet detention basins.
4. Provide a 5-foot-wide stone bridge/access route allowing direct access to the standpipe from the bank of the basin during high-water conditions (i.e. stone 6-inches above high water elevation). Provide a detail and/or note as necessary.
5. As part of the Storm Drainage Facility Maintenance Easement Agreement, provide an access easement for maintenance over the storm water detention system and the pretreatment structure. Also, include an access easement to the detention area from the public road right-of-way.
6. Provide release rate calculations for the three design storm events (first flush, bank full, 100-year).
7. Due to maintenance concerns, each restricting orifice in the control structure shall be a minimum of 1 square-inch in size, even though this may result in a flow rate above that calculated.
8. The flow restriction shall be accomplished by methods other than a pipe restriction in an oversized pipe due to the potential for clogging and restrictor removal. A perforated standpipe, weir design, baffle wall, etc. should be utilized instead.
9. The primary outlet standpipe shall be designed with a secondary outer pipe with numerous holes. The stone filter would rest against this outer pipe and would help protect the outlet standpipe from clogging.
10. A runoff coefficient of 0.35 shall be used for all turf grass lawns (mowed lawns).
11. A 4-foot-wide safety shelf is required one foot below the permanent water surface elevation within the basin.
12. Show proposed easements for water main and sanitary sewer on the plans.

Additional Comments (to be addressed upon Preliminary Site Plan submittal):

General

13. Provide a minimum of two ties to established section or quarter section corners.
14. **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) and Boardwalks/Pathways (1 sheet). The most updated details can be found on the City's website at this location: <https://cityofnovi.org/services/public-works/engineering-division/engineering-standards-and-construction-details>
15. A right-of-way permit will be required from the City of Novi.
16. Provide a note that compacted sand backfill (MDOT sand Class II) shall be provided for all utilities within the influence of paved areas and illustrate and label on the profiles.
17. Provide a construction materials table on the utility plan listing the quantity and material type for each utility (water, sanitary and storm) being proposed.
18. 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.
19. 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.
20. Show proposed easements for water main, sanitary sewer, and storm sewer on the plans.
21. Indicate if there is an agreement with the property owner to the north for the existing driveway. If none currently exists, provide an easement to maintain the existing access or relocate the driveway.

Water Main

22. All water main easements shall be 20 feet wide. Show the proposed easement on the plan.
23. Provide water main modeling calculations demonstrating that the required water supply of 2,000/4,000 GPM will be available.
24. Per current EGLE requirement, provide a profile for all proposed water main 8-inch and larger.
25. All gate valves 6" or larger shall be placed in a well with the exception of a hydrant shut off valve. A valve shall be placed in a box for water main smaller than 6".
26. In the general notes and on the future profiles, 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.

Sanitary Sewer

27. Provide a sanitary sewer monitoring manhole, unique to this site, within a dedicated access easement or within the road right-of-way. If not in the right-of-way, provide a 20-foot-wide access easement to the monitoring manhole from the right-of-way (rather than a public sanitary sewer easement).
28. All sanitary sewer easements shall be 20 feet wide. Show the proposed easement on the plan.
29. Provide a note on the Utility Plan stating the sanitary leads will be buried at least 5 feet deep where under the influence of pavement.

Storm Sewer

30. Provide profiles for all storm sewer 12-inch and larger.
31. 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.
32. 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.

Storm Water Management Plan

33. 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

34. Provide a construction materials table on the Paving Plan listing the quantity and material type for each pavement cross-section being proposed.
35. 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.
36. Provide at least 3-foot of 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.
37. The sidewalk within the Wixom Road and Stonebrook Drive right-of-way shall continue through the drive approach. If like materials are used for each, the sidewalk shall be striped through the approach.
38. The end islands shall conform to the City standard island design, or variations of the standard design, while still conforming to the standards as outlined in Section 2506 of Appendix A of the Zoning ordinance.
39. Provide a line designation representing the effective 19-foot stall length for 18-foot perimeter stalls.

40. Curbing and walks adjacent to the end of 18-foot stalls shall be reduced to 4-inches high (rather than the standard 6-inch height to be provided adjacent to 19-foot stalls). Provide additional details as necessary.

Flood Plain

41. If applicable, show the limits of the 100-year flood plain and floodway per the current FIRM maps (2006).

Soil Erosion and Sediment Control

42. A SESC permit is required. A full review has not been completed at this time. The review checklist detailing all SESC requirements is attached to this letter. Please address the comments below and submit a SESC permit application under separate cover. The application can be found on the City's website at <http://cityofnovi.org/Reference/Forms-and-Permits.aspx>.

Off-Site Easements

43. Any off-site utility easements anticipated must be executed **prior to final approval of the plans**. If you have not already done so, drafts of the easements and a recent title search shall be submitted to the Community Development Department as soon as possible for review and shall be approved by the Engineering Division and the City Attorney prior to executing the easements.

The following must be submitted with the Preliminary Site Plan submittal:

44. A letter from either the applicant or the applicant's engineer must be submitted with the Preliminary Site Plan 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.

Please contact Adam Chludzinski at (248)735-5643 with any questions.



Adam Chludzinski,
Project Engineer

cc: Lindsay Bell, Community Development
Humna Anjum, Engineering
Adam Yako, Engineering
Ben Croy, City Engineer

LANDSCAPE REVIEW



PLAN REVIEW CENTER REPORT

April 28, 2023

Avalon Park

Revised PSLR Concept Plan - Landscaping

Review Type

Revised PSLR Concept Plan Landscape Review

Job

JSP21-0001

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: 4/19/2023

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 Preliminary or 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 if the unsupported deviation regarding the parking lot landscaping is addressed satisfactorily**. Please revise the landscaping to remove the unsupported waiver noted below. The remaining additions/corrections can be made on the Preliminary or Final Site Plans.

LANDSCAPE DEVIATIONS REQUIRED FOR PROPOSED LAYOUT:

- No berm is proposed north of the emergency access drive along Wixom Road – *supported by staff*
- Deficiency in interior parking lot trees – *not supported by staff*

Ordinance Considerations

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

1. Provided
2. **Please show the protective tree fence at the outer edge of the actual dripline, not the edge of the tree symbol which may not be wide enough to represent the actual dripline.**

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.*

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

1. Multi-family Unit Trees: 69 trees are required are provided.
2. Interior Roadway: No interior drives are provided so no interior roadway trees are required.
3. Building Foundation Landscaping:
 - a. Greater than 35% of the frontages facing public roads is shown as being landscaped.
 - b. A detailed foundation planting plan for Building 1 is provided. Please include detailed plans for the east-west buildings too and include all of the foundation plantings in the plant list and cost estimate.

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

1. All interior islands and parking lot corners must be at least 200sf in area and must have a canopy tree planted in them. **Please add trees where required.**
2. As noted before, multi-family unit trees can be used to meet the parking lot interior and perimeter tree requirements.

Plant List (LDM 4, 10)

1. 12 of 28 species (43%) used for non-woodland replacement plantings are native to Michigan. Please increase the use of native plant species to no less than 50%.
2. The tree diversity requirements for non-woodland replacement trees are met for all but Honeylocusts which has 25 non-woodland replacements shown. Please reduce the number of honeylocusts to no more than 21.
3. Please see the landscape chart for detailed discussions of various issues related to the proposed plantings that must be addressed.

Planting Notations and Details (LDM 10)

1. Provided
2. See the landscape chart for more detailed information.

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

1. Required trees and shrubs are provided.
2. Please see the landscape chart for a detailed discussion of fixes to be made to detention basin plantings.

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.



Rick Meader – Landscape Architect

LANDSCAPE REVIEW SUMMARY CHART – Revised PS LR Concept Plan

Review Date: April 28, 2023
Project Name: JSP22 – 0001: AVALON PARK TOWNHOMES
Plan Date: April 19, 2023
Prepared by: Rick Meader, Landscape Architect E-mail: rmeader@cityofnovi.org;
 Phone: (248) 735-5621

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

LANDSCAPE DEVIATIONS THAT ARE REQUIRED FOR PROPOSED LAYOUT:

- No berm or greenbelt landscaping is proposed north of the emergency access drive along Wixom Road – *supported by staff*
- Deficiency in interior parking lot trees, undersized islands – *not supported by staff*

Item	Required	Proposed	Meets Code	Comments
Landscape Plan Requirements – Basic Information (LDM (2))				
Landscape Plan (Zoning Sec 5.5.2, LDM 10)	• New commercial or residential developments • Addition to existing building greater than 25% increase in overall footage or 400 SF whichever is less. • 1"-20' minimum with proper North. Variations from this scale can be approved by LA	• Overall Scale 1" = 30' • Foundation planting scale: 1"=10'	Yes	
Owner/Developer Contact Information (LDM 10)	Name, address and telephone number of the owner and developer or association	Yes	Yes	
Project Information (LDM 10)	Name and Address	Location map on Sheet LP-2	Yes	
Survey information (LDM 10)	Legal description or boundary line survey	Survey and description on Sheet 2	Yes	
Landscape Architect contact information (LDM 10)	Name, Address and telephone number of RLA/PLA/LLA who created the plan	J. Eppink Partners	Yes	
Sealed by LA. (LDM 10)	Requires original signature	No		<u>Final stamping sets must be sealed by LA and have live LA signature</u>
Miss Dig Note (800) 482-7171 (LDM 10)	Show on all plan sheets	• On Sheets LP-1, and LP-3 • Not on Sheet LP-2	• Yes • No	<u>Please add to Sheet LP-2</u>

Item	Required	Proposed	Meets Code	Comments
EXISTING CONDITIONS				
Existing plant material Existing woodlands or wetlands <i>(LDM 10.h)</i>	• Show location type and size. • Label to be saved or removed. • Plan shall state if none exists.	• Tree Survey on Sheet 2 • Tree Chart on Sheet 10 • Removals are indicated on the chart and the Removals Plan • Replacement credits are shown on Chart. • Wetlands on site are delineated, mitigation is required and shown on Sheet 7.	• Yes • Yes • Yes • Yes • Yes	1. In a number of cases, the fence appears to be too close to the tree to be outside of the dripline. Please show the tree fence at the actual tree dripline on the plans, not just at the outside of the tree symbol, which may or may not accurately represent the dripline. The note provided on Sheet LP-1 is not sufficient because the grading plan is based on the symbols, not the actual dripline. 2. See the Mannik & Smith & DRG letters for complete reviews of woodlands and wetlands 3. <u>Please hide the tree to be removed at the northern corner of the parking lot west of Building #1.</u>
Natural Features protection				1. Currently the landscape plan does not show any separation between the parking lot and wetland in some areas. 2. <u>Please be sure that proper buffers and protection for adjacent ponds are provided on the landscape plan.</u> 3. <u>Please show the outline of a conservation easement that will protect the woodland replacement trees on Sheet LP-2.</u>

Item	Required	Proposed	Meets Code	Comments
Soil type (LDM 10)	As determined by Soils survey of Oakland county	Sheet 2	Yes	
Zoning (LDM 10)	Site: R-1 Proposed: PSLR North: I-1 & R-1, East: I-1 & I-2, South: I-2, West: R-1	Sheet LP-2	Yes	
PROPOSED IMPROVEMENTS (LDM 10)				
Existing and proposed improvements	Existing and proposed buildings, easements, parking spaces, vehicular use areas, and R.O.W	Yes – dimensions on Sheets 4 and 5	Yes	
Existing and proposed utilities	- Overhead and underground utilities, including hydrants - Proposed light posts	- Proposed utilities are shown on the Landscape Plan - Light posts are also shown - Notes regarding spacing are provided on Sheet LP-2	Yes	<u>Please shift proposed light poles in parking lot islands over to provide more planting room for the required trees.</u>
Proposed topography - 2' contour minimum	Provide proposed contours at 2' interval	Sheet 5	Yes/No	1. The plan currently shows wetland up to the edge of the parking lot in some areas when it will need to be filled there. 2. <u>Please show all proposed contours on the landscape plan.</u> 3. <u>The proposed grading at the entry should be modified to fit the long sign wall.</u>
Clear Zones	25 ft. corner clearance required. Refer to Zoning Sec 5.5.9	Yes	Yes	
LANDSCAPING REQUIREMENTS				
Berms and ROW Planting				
- All berms shall have a maximum slope of 33%. Gradual slopes are encouraged. Show 1ft. contours - Berm should be located on lot line except in conflict with utilities. - Berms should be constructed with 6" of topsoil.				
Residential Adjacent to Non-residential (Sec 5.5.3.A) & (LDM 1.a)				
Berm requirements (Zoning Sec 5.5.3.A)	<u>Special land use adjacent to residential requires:</u>	A long continuous berm existing on the adjacent	Yes	

Item	Required	Proposed	Meets Code	Comments
	4.5-6 foot tall landscaped berm with 6 foot wide crest. - Opacity 80% winter, 90% summer.	property fulfills this requirement for the east and south boundaries.		
Planting requirements (LDM 1.a.)	LDM Novi Street Tree List			
Adjacent to Public Rights-of-Way (Sec 5.5.3.B) and (LDM 1.b) (RM-1)				
Greenbelt width	- Adj to parking: 20 ft - Not adj to pkg: 34 ft	- Wixom Rd: 60 ft - Stonebrook Dr: 43 ft	Yes	
Min. berm crest width	4 ft	- Wixom Rd: 5 ft - Stonebrook Dr: 3-10 ft – the existing berm is being preserved	Yes	- No berm is provided north of the emergency access drive. This requires a deviation. - 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.
Min. berm height	3 ft	- Wixom Rd: 4 ft - Stonebrook Dr: 3 ft	Yes	See above
3' wall	(4)(7)	Only a sign wall is proposed – no retaining walls		
Canopy deciduous or large evergreen trees (7)(10)(11)	1 tree per 35 lf <u>Wixom Road</u> (195-20)lf/35 = 5 trees <u>Stonebrook Drive</u> 683lf/35 = 19 trees Waiver to not plant greenbelt trees north of the emergency access lane is requested.	<u>Wixom Road</u> 6 canopy trees south of the access lane <u>Stonebrook Drive</u> 55 existing trees	- Yes - Yes	- A deviation is requested to not add any trees north of the emergency access to preserve the existing vegetation. This deviation is supported by staff. - The calculations can be revised to deduct the 20' width of the emergency access lane and excess trees can be removed from the plan if desired.
Sub-canopy deciduous trees Notes (5)(6)(10)(11)	1 tree per 20 lf <u>Wixom Road</u> (195-20)lf /20 = 9 trees <u>Stonebrook Drive</u>	<u>Wixom Road</u> 11 trees <u>Stonebrook Drive</u> 34 trees	- Yes - Yes	See above discussion

Item	Required	Proposed	Meets Code	Comments
	• 683/20 = 34 trees			
Canopy deciduous trees in area between sidewalk and curb (10)	1 tree per 35 lf <u>Wixom Road</u> • (390-28)lf /35 = 10 trees <u>Stonebrook Drive</u> Not necessary – the street is not on Avalon Park property	<u>Wixom Road</u> • 10 trees <u>Stonebrook Drive</u> Existing street trees are shown	• Yes • Yes	
Multi-Family Residential (Sec 5.5.3.F.iii)				
Multi-family Unit Landscaping (Zoning Sec 5.5.3.F.iii.b)	• 3 deciduous canopy trees or large evergreen trees per dwelling unit on the first floor. • 23 units * 3 = 69 trees • Up to 25% of requirement can be subcanopy trees	69 trees	Yes	If desired, multi-family unit trees may be used to meet the all of the parking lot perimeter and interior tree requirements. That is shown for the perimeter trees, but not the interior trees.
Interior Street Landscaping (Zoning Sec 5.5.3.F.iii.b)	• 1 deciduous canopy tree along interior roads for every 35 lf (both sides), excluding driveways, interior roads adjacent to public rights-of-way and parking entry drives. • There are no interior drives on the site.	NA	Yes	
Foundation Landscaping (Zoning Sec 5.5.3.F.iii.b)	35% of building façades facing road must be landscaped	• A conceptual plan for one building is provided. • The required percentage of landscaping facing roads is provided.	• Yes • Yes	1. <u>The light conditions for the north-south building shown are much different than for the east-west buildings.</u> 2. <u>Please show complete foundation plans for all three buildings or at least add one for the east-west buildings. They can be smaller scale than 1"=10'</u> 3. <u>Plantings for all three buildings need to be included in the plant lists and cost estimates.</u>
Parking Area Landscape Requirements (Zoning Sec 5.5.3.C & LDM 5)				
General requirements	• Clear sight distance	No blocking	Yes	

Item	Required	Proposed	Meets Code	Comments
	within parking islands • No evergreen trees	plantings are proposed.		
Name, type and number of ground cover	As proposed on planting islands	Seed and sod are included in the plant list	TBD	<u>Please indicate what areas will be hydroseeded and which will be sod.</u>
Parking lot Islands (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	3 Parking lot islands do not seem to be large enough (at least 200sf)	TBD	If islands aren't large enough to meet requirements, please enlarge them.
Curbs and Parking stall reduction (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 17' long	Yes	
Contiguous space limit (Zoning Sec 5.5.3.c.ii.o))	Maximum of 15 contiguous spaces	No bay is longer than 15 spaces	Yes	1. The island north of Building 3 must have a canopy tree in it. It can be a multi-family unit tree. You may want to move the island east one or more spaces to provide sufficient clearance between the tree and the water line. 2. Canopy trees are also needed in every parking lot corner. Multifamily unit trees and perimeter trees can be used to meet those requirements, so the perimeter trees along the north edge of the parking lots can be spread out more.
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 (Zoning Sec 5.5.3.C.iii)				
A = Total square footage of vehicular use areas x 7.5%	• $A = x \text{ SF} \times 7.5\% = A \text{ sf}$ • $14,950\text{sf} \times 7.5\% = 1121\text{sf}$			
B = Total square footage of additional paved vehicular use areas over 50,000 SF	• $B = x \text{ SF} \times 1\% = B \text{ sf}$	NA		

Item	Required	Proposed	Meets Code	Comments
x 1 %				
All Categories				
$C = A+B$ Total square footage of landscaped islands	$C = A + B$ $C = 1121 + 0 = 1121\text{sf}$	1530sf is shown but not the corners or smaller islands	TBD	1. Label every island and corner island with its square footage to confirm that the required area is provided. 2. If an island bound by impervious surface does not have 200sf of greenspace, it must be widened to support the tree.
$D = C/200$ Number of canopy trees required	$D = C/200$ $D = 1121/200 = 6 \text{ trees}$ An additional tree is needed in the parking lot island north of Building 3 even though the calculations only show 6 are needed	6 trees	No	1. Interior trees must be within all interior islands and parking lot corners. 2. Please add the required trees in the new islands required for the long bays and in parking lot corners. 3. Multi-family unit trees may also be used to meet the parking lot interior tree requirements.
Parking Lot Perimeter Trees (Zoning Sec 5.5.3.c.ii)	1 Canopy tree per 35 lf $930/35 = 26 \text{ trees}$ Trees must be within 15 feet of the parking lot edge to count as a perimeter tree. Greenbelt canopy trees within 15 feet of the parking lot edge may be double-counted as parking lot perimeter trees.	26 trees	Yes	Please move some of the perimeter trees along the north edge of the parking lots to the corners of the parking lot (there are 4 that need trees, 3 of which are on the southern edge of the parking lots.)
Accessway Perimeter Trees (Zoning Sec 5.5.3.C.i.j.)	1 Canopy tree per 35 lf $30*2/35 = 2 \text{ trees}$	2 – on the adjoining property	Yes/No	Please move the 2 accessway perimeter trees onto the site property.
Parking land banked	NA	None		
Miscellaneous Landscaping Requirements				

Item	Required	Proposed	Meets Code	Comments
Plantings around Fire Hydrant (<i>Zoning Sec 5.5.3.c.ii,j, LDM Secs 2,7</i>)	- No plantings with matured height greater than 12' within 10 ft. of fire hydrants, manholes, catch basins or other utility structures. - Trees should not be planted within 5 feet of underground lines.	Sufficient spacing appears to have been given between trees and utility lines and structure.	Yes	
Landscaped area (g)	Areas not dedicated to parking use or driveways exceeding 100 sq. ft. shall be landscaped	Not indicated	TBD	
Name, type and number of ground cover (LDM 5)	As proposed on planting islands	Seed and sod are listed on the plant list	TBD	<u>Please indicate which areas will be sodded.</u>
Snow deposit (LDM 10)	Show leave snow deposit areas on plan in locations where landscaping won't be damaged	Numerous areas are proposed	Yes/TBD	<u>Please have a tree in all end islands – snow deposit areas can be adjusted.</u>
Transformers/Utility boxes (LDM 6)	- A minimum of 2 ft. separation between box and the plants - Ground cover below 4" is allowed up to pad. - No plant materials within 8 ft. from the doors	No transformers are shown	TBD	<u>Please show transformers and other utility boxes when their locations are determined.</u> <u>Please add an allowance of 10 shrubs per box on the plant list and label as such</u> <u>Please remove the words "on three sides" from City of Landscape Note #14.</u>
Detention/Retention Basin Planting requirements (Sec. 5.5.3.e, LDM 3)	- Clusters of large native shrubs shall cover 70-75% of the basin rim area at 10 ft away from the permanent water line. - Canopy trees must be located at 1 per 35lf of the pond rim 10 feet away from the permanent water level 10" to 14" tall grass along sides of basin - Refer to wetland for	- Seed mixes are proposed for the detention pond - Shrub coverage meets the requirement - Canopy trees are proposed along the east, south and north sides of the pond	- Yes - Yes - No	<u>Please move the trees on the north side of the detention pond to the west side or add trees to the west side.</u> <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</u>

Item	Required	Proposed	Meets Code	Comments
	basin mix • Include seed mix details on landscape plan			<u>foot buffer around the pond.</u> 3. <u>Please add the seed mix to the cost estimate.</u> 4. <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> 5. <u>Please revise the note stating that the contractor must provide proof of the seed mixes to be used prior to installation to correct the spelling of the email address: rmeader@cityofnovi.org.</u>
Phragmites and Japanese Knotweed Control (Zoning Sec 6.B)	All populations of Phragmites and/or Japanese Knotweed shall be eliminated from the site	Phragmites populations are shown on Sheet 3	Yes	<u>Please add text to the treatment note stating that the treatments must be done by a licensed ANC applicator</u>
Landscape Notes and Details– Utilize City of Novi Standard Notes				
Plant List (LDM 4,11) – Include all cost estimates				
Quantities and sizes		Yes	Yes	
Root type		Yes	Yes	
Botanical and common names	• At least 50% of plant species used, not including seed mixes or woodland replacement trees, must be species native to Michigan. • The non-woodland replacement tree diversity must meet the standards of the Landscape Design Manual section 4.	• 12 of 28 species used for non-replacement plantings (43%) are native to Michigan. • Honeylocusts exceed the maximum number of trees per LDM Sec. 4. Only 25 15% of total non-replacement trees can be used	• No • No	1. Please separate the woodland replacement trees from the overall plant list and base the diversity on that total (137 trees). 2. Woodland replacement canopy trees can be 2.5" caliper and evergreens can be 6 ft in height. 3. Evergreen trees only

Item	Required	Proposed	Meets Code	Comments
		(21).		count as 0.67 credits per tree and only 10% or less of the replacement trees planted can be evergreen. Please add more credits to satisfy the requirement. 4. <u>Norway spruce and European hornbeam are not on the woodland replacement chart (included with this review) so they can't be used as woodland replacements – please replace them with species from the chart.</u> 5. <u>Please use fewer honeylocusts.</u> 6. <u>Please increase the proportion of native species used to 50% or more.</u> 7. <u>Although they are not on the city's prohibited species list, please substitute a species such as chokeberry for burning bush, which does spread into adjoining woodlands in a somewhat invasive manner.</u> 8. <u>Please check the plant counts of PP, ERB and SB.</u> 9. <u>River birch is a canopy tree, not a subcanopy tree. Please use a smaller species as a subcanopy tree.</u> 10. <u>Please consider using the native hornbeam (<i>Carpinus caroliniana</i>) in the</u>

Item	Required	Proposed	Meets Code	Comments
				<u>open space with the path instead of European hornbeam.</u>
Type and amount of lawn		Seed and sod are indicated.	TBD	<u>Please clearly show what areas will be sod or seed.</u>
Cost estimate (LDM 10.h.(11))	For all new plantings, mulch and sod as listed on the plan	Yes	Yes	
Planting Details/Info (LDM Part III) – Utilize City of Novi Standard Details				
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	
Cross-Section of Berms (LDM 1.a.(1))				
Slope, height and width	• Label contour lines • Maximum 33% slope • Constructed of loam • 6" top layer of topsoil	No	No	<u>Provide detail on landscape plans for Wixom Road berm</u>
Type of Ground Cover		No	No	<u>Indicate on cross section</u>
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	No	No	1. <u>Show all nearby utilities on detail</u> 2. <u>Space all trees appropriately from utility lines, poles and utility structures</u>
Walls (LDM 10 & Zoning Sec 5.5.3.vi)				
Material, height and type of construction footing	Freestanding walls should have brick or stone exterior with masonry or concrete interior	No retaining walls are proposed – only the sign wall		
Walls greater than 3 ½ ft. should be designed and sealed by an Engineer				
Notes (LDM 10) – Utilize City of Novi Standard Details				
Installation date (LDM 2.I. & Zoning Sec 5.5.5.B)	• Provide intended date • Between Mar 15 – Nov 15	Yes	Yes	
Maintenance & Statement of intent	• Include statement of intent to install and	Yes	Yes	

Item	Required	Proposed	Meets Code	Comments
(LDM 2.m & Zoning Sec 5.5.6)	guarantee all materials for 2 years. • Include a minimum one cultivation in June, July and August for the 2-year warranty period.			
Plant source (LDM 2.n & LDM 3.a.(2))	Shall be northern nursery grown, No.1 grade.	Yes	Yes	
Establishment period (Zoning Sec 5.5.6.B)	2 yr. Guarantee	Yes	Yes	
Approval of substitutions. (Zoning Sec 5.5.5.E)	City must approve any substitutions <u>in writing</u> prior to installation.	Yes	Yes	
General Landscape Requirements (LDM)				
General Conditions (LDM 11)	Plant materials shall not be planted within 4 ft. of property line	Yes	Yes	
Irrigation (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	- A note indicates that an irrigation system will be provided. - Notes regarding the requirements for the system have also been added	Yes	1. <u>Please add irrigation plan or information as to how plants will be watered sufficiently for establishment and long-term survival.</u> 2. <u>If xeriscaping is used, please provide information about plantings included.</u>
Other information (LDM 10.n)	Required by Planning Commission	NA		
Landscape tree credit (LDM 11.b.(d))	- Substitutions to landscape standards for preserved canopy trees outside woodlands/ wetlands should be approved by LA. - Refer to Landscape tree Credit Chart in LDM	No		
Plant Sizes for ROW, Woodland replacement and others (LDM 11.b)	- Canopy Deciduous shall be 3" and sub-canopy deciduous shall be 2.5" caliper. - Refer to LDM section 11.b for more details	On plant list		
Plant size credit (LDM 11.b)	NA	None taken		
Prohibited Plants	Do not use any plants	None are proposed	Yes	

Item	Required	Proposed	Meets Code	Comments
(LDM 11.b)	on the Prohibited Species List			
Recommended trees for planting under overhead utilities (LDM 3.e)	Label the distance from the overhead utilities	• An overhead line exists along Wixom Road • The spacing appears to be acceptable.	TBD	The spacing appears to be acceptable.
Collected or Transplanted trees (LDM 11.b.(2)(c))		None		
Nonliving Durable Material: Mulch (LDM 12)	• Trees shall be mulched to 3" depth and shrubs, groundcovers to 2" depth • Specify natural color, finely shredded hardwood bark mulch.	In details	Yes	

WETLAND REVIEW



January 9, 2023

Ms. Lindsay Bell
City Planner
Department of Community Development
City of Novi
45175 W. Ten Mile Road
Novi, Michigan 48375

RE: Avalon Park Apartments; JSP22-01
Wetland Review of PSLR Concept Plan
MSG Project No. N1030013

Dear Ms. Bell:

The Mannik & Smith Group, Inc. (MSG) reviewed the Avalon Park Apartments Planned Suburban Low-Rise (PSLR) Overlay Preliminary Plan prepared by Atwell LLC dated November 22, 2022 (PSLR Concept Plan). The project site is located east of Wixom Road and north of Eleven Mile Road in Section 17. The parcel number associated with the project site is 50-22-17-300-019 (Site). The PSLR Concept Plan depicts the construction of three multi-unit buildings, a detention basin, parking areas, and other improvements at the currently vacant Site.

Published Data

Upon review of published resources, the Site appears to contain or immediately borders:

- ☒ City-regulated wetlands, as identified on the City of Novi Wetlands interactive map website. Note that both wetland and property limits depicted on the City's map are considered approximations (Figure 1).
- ☒ Wetlands that are regulated by the Michigan Department of Environment, Great Lakes, and Energy (EGLE). See the Permits and Regulatory Status section below.
- ☒ 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 (Figure 2). NWI and MIRIS wetlands are identified through interpretation of topographic data and aerial photographs by the associated governmental bodies.
- ☒ Hydric (wetland) soil as mapped by the U.S. Department of Agriculture, Natural Resource Conservation Service, as identified on the EGLE Wetlands Viewer interactive map website (Figure 2).

MSG Wetland Boundary Verification

The PSLR Concept Plan depicts the locations of three wetlands at the Site, designated Wetlands A, B, and C. Wetland A is an open water, emergent, and scrub-shrub wetland. Wetland B is a forested wetland. Wetland C is an emergent and scrub-shrub wetland. Wetland disturbance areas as depicted in the PSLR Concept Plan are summarized in the following table, along with MSG's evaluation of the regulatory status of each.

Wetland ID	Onsite Area	Wetland Impact Area		Wetland Fill Volume	Wetland Setback Buffer Impact Area		City Regulated	EGLE Regulated	Mitigation Ratio	Mitigation Area
		Permanent	Temporary		Permanent	Temporary				
A	0.93 acre	None	None	None	TBD	TBD	Yes	Yes	1.5:1	NA
B	0.33 acre	0.12 acre	None	145 cubic yards	TBD	TBD	Yes	Yes	2:1	0.24 acre
C	1.15 acres	0.21 acre	0.06 acre	504 cubic yards	TBD	TBD	Yes	Yes	1.5:1	0.31 acre
Total	2.41 acres	0.33 acre	0.06 acre	649 cubic yards	TBD	TBD	---	---	---	0.55 acre

MSG visited the Site on March 1, 2021 during a previous stage of the project. The observed conditions at the Site generally consisted of vacant land dominated by herbaceous vegetation with areas of woodland or open water. The observed conditions were consistent with those depicted in the PSLR Concept Plan. Open water was present in the northeastern corner of the Site, corresponding to the area designated Wetland A. The western portion of the Site was dominated by woodland, which includes the area designated Wetland B. The east-central portion of the Site was dominated by emergent wetland vegetation, which corresponds to the area designated Wetland C. Inspection photographs were provided with MSG's letter *Wixom Rd Development PWT21-0002, Wetland Review for Wetland Permit Application* dated March 4, 2021. MSG concurs with the delineation of Wetlands A, B, and C as depicted on the PSLR Concept Plan.

Permits and Regulatory Status

The City of Novi Code of Ordinances, Chapter 12, Article V defines an essential wetland as meeting one or more of the criteria listed in subsections 12-174(b)(1) through (10). It is MSG's opinion that Wetlands A, B, and C provide the functional characteristics of storm water storage capacity and/or wildlife habitat, and accordingly they meet the criteria for an essential wetland and each are considered City-regulated wetlands. Mitigation is required per Section 12-176 of the Novi Code of Ordinances when an activity results in 0.25 acre or greater of impairment or destruction of wetland areas that are determined to be essential wetland area, two acres in size or greater, or contiguous to a lake, pond, river, or stream. The total proposed impact to essential (i.e. City-regulated) wetlands is 0.33 acre so mitigation is required. **An appropriately sized area of wetland mitigation is depicted in the PSLR Concept Plan, but the mitigation area should compensate for the type(s) of wetlands it is replacing. Specifically, the on-Site mitigation area should include 0.24 acre of forested wetland and 0.31 acre of emergent wetland.**

In addition to wetlands, the City of Novi regulates wetland and watercourse buffers/setbacks. Article 24, Schedule of Regulations, 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 buffers/setback limit is 25 horizontal feet, regardless of grade change. **The wetland buffer areas must be depicted on project plans, and the associated areas of permanent and temporary wetland buffer impact must be quantified on project plans.**

The proposed means of restoring temporary wetland and/or wetland buffer impact must also be specified on project plans. Typically this requirement is met by providing the planned native wetland seed mix and/or plants to be used to revegetate areas of soil disturbance and depicting the areas to be revegetated. Examples of temporary impact include utility installation and placement of silt fence.

