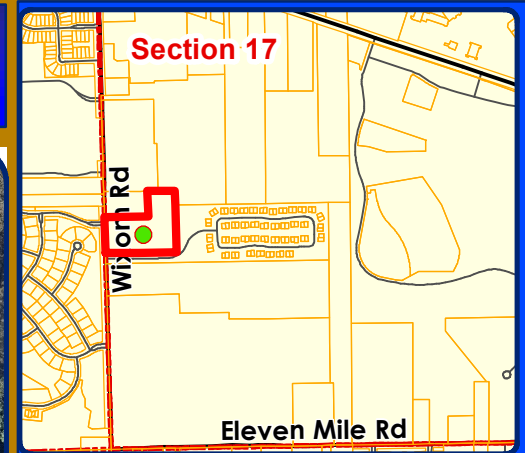


MAPS
Location
Zoning
Future Land Use
Natural Features

JSP25-02 CAMELOT PARC TOWNHOMES

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: 9/4/25
Project: CAMELOT PARC
Version #: 1

0 65 130 260 390 Feet
1 inch = 292 feet

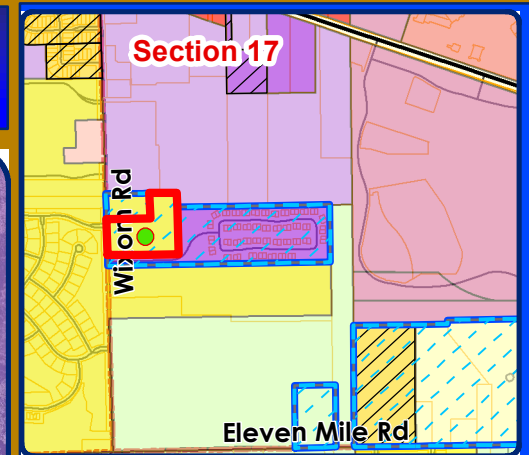
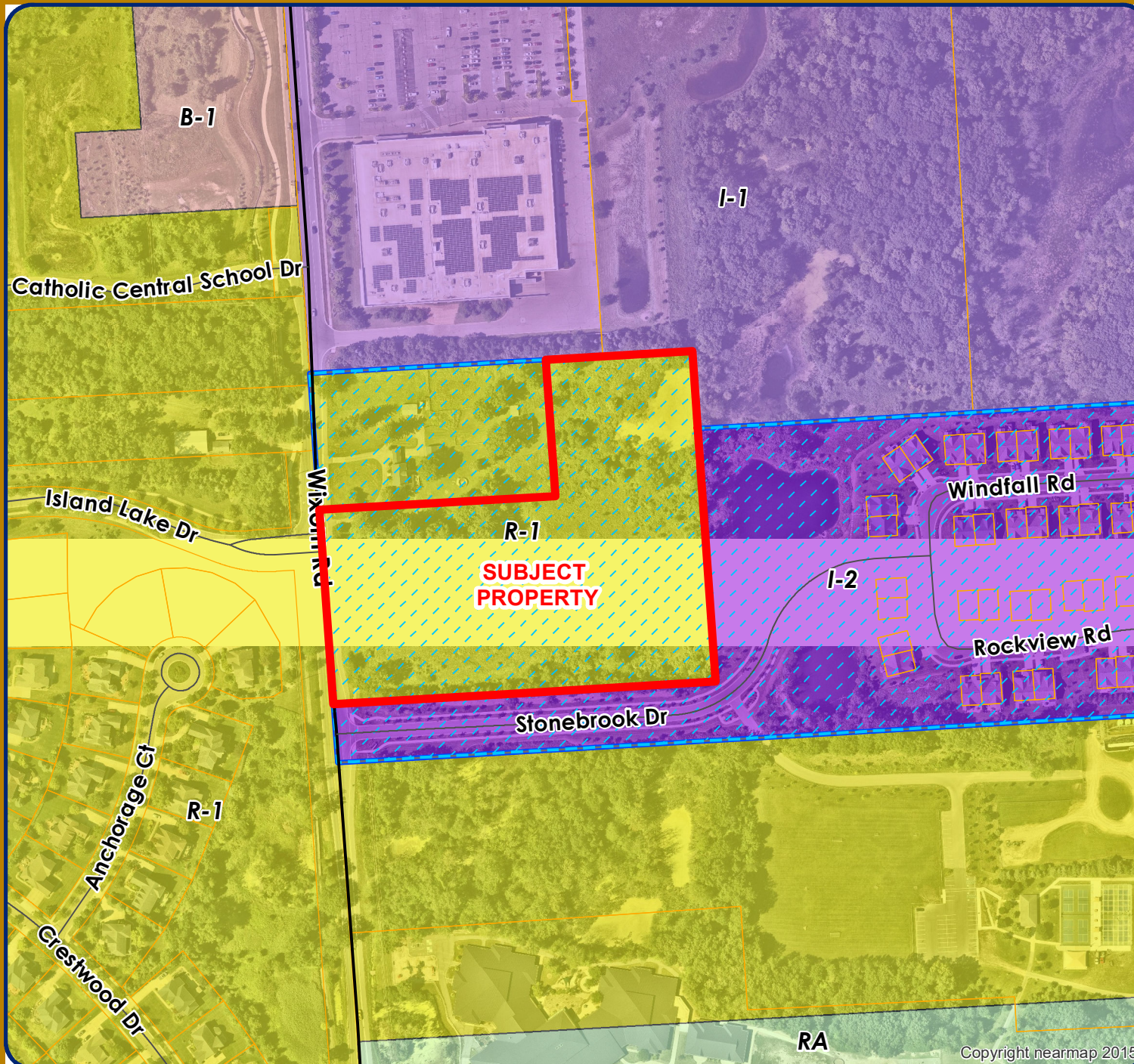


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JSP25-02 CAMELOT PARC TOWNHOMES ZONING



Legend

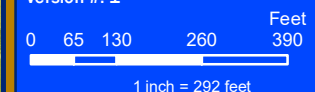
- R-A: Residential Acreage
- R-1: One-Family Residential District
- R-3: One-Family Residential District
- R-4: One-Family Residential District
- RM-1: Low-Density Multiple Family
- B-1: Local Business District
- B-2: Community Business District
- B-3: General Business District
- I-1: Light Industrial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



City of Novi

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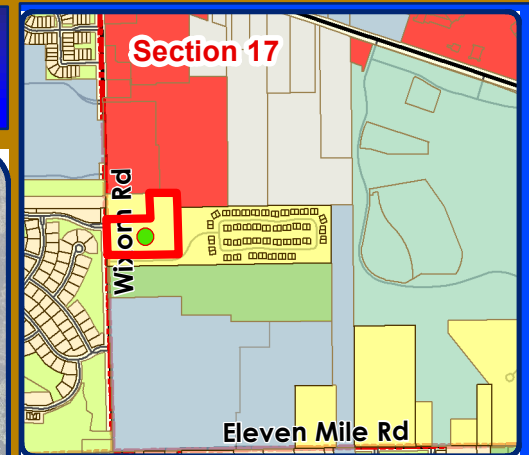
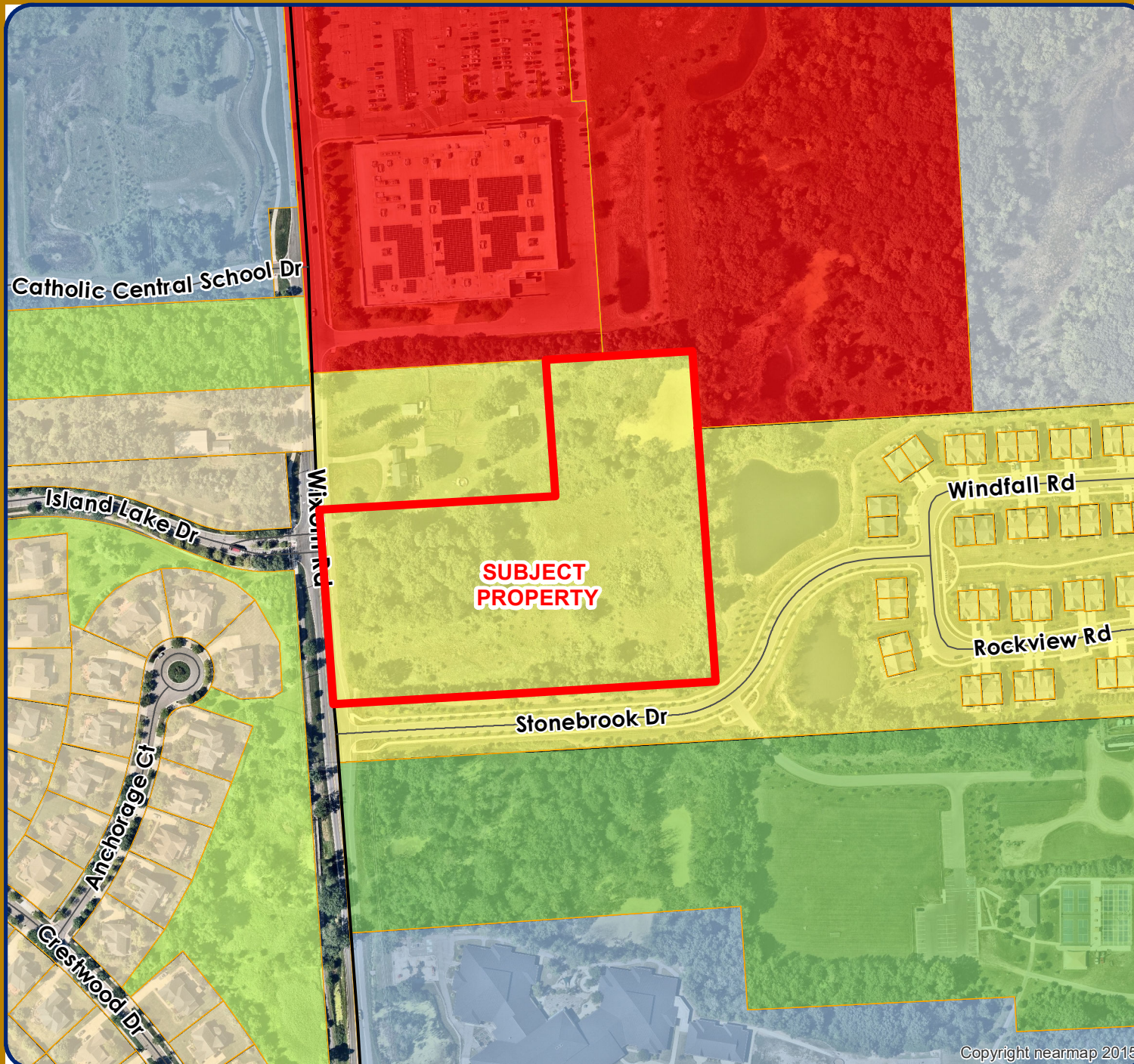
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FUTURE LAND USE



Legend

Land Use Code

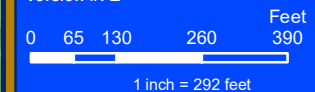
- COMMUNITY COMMERCIAL
- INDUSTRIAL OFFICE
- OFFICE SERVICE COMM
- PUBLIC/QUASI PUB
- PUBLIC PARK
- PRIVATE PARK
- SINGLE FAMILY
- SUBURBAN LOW RISE