EGLE typically regulates wetlands within 500 feet of an inland lake, pond, stream, or river or isolated wetlands of 5-acres area or more. Therefore, EGLE jurisdiction may apply to Wetlands A, B, and/or C. Based on aerial images Wetland A appears to include a pond that is associated with a network of wetlands and streams extending off-Site to the northeast (Figure 3). In addition, both Wetlands B and C appear to be within 500 feet of this stream/wetland network. EGLE is the final authority of the location and regulatory status of wetlands in Michigan. MSG recommends

the client request a pre-application meeting with EGLE to determine the state jurisdictional status and mitigation requirements for each of the Site wetlands.

Based on available information, the following wetland-related items appear to be required for this project:

Item	Required / Not Required
Wetland Permit (specify Non-Minor or Minor)	Non-Minor Required (>300 cubic yards of fill proposed)
Wetland Mitigation	Required
Environmental Enhancement Plan	Not required
Wetland Buffer Authorization	Required
EGLE Wetland Permit	Likely required
Wetland Conservation Easement	Likely required

Comments

The applicant is advised a City Wetland permit cannot be issued for EGLE-regulated wetlands until EGLE has issued a wetland use permit. Both City and EGLE requirements would apply to a mitigation plan, if applicable.

In March 2021, MSG observed some of the herbaceous plants to which wetland delineation ribbon was attached had succumbed to natural dieback. Consequently, some of the delineation markers were attached to broken plants that were lying on the ground. It is anticipated such markers were subsequently lost over the 2022 the growing season. Chapter 4, Section 2 of the City of Novi Site Plan and Development Manual states, "The boundary lines of any watercourses or wetlands on property should be clearly flagged or staked and such flagging or staking shall remain in place throughout the conduct of permit activity." MSG suggests more robust markers (e.g. pin flags, survey lath) be used when woody plants are not present for attaching delineation ribbon.

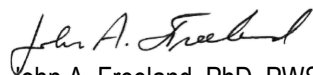
Please contact the undersigned if you have any questions regarding the matters addressed in this letter.

Sincerely,

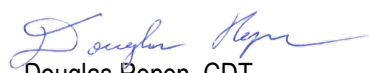
The Mannik & Smith Group, Inc.



Keegan Mackin
Environmental Scientist



John A. Freeland, PhD, PWS
Senior Scientist



Douglas Repen, CDT
Project Manager
Certified Storm Water Management Operator

CC: Sarah Marchioni, City of Novi Project Coordinator
Barbara McBeth, City of Novi Planner
Christian Carroll, City of Novi Planner
Ben Peacock, City of Novi Planner
Diana Shanahan, City of Novi Planning Assistant
Rick Meader, City of Novi Landscape Architect

FIGURES



Figure 1

City of Novi Regulated Wetland & Woodland Map. Approximate Site boundary is shown in red. Regulated Wetland areas are shown in blue and Regulated Woodland areas are shown in green.

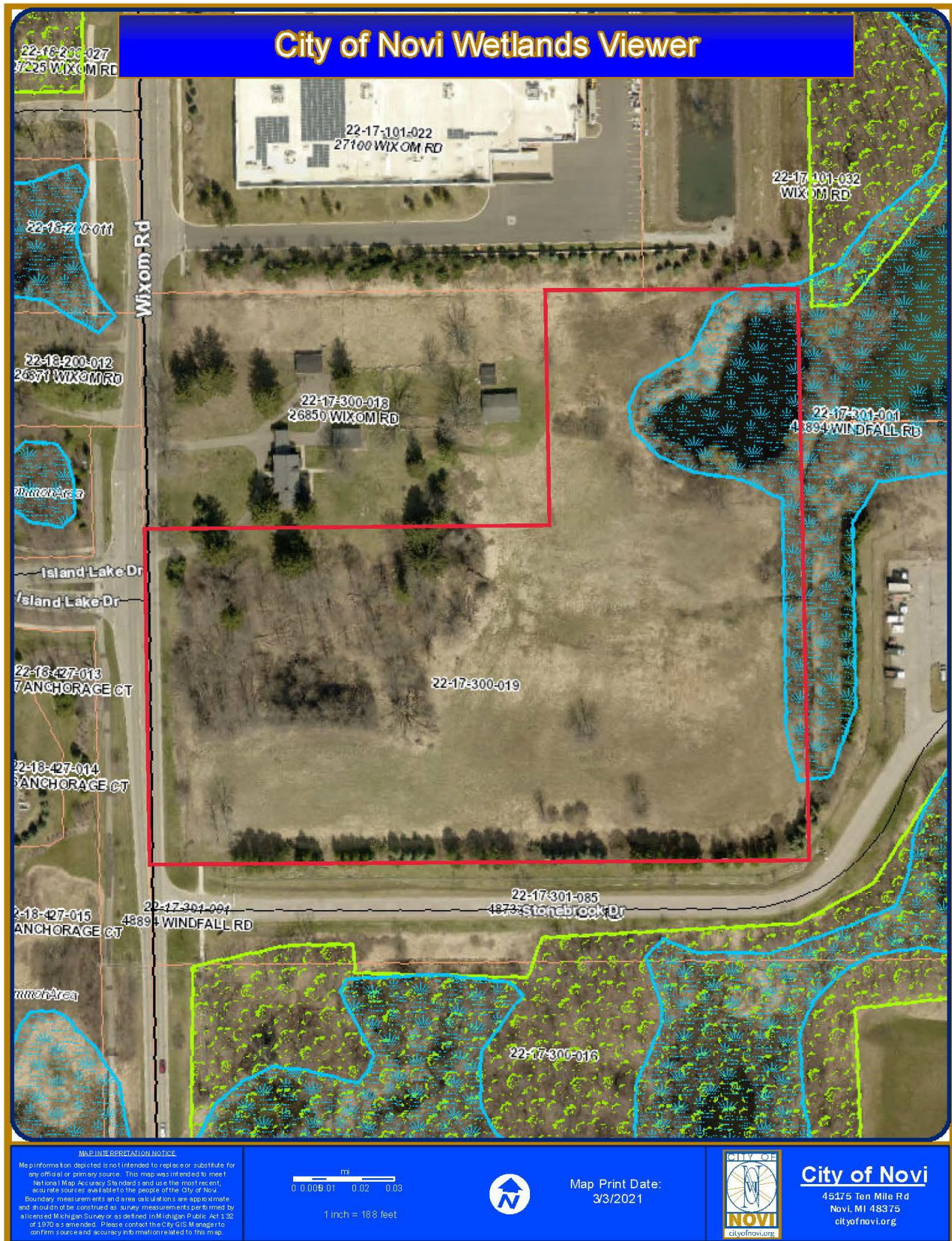


Figure 2 | EGLE Wetlands Viewer Map. Approximate Site boundary is shown in red.

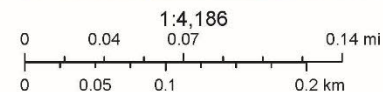
Wetlands Map Viewer



March 3, 2021

Part 303 Final Wetlands Inventory

- Wetlands as identified on NWI and MIRIS maps
- Soil areas which include wetland soils
- Wetlands as identified on NWI and MIRIS maps and soil areas which include wetland soils

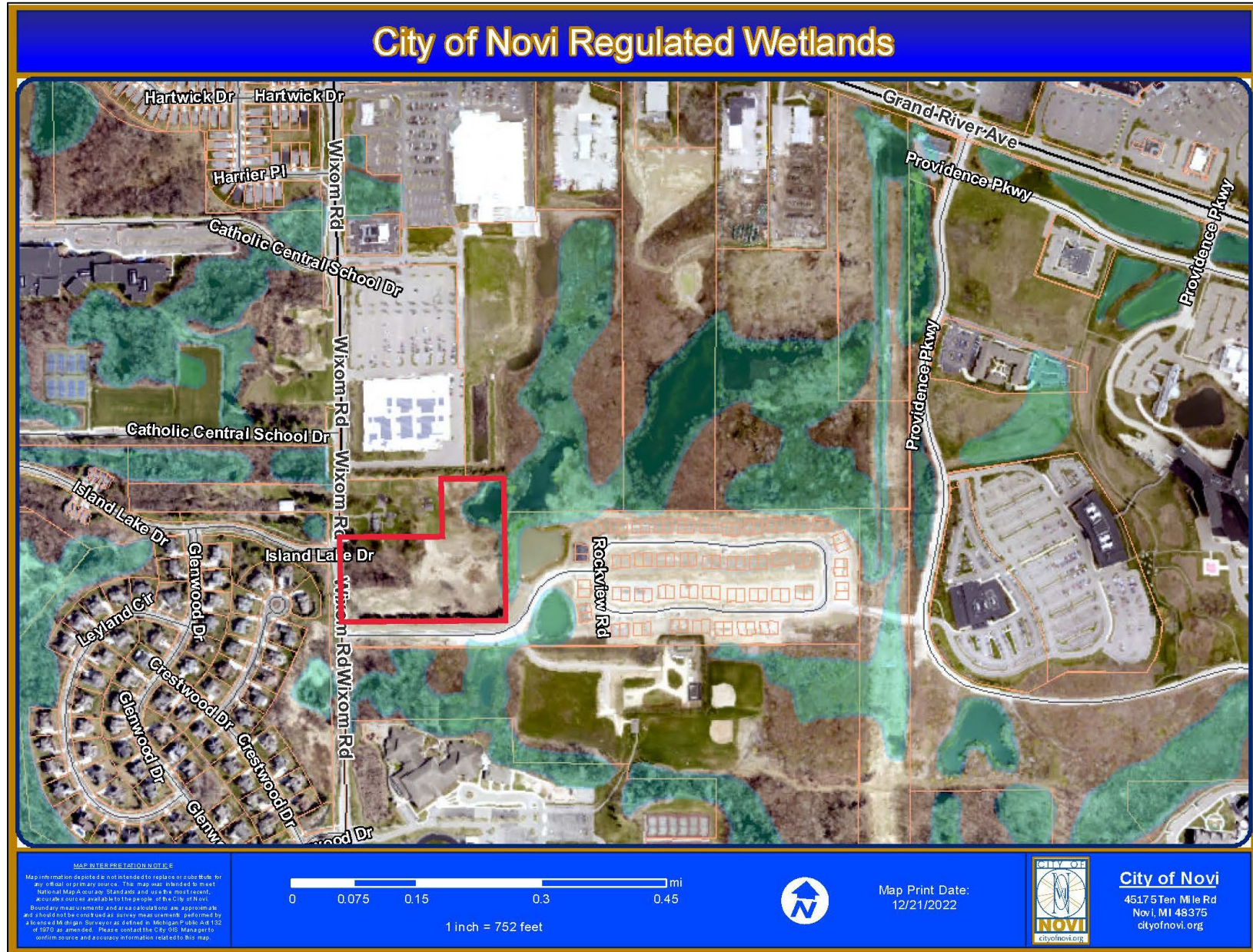


Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Disclaimer: This map is not intended to be used to determine the specific

Figure 3

Site relative to off-Site wetlands and streams. Approximate Site boundary is shown in red. Regulated Wetland areas are shown in blue.



WOODLAND REVIEW



Corporate Headquarters
295 South Water Street, Suite 300
Kent, OH 44240
800-828-8312

Local Office
3381 Lapeer Rd. West
Auburn Hills, MI 48326

To: Lindsay Bell, City of Novi Senior City Planner
Community Development Department, City of Novi

From: Kerry Gray, Principal Consultant
Davey Resource Group

CC: Barb McBeth, City of Novi, City Planner
Christian Carroll, City of Novi Planner
Rick Meader, City of Novi Landscape Architect
Ben Peacock, City of Novi Planner
Diana Shanahan, City of Novi Planning Assistant
Douglas Repen, Mannik and Smith Group

Date: January 10, 2023

RE: Avalon Park Townhomes
Woodland Review #1 – JSP22-01

Davey Resource Group, Inc. (DRG) has conducted a review of the Planned Suburban Low-Rise (PSLR) Preliminary Plan submittal for the proposed **Avalon Park Apartments** (Parcel No. 22-17-300-019) on Wixom Road between 11 Mile Road and Grand River Ave. The plan set prepared by Atwell, LLC (revision date: 11/22/2022) proposes construction of a residential development with 46 apartment units within 3 buildings.

DRG reviewed the pre-submittal plan set for conformance with the City of Novi's Woodland Protection Ordinance, Chapter 37. Based on the review of the pre-application site plan, Preliminary Site plan, the City of Novi Official Regulated Woodlands Map, aerial imagery, and a field visit – **DRG has determined that the proposed development site contains City-Regulated Woodlands.** While the City of Novi regulated woodland map does not show regulated woodlands on the site based on the information reviewed a regulated woodland exists in the northwest corner of the property within and adjacent to wetland B (Figure 1).

Recommendation: DRG **recommends approval** of the Avalon Park Apartments PSLR Preliminary Plan - see Woodland Review Comments for minor revisions needed.

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) & Financial Guarantee (Chapter 26.5-5)	YES
Tree Protection (Fence) (Chapter 37, Section 37-9) & Financial Guarantee (Chapter 26.5-5)	YES
Woodland Conservation Easement (Chapter 37-30 (e))	YES

Woodland Impacts

Davey Resource Group conducted a site visit on January 10, 2023, to review the regulated woodlands and other trees on the site (see site photos in this memo).

The site contains a mixture of City of Novi Regulated Woodland trees and non-regulated trees. Trees regulated by Chapter 37 include those that are 8-inches or greater DBH (diameter at breast height, 4.5-feet above existing grade) located within a regulated woodland and any tree 36-inches or greater DBH, irrespective of whether it is located in a regulated woodland.

The woodlands are considered moderate quality with a mix of bottomland and upland tree species including, American elm, black cherry, black willow, cottonwood, silver maple, swamp white oak, sugar maple and pignut hickory. Trees range in 8" -35" in diameter with most trees between 11" and 20" in diameter. The woodland is in a low area of the site. There are also a significant number of non-regulated trees on the site.

The plan proposes the removal of the following trees:

Regulated Woodland Tree Removals (Healthy)	23
Non-Regulated Tree Removals	25
Total Tree Removals	48

Woodland Review Comments

1. **A Woodland Use Permit is required** to perform construction on any site containing regulated woodlands. The Woodland Use Permit for this project requires Planning Commission approval.

To determine woodland fence inspection fees - the applicant shall **provide the cost (labor and supplies) for installation (including the initial location staking) and removal of tree protection fencing**

2. **Tree Removals and Replacements.** The plan proposes the removal of 23 regulated woodland trees which requires 40 woodland replacement credits.

Tree Size (DBH)	Number of Trees	Ratio Replacement/ Removed Tree	Total Replacements Required
8-11"	11	1	11
>11-20"	9	2	18
>20-29"	1	3	3
>29+"	2	4	8
Multi-Stem	0	Add Stems/8	0
Woodland Replacement Trees	0	1	0
Regulated Woodland Trees Removed	23		
Total Replacement Credits Required			40

Please add the woodland replacement calculations to sheet LP-2.

3. **Woodland Replacements (Sheet 9 and Sheet LP-2).** The site is required to mitigate the removal of the

23 regulated woodland trees with 40 woodland replacement credits. Woodland replacement credits can be provided by:

- a. Planting the woodland tree replacement credits on-site.
- b. Payment to the City of Novi Tree Fund at a rate of \$400/woodland replacement credit.
- c. Combination of on-site tree planting and payment into the City of Novi Tree Fund (\$400/woodland replacement credit).

The Plan (Sheet LP-2) proposes the planting of **the 40 replacement credits on-site** by planting the following:

- 7 – 2.5" cal. B&B red oak (*Quercus rubra*)
- 7 – 2.5" cal. B&B shagbark hickory (*Carya ovata*)
- 7 – 2.5" cal. B&B black walnut (*Juglans nigra*)
- 7 – 2.5" cal. B&B Kentucky Coffeetree (*Gymnocladus dioica*)
- 7 – 2.5" cal. B&B American elm (*Ulmus americana*)
- 7 – 2.5" cal. B&B American basswood (*Tilia americana*)

Revise plans to address the following:

- Please provide the Dutch elm disease resistant cultivar that will be used for the American elm proposed to be planted.
- Due to their taproots – shagbark hickory (*Carya ovata*) and black walnut (*Juglans nigra*) can be difficult to find in the nursery industry and transplant. Please provide a list of potential supplies for these species and the methods that will be used to ensure successful planting and growth. Alternatively, select different native species to use as woodland replacements.

4. Financial Guarantees

- a. **A woodland fence guarantee of \$6,000 (\$5,000 x 120%) is required** per Chapter 26.5-37. The financial guarantee shall be paid prior to issuance of the City of Novi Woodland Use Permit.
- b. **Woodland Replacement Financial Guarantee of \$16,000 (40 required woodland replacement credits x \$400 per woodland replacement credit)** is required as part of the Woodland Use Permit fees to ensure planting of the on-site Woodland Replacement tree credits.

Based on inspection of the installed on-site Woodland Replacement trees, the Woodland Replacement Financial Guarantee shall be returned to the Applicant. The Applicant is responsible for requesting this inspection. Following acceptance of the planted woodland replacement trees, a 2-year performance bond must be paid to ensure the continued health and survival of the replacement trees (comment 6).

- c. The applicant will be required to pay into the City of Novi Tree fund at a rate of \$400/credit for any Woodland Replacement tree credits that cannot be planted on site.
- d. **The applicant shall guarantee trees for two (2) growing seasons after installation and the City's acceptance**, per The City's Performance Guarantees Ordinance. **A two-year maintenance bond in the amount of \$4,000**, twenty-five (25) percent of the value of the trees but in no case less than one thousand dollars (\$1,000.00), shall be required to ensure the continued health of the trees following acceptance (Chapter 26.5, Section 26.5-37).

Based on a successful inspection 2 years after installation of the on-site Woodland Replacement trees, the Woodland Replacement Performance Guarantee shall be returned to the Applicant. The Applicant is responsible for requesting this inspection.

5. **Woodland Guarantee Inspection.** If the woodland replacements, street trees or landscaping guarantee period is scheduled to end during the period of time when inspections are not conducted (November 15th – April 15th) the Applicant is responsible for contacting the Bond Coordinator and Woodland/Landscape Inspector in late summer/early fall prior to the 2 year expiration to schedule an inspection. **The Applicant is responsible for walking the entire site to confirm that all of the material has survived and is healthy. If any material is missing, dead or dying, replacements should be made prior to requesting the inspection.** Once this occurs the Applicant should contact the Bond Coordinator to schedule the inspection (Angie Sosnowski at asosnowski@cityofnovi.org / 248-347-0441) and complete the inspection request form. If additional inspections are needed, then additional inspection fees will be required to be paid by the applicant. Based upon a successful inspection for the 2 year warranty the Landscape/Woodland/Street trees financial guarantee will be returned to the Applicant
6. **Conservation Easement.** The Applicant may be required to provide preservation/conservation easements as directed by the City of Novi Community Development Department for any areas of woodland replacement trees. The applicant shall demonstrate that all proposed woodland replacement trees and existing regulated woodland trees to remain will be guaranteed to be preserved as planted with a conservation easement or landscape easement to be granted to the city. This language shall be submitted to the City Attorney for review. The executed easement must be returned to the City Attorney within 60 days of the issuance of the City of Novi Woodland permit. Any associated easement boundaries shall be indicated on the Plan.

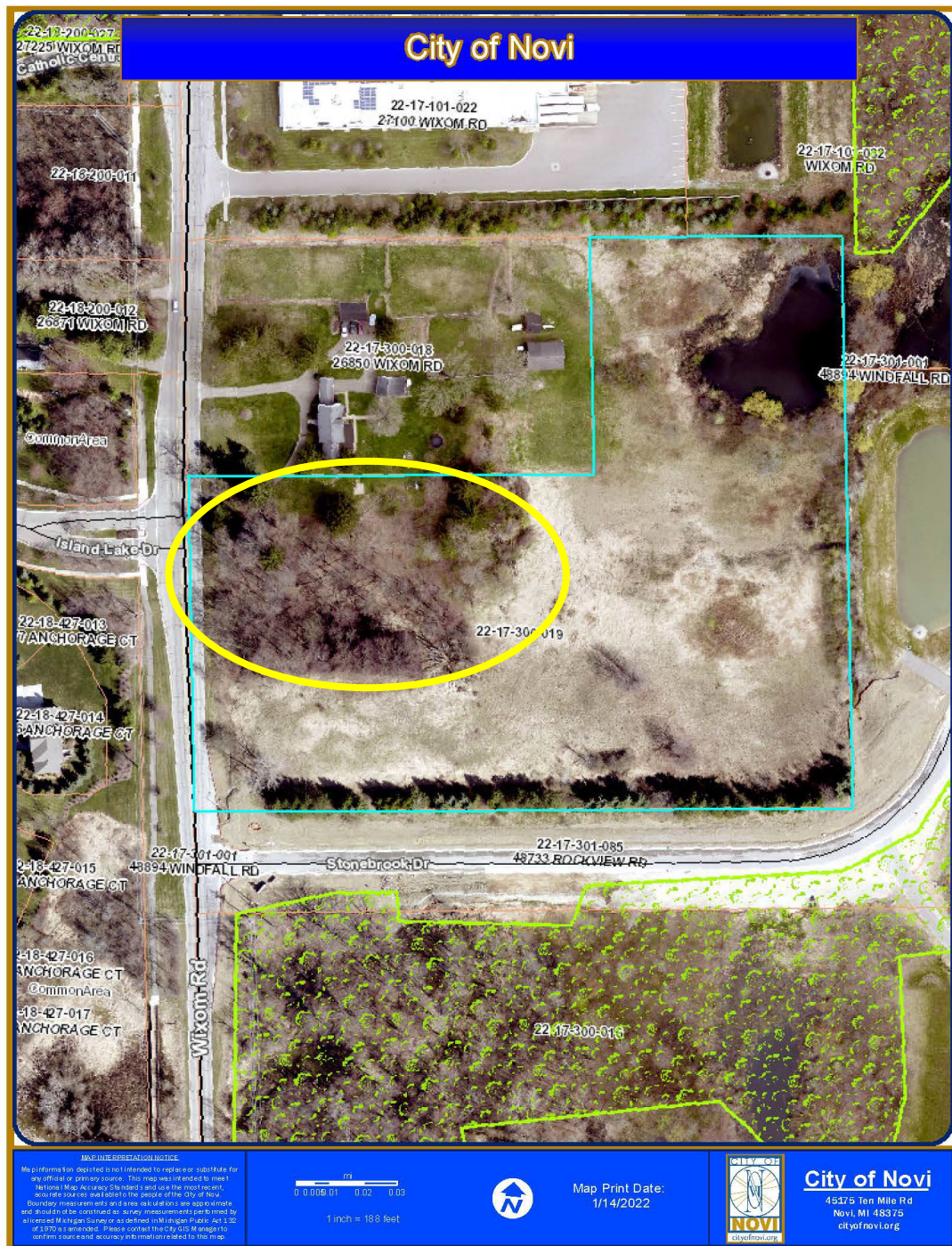
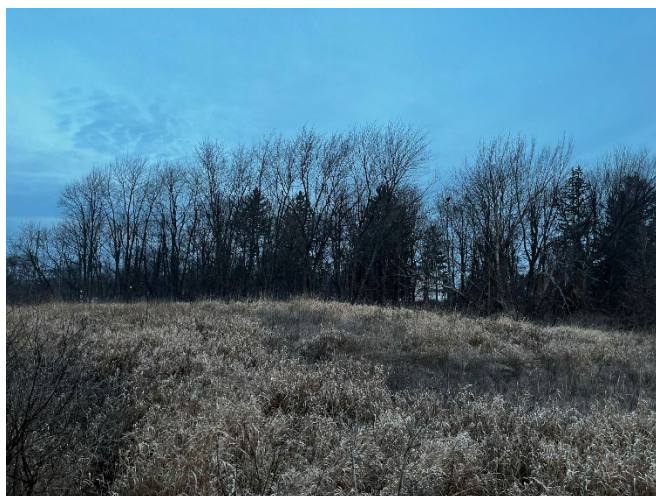


Figure 1. Avalon Park Townhomes Site
City of Novi Regulated Woodland Map
Blue line = parcel boundary
Green hatched areas = City of Novi regulated woodland map
Yellow Circle = General area determined to be regulated woodland

Site Photos



Looking north across property towards woodland



Looking northeast across property



Inside woodland looking west



Inside woodland looking north

TRAFFIC REVIEW



AECOM
27777 Franklin Road
Southfield
MI, 48034
USA
aecom.com

Project name:
JSP22-01 – Avalon Park Apartments PSLR
Traffic Review

From:
AECOM

Date:
January 12, 2023

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

CC:
Lindsay Bell, Christian Carroll, Humna Anjum, Ben
Peacock

Memo

Subject: JSP22-01 – Avalon Park Apartments PSLR Traffic Review

The PSLR site plan was reviewed to the level of detail provided and AECOM recommends **approval** for the applicant to move forward with site plan development as long as the comments below are addressed to the satisfaction of the City.

GENERAL COMMENTS

1. The applicant, Wixom Road Development LLC, is proposing a 3 building, 46 unit apartment development.
2. The development is located on the east side of Wixom Road, between Grand River Avenue and 11 Mile Road, with the entrance located on Stonebrook Drive. Wixom Road is under the jurisdiction of the City of Novi. Stonebrook Drive is a private road.
3. The site is zoned R-1 (One Family Residential). The applicant is requesting a PSLR Overlay.
4. There are no traffic related deviations required at this time.

TRAFFIC IMPACTS

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

ITE Code: 220 – Multifamily Housing (Low-Rise)
Development-specific Quantity: 46 Dwelling Units
Zoning Change: None

Trip Generation Summary				
	Estimated Trips	Estimated Peak-Direction Trips	City of Novi Threshold	Above Threshold?
AM Peak-Hour Trips	37	28	100	No
PM Peak-Hour Trips	40	25	100	No
Daily (One-Directional) Trips	370	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
RTS	Overlay Proposed?

TRAFFIC REVIEW

The following table identifies the aspects of the plan that were reviewed. Items marked O are listed in the City's Code of Ordinances. Items marked with ZO are listed in the City's Zoning Ordinance. Items marked with ADA are listed in the Americans with Disabilities Act. Items marked with MMUTCD are listed in the Michigan Manual on Uniform Traffic Control Devices.

The values in the 'Compliance' column read as 'met' for plan provision meeting the standard it refers to, 'not met' stands for provision not meeting the standard and 'inconclusive' indicates applicant to provide data or information for review and 'NA' stands for not applicable for subject Project. The 'remarks' column covers any comments reviewer has and/or 'requested/required variance' and 'potential variance'. A potential variance indicates a variance that will be required if modifications are not made or further information provided to show compliance with the standards and ordinances. The applicant should put effort into complying with the standards; the variances should be the last resort after all avenues for complying have been exhausted. Indication of a potential variance does not imply support unless explicitly stated.

EXTERNAL SITE ACCESS AND OPERATIONS				
No.	Item	Proposed	Compliance	Remarks
1	Driveway Radii O Figure IX.3	25'	Met	
2	Driveway Width O Figure IX.3	Not indicated	Inconclusive	
3	Driveway Taper O Figure IX.11			Private road not expected to have traffic volumes warranting a taper.
3a	Taper length	N/A	N/A	
3b	Tangent	N/A	N/A	
4	Emergency Access O 11-194.a.19	2 access points	Met	
5	Driveway sight distance O Figure VIII-E	260'	Met	
6	Driveway spacing			
6a	Same-side O 11.216.d.1.d	N/A	N/A	Not an arterial
6b	Opposite side O 11.216.d.1.e	N/A	N/A	Not an arterial
7	External coordination (Road agency)	N/A	N/A	Private road
8	External Sidewalk Master Plan & EDM	6'	Met	
9	Sidewalk Ramps EDM 7.4 & R-28-J	Indicated at entrance	Met	
10	Any Other Comments:			

INTERNAL SITE OPERATIONS				
No.	Item	Proposed	Compliance	Remarks
11	Loading zone ZO 5.4	N/A	N/A	

INTERNAL SITE OPERATIONS				
No.	Item	Proposed	Compliance	Remarks
12	Trash receptacle ZO 5.4.4	Indicated	Met	
13	Emergency Vehicle Access	Indicated	Met	
14	Maneuvering Lane ZO 5.3.2	24'	Met	
15	End islands ZO 5.3.12			
15a	Adjacent to a travel way	25' radius, not 3' shorter	Not Met	End islands should be 3' shorter than adjacent space.
15b	Internal to parking bays	N/A	N/A	
16	Parking spaces ZO 5.2.12			
17	Adjacent parking spaces ZO 5.5.3.C.ii.i	More than 15 spaces without an island	Not Met	Parking bays should be reconfigured such that there are no more than 15 spaces without an internal island.
18	Parking space length ZO 5.3.2	18'	Inconclusive	Spaces could be reduced to 17' with 4" curb and 2' clear overhang or increased to 19' with 6" curb. Detail indicates 6" curb at sidewalk, requiring a 19' space.
19	Parking space Width ZO 5.3.2	9'	Met	
20	Parking space front curb height ZO 5.3.2	6"	Met	Spaces at 6" curb must be 19' long.
21	Accessible parking – number ADA	5	Met	
22	Accessible parking – size ADA	Appears to be 9' with 9' aisles	Met	Dimensions for ADA specific spaces could be provided. ADA spaces are permitted to be 8' wide with 5' aisle for non-van accessible spaces and 8' aisle for van accessible.
23	Number of Van-accessible space ADA	None indicated, all are by assumed dimensions	Inconclusive	Indicate van accessible signage where appropriate.
24	Bicycle parking			
24a	Requirement ZO 5.16.1	12 Provided	Met	1 space for every 5 units required, for a total of 10.
24b	Location ZO 5.16.1	4 per building	Met	
24c	Clear path from Street ZO 5.16.1	7' if no overhang	Met	If 2' clear overhang is present on sidewalk, 1' wider will be required to meet the 6' standard.
24d	Height of rack ZO 5.16.5.B	N36'	Met	
24e	Other (Covered / Layout) ZO 5.16.1	Layout provided	Met	

INTERNAL SITE OPERATIONS				
No.	Item	Proposed	Compliance	Remarks
25	Sidewalk – min 5' wide Master Plan	7'	Met	
26	Sidewalk ramps EDM 7.4 & R-28-J	Indicated at ADA spaces	Met	
27	Sidewalk – distance back of curb EDM 7.4	N/A	-	
28	Cul-De-Sac O Figure VIII-F	N/A	-	-
29	EyeBrow O Figure VIII-G	N/A		
30	Turnaround ZO 5.10	20' wide, 25' stub, other undimensioned	Inconclusive	2 nd leg must be 30' as per requirements in 5.10 of the zoning ordinance.
31	Any Other Comments:			

SIGNING AND STRIPING				
No.	Item	Proposed	Compliance	Remarks
32	Signing: Sizes MMUTCD	Included	Met	
33	Signing table: quantities and sizes	Included	Partially Met	Applicant should include all ADA signs in table. There are 7 R7-1 signs shown on the plan and 5 listed in the quantity table.
34	Signs 12" x 18" or smaller in size shall be mounted on a galvanized 2 lb. U-channel post MMUTCD	Included	Met	
35	Signs greater than 12" x 18" shall be mounted on a galvanized 3 lb. or greater U-channel post MMUTCD	Included	Met	
36	Sign bottom height of 7' from final grade MMUTCD	Included	Met	
37	Signing shall be placed 2' from the face of the curb or edge of the nearest sidewalk to the near edge of the sign MMUTCD	Included	Met	
38	FHWA Standard Alphabet series used for all sign language MMUTCD	Included	Met	
39	High-Intensity Prismatic (HIP) sheeting to meet FHWA retro-reflectivity MMUTCD	Included	Met	
40	Parking space striping notes	Not included	Not Met	
41	The international symbol for accessibility pavement markings ADA	Not included	Not Met	
42	Crosswalk pavement marking detail	Included	Met	
43	Any Other Comments:	The orientation of the R7-1 signs along the aisles should be facing traffic, with back-to-back signs.		

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



Patricia Thompson, PE
Traffic Engineer



Paula K. Johnson, PE
Senior Transportation Engineer



Saumil Shah, PMP
Project Manager

FAÇADE REVIEW



May 5, 2023

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

Façade Review Status:
Façade Ordinance (Section 5.15) - Approved
PSLR Ordinance (Section 3.21) - Approved

Attn: Ms. Barb McBeth – Director of Community Development

Re: FACADE ORDINANCE REVIEW – Façade Ordinance, PSLR Concept
Avalon Park Apartments, JSP22-01, Façade Region: 1, Zoning District: R-1

Dear Ms. McBeth:

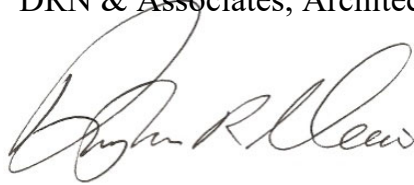
This Façade Review is based on the revised drawings prepared by Spire Design Group, dated 4/19/23. The applicant has made revisions since the prior review that bring the design into full compliance with the Façade Ordinance (Section 5.15). The applicant has also added roof features (dormers) that meet the intent of the Planned Suburban Low-Rise (PSLR) Ordinance (Section 3.21) by reducing the percentage of Asphalt Shingles to 70% or less. One minor deviation remains; the PSLR Ordinance prohibits Stand Seam Metal roofs. In this case we believe that the relatively small percentage of Standing Seam roof are used in a manner that enhances the facades and are therefore acceptable.

The percentages of materials proposed are as shown in the table below. The maximum (and minimum) percentages of materials required by the Façade Ordinance Section 5.15 and the PSLR Ordinance are shown in the right-hand columns. Materials that are in non-compliance if any are highlighted in red.

14-Unit Building	Front	Rear	Right Side	Left Side	Façade Ordinance 5.15 Maximum (Minimum)	PSLR Ordinance 3.21 (Maximum)
Brick	33%	40%	30%	30%	100% (30%)	
Cast Stone (16"x 8" format)	4%	5%	15%	15%	50%	
Horizontal Siding (Cement Fiber)	15%	16%	12%	12%	50% (Note 10)	
Shake Siding (Roof Gables)	9%	10%	8%	8%	25%	
Standing Seam Metal Roof	2%	0%	4%	4%	25%	0%
Asphalt Shingles	34%	26%	28%	28%	50%	
Trim	3%	3%	3%	3%	15%	
Asphalt Shingles above gutter line	68%	68%	68%	68%		70%

16-Unit Building	Front	Rear	Right Side	Left Side	Façade Ordinance 5.15 Maximum (Minimum)	PSLR Ordinance 3.21 (Maximum)
Brick	34%	36%	30%	30%	100% (30%)	
Cast Stone (16"x 8" format)	4%	5%	15%	15%	50%	
Horizontal Siding (Cement Fiber)	13%	20%	12%	12%	50% (Note 10)	
Shake Siding (Roof Gables)	9%	10%	8%	8%	25%	
Standing Seam Metal Roof	3%	0%	4%	4%	25%	0%
Asphalt Shingles	34%	26%	28%	28%	50%	
Trim	3%	3%	3%	3%	15%	
Asphalt Shingles above gutter line	70%	69%	68%	68%		70%

Sincerely,
DRN & Associates, Architects PC



Douglas R. Necci, AIA

FIRE REVIEW



December 28, 2022

TO: Barbara McBeth - City Planner
Lindsay Bell - Plan Review Center
Christian Carroll - Plan Review Center
Ben Peacock - Plan Review Center

RE: Avalon Park Apartments -Concept plan

PSP#22-0085

CITY COUNCIL

Mayor
Bob Gatt

Mayor Pro Tem
Dave Staudt

Laura Marie Casey

Hugh Crawford

Justin Fischer

Brian Smith

Ericka Thomas

Interim City Manager
Victor Cardenas

Director of Public Safety
Chief of Police
Erick W. Zinser

Fire Chief
Jeffery R. Johnson

Assistant Chief of Police
Scott R. Baetens

Assistant Fire Chief
John B. Martin

Project Description: New construction of 3 Residential apartment buildings, 3 story, (46 units) on 8.78 acres.

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.
- Proposed No Parking fire lane signage on north driveways are required on property (see sheet 1 & 7) with several additional signs added to area on south main entrance in-between Buildings 2 & 3.
- Proposed fire truck turning radii (sheet #7) is acceptable if the above note is followed and additional signage is posted. These areas will also need to be designated as Fire Lanes.
- Emergency Access Drive, from Wixom Rd, will need to have a "Drivable curb" from Wixom road leading into property.

Recommendation:

The Fire Dept. does NOT have any objections to the concept plan at this time – pending the above notes are followed.

Sincerely,

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

cityofnovi.org

Andrew Copeland – Acting Fire Marshal
City of Novi Fire Department

cc: file

APPLICANT RESPONSE LETTER



ONE COMPANY.
INFINITE SOLUTIONS.

June 1, 2023

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

Re: Avalon Park – PSLR Pre-Application Review - JSP 22-01

Dear Ms. Bell:

Please accept the revised PLSR Submittal for the proposed Avalon Park residential 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. Please note that this response is specific to the current review from Landscape, Façade, and Planning. For all other department responses to previous comments, please refer to the April 19th, 2023 response letter from Atwell.

Planning Review Comments – Lindsay Bell, AICP – May 10, 2023

Deviation waivers have been requested for all outstanding items noted. Items referring to other department reviews will be addressed during site planning.

Other Requirements

1. *Legal Documents: PSLR Development Agreement would be required if City Council approves the Concept Plan.*

Acknowledged, the draft agreement will be provided upon Concept Plan approval.

2. *Development and Street Names: The project requires a project and street naming application. Please contact Ben Peacock at 248-347-0579.*

The project has been reviewed by the committee and they have suggested an alternative name for the project as the name “Avalon” is used in another location in the City. Upon approval of the new name the plans and documents will be updated accordingly.

Landscape Review Comments – Rick Meader, LA – April 28, 2023

General Notes

1. All interior islands and parking lot corners must be at least 200sf in area and must have a canopy tree planted in them. Please add trees where required.

This deviation was not intended and we believe the landscape plan can be modified accordingly to address this comment during site planning.

All other noted comments will be addressed during site planning.

Façade Ordinance Review – Douglas R. Necci, DRN & Associates, Architects PC – May 5, 2023

No outstanding comments. A deviation for use of standing seam metal materials as a façade enhancement is provided and supported by staff.

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) 447-2072.

Sincerely,

ATWELL, LLC

A handwritten signature in black ink, appearing to read 'Jared Kime', with a stylized flourish at the end.

Jared Kime, PE
Project Manager



MEMO

To: Lindsay Bell, AICP – City of Novi Senior Planner

From: Mark Schovers, AIA – Spire Design Group

Date: March 31, 2023

Subject: Avalon Park Apartments – Architect response letter

This memo is to address the comments made by the different departments and how the issue was addressed.

Should you have any follow up questions I can be reached at mark@spiredg.com or 248.921.0794.

Planning Department:

Page 3: Ordinance Deviations

5. Light pole height exceeds 20' maximum.

- Photometric plan has been revised to show light poles are now at 20'.

Façade Review:

The facades have been modified based on your review comments. Please also note that we increase the finished ceiling height from 9' to 10'

- Brick has been increased on all elevations. The side elevations are still shy of the 30% brick requirement. However if the brick and cast stone is combined for a total of 44.1% of masonry. We will seek a section 9 waiver for cast stone being an equivalent material.
- We have left the standing seam as we feel it adds architectural interest and is used as an accent to roofing materials.
- We have adjusted the architectural features of gables and dormers to reduce asphalt shingles to be less than 70% above the eave line.
- We have included our material percentages and proposed material specs on the elevation pages.
 - o We will have a physical material board at time of presentation to planning commission.



ONE COMPANY.
INFINITE SOLUTIONS.

April 19, 2023

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

Re: Avalon Park – PSLR Pre-Application Review - JSP 22-01

Dear Ms. Bell:

Please accept the revised PLSR Submittal for the proposed Avalon Park residential development. This package has been prepared to address the applicable City concerns, with comment responses provided below.

Planning Review Comments – Lindsay Bell, AICP – January 13, 2023

Zoning and Use Requirements

1. *Master Plan: Correct project narrative on sheet 1 – current zoning and FLU is not general industrial.*
Project narrative has been updated to reflect current zoning and FLU.
2. *Zoning: PLSR Agreement and PLSR Agreement and Concept Plan must be approved by the City Council after recommendation by Planning Commission.*
Acknowledged
3. *Uses Permitted: Special Land Use Permit required.*
Acknowledged

Low-Rise Multiple-Family Residential Uses in the PSLR District

1. *Wetlands less than 2 acres in size may not need to be excluded from the net site area.*
Site area calculation has been updated and wetland areas under 2 acres are not excluded in the net site area.

3.21 PLSR Required Conditions

1. *PSLR Overlay Concept Plan: Required Items*
 - iii. *Show 25-foot wetland boundaries and detail temporary/permanent impacts.*
25' Wetland boundaries are shown, temporary and Permanent impacts are shown and noted on the plans.

- v. *Appears ROW will be dedicated*

Right of Way along Wixom Road will be dedicated.

3.21.2.A Site Standards

1. ***Building Setbacks:*** *Provide building and parking setback dimensions on sheet 3 to verify conformance.*
Dimensions have been added to the building and parking areas to show conformance.
2. ***Parking spaces for all uses in the district:*** *Deviation requested to allow parking to be located 10-12 feet from buildings.*
Deviation is shown on cover sheet and applies only to the south end of Building 1. This deviation reduces the wetland impact on the north side of the building.
3. ***Site Standards:*** *Provide 200 sf per unit as required or seek a deviation with justification.*
Deviation has been requested and added to the cover sheet.
4. ***Open Space Recreation requirements for Multi-Family Residential:*** *Additional activity areas to be added or seek a deviation for less than 50% as active.*
Deviation request has been added to the cover sheet.
5. ***Open Space Recreation requirements for Multi-Family Residential Developments:*** *Active Recreation shall consist 10% of total site area (0.88 ac): Provide additional or seek a deviation.*
Deviation has been requested and added to the cover sheet.
6. ***Other Applicable Zoning Ordinances:*** *Provide streetscape/pedestrian amenities.*
The streetscape has been revised. Please refer to the landscape plans and responses for more detail.
7. ***Outdoor Lighting:*** *Maximum height 20 ft - Reduce height or seek a deviation.*
Pole height is reduced to meet this standard.
8. ***Outdoor Lighting:*** *Verify if light fixture is visible, move or seek deviation*
A deviation is requested and shielding can be provided to minimize the visibility of this fixture.

3.21.2.B Circulation Standards

1. ***Non-motorized Facilities:*** *May remove sidewalks on south side of Buildings 2 and 3 if no pedestrian entrances*
Sidewalks have been removed from the south side of the buildings.

3.21.2.C Building Design Standards

1. ***Building Height:*** *Verify building height – 35 ft maximum*
See the architectural building plans for the building height. The mid-rise height viewed from any side is less than 35 ft.

2. **Building Design:** Ground floor pedestrian entrances spaced no more than 60 feet. Seek a deviation or provide doors.
Buildings have been revised to meet this criteria on all sides with residential entrances. We are seeking a deviation for the entrances spaced greater than 60' for the rear of buildings 2 and 3 where there are no entrances on the rear.
3. **Maximum % of Lot Area Covered:** Provide a lot coverage calculation
Lot coverage calculation has been added to the site data table.

Parking, Loading and Dumpster Requirements

1. **Parking Space Dimensions and Maneuvering Lanes:** Consider revising to 17' to meet general Standards
Parking spaces have been revised to 17' with 4" curb per standards.
2. **Barrier Free Space Dimensions:** Provide Dimensions.
Dimensions have been added to the layout plans for Barrier free spaces
3. **Bicycle Parking General requirements:** Will be reviewed in Site Plan submittals
Acknowledged. 2 hoops (4 spaces) are proposed at each building.
4. **Bicycle Parking Lot layout:** Will be reviewed in Site Plan submittals.
Acknowledged.
5. **Dumpster Enclosure:** Will be reviewed in Site Plan submittals.
Acknowledged.

Sidewalk Requirements

1. **Off-Road Non-Motorized Facilities:** Provide connections to adjacent Sidewalks
Sidewalk connections to Wixom Road and Stonebrook Drive have been added.

Other Requirements

1. **General Layout and dimension of proposed physical improvements:** Refer to all review letter for comments.
Acknowledged. Plans have been revised accordingly.
2. **Legal Documents:** PSLR Development Agreement would be required if City Council approves the Concept Plan.
Acknowledged, the draft agreement will be provided upon Concept Plan approval.
3. **Development and Street Names:** The project requires a project and street naming application. Please contact Ben Peacock at 248-347-0579.
Acknowledged. A project and street name request is included with the resubmittal package.

Pond has been revised to a permanent water surface and storage volume.

4. *Provide a 5-foot-wide stone bridge/access route allowing direct access to the standpipe from the bank of the basin during high-water conditions (i.e. stone 6-inches above high water elevation). Provide a detail and/or note as necessary.*

Access route has been added to the layout plan and details have been added to the detail sheets.

5. *As part of the Storm Drainage Facility Maintenance Easement Agreement, provide an access easement for maintenance over the storm water detention system and the pretreatment structure. Also, include an access easement to the detention area from the public road right-of-way.*

Access easement has been added to the plans.

6. *Provide release rate calculations for the three design storm events (first flush, bank full, 100-year).*

Release rate calculations are shown on sheet 6.

7. *Due to maintenance concerns, each restricting orifice in the control structure shall be a minimum of 1 square-inch in size, even though this may result in a flow rate above that calculated.*

Orifice restrictions have been calculated at 1 square inch holes and are outlined on the plans.

8. *The flow restriction shall be accomplished by methods other than a pipe restriction in an oversized pipe due to the potential for clogging and restrictor removal. A perforated standpipe, weir design, baffle wall, etc. should be utilized instead.*

Perforated standpipe and details for the outlet design have been added to the plan.

9. *The primary outlet standpipe shall be designed with a secondary outer pipe with numerous holes. The stone filter would rest against this outer pipe and would help protect the outlet standpipe from clogging.*

Please see Sheet 9 for the revised stormwater outlet design.

10. *A runoff coefficient of 0.35 shall be used for all turf grass lawns (mowed lawns).*

Runoff coefficient for turf grass has been revised.

11. *A 4-foot-wide safety shelf is required one foot below the permanent water surface elevation within the basin.*

Safety shelf has been added to the pond design.

12. *Show proposed easements for water main and sanitary sewer on the plans.*

Easements for water main and sanitary sewer have been added to the plans.

13. *Provide a minimum of two ties to established section or quarter section corners.*

Tie to the southern section corner has been added to the existing conditions plan.

Additional Comments 13-44 (to be addressed upon Preliminary Site Plan submittal):

Note that while the following comments are not required to be addressed until future PSP and FSP submittals, several have been addressed at this time.

14. *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) and Boardwalks/Pathways (1 sheet). The most updated details can be found on the City's website at this location: <https://cityofnovi.org/services/public-works/engineering-division/engineering-standards-and-construction-details>.*

Acknowledged.

15. *A right-of-way permit will be required from the City of Novi.*

Acknowledged.

16. *Provide a note that compacted sand backfill (MDOT sand Class II) shall be provided for all utilities within the influence of paved areas and illustrate and label on the profiles.*

Note has been added to the utility plan.

17. *Provide a construction materials table on the utility plan listing the quantity and material type for each utility (water, sanitary and storm) being proposed.*

Construction material quantities will be added in Final site plans.

18. *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.*

Utility crossing tables will be added in Final site plans.

19. *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.*

Acknowledged.

20. *Show proposed easements for water main and sanitary sewer on the plans.*

Easements for water main and sanitary sewer have been added to the plans.

21. *Indicate if there is an agreement with the property owner to the north for the existing driveway. If none currently exists, provide an easement to maintain the existing access or relocate the driveway.*

There is no existing agreement for the driveway encroachment. As this is a secondary access for the property, the existing driveway encroachment will be removed to the property line.

Water Main

22. *All water main easements shall be 20 feet wide. Show the proposed easement on the plan*

Water main easement has been updated and shown on the plan.

23. *Provide water main modeling calculations demonstrating that the required water supply of 2,000/4,000 GPM will be available.*

Water main modeling calculations will be provided during Final Site Plan.

24. *Per current EGLE requirement, provide a profile for all proposed water main 8-inch and larger*

Water main profiles will be provided during Final Site Plan.

25. *All gate valves 6" or larger shall be placed in a well with the exception of a hydrant shut off valve. A valve shall be placed in a box for water main smaller than 6".*

Acknowledged.

26. *In the general notes and on the future profiles, 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.*

Requested note will be added during Final Site Plan.

Sanitary Sewer

27. *Provide a sanitary sewer monitoring manhole, unique to this site, within a dedicated access easement or within the road right-of-way. If not in the right-of-way, provide a 20-foot-wide access easement to the monitoring manhole from the right-of-way (rather than a public sanitary sewer easement).*

Sanitary sewer monitoring manhole and 20' easement are shown on the plans

28. *All sanitary sewer easements shall be 20 feet wide. Show the proposed easement on the plan.*

Sanitary Sewer easement has been updated and shown on the plan.

29. *Provide a note on the Utility Plan stating the sanitary leads will be buried at least 5 feet deep where under the influence of pavement.*

Note has been added to the plans.

Storm Sewer

30. *Provide profiles for all storm sewer 12-inch and larger.*

Profiles will be added at Final Site Plan

31. *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.*

Profiles will be added at Final Site Plan

32. *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.*

Storm Sewer schedules will be added at Final Site Plan

Storm Water Management Plan

33. 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.

Soil Borings will be provided at Final Site Plan

Paving and Grading

34. Provide a construction materials table on the Paving Plan listing the quantity and material type for each pavement cross-section being proposed.

Construction quantities will be added at Final Site Plan.

35. 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.

Note added to the Layout Plan.

36. Provide at least 3-foot of 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.

Acknowledged.

37. The sidewalk within the Wixom Road and Stonebrook Drive right-of-way shall continue through the drive approach. If like materials are used for each, the sidewalk shall be striped through the approach.

Acknowledged.

38. The end islands shall conform to the City standard island design, or variations of the standard design, while still conforming to the standards as outlined in Section 2506 of Appendix A of the Zoning ordinance.

The ordinance described refers to end islands surrounded by pavement in a commercial parking lot setting. None of the end islands on the project are surrounded by pavement. The end islands on this project do not match the type of end islands in the ordinance.

39. Provide a line designation representing the effective 19-foot stall length for 18-foot perimeter stalls.

Line has been added to the layout plans showing where the 2' overhang lies on the sidewalk stalls.

40. Curbing and walks adjacent to the end of 18-foot stalls shall be reduced to 4-inches high (rather than the standard 6-inch height to be provided adjacent to 19-foot stalls). Provide additional details as necessary.

Details have been updated to show a 4" curb for integral curb and sidewalk.

Flood Plain

41. If applicable, show the limits of the 100-year flood plain and floodway per the current FIRM maps (2006).

The parcel does not fall near the 100-year floodplain or floodway.

Soil Erosion and Sediment Control

42. A SESC permit is required. A full review has not been completed at this time. The review checklist detailing all SESC requirements is attached to this letter. Please address the comments below and submit a SESC permit application under separate cover. The application can be found on the City's website at <http://cityofnovi.org/Reference/Forms-and-Permits.aspx>.

Soil Erosion and Sediment Control will be submitted in Final Site Plan. Preliminary SESC measures are detailed on Sheet 5.

Off-Site Easements

43. Any off-site utility easements anticipated must be executed prior to final approval of the plans. If you have not already done so, drafts of the easements and a recent title search shall be submitted to the Community Development Department as soon as possible for review and shall be approved by the Engineering Division and the City Attorney prior to executing the easements.

Acknowledged

The following must be submitted with the Preliminary Site Plan submittal:

44. A letter from either the applicant or the applicant's engineer must be submitted with the Preliminary Site Plan 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.

Acknowledged

Landscape Review Comments – Rick Meader, LA – December 21, 2022

General Notes

1. Please clean up the tree labeling (there are inconsistencies, some trees aren't labeled and others have labels that don't appear in the section plant lists).

Landscape plans have been revised accordingly.

2. Please clearly indicate on the drawing (not just on the plant lists adjacent) which tree is meeting which requirement – hatching or unique labeling could be used.

Trees have been labeled to reflect requirements. Refer to sheet LP-2.

3. Please add the city project number, JSP22-001, to the lower right corner of the cover sheet.

Added to cover Sheet

Ordinance Considerations

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

2. Please show the protective tree fence at the outer edge of the actual dripline, not the edge of the tree symbol which may not be wide enough to represent the actual dripline. **Dripline has been modified and Notes have been added to Sheet 2 regarding tree protection fencing installation 1' beyond the tree dripline.**

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. This requires a landscape waiver. The waiver is supported as building a berm would damage existing trees to be preserved.

Deviation request has been added to the cover sheet.

2. The required landscaping is proposed along the entire frontage. If the applicant desires, and agrees to leave the existing vegetation undisturbed, a landscape waiver to not provide the required landscaping north of the emergency entrance would be supported by staff. The required landscaping south of the emergency access drive would need to be provided.
3. If the applicant wishes to do that, the calculations should be revised and the correct landscaping for that frontage should be proposed.

Waiver is requested for north area. Landscaping is provided south of access drive.
Landscape calculations have been revised to reflect the requested deviation as suggested.

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

1. There is a deficiency in the required parking lot interior landscape area and trees provided. This would require a landscape waiver. It would not be supported by staff. Please provide all required interior landscape area and trees.

Parking area has been revised to add interior landscape areas. Please refer to sheet LP-1 for calculations.

2. There is also a deficiency in the number of parking lot perimeter and accessway perimeter trees provided. This would also require a landscape waiver. It would not be supported by staff. Please provide the required perimeter trees.

Plantings have been revised. Please refer to sheet LP-1 for calculations.

3. Three bays have more than 15 contiguous spaces without a landscaped island. This requires a landscape waiver. It would not be supported by staff. Please add islands with canopy trees to each of the long bays to break them up. These islands will help to address the deficiencies noted in #1.

Parking area has been revised to add interior landscape areas.

Plant List (LDM 4, 10)

1. 16 of 27 species (59%) used for non-woodland replacement plantings are native to Michigan.

Please refer to the revised landscape plans

2. The tree diversity requirements for non-woodland replacement trees are met for all but Norway Spruces and Red Oaks. Please see the detailed discussion of this on the Landscape Chart and reduce the numbers of each of those species to meet the diversity requirement.

Please refer to the revised landscape plans

3. Please see the landscape chart for detailed discussions of various issues related to the proposed plantings that must be addressed.

Please refer to the revised landscape plans

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

1. More shrubs must be provided to provide the required 70% shrub coverage.

Please refer to the revised landscape plans

2. Woodland replacement trees can be used around the detention pond to meet the detention pond tree requirement.

Please refer to the revised landscape plans

3. Please show any populations of Phragmites australis or Japanese knotweed found on the site on the existing conditions plans. If any is found, please add plans for their complete removal to the landscape details.

Please refer to sheets 2 and 3 for Phragmite locations and removals.

Irrigation (LDM 10)

1. Please provide plans for providing sufficient water to all plantings for their establishment and long-term survival.

Irrigation notes are provided on sheet LP-1

2. If an irrigation system will be used, plans for it must be provided in the Final Site Plans.

An irrigation plan will be provided with the Final Site Plans

Residential Adjacent to Non-residential (Sec 5.5.3.A) & (LDM 1.a):

1. Berm requirements (Zoning Sec 5.5.3.A): An agreement with Vistas of Stonebrook may be required.

Both the Stonebrook site and the proposed Avalon Park site are residential uses. Additionally, the sites are separated by an existing drainage course and landscaped detention pond providing a significant buffer between the different types of residential use.

Landscape Plan Requirements – Basic Information (LDM (2))

1. Landscape Plan (Zoning Sec 5.5.2, LDM 10): Use scale of 1"=20' or 1"=10' for building foundation plantings.

Response: See sheet LP-3 for foundation planting plan.

2. Survey information (LDM 10): Please do not show anything but existing conditions on Sheet 2 and add a separate Demolition Plan showing the information currently shown on Sheet 2.

Response: The demolition has been separated from existing conditions as requested.

Existing Conditions

1. Existing plant material Existing woodlands or wetlands.
 1. See note above regarding separating existing conditions from removals.
Response: The demolition has been separated from existing conditions as requested.
 2. Please show all wetland buffers for preserved wetlands on the landscape plan.
Response: Wetland buffers are reflected on landscape plans and wetland mitigation plan.
 3. Protect all trees near the areas of disturbance with tree fencing placed at the critical root zone (1' outside of the tree dripline.)
Response: Protection is shown on sheet LP-2
 4. Please show the tree fence at the actual tree dripline on the plans, not just at the outside of the tree symbol, which may or may not accurately represent the dripline.
Response: The specific location is noted on the landscape plan. Actual installation location will be determined in the field.
 5. See the Mannik & Smith & DRG letters for complete reviews of woodlands and wetlands
Response: Acknowledged
2. Natural Features: Please be sure that proper buffers and protection for adjacent ponds are provided
Response: Buffers for existing wetlands are shown on the plans.

Proposed Improvements

1. Existing and proposed utilities: Please make lineweight of utility lines and structures a little heavier so they are seen more easily.
Response: Plans have been revised accordingly.

Adjacent to Public Rights-of-Way (Sec 5.5.3.B) and (LDM 1.b) (RM-1)

1. Greenbelt width:
 1. Please show the future Wixom Road ROW on the landscape plans and show the greenbelt width from that.
Response: The greenbelt is shown from the proposed ROW location.
 2. Please show proposed street widening plans for Wixom Road.
Response: This project proposes no changes to Wixom Road.
2. Min. berm crest width:
 1. No berm is provided north of the emergency access drive. This requires a waiver. As adding the berm would require the removal of trees and there are no buildings or paving proposed in that area, the waiver would be supported by staff.
Response: A waiver is requested for this deviation.

3. Min. berm height **Response: See above**
4. Canopy deciduous or large evergreen trees (7)(10)(11)
 1. If desired, fewer canopy and evergreen trees can be proposed along Stonebrook Drive since the existing trees exceed the requirement.
Response: Plans have been revised accordingly.
 2. A waiver to not add any trees north of the emergency access turnaround would be supported by staff if all the existing vegetation was preserved. This would reduce the frontage that required landscaping to 195 lf.
Response: A waiver is requested and calculations reflect the reduced frontage.
 3. River birches should be counted as canopy trees.
Response: Plans have been revised.
 4. Hawthorns should be counted as sub-canopy trees
Response: Plans have been revised.
5. Sub-canopy deciduous trees Notes (5)(6)(10)(11)
 1. See above regarding possible waiver for the area north of the emergency turnaround.
Response: Acknowledged
 2. See above regarding River birch and hawthorn designation.
Response: Acknowledged
 3. Please provide at least the minimum number of subcanopy trees along the Stonebrook frontage.
Response: Plans have been revised to add additional trees.

Multi-Family Residential (Sec 5.5.3.F.iii)

1. Multi-family Unit Landscaping (Zoning Sec 5.5.3.F.iii.b):
 1. If desired, multi-family unit trees may be used to meet the parking lot perimeter and interior tree requirements. If they are, please indicate that in the calculations (how many multi-family unit trees are being used to meet the requirement.).
Response: Landscape plans have been updated to reflect the calculation.
 2. Please space the large trees along the north property line per the spacing requirements on Table 1.a.(1)(g) in the Landscape Design Manual. Currently they are located too close to each other.
Response: Spacing has been revised.

3. Please clearly delineate which trees are multi-family unit trees – it isn't always clear on the plans which trees are MF trees versus greenbelt or some other requirement.

Response: The landscape plan has been updated to identify which trees are used for which requirement.

2. Foundation Landscaping (Zoning Sec 5.5.3.F.iii.b):

1. Actual planting plans for the foundation planting must be included in Final Site Plans that include all proposed plants.

Response: A foundation planting plan is included on sheet LP-3.

Parking Area Landscape Requirements (Zoning Sec 5.5.3.C & LDM 5)

1. Name, type and number of ground cover: Please indicate what groundcovers will be used in disturbed areas.

Response: Refer to landscape plans and wetland mitigation plan for ground cover for restoration areas and seed mixes.

2. Parking lot Islands (Zoning Sec 5.5.3.c.ii, iii): If islands aren't large enough to meet requirements, please enlarge them.

Response: Parking lot islands have been revised.

3. Curbs and Parking stall reduction (Zoning Sec 5.5.3.c.ii): Please adjust the parking space length and/or adjacent curb height.

Response: Parking space length has been revised to 17-feet with a 4-inch curb height

4. Contiguous space limit (Zoning Sec 5.5.3.c.ii.o))

1. A landscape waiver would be required for the proposed layout. It would not be supported by staff.

Parking lot islands have been revised/add for compliance.

2. Please add islands within the long bays, with a canopy tree in them, to make the bays comply with the ordinance. They must meet the size requirements noted above.

Parking lot islands have been revised/add for compliance

All Categories

1. $C = A+B$ Total square footage of landscaped island: Label each island with its square footage to confirm that the required area is provided.

Refer to revised landscape plans.

2. $D = C/200$ Number of canopy trees required:

1. Interior trees must be within interior islands or parking lot corners.

Refer to revised landscape plans and calculations.

2. Canopy trees must be used (not subcanopy).
Refer to revised landscape plans
3. A landscape waiver would be required for the proposed deficiency in trees. It would not be supported by staff.
Plans have been revised to meet landscaping requirements.
4. Please add the required trees in the new islands required for the long bays and in parking lot corners.
Refer to revised landscape plans
5. Multi-family unit trees may be used to meet the parking lot interior tree requirement.
Refer to revised landscape plans
6. Please clearly label trees as parking lot trees.
Refer to revised landscape plans
3. Parking Lot Perimeter Trees (Zoning Sec 5.5.3.c.ii)
 1. Multi-family unit trees may be used to meet the parking lot interior tree requirement.
Refer to revised landscape plans
 2. Please clearly label trees as parking lot trees.
Refer to revised landscape plans
 3. Please provide all required trees.
Refer to revised landscape plans
4. Accessway Perimeter Trees (Zoning Sec 5.5.3.C.i.j.)
 1. Please add calculations for the drive leading from Stonebrook Drive to the site (only on Avalon property).
Refer to revised landscape plans
 2. Please add the trees required.
Refer to revised landscape plans
 3. Greenbelt canopy trees within 15 feet of the drive can be double-counted as accessway perimeter trees.
Refer to revised landscape plans

Miscellaneous Landscaping Requirements

1. Name, type and number of ground cover (LDM 5): Please indicate groundcovers on landscape plan.
Response: Refer to revised landscape plans

2. Snow deposit (LDM 10): Some may need to be adjusted to allow for planting of all required trees parking lot trees.

Response: Refer to revised landscape plans

3. Transformers/Utility boxes (LDM 6):

- 3.1. Please show transformers and other utility boxes when their locations are determined.

Response : Transformers will be determined during site planning with DTE. A screening detail is included on the landscape plans.

- 3.2. If box locations are not determined by final site plans, add a note to plan stating that all utility boxes are to be landscaped per the detail.

Response: Noted.

- 3.3. Please add an allowance of 10 shrubs per box on the plant list and label as such.

Refer to revised landscape plans

4. Detention/Retention Basin Planting requirements (Sec. 5.5.3.e, LDM 3):

- 4.1. Woodland replacement trees may be used to meet the tree requirement.

Refer to revised landscape plans

- 4.2. The shrubs shown do not get near the required percentage – masses of perennials may not be used in place of shrubs to get the required coverage.

Refer to revised landscape plans

- 4.3. Use 4-5' diameter symbols for shrub location.

Refer to revised landscape plans

- 4.4. Please move the trees to about the same distance from the permanent water level (10 feet away).

Refer to revised landscape plans

- 4.5. If the short native flower mix is to be used on the pond banks, please indicate that area.

Refer to revised landscape plans

- 4.6. Please add establishment and maintenance instructions for the native seed mixes (should be available from seed suppliers)

Refer to revised landscape plans

- 4.7. Please add a note stating that the contractor must provide proof of the seed mixes to be used prior to installation. Either a copy of the or photos of the seed bag(s) must be emailed to rmeader@cityofnovi.org. The seed shall not be applied until it is approved.

Refer to revised landscape plans

5. Phragmites and Japanese Knotweed Control (Zoning Sec 6.B)

- 5.1. Please locate and show any populations of Phragmites and/or Japanese Knotweed on the site on the Existing Conditions sheet.

Phragmites have been added on the existing conditions plan.

- 5.2. If none is found, add a note stating that.

Notes added regarding Phragmites and Japanese Knotweed have been added.

- 5.3. If some is found, please add notes and plans for their complete removal on the Landscape Details sheet.

Notes have been added to the removal sheet.

Landscape Notes and Details– Utilize City of Novi Standard Notes

1. Quantities and sizes: See table 11.b.(2)(a).i in the Landscape Design Manual for required sizes – many of the trees specified could be smaller.

Refer to revised landscape plans

2. Botanical and common names:

- 2.1. Please reduce the number of red oaks and Norway spruces to no more than 23 trees.

Refer to revised landscape plans

- 2.2. When foundation planting details are added, please work to maintain or exceed the 59% native usage.

Refer to revised landscape plans

- 2.3. While black walnut and shagbark hickory are desirable trees, they are very hard to obtain at a 2.5-3” caliper size. You may want to consider using swamp white oak or more of the other species listed instead of them. The diversity standard does not apply to woodland replacement trees.

Refer to revised landscape plans

- 2.4. The plant list does not reflect the actual number of some species found on the plans (eg redbud). Please correct that.

Refer to revised landscape plans

3. Type and amount of lawn: Need for final site plan.

Refer to revised landscape plans

4. Cost Estimate (LDM 10.h.(11)):

- 4.1. Need for final site plan

A cost estimate will be provided at final site plan.