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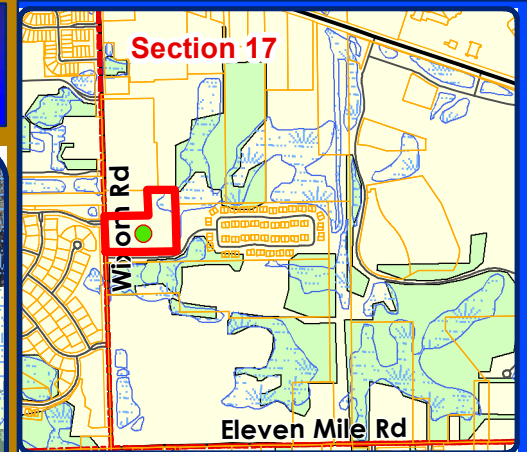
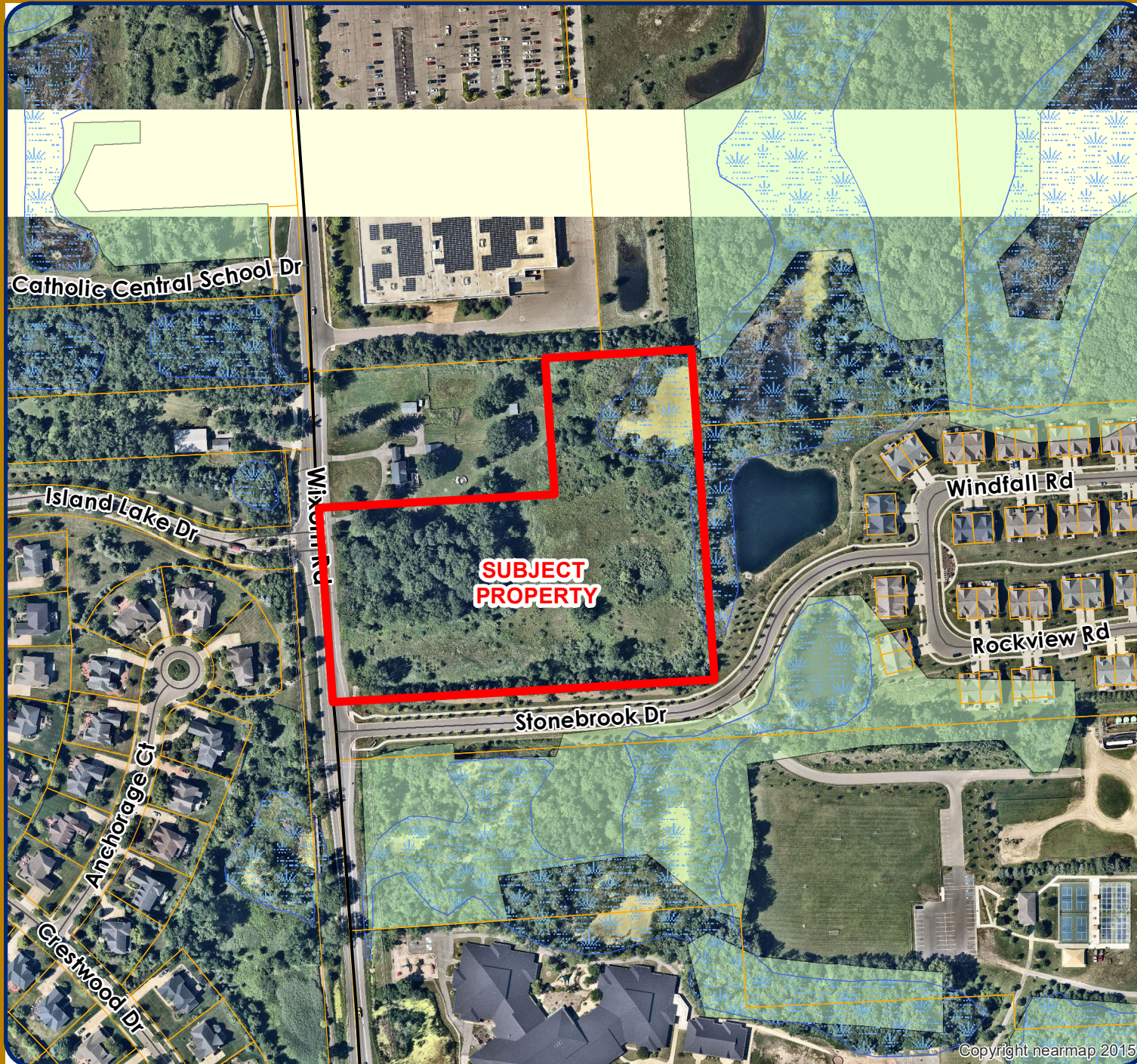


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JSP25-02 CAMELOT PARC TOWNHOMES

NATURAL FEATURES



Legend

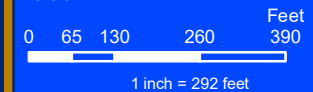
-  WETLANDS
-  WOODLANDS
-  Subject Property



City of Novi

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DRAFT PSLR AGREEMENT

**PLANNED SUBURBAN LOW-RISE (PSLR)
OVERLAY DEVELOPMENT AGREEMENT –
CAMELOT PARC TOWNHOMES**

THIS PLANNED SUBURBAN LOW-RISE (PSLR) OVERLAY DEVELOPMENT AGREEMENT (this “Agreement”) is made as of the ____ day of _____, 2026, by and between AVALON INVESTMENT GROUP, LLC, a Michigan limited liability company, whose address is 1137 Prescott Drive, Rochester Hills, MI 48309, (“Avalon” or “Developer”), and the CITY OF NOVI, a Michigan municipal corporation, whose address is 45175 Ten Mile Road, Novi, MI 48375-3024 (“City”).

RECITATIONS:

- I. Avalon intends to develop the “Property” described on Exhibit A, attached and incorporated herein. The Property is an 8.78 acre parcel on the east side of Wixom Road between West 11 Mile Road and Grand River Avenue. Avalon proposes to develop the Property as a 22-unit residential development featuring two-story townhomes (the “Project”) as set forth in the PSLR Overlay Concept Plan, which has been submitted to the City for review and approval under applicable provisions of the City Code, including the City’s Zoning Ordinance (the “Zoning Ordinance”). The PSLR Overlay Concept Plan as hereby approved is a conceptual or illustrative plan for the potential development of the Property under the PSLR Overlay District that includes building elevations and site improvements. Such PSLR Overlay Concept Plan approval is not an approval to construct any of the proposed improvements as shown.
- II. For purposes of improving and using the Property for the Project, Developer petitioned the City to consider approval for the Project under a PSLR Overlay Development Agreement application that included a PSLR Overlay Concept Plan, attached and incorporated as Exhibit B (the “PLSR Concept Plan”).
- III. The Property is zoned R-1 (Residential), with a PSLR Overlay that covers the entire parcel. The PSLR Overlay zoning classification provides the Developer and the City with a residential use that is compatible with the City’s Master plan and with existing adjacent developments. The PSLR Overlay zoning classification provides

the Developer with certain material development options with respect to the Property that are not available under the R-1 (Residential) classification and that would be a distinct material benefit and advantage to the Developer. The PSLR Overlay zoning classification is consistent with the City's Master Plan for Land Use showing the Property as part of the Suburban Low-Rise area.

- IV. The City has reviewed the Developer's proposed petition to consider a PSLR Overlay Development Agreement application under the terms of the PSLR Overlay District provisions of the City's Zoning Ordinance and has reviewed the Developer's proposed PSLR Overlay Concept Plan, the trip generation analysis, and the Developer's proposed deviations and waivers. The City has found that the PSLR Overlay Concept Plan meets the intent of the PSLR Overlay District ordinance in that it provides a reasonable transition from the higher intensity commercial uses on the north to the adjacent residential uses, subject to the terms and conditions of this Agreement.
- V. In petitioning for consideration of a PSLR Development Agreement Application, Developer has expressed as a firm and unalterable intent that Developer will develop and use the Property in conformance with the PSLR Overlay Concept Plan and the conditions (herein referred to as the "Conditions") set forth in Paragraph 4, below.
- VI. The PSLR Overlay Concept Plan is acknowledged and agreed by the City and Developer to be a conceptual plan for the purpose of depicting the general area and layout contemplated for development on the Property. The Developer will be required to obtain site plan approval for the development of the improvements to be constructed on the Property (i.e., the Project) in accordance with the terms of the PSLR Overlay District ordinance and this Agreement.
- VII. Some deviations and waivers from the provisions of the City's ordinances, rules, or regulations as to the Project are depicted in the PSLR Overlay Concept Plan, as specifically described below, and are approved by virtue of this Agreement. However, except as to such specific deviations and waivers as enumerated herein, the development of the Property under the requirements of the PSLR Overlay District shall be subject to and in accordance with all applications, reviews, approvals, permits, and authorizations required under all applicable laws, ordinances, and regulations pertaining to such development, including, but not limited to, site plan approval, storm water management plan approval, woodland and wetland permits, facade approval, landscape approval, engineering plan approval, and payment of review and inspection fees and performance guarantees pertaining to the proposed development of the Property.
- VIII. The building design and layout, facade, and elevations shall be substantially similar to that submitted as part of the Developer's final approval request, as depicted in the PSLR Overlay Concept Plan, or as the same shall be approved by the City in

connection with the site plan approval for the improvements to be constructed on the Property, it being acknowledged and agreed that the PSLR Overlay Concept Plan and final site plan may be modified if approved by the City.

- IX. The parties acknowledge that this Agreement contains terms and conditions that are binding on Developer.

NOW, THEREFORE, IT IS AGREED AS FOLLOWS:

1. Each and every provision, representation, term, condition, right, and obligation set forth in Recitations I-IX is binding upon the parties of this Agreement and is incorporated as a part of this Agreement.

As provided in the PSLR Overlay District ordinance, including Section 3.1.27 and Section 3.21 of the City's Zoning Ordinance, no use of the Property shall be allowed except the uses shown on the PSLR Overlay Concept Plan for the operation of the Project. Site plan review for the development of the Property is required in accordance with the terms of the City's ordinances; provided, however, that minor modifications to the improvements to be constructed on the Property shall be permitted subject to the City's approval.

Notwithstanding the foregoing, except for the deviations provided for in Paragraph 2 below, relating to specific ordinance deviations, Developer shall also comply with all requirements in the staff and consultant review letters, attached hereto and incorporated herein as Exhibit C ("Review Letters").

In addition, Developer agrees:

- (1) Developer and its successors, assigns, and/or transferees shall at all times act in conformance with the PSLR Overlay Concept Plan and Conditions, all as described above and incorporated herein.
 - (2) Developer and its successors, assigns, and/or transferees shall forbear from acting in a manner inconsistent with the PSLR Overlay Concept Plan and Conditions, incorporated herein.
 - (3) Developer shall commence and complete all actions reasonably necessary to carry out the PSLR Overlay Concept Plan and all of the Conditions incorporated herein.
2. The following deviations and waivers from the standards of the City's Zoning Ordinance with respect to the Property are hereby authorized pursuant to Section 3.21 of the City's Zoning Ordinance and as shown on the PSLR Overlay Concept Plan or final approved site plan:

- a. Deviation from Sec. 3.21.2.A.i to allow development to front on an approved private drive, which does not conform to the City standards with respect to required sixty-foot right-of-way, as the road was previously approved for the Villas at Stonebrook development, and because the shared access reduces the number of curb cuts on Wixom Road.
- b. Deviation from Sec. 3.21.2.A.ii.d. to allow two buildings to be a minimum of 25 feet apart (minimum 30 feet required) as the remaining buildings are properly spaced, and the 5-foot deviation is relatively minor.
- c. Deviation from Sec. 3.21.2.A.iii.c. to allow parking spaces to be within 8 feet of a building (15 feet minimum required), as they are no closer than the driveway parking permitted.
- d. Deviation from Sec. 3.21.2.A.v to allow reduction of minimum percentage of active recreation areas (50% of open spaces required, approximately 32% provided), as the development proposes connection and improvements to Wildlife Woods Park, which contains connections to the Providence and the ITC trail systems, and providing additional active recreation would cause greater wetland and woodland impacts.
- e. Deviation from Sec. 3.21.2.A.iii and Sec. 5.5.3 to allow absence of required landscaped berm along Wixom Road north of the emergency access drive due to resulting woodland impacts and there is no development proposed in that area. In addition, the berm south of the access drive is not long enough to provide undulation.
- f. Deviation from Sec. 3.6.2.M to allow deficiencies in the required 25-foot wetland buffers north of Avalon Drive, with the condition that the developer install signage and plantings to prevent mowing and other disturbance.
- g. Deviation from Sec. 5.5.3.B(10) to allow a deficiency in street trees along Wixom Road, as the existing utility easements and pathway do not provide room for them.
- h. Deviation from Sec. 5.10.1.B.ii to allow a minor drive to exceed 600 feet. The anticipated traffic for 22 units is low and a major drive would require wider road width and not permit perpendicular visitor parking, and would be unnecessary for this small site and cause greater impacts to natural features.
- i. Deviation from Sec. 4.04, Article IV, Appendix C-Subdivision ordinance of City Code of Ordinances for absence of a stub street required at 1,300 feet intervals along the property boundary to provide connection to the adjacent property, due to conflict with existing wetlands and woodlands.

j. Deviation from Design and Construction Standards to allow sidewalks to be placed adjacent to the curbed roadway, as to locate them further from the road would cause greater impacts to natural features, and traffic volume and speeds are low.

k. Deviation from Code of Ordinances, Section 11-256, to allow an absence of sidewalks in some areas north of Avalon Drive, as there are no buildings adjacent to those areas, and building the sidewalks would cause greater impacts to wetlands.

3. Each of the provisions, requirements, deviations/waivers, and conditions in this Agreement and the features and components provided in the PSLR Overlay Concept Plan meet the intent of the PSLR Overlay District, subject to the terms and conditions of this Agreement.
4. Developer shall develop the Property solely as a residential Project. Developer shall forbear from developing and/or using the Property, and from constructing any improvements, in any manner other than as authorized and/or limited by this Agreement and the approved site plan. Subject to the terms and conditions of this Agreement and the PSLR Overlay District provisions of the Zoning Ordinance, including Section 3.1.27 and Section 3.21 thereof, Developer shall develop the Property in accordance with all applicable laws, ordinances, and regulations of the City pertaining to such development required under the PSLR Overlay District, including all applicable height, area, and bulk requirements of the Zoning Ordinance as relates to the PSLR Overlay District, except as expressly authorized herein.

The City's approval of the Development is based on the following findings:

- 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:
 1. The applicant proposes a walking trail through a 0.92 acre area of woodland to be preserved, which meets the 10% site area requirement. Most of this nature trail will be publicly accessible from an entrance on Wixom Road. The pathway shall be completed prior to the issuance of the first temporary certificate of occupancy or final certificate of occupancy ("TCO") of the first building constructed in the Development and shall be open for the use by residents and the general public but shall be maintained by the Developer on an ongoing basis.

2. Benches will be provided in separate locations as enhancements of the common open spaces shown on the site.
3. Much of the property is wetland area to be preserved and wetland mitigation, with over 50% of the site to be placed in conservation easements.
4. Removal of invasive species, provision of native seeding and habitat structures for wildlife are proposed to enhance the natural features of the property.
5. 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.
6. The applicant also proposes to contribute to a list of improvements to the Wildlife Woods Park pavilion and restrooms as a benefit to the larger public.

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.

1. The estimated number of daily vehicle trips is 132, which is less than the 750 trip threshold for a Traffic Study. Peak hour trips also do not reach the threshold of 100 trips (Estimated: 5 peak hour AM trips, 10 peak hour PM trips).
2. 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.
3. The proposed concept plan impacts about 0.37 acres of existing 2.41 acres of wetlands and proposes removal of approximately 20 of the regulated woodland trees. The plan indicates appropriate mitigation measures will be provided and woodland replacement credits will be planted on-site to the extent practical.

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.

1. The proposed buildings are buffered by landscaping and preserved natural features.
 2. 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 Section 3.1.27.
1. The proposed development could help provide for missing middle housing needs that are walkable to the commercial areas to the north, which is recommended in the City's Master Plan for Land Use.
 2. The area was included in the PSLR overlay in the Master Plan and Zoning Map, which permits multiple-family uses as a special land use.
 3. The proposed arrangement of buildings and site layout minimizes the impact on existing natural features.

The following Conditions shall apply to the Development and the Property:

- A. Consistent with its representations at the Planning Commission and City Council meetings, the applicant shall work in good faith with the Villas at Stonebrook to enter into a reasonable private Maintenance Agreement with the Villas at Stonebrook that requires the applicant's property to share in maintenance costs for Stonebrook Drive, subject to City review but not its participation as a party. For purposes of this Condition and obligation of the applicant, the City acknowledges and agrees that the terms of applicant's proposed agreement to the Villas at Stonebrook as described at the March 23, 2026 Council meeting are considered to be a reasonable and good faith proposal that would satisfy applicant's obligations under this provision. In the event that the applicant is unable though no fault of its own to enter into an agreement on those or similar terms, the applicant may provide the City's Planner with documentation of the efforts made to finalize such an agreement and the City shall administratively determine whether the requirement to pursue the Agreement in good faith has been complied with or whether further efforts are required. In the event that the City determines that the applicant has made good faith efforts to enter into a reasonable Maintenance Agreement, consistent with the terms of applicant's

proposed agreement as described on March 23, 2026, but has failed to do so, the City shall release the applicant from any further obligations with respect to the Villas at Stonebrook and Stonebrook Drive for purposes of this Development and this Agreement. In all events, all efforts to comply with this condition of approval shall be undertaken prior to the issuance of the land improvement permit or recording of the master deed and bylaws, whichever comes first, within the Development.

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

5. Developer acknowledges that, at the time of the execution of this Agreement, the Project has not yet obtained site plan, engineering, and other approvals required by ordinance or other regulation. Developer acknowledges that the Planning Commission and Engineering Division may impose additional conditions other than those contained in this Agreement during site plan reviews and approvals as authorized by law; provided, however, that such conditions shall not eliminate any development right authorized thereby. Such conditions shall be incorporated into and made a part of this Agreement, and shall be enforceable against Developer, in the event Developer proceeds with development of the Project.
6. In the event the Developer or its respective successors, assigns, and/or transferees attempt to proceed, or do proceed, with actions to complete any improvement of the Property, or any portion of it, in any manner other than for the development and operation of the Project, as shown on the PSLR Overlay Concept Plan, or to use the Property in any manner inconsistent with this Agreement, the City shall be authorized to revoke all outstanding building permits and any certificates of occupancy issued for such building and use on the Property. In addition, any material violation of the City's Code of Ordinances by Developer and/or any successor owners or occupants with respect to the Property shall be deemed a breach of this Agreement, as well as a violation of the City's Code of Ordinances. A breach of this Agreement shall constitute a nuisance *per se*, which shall be abated. Developer and the City therefore agree that, in the event of a breach of this Agreement by the Developer, in addition to any other relief to which it may be entitled at law or in equity, the City shall be entitled under this Agreement to relief in the form of specific performance and an order of the court requiring abatement of the nuisance *per se*. The rights in this Paragraph 5 are in addition to the legal and equitable rights that the City has by statute, ordinance, or other law. In the event of a breach under this Paragraph, the City shall notify Developer of the occurrence of the breach and shall provide the Developer with a reasonable period of time to cure any such default and Developer shall cure such default during such period; provided, however, that in no event shall the notice period be less than 30 days. Failure to comply with such notice shall, in addition to any other relief to which the City may be entitled in equity or at law, render Developer liable to the City in any suit for enforcement for actual costs incurred by the City including, but not limited to, reasonable attorneys' fees, expert witness fees and the like.
7. By execution of this Agreement, Developer acknowledges that it has acted in consideration of the City approving the proposed use on the Property, and Developer agrees to be bound by the provisions of this Agreement,

including the recitals and all exhibits attached hereto, which are incorporated by this reference and made a part of this Agreement.

8. Developer acknowledges and agrees that it has had the opportunity to have the PSLR Overlay Concept Plan and this Agreement reviewed by legal counsel. Developer has negotiated with City the terms of this Agreement and of the PSLR Overlay Concept Plan, and such documentation represents the product of the joint efforts and mutual agreements of Developer and City. Developer accepts and agrees to the final terms, conditions, requirements and obligations of the Agreement and the PSLR Overlay Concept Plan, and Developer shall not be permitted in the future to claim that the effect of the Agreement and PSLR Overlay Concept Plan results in an unreasonable limitation upon uses of all or a portion of the Property, or claim that enforcement of the Agreement and PSLR Overlay Concept Plan causes an inverse condemnation, other condemnation or taking of all or any portion of the Property. Developer and City agree that this Agreement and its terms, conditions, and requirements are lawful and consistent with the intent and provisions of local ordinances, state and federal law, and the Constitutions of the State of Michigan and the United States of America. Developer has offered and agreed to proceed with the undertakings and obligations as set forth in this Agreement in order to protect the public health, safety, and welfare and provide material advantages and development options for Developer, all of which undertakings and obligations Developer and City agree are necessary in order to ensure public health, safety, and welfare, to ensure compatibility with adjacent uses of Property, to promote use of the Property in a socially, environmentally, and economically desirable manner, and to achieve other reasonable and legitimate objective of City and Developer, as authorized under applicable City ordinances and the Michigan Zoning Enabling Act, MCL 125.3101, *et seq.*, as amended. It is further agreed and acknowledged that the terms, conditions, obligations, and requirements of this Agreement and the PSLR Overlay Concept Plan are clearly and substantially related to the burdens to be created by the development and use of the Property under the approved PSLR Overlay Concept Plan and this Agreement, and are, without exception, clearly and substantially related to City's legitimate interests in protecting the public health, safety and general welfare. Nothing in this paragraph however limits Developer right to seek enforcement of this Agreement for City's breach of any of its terms.
9. This Agreement and all of its covenants, restrictions, and conditions are made for the benefit of the Property and the community and shall run with the land described herein as the and bind the parties, their heirs, successors, and assigns. The Parties acknowledge that the Property is subject to changes in ownership and/or control at any time, but that heirs, successors, and

assigns shall take their interest subject to the terms of this Agreement. All references to the "Developer" in this Agreement shall also include all respective heirs, successors, and assigns of Developer, all future owners of any parcels or units or the condominium, including with respect to enforcement under Paragraph 6 above. This Agreement shall be recorded with the office of the Oakland County Register of Deeds as to all affected parcels, and the approval of the proposed use shall not become effective until such recording has occurred. Thereafter, any development of the Property shall be in accordance with this Agreement, the PSLR Overlay Concept Plan, and any approved site plans, unless an amendment to this Agreement is approved by the City pursuant to the Zoning Ordinance.

10. This Agreement has been duly authorized by all necessary action of the Developer and the City.
11. No waiver of any breach of this Agreement shall be held to be a waiver of any other or subsequent breach. All remedies afforded in this Agreement shall be taken and construed as cumulative; that is, in addition to every other remedy provided by law.
12. In the event that there is a failure in any material respect by the Developer to perform any obligations required by this Agreement, the City shall serve written notice thereof setting forth such default and shall provide the Developer, as applicable, with a reasonable period of time to cure any such default and Developer, as applicable, shall cure such default or take reasonable commercial steps to commence and pursue such a cure during such period; provided, however, in no event, shall the notice period be less than 30 days.
13. This Agreement shall be governed by the laws of the State of Michigan, both as to interpretation and performance. Any and all suits for any and every breach of this Agreement may be instituted and maintained in any court of competent jurisdiction in the County of Oakland, State of Michigan.
14. This Agreement is intended as the complete integration of all understandings among the parties related to the subject matter herein. No prior contemporaneous addition, deletion, or other amendment shall have any force or affect whatsoever, unless embodied herein in writing. Except for additional conditions imposed as part of the development approval process, as described in Section 4 above, this Agreement may be amended only as provided in the PSLR Overlay District ordinance, Section 3.21 of the City's Zoning Ordinance, including a writing signed by all parties to the Agreement.