- 4.2. Use \$375 as the unit cost for subcanopy trees, \$35/cyd for mulch, \$3/syd for seed and \$6/syd for sod.

Noted.

Planting Details/Info (LDM Part III) – Utilize City of Novi Standard Details

1. Canopy Deciduous Tree: Please add a callout that mulch and root ball dirt must be pulled back 6" so root flare is exposed.

Shown. See Sheet LP-1

2. Evergreen Tree: See note above

Shown. See Sheet LP-1

3. Multi-Stem Tree: See note above

Shown. See Sheet LP-1

Cross-Section of Berms (LDM 1.a.(1))

1. Slope, height and width: Provide detail on landscape plans if a berm is provided.

See Civil Sheet 6 for proposed berm grading.

2. Type of Ground Cover: Indicate on cross section

See Landscape Planting Note #12 on Sheet LP-1

3. Setbacks from Utilities:

- 3.1. Show all nearby utilities on detail

Shown. See Sheet LP-2

- 3.2. Space all trees appropriately from utility lines, poles and utility structures

Every effort has been made to maximizing spacing of trees from existing and planned utilities, poles, and utility structures.

General Landscape Requirements (LDM)

1. General Conditions (LDM 11): Add note near property lines and adjust placement of plantings if necessary.

See City of Novi Landscape Planting Note #6 on Sheet LP-1

2. Irrigation (LDM 10.I.):

- 2.1. Please add irrigation plan or information as to how plants will be watered sufficiently for establishment and long- term survival.

An automated Irrigation system shall be installed on all maintained lawn areas and within all planting beds within the property on a Design / Build basis at the time of construction. See

Landscape Planting Note #10 & Irrigation System Requirements on Sheet LP-1, and Irrigation notes on Sheet LP-2

- 2.2. If xeriscaping is used, please provide information about plantings included.

Not Applicable

Pre-Application Review for Wetlands – Mannik Smith Group – January 17, 2023

1. *An appropriately sized area of wetland mitigation is depicted in the PSLR Concept Plan, but the mitigation area should compensate for the type(s) of wetlands it is replacing. Specifically, the on-Site mitigation area should include 0.24 acre of forested wetland and 0.31 acre of emergent wetland.*

Type of restorations will be outlined in the design wetland mitigation plans to be prepared during the site plan and permitting process.

2. *The wetland buffer areas must be depicted on project plans, and the associated areas of permanent and temporary wetland buffer impact must be quantified on project plans.*

Wetland Buffers are shown on the plans. Buffer impacts have been added to the wetlands sheet.

3. *The proposed means of restoring temporary wetland and/or wetland buffer impact must also be specified on project plans*

Wetland Restoration notes have been added to the plans.

4. *The applicant is advised a City Wetland permit cannot be issued for EGLE-regulated wetlands until EGLE has issued a wetland use permit. Both City and EGLE requirements would apply to a mitigation plan, if applicable.*

Acknowledged – appropriate permit applications will be filed.

Woodland Review Comments – Davey Resource Group – January 17, 2023

1. *A Woodland Use Permit is required to perform construction on any site containing regulated woodlands. The Woodland Use Permit for this project requires Planning Commission approval. To determine woodland fence inspection fees - the applicant shall provide the cost (labor and supplies) for installation (including the initial location staking) and removal of tree protection fencing.*

A woodland use permit will be applied for during site plan.

2. *Tree Removals and Replacements. The plan proposes the removal of 23 regulated woodland trees which requires 40 woodland replacement credits. Please add the woodland replacement calculations to sheet LP-2.*

Tree replacement calculations for the trees impacted in the City-Regulated Woodlands are provided on Sheet 9. Replacement trees are reflected in the landscape plans.

3. Woodland Replacements (Sheet 9 and Sheet LP-2). The site is required to mitigate the removal of the 23 regulated woodland trees with 40 woodland replacement credits. Revise plans to address the following:

- Please provide the Dutch elm disease resistant cultivar that will be used for the American elm proposed to be planted.

Refer to revised landscape plans

- Due to their taproots – shagbark hickory (*Carya ovata*) and black walnut (*Juglans nigra*) can be difficult to find in the nursery industry and transplant. Please provide a list of potential supplies for these species and the methods that will be used to ensure successful planting and growth. Alternatively, select different native species to use as woodland replacements.

Refer to revised landscape plans

4. Financial Guarantees

- a. A woodland fence guarantee of \$6,000 (\$5,000 x 120%) is required per Chapter 26.5-37. The financial guarantee shall be paid prior to issuance of the City of Novi Woodland Use Permit.

Acknowledged

- b. Woodland Replacement Financial Guarantee of \$16,000 (40 required woodland replacement credits x \$400 per woodland replacement credit) is required as part of the Woodland Use Permit fees to ensure planting of the on-site Woodland Replacement tree credits. Based on inspection of the installed on-site Woodland Replacement trees, the Woodland Replacement Financial Guarantee shall be returned to the Applicant. The Applicant is responsible for requesting this inspection. Following acceptance of the planted woodland replacement trees, a 2-year performance bond must be paid to ensure the continued health and survival of the replacement trees (comment 6).

Acknowledged

- c. The applicant will be required to pay into the City of Novi Tree fund at a rate of \$400/credit for any Woodland Replacement tree credits that cannot be planted on site.

Acknowledged

- d. The applicant shall guarantee trees for two (2) growing seasons after installation and the City's acceptance, per The City's Performance Guarantees Ordinance. A two-year maintenance bond in the amount of \$4,000, twenty-five (25) percent of the value of the trees but in no case less than one thousand dollars (\$1,000.00), shall be required to ensure the continued health of the trees following acceptance (Chapter 26.5, Section 26.5-37). Based on a successful inspection 2 years after installation of the on-site Woodland Replacement trees, the Woodland Replacement Performance Guarantee shall be returned to the Applicant. The Applicant is responsible for requesting this inspection.

Acknowledged

5. Woodland Guarantee Inspection. If the woodland replacements, street trees or landscaping guarantee period is scheduled to end during the period of time when inspections are not conducted (November 15th – April 15th) the Applicant is responsible for contacting the Bond Coordinator and Woodland/Landscape Inspector in late summer/early fall prior to the 2 year expiration to schedule an inspection. The Applicant is responsible for walking the entire site to confirm that all of the material has survived and is healthy. If any material is missing, dead or dying, replacements should be made prior to requesting the inspection. Once this occurs the Applicant should contact the Bond Coordinator to schedule the inspection (Angie Sosnowski at asosnowski@cityofnovi.org / 248-347-0441) and complete the inspection request form. If additional inspections are needed, then additional inspection fees will be required to be paid by the applicant. Based upon a successful inspection for the 2 year warranty the Landscape/Woodland/Street trees financial guarantee will be returned to the Applicant.

Acknowledged

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

Acknowledged

Traffic Review - AECOM – January 24, 2023

15. *End islands should be 3' shorter than adjacent space.*

Response: This comment has not been reflected in the plan revisions. Referring to the zoning ordinance, this site does not appear to have end 'islands' as depicted in the ordinance (i.e. landscaped area at the end of a dual-bank of parking spaces). All parking is single-bank and fronts onto sidewalks or curbs. Pulling the islands back 3' at each end would effectively widen

the drive aisles and reduce available landscape planting space without achieving a noticeable benefit for turning movements (which is the intent of the 3-foot end island reduction length).

17. *Parking bays should be reconfigured such that there are no more than 15 spaces without an internal island.*

Parking Bays have been revised to add internal islands

18. *Spaces could be reduced to 17' with 4" curb and 2' clear overhang or increased to 19' with 6" curb. Detail indicates 6" curb at sidewalk, requiring a 19' space.*

Spaces have been revised to 17' with 4" curb and 2' clear overhang.

20. *Spaces at 6" curb must be 19' long*

Spaces have been revised to 17' long with 4" curb

22. *Dimensions for ADA specific spaces could be provided. ADA spaces are permitted to be 8' wide with 5' aisle for non-van accessible spaces and 8' aisle for van accessible.*

Dimensions revised and added to the layout plan.

30. *2nd leg must be 30' as per requirements in 5.10 of the zoning ordinance*

Dimension added for turn-arounds.

34. *Applicant should include all ADA signs in table. There are 7 R7-1 signs shown on the plan and 5 listed in the quantity table.*

Revised quantity and added ADA signage quantities

Façade Ordinance Review – Douglas R. Necci, DRN & Associates, Architects PC – January 9, 2023

Refer to attached architectural response from Spire Design Group for additional detail.

Façade Ordinance (Section 5.15) – The minimum percentage of Brick is not provided on the side facades. In this case the combined percentage of Brick and Cast Stone meets the 30% minimum and would qualify for a Section 9 Waiver. **A Section 9 Waiver is recommended contingent on the use of Cast Stone or equivalent material.** In the event that a material other than Cast Stone is used (for example, split faced CMU) the side facades would be in non-compliance.

Acknowledged – waiver request included on Cover Sheet. See architectural response memo.

Planned Suburban Low-Rise Ordinance (Section 3.21). It is recommended that roof features such as dormers or gables be added to the front and rear facades in order to more closely comply with the 70% maximum.

See architectural response memo.

Additional Information Required - The sample board required by Section 5.15.4.D was not provided at the time of this review. Colored renderings were provided. The proposed materials were not noted on the drawings. This review is therefore based on the materials that appear to be depicted on the renderings. The applicant should clearly identify all materials with notations

on the elevations corresponding to the sample board. It is also noted that there are some discrepancies between the elevations and the renderings. For example, shakes are shown in the gables on the renderings whereas horizontal siding is shown on the elevations. Also, the corbel cornice feature shown on the renderings are missing on the elevations. We believe these features significantly improve the facades and should be included.

See architectural response memo.

Fire Department Review – Andrew Copeland, Acting Fire Marshal – December 28, 2022

1. *All fire hydrants MUST be installed and operational prior to any combustible material is brought on site. IFC 2015 3312.1*

Acknowledged, a note has been added to Sheet 7.

2. *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.*

Acknowledged

3. *Proposed No Parking fire lane signage on north driveways are required on property (see sheet 1 & 7) with several additional signs added to area on south main entrance in-between Buildings 2 & 3.*

Additional no parking signs have been added as requested on the fire protection plan.

4. *Proposed fire truck turning radii (sheet #7) is acceptable if the above note is followed and additional signage is posted. These areas will also need to be designated as Fire Lanes.*

Acknowledged

5. *Emergency Access Drive, from Wixom Rd, will need to have a “Drivable curb” from Wixom road leading into property.*

A note has been added to Sheet 4 identifying the need for a drivable curb at Wixom Road.

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) 447-2072.

Sincerely,

ATWELL, LLC



Jared Kime, PE
Project Manager

PLANNING COMMISSION MINUTES - EXCERPT

JUNE 7, 2023



PLANNING COMMISSION MINUTES

CITY OF NOVI

Regular Meeting

June 7, 2023 7:00 PM

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

CALL TO ORDER

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

ROLL CALL

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

Absent Excused: Member Verma

Staff: Barbara McBeth, City Planner; Tom Schultz, City Attorney; Lindsay Bell, Senior Planner; Rick Meader, Landscape Architect; Adam Yako, Plan Review Engineer; Doug Necci, Façade Consultant; Saumil Shah, Traffic Engineering Consultant

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 agenda.

ROLL CALL VOTE ON MOTION TO APPROVE THE MAY 24, 2023 PLANNING COMMISSION AGENDA MOVED BY MEMBER LYNCH AND SECONDED BY MEMBER AVDOULOS.

Motion carried 6-0.

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 participation.

CORRESPONDENCE

There was not any correspondence.

COMMITTEE REPORTS

There were not any committee reports.

CITY PLANNER REPORT

City Planner Barb McBeth introduced Staff Engineer Adam Yako, who joined the City a few weeks ago and will be appearing at the Planning Commission meetings periodically.

CONSENT AGENDA - REMOVALS AND APPROVALS

There were no Consent Agenda items.

PUBLIC HEARINGS

Motion carried 6-0.

Motion to approve the Wetland Permit made by Member Avdoulos and seconded by Member Lynch.

In the matter of Extra Space Self Storage, JSP22-48, motion to approve the Wetland Permit based on and subject to the findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan. This motion is made because the plan is otherwise in compliance with Chapter 12, Article V of the Code of Ordinances and all other applicable provisions of the Ordinance.

ROLL CALL VOTE ON MOTION TO APPROVE THE WETLAND PERMIT MOVED BY MEMBER AVDOULOS AND SECONDED BY MEMBER LYNCH.

Motion carried 6-0.

Motion to approve the Woodland Permit made by Member Avdoulos and seconded by Member Lynch.

In the matter of Extra Space Self Storage, JSP22-48, motion to approve the Woodland Permit based on and subject to the findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan. This motion is made because the plan is otherwise in compliance with Chapter 37 of the Code of Ordinances and all other applicable provisions of the Ordinance.

ROLL CALL VOTE ON MOTION TO APPROVE THE WOODLAND PERMIT MOVED BY MEMBER AVDOULOS AND SECONDED BY MEMBER LYNCH.

Motion carried 6-0.

Motion to approve the Stormwater Management Plan made by Member Avdoulos and seconded by Member Lynch.

In the matter of Extra Space Self Storage, JSP22-48, motion to approve the Stormwater Management Plan based on and subject to the findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan. This motion is made because the plan is otherwise in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance.

ROLL CALL VOTE ON MOTION TO APPROVE THE STORMWATER MANAGEMENT PLAN MOVED BY MEMBER AVDOULOS AND SECONDED BY MEMBER LYNCH.

Motion carried 6-0.

2. JSP22-01 CAMELOT PARC APARTMENTS (fka AVALON PARK APARTMENTS) PS LR

Public hearing at the request of Wixom Road Development, LLC for recommendation to the City Council for Concept Plan approval under the Planned Suburban Low Rise Overlay District. The subject property is located on the east side of Wixom Road, north of Eleven Mile Road (Section 17). The applicant is proposing 46 apartment units in three low-rise buildings. The subject property is currently zoned R-1, One Family Residential, with a Planned Suburban Low-Rise Overlay.

Planner Bell relayed that while the review letters and maps still have the name Avalon Park for this proposed development, late last week the Project and Street Naming Committee approved the new name, Camelot Parc, because we already have an Avalon Pointe development in the city. Going forward we will use the new name.

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.

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 district, low-rise multiple family residential uses are permitted as a special land use up to 6.5 dwelling units 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.

The subject property has regulated woodlands and wetlands on the property. The applicant's wetland report identified 2 other wetland areas that are not shown on the City's maps. A total area of 2.4 acres is identified. Of those, 0.3 acre or about 12 percent of the wetlands are being impacted by proposed development. A mitigation area of 0.55 acre is proposed in the northern portion of the site, which slightly exceeds the City's wetland mitigation requirement of 0.5 acre.

There are a total of 153 trees surveyed on site, 65 of which appear to be regulated woodland trees. Twenty-three woodland trees, approximately 35 percent, are proposed to be removed, with all required replacement tree credits to be re-planted on site. An additional 25 non-regulated trees are also being removed. 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 46 2-bedroom multi-family apartment units in 3 two-story buildings. The subject property is approximately 8.24 net acres, so the density is 5.6 dwelling units per acre. The concept plan indicates a walking path through the preserved woodland area. A secondary emergency access is provided to the west connecting to Wixom Road. Sidewalk connections to Wixom Road and Stonebrook Drive are proposed. Low-rise multiple-family residential uses are considered a Special land use under PSLR overlay.

The applicant has prepared a presentation about the development and its proximity to other uses.

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 townhouses.

One landscape waiver is requested for the absence of a landscape berm along Wixom Road. This is supported by staff as constructing the berm would require the removal of additional woodland trees and wetland impacts, which already provide the intended screening.

The City's façade consultant found the provided elevations are in conformance with the façade ordinance but do require one deviation from the PSLR standards that prohibit the use of standing seam metal. The design incorporates a small amount of this material, between 2 to 4 percent, and is used in a manner that

enhances the façade, so the deviation is recommended for approval.

The Fire review did 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 is approved, the site plan would require Planning Commission's approval for Special Land Use, preliminary site plan, wetland permit and woodland permit and storm water management plan at a later time.

The applicant has been working with staff to understand and address the intent and requirements of PSLR ordinance. The applicant is requesting several deviations from the Zoning Ordinance, many related to trying to avoid further impacts to wetland areas on the site. These deviations can be granted by the City Council per section 3.21.1.D. The proposed concept plan requires 9 deviations from PSLR, Landscape, Lighting, Parking and Subdivision Ordinance requirements. The proposed driveway access road fronts on a previously approved private drive with the Villas at Stonebrook development and eliminates the need for another curb cut on Wixom Road.

Planner Bell also wanted to mention that the City has a planned project to construct improvements in this area of Wixom Road, which will include completing sidewalk gaps on the east side between Target and Deerfield Elementary School, as well as widening the road to provide a longer left turn lane for southbound traffic approaching Stonebrook Drive. That project is anticipated to begin next year.

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. A revised motion sheet is in your packet on the table. The applicant 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.

Chair Pehrson invited the applicant to approach the podium to address the Planning Commission.

Jared Kime, Project Engineer with Atwell, relayed his appreciation to Planner Bell, City staff, and consultants for their timely and lengthy review process with multiple iterations to result in the project that is before the Planning Commission today. The development meets all of the PSLR criteria and intent with a high-quality residential-scale infill development as a transitional piece between the commercial properties to the north and the surrounding residential communities. The intent is to have a high-quality attractive development that blends well with the adjacent Villas of Stonebrook subdivision.

Mr. Kime showed a PowerPoint slide depicting the landscape plan which illustrates both the existing mature vegetation as well as supplemental plantings that will serve to increase the existing landscape buffers. There is a large existing mature landscape berm that separates the development from Stonebrook Drive with a single access point through it, which was previously planned in the approval of the Villas of Stonebrook development. The existing mature vegetation there will screen the two-story structures, which are basically no higher than a typical two-story home from the drive so they will not be overly visible. Any thinner areas on the landscape berm will be supplemented to thicken it. Additionally, the developer has committed to working with the Villas of Stonebrook HOA to identify any view corridors that may be thin or sparse between the two developments to thicken them and enhance screening efforts.

The separation distance to the adjacent development is nearly 400 feet between the eastern-most building in Camelot Parc to the western-most home in Villas of Stonebrook, with the view being of the short end of the Camelot Parc building, not the long façade. The distance crosses a detention pond and several rows of trees in between that will be supplemented with additional plantings. On the east end of the Stonebrook development, the existing structures are only about 160 feet from the existing ITC power lines and about 450 feet to the nearest structure on the hospital property. There is quite a separation distance from what is already visible in relation to Villas of Stonebrook.

Across Wixom Road, the closest residential structure to a Camelot Parc structure is about 270 feet away, with existing vegetation screening on the west side of the road and additional landscape berm screening to be installed on the east side of the road.

With this project, there have been substantial layout adjustments and planning efforts with City staff to try to preserve as much of the existing vegetation and woodlands as possible on the site. As a result, the density is below the allowable density within the PSLR. All the deviations that are identified for the property can be classified as relatively minor and are in the nature of increasing the preservation on the property.

Representatives from the development team are available to answer any questions. A materials board is available to view.

Chair Pehrson opened the Public Hearing and invited members of the audience who wished to participate to approach the podium.

Charles Bilyeu, 26548 Anchorage Court in Island Lake subdivision, relayed he is a longtime resident of Novi. Mr. Bilyeu has several concerns with the development as it is being proposed today. The first concern is with the density. Mr. Bilyeu understands this conforms to the PSLR rules; however, this is intended to be a low-density multi-family PSLR that protects the character of neighboring areas, which this is not doing.

Right now, there are 46 units that are being proposed on what is actually about 5 usable acres. Taking out the wetlands and the right of way access, it is really closer to 9 units per usable acre. The developer might as well be asking for an exception to RM-1 at this point. When there is that type of density, it creates a number of issues. The whole idea behind the PSLR is to have a transitional area and the Villas at Stonebrook is a great example of that. The city spent considerable time before approving the Villas at Stonebrook to make sure that it did fit that purpose.

Why don't we look at something like the Villas at Stonebrook for this particular piece of property as opposed to the massive density that this will put upon the local community? As is, having this much density will have a negative impact on the surrounding area and will have a negative impact on property values. That's lower tax for the city and that's not what anyone wants.

Also, there were a lot of resident objections sent as part of the packet for today. A lot of people are concerned about traffic. Even with acknowledging the additional turn lane that will be put in, Wixom Road is hazardous. Right now, we have police escorting students every day across the street on Wixom Road. It is very difficult to get in and out of the existing neighborhoods. As a result, the turn lane will help once it's put in, but it won't resolve this.

Again, Mr. Bilyeu suggests looking at something different for this particular piece of property. Using the PSLR, something like the homes at Stonebrook could be developed. It will increase some of the traffic and create some additional density, but it could be managed, not break what's currently there today.

The second concern Mr. Bilyeu has is with the character of what's being developed, which has been proposed as great and wonderful, and the developers have even called it luxury. Mr. Bilyeu does not know of any rational person who would rent a luxury apartment that does not have garage parking for at least one vehicle, if not two. This development has all open parking. The reason for that is to maximize the number of units that can be crammed into 5 acres. Including a garage space would reduce the number of dwelling units, which lowers the revenue. This needs to be looked at as what is best for the community not what's best for capital for the developer.

Mr. Bilyeu's third concern has to do with environmental issues. It's been relayed that this site was a prior industrial site. Mr. Bilyeu sees no evidence of an environmental phase one or phase two that's been conducted before. For any development that is considered on this site, the Planning Commission should have a current phase one and current phase two to determine if hot remediation is necessary for this site before any dirt is moved.

In summary, Mr. Bilyeu feels this proposal should be rejected as it stands today, not that the site shouldn't be developed, but this proposed development is not fit for the purpose.

Monish Verma, 50976 Drakes Bay Drive, expressed his appreciation for the opportunity to speak to this body this evening. Mr. Verma has been a longtime resident of Novi, has been in the Island Lake community for 13 years, and currently is the President of the Shores association, one of nine different boards in Island Lake subdivision. Mr. Verma is here this evening to oppose this development. He believes there will be a lot more expressed about the legal side of it but would like to speak a little bit about the emotional side.

Mr. Verma chose to move his family back to Novi to be around family, and the place where he grew up and went to school. He chose Island Lake because of the community, and at the time the low traffic on Wixom Road. Unfortunately, in the last 13 years, he has found that the Wixom Road corridor has been inundated with traffic and it's going all over the place, from Napier right down the Drake's Bay Drive as a conduit to connect it to main roads.

Mr. Verma understands that there will be a lot of community development that will happen in the area, however when he hears this development expressed as fitting in the space of the area, he strongly objects to that. This does not fit in the space of the area as the previous speaker mentioned, this is purely a lower cost development trying to fit as many units in one spot as possible.

Mr. Verma does not know the impact on the schools, the fire department, or the public, but does know the impact on the roads. We already have a road problem and a traffic problem. We already have city police escorting children to school every morning at a traffic stop. By putting 46 more units in that area, it will bottleneck that area. There is one other way of getting out through another subdivision, but primarily the residents will be using Wixom Road. Mr. Verma expresses his community objection to this potential development.

LaReina Wheeler, 24793 Terra Del Mar Drive, relayed she would like to thank the Planning Commission for having residents today to be able to voice their opinions on this. We stand at a critical juncture for our community, and Ms. Wheeler would like to take a moment to address this matter on behalf of the Deerfield PTO, as well as an Island Lake resident and parent in the school community. As an engaged member of our community, she has several concerns that compel her to voice strong opposition to these developments. These concerns, which include the upcoming Station Flats development as well, stem not only from personal perspective, but from numerous discussions with my neighbors, friends, and local stakeholders.

First and foremost is the concern for the safety of our children. We've already had a child riding a bike home from school that was struck by a vehicle, as well as many others who were almost struck by vehicles. The prospect of increased traffic due to these new developments presents an alarming threat to our children's safety. The impact on our law enforcement already stretched thin also cannot be overlooked, potentially leading to slower response times for emergencies and necessitating additional crossing guards for our schools.

Secondly, overcrowded classrooms in our schools are an alarming possibility. More families moving into the area could overburden our school system, impacting the quality of education our children receive. This will also likely necessitate changes to our school boundary lines, causing many of our children to be reassigned to other schools. This is an unnecessary upheaval that our children and taxpayers should not be burdened with.

Furthermore, there are significant concerns about the strain of our local infrastructure and environment, including our water and sewer systems, roads, and community service. This could also potentially encroach on open grass spaces and impact our local wildlife.

Our community character and property values are also at stake. New developments, particularly when handled without the necessary sensitivity and community investment, can drastically alter the character of our neighborhoods, sometimes even leading to a decline in the aesthetic of the area consequently affecting property values.

We already have the misuse of our facilities by nonresidents within the Island Lake community. Increasing the population might only exacerbate this issue, leading to additional cost of for maintenance and enforcement and impacting the quality of life of our residents. These concerns are not baseless criticisms, but legitimate worries borne from the reality of our experiences.

The developer behind this project appears to be making the bare minimum effort without a carefully thought-out development plan or operational strategy. We deserve better. We deserve an investment in our community, not just in terms of financial gain, but investment in the well-being of our residents, the education of our children, the safety of our streets and the preservation of our community's character. In light of these reasons, Ms. Wheeler urges the Planning Commission to object to this development. This presents more harm than good to our beloved community. Let's ensure that any future developments align with the needs and character of our community, the safeguard of our children, and preserves the integrity of our schools and the quality of life in our neighborhoods.

Victor Verma, 50976 Drakes Bay Court, relayed he is the son Manish Verma who spoke earlier, and grandson of Ramesh Verma, who is on the Planning Commission and will not be here today due to a recent surgery. Mr. Verma will be an incoming junior class president at the Detroit Catholic Central High School, across from the area that is being discussed. Driving to and from school has not always been the best, especially early in the morning and immediately after school. Attempting to make turns onto Wixom Road has begun to get more and more difficult. The addition of this project on Wixom Road will result in more congestion within the City of Novi. Approving this development will be a recipe for disaster.

Rick Barrett, 48881 Rockview Road in the Villas of Stonebrook, relayed that the deck on his condo faces directly towards the end building shown in the proposed development. He understands the need for apartments and construction in the area but would like to suggest some modifications to the proposal. Forty-six units seems too high. Mr. Barrett has walked the property a couple of times and where the end building is to be located is the lowest area of the site. Most of the trees there will be taken out. There are 11 or 12 of the tallest evergreens there, some shorter cottonwoods, five beautiful maples and two oaks as well as 9 other oaks and maples, and another huge Cottonwood. These trees are about 40 to 60 feet tall. They're not going to be replaced easily.

Mr. Barrett was not aware of the new left-turn lane to be put in, because that was a big concern due to traffic turning off Wixom Road into the area.

Almost every morning Mr. Barrett sees a flock of turkeys. There are about 14 of them that live in that area and they go back and forth, along with the deer and the raccoons and the rest of the animals, it is really, really nice. Mr. Barrett's suggestion is to not build the third building, just go with the two others. Thirty units wouldn't add as much to the congestion as is being proposed now. With just the two buildings, put the entry off Wixom Road, not Stonebrook Drive. That would save 11 or 12 big, tall evergreens.

If, on the other hand, it is decided to go ahead with the proposal as is, Mr. Barrett suggests that the owners of the new property pay for some of the Stonebrook Road that the residents of Villas of Stonebrook paid for when the Villas were built. In fact, the road isn't even done yet. It's being finished as we speak. The final coat is supposed to be put on the 16th of this month.

Mr. Barrett believes that the road construction costs would be between 1.5 and 2 million dollars. If the new owners wanted to kick in \$100,000 into the Villas capital fund, that would offset some of it. There needs to be a way to make sure that the maintenance of the road, and water and sewer costs get put on them.

Michele Duprey, 48566 Windfall Road, relayed she is 39-year resident of Novi. The reason we are here tonight is because the applicant purchased pristine wetland property zoned R-1 with the hope of convincing the Planning Commission to rezone it so that they can develop something other than the R-1 designation. As noted by the many people here tonight, and the many responses attached to tonight's agenda and the numerous petition signatures that have been submitted, the taxpayers of Novi oppose the rezoning to accommodate the Avalon Apartments.

In fact, if these are going to be multi-family homes, they really need to be in R-1 multi-family home with low density or an RM-2 multi-family home with high density. To meet the requirements of consideration of a planned zoning overlay, a PRO, certain conditions must be met, according to the state of Michigan, County of Oakland, City of Novi Ordinance 18.297 – to quote: " through a negotiated development approved by the city while ensuring that the land use or activity authorized will be compatible with adjacent uses of land, the natural environment and the capabilities of public services and the facilities affected by the land use and that the land use. More activity is consistent with the public health, safety and welfare of the city". Clearly, the Camelot Parc Apartments are not compliant with Novi ordinance 18.297.

The apartments are not comparable nor compatible with the adjacent existing homes of Island lakes of Novi and the Villas at Stonebrook. The apartments are grossly dissimilar to the homes and condos of the surrounding areas. There is an immediate obvious difference.

The applicant is asking for over 10 variances from the ordinance standards. By building on this property, the developers will be forever disturbing 5 regulated wetland areas. The wetlands provide a balance between the hustle and bustle of the city and the beauty and the nature of wildlife, and that is why we chose to live here. The wetlands contribute to the overflow maintenance, the runoff stormwater management, protection from soil erosion and ecosystem of beautiful and diverse flora and animals. The City of Novi values this and that is why wetlands are protected. Once destroyed, it can never be brought back. Construction of the apartments will result in 101 cement parking spaces replacing regulated wetlands.

There is not enough net area to reasonably consider building 3 apartment buildings, and as described by the City of Novi Zoning Ordinance the City website, a net site area is an area of land, excluding identified wetlands or water courses, which are regulated by parts 301 or 303 of natural resources Environmental Protection Act of 1994.

It is unreasonable to expect that adding 92 plus vehicles to the site on Wixom Road will not increase congestion. An increase in vehicles is directly related to an increase in accidents. Police and fire responders cannot timely respond because of the road congestion, and this is a big safety concern.

Ms. Duprey's request is to deny the rezoning of the applicant's proposal due to its detrimental impact. She believes approving a PSLR overlay would be in violation of Novi ordinance 18.297. Ms. Duprey has trust in the promises of the City to be a transparent government, providing its residents with the quality of life which balances the urban life and the natural flora and wildlife.

Deborah Domke, 48801 Windfall Road in the Villas at Stonebrook, relayed that this proposed development does not fit the rest of our community. It does not fit in with the character of the neighborhood, single family homes and dual ranch condominiums, each with an individual driveway and garage. It also does not fit on this parcel of land. That is obvious because the developer needed to ask for 10 deviations from the city of Novi zoning regulations.

This project would destroy regulated wetlands and woodlands while laying concrete for 101 parking spaces. There are currently 5 regulated wetlands that the developer plans on disturbing or removing. What will happen to the sandhill cranes, wild turkeys, deer, geese and snapping turtles who live there along quiet peaceful tree lined Stonebrook drive?

Isn't the purpose of the Novi zoning regulations to protect the interests of the people who already live there and not to allow nonhomogeneous development in an already established area? On the important issue of our already congested traffic in our area, Ms. Domke referred to a picture showing an area under the general notes part that indicates the emergency access location will be used as construction entrance. The emergency access location is on Wixom Road. Huge, heavy construction equipment will be entering and exiting that proposed construction site right from Wixom Road, sometimes necessitating blocking both directions of traffic on Wixom as they are trying to get back into the work area. This will last for 18 months.

Wixom Road is already clogged with traffic from daily commuters and three nearby schools, one of which is a commuter high school with lots of young teenage drivers. The residents of Novi are asking the Planning Commission to say no to this project. It does not fit the community and it does not fit this parcel of land.

Ann Nelke, 48646 Windfall Road in Villas at Stonebrook, relayed she would like to thank the Planning Commission for listening to residents' concerns and appreciates their time. To dovetail on what other people have already said and not be too redundant, what has crossed Ms. Nelke's mind is the Villas of Stonebrook seemed to be kind of a transition, like the engineer said, between the industrial and a different use of space. In keeping with what Charles Bilyeu said, if the developer would like to build something similar to what is at the Villas at Stonebrook, that would be very much more in keeping with the look and the feel of the area.

If the developer would like to do something along the lines of what is being proposed, the future development of City West would seem like a much more perfect fit for that, where residents could walk to a downtown type area. There will be restaurants, things along that nature. Ms. Nelke thinks there is a new school that's being developed along Taft Road and 11 Mile.

To keep things more congruent, it would appear that having private entrances, with garages, and being privately owned might be much more in keeping with the way the city of Novi and that area is currently.

Marina Martynenko, 47486 Valencia Circle, relayed she is a 20 plus year Novi resident and Deerfield PTO president. As the President of the PTO, Ms. Martynenko stands here before you today with a deep concern that she believes affects us all. She has recently learned about a proposed development that is planned right next to our beloved school. This development has raised numerous red flags and Ms. Martynenko feels compelled to address potential consequences it may have on our community.