15. The Zoning Board of Appeals shall have no jurisdiction over the Property or the application of this Agreement. Minor modifications to the PLSR Concept Plan may be made at the discretion of the Community Development Department, without the matter returning to the City Council. "Minor modifications" shall mean and include those modifications that would meet the requirements listed in Section 6.1 of the Zoning Ordinance for administrative review.
16. It is understood by Developer that construction of some of the improvements included in the PSLR Overlay Concept Plan may require the approval of other governmental agencies, and that failure to obtain such approvals does not invalidate this Agreement or the PSLR Overlay Concept Plan.
17. None of the terms or provisions of this Agreement shall be deemed to create a partnership or joint venture between the Developer and the City.
18. The parties intend that this Agreement shall create no third-party beneficiary interest.
19. Where there is a question with regard to applicable regulations for a particular aspect of the development of the Project, or with regard to clarification, interpretation, or definition of terms or regulations, and there are no apparent express provisions of this Agreement or the PSLR Overlay Concept Plan that apply, the City, in the reasonable exercise of its discretion, shall determine the regulations of the City's Zoning Ordinance, as that Ordinance may have been amended, or other City Ordinances, that shall be applicable provided it finds that such determination is not inconsistent with the nature and intent of this Agreement. In the event of a conflict or inconsistency between the provisions of this Agreement and PSLR Overlay Concept Plan, the provisions of this Agreement shall govern and control. In the event of a conflict or inconsistency between the provisions of this Agreement and the PSLR Overlay Concept Plan on the one hand, and the applicable City ordinances on the other hand, the provisions of this Agreement and the PSLR Overlay Concept Plan shall govern and control.
21. This Agreement may be signed in counterparts.

[Signatures begin on following page]

THE UNDERSIGNED have executed this Agreement effective as of the day and year first written above.

AVALON INVESTMENT GROUP,
LLC, a Michigan limited liability
company

By: _____

Its: _____

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

On this, _____ day of _____, 2026, before me appeared _____, the _____ of AVALON INVESTMENT GROUP, LLC, a Michigan limited liability company, who states that he has signed this document of his own free will, duly authorized on behalf of AVALON INVESTMENT GROUP, LLC a Michigan limited liability company.

Notary Public
Acting in _____,
County, Michigan
My Commission Expires: _____

[Signature continue on the following pages]

CITY OF NOVI, a Michigan
municipal corporation

By: _____

Justin Fischer, Mayor

By: _____

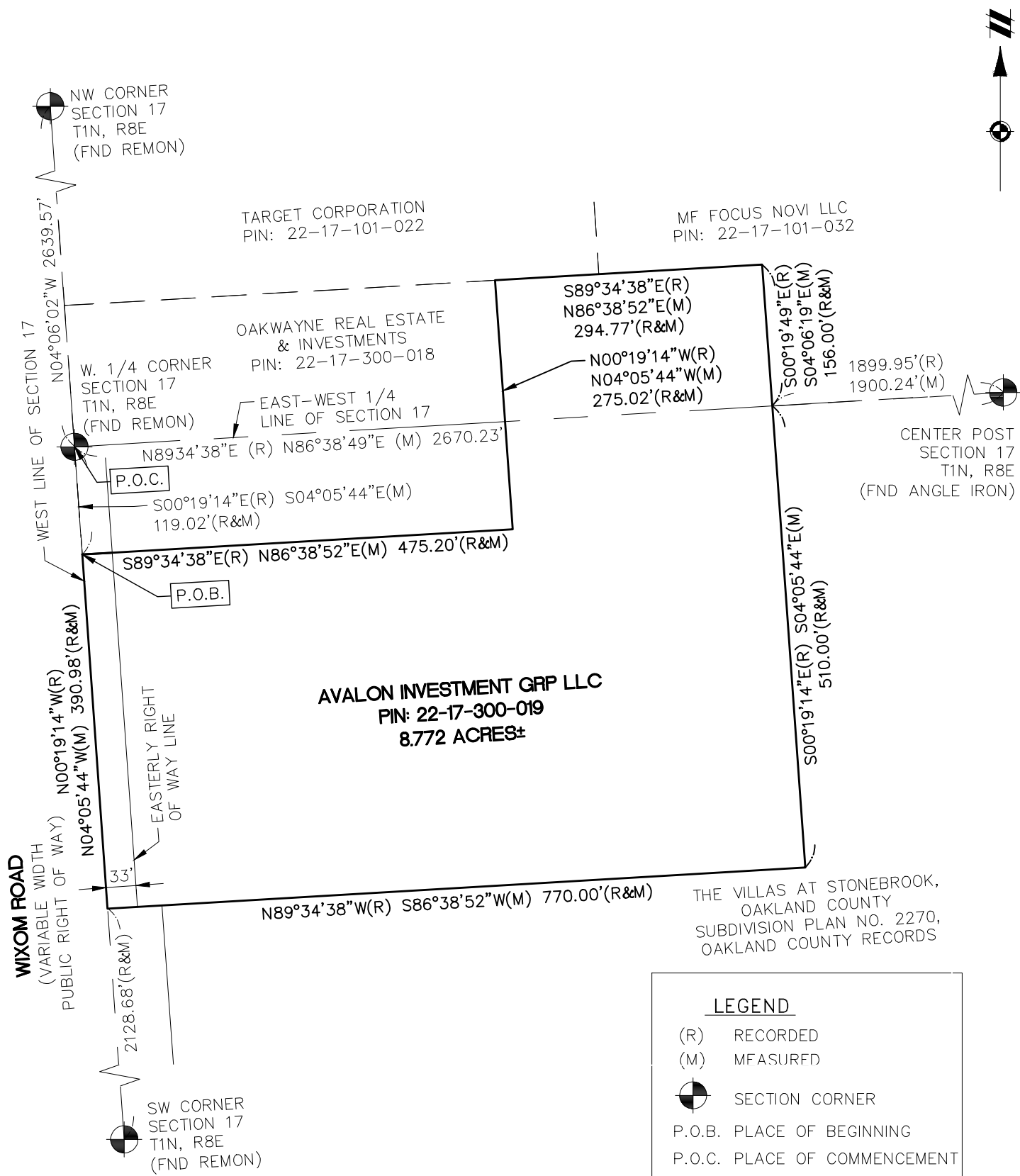
Cortney Hanson, Clerk

[illegible]

On this, _____ day of _____, 2026, before me appeared Justin Fischer, Mayor and Cortney Hanson, Clerk states that he/she has signed this document of his own free will, duly authorized on behalf of the City of Novi.

Notary Public
Acting in _____,
County, Michigan
My Commission Expires: _____

EXHIBIT A: PROPERTY



TAX PARCEL NO.: 22-17-300-019

BEARINGS ARE BASED ON MICHIGAN STATE PLANE COORDINATES (NAD83), SOUTH ZONE, GROUND DISTANCES, INTERNATIONAL FEET. MEASURED BEARINGS AS SHOWN DIFFER FROM RECORD TITLE BEARINGS.

CLIENT AVALON PARK DEVELOPMENT, LLC	JOB: 20004113	CAD EX-01
SKETCH & DESCRIPTION OF AN 8.772 ACRE PARCEL LOCATED IN	DR. SW	CH. JB
	BOOK NA	PG. NA
	SHEET 1 OF 2	DATE: 4/20/2026
SECTION 17, TOWN 1 NORTH, RANGE 8 EAST CITY OF NOVI OAKLAND COUNTY, MICHIGAN	FILE CODE: EX-01 BOUNDARY	
SCALE: 1 INCH = 150 FEET	 866.850.4200 www.atwell-group.com TWO TOWNE SQUARE, SUITE 700 SOUTHFIELD, MI 48076 248.447.2000	

DESCRIPTION OF TAX PARCEL 50-22-17-300-019 PER PROPERTY STATUS REPORT BY VANGUARD TITLE COMPANY, REFERENCE NO.: VGA303463, CERTIFIED TO: SEPTEMBER 8, 2021:

LAND SITUATED IN THE CITY OF NOVI, 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 NOVI, 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 WIXOM ROAD TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 34 MINUTES 38 SECONDS EAST 475.20 FEET; THENCE NORTH 00 DEGREES 19 MINUTES 14 SECONDS WEST 275.02 FEET; THENCE SOUTH 89 DEGREES 34 MINUTES 38 SECONDS EAST 294.77 FEET; THENCE SOUTH 00 DEGREES 19 MINUTES 49 SECONDS EAST, 156.00 FEET TO THE EAST AND WEST 1/4 LINE OF SAID SECTION 17, (SAID POINT BEING NORTH 89 DEGREES 34 MINUTES 38 SECONDS WEST, 1899.95 FEET FROM THE CENTER OF SAID SECTION 17); THENCE SOUTH 00 DEGREES 19 MINUTES 14 SECONDS EAST, 510.00 FEET; THENCE NORTH 89 DEGREES 34 MINUTES 38 SECONDS WEST, 770.00 FEET TO THE WEST LINE OF SAID SECTION 17 AND THE CENTERLINE OF SAID WIXOM ROAD. (SAID POINT BEING NORTH 00 DEGREES 19 MINUTES 14 SECONDS WEST, 2128.71 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 17); THENCE NORTH 00 DEGREES 19 MINUTES 14 SECONDS WEST, 390.98 FEET ALONG THE WEST LINE OF SAID SECTION 17 AND THE CENTERLINE OF SAID WIXOM ROAD TO THE POINT OF BEGINNING.

TAX PARCEL NO.: 22-17-300-019
BEARINGS ARE BASED ON MICHIGAN STATE PLANE COORDINATES (NAD83), SOUTH ZONE, GROUND DISTANCES, INTERNATIONAL FEET.
MEASURED BEARINGS AS SHOWN DIFFER FROM RECORD TITLE BEARINGS.

CLIENT AVALON PARK DEVELOPMENT, LLC	JOB: 20004113	CAD EX-01
	DR. SW	CH. JB
	BOOK NA	PG. NA
	SHEET 2 OF 2	DATE: 4/20/2026
	FILE CODE: EX-01 BOUNDARY	
SKETCH & DESCRIPTION OF AN 8.772 ACRE PARCEL LOCATED IN	 ATWELL 866.850.4200 www.atwell-group.com TWO TOWNE SQUARE, SUITE 700 SOUTHFIELD, MI 48076 248.447.2000	
SECTION 17, TOWN 1 NORTH, RANGE 8 EAST		
CITY OF NOVI OAKLAND COUNTY, MICHIGAN		

EXHIBIT B: PSLR CONCEPT PLAN

DEVELOPMENT TEAM

DEVELOPER / APPLICANT
AVALON PARK DEVELOPMENT, LLC
1137 PRESCOTT DR.
ROCHESTER HILLS, MI 48303
CONTACT: ASHOK GUDI
PHONE: (248) 890-5897
EMAIL: GUDIASHOK@GMAIL.COM

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

LANDSCAPE ARCHITECT
ALLEN DESIGN
557 CARPENTER
NORTHVILLE, MI 48167
PHONE: (248) 467-4668
CONTACT: JIM ALLEN

PROPOSED PSLR OVERLAY DEVIATIONS

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. ALSO NO SECONDARY ACCESS STREET IS BEING PROVIDED TO ANY ADJACENT PROPERTY. (SEC. 3.21.2.A.I).
2. A WAIVER TO THE REQUIREMENT OF A STUB STREET TO THE PROPERTY BOUNDARY AT INTERVALS NOT TO EXCEED 1,300 FEET ALONG THE PERIMETER. NO SECONDARY ACCESS STREET IS BEING PROVIDED (ZO SEC. 4.04).
3. REDUCTION IN REQUIRED PARKING DISTANCE FROM THE BUILDINGS (15 FEET REQUIRED) FROM THE FACADE DOWN TO 8 FEET DIAGONALLY FROM UNITS 5/6 AND 11 FEET DIAGONALLY FROM UNITS 14, 15, & 19 (SEC. 3.21.2.A.III.C).
4. 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).
5. 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. (SEC. 3.21.2.A.III AND SEC. 5.5.3).
6. A WAIVER FOR THE LANDSCAPE REQUIREMENTS ALONG WIXOM ROAD AND STONEBROOK DRIVE OF 1 DECIDUOUS CANOPY OR EVERGREEN TREE PER 40 LF, 1 DECIDUOUS SUB-CANOPY TREE PER 25 LF, AND 1 DECIDUOUS CANOPY TREE PER 35 LF BETWEEN THE AREA OF THE SIDEWALK AND CURB. AFTER PRESERVING THE EXISTING TREES AND VEGETATION IN THESE AREAS AND HAVING SEPARATION FROM EXISTING UTILITIES THE REQUIREMENT CAN NOT BE MET. (SEC. 5.5.3.B.I).
7. A WAIVER TO ALLOW THE TWO WESTERMOST BUILDINGS TO BE 25-FOOT APART IN LIEU OF THE REQUIRED MINIMUM 30-FOOT. (SEC. 3.21.2.A.II)
8. A WAIVER TO THE REQUIREMENT FOR MINOR DRIVES ARE NOT TO EXCEED 600 FEET. (SEC. 5.10.1.B.II)
9. A WAIVER TO ALLOW SIDEWALKS TO BE AT THE BACK OF CURB IN LIEU OF THE REQUIREMENT FOR THE OUTSIDE EDGE OF THE SIDEWALK IS A MINIMUM OF 14-FEET FROM BACK OF CURB. (DESIGN & CONSTRUCTION STANDARD)
10. A WAIVER TO ALLOW SIDEWALKS TO BE ONLY ON PART OF THE NORTH SIDE OF AVALON DRIVE IN LIEU OF THE REQUIREMENT TO HAVE 5-FOOT SIDEWALKS ON BOTH SIDES OF PRIVATE ROADWAYS. (CO. SEC. 11-256)
11. A WAIVER TO THE 25-FOOT WETLAND BUFFER NORTH OF AVALON DRIVE. (SEC. 3.6.2.M)
12. A WAIVER TO ALLOW 0.04 ACRES OF WETLAND MITIGATION TO BE CONSTRUCTED OFF-SITE WITHIN THE CITY (DIVISION 2 SECTION 12-176)

GENERAL NOTES

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

FIRE DEPARTMENT NOTES

1. ALL FIRE HYDRANTS AND WATER MAINS SHALL BE INSTALLED AND IN SERVICE PRIOR TO ABOVE FOUNDATION BUILDING CONSTRUCTION AS EACH PHASE IS BUILT.
2. ALL ROADS SHALL BE PAVED AND CAPABLE OF SUPPORTING 35 TONS PRIOR TO CONSTRUCTION ABOVE FOUNDATION.
3. BUILDING ADDRESSES SHALL BE POSTED FACING THE STREET DURING ALL PHASES OF CONSTRUCTION. ADDRESSES SHALL BE A MINIMUM OF THREE INCHES IN HEIGHT ON A CONTRASTING BACKGROUND.
4. PROVIDE 4"x6" DIAMETER OF CONCRETE FILLED STEEL POST 48" ABOVE FINISH GRADE AT EACH HYDRANT AS REQUIRED.
5. FIRE LANES SHALL BE POSTED WITH "FIRE LANE - NO PARKING" SIGNS IN ACCORDANCE WITH ORDINANCE #85.99.02.

CAMELOT PARC TOWNHOMES

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



OVERALL DEVELOPMENT MAP

SCALE 1"=60'

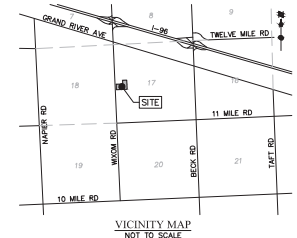
PROJECT NARRATIVE

CAMELOT PARC TOWNHOMES IS A RESIDENTIAL DEVELOPMENT FEATURING 22 TWO-STORY TOWNHOMES LOCATED ON 8.78 ACRES ON THE EAST SIDE OF WIXOM ROAD BETWEEN WEST 11 MILE ROAD AND GRAND RIVER AVENUE. THE SITE IS CURRENTLY VACANT WITH BOTH WETLAND AND WOODLAND PRESENT. A BERM WAS BUILT ALONG THE SOUTH SIDE TO SCREEN FROM THE PREVIOUS DRIVEWAY FOR AN INDUSTRIAL USE TO THE EAST THAT HAS SINCE BEEN REPLACED WITH A RESIDENTIAL DEVELOPMENT. THE NORTHERN PORTION OF THE SITE CONTAINS AN EXISTING SIBD 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 MULTI-FAMILY RESIDENTIAL AS A SPECIAL LAND USE. RESIDENTIAL DEVELOPMENTS ARE LOCATED TO THE EAST (STONEBROOK) AND TO THE WEST (ISLAND LAKE). WITH 2.87 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:

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



VICINITY MAP
NOT TO SCALE

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	PRESERVATION AREA PLAN & HABITAT ENHANCEMENTS
9	EROSION PROTECTION PLAN
10	DETAIL SHEET
11	TREE LIST
12	CAMELOT PARC SHARED MAINTENANCE PLANS
1 of 2	EXTERIOR PHOTOGRAPHIC PLAN
2 of 2	EXTERIOR PHOTOGRAPHIC PLAN

LANDSCAPE PLANS

SH #	Sheet Title
L-1	CONCEPTUAL LANDSCAPE PLAN
L-2	GREENBELT PLAN
L-3	LANDSCAPE DETAILS

ARCHITECTURAL PLANS

SH #	Sheet Title
1 OF 12	1ST FLOOR PLANS
2 OF 12	2ND FLOOR PLANS
3 OF 12	LOWEST LEVEL PLANS
4 OF 12	3 PLEX - FRONT ELEVATION CONCEPT
5 OF 12	3 PLEX - REAR ELEVATION CONCEPT
6 OF 12	3 PLEX - RIGHT ELEVATION CONCEPT
7 OF 12	4 PLEX - FRONT ELEVATION CONCEPT
8 OF 12	4 PLEX - REAR ELEVATION CONCEPT
9 OF 12	4 PLEX - RIGHT ELEVATION CONCEPT
10 OF 12	5 PLEX - FRONT ELEVATION CONCEPT
11 OF 12	5 PLEX - REAR ELEVATION CONCEPT
12 OF 12	5 PLEX - RIGHT ELEVATION CONCEPT

SITE DATA

GROSS SITE AREA	8.78 AC
R.O.W. AREA	0.54 AC
NET SITE AREA	8.24 AC
WETLANDS AREA (PRESERVED)	2.22 AC
WETLAND AREA (MITIGATION)	0.61 AC
PERSEVERATION AREA	4.25 AC (51.6%)
GENERAL COMMON AREA (GREEN SPACE)	1.92 AC (23.4%)
LIMITED COMMON PRIVATE OPEN SPACE	0.14 AC (1.7%)
DEVELOPED AREA (BUILDINGS, ROADS, DRIVEWAYS, ETC)	1.93 AC (23.3%)
TOTAL	8.24 AC (100%)

ZONING:	
EXISTING	R-1
PROPOSED	R-1 WITH PSLR OVERLAY
PROPOSED UNITS	22 UNITS (5 BUILDINGS)
BUILDING SIZES	59.5' x 133.8' (5 UNITS) - 2 7,961 SF* 59.5' x 107.2' (4 UNITS) - 3 6,378 SF*

*BUILDING SF BASED ON FIRST STORY FOOTPRINT
BUILDING LOT COVERAGE 9.17%

ALLOWABLE UNIT DENSITY	6.5 DU/ACRE
DENSITY - PROPOSED (GROSS)	2.5 DU/ACRE
DENSITY - PROPOSED (NET)	2.7 DU/ACRE

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

PARKING REQUIRED (2 PER UNIT):	44 SPACES
PARKING PROVIDED:	104 SPACES 4 PER UNIT + 16 SURFACE SPACES

JSP25-0002
NOT FOR CONSTRUCTION



Know what's below.
Call before you dig.

BEFORE ANY CONSTRUCTION OR EXCAVATION, THE USER SHALL CONTACT THE CITY OF NOVI AT (248) 447-2000 TO REQUEST A UTILITY LOCATING SERVICE. THE CONTRACTOR SHALL DETERMINE THE EXISTING UTILITIES OF ALL EXISTING WORK, AND AGREE TO BE FULLY RESPONSIBLE FOR ANY DAMAGE TO UTILITIES OR ANY OTHER DAMAGE TO THE PROPERTY OR PERSONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND PERSONS AND SHALL MAINTAIN ALL UTILITIES AT ALL TIMES.

CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF NOVI ORDINANCES AND THE CITY OF NOVI SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND PERSONS.

ATWELL
248.447.2000
248.447.2000



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

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

DATE JAN 24, 2025

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

REVISIONS

SCALE: 1" = 60 FEET

DRAWN BY: JK
CHECKED BY: JK
P.M.: JKIME
JOB #: 20004113
FILE CODE: -
SHEET NO. 1

STORM RM 978.37
W 24" INV. 972.59
E 24" INV. 972.54

STORM RM 978.12
N 24" INV. 972.15
W 24" INV. 972.32

SANITARY RM 979.15
INV. 968.99
W 8" INV. 968.97

WATER RM 979.25
1/2" W PIPE 973.00

HYDRANT F.G. 979.23

POD (SUBJECT TO CHANGE DUE TO NATURAL CAUSES)

PERFORATED RISER RM 977.17
33 1" HOLES 976.97
31 1" HOLES 974.47
32 1" HOLES 974.47
30 1" HOLES 971.60
32 1" HOLES 975.32
SW 24" INV. 969.99

POSSIBLE LOCATION OF STORM WATERHOLE (NOT FIELD LOCATED)

NOV. 1998/READE HOLDINGS, LLC
PLOT 22-17-101-032

10,438.0 SQ. FT.

1800.2'

1899.90'(M)
1900.24'(M)

THE VILLAS AT STONEBROOK,
OAKLAND COUNTY
SUBDIVISION F.I. NO. 2270,
OAKLAND COUNTY RECORDS

EMERGENCY WETLAND

SCRUB WETLAND

POD (SUBJECT TO CHANGE DUE TO NATURAL CAUSES)

POD (SUBJECT TO CHANGE DUE TO NATURAL CAUSES)

11B

27

59

APPROXIMATE LOCATION OF UNDERGROUND CABLE LINES PER UTILITY MAP

STORM RM 967.28
N 12" INV. 962.52

SANITARY RM 969.64
E 8" INV. 953.37
W 8" INV. 953.34

HYDRANT F.G. 967.22

STORM RM 967.34
N 12" INV. 962.71
S 12" INV. 962.66

WATER RM 968.68
1/2" W PIPE 962.68

STORM RM 967.27
N 36" INV. 960.45
SW 36" INV. 960.39

STORM RM 968.87
S 12" INV. 965.28

STORM RM 969.25
S 12" INV. 965.09

STORM RM 969.03
N 12" INV. 965.07

HYDRANT F.G. 969.48

STORM RM 969.06
N 12" INV. 965.38

SANITARY RM 969.64
N 8" INV. 955.14
W 8" INV. 955.09

STORM RM 969.27
W 12" INV. 962.58
NE 36" INV. 960.22
S 36" INV. 960.17

12" CMP INV. 969.37

STORM RM 967.57
N 24" CONC INV. 960.52
S 24" CONC INV. 960.47

GRAVEL

PROPERTY EASEMENT PER DOC. 179027819

WOODS

11B

27

59

BOUNDARY LINE		EXIST. CURB
EXIST. EASEMENT		EXIST. CATCH BASIN/INLET
SECTION		EXIST. MANHOLE
EXIST. DRAIN		EXIST. VALVE
EXIST. CURB AND GUTTER		EXIST. SANITARY SEWER
PROP. DRAIN		EXIST. UNREFORCED UTILITY
EXIST. BUILDING		EXIST. SLOK
EXIST. SOIL BOUNDARY		EXIST. SLOPE
EXIST. SOLS TREE		EXIST. UTILITY POLE
EXIST. TREE		EXIST. WETLAND
EXIST. TREE DEMO		EXIST. GAS
EXIST. PHARMACIES		EXIST. UNDERGROUND UTILITY
EXIST. WATER MAIN		EXIST. WOODLAND
EXIST. SANITARY		CLEARING LIMIT
EXIST. STORM		PHARMACIES
EXIST. OVERHEAD ELEC. LINE		

SYMBOL	NAME	SLOPE	HSG
11B	CAPAC SANDY LOAM	0-4%	C
10B	MARLETTE SANDY LOAM	1-6%	B
	BROOKSTON & COLWOOD LOAMS		D/B
27	HOUGHTON & ADRIAN MUCKS		D/A

1. WETLAND DELINEATION PERFORMED ON APRIL 30, 2025 BY ASTL REFER TO THE WETLAND DELINEATION AND JURISDICTIONAL ASSESSMENT REPORT DATED MAY 2, 2025.
2. REMOVE ALL PHRAGMITES OR JAPANESE KNOTWEED IN ALL WETLAND AREA.
3. JAPANESE KNOTWEED WAS NOT OBSERVED DURING INVASIVE SPECIES ASSESSMENT.