First and foremost, the issue of traffic comes to mind. Deerfield Elementary is already bustling with parents dropping off and picking up their children, along with their regular flow of buses and staff. Adding development without proper consideration of traffic infrastructure will undoubtedly exacerbate the congestion in the area. Imagine the chaos and delays that could result from increased vehicular activity during peak hours. Our students' safety and well-being should be our utmost priority and we cannot compromise on that.

Moreover, the proposed development would undoubtedly put undue stress on our community. This high-density living can bring about challenges such as increased noise levels, limited parking spaces and even overcrowding of amenities. Our neighborhoods, peaceful and close-knit environment may be jeopardized, potentially impacting the quality of life for both residents and students alike. We must carefully consider the long-term consequences of such a decision on the well-being of our community members.

Additionally, the strain on local resources must not be overlooked. Our schools are already doing their best to provide a nurturing educational environment, but adding this high-density development would further burden our already limited resources. It may be difficult to accommodate an influx of new students without adequate facilities, classrooms, and resources. It may lead to school zoning restructuring. We owe it to our children to provide them with the best educational opportunities possible, and this development threatens to undermine this commitment.

In conclusion, Ms. Martynenko implores the Planning Commission to think critically about the potential impact of the proposed high-density development next to our school. The issues of traffic, stress in our area, and strain on resources cannot be taken lightly. It is our duty as parents, educators, and concerned community members to ensure the well-being and prosperity of our beloved town. Parents are engaging in constructive dialogue and exploring alternative solutions that prioritize safety, tranquility, and educational excellence that our community deserves. Ms. Martynenko urges the Planning Commission to reject this proposal.

Peggy DeFalco, 48749 Rockview Road in Villas of Stonebrook Villas, relayed much has been said about traffic and safety tonight, but she would like to say it one more time and to emphasize a few things. There has not been a recent traffic study conducted and the proposed complex would add an additional 90 cars of

increased traffic. There is no traffic light at the entrance currently and the increased volume of cars attempting to exit and enter Wixom Road creates the potential for numerous accidents. Currently, the street patterns are not designed to minimize conflicts between school pedestrians, traffic and vehicular traffic that would be generated by the apartment buildings.

The children in the area have already been observed crossing Wixom out of the confines of any kind of crosswalk. Wixom Road is one lane in each direction. At the entrance to our complex on Stonebrook Drive, there is no left-hand turn lane from Wixom Road. At Wixom Road and Stonebrook Drive there is no cross crosswalk or light. The walking path is on the other side of Wixom Road. The children who are going to Deerfield and Novi Middle School have to walk across to go to the school. This would also include any students that live in the apartments that go to Catholic Central. It was mentioned tonight that the construction traffic will tie up this area for at least 18 months which is the same area that the children would be going to school. Out of Ms. DeFalco's concerns and her husband's concerns for traffic and safety, they urge the Planning Commission to oppose the development of Avalon Apartments.

Armen Kabodian, 24985 Reeds Pointe Drive, relayed he has built three houses in Novi. He has been a resident for over 25 years and wants to first start by thanking the Commissioners because he knows their job is not easy. He appreciates the service provided to the community. He also would like to thank the developer because they've done a lot of homework and it's not easy doing these types of projects. He commends them for the work they've done.

There are just a few things that have been overlooked. First, Novi is a community, it's a neighborhood. It's important if you're going to be doing something in your neighborhood to consult with your neighbors. Mr. Kabodian would like to ask the developers if they have taken the time to talk to the neighbors. A lot of the neighbors that are here are opposed to what is being proposed and a little bit more collaboration would have been received a little bit more favorably. So that's the first thing Mr. Kabodian would like to make sure that the developer knows, we are being neighborly. That's really important because Novi is a community of neighbors.

The other thing that Mr. Kabodian wants to ask is that the Commissioners here is to take the time to drive on Wixom Road at 3:30 PM on a weekday. There are approximately 900 residents that live in Island Lake subdivision, as well as Novi Middle School, Deerfield Elementary, Sam's Club, Target, and Catholic Central High School. When schools are letting out, when people are shopping, Wixom Road is very busy. Adding more people, more traffic, becomes a safety issue. Mr. Kabodian is really concerned about the safety of children and the safety of bikers. We've got a great biking trail throughout Novi and it's important to take those things into consideration.

Mr. Kabodian would like to thank the Planning Commission for giving residents the time to voice their opinions and is opposed to this project.

Mike Duscheneau, 1191 South Lake Drive, relayed he has spoken before this Commission many times. The I-1 district allows 14 single family homes, and that's the underlying district that this thing contains. As he has stated in the past, he has a strong preference for Novi to become and stay a single-family residential type of a city, in preference over homes for rent. This again is another area where he would have a preference to see the 14 single family homes over the rental apartments. The petitioner, if they haven't already considered it, should look at building fourteen homes under the cluster option in the city of Novi. This has worked well in other areas. They've done a good job trying to preserve wetlands and woodlands, and I think fourteen homes for sale under the cluster option could work quite well and a lot of the work that they've done could be used.

Steve Potocsky, 48849 Rockview Road in the Villas of Stonebrook, relayed he is the President of the Homeowners Association. He had a recent meeting with the developer and the community leaders from the Novi area in his office. A number of subdivisions were represented, along with the PTO. There were about 2,000 tax paying Novi residents represented at that meeting.

The general flow of the meeting was an explanation of the project. A comment that was made that when the property was originally bought, the intent was to put up four single family residential homes. Certainly, residents would be in favor of that kind of proposal. The problem that residents have with the development that's being proposed is it's just not a good fit for the community. There's just too much on too small a piece of property with too much traffic and so on.

Mr. Potocsky looked at it from a real estate perspective since that's what he does. He asked in the city office how many projects are actually under construction and are being proposed currently. It was said that there are 500 proposed apartment units and only 50 residential units that are actually in consideration right now or in process. That ratio is way out of whack. There are a lot of people that are looking to buy property more so than really want to rent but are forced into rental situations because they can't find anything to buy. We're finding multiple offer situations on all our homes. Mr. Potocsky thinks we'd be better served by looking at some other proposals as he and many others feel the same way - this proposal doesn't fit the community on this particular piece of property.

Dr. Steven Buckman, 50748 Drakes Bay Drive in the Island Lakes subdivision, relayed he has lived here for 17 years. One of the reasons he moved here from Ann Arbor, where he works at the hospital doing operations on children is because of the wonderful neighborhood and community that we have in this great place as well as because the governance was not like Canton and Plymouth that just had urban sprawl going. The beautiful area that is west of Beck Road has been gorgeous.

Over the past 17 years, Dr. Buckman had four children that he can hardly get to school. On Wixom Road, there is a line that just sits there trying to get onto Beck Road, and it can take 20 minutes now to go 2 1/2 to 3 miles to the high school. In addition, the children are walking out there and as a surgeon that takes care of children, he can say there will be an accident and children will be hit. Putting that kind of traffic and that kind of sprawl in that area, which has two schools, with kids biking and walking is going to be dangerous.

Dr. Buckman relayed he loves Novi and has in all the time that I've been here for the past 17 years. He asks the Planning Commission to really consider the community that has come together to convey that they do not want this to happen here and hopes they'll listen to residents because they represent them. That is why residents vote for who they do and that's why they live here. Dr. Buckman wants to continue to love Novi without worrying about his children being hit by a car, and worrying that he cannot get to work on time by just bringing them to school. This proposal is not in keeping with the character of the neighborhood and the community in which it exists.

Mike Campbell, 26050 Island Lake Drive, relayed he is the President of the Island Lake of Novi Homeowners Association, the largest single residential community in Novi. He has been asked to speak on behalf of our 2,000 residents who are voters and taxpayers.

First, Mr. Campbell would like to thank the Planning Commission for volunteering their time and expertise for our city and for our community.

Second, Mr. Campbell is happy to see so many neighbors and tax paying residents coming out to express their opinions on this issue tonight. The reasons have been expressed multiple times tonight why residents are here opposing this and other proposed rental apartment projects in our residential rural neighborhoods. Being a resident at Island Lake comes at a cost, high taxes, and it was calculated a few years ago that Island Lake of Novi generates almost 10% of all the revenue, not just for the city but for the schools as well.

It is also appropriate to remind the city that as a condition of building the community of Island Lake, we donated the land to the city where Deerfield Elementary, Novi Middle School and the Wildlife Woods Park sit today.

Over the last 20 years, Island Lake of Novi residents have lived through the growth of this area and have seen increased traffic on Wixom Road and Napier Road. Last year we started our slow your roll campaign that is currently going on right now with the help of Chief Zinser and the Novi Police Department to help slow people

down on our residential roads. With the increased traffic that we are seeing, more and more individuals are cutting through our communities trying to avoid the traffic on Wixom Road. We understand growth, but we do not understand why there is a need for these new rental apartments in our homeowner communities. It has been proven that homeowners pay the bulk of the taxes and rental apartments tax the community Police Department, Fire Department, and school resources.

As taxpaying residents, we need to stand up and have a say in what developments go into our communities and Mr. Campbell thinks it has been shown tonight to the elected officials and to the city management that we are opposing these rental apartments in our residential communities.

Lastly, Island Lake of Novi is proud to stand by our neighbors and new friends at the Villas of Stonebrook and other homeowner communities in Novi to work toward opposing future rental apartments in our residential neighborhoods.

Ernest Wheeler, 24793 Terra Del Mar Drive in Island Lake, relayed he is an attorney and real estate investor and understands where the developer is coming from. He is concerned about this development, especially with two-bedroom apartments, 40 plus units. He owns a lot of property in Detroit and two bedrooms is not that desirable. He does not envision a lot of families rushing to rent two-bedroom homes.

Mr. Wheeler expressed concern that people may take advantage of this situation where for \$2,000 to \$3,000 a month, they can use an apartment as a shell address to be right next door to Deerfield and some of the other fine Novi Public Schools. They could potentially have 5-6 kids attending these schools, while one person pays rent who may not even live in the area.

Mr. Wheeler has a couple of two-bedroom homes in Detroit where families are looking for houses to move to because the house just isn't big enough. He can see these addresses just sitting there while people are taking advantage of the schools.

In the in the recent HOA meeting, the police chief attended and mentioned that our fire emergency services are strained. They're looking for part time firefighters right now and having a really hard time trying to fill the fire stations with firefighters. Mr. Wheeler is concerned about emergency services. He is concerned about the renters not having any skin in the game. Residents of Island Lake as taxpayers, are concerned about how renters may respect the area. Mr. Wheeler is concerned about crime in the area as well. Surface parking lots full of cars are usually a haven for crime, especially at apartment units.

As has been mentioned, the traffic during school hours is a concern. Preserving the charm of the neighborhood is a concern as well. As a resident of Island Lake, he loves the way it looks and feels, and the surrounding areas, so is concerned about more development and more traffic in the area.

Jim Duprey, 48566 Windfall Road in the Villas of Stonebrook, relayed he and his wife have lived in Novi for 39 years and have loved every minute of it. Mr. Duprey expressed his thanks to the Planning Commission for their service to the City and understands it is a thankless job.

Mr. Duprey would like to speak against this proposal to rezone the land for Avalon Park Apartments. If you go out three miles on Eleven Mile Road, you won't find any apartments. Down Wixom Road there are no apartments. Down Grand River for miles there are no apartments. Going up Wixom Road to Wixom, there are no apartments. There is a reason. It's by plan; the forefathers of the city of Novi planned the Master Plan to have no apartments over here. That's why Mr. Duprey moved here and probably why many others moved out to the west side of Novi because there are homes and condos. He is not against homes and condos, he is against apartments.

The density is incredible. The traffic on Wixom Road is incredible. Mr. Duprey wrote a letter to the City Council when they approved doubling the number of pickleball courts for the fastest growing sport in America. Wixom Road can't handle the increased traffic. Somebody drove around Mr. Duprey's wife on the grass, on the shoulder. That's how bad it is on Wixom Road.

Mr. Duprey again relayed he doesn't want apartments. This land out here was zoned for single-family homes and condos. It would be setting precedent if you allow one apartment in, more developers would follow. Of course, this is America, so they have to be treated fairly, meaning if you let in one, you have to let in others. There's a gem of a lot on the corner of 10 Mile Road and Wixom Road where developers will want to put up apartments there overlooking Island Lake. Please don't let it happen.

Lisa Horton, 48628 Rockview Road, relayed her concern is not only the schoolchildren but the residents in her area at Stonebrook. Right now, there is only one entrance and exit to the subdivision. These apartments are going to be built and they're going to have two entrances and exits. Ms. Horton does not see how that can be allowed. There is a difficult time as it is getting out of the subdivision because of the schools and employees, and now it will be even more difficult because someone else is accessing the drive that Stonebrook residents pay for.

Children get out of school around 3:00 PM. People get off work at that same time and they are going to be going to Target, Sam's Club and Meijers to shop. Now more people moving into an apartment will be shopping in the area and have children going to school.

Ms. Horton is begging that this not be allowed to happen. It will have a detrimental effect on our communities, on our children, on our teachers and everybody there. The other thing apartments without garages bring is trash cans that attract rodents. People who live in apartments don't normally stay long, they don't care like homeowners do. Ms. Horton begs the Planning Commission to reconsider allowing this to be moved into our area.

Karen Cortis, 31120 Kingswood Blvd, relayed she does not live near Island Lake but is in the Haverhill subdivision at the northern end of Novi. She is speaking to represent not only fellow Novi friends, but out of concern with another similar project proposed near her home. She is not sure why Novi wants to approve all these apartments. As many of the people who spoke tonight, Ms. Cortis believes in keeping the same look and feel of so much of Novi, which is single family homes or condos, as well as in keeping the beauty in Novi with large trees, wetlands and woodlands, which attract all the animals that keep the charm of Novi. Ms. Cortis would like to reiterate with so many of the residents tonight to please not approve this project.

Chair Pehrson confirmed no other residents wished to speak, then closed the audience participation. Member Lynch summarized the correspondence received as 137 opposed responses and one in favor. In addition, a petition was received with approximately 140 signatures, although there are some duplicates.

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

Member Avdoulos relayed he would first like to thank all the residents for coming out. Sometimes it's tough to come before any kind of group and speak, and obviously this is something that's hit an emotional nerve. Member Avdoulos would like to take this step by step, so that all can understand what the Planning Commission is reviewing and ultimately deciding on. Before us we have this project which the Planning Commission's charge tonight is to make a recommendation to City Council, for a concept plan approval. This isn't a preliminary site plan; it is a concept plan and it will go before the city whether we approve it or deny it. It is not a rezoning. This is an existing piece of property that's zoned R-1 with a Planned Suburban Low Rise overlay on it.

Villas of Stonebrook was zoned I-2, also with a Planned Suburban Low Rise overlay and there was a lot of give and take on that project in terms of variances and waivers. That happens to help make a project come to reality, and there's a lot of work that's done with the developers in the city to help make that happen. So that property and that project exists because of all of that. Member Avdoulos voted dissenting on the Villas project because he felt that the density was too much for that piece of property.

The Planning Commission does not choose the projects that come before us. The zoning ordinance is set up to allow certain types of projects that the developer can put forward. On this piece of property, this is the

project that is before us. The Planning Commission has to look at whether a project meets the intent of the zoning ordinance as a whole and if the applicant has come forward and provided all the evidence and everything that is required, then the charge is to review it.

The Planning staff has reviewed this proposal, along with reviews from engineering, landscape, traffic, wetland/woodlands, facade and fire. The planning staff, as it relates to the ordinance, recommended approval.

When Member Avdoulos first heard about the project, he had no idea what it was going to look like. When he received the Planning Commission package on Friday, he flipped through it over the weekend and was actually surprised at how it was laid out. It was set onto the site where it wasn't as obtrusive as he thought it would be. It's aligning with Stonebrook Drive so the facades don't face Wixom Road. There are minimum impacts that the developer is trying to do to the natural features of the site.

Member Avdoulos inquired to the applicant if the Villas of Stonebrook residents are opposed to having access off Stonebrook Drive, would the apartment development be willing to help pay for a portion of the road maintenance since in order to show the access where it is, there must have been an agreement with Pulte to use Stonebrook Drive as an entry into your development.

The applicant, Jim Polyzois relayed that he believes it was part of Pulte's approval process to grant an access to this parcel so that there would not be two curb cuts on Wixom Road. At a recent meeting with the members of the HOA board of Villas at Stonebrook, they requested that the developer make some contribution towards the maintenance of their road. The applicant is receptive to a cost sharing program from Wixom Road to the access point of Camelot Parc apartments. It will have to be determined what the cost sharing formula is based on the number of units at Camelot Parc versus the number of units at Villas, but it has already been expressed that the developer is willing to share costs.

Member Avdoulos indicated in the general notes there is mention of using the emergency access road of Wixom for access during construction, as is common on a lot of developments, and inquired if this was so there would not be construction traffic on Stonebrook Drive. The applicant relayed this is correct, as the intent is to avoid construction traffic damage to local residential roads, especially as the developer will be contributing to maintenance of Stonebrook Drive. After construction is complete, this secondary access will only be used for emergency vehicle access. It will not be available for any residents to use as a secondary access point. It will be a gravel drive with a gate across it. Member Avdoulos added that we see this in a lot of developments, but he wanted to make it evident for the residents to understand. In all honesty, whatever development happens on that piece of property that would probably be the same situation.

Member Avdoulos referenced a question brought up related to a left-hand turn lane and inquired to Planner Bell if this was part of the improvements that were shown earlier. Planner Bell confirmed that it is a planned City project that will begin next spring to extend the left-hand turn lane to be able to be used at Stonebrook Drive. Attorney Tom Schultz added that in addition to the left-turn lane extension, there will also be an extension of the sidewalk along the east side of Wixom Road that some of the residents mentioned was lacking. This will help with the connectivity and walkability of the Wixom corridor.

Member Avdoulos relayed as a Planning Commissioner he is looking at what is allowed to be on this piece of property. The units per acre that is allowed is 6.5, this development has 5.6 units per acre, so it's below the allowable standard. He is also looking at the intent of the Master Plan to provide transitional areas between developments, such as between Target and Sam's Club, and to provide options for people to live in the city. This is the periphery of the city, the northern edge that is close to an expressway interchange. There will be another proposal coming forward that is similar in nature, so it provides that transition point to allow people that want to live in the city opportunities to live here. Member Avdoulos does not want to speculate who will be living in these apartment areas. There is always talk about having inclusivity, but it seems not always in the area that we live in.

Member Avdoulos concluded that the applicant in his opinion is meeting the intent of the ordinance and everything that's been requested, and relayed other Commissioners intend to speak about things such as traffic and other concerns.

Member Roney relayed his thanks to Member Avdoulos for the nice clarification of what the Planning Commission is trying to do tonight. He appreciates that the easement onto Stonebrook Drive was covered. Member Roney's big concern on this development is in thinking about the overlay and the word transitional. He relayed that the higher density apartment development transitioning from a single-family subdivision might be too high of a density, which is a concern.

Another concern is the traffic, Member Roney plays pickleball and understands what Wixom Road is like. There are certainly concerns on the hill on the north side coming out of the Stonebrook Drive entrance, even in the slow time during the morning when making a left turn there but the left-turn lane addition will address this.

Member Roney was disappointed that there was not a traffic study done. He did not realize that there was a clause in our process where given certain numbers a study is not required. He would really like to see a traffic study performed for this development, especially considering three schools that are in the neighborhood, the traffic concerns brought forth, the park down the road and new construction that's coming. Member Roney is not prepared to make a motion but would ask that another item be added to any motion that's made for a traffic study to be recommended. He inquired to Attorney Schultz if this is something that can be required to be done or recommended that the City Council have done.

Attorney Schultz responded that if the Planning Commission wants to see a traffic study before they make their recommendation, they can request it. It would be part of a postponement. Or to help the City Council make its determination, that requirement could be attached to the Planning Commission motion if it is moved forward to the City Council. Member Roney relayed that he would ask when the motion is made that an item be added that a traffic study be provided to City Council to assist in their determination going forward.

Member Roney concluded that keeping in mind this is a special land use, the Commission is asked to consider several factors regarding whether this is fitting for this part of the city and believes this is going too far from the density of the Villas and Island Lake subdivisions. He does think it's a nice development and agreed with Member Avdoulos' comments about opening the packet and seeing how nice the apartment development looks. In an early article written by Planner Mark Spencer it was written that the intent of the Planned Suburban Low Rise was to make the development something that from the roadway doesn't really look like apartments and looks more residential. The design does seem to have that character the nice renderings.

Member Lynch relayed he was opposed to including low-rise multiple family back in 2011 in this district and still opposes allowing low-rise multiple family in this district. He will not be supporting this motion to go forward.

Member Becker relayed that he made several visits to this area in the last two weeks prior to the meeting tonight to try to wrap his mind around what this looked like and the needs of the residents in the area. Since joining the Planning Commission, whenever a new project is proposed, his very first consideration is always about the long-term effect of our agreement to allow waivers, variances, and other changes to existing zoning ordinances and requirements. He is always concerned that when we approve such modifications, precedent is set that might tie our hands on future project proposals requesting similar waivers and variances.

Member Becker typically goes back to past actions by the Planning Commission to see how they determined changes and modifications that were appropriate before his time and how they were in the best interest of the city and most of its citizens. He found a very similar proposal from about six years ago for a residential development. It too required a planned overlay to modify the existing zoning designation. It too, required the approval of a special land use request. It also included request for 14 waivers and variances. Some of

these requests were to eliminate 25 percent of the existing wetlands on the property, removing 23 regulated trees, or about 24 percent of the regulated trees. Requests also included reducing the distance between residences by 16 percent, eliminating a required landscaping berm, planting a large number of sub canopy trees instead of required canopy trees and reducing by 50 percent the required amount of active recreation area on the development. An interesting linkage between the project just described from six years ago and the one being considered tonight is the applicant for both projects had the same engineer - Atwell Group.

While each project application that comes before this Commission requires thoughtful consideration about all aspects of the request, and acknowledging that no two requests are ever exactly the same, Member Becker's concern has been that agreeing to the project from six years ago established at least the appearance of setting a precedent for us today. Maybe if six years ago, the Planning Commission and City Council had decided that the proposal had too many variances, waivers, and special conditions that were outside of a strict application of the existing zoning regulations, we would not this evening be deciding whether we had to go against that precedent and past practice of approving modifications. But six years ago, thoughtful consideration to do the best for the most meant that the city did modify the zoning with an overlay, approved special land use, agreed to a vast majority of the requested waivers and variances, and they did decide that modification of the existing zoning designation was in the best interest of the city and the majority of its residents. Member Becker thinks it's safe to say the majority of the citizens here tonight would agree that the city acted wise because six years ago, the project just described was called the Villas of Stonebrook. Without thoughtfully modifying existing rules and regulations, there would be no Villas of Stonebrook. It would still be designated as I-2.

Member Becker relayed he has heard and read the citizen comments, and listened to those who spoke tonight, and all the new issues brought up. The Planning Commission listens and then they consider. Member Becker heard a number of comments that talked about apartment buildings not fitting this area and that this apartment development would dramatically and negatively affect the value of homes in the surrounding areas. This is interesting because Villas of Stonebrook was built six years ago butting up against the oil and gas storage tanks and the buildings of West Bay Exploration that are very visible and certainly not conducive to property values.

The renderings of the buildings in Camelot Parc show that they will be very similar in nature and style to the homes in the Villas that are closest. The three apartment buildings face the parkland, not residences. The applicant is leaving many of the large trees on the west side screening the apartment buildings from the few Island Lake residences in proximity and more trees near the detention ponds separate the Camelot Parc buildings from the western most homes in the Villas. The apartment buildings at 30 feet are no taller than many of the single-family homes in the area.

If it isn't the physical appearance of the proposed buildings that doesn't fit, perhaps some consider that they don't fit because they are apartments and not residences owned by occupants. Novi's government leaders and a significant majority of the citizens of Novi celebrate and enjoy the rich diversity of our community. The diversity of age, culture and economic status are enviable and admired, and they are part of the vibrancy of Novi. The foundation of this diversity is having a diversity in residential options to meet the needs of young single adults, young families, empty nesters, and retirees. If meeting the need for an apartment living option doesn't fit our community, we'll become a community that says, well, you're welcome to live here if you can afford to buy a \$400,000 house. As if to say, it doesn't really matter that your current situation means apartment living, you'll need to buy a home to live here. I hope we never become that kind of community.

Member Dismondy relayed that a traffic study would be important to him as well. He is pro development. He understands the neighboring community saying it doesn't fit and he thinks some of that goes to just the lack of garages on the project so. Some more amenities or something that kind of matches with the surrounding community, so it complements it more, would be important as well as to make sure the that the traffic study checks out.

Chair Pehrson relayed that Member Avdoulos set the tone for his comments. The idea that this is a concept plan and the reason why these overlays exist is exactly for this kind of transition to occur. To Member Becker's

point, so that everybody understands the fairness of the three-minute time limit, of those that participated, ten exceeded the time limit. If allowed to continue further, it would have been more than the one minute and 30 seconds or two minutes or 35 seconds Chair Pehrson noted. He appreciates residents coming out and being able to express what they are trying to communicate to the Planning Commission and hopes it is understood they are listening.

As Member Avdoulos stated, the Planning Commission doesn't get to pick and choose what comes before them or what they like or don't like. They have to set the standard as to whether or not it meets the intent of the ordinance. In this case, it does. All of the things that have been spoken about, not to be flippant, are exactly the same comments heard regarding every development relative to traffic, relative to safety, relative to the valuation of the homes. This was meant to be a transitional overlay and I think it achieves that. While the traffic study can be requested, Chair Pehrson doesn't think it's going to make a big difference. He is familiar with traffic on Wixom Road because he drives it every day. He would entertain the traffic study to be part of the motion either way, if the Commission were to postpone or recommend approval at this point in time.

Motion to recommend approval of the Planned Suburban Low Rise overlay development agreement application and concept plan made by Member Avdoulos and seconded by Member Becker.

In the matter of Camelot Parc Apartments JSP22-01, 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 0.74 acre area of woodland to be preserved, which is short of the 10% of site area requirement. There is also a requirement for 200 square feet of private open space per unit that is not fully provided. There are two benches in separate locations as enhancements of the common open spaces shown on the site. Since so much of the property is wetland area to be preserved and wetland mitigation, 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 350, 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: 37 AM trips, 40 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 0.3 acres of existing 2.41 acres of wetlands and proposes removal of approximately 19% of the regulated woodland trees. The plan indicates appropriate mitigation measures on-site.]***
- 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 2016 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.iii.c. to allow parking spaces to be within 12 feet of a building in one location south of building 1 (15 feet minimum required);
- c. Deviation from Sec. 3.21.2.A.v to allow a reduction in the minimum required private open space (9,200 square feet total required, 3,150 square feet provided), as constructing additional private open space would cause greater wetland and woodland impacts;
- 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 30% provided), and less than 10% of the total site (9% proposed), as the development proposes connection to Wildlife Woods Park, which contains connections to the Providence and the ITC tail systems, and providing additional active recreation would cause greater wetland and woodland impacts;
- e. Deviation from Sec. 3.21.2.C.ii. for lack of pedestrian entrances on rear side of two buildings, as this side of the building will be screened by the existing berm and trees;
- f. Deviation from Section 3.21.2.C.ii.d. to allow the use of a minor amount of standing seam metal material (2-4% proposed), as in the opinion of the City's Façade Consultant the material is used in a manner that enhances the facades, and the design is otherwise in conformance with the façade standards;
- g. Deviation from Sec. 5.7.3.K for exceeding the 4:1 average to minimum illumination ratio (5.3:1 proposed), and the light from the fixtures at the western turn-around will be shielded from visibility in the ROW;
- h. 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;
- 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 feet intervals along the property boundary to provide connection to the adjacent property boundary, due to conflict with existing wetlands and woodlands;
- j. 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;
- k. The applicant is to provide a traffic study to assist the City Council in its determination of traffic-related factors.

ROLL CALL VOTE ON MOTION TO APPROVE THE PLANNED SUBURBAN LOW-RISE (PSLR) OVERLAY DEVELOPMENT AGREEMENT APPLICATION AND CONCEPT PLAN MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER BECKER.

Motion carried 4-2 (Lynch, Roney).

MATTERS FOR CONSIDERATION

1. APPROVAL OF THE MAY 24, 2023 PLANNING COMMISSION MINUTES

Motion made by Member Lynch and seconded by Member Avdoulos to approve the May 24, 2023 Planning Commission Minutes.

ROLL CALL VOTE ON MOTION TO APPROVE THE MAY 24, 2023 PLANNING COMMISSION MINUTES WAS MADE BY MEMBER LYNCH AND SECONDED BY MEMBER AVDOULOS.

Motion carried 6-0.

CONSENT AGENDA REMOVALS FOR COMMISSION ACTION

There were no consent agenda items.

SUPPLEMENTAL ISSUES/TRAINING UPDATES

City Planner McBeth reminded the Commission that next Wednesday, we have another Master Plan Steering Committee meeting, so we will need the three of our Planning Commission members there if possible. The Walkable Novi Committee meeting is next Thursday.

AUDIENCE PARTICIPATION

Chair Pehrson invited members of the audience who wished to address the Planning Commission during the final audience participation to come forward.

Karen Kocher, 48807 Rockview Road, appreciates the Planning Commission's time this evening and requests that if a traffic study will be done, which she would appreciate, it would be best to wait until the schools are back in session because it will give a more accurate view in the fall than over the summer.

Christine Lee, 25603 Shoreline Drive in Island Lake, relayed she has been in education for 40 years working with children. Children are put through so many situations that tax them. Now these little children are having to have a policeman walk them across the street because they don't feel safe. How many Planning Commissioners went to school under those circumstances? This is a neighborhood. Ms. Lee commends all the people that spoke tonight, but doesn't think the Planning Commission listened and are not representing the community. If they were, Ms. Lee doesn't think they would have voted the way they did.

Ms. Lee is not against apartments, she's against the density of them. It boils down to an economic situation. Ms. Lee asks the Planning Commission to consider care for kids and safety, and to think of their own families and grandchildren. She has six who come to visit often. Just the last couple of weeks, there were signs in the subdivision saying drive slowly and to remember children live here. That's because people are cutting through to avoid traffic. Ms. Lee beseeches the Planning Commission to search within themselves to make the best decision they can for the community and for the children. Let's find another place in Novi to put the apartments but not at this location.

Jim Utley, 25972 Island Lake Drive, relayed he is very, very disappointed. He has been in this community for 45 years. He has been through a lot of Councils, starting with Karevich, going back to McCallum, Quinn, you name it. Mr. Utley is very, very disappointed that the Planning Commission didn't listen to this group out here tonight. They're relaying that there's too much traffic and there is. Mr. Utley comes out of the exit from Island Lake, and to take a left turn or even a right turn is not easy.

Mr. Utley has lived in the housing developments Walton Woods and Orchard Ridge. He was President of the homeowner's association and has been involved in the association in Island Lake. He does not understand why the Planning Commission does not listen and feels they make excuses. People tonight told the Planning Commission what was on their minds. There were over 100 petitions. Now this matter will go to Council and people will have to come back and comment again. People were very frustrated tonight, and Mr. Utley was very disappointed because it doesn't appear that the Planning Commission cares about the residents in this area. The Island Lake residents pay a fortune in taxes to have privacy on a nice lake, not to be bothered. Mr. Utley thinks that the Commission made the wrong decision and it is not good planning.

Seeing no one else, Chair Pehrson closed the final audience participation.

ADJOURNMENT

Motion to adjourn the meeting made by Member Lynch and seconded by Member Avdoulos.

VOICE VOTE ON THE MOTION TO ADJOURN MADE BY MEMBER LYNCH AND SECONDED BY MEMBER AVDOULUS.

TRIP GENERATION ANALYSIS

MEMO

VIA EMAIL: mark@wolverinebuildingcompany.com

To: **Mr. Mark Gesuale**
Wolverine Building Company

From: **Jacob Swanson, PE**
Paul Bonner, EIT
Fleis & VandenBrink Engineering

Date: **July 24, 2023**

Re: **Camelot Parc Apartments – Proposed Residential Development**
Novi, Michigan
Trip Generation Analysis

INTRODUCTION

This memorandum presents the results of a Trip Generation Analysis (TGA) for a proposed Camelot Parc Apartments development in Novi, Michigan. The project site is located generally in the northeast quadrant of the Wixom Road & Stonebrook Drive intersection, as shown in **Figure 1**. The proposed development plan includes the construction of multi-family residential units. The site is currently undeveloped and site access is proposed via one (1) full access driveway on Stonebrook Drive.

The purpose of this study is to evaluate the trip generation associated with the proposed development as part of the City of Novi's site plan approval process. This TGA memo will provide a comparison of the City of Novi's thresholds for requiring a traffic study, as outlined in Chapter 5 – Section 1 of the *City of Novi Site Plan and Development Manual*.