1. BEARINGS ARE BASED ON MICHIGAN STATE PLANE COORDINATES (NAD83), SOUTH ZONE, GROUND DISTANCES, INTERNATIONAL FEET, MEASURED BEARINGS AS SHOWN DIFFER FROM RECORD TITLE BEARINGS. VERTICAL DATUM IS BASED ON NAVD88.
2. THE SITE SHOWN HEREON IS LOCATED WITHIN ZONE X (AREAS DETERMINED TO BE SUBJECT OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO MAP NUMBER 261250006 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 POSSIBLE. UTILITY AND AS-BUILT MAPS HAVE BEEN REQUESTED AND SOME MAPS HAVE BEEN RECEIVED AT DATE OF THIS SURVEY. FRANCHISE UTILITY MAPS HAVE BEEN REQUESTED FROM THE APPROPRIATE FRANCHISE COMPANIES, BUT NOT ALL MAPS HAVE BEEN RECEIVED AT DATE OF SURVEY.

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

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

4. THERE WERE NO PARKING STALLS OBSERVED AT THE DATE OF THE FIELD WORK.
5. NO PARTY WALLS WERE DESIGNATED BY THE CLIENT OR OBSERVED AT THE DATE OF THE FIELD WORK.
6. THE SUBJECT PROPERTY IS LOCATED 2100'± NORTH OF THE INTERSECTION OF WIXOM ROAD AND 11 MI. ROAD, ON WIXOM ROAD.
7. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING OR CONSTRUCTION. BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONSTRUCTING THE FIELD.

8. THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.

DESCRIPTION OF TAX PARCEL 50-22-17-300-019 PER PROPERTY
STATUS REPORT BY VANGUARD TITLE COMPANY, REFERENCE NO.:
VGA303463, CERTIFIED TO: SEPTEMBER 8, 2021:

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

[illegible]

BENCHMARK ID 1733: "X" ON NORTH
NORTHWEST FLANGE BOLT OF FIRE HYDRANT
ELEVATION: 960.59 (NAVD88)

SITE BENCHMARKS:
BENCHMARK #1: ARROW ON FIRE HYDRANT
ELEVATION: 969.70 (NAVD88)

BENCHMARK #2: ARROW ON FIRE HYDRANT
ELEVATION: 971.45 (NAVD88)



CONSENT OF ATWELL LLC

TELL
RE, SUITE 700
MI 48076
2000



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

2025-06-17 PER CITY
2025-08-07 PER CITY
2025-12-15 PER CITY
2026-01-09 PER CITY
2026-02-12 REVISIONS
2026-03-11 REVISIONS

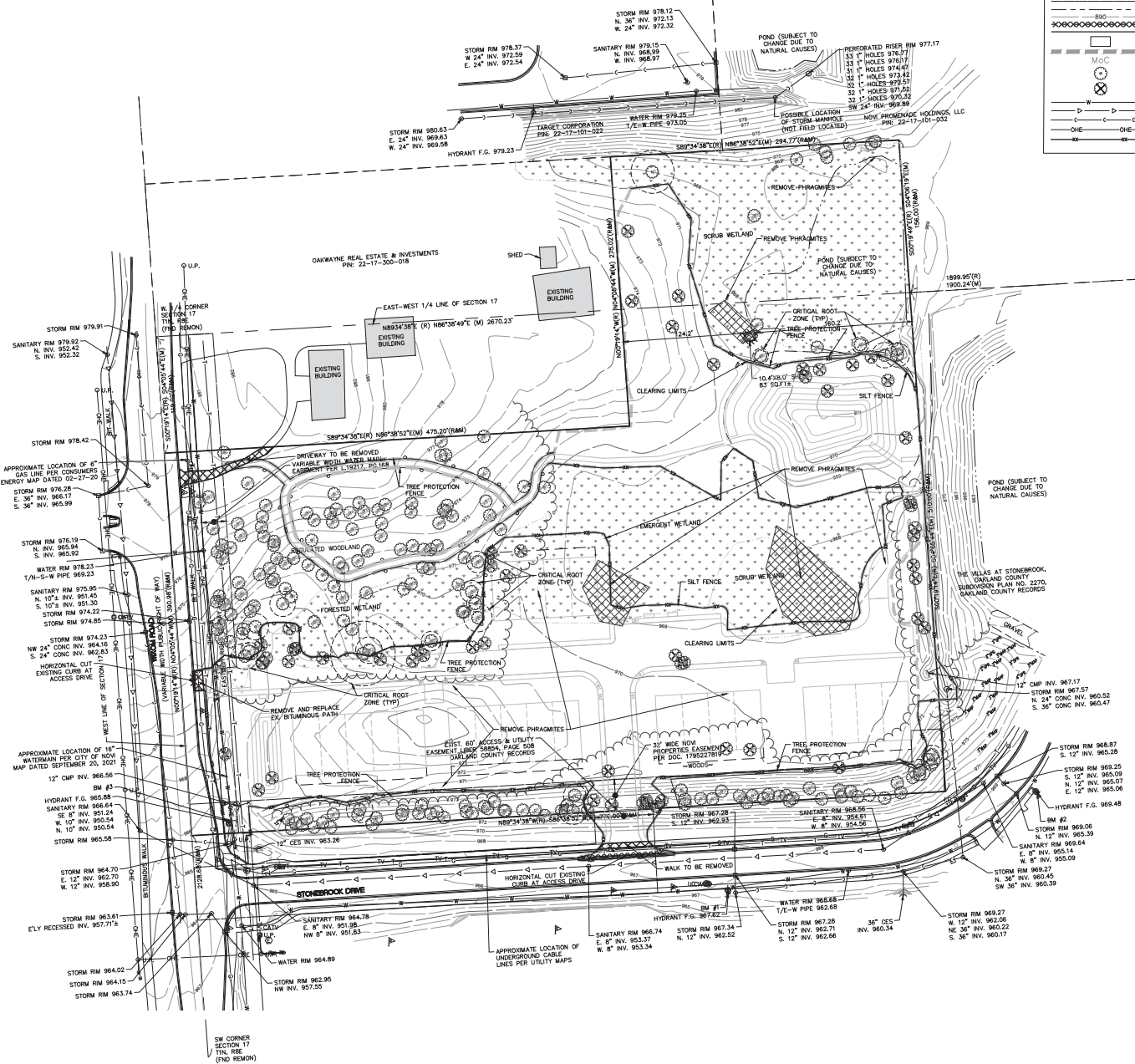
REVISIONS

NO.	DESCRIPTION	
0	25	50

SCALE: 1" = 50'-0"

SCALE: 1" = 50 FEET
DRAWN BY: MM
CHECKED BY: JK
P.M.: J.KIME
JOB #: 20004113
FILE CODE: -
SHEET NO. 2

NOT FOR CONSTRUCTION



LEGEND

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

PHRAGMITE REMOVAL NOTES

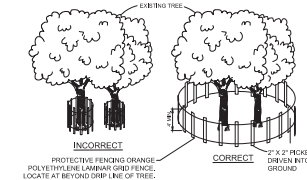
TEN AREAS OF PHRAGMITES AUSTRALIS (PHRAGMITES) WERE IDENTIFIED BY ASTI. OF THOSE 10 AREAS, SIX WILL BE REMOVED AS PART OF THE REDEVELOPMENT LEAVING FOUR AREAS TO BE TREATED. THOSE FOUR AREAS ARE PART OF WETLANDS A AND C.

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 DIE BACK THEN CUT DOWN AND DISPOSE OF OFF-SITE. HANE 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 MALKWEED WAS OBSERVED ON SITE.



TREE PROTECTION FENCE
NOT TO SCALE

NOTE: TREE FENCE INSTALLATION AND REMOVAL: 1,268 LF x 6 5/8" = \$7,608

ATWELL
ARCHITECTS & ENGINEERS
P.C.

311
Know what's below.
Call before you dig.
THE LOCATION OF UTILITIES
SHOWN ON THIS MAP IS THE
BEST AVAILABLE INFORMATION.
THE CONTRACTOR SHALL DETERMINE
THE EXACT LOCATION OF ALL
UTILITIES PRIOR TO ANY
CONSTRUCTION WORK, AND AGREES TO
BE FULLY RESPONSIBLE FOR ANY
DAMAGE TO UTILITIES CAUSED BY THE
WORK. IF ANY UTILITIES ARE
DAMAGED, THE CONTRACTOR SHALL
REPAIR AND/OR REPLACE THEM
AT HIS OWN RISK AND ALL
UNDERGROUND UTILITIES
SHOWN ON THIS MAP ARE
THE PROPERTY OF ATWELL LLC.

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

AVOLON PARK DEVELOPMENT, LLC
CAMELOT PARC TOWNHOMES
PS/R OVERLAY CONCEPT PLAN
REMOVAL PLANS

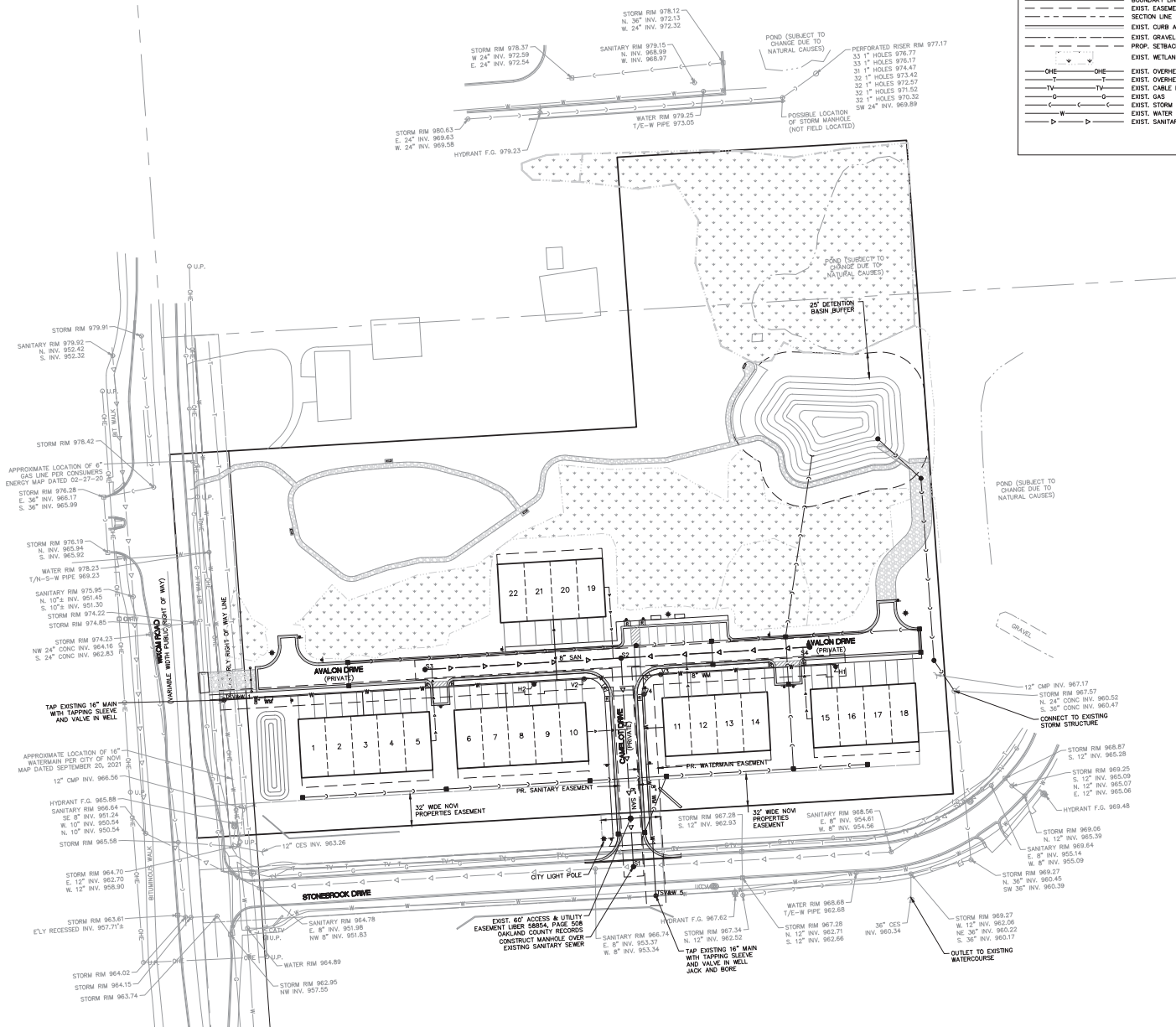
JAN 24, 2025
2025-06-17 PER CITY
2025-08-07 PER CITY
2025-12-15 PER CITY
2026-01-09 PER CITY
2026-02-12 REVISIONS
2026-03-11 REVISIONS

REVISIONS

SCALE: 1" = 50 FEET
DRAWN BY: JKW
CHECKED BY: JKW
JOB # 20004113
FILE CODE: -
SHEET NO. 3

NOT FOR CONSTRUCTION





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

SANITARY SEWER BASIS OF DESIGN	
No. of Units	22 Units
	22 R.E.U.
No. of Users per Unit	3.2 Persons
Total Expected Population Served	70 Persons
Average Daily Flow (per capita):	100 G.P.D.
Peaking Factor:	4.00
Average Flow:	POP * 100 = 7,040 G.P.D.
	= 4.9 G.P.M.
	= 0.011 C.F.S.
Peak Flow:	7,040 * 4. = 28,160 G.P.D.
	= 19.6 G.P.M.
	= 0.044 C.F.S.
Pipe Capacity:	8 in. diameter
	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

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

Know what's below.
Call before you dig.

THE LOCATION OF UTILITIES SHOWN ON THIS PLAN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES NOT SHOWN ON THIS PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES NOT SHOWN ON THIS PLAN.

NOTICE:
CONSTRUCTION SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES NOT SHOWN ON THIS PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES NOT SHOWN ON THIS PLAN.

CONSENT OF ATWELL LLC AND REPRODUCTION SHALL BE MADE PRIOR TO THE PROCEEDING. CONSENT OF ATWELL LLC

ATWELL
248.47.2000

SECTION 17

TOWN 1 NORTH, RANGE 8 EAST

CITY OF NOVI

OAKLAND COUNTY, MICHIGAN

UTILITY PLAN

DATE: JAN 24, 2025

2025-06-17 PER CITY

2025-06-07 PER CITY

2025-12-15 PER CITY

2026-01-09 PER CITY

2026-02-12 REVISIONS

2026-03-11 REVISIONS

REVISIONS

0 25 50

SCALE: 1" = 50 FEET

DRAWN BY: MW

CHECKED BY: JK

P.M.: JKME

JOB #: 20004113

FILE CODE: -

SHEET NO: 5

NOT FOR CONSTRUCTION

GRADING AND SESC NOTES

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

MAINTENANCE SCHEDULE AND NOTES

EMERGENCY ACCESS PATH AND MAINTENANCE ACCESS PATH SHALL BE MINIMUM 10' WIDE. MAXIMUM RUNNING SLOPE OF 10% MAXIMUM CROSS SLOPE OF 3% AND ABLE TO WITHSTAND THE PASSAGE OF HEAVY EQUIPMENT

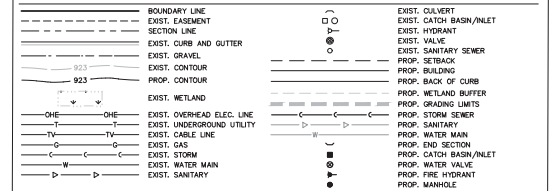
THE PROPERTY OWNER IS RESPONSIBLE FOR THE MAINTENANCE OF THE DETENTION BASIN. MAINTENANCE SHOULD BE PERFORMED FOLLOWING ANY STORM AND SHOULD INCLUDE:

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

DRAINAGE NARRATIVE

THE SITE IS CURRENTLY PART OF THE WIXOM ROAD DRAINAGE DISTRICT. THE AVONDALE PARK DEVELOPMENT RUNOFF WILL BE CAPTURED, DETAINED, AND RELEASED SOUTH INTO THE WIXOM ROAD DRAINAGE DISTRICT. THE PROPOSED PLAN REDUCES THE RUNOFF RATE TO THE WIXOM ROAD DRAINAGE DISTRICT BY DETAINING RUNOFF IN DETENTION BASINS ADJACENT TO EXISTING WETLANDS.

LEGEND



Pre-Post Runoff - Rational Method

Pre-Development Condition

Onsite flow to downstream outlet

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

Post-Development Condition

Direct flow to downstream outlet

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

Peak Basin Outflow (See Basin Calc)

Q100pp = 8.8 cfs

Qpost = 3.3 cfs < Qpre - OK

* Note this value is conservative. The basin peak outflow will occur at a later time than the peak direct runoff.

PRELIMINARY STORM WATER CALCULATIONS

Drainage Area and Runoff Coefficient	Unit	Area	A _W	C	CA
Water		12,000	0.79	1.0	1,087
Impervious	100%	70,600	0.76	0.85	1,072
Permeable		49,357	0.13	0.25	1,283
Total		142,017	0.18	NA	2,542

Time of Concentration

Flow	Slope	L _R	V _{0.005}	C	CA
Street	0.01	0.48	3.17		
Shoulder	1.2%	300	1.37		
Grass					Calculated
Canal/Stream		1,000	3.0		
Time of Concentration, T _c					20.0 min

Design Drainage Area Parameters

Design Drainage Area, A _d	=	3.28 ac
Runoff Coeff., C	=	0.71
Time of Concentration, T _c	=	20.0 min

2. Channel Protection Volume Calculations

Post-development site runoff volume from a 2.3-hour rainfall event

V _{dp} = 4.720 x C x A	=	16,495 cf
V _{dp} is provided	=	-

3. Channel Protection Rate Control Extended Detention

Based on a 2-year / 24-hour storm

V _{dp} = 4.807 x C x A	=	15,572 cf
---------------------------------	---	-----------

4. Water Quality Control (Detention)

Detention design volume = 15% of the Water Quality Volume

V _{dp} = 15% of 103,000 x 0.15	=	15,450 cf
---	---	-----------

5. Detention and Flood Control

Implemented to manage the 100-year peak runoff rate

Q₁₀₀ is the allowable release rate in cfs

Assume that has capacity first restricted by COWC therefore use Variable Release Rate

Q₁₀₀ = 1,000 / (2.30 x 60) = 7.3 cfs

5.1. Variable Release Rate Calculations

Q₁₀₀ is the allowable release rate in cfs

Q₁₀₀ = 1,000 / (2.30 x 60) = 7.3 cfs

5.2. 100-Year Detention Volume

V₁₀₀ = 10,000 x C x A

V₁₀₀ = 10,000 x 0.71 x 3.28 = 42,864 cf

5.3. 100-Year Peak Inflow Rate

Q₁₀₀ = 1,000 x C x A

Q₁₀₀ = 1,000 x 0.71 x 3.28 = 11.2 cfs

5.4. Storage Capacity Factor

Q₁₀₀ = 1,000 x C x A

Q₁₀₀ = 1,000 x 0.71 x 3.28 = 11.2 cfs

5.5. 100-Year Detention Volume

V₁₀₀ = 10,000 x C x A

V₁₀₀ = 10,000 x 0.71 x 3.28 = 42,864 cf

Site Plan Must Be Designed to Accommodate the Following Volumes:

V _{dp}	=	16,495 cf
V _{dp} is provided	=	-
V _{dp} is provided	=	-

6. Detention Volume Check - V₁₀₀ > V_{dp}

V₁₀₀ = 42,864 cf

Detention Basin Summary

Elevation	Surface Area	Depth	Cumulative Volume (Storage)	V ₁₀₀	24-hr
(ft)	(sq ft)	(ft)	(cf)	(cf)	(cf)
966.0	4,400	0	0	15,572	15,589
966.0	5,000	1.0	4,730		
967	7,500	1.0	12,240		
968.0	10,000	1.0	19,750	967.50	967.82
969.0	12,500	1.0	27,260		

Design Elevations:

967.50

Total Basin Volume Provided to EL 967

15,572 cf

Outlet Calculations

Extended Detention Outfall

Average Discharge Rate, Q_{avg} = V₁₀₀ / T₁₀₀ = 11,200 / 60 = 187 cfs

Water level at end (per stage/length), H₁₀₀ = 2.50 ft

Water level at 50% W₁₀₀ (H₅₀) = 1.25 ft

ED Outfall Area, A_o = Q_{avg} / (2.48 x H₁₀₀) = 187 / (2.48 x 2.50) = 30.2 sq ft

ED Outfall Diameter, d = 12 x sqrt(A_o) = 12 x sqrt(30.2) = 19.8 in

Selected Outfall area = 1.70 sq ft

ED outfall holes required = 1.70 / 0.0015 = 1,133 holes

Flood Control Outfall

Peak Flood Rate, Q_{peak} = V₁₀₀ / T₁₀₀ = 11,200 / 60 = 187 cfs

Peak Flood Rate, Q_{peak} = V₁₀₀ / T₁₀₀ = 11,200 / 60 = 187 cfs

Peak Flood Rate, Q_{peak} = V₁₀₀ / T₁₀₀ = 11,200 / 60 = 187 cfs

Outfall Pipe for peak flood outfall

100-yr Peak Allowable Discharge, Q₁₀₀ = 11.2 cfs

100-yr Peak Flood Inflow, Q₁₀₀ = 11.2 cfs

Outfall pipe size = 12 in

Outfall pipe elevations

Invert = 965.00

Basin Calculations

Peak Flood Rate, Q_{peak} = V₁₀₀ / T₁₀₀ = 11,200 / 60 = 187 cfs

Permanent Peak Volume Summary

Elevation	Surface Area	Depth	Cumulative Volume (Storage)	Peak Flow
(ft)	(sq ft)	(ft)	(cf)	(cfs)
964.0	100	0	0	0
964.0	1,000	1.0	1,000	1.0
965.0	5,000	1.0	6,000	1.0

NOT FOR CONSTRUCTION



Know what's below.

Call before you dig.