FIGURE 1: SITE LOCATION



27725 Stansbury Boulevard, Suite 195
Farmington Hills, MI 48334

P: 248.536.0080

F: 248.536.0079

www.fveng.com

TRIP GENERATION ANALYSIS

The number of weekday peak hour (AM and PM) and daily vehicle trips that would be generated by the proposed development were calculated using the rates and equations published by the Institute of Transportation Engineers (ITE) in *Trip Generation, 11th Edition*. The proposed development includes the construction of 46 multi-family residential units. The trip generation forecast and comparison to the City of Novi TIA/TIS thresholds are summarized in **Table 1**.

TABLE 1: SITE TRIP GENERATION

Land Use	ITE Code	Amount	Units	Average Daily Traffic (vpd)	AM Peak Hour (vph)			PM Peak Hour (vph)		
					In	Out	Total	In	Out	Total
Multi-Family Housing (Low-Rise)	220	46	D.U.	370	9	28	37	25	15	40
City of Novi TIA Threshold				500	75			75		
City of Novi TIS Threshold				750	100			100		
Exceeds Thresholds				No	No			No		

The trip generation for the proposed development was compared to the City of Novi's thresholds for determining the need for a Traffic Impact Assessment (TIA) of Traffic Impact Study (TIS). The results of the trip generation analysis and comparison indicates that the projected trip generation for the proposed development is below the City's thresholds for additional traffic analyses. Therefore, the proposed development is expected to have a minimal impact on the existing road network and no further Traffic Study is required.

CONCLUSIONS

The conclusions of this study are as follows:

- The site-generated trips from the proposed development are below the City of Novi thresholds.
 - Therefore, no further traffic study is required.

Any questions related to this memorandum, study, analysis, and results should be addressed to Fleis & VandenBrink.



I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Michigan.

Jacob Swanson

Digitally signed
by Jacob Swanson
Date: 2023.07.24
16:24:26 -04'00'

Attached: Site Plan

PAB:js2

TRAFFIC IMPACT ANALYSIS

MEMO

VIA EMAIL mark@wolverinebuildingcompany.com

To: Wixom Road Development, LLC

From: Jacob Swanson, PE
Paul Bonner, EIT
Fleis & VandenBrink Engineering

Date: August 21, 2023

Re: Camelot Parc Apartments
Novi, Michigan
Traffic Impact Assessment

1 INTRODUCTION

This memorandum presents the results of the Traffic Impact Assessment (TIA) for the proposed Camelot Parc Apartments development in Novi, Michigan. The project is located generally in the northeast quadrant of the Wixom Road & Stonebrook Drive intersection, as shown in **Figure 1**. The proposed development plan includes the construction of multi-family residential units. The site is currently undeveloped and site access is proposed via one (1) full access driveway on Stonebrook Drive.

FIGURE 1: SITE LOCATION MAP



27725 Stansbury Boulevard, Suite 195
Farmington Hills, MI 48334

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The scope of the study was developed based on Fleis & VandenBrink's (F&V) understanding of the development program, accepted traffic engineering practices, the requirements of the City of Novi, and methodologies published by the Institute of Transportation Engineers (ITE). Sources of data for this study include the City of Novi, the Michigan Department of Transportation (MDOT), the Southeast Michigan Council of Governments (SEMCOG), Station Flats Traffic Impact Study (TIS), and ITE.

2 BACKGROUND DATA

2.1 EXISTING ROAD NETWORK

Vehicle transportation for the study area is provided via Wixom Road. The study roadway is further described below. For the purposes of this study the site driveway was assumed to have an operating speed of 25 miles per hour. Additionally, F&V collected an inventory of existing lane use and traffic controls, as shown in the attached **Figure 2**.

The proposed project site is currently undeveloped and site access for this property is proposed via one (1) full access driveway on Stonebrook Drive. Wixom Road runs in the north and south directions, adjacent to the west side of the project site. The study section of Wixom Road is classified as a *Minor Arterial*, is under the jurisdiction of the City of Novi, has a posted speed limit of 25 mph, and an Average Annual Daily Traffic (AADT) volume of approximately 17,200 vehicles per day (SEMCOG 2016). The study section of roadway provides a typical two-lane cross-section, with one (1) lane of travel in each direction; additionally, Wixom Road widens to provide an exclusive northbound right-turn lane at Stonebrook Drive. Furthermore, City of Novi staff have indicated that there are programmed plans for Spring 2024 to construct a southbound left-turn lane along Wixom Road at Stonebrook Road.

2.2 TRAFFIC VOLUMES & BACKGROUND GROWTH

F&V obtained weekday peak hour (AM and PM) traffic volume data for use in this analysis, from the TIS completed for the Station Flats development, located ¼-mile north of the project site. The data collection was performed on Thursday, May 5, 2022, during the AM (7:00 AM – 9:00 AM) and PM (4:00 PM – 6:00 PM) peak periods, while schools were in session. In addition to applying an annual background growth of 0.5% to the buildout year of 2024, the Station Flats TIS accounted for traffic that will be generated by developments within the vicinity of the study area that are currently under construction or will be constructed prior to the site buildout year. The following studies were included in the Station Flats TIS:

- Walbridge Industrial Park Development
- Lyon Township Warehouse
- Lyon Township Distribution Center
- South Hill Business Park

Therefore, the Future 2024 peak hour traffic volumes obtained from the Station Flats TIS, were utilized to represent the background 2024 peak hour traffic volumes, associated with the proposed Camelot Parc Apartments development. However, the Station Flats TIS did not include Turning Movement Count (TMC) data at the study intersection of Wixom Road & Stonebrook Drive; therefore, the traffic volumes were carried through Stonebrook Drive along Wixom Road. Additionally, as no TMC traffic volume data was available at the Wixom Road & Stonebrook Drive intersection, the trip generation for the existing 'Villas at Stonebrook by Pulte Homes' development was projected and applied to the study roadway network based on the existing traffic patterns.

The Villas at Stonebrook development consists of 84 dwelling units of single-family attached housing; the number of weekday peak hour (AM and PM) and daily vehicle trips that would be generated were calculated using the rates and equations published by ITE in the *Trip Generation Manual, 11th Edition*. The trip generation forecast is summarized in **Table 1**.

TABLE 1: TRIP GENERATION SUMMARY

Land Use	ITE Code	Amount	Units	Average Daily Traffic (vpd)	AM Peak Hour (vph)			PM Peak Hour (vph)		
					In	Out	Total	In	Out	Total
Single-Family Attached Housing	215	84	D.U.	590	10	28	38	27	19	46

Therefore, the background 2024 peak hour traffic volumes are shown on the attached **Figure 2**. All applicable background data referenced in this memorandum is attached.

3 SITE TRIP GENERATION AND DISTRIBUTION

The proposed development includes the construction of 46 dwelling units of multi-family (low-rise) housing. The number of weekday peak hour (AM and PM) and daily vehicle trips that would be generated by the proposed development were calculated using the equations published by ITE in the *Trip Generation Manual, 11th Edition*. The trip generation forecast is summarized in **Table 2**.

TABLE 2: TRIP GENERATION SUMMARY

Land Use	ITE Code	Amount	Units	Average Daily Traffic (vpd)	AM Peak Hour (vph)			PM Peak Hour (vph)		
					In	Out	Total	In	Out	Total
Multi-Family Housing (Low-Rise)	220	46	D.U.	370	9	28	37	25	15	40

The vehicular trips generated by the proposed development were assigned to the study roadway network based on the proposed site access plan and driveway configurations, the existing peak hour traffic patterns in the adjacent roadway network, and the methodologies published by ITE. The ITE residential trip distribution methodology assumes that new trips will leave the development and exit the study roadway network during the AM peak hour and re-enter the study roadway network, returning to the development during the PM peak hour. All new site-generated trips will return to their direction or origin. The site trip distributions utilized in the study are summarized in **Table 3**.

TABLE 3: SITE TRIP DISTRIBUTION

New Trips			
To/From	Via	AM	PM
North	Wixom Road	64%	50%
South	Wixom Road	36%	50%
Total		100%	100%

The site-generated vehicular traffic volumes shown in **Table 2** were distributed to the study roadway network according to the distribution shown in **Table 3**, in order to determine the site-generated trips. The site-generated trips shown on the attached **Figure 2** were added to the background peak hour traffic volumes shown on the attached **Figure 2**, in order to calculate the future peak hour traffic volumes, with the addition of the proposed development, as shown on the attached **Figure 2**.

4 ACCESS MANAGEMENT

4.1 DRIVEWAY SPACING

The City of Novi Code of Ordinances (Chapter 11, Article IX) was utilized to evaluate the location of the proposed Site Drive, in relation to the adjacent existing driveways within 450 feet for the proposed site driveway. The desirable driveway approach spacing criteria was evaluated for the 25-mph section of Stonebrook Drive, based on the City of Novi criteria for driveways on the same side and opposite side of undivided roadways. The distance of the proposed Site Drive from nearby access points and the warranting criteria are summarized in **Table 4** and displayed in **Exhibit 1**.

The results of the driveway spacing analysis indicates that the proposed Site Drive location is expected to meet the desirable City of Novi access management criteria, in relation to Wixom Road to the west and the Wildlife Woods Park driveway to the east.

TABLE 4: DESIRABLE CORNER CLEARANCE SUMMARY

Adjacent Driveways & Intersections			Distance	Criteria (25 mph)	Meets
Site Drive	To	Wixom Road	400 feet	105 feet	YES
Site Drive	To	Wildlife Woods Park Driveway	330 feet	150 feet	YES

EXHIBIT 1: DRIVEWAY SPACING



4.2 AUXILIARY LANE ANALYSIS

Wixom Road is under the jurisdiction of the City of Novi; therefore, City of Novi warranting threshold guidelines were utilized in order to determine the need for auxiliary turn lanes at the study intersection of Wixom Road & Stonebrook Drive, with the addition of the site-generated traffic volumes. This analysis was based on future peak hour traffic volumes shown on the attached **Figure 2**. The results of the analysis are shown on the attached City of Novi warranting charts and are summarized in **Table 5**.

TABLE 5: AUXILIARY TURN LANE EVALUATION SUMMARY

Intersection	AM Peak Hour	PM Peak Hour	Recommendation
Wixom Road & Stonebrook Drive	RT Taper	RT Taper	RT Taper
	LT Treatment	LT Treatment	LT Treatment

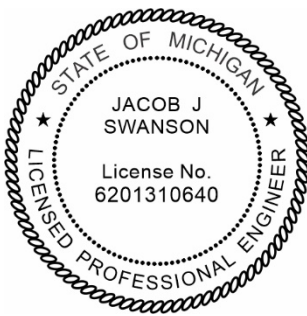
The results of the auxiliary turn lane evaluation indicates that a right-turn deceleration taper and a southbound left-turn treatment are warranted, pursuant to the City of Novi criteria. However, there is currently a northbound right-turn lane provided along Wixom Road at Stonebrook Drive. Additionally, City of Novi staff have indicated that there are programmed plans for Spring 2024 to construct a southbound left-turn lane along Wixom Road at Stonebrook Road. Therefore, no further improvements are recommended to accommodate the existing and proposed developments along Stonebrook Drive.

5 CONCLUSIONS

The conclusions of this TIA are as follows:

- The results of the auxiliary turn lane evaluation indicates that a right-turn deceleration taper and a southbound left-turn treatment are warranted, pursuant to the City of Novi warranting criteria.
 - However, there is currently a northbound right-turn lane provided along Wixom Road at Stonebrook Drive. Additionally, City of Novi staff have indicated that there are programmed plans for Spring 2024 to construct a southbound left-turn lane along Wixom Road at Stonebrook Road.
 - Therefore, no further improvements are recommended to accommodate the existing and proposed developments along Stonebrook Drive
- The results of the driveway spacing analysis indicates that the proposed Site Drive location is expected to meet the desirable City of Novi access management criteria.

Any questions related to this memorandum, study, analysis, and results should be addressed to Fleis & VandenBrink.



I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Michigan.

Attached: Figure 2
Proposed Site Plan
Traffic Volume Data
SEMCOG Data
Auxiliary Turn Lane Warrants
Wixom Road Programmed Spring 2024 Plans

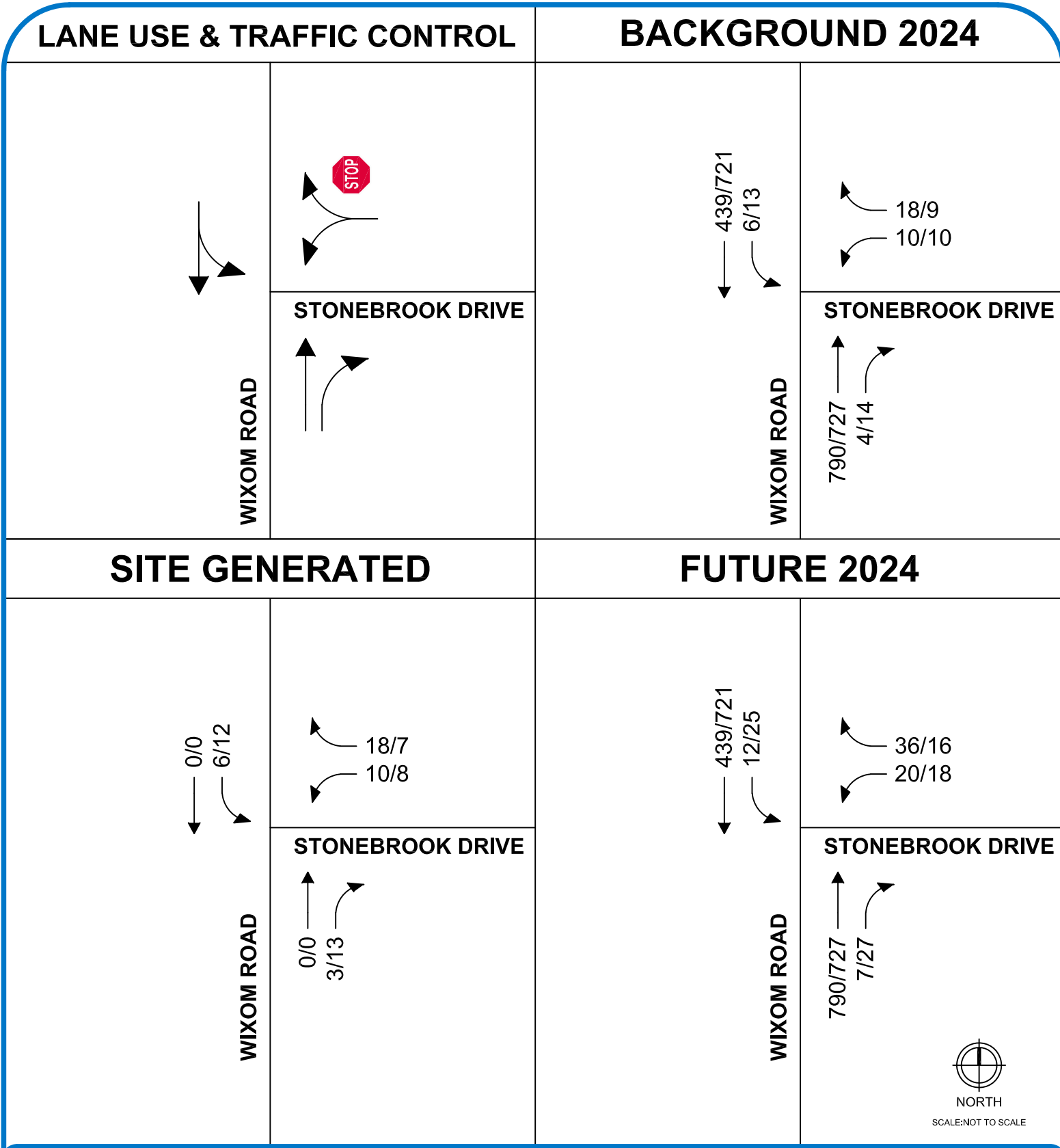


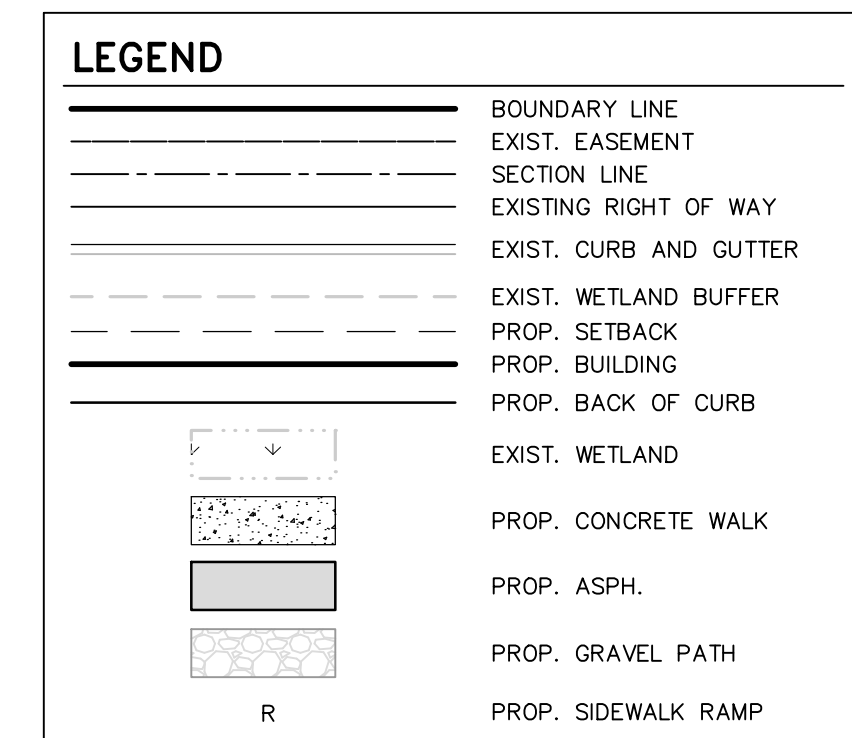
FIGURE 2

TRAFFIC VOLUMES

CAMELOT PARC APT TIA
NOVI, MICHIGAN

LEGEND

- ROADS
- PROPOSED ROADS
- LANE USE
- UNSIGNALIZED INTERSECTION
- TRAFFIC VOLUMES (AM/PM)



R1-1 R7-1 R7-8 R7-8P

SIGN QUANTITIES

SIGN TYPE	SIGN SIZE	QUANTITY
R1-1	30"x30"	1
R7-1	18"x12"	11
R7-8	18"x12"	5
R7-8P	6"x12"	5

1. THE PROPOSED DEVELOPMENT IS PLANNED TO BE DEVELOPED USING THE CITY'S PLANNED SUBURBAN LOW-RISE (PSLR) OVERLAY DEVELOPMENT OPTION, UNDER THE OVERLAY SPECIAL USE APPROVAL ALLOWING FOR "LOW-RISE MULTIPLE-FAMILY" RESIDENTIAL USES.
2. THE PURPOSE OF THIS CONCEPT PLAN SUBMITTAL IS FOR PRELIMINARY ZONING REVIEW WITH THE CITY. IN ACCORDANCE WITH THE EXISTING PSLR OVERLAY.
3. SITE ACCESS WILL BE VIA PRIVATE ENTRANCE AND PARKING LOT. THE PROPOSED CONNECTION WILL BE COORDINATED WITH THE CITY OF NOVI.
4. ALL SIDEWALKS AND SIDEWALK RAMPS WILL BE ADA COMPLIANT.
5. SEE SHEET 9 FOR T-TURN UNDER DETAIL.
6. THE DEVELOPMENT IS PROPOSED TO BE SERVED BY PUBLIC SEWER AND WATER. THE LOCATIONS OF THE EXISTING WATER AND SEWER ARE SHOWN AS APPROXIMATE. FIRE PROTECTION IN ACCORDANCE WITH CITY OF NOVI STANDARDS WILL BE DEPICTED ON SUBSEQUENT SUBMITTALS.
7. STORM WATER MANAGEMENT IS PROPOSED TO BE ADDRESSED THROUGH THE CONSTRUCTION OF A DETENTION BASIN AS SHOWN. REFER TO THE GRADING AND DETAILS SHEET FOR DETAILED SIZING CALCULATIONS. THE STORM WATER OUTLET IS CURRENTLY PLANNED TO BE DETAINED FOR THE 100-YEAR EVENT ON-SITE AND THEN CONCEPTUALLY TO THE REGIONAL DETENTION BASIN TO THE SOUTH.
8. THIS PROJECT IS TO BE COMPLETED IN A SINGLE PHASE.
9. EMERGENCY ACCESS GATE IS TO BE INSTALLED AND CLOSED PRIOR TO THE ISSUANCE OF THE FIRST BUILDING PERMIT IN THE SUBDIVISION



SPEED LIMIT 45

FUTURE TRAFFIC VOLUMES

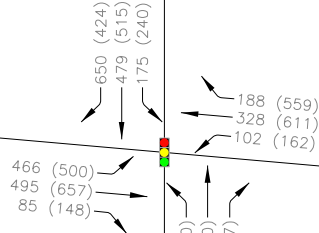
NO SCALE

LEGEND

- LANE ASSIGNMENT
-  SIGNALIZED INTERSECTION
-  STOP CONTROL
- XX a.m. PEAK HOUR
- (XX) p.m. PEAK HOUR

SPEED LIMIT 50

GRAND RIVER AVENUE

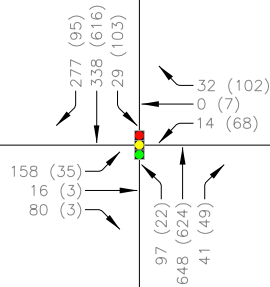


SPEED LIMIT 50

GRAND RIVER AVENUE

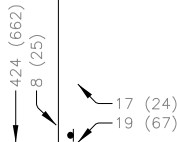
SPEED LIMIT 25

CATHOLIC CENTRAL HIGH SCHOOL



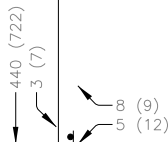
SPEED LIMIT 25

NOVI PROMENADE



SPEED LIMIT 25

NORTH DRIVEWAY



SPEED LIMIT 25

SOUTH DRIVEWAY

SPEED LIMIT 35



Hard copy is intended to be 8.5"x11" when plotted. Scale(s) Indicated and graphic quality may not be accurate for any other size.

STATION FLATS

Novi, MI 48374

Traffic Impact Study

PROJECT NO.

220791

FIGURE NO.

7



Crash and Road Data

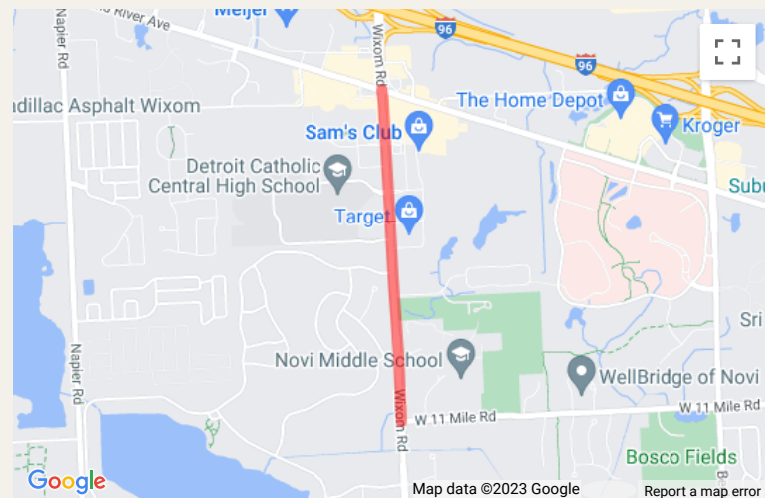
Road Segment Report

Wixom Rd, (PR Number 639101)

From:	11 Mile Rd 1.244 BMP
To:	Grand River Ave 2.284 EMP
Jurisdiction:	City
FALINK ID:	1071
Community:	City of Novi , City of Wixom
County:	Oakland
Functional Class:	4 - Minor Arterial
Direction:	1 Way
Length:	1.040 miles
Number of Lanes:	3
Posted Speed:	45 (source: TCO)
Route Classification:	Not a route
Annual Crash Average 2017-2021:	<u>22</u>
Traffic Volume (2016)*:	17,200 (Observed AADT)
Pavement Type (2021):	Asphalt
Pavement Rating (2021):	Poor
Short Range (TIP) Projects:	No TIP projects for this segment.
Long Range (RTP) Projects:	No long-range projects for this segment.

* AADT values are derived from **Traffic Counts**

Street View





Community Profiles

YOU ARE VIEWING DATA FOR:

City of Novi

45175 W 10 Mile Rd
Novi, MI 48375-3024
<http://www.cityofnovi.org>



Census 2020 Population: 66,243
Area: 31.2 square miles

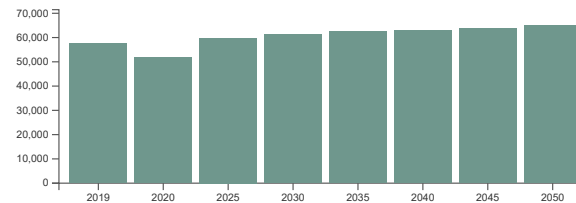
[VIEW COMMUNITY EXPLORER MAP](#)

[VIEW 2020 CENSUS MAP](#)

Economy & Jobs

Link to American Community Survey (ACS) Profiles: **Select a Year** **Economic**

Forecasted Jobs



Note: The base year for the employment forecast is 2019, as 2020 employment was artificially low due to the COVID recession.

Source: **SEMCOG 2050 Regional Development Forecast**

Forecasted Jobs by Industry Sector

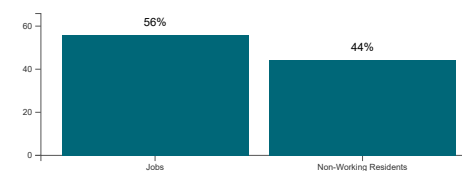
Forecasted Jobs By Industry Sector	2019	2020	2025	2030	2035	2040	2045	2050	Change 2019-2050	Pct Change 2019-2050
Natural Resources, Mining, & Construction	2,219	2,200	3,029	3,015	2,991	2,906	2,831	2,840	621	28%
Manufacturing	4,670	4,239	4,627	4,575	4,344	4,101	3,935	3,913	-757	-16.2%
Wholesale Trade	3,118	2,929	3,139	3,197	3,288	3,266	3,202	3,138	20	0.6%
Retail Trade	7,892	6,944	7,207	6,823	6,338	6,029	5,777	5,623	-2,269	-28.8%
Transportation, Warehousing, & Utilities	1,418	1,410	1,667	1,701	1,747	1,751	1,774	1,783	365	25.7%
Information & Financial Activities	6,576	6,145	7,173	7,806	8,290	8,615	8,922	9,254	2,678	40.7%
Professional and Technical Services & Corporate HQ	8,452	7,940	9,299	9,800	10,237	10,599	11,019	11,441	2,989	35.4%
Administrative, Support, & Waste Services	3,477	3,026	3,421	3,565	3,729	3,854	3,960	4,107	630	18.1%
Education Services	2,212	2,060	2,213	2,286	2,347	2,362	2,379	2,398	186	8.4%
Healthcare Services	7,679	7,095	7,941	8,216	8,579	8,969	9,388	9,839	2,160	28.1%
Leisure & Hospitality	7,103	5,217	7,105	7,275	7,317	7,335	7,346	7,405	302	4.3%
Other Services	2,137	1,851	2,247	2,373	2,429	2,452	2,499	2,513	376	17.6%
Public Administration	719	682	718	732	736	732	732	731	12	1.7%
Total Employment Numbers	57,672	51,738	59,786	61,364	62,372	62,971	63,764	64,985	7,313	12.7%

Note: The base year for the employment forecast is 2019, as 2020 employment was artificially low due to the COVID recession.

Source: **SEMCOG 2050 Regional Development Forecast**

Daytime Population

Daytime Population	ACS 2016
Jobs	36,078
Non-Working Residents	28,531
Age 15 and under	12,980
Not in labor force	14,353
Unemployed	1,198
Daytime Population	64,609



Source: **2012-2016 American Community Survey 5-Year Estimates** and **2012-2016 Census Transportation Planning Products Program (CTPP)**. For additional information, visit SEMCOG's **Interactive Commuting Patterns Map**

Note: The number of residents attending school outside Southeast Michigan is not available. Likewise, the number of students commuting into Southeast Michigan to attend school is also not known.



Community Profiles

YOU ARE VIEWING DATA FOR:

City of Novi

45175 W 10 Mile Rd
Novi, MI 48375-3024
<http://www.cityofnovi.org>



Census 2020 Population: 66,243
Area: 31.2 square miles

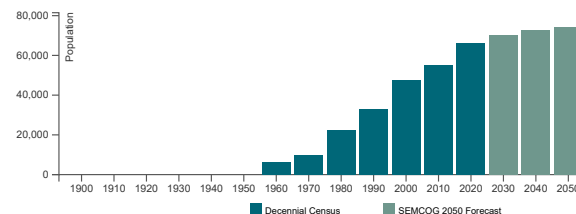
[VIEW COMMUNITY EXPLORER MAP](#)

[VIEW 2020 CENSUS MAP](#)

Population and Households

Link to American Community Survey (ACS) Profiles: **Select a Year** **Social | Demographic**
Population and Household Estimates for Southeast Michigan, 2022

Population Forecast



Note for City of Novi : Incorporated as of the 1970 Census from Village of Novi. Population numbers prior to 1970 are of the village. The Village of Novi was incorporated in 1958 from the majority of Novi Township. Population numbers not available before 1960 as area was part of Novi Township.

Population and Households

Population and Households	Census 2020	Census 2010	Change 2010-2020	Pct Change 2010-2020	SEMCOG Jul 2022	SEMCOG 2050
Total Population	66,243	55,224	11,019	20.0%	66,584	74,081
Group Quarters Population	332	360	-28	-7.8%	604	763
Household Population	65,911	54,864	11,047	20.1%	65,980	73,318
Housing Units	27,863	24,226	3,637	15.0%	28,318	-
Households (Occupied Units)	26,458	22,258	4,200	18.9%	26,423	29,484
Residential Vacancy Rate	5.0%	8.1%	-3.1%	-	6.7%	-
Average Household Size	2.49	2.46	0.03	-	2.50	2.49

Source: U.S. Census Bureau and SEMCOG 2050 Regional Development Forecast

Components of Population Change

Components of Population Change	2000-2005 Avg.	2006-2010 Avg.	2011-2018 Avg.
Natural Increase (Births - Deaths)	390	252	213
Births	701	583	637
Deaths	311	331	424
Net Migration (Movement In - Movement Out)	534	353	826
Population Change (Natural Increase + Net Migration)	924	605	1,039

Source: Michigan Department of Community Health Vital Statistics, U.S. Census Bureau, and SEMCOG

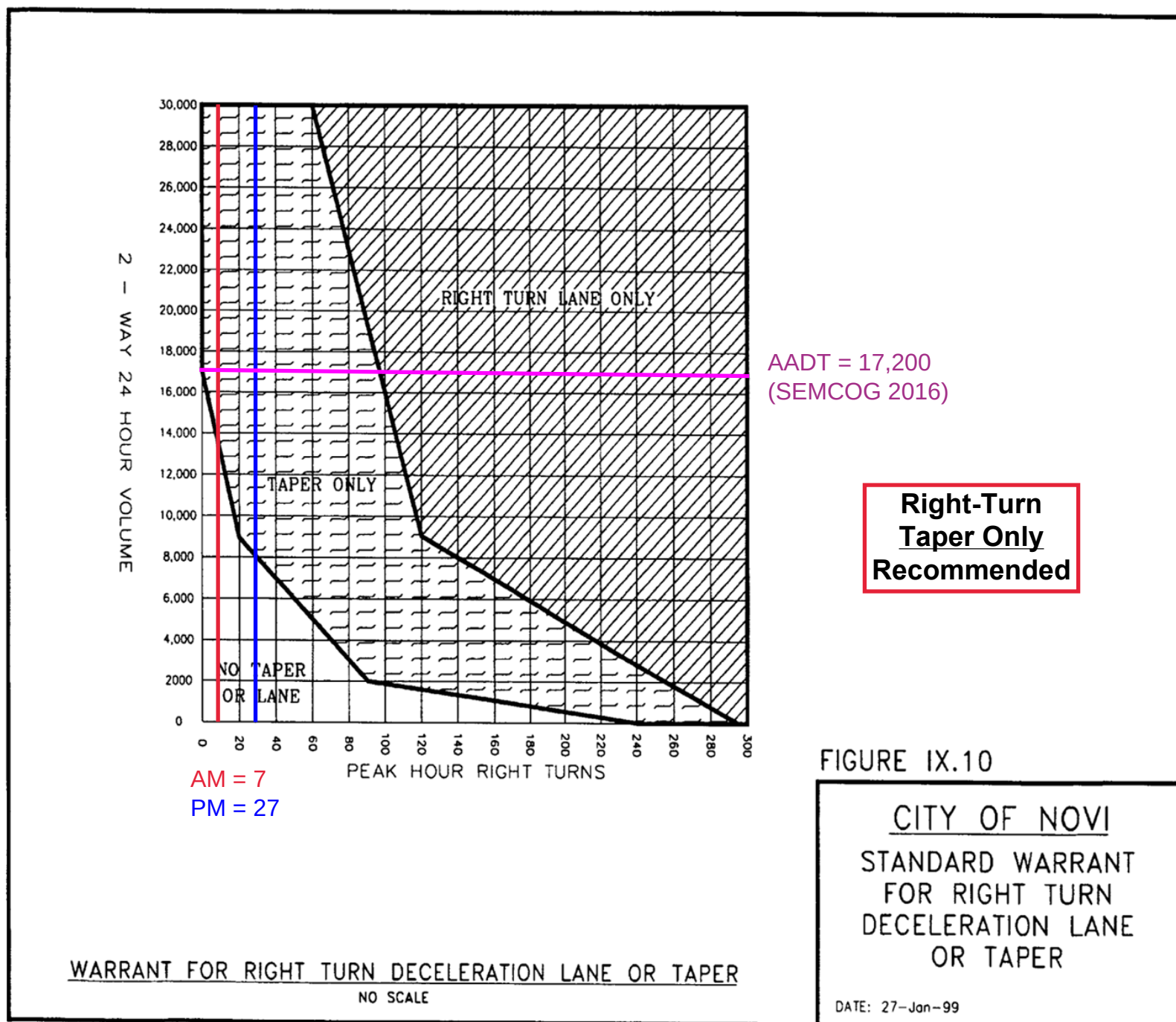
Household Types

Household Types	Census 2010	ACS 2021	Change 2010-2021	Pct Change 2010-2021	SEMCOG 2050
With Seniors 65+	4,598	6,650	2,052	44.6%	-
Without Seniors	17,660	19,634	1,974	11.2%	-
Live Alone, 65+	2,210	2,984	774	35%	-
Live Alone, <65	4,348	4,765	417	9.6%	-
2+ Persons, With children	7,838	9,262	1,424	18.2%	-
2+ Persons, Without children	7,862	9,273	1,411	17.9%	-
Total Households	22,258	26,284	4,026	18.1%	-

Source: U.S. Census Bureau, Decennial Census, 2017-2021 American Community Survey 5-Year Estimates, and SEMCOG 2050 Regional Development Forecast

(Ord. No. 99-124.11, Pt. XXXIII, 7-26-99)

Figure IX.10



(Ord. No. 99-124.11, Pt. XXXIII, 7-26-99)

https://library.municode.com/print.aspx?h=&clientID=11201&HTMRequest=https%3a%2f%2flibrary.municode.com%2fshowDocument.aspx%3fclientID%3d11... 14/18



CITY OF NOVI
STANDARD
WARRANT FOR LEFT
TURN PASSING LANE

DATE: 01-Feb-99

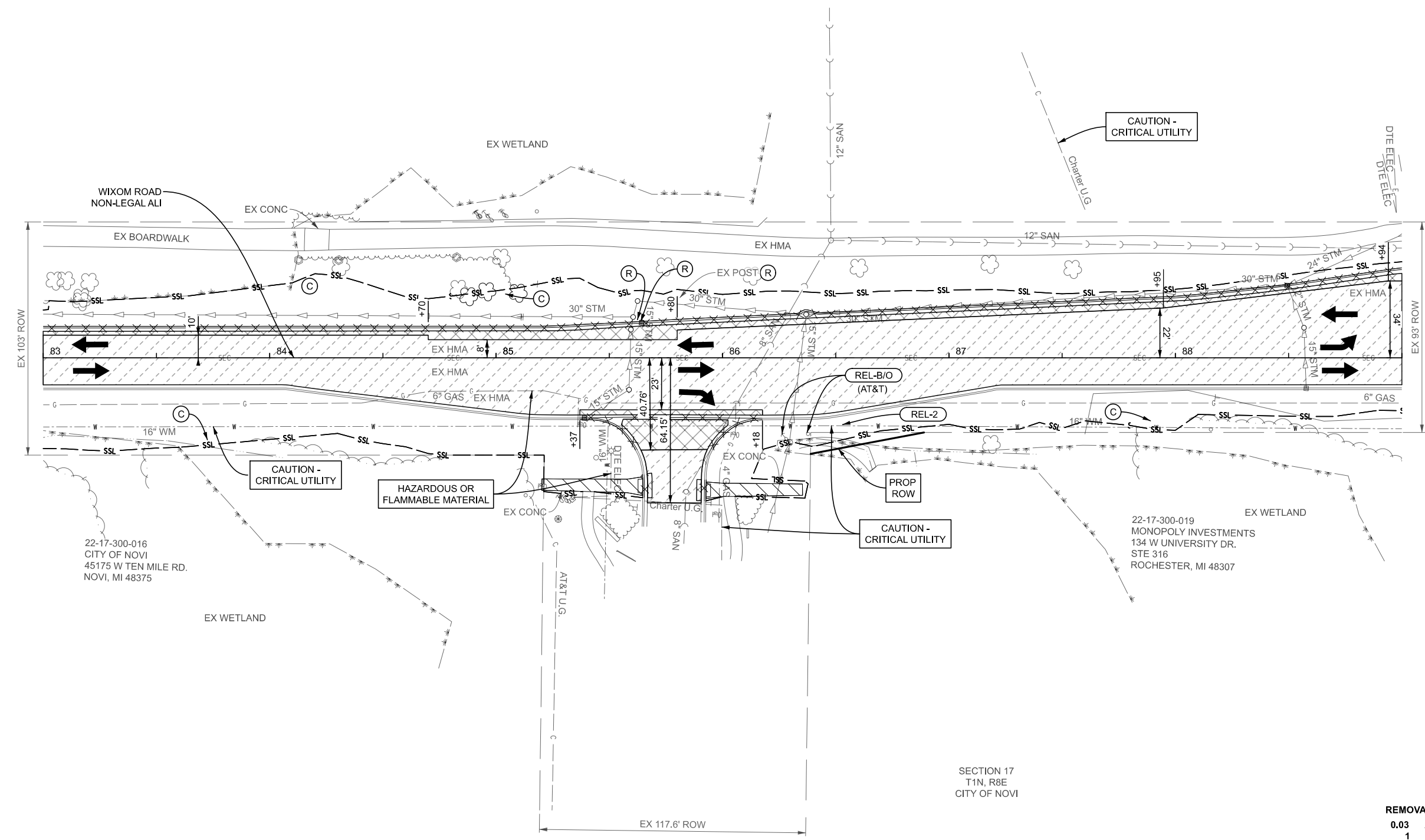
WARRANT FOR LEFT TURN PASSING LANE
NO SCALE



SECTION 18
T1N, R8E
CITY OF NOVI

WIXOM RD

WIXOM RD



SECTION 17
T1N, R8E
CITY OF NOVI

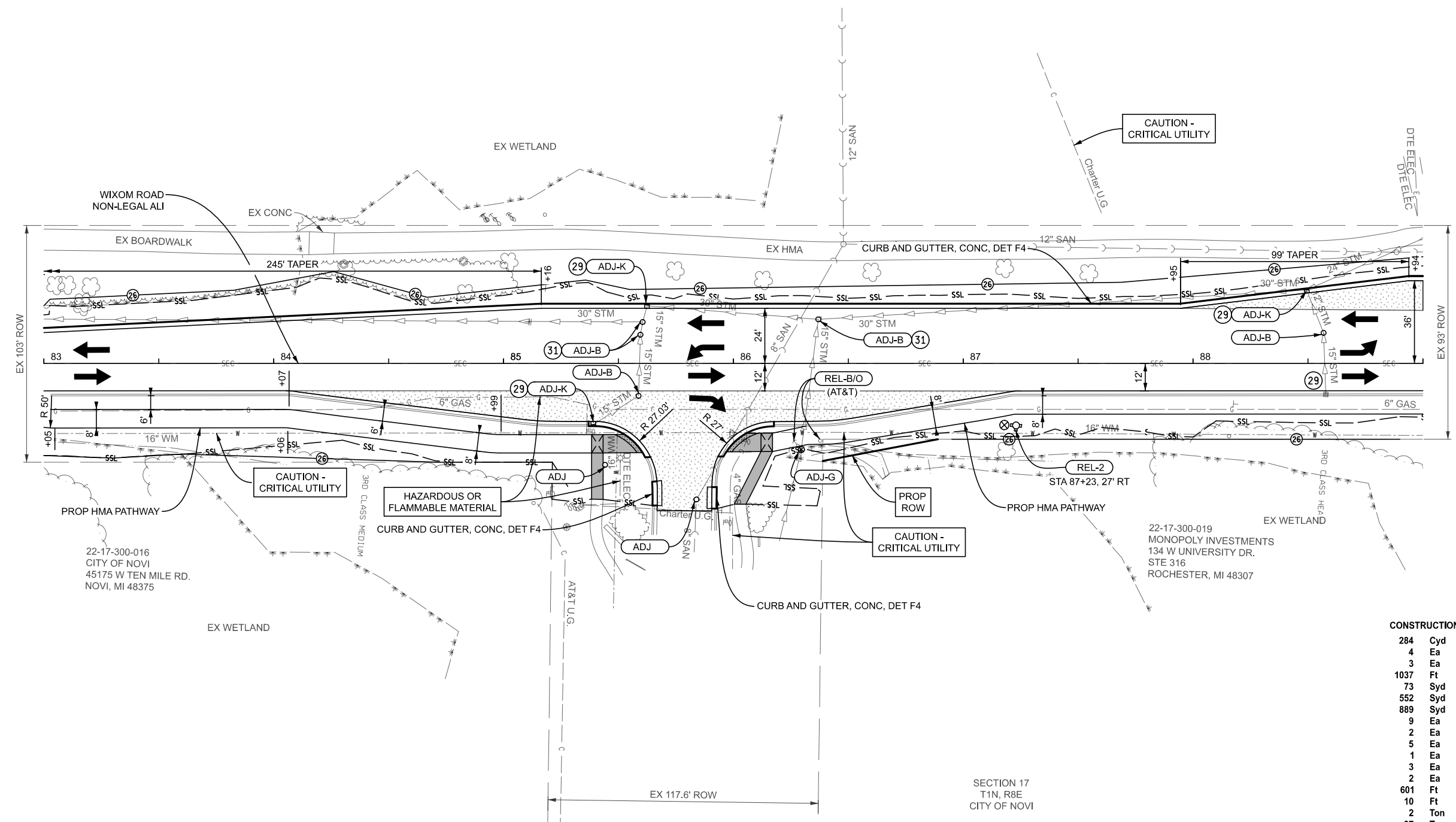
STONEBROOK DR

REMOVAL QUANTITIES - THIS SHEET			
0.03	Acre	Clearing	
1	Ea	Dr Structure, Rem	
3	Ft	Sewer, Rem, Less than 24 Inch	
728	Ft	Curb and Gutter, Rem	
56	Syd	Sidewalk, Rem	
336	Cyd	Excavation, Earth	
2196	Syd	Cold Milling HMA Surface	
260	Syd	HMA Surface, Rem	

FINAL ROW PLAN REVISIONS SUBMITTAL DATE:												DATE: 11/11/22	CS: 63000	REMOVAL	DRAWING	SHEET	
NO.	DATE	AUTH	DESCRIPTION	NO.	DATE	AUTH	DESCRIPTION					DESIGN UNIT: OHM ADVISORS	JN: 209477				WIXOM ROAD STA 83+00 TO STA 89+00
											FILE: 209477_REM013.dgn	CLIENT: CITY OF NOVI					
														WIXOM REM 013	SECT 1 86		



SECTION 18
T1N, R8E
CITY OF NOVI



CONSTRUCTION QUANTITIES - THIS SHEET			
284	Cyd	Embankment, CIP	
4	Ea	Erosion Control, Inlet Protection, Fabric Drop	
3	Ea	Erosion Control, Inlet Protection, Sediment Trap	
1037	Ft	Erosion Control, Silt Fence	
73	Syd	Aggregate Base, 4 inch	
552	Syd	Aggregate Base, 6 inch	
889	Syd	Aggregate Base, 8 inch	
9	Ea	Dr Structure Cover, Adj, Case 1	
2	Ea	Dr Structure Cover, Adj, Case 2	
5	Ea	Dr Structure Cover, Type B	
1	Ea	Dr Structure Cover, Type G	
3	Ea	Dr Structure Cover, Type K	
2	Ea	Dr Structure, Tap, 6 inch	
601	Ft	Underdrain, Subgrade, 6 inch	
10	Ft	Underdrain Outlet, 6 inch	
2	Ton	Hand Patching	
97	Ton	HMA Approach	
110	Ton	HMA, 2EMH	
606	Ton	HMA, 5EMH	
24	Syd	Conc Base Cse, Nonreinf, 8 inch	
656	Ft	Curb and Gutter, Conc, Det F4	
31	Ft	Curb Ramp Opening, Conc	
502	Sft	Curb Ramp, Conc, 6 inch	
103	Ton	Shared use Path, HMA	
2032	Syd	Slope Restoration, Non-Freeway, Type E	
1	Ea	Hydrant, Relocate, Case 2	

SECTION 18
T1N, R8E
CITY OF NOVI

22-18-200-012
KENNETH KARDASZ
26871 WIXOM RD.
NOVI, MI 48374

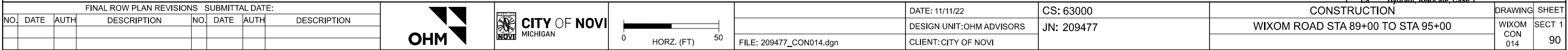
22-18-200-011
ISLAND LAKE OF NOVI
COMMUNITY ASSOC
142 CADY CENTRE, SUITE 205
NORTHVILLE, MI 48167

22-17-300-018
OAKWAYNE REAL ESTATE
26850 WIXOM RD.
NOVI, MI 48374

SECTION 17
T1N, R8E
CITY OF NOVI

REMOVAL QUANTITIES - THIS SHEET		
1	Ea	Tree, Rem, 19 Inch to 36 Inch
1	Ea	Tree, Rem, 6 Inch to 18 Inch
942	Ft	Curb and Gutter, Rem
40	Syd	Pavt, Rem
85	Syd	Sidewalk, Rem
788	Cyd	Excavation, Earth
1415	Syd	Cold Milling HMA Surface
1995	Syd	HMA Surface, Rem

FINAL ROW PLAN REVISIONS SUBMITTAL DATE:								  	DATE: 11/11/22		CS: 63000		REMOVAL		DRAWING	SHEET
NO.	DATE	AUTH	DESCRIPTION	NO.	DATE	AUTH	DESCRIPTION		DESIGN UNIT: OHM ADVISORS		JN: 209477		WIXOM ROAD STA 89+00 TO STA 95+00		WIXOM REM 014	SECT 1
									FILE: 209477_REM014.dgn							89
									CLIENT: CITY OF NOVI							



**TRAFFIC CONSULTANT REVIEW FOR
TRAFFIC IMPACT ANALYSIS**



AECOM
27777 Franklin Road
Southfield
MI, 48034
USA
aecom.com

Project name:

JSP22-01 Camelot Parc Apartments Traffic
Study Review

From:

AECOM

Date:

September 18, 2023

To:

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

CC:

Lindsay Bell, James Hill, Ian Hogg, Heather Zeigler,
Humna Anjum, Diana Shanahan, Adam Yako

Memo

Subject: JSP22-01 Camelot Parc Apartments Traffic Study Review

The traffic study 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.

1. The estimated trips from this development do not justify the traffic study per the 'Site Plan and Development Manual'. However, the City of Novi, Planning Commission Minutes, regular meeting on June 7, 2023, 7:00 PM requested a traffic study be conducted and submitted before the City Council to help make their determination.
2. The applicant has not reached out or submitted scoping or methodology to the City or their Consultant in advance of this traffic study submission.
3. Because this study does not include any 'impact' or 'capacity' analysis following the Highway Capacity Manual typically included in the full-scale Traffic Impact Statement (TIS), it is assumed that the applicant has submitted an 'abbreviated' version of the traffic study per Traffic Impact Assessment (TIA) following the 'Site Plan and Development Manual'.
4. This study uses the traffic data collected during May 2022 and assumptions made for the background traffic for the Traffic Impact Statement (TIS) prepared for the Station Flats. The traffic data at Wixom Road and Stonebrook Drive were not collected and the TIS preparer estimated the turning movement at this intersection for the current study.
5. The traffic study concluded with 'no further improvements are recommended to accommodate the existing and proposed developments along Stonebrook Drive'.

The City through a Planning Commission meeting raised concerns over Traffic conditions on Wixom Road. This abbreviated traffic study does not offer any insight into the 'capacity' or 'impact' on Wixom Road. However, the proposed development is anticipated to have little impact on the traffic conditions on Wixom Road due to the number of trips (40 trips during PM peak hour) it is estimated to generate. A traffic study that includes 'capacity' and 'safety' analysis for existing and future conditions will inform the traffic operation along Wixom Road.

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

AECOM

Jeff Wood, PE, PTOE
Senior Traffic Engineer

Saumil Shah, PMP
Project Manager

CITY COUNCIL MINUTES
EXCERPTS OF AUDIENCE COMMENTS

June 26, 2023

REGULAR MEETING OF THE COUNCIL OF THE CITY OF NOVI
MONDAY, JUNE 26, 2023 AT 7:00 P.M.

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

Mayor Gatt welcomed everyone to our regularly scheduled Novi City Council meeting. He announced that before he began with our normal position is to recite the Pledge of Allegiance, he asked everybody to stand and give a moment of silence in remembrance of a "Novi Giant" that passed away last week. He said Mr. Novi, Mr. Tom Marcus, who probably have done more for this City than any 25 people combined. He gave generously, he gave up himself, his wealth, his talent and gave his time to making Novi a better place. Mayor Gatt quoted Tom Marcus, he always said, "We are not here for a long time, we are here for a good time." So please rise and give a moment of silence for Tom Marcus.

PLEDGE OF ALLEGIANCE

ROLL CALL: Mayor Gatt, Mayor Pro Tem Staudt, Council Members Casey, Crawford, Fischer, Smith, Thomas

ALSO PRESENT: Victor Cardenas, Interim City Manager
Thomas Schultz, City Attorney

APPROVAL OF AGENDA:

Mayor Pro Tem Staudt added to Mayor and Council Issues "Pickleball Court Parking".

Interim City Manager Cardenas noted one clarification that City Attorney Schultz suggested that we make sure we stipulate in the Agenda as part of your motion under Executive Session it should read as; to discuss land acquisition, pending litigation: Gerald Orchard vs City of Novi case, and written confidential correspondence from Labor Counsel. He mentioned it was corrected on the internet as well.

CM 23-06-074 Moved by Fischer, seconded by Crawford; CARRIED UNANIMOUSLY

To approve the Agenda as amended.

Roll call vote on CM 23-06-074	Yeas: Staudt, Casey, Crawford, Fischer, Smith, Thomas, Gatt
	Nays: None

PUBLIC HEARINGS: None

PRESENTATIONS: None

MANAGER/STAFF REPORT:

Interim City Manager Cardenas said there were a couple of things he wanted to report. He said there are two big developments that are being proposed and he said we have all received a lot of correspondence about them. He believed a lot of individuals that

are in the Council Chambers today are here to talk about those developments will most likely be in front of Council later this summer, he guessed August at some point as they go through the process. He said we will see more information on those in the coming weeks.

ATTORNEY REPORT: None

AUDIENCE COMMENTS:

Mark Campbell, 26050 Island Lake Drive, Novi said he was the president of Island Lake of Novi Homeowners Association, the largest single family residential community in Novi. He was there that evening to let the City Council know that Island Lake had overwhelming opposition to the Camelot Development. He stated on June 7 Planning Commission meeting, along with their neighbors and our friends at the Village of Stonebrook had over 100 residents come and voice their concerns about this development. He said it was also important to note that the Planning Commission was not in consensus. He said with two of the Commissioners voting No on this development. He mentioned the Novi Master Plan states, future residential developments in the southwest quadrant shall be low density residential, that reflects a semi-rural environment. He said it is clear our residents are taxpayers and voters, and this development is not a good fit for our community. He said they felt communication is the key to good community relationships. He said the representatives of our communities have reached out to all of you and the Mayor and City Council to request individual meetings with you to make sure you understand their concerns on this and other issues. Lastly, he wanted to thank all of you on the City Council and the Mayor again for volunteering your time and expertise for our city and our community.

Steve Potocsky, 48849 Rockview in the Villas of Stonebrook, Novi said he was there for a similar reason, to talk about the Camelot project. He said we are just of the opinion that the project is not a good fit for the location in which it is being planned for. He believed Camelot brings no real community benefits to the city or the surrounding taxpayers or residents. He said as a matter of fact, it is pretty much to the contrary. He said Camelot wishes to take advantage of the City's Wildlife Park for an exclusive recreation room for all its residents. He stated the loyalty of the taxpaying citizens vowed to fight that proposal. He thought it was a bit of an overreach and they certainly hoped that the City Council would look at it differently than the Planning Commission. He thanked their friends from Island Lake, the Birchwood Subdivision, the Berkshire Subdivision, Oberlin Subdivision and the Deerfield Elementary PTO, and other concerned Novi residents that are here to possible talk about this development as well. Thank you so much for your time, they really appreciated it.

Logan Mays, 48614 Windfall Road, Novi said he was Vice President of the HOA at the Villas at Stonebrook Community. He thanked the City Council for giving them their time so that they could express their concerns that evening. He thanked them again for letting them express their concerns about the current developments that are proposed within our community. He hoped and expected that their concerns will be heard, considered

Carefully and then utilized to deny these developments in their current form. He said most urgently that evening was a discussion about the Camelot Park proposed development. He said there are two key concepts that he would like to focus on that evening, development, precedent, and transition. He stated at the Planning Commission meeting on June 7, they were lucky that our community had set a precedent for this area, which allowed for this transitional housing project to proceed using the PSLR overlay process. He said they were very appreciative of these efforts by our city of Novi representatives. He thanked them for setting this precedent, and we now expect that the nature of this precedent will be continued for all future developments proposed in and around our communities. He stated if we look closer at this precedent, we can clearly see the following criteria has been established, a precedent with a maximum of two-story construction with attached garages and no dumpsters, a slightly higher housing density relative to the neighboring communities, not orders of magnitude different, a transitional housing development whose character fits well within the neighboring communities in this area of Novi. He said these proposed developments neighboring our communities clearly violate this precedent that was set up by the Villas of Stonebrook development and therefore should it be denied in their current form. He said Camelot Park should be denied on these concerns alone, regardless of any traffic study that is being proposed and discussed that will be completed in the future. He said in addition to the precedent that was set, they also needed to discuss a topic of transition that has been mentioned several times verbally in various documents, including the latest City of Novi Master Plan, approving their development was indeed a slow transition between the surrounding single family homes and provides a benefit to the city with the use of our private road for the adjacent Woodland City Park. He mentioned however, these two proposed developments adjacent to their community would not be a transition. He said their community is two story homes with garages and private garbage bins hidden from view. He said Camelot Park is a three-story development with no garages or even carports. He stated dumpsters, not garbage bins, surely these developments would not be a transition, they will be a major functional and aesthetic leap of dramatic proportions to the surrounding communities. He said they do not fit within the character of these communities and should be denied by this committee as quickly as possible regardless of the traffic study. Thank you very much.

Charles Bilyeu, 26548 Anchorage Ct., Novi in the Island Lake Subdivision said he appreciated City Council's time that evening. He said he also wanted to talk about Camelot Park, but he will not repeat everything that you have heard so far. He said there are a few key points that he thought are important for the City Council to understand. He said it is mentioned previously about the Villas of Stonebrook was done as an overlay in the right way. He said very low density, very strong character high value homes for the community that match the character of the neighborhood what is being proposed with Camelot is far from that. He said a good way to understand this is five usable acres, they want to put 46 units on five usable acres, that is almost nine units per acre. He said that is an RM-2 to the way he read things, yet that does not match anything in the neighborhood. He said the developers will tell you when they come in that this is a luxury development. He said it is nothing more than a façade on a standard two bedroom apartment complex without any amenities that you would expect on this type of a

development. He said there is not even covered parking, let alone garages for someone who is willing to come in and live in this space. He said it does not match the character of the neighborhood, which is what the PSLR is intended to do. He said the other thing he wanted to make sure that Council understood before you see this is that it has been mentioned there were a number of people who came to the Planning Commission for this, and he wrote a letter for all of you to get his view on what happened at the meeting and he hoped they had the time to read it. He said the opposition is strong. He stated there is only one letter that came in for support of it, and it was from a resident who has since sold their home and is leaving the community. He thought it was important for you to understand that the only letter of support that came in. He said he would not bother you to repeat the things that you have already heard. He said those are the points he wanted to make that evening.

Don Van Oast, 25887 Junction, Novi in the Creek Crossing Subdivision. He said his issue was a lot smaller than what is going on this evening. He stated in 2010 he was here when Mayor Gatt had just become mayor. He said CVS had bought Perry Drugstore which is just east of his subdivision. He said they proceeded to make a request to enlarge the parking structure going north as they saw their business grow. He said they were addressed at that time in that area where they wanted to grow. He stated one was really an overflow of storm drains, but the other one was in wetland that had been around for 60 to 70 years. He said it had waterfowl and wild animals. He said it was a concern by the people in his community that was going to be destroyed and gone. He stated the DEQ got involved and the movement was not to be approved the extension that they wanted, which made them happy. He said their relationship with CVS over the years has been a little strained, they violated at times the noise ordinance, they refused to talk to some of the members of the subdivision. He said even a couple of times when the police came to go into the gate, they did not open it to talk about the noise. He said at this point, you cannot see the wetlands anymore, because when Perry sold it, they had everything manicured and not it is just overgrown trees and shrubs. He said if the wetland is there, after these 13 years, he is not aware of it because he cannot see it. He said the reason he was there that evening is that three days ago, surveyors came and checked their property line and said they represented CVS. He asked him why he was there, and they said we do not have an answer to why. He said they are concerned that as CVS has grown, they want to extend their norther property. He said if the wetland is there, we want to object to it, but we cannot see it. He did not know. He wanted to let you know that something is coming to foot, and there are some concerned citizens.

Lillie Saddler, 48622 Rockview Rd. Novi, in the Villas at Stonebrook. She said the reason she was there was to object to the Avalon Camelot development on Wixom Road for the following reasons. She stated the property is designated as R-1 which is residential and is in keeping with Villas at Stonebrook, Island Lake homes and the residential homes on the north side of the proposed apartments. She said Stonebrook Drive is currently a private road maintained by the Villas at Stonebrook, which is a single dwelling community with an entrance to Novi Wildlife Park. She said the traffic is already heavy in that area, and this apartment would create a nightmare. She stated Stonebrook Road is a safety exit, and also a safety hazard. She said it is a safety hazard for children going to the local

school. She said you do not know exactly where this property is proposed, it is exactly a half block from the entrance to the playground at the elementary school. She said it is not even a block from the entrance to the playground at the elementary school. She thought clearly this land is better suited to single family or duplex dwellings with garages, which would complement Island Lake and Villas at Stonebrook as well as the Novi community. She said Novi is known for having communities designated for family living with wetlands adding to the aesthetic beauty of the community. She believed the wetlands would be destroyed to add an excessive number of depth dwellings for profit. She thanked the City Council for allowing her time to speak.

Ann Nelke, 48646 Windfall Road, Novi. She quoted the City of Novi's Mission Statement She said as evidenced by the residential community's efforts to voice these through written letters, petitions, and taking the time to attend meetings, this appears both not being heard, as well as not being heeded. She stated the concerns of residents seem to fall into last place for a reason in the Mission Statement. She said her question would be, does the Planning Commission truly have the best interests of its residents in the forefront of their minds when deciding on projects that affect the quality of life, both now and well into the future? In closing, she gave some things to consider tax dollars usage. She stated she has never had children, yet each time she received her tax bill and see that most of the funds are for public education she was happy to do her part to ensure that our youth have the best opportunities possible for their futures with zero resentment or not on her dime, as they represent future leaders and community builders. Inclusion, she said the Wixom Corridor is extremely diverse with residents who have disabilities herself included, retirees, young families, as well as folks from all geographic areas of the globe to imply that they are somehow discriminatory is an insult. She said we already talked about the transition space. She said one thing she wanted to mention as well is where the Villas at Stonebrook exist now, that was a manufacturing site, an area of blight. She said it had already been developed. She said there exist a plethora of such former industrial sites which provide a much better remediation strategy than that of developing vacant EGLE regulated wetlands and woodlands. Quality of life, she stated the mature healthy trees and existence within these proposed sites represent a major source of carbon sequestration, soil conservation and flood prevention, again, harking a vision for what is in the best interest of the community. Now she said Novi's ranking has dropped from a score of seven, down to 10 on the Best Cities to Live list. She asked if this was the trend for the future?

Dan Deighton, 48796 Windfall Road, a resident of Novi since 1987, continuously with his wife, they have had a blast living in Novi, it is a great community. He stated he was there for two things. First, he wanted to see the City Council at work, being it was his first time seeing how the Council works itself. Second, he said he was there to strongly object to the Avalon Camelot development. He stated he would not repeat all the reasons previously stated, but two things. One is the safety for the kids, the development is going in front of Catholic Central, Deerfield Elementary and Middle School. He did not think this was a good thing. So, safety for the kids is first and foremost and for him, and obviously for you and probably everyone in this room. Second, the environment that is there that has been spoken to, it is when Wildlife Park is right there and to take away habitat for the

animals that we see going through that community would be improper. He stated those were his two key issues. He thanked the City Council for letting him express his concerns.

Jim Utley, 25972 Island Lake Drive, Novi said the Camelot apartment project, consisting of 46 apartments, was presented at a recent Novi Planning Commission meeting. He stated over 100 residents were in attendance, mostly residing at the Villas and Island Lake. He did not like the Planning Commission approved the Camelot four to two despite strong and detailed objections from the audience. He said the whole process at the end of the night became very contentious with most of them in attendance. He said it was as if they had their minds made up from the beginning and did not care what the residents had to say. He believed that they did not address any of their concerns and had their minds made up prior to the meeting. He believed the main problem with the Camelot project lies with the idea of additional traffic of 92 vehicles, 46 times two going to and from Stonebrook into Wixom Road intermittently throughout the day. He said as you will notice from the map, the one shared access from the Camelot apartments to Stonebrook makes that possible. He said there are no secondary accesses to that property back there or none that they could find at this time. He stated an additional problem with the project is the contractor's destruction of many mature and fully grown trees during construction. He said the planting of seedlings or developers' contribution toward a Tree Fund won't cut it, canopies of trees will be lost forever, if that is the case. He said the wetland issues involving construction can also be a problem. He said the development of Camelot as an R-1 overlay only served to create much higher density as compared to R-1 Residential, which was the area is too small to accommodate the R-1 overlay. He stated with the R-1 overlay there are 10 variations to the R-1 overlay standard, which you should know should speak volumes when it comes to the weakness of the project. He said they did not follow the overlay.

Katlaya Fortmann, 47369 Baker Street said she has lived in Novi for seven years. She thought the city was a little too car centric. She said it would be cool if we had safer biking and pedestrian paths around the road as well as public transit.

Michele Duprey, 48566 Windfall, Novi thanked the Mayor and City Council for hearing her concerns about Camelot Park. She said as a resident of Novi for 39 years she has seen a lot of changes in growth in the city. She was not opposed to growth and development; she has always appreciated the balance of urban life and the peaceful nature areas that exemplified Novi and we are losing that very balance. She stated that currently, there are 1005 apartment units under construction of being proposed in our city. She said too many apartment offerings will lead to supply and demand issues such as vacancies which does not mean assessment support the zoning changes and building of so many units. She wondered what Novi's vacancy rate for apartment living was. She asked if the city and schools are prepared for this influx of residents and vehicles. She said that no one can predict the future based on outcome studies and trends in housing. She did not see the large number of apartments being proposed in Novi sustainable, nor responsible, nor equitable, given the magnitude of apartment developments being proposed and not considering the effects of density, traffic, and safety, especially when such developments asked for a change in the Master Plan along with a multitude of variants

to accommodate their plan. She stated Camelot Park wishes to build three separate multi-level buildings on a small parcel of land, and this is usable land only. She said it is front laded along Stonebrook requiring a list of variances from the city in an already difficult traffic pattern. She did not see this proposal as a suitable option for that parcel of land. She respectfully asked the City Council to deny the applicants' proposal and thanked them for listening to her concerns.

Linda Cousino, 48848 Windfall Road, Novi in the Villas of Stonebrook. She said her request and her comments may seem simplistic and altruistic, but she was going to go forth with them anyway because this is how she felt. She said if this beautiful little piece of land filled with mature trees, all sorts of wildlife, bird sounds, which are incredible when you walk by, is torn up and replaced by bricks and mortar and asphalt. It's gone. She said when it is gone, it is gone. Is it ever possible for the City of Novi to let this small, beautiful piece of nature, which is surrounded by developments to remain just to be for the simple pleasure of all of us and for future generations?