NEVER CALL 311 FOR ANY OF THE FOLLOWING:

1. ANY WORK THAT REQUIRES A PERMIT FROM THE CITY OF NOVI.

2. ANY WORK THAT REQUIRES A PERMIT FROM THE STATE OF MICHIGAN.

3. ANY WORK THAT REQUIRES A PERMIT FROM THE FEDERAL GOVERNMENT.

4. ANY WORK THAT REQUIRES A PERMIT FROM THE OAKLAND COUNTY WATER RESOURCES COMMISSIONER.

5. ANY WORK THAT REQUIRES A PERMIT FROM THE AVONDALE PARK DEVELOPMENT.

6. ANY WORK THAT REQUIRES A PERMIT FROM THE CAMERLOT PARK TOWNHOMES.

7. ANY WORK THAT REQUIRES A PERMIT FROM THE P&J OVERLAY CONCEPT PLAN.

8. ANY WORK THAT REQUIRES A PERMIT FROM THE STORM WATER MANAGEMENT AND GRADING PLAN.

9. ANY WORK THAT REQUIRES A PERMIT FROM THE AVONDALE PARK DEVELOPMENT.

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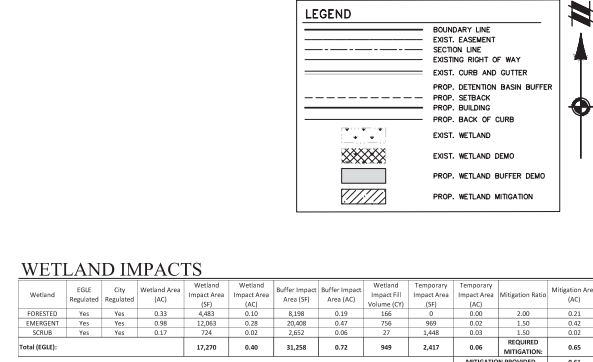
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60. ANY WORK THAT REQUIRES A PERMIT FROM THE STORM WATER MANAGEMENT AND GRADING PLAN.

61. ANY WORK THAT REQUIRES A PERMIT FROM THE AVONDALE PARK DEVELOPMENT.

62. ANY WORK THAT REQUIRES A PERMIT FROM THE CAMERLOT PARK TOWNHOMES.</



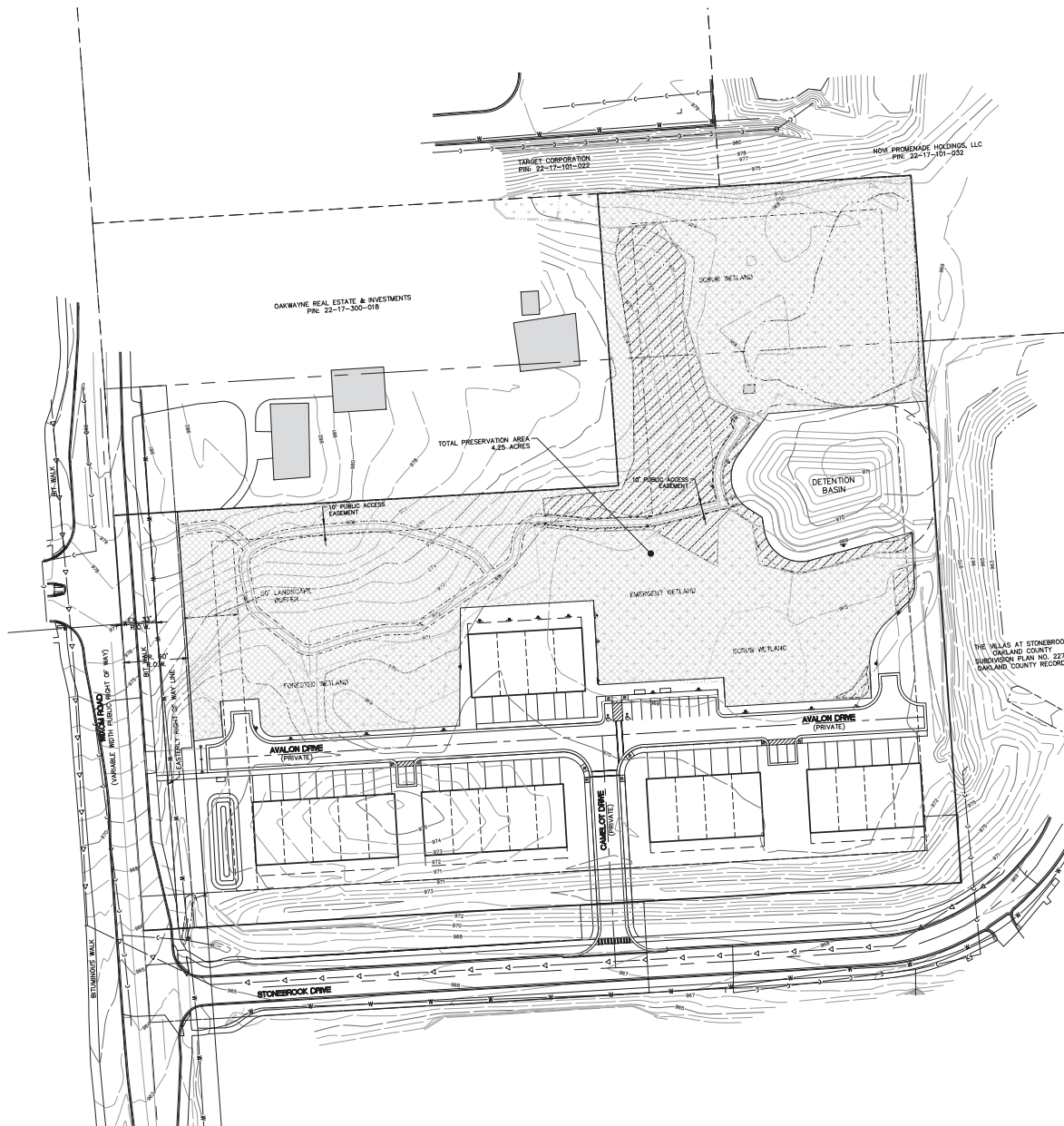
1. SEE LANDSCAPE SHEETS FOR TREE REPLACEMENT QUANTITIES.
2. MITIGATION NOT PROPOSED FOR TEMPORARY WETLAND IMPACT
3. FOR TEMPORARY WETLAND DISTURBANCE USE EMERGENT SEED MIX.
4. FOR BUFFER DISTURBANCE USE THE CRP POLLINATOR MIX
5. SEE SHEET 8 FOR PRESERVATION AREA AND HABITAT ENHANCEMENTS

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

[illegible][illegible]

	SEEDS/100 FT ²	SEEDS/100 FT ²	
ALBISMA SUBCORPUSCUM	COMMON WATER PLANTAIN	4.00	0.51
ALYSSUM	SWAMP MARSHED	0.50	0.21
ASTER PERFIDUS	SWAMP ASTER	0.50	0.20
BELLA CERNUA	WOODS BURN MARGOLD	0.50	0.21
CICUTA MACULATA	WATER HEMLOCK	0.75	0.21
EUPHORAS MACULATUS	POPPLE	0.50	0.21
EUPHATORIUM PERFORIATUM	BONSET	0.25	0.20
ERIGONICA SPURSA	POPPLE	0.50	0.21
LOBELIA CAROLINENSIS	CARDINAL FLOWER	0.15	0.18
LOBELIA SPINIFOLIA	ARCTIC BLUE LOBELIA	0.15	0.18
MIMULUS FENSUS	MONEY FLOWER	0.25	13.20
PORTULACA VIRENS	ARROW ARB	0.25	13.20
PENTHEDON SEDOIDES	TOOT STONEPOD	0.50	14.82
POLYMONA POLYDORUM (PERSICARIA P.)	POPPLE	0.50	14.82
PORTULACA COCAETA	POPPLE	0.50	14.82
POPPLE ORICULATA	PICKEREL WEED	8.00	0.25
POPPLE	POPPLE	0.50	0.25
SCARLATA LATIFOLIA	COMMON ARROWWEED/DUCK POTATO	0.25	0.35
SPURSA	COMMON REED	0.50	0.35
VERBENA SPINOSA	BLUE VERBENA	0.50	45.90
	TOOT FR	0.50	45.90
PENTHEDON GRASS COVER			
LOLUM MULTIFLORUM	ANNUAL BEEGRASS	30.00	75.00
AMENA SATIVA	SEED DATA	30.00	75.00
	TOOT TR GRASSER	0.50	0.50

[illegible]



LEGEND	
	BOUNDARY LINE
	EXIST. EASEMENT
	SECTION LINE
	EXISTING RIGHT OF WAY
	EXIST. CURB AND GUTTER
	PROP. DETENTION BASIN BUFFER
	PROP. SETBACK
	PROP. BUILDING
	PROP. BACK OF CURB
	EXIST. WETLAND
	PROP. PRESERVATION AREA
	PROP. WETLAND MITIGATION

HABITAT ENHANCEMENTS

1. REMOVAL OF INVASIVE SPECIES.
2. NATIVE SEEDING TO PROMOTE NEW GROWTH.
3. PLACE NEW HABITAT STRUCTURES WITHIN EXISTING EMERGENT WETLAND AREAS AND PROPOSED MITIGATION AREAS. .

Know what's below.
Call before you dig.
THE CRAWL COUNTY UTILITY DEPARTMENT HAS BEEN ADVISED THAT YOU ARE PLANNING TO EXCAVATE OR DISTURB THE GROUND SURFACE. IT IS YOUR RESPONSIBILITY TO OBTAIN A UTILITY LOCATING SERVICE (CALL 311) PRIOR TO ANY EXCAVATION OR DISTURBANCE. THE CRAWL COUNTY UTILITY DEPARTMENT WILL NOT BE RESPONSIBLE FOR ANY DAMAGE TO OR DESTRUCTION OF UTILITIES OR PERSONAL INJURY OR PROPERTY DAMAGE RESULTING FROM ANY EXCAVATION OR DISTURBANCE. IF YOU ARE NOT SURE IF YOU HAVE A UTILITY IN THE AREA, CALL 311. IF YOU ARE SURE YOU DO NOT HAVE A UTILITY IN THE AREA, YOU MAY PROCEED WITH YOUR EXCAVATION OR DISTURBANCE. IF YOU ARE SURE YOU DO NOT HAVE A UTILITY IN THE AREA, YOU MAY PROCEED WITH YOUR EXCAVATION OR DISTURBANCE. IF YOU ARE SURE YOU DO NOT HAVE A UTILITY IN THE AREA, YOU MAY PROCEED WITH YOUR EXCAVATION OR DISTURBANCE.

ATWELL
TWO SOUTH CRAWL AVENUE, SUITE 700
CRAWL, MISSISSIPPI 39202
248.447.2000

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

DATE	JAN 24, 2025
2025-06-17 PER CITY	
2025-06-07 PER CITY	
2025-12-15 PER CITY	
2026-01-09 PER CITY	
2026-02-12 REVISIONS	
2026-03-11 REVISIONS	
REVISIONS	
SCALE: 1" = 50 FEET	
DRAWN BY: MW	
CHECKED BY: JK	
P.M.: JKME	
JOB #: 20004113	
FILE CODE: -	
SHEET NO. 8	

NOT FOR CONSTRUCTION

EMERGENCY SECONDARY
ACCESS DRIVE AND GATE PER
CITY OF NOV FIGURE VII-K
SEE SHEET 10

(VARIES WITH PUBLIC RIGHT OF WAY)

STONEBROOK DRIVE

STONEBROOK DRIVE

OAKWAYNE REAL ESTATE & INVESTMENTS
P/N: 22-17-300-018

TARGET CORPORATION
P/N: 22-17-101-022

NOW PROMENADE HOLDINGS, LLC
P/N: 22-17-101-032

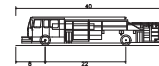
DETENTION BASIN
PROPOSED MAINTENANCE PAVEMENT
THE VILLAS AT STONEBROOK
OAKLAND COUNTY
SUBDIVISION PLAN NO. 2270
OAKLAND COUNTY RECORDS

LEGEND

- PROPOSED WATER MAIN
- 300' RADIUS HYDRANT COVERAGE (TYP.)
- PROPOSED HYDRANT
- NO PARKING - FIRE LANE SIGN

FIRE DEPARTMENT NOTES

- ALL FIRE HYDRANTS MUST BE INSTALLED AND OPERATIONAL PRIOR TO ANY COMBUSTIBLE MATERIAL IS BROUGHT ON SITE.
- THE MINIMUM WIDTH OF A POSTED FIRE LANE IS 20 FEET. THE MINIMUM HEIGHT OF A POSTED FIRE LANE IS 14 FEET.
- AN UNOBSTRUCTED OUTSIDE TURNING RADIUS OF 50 FEET MINIMUM AND AN INSIDE TURNING RADIUS OF 30 FEET MAXIMUM ARE TO BE