Al Difalco, 48749 Rockview Road, Novi said after having attended a couple of Planning Commission meetings, he was disappointed that they were told the folks at the Planning Commission's only evaluate the project, they do not evaluate the contractor. He thought that is not necessarily the way it should be done. He thought your job is to use the rules of common sense of rational thought. He said his wife went online and did a little work on the ladder program, Department of Licensing and Regulatory Affairs, didn't find it. He said a very minimal website for Wixom Road development, date of existence, but it is not in good standing. He also did not understand, no, I am not a builder, he will not even attempt to speak about that issue, but he thought that the City Council before they consider this proposal needs to look and see what the quality of the contractor. He wondered if they would serve the areas or if the citizens that do not by the way should be served. He also commented that he wanted to make have already been made by his predecessor, so he will not repeat them. Again, he thought this development is just not a transitional plan for that usage. Thank you for serving the City of Novi.

Ratul Grover, 50735 Amesburg Drive, Novi resident of Island Lake stated he was there to voice his opposition to this apartment complex. He said he has been a resident of Novi for over 10 years now and has seen the landscape of the city change for the worse in these 10 years. He said several green spaces or green areas have been replaced with homes. He said the traffic on the roads is 10 times worse than what it was 10 years ago. He said he did not have children going to school anymore, but he was sure that the schools have also become a lot more crowded because of all the developments that have happened over the past 10 years. He said the City of Novi website specifies that the city government has a responsibility to work towards the betterment of the entire Novi Community today and long into the future. He said what is unclear to him is how destroying trees and other green areas for building apartment complexes in low density housing areas is going to improve the lives of the Novi residents now and well into the future. He said the houses are adding more traffic to the already packed roads, how is that going to improve the lives of Novi residents now and well into the future. He wondered how making the schools more crowded will improve the quality of life for the

residents of Novi. He thought it was very clear that the residents of Novi are not in favor of the high-density residential development that is being proposed and he believed there were a couple residential developments that are being proposed. He said we are essentially your stakeholders here and we are telling you very clearly that this apartment complex does nothing to improve the quality of life of Novi residents. He said on the contrary, it makes our lives more miserable because of the increase in traffic and because of overcrowding of schools, and the destruction of green areas from the city. He asked the City Council, in line with their responsibility towards the residents of the city, please do not approve this development. He said instead leave the area as it is, or better turn it into a park or build a trail so that we can benefit from it now and long into the future. He thanked the City Council for giving him the opportunity to speak.

Arul Jaganathan, 48668 Windfall Road Novi in the Villas of Stonebrook. He objected to these two apartments. He said he previously lived in Macomb County, two years ago we moved here with an understanding of this property and this area as a great place to live with his family. He said the City has given a kind of a warranty to the builder to sell these properties in such a high premium value. He stated they all paid hefty lot premiums to buy these, now the city is compromising that and coming up with different apartments, etc. He thought that was a breach of trust. He objected to this; this is not the way the business should be conducted. Thank you.

Vincent Lee, 25603 Shoreline Drive, Novi said he was opposed to the project for many reasons. One, his wife Chris stood up and talked against it, he needs harmony at home. Two, he saw it differently than everyone else in the room. He said there is so much community and so much support, but he saw it through a different set of eyes, one that has been in real estate for 63 years. He worked as a real estate salesperson in Michigan since 1960. He worked for the FHA as an appraiser, VA as an appraiser, also employee transfer pricing for Chrysler, GM, Ford, IBM, etc. He said you see it from a different point of view. He sees it as a homeowner, a parent, as a grandparent, as an investor to protect your investment. He said he has been in this situation so many times, many discussions on this topic. He said what it really amounted to is what a lot of people said about the safety of children and amounts of property values. He said we are not trying to exclude anyone. He said this is not an owner against renter, this is not high income against low income, it is a protection of investment, safety of children is number one. He said this means that, as a mortgage broker, as a real estate appraiser, his son and he own a mortgage bank, Success Mortgage Gardeners, we have about 400 employees, we are in 42 states, the same situation exists in every city in every state. He asked what is the same situation? He stated if you are a parent, and a grandparent number one is security of children. He said that is one of the reasons he and his wife came to Novi, we have a good police force. He said when he was an FHA appraiser his chief appraiser used to say, "I don't care if you have a circular stairway, if you have a chandelier, if your daughter is not safe walking the streets, your property has no value." He said we need to protect and preserve what we have now. He said property values go up when the children are safe.

Ronny Kashat, 24790 Nepavine Drive said he was there with his son. He stated when he was in the third grade, he used to ride his bike to school and had no concern. He said

with these apartment buildings coming up, and the traffic around Deerfield Elementary which is where his son goes, he was concerned that his son will not get that chance because he was concerned with these apartment complexes coming in. He believed they would likely bring a younger crowd with less experience driving, and possibly less responsibility, that was just his thought, but again, more traffic. He said if you have ever been near Deerfield in the morning, there are tons of buses, cars, walkers, and not that many bikers. He said again, his hope is for his son to be able to carefully go to school on his bike if he chooses to do so. He thought these apartment complexes would make it a lot more complicated for him.

Matt Heintz, 24551 Kings Pointe, Novi said he was filled with respect and admiration for all of our community members that came out that evening, sharing their perspective and giving their opinion about the value of wildlife being able to live amongst wildlife and not continue to put it out, continue to conserve the grades, just kind of general structure and atmosphere that Novi has, without trying to drastically change it. He wanted to share one quick statistic and that is simply that since 2000, Novi has grown about 40%. When you compare that to cities of a comparable size, Novi is growing at a much faster rate compared to comparable cities. He said if you were to just simply map out based on the census populations. He stated what Novi will be like in about 25 years, we are about 66,000 currently, and in 25 years will be estimated to be about 100,000 people with the same growth rate not just within the past, using the same popular population, just if you have been looking over a 10-year span, basically using data since about 1960. He believed we are growing at a rate that is not going to be able to maintain this pace and not going to be able to maintain this feel. He hoped very much that you would continue to listen to the community, as he hoped you would, but the importance of just trying to address a change too much too quickly, but being able to live how we currently are with wildlife.

Arul Thirumoorthi, 24428 Acorn Trail, Novi said he has been a Novi resident for several years now and lived in the vicinity. He said he had a daughter at Deerfield Elementary and a daughter at the middle school, so all the concerns about traffic and potential residents do apply. He said his objections are multifold. He stated the biggest one is the character of the development, there is not a single development on Wixom Road in Novi that does not have attached garages. He did not care about the term transition housing that is all appropriate and fair, but it is not consistent with character. He stated there is not a property, all the new buildings going up on Grand River, the condos all have attached garages. He thought this is a high-density structure that is not consistent with other structures that have been built. He said if we want to have quality housing, we won't call it luxury housing renter or owner occupied, we should have consistency. He said that is not and this is his biggest objection to this. He cannot predict who is going to live there, he could not predict what number of kids is going to be added to an already packed school. He said he was concerned, but mostly opposed to the design as it stands and did not believe it should go forward. He said they would like you to enforce the consistency of development as compared to the other new developments in the city and asked him to go back to the drawing board and reassess it. He said they do not want any structures

that do not have attached parking and just adding more cars directly onto the street. He felt this was going to add to a street that is right next to the park and next to Deerfield.

Janice Krupic, 48870 Windfall, Novi in the Villas of Stonebrook and she did not want to repeat everything that had been shared that evening, but she wanted to share a quick story. She said she was on her way home that evening to the Villas of Stonebrook, she was going southbound on Wixom Road to turn left into her subdivision. She said the car behind her stopped because she was obviously waiting for the traffic to clear to turn, but four cars behind her did not stop, they swerved out into oncoming traffic going northbound. Luckily, those cars swerved away, but he would have collided head on. She wanted to share with you that this is not an isolated incident.

She congratulated our new city manager; she understood it was official. She wanted to bring up Victor because he was gracious enough to meet with a couple of us this past week. She said when they asked him about what his number one challenge was going to be that he was going to face as city manager, he outwardly said public safety, and shared that because of the lack of staffing it really is a challenge. She encouraged the City Council to think about that. In closing she wanted to share that there are about 100 people here and gathering, but just know that they represent thousands of people and thousands of very concerned citizens.

Steven Buchman, MD, 50748 Drakes Bay Drive, Novi said he was a full professor of plastic surgery, he reconstructs children that are born with deformities at Mott Children's Hospital. He left Ann Arbor to come to this beautiful community of Novi, the peaceful, wonderful, beautiful community that four of his children have grown up with so that he could drive over and bring them to the high school, bring them to Deerfield and do what he needed to do. He said he has never been so proud of the citizenry that has come up to the Planning Commission and come together to basically let you know what it is that we think about this development. He asked why do we think it is not in keeping with what Novi is all about? He said it is not Canton, we are not Plymouth, we do not subdivide and just grow without thinking. He wanted to explain why he was so disappointed in the Planning Commission. He said all these people came here to discuss how that citizenry sort of felt about this new development going up. He echoed a previous speaker and said not only did it seem that their minds were made up, but they hardly listened to what we said. He said 140 different people had written things, almost 100 people had come here. He stated afterwards, one of the gentlemen on the Planning Commission tried to explain to us, if the developers check all the right boxes, there is really nothing we can do, that is belied by a three to two vote that was there. He said if box checkers were all that we needed as our Planning Commission, we would not need a Planning Commission. All you need is the clerk's to be able to pass it on to you, but that was not the worst. He stated the worst was another Planning Commissioner, who deemed to lecture us, had the temerity to have the contempt for 100 people that were there that day, and explained to them how they were not really thing about diversity. He said he did not think he had ever been more insulted. He said we have a very diverse community, an amazing diverse community, he goes to the schools, we have International Day, it is amazing. He said he has never been more disappointed in a Planning Commission. He said from his

standpoint, Novi is a beautiful place. He said he is very much interested in safety. He helped take care of two near misses on Wixom Road, he wanted to make sure that he was not there for one final one, which is not a near miss. He said think about our kids, that is what he does all the time. He asked that the City Council listen to the citizenry.

Christine Lee, 25603 Shore Line Drive, Novi agreed with every presentation made. She said the purpose for her coming before you is the safety of the children. She said she has been in education for 40 years and has attended numerous meetings. She said one of the most important things on the agenda was how we make this a safe school for the children that come here. She said we have about 2000 children that go to school in Novi, within maybe a mile and a half, 1000 or more go to Catholic Central, most of whom drive. She said we have about 400 to 500 elementary school children, many of whom cross Wixom Road with the aide of a crossing guard, and they do a good job. She stated what they see as a resident in the community is there is so much traffic on Wixom Road and people are becoming impatient. She described what people are doing, they are ducking through the subdivision because almost every road from Island Lake will empty out onto Wixom Road. She said they now have signs that have been put up in from of their subdivision, reminding people that children live here and to please adhere to the speed limit within the subdivision. She asked the City Council to make this one of our major considerations, because this community will put on at least 100 more cars for people who travel down Wixom Road.

Mayor Gatt thanked everybody for your patience, for your professionalism. We heard you. He hoped that every heard the City Manager before we got started here. He said the City Council has not taken this matter up yet. He informed them they have not received information yet, but he assured them that there are seven people up here, we are all homeowners, we are all residents, we are all taxpayers, the younger people have children that still go to school, the older people had children that did go to school. He stated he was a cop for 40 years. He reiterated everything that you said, they heard, and when it comes to them, they are going to make a very in depth and informed decision. He did not know when it was coming, they were not told in advance, he thought the City Manager said it is a month away or so. So again, thank you all for coming that evening. He reminded every there will be a second Audience Participation coming of you so choose.

CONSENT AGENDA REMOVALS AND APPROVALS:

CM 23-06-075 Moved by Casey, seconded by Fischer; CARRIED UNANIMOUSLY

To approve the Consent Agenda as presented.

- A. Approve Minutes of:
 June 5, 2023 - Regular Meeting
- B. Approval of Text Amendment 18.302 to update the standards for public schools, nonconforming uses of land, and other minor modifications. **SECOND READING**

CITY COUNCIL MINUTES
EXCERPTS OF AUDIENCE COMMENTS

July 31, 2023

**REGULAR MEETING OF THE COUNCIL OF THE CITY OF NOVI
MONDAY, JULY 31, 2023 AT 7:00 P.M.**

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

PLEDGE OF ALLEGIANCE

ROLL CALL: Mayor Gatt, Mayor Pro Tem Staudt, Council Members Casey, Crawford, Fischer, Smith, Thomas

ALSO PRESENT: Victor Cardenas, City Manager
Thomas Schultz, City Attorney

APPROVAL OF AGENDA:

CM 23-07-094 Moved by Crawford, seconded by Casey; CARRIED UNANIMOUSLY

To approve the Agenda as presented.

Roll call vote on CM 23-07-094	Yeas: Staudt, Casey, Crawford, Fischer, Smith, Thomas, Gatt Nays: None
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PUBLIC HEARINGS: None

PRESENTATIONS: None

MANAGER/STAFF REPORT: None

ATTORNEY REPORT: None

AUDIENCE COMMENTS:

Anne Nelke, 48646 Windfall Road, Novi said she would like us all to work together for a common goal towards the vision and the future of Novi. She would like to see us achieve the mission statement going forward. She stated that one of the items on the Agenda that evening was the expansion of the park called Wildlife Woods Park. She said it is getting more like a two-word, "wild life" park, she has seen beer cans, and a lot of garbage there. She said the other day when she went for a walk somebody had driven their vehicle up over the sidewalk, knocked down one of the shrubs, and rode around the grassy area and left a bunch of tire marks. She tried to take a picture, but the did not come out very clear. She said she has also counted she did not know if there is anything mentioned going forward with this expansion, about any escrow in perpetuity, that might be established for helping to take care of future repairs by the increased volume of traffic for the two tenths of a mile. She said that would be from Wixom Road to get into the park. She said she has not seen anything mentioned about that. She stated she counted 30 dead trees that were planted when the park was actually created, they are still staked, and she did not see any plans for those to be replaced. She said she did not think there was any mention of some portable watering vehicles that would come along and keep them healthy. She said there was no mention of any kind of patrolling and safety which

again dovetails to "wild life" park. She said there was glass on the north side of Stony Brook drive yesterday, after Connors graduation party. She said it is still not cleaned up. She stated that is on that two tenths of the actual common access part of our road. She said the parking there have been people that have parties, their rentability pavilion, and they back their vehicles on the sidewalk. She said when she talks walks that way they park there for over an hour and a half or more while they are unloading and leave them there while they set up. She said you cannot get on the sidewalk. She also mentioned she did not know if there is any kind of patrolling during the off hours to make sure these kinds of things do not occur. She also noticed lately they have repaved the five lanes north of Grand River, south of Grand River, it is still a two-lane road. She said she still has to go down south on Wixom Road to get to 10 Mile to go east to work, there are a lot of people cutting her off before she gets to the double yellow lines to turn left. She said the traffic volume is crazy.

Janice Krupic, 48870 Windfall Road also at the Villas at Stonebrook. She stated on July 21 she sent a letter to the Mayor's office, Community Development, Planning and City Council to cite several safety concerns regarding incidences that she has observed or experienced on Stonebrook Road and Wildlife Park. She said the entrance that is shared with Stonebrook and the use of their private road. She commented that this was not the first time she has notified the City of such incidences. She mentioned an incident where she noticed a motorcycle parked up on the pavilion area, so she called the police. She said when she called the police, they said they would dispatch her to somebody else, which they did, and the person came back and said they needed an address for that location, she thought an address? You don't know where the location is, so they said that they would send somebody out of which they did and they called after and said that they had asked the individual to remove the vehicle. She said she went back after about 10 minutes or so, the motorcycle was still there, she said they see speeding cars, and accidents occur outside of their subdivision. She said people are getting out of their cars to observe what damage was done to their cars. She said on July 26, she sent another letter to the City citing more incidences, there is a city yield sign that has been taken down with tire tracks, that sign still remains on the lawn by Stonebrook and Wildwoods Park at the entrance. She said she was nearly hit by a cyclist barreling through their subdivision. She said they cut through by Providence, and then they cut through the subdivision to get to Wildwood Park. She stated a sports car last week pulled in front of her going at least 40 miles an hour down Stonebrook Road. She said beyond the obvious of what outcomes could occur with these incidences, she has not heard anyone from the Mayor's Office, from the City Manager's Office, the Planning Office, or Community Development Office on any of these incidences or response to either one of her letters. She thought it was interesting that the City has stated that public safety is one of the greatest concerns for the City and she thought it was shocking that they don't get a response. She said yet, we are going to expand the pickleball courts, the parking to an area that is already experiencing safety issues. She said we are going to complete the sidewalk by Rockview and Providence Parkway to add more safety issues and then add a high density development at the end of Stonebrook. She asked if the City will listen to the residents who are experiencing day to day issues.

Pat McLaughlin, 48667 Windfall Road, Novi said she wanted to make a few comments not in any particular order. She said they are from her observations of the direction of the city of Irvine, she moved from California about two years ago back to what she remembered is common sense Michigan. She loved her home in Novi, but she was not happy with the direction she is seeing the City going in. She mentioned her California city that they moved to over 40 years ago, it was about the same size as Novi, about 60,000 people. She said it is now over 300,000, and she did not know what the population goal is for Novi, but limited to the city boundaries, the only way to increase population is going vertical. She said that is what the City is planning to do with the City West, it is going to have possibly 8000 units. She said Novi can additionally fill in wetlands and chop down trees for a credit to be able to expand their population. She said it was her understanding that Novi was an unsuccessful two times at creating a downtown. She said from the looks of City West it looks like this is the third time the. She said the city she left also tried to do a downtown that was not successful. She thought the Novi Master Plan has a lot of wiggle room as overlays create wildcards to avoid zoning charges and encouraging high density as a goal. She said Novi is increasing density and lowering standards with the deviations, such as the Camelot project which is jammed on a parcel of land not able to properly support it and not being upscale as the future developments in the Master Plan. She stated the City's rezoning to accommodate unusual developments like Station Flats and City West. She thought we all need to take a breath and determine what is the real vision for Novi. She asked if it was dedicated to the residents living here or more population and forget the quality of life. She said that is what we all like in Novi. She had an additional thought, one of the latest goals of the Planning Department is mobility. She wondered if it made sense to develop mobility for walkers and bikers along the busy interstate of I-96 and Grand River Avenue and encourage physical activity to suck in that polluted air and dirt from the traffic. She said please help her find the common sense in Novi.

Deborah Domke, 48801 Windfall, in the Villas at Stonebrook Novi said she was there to speak against the proposed Camelot Park development. She started by quoting from the PSLR or the Planned Suburban Low Rise Overlay district. She said under intent it says "The Planned Suburban Low Rise Overlay district is to promote the development of high-quality uses, such as low-density multiple family residential, 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". She said this proposed development; Camelot Park does not fit the rest of our community. It does not fit in with the character of the neighborhood, single family homes and dual ranch condominiums with individual driveways and garages. She said it also does not fit on this parcel of land. She said that is obvious because the developer needed to ask for 10 deviations from the City of Novi zoning regulation. She noted the project would destroy regulated wetlands and woodlands, while laying concrete for 92 to 101 parking spaces. She stated there are currently five regulated wetlands that the developer plans on disturbing or removing. She asked, isn't it the purpose of the Novi zoning regulations to protect the interests of the people who already live here and not to allow non-homogeneous development in an already established area. She said on the important issue of already congested traffic in our area, under the general notes section of the map

of Camelot Park, it states in very small print, which she has enlarged and is on another sheet, that the emergency access location is to be used as their construction entrance. She said this entrance is on to Wixom Road, there is not entrance other than that, that the construction is going to be using. She stated they are going to be using their huge heavy construction equipment for exiting and entering the proposed construction site right on to Wixom Road sometimes necessitating possibly blocking both directions of traffic on Wixom as they are trying to get back into the work area. She said this will last for the 18 months of construction. She commented that Wixom Road is already clogged with traffic from daily commuters and three nearby schools, one of which is a commuter High School with a lot of teenage drivers. She said the safety of these school children is a huge issue.

Ali Ozbeki, 26484 Mandalay Ct, in Asbury Park Subdivision. He said he was there in regards to the conversation about City West and the approval of that. He said he did not see many of his neighbors over here, so he made a trip over here to express his feedback on that one. He also wanted opt follow up on Mr. McLaughlin's comments because his train of thoughts are very much the same as hers. He said he moved to Novi in 1986, he was a new employee of General Motors and they said Novi, Rochester Hills and Troy area were the place to live. He came over here on a rainy day and really fell for this town. He said three homes later, he lives in Asbury Park. He said he heard the City approved this zoning request. He mentioned they are all parents, our kids look at us and they learn from our own experiences, correct? He said we pass experiences to our kids, and past performance is a great indication what is to come. He said what have we done? He said you guys on the prior Council what have you done in this city of Novi. He said he sent some pictures to City Clerk Hanson that he was going to share with every one of you. He stated he highlighted a few pictures, one set of buildings north of Grand River on Novi Road next to the family doctor's office. He said that is a strip of four or five stores 15 years ago, it was erected, that building was put together, to this day, not even a single tenant occupied that place, not even a single tenant. He said the other one is the building right across the street from the medical center on Grand River, right in the corner. He said it is a huge vacant building. He took some pictures of the City's Main Street, so called Main Street, it is vacant, a desert. He said what he sees in this town is another Southfield in 10 to 15-years from now. He said he will not b alive 10 to 15 years from now, it really doesn't matter to him. His kids have already left Michigan, they are not here. He said he is here the remaining years of his life. He wanted to live in a community that is free of drugs, free of crime, and the population is at control. He did not see that in your plan, or any other plans that he has seen coming in through the news media. He believed the problem is that one common problem that you cannot manufacture a downtown. He said you will never be Birmingham, Northville, or Plymouth.

Christopher Furlong, 24277 Kings Pointe said he was there that evening as a plan from last month after he sent Council an email regarding construction activity in the Meadowbrook Glens Subdivision. Initially, his plan was to express his outrage for the condition of the subdivision as a result of panel replacement for the sidewalks, tree removal, as well as AT & T fiber. He said in the past couple of weeks, he said thanks to Mayor Pro Tem Staudt who has reached out to him numerous times, there has been a

drastic change and his tone will drastically reflect that. He wanted to commend the City, he wanted to commend Mayor Pro Tem Staudt for hearing his email and making change. He said as of today, all the construction debris that has been laying about in the community, specifically the subdivision has been picked up. The orange conduit for AT & T fiber has been removed or buried. He stated as of a couple of days ago, AT & T was back in the neighborhood actively working with a crew that looks responsible and respecting people's property. He noted all that is left to be done is to restore the grass that was left in a haphazard condition from the tree removal and the sidewalk panel replacement. He wanted to urge the City to continue doing what they have been doing the past couple of weeks, and making sure that there is positive change. He appreciated you hearing his email and the Mayor Pro Tem for following up with him. He greatly appreciated the progress he has seen over the past two weeks.

Peggy Difalco, 48749 Rockview Road, Novi said she wanted to talk more about Wildwood Park. First of all, she thought it was a great park. She said it was one of the reasons why they moved to the sub, because she loved having that park there, but you have to understand the geography of the park. When you drive into it you go up a hill to get to anything, you really do not see anything from the road. She said you go up to the pavilion, and you go up to the pickleball courts, your cars are parked down there. She said if people want to party or drink or have a motorcycle or whatever, it is not visible from the road. She strongly recommended some kind of reasonable patrolling of the area, or the volunteers who work for the Police Department that also check on homes when people are gone and things like that. She said the other thing that happens in our area in talking about the congestion on Wixom Road when the schools are out for the summer. She said we have two schools there south of them, people come down, they come down the hill from Target. She said obviously Catholic Central is not open right now. They come down the hill, there is no kind of school barrier, and people are just speeding down the road. She thought one option could be to put up the mechanical signs where it says, your speed is, and it is actually measuring your speed. She said there is a big difference right now on Wixom Road.

Aaron Martinez, 31168 Shorecrest Drive, Novi said he wanted to speak briefly about Matters for Council Action Agenda Item #4 on the Agenda that evening. He stated the proposal which would create a new Studio No. VI on the first floor in this building. He said he appreciated everything that our communication staff does, Ms. Molloy, Mr. Buscher, and staff. He said they do great work for our city. He commented that he had some reservations about whether this particular proposal is ready for Council action that evening. He said he was excited that the technological capabilities that our city has and the possibility of growing that, as the packet says, to tell the Novi story. He wanted to see our production staff to be able to progress with the times in that regard. He said he was also conscientious of the fact we are not in the business of creating the next cable news magnate here in Novi. He believed we are in the business of running a government, we are in the business of informing our residents and making government accessible. He said Emmy Awards and accolades are fantastic, we ought to be proud of them, but they should be secondary to the work of actually running a government. He said we have a number of city boards and commissions, which to this day, are not recorded or not

streamed and are not made available to the public, unless they are held in this room. He stated from what he read in the proposal, we would not be spending any money to help solve that problem. He said we have some remote equipment, there is no understanding that he could read in the proposal that would say that we are expanding the use of that remote equipment. He mentioned we had events like the Memorial Park event at Fuerst Park where the remote equipment was used, but again, the business of running a government seems to be coming secondary to the actual meetings that are taking place. He understood that the central infrastructure is something of this scale that will need to be based in this building and having a dedicated studio space is a great idea. He said he would like to see this project laid out a bit more in a way that we are not just spending three quarters of a million dollars to provide second hand meetings that are taking place, whether they are in this building, in the library, or even at the new Lakeshore building, if that is even a possibility. He said he was not super far away from supporting this project, the investment makes sense, but provided we are expanding those opportunities to keep residents engaged. He wanted to make a quick point that he hoped as the Council considers future development planning proposals that are coming before you that we consider the idea of bringing back the concept of joint meetings between the Council and the Planning Commission. He thought a lot of disconnect is what we have seen over the past several months and years, when development has come through that there are just miscommunications. He said people are not getting the full message of what the intentions of Council are, what the Planning staff is, and there are not feeling heard. He thought the more that we can centralize those opportunities and make it available for residents to have their say not just to you all, but to the folks on the ground, the boots on the ground doing the work of planning the City. He thought everybody will be much happier in the long run. He hoped that you will consider that moving forward.

CONSENT AGENDA REMOVALS AND APPROVALS:

CM 23-07-095 Moved by Thomas, seconded by Casey; CARRIED UNANIMOUSLY

To approve the Consent Agenda as presented.

- A. Approve Minutes of:
July 10, 2023 - Regular Meeting
- B. Approval to purchase a rescue phone system from 836 Technologies, sole source provider, in the amount of \$32,779.11 for the Novi Police Department.
- C. Consideration to approve the proposed Development Projects Advisor Confidentiality Agreement from the Michigan Economic Development Corporation (MEDC).
- D. Consideration to adopt Resolution Authorizing Conveyance of City Property (Parcel No. 22-11-101-008) to adjacent property owners for \$30,000, plus the costs to the City of conveyance, and to direct the City Manager and City Attorney to take such action as is required to close on such conveyance.

Roll call vote on CM 23-07-102

**Yeas: Casey, Fischer, Smith, Thomas, Gatt,
Staudt**

Nays: Crawford

- 8. Consideration of Text Amendment 18.301 to amend various sections of the Zoning Ordinance to fix inconsistencies, clarify ordinance language, remove the unused EXPO Zoning District and associated Sections, modify the requirements for Microbreweries and Brewpubs, update the photometric standards, and other items as deemed necessary. FIRST READING**

City Manager Cardenas stated this is removing the old Expo zoning, which is covered the old showplace that was existing closer to Novi Road. He said more importantly, this does modify the requirements to assist microbreweries and brewpubs, which he could see are all very excited about and supportive of going forward.

CM 23-07-103

Moved by Casey, seconded by Fischer; CARRIED UNANIMOUSLY

Approval of Text Amendment 18.301 to amend various sections of the Zoning Ordinance to fix inconsistencies, clarify ordinance language, remove the unused EXPO Zoning District and associated Sections, modify the requirements for Microbreweries and Brewpubs, update the photometric standards, and other items as deemed necessary, subject to further modifications as determined necessary by the City Manager's Office or City Attorney's Office. This motion is made because the ordinance amendment resolves inconsistencies and other concerns found in the ordinance language. FIRST READING

Roll call vote on CM 23-07-103

**Yeas: Crawford, Fischer, Smith, Thomas, Gatt,
Staudt, Casey**

Nays: None

CONSENT AGENDA REMOVALS FOR COUNCIL ACTION: None

AUDIENCE COMMENT:

Allen Scott, 115 N. Haven, Novi on the west shore of Walled Lake. He said he was there that evening to offer this body a preemptive thank you for their collective consideration of the matter yet ahead of you this evening in Executive Session if you end up gathering an Executive Session regarding our Lake Wall Subdivision that you have heard so passionately about in weeks gone by, albeit each of the three-minute presentations made by various individuals, him included, have been incredibly passionate, and even raw at times. He asked them to please understand that this level of passion is born only of the collective love that our neighbors have for their blessing, gift, and ultimately, dock, and all the opportunities that the space affords to our neighborhood, their property values, their friendships, and frankly, even their health as his heart pounds her now, are directly affected by your decision that evening. He asked that they be a governing body

of people and make an informed decision. He said per the City of Novi's own philosophy, businesses and community members choose Novi because we believe quality of life is the way of life.

Steve Potocki, 48849 Rockview Road, Novi in the Villas at Stonebrook. He said he had a few comments relative to the park and the expansion of the park. He said we as residents at the Villas at Stonebrook were actually responsible for the maintenance and upkeep of Stonebrook, the road coming in that surfaces the park and also gets back towards their subdivision and also has an easement for this proposed Camelot project. He said he has heard nothing regarding patrols to actually talk about keeping down speeds and things. He stated they are a private road, can you actually enforce anything on a private road, he believed that could be a huge problem for them from a liability standpoint, they are trying to figure out how to manage the mess that they are in. He said as a community, he would love to have some conversation with somebody from the City to help them figure this out. He said they are worried about parking up and down the street. He said they are worried about additional traffic congestion. He said his question to you is, before this road was opened up for the park and before Pulte and others actually funded the building of this parking area. He stated they used to access the park off of the tennis court side of the schoolyard. He wondered if there was some way that we can have an additional parking area over there rather than expanding it off of our road. He thought it was very difficult for them to manage what they have now. He thought quite frankly, that is a better solution. He also hoped that you would have somebody take a look at that as well.

Janice Krupic, 48860 Windfall Road, Novi had an additional comment she wanted to add. She hearing all about the Wild Woods Park, it was interesting to her, and probably the residents as well, tht the suggestion which although they appreciate it coming now is that the developer or the one putting the additional courts in to speak with us now after it is being approved. She wondered why that was not done prior to when again that liability, not just for the road, but if somebody was hit or killed, they own that liability.

Deborah Domke, 48801 Windfall Road, Novi in the Villas at Stonebrook wanted to finish what she was talking about in the previously. She mentioned Wixom Road is already clogged with traffic from daily commuters and the three nearby schools, one of which is the commuter Catholic Central High School that has a lot of teenage drivers and obviously if you have ever been around at dismissal time, you take your life in your hands going through there. She said there has been a lot of speeding craziness, they worry very much about the safety of the schoolchildren from all three of the schools. She said the residents of Novi Villas at Stonebrook are asking you, the City Council, to say no to the Camelot Park project. She said it does not fit the surrounding community and it does not fit the parcel of land that they are trying to put it on. She said at the July 10 meeting of the City Council, she was here, and the City Council agreed to buy 4.51 acres of land at 10 Mile and Meadowbrook with money from the Tree fund. She said a member said if we want to protect it, then they should buy it. She said this proposed Camelot Park is adjacent to Wildlife Woods Park. She said this land should be preserved and protected it has verified wetlands and trees. She thought it should be preserved and protected. She

wondered if there was any way that the City could buy this property and make it part of Wildlife Woods Park.

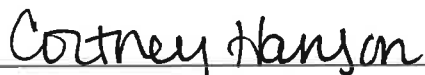
Aaron Martinez, 31168 Shorecrest Drive, Novi appreciated the attention that his audience comment received that evening. He wished that everybody in the audience would receive such careful attentive responses when they come up here with their concerns. He said it shouldn't be that somebody has to run for office to be at that kind of attention when it comes to a City Council meeting. He said just to be clear, he was not passing judgment on anything our wonderful City staff was doing. He thought our Community Relations staff is outstanding. He was simply speaking more to a long-term vision of how we engage our residents making sure that not just with bells and whistles, but we make sure that all of our meetings are accessible and available to our residents who do not want to be engaged and who do not want to know what is going on without just a synopsis. He thanked the Mayor, and appreciated the direction Mayor Pro Tem is going with his remote idea. He wished everyone a good night.

COMMITTEE REPORTS: None

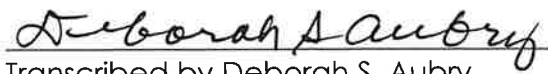
MAYOR AND COUNCIL ISSUES: None

Mayor Gatt entertained a motion to adjourn into Executive Session and stated they did not plan on returning.

ADJOURNMENT – There being no further business to come before Council, the meeting was adjourned at 7:54 P.M.


Cortney Hanson, City Clerk


Robert J. Gatt, Mayor


Transcribed by Deborah S. Aubry

Date approved: August 14, 2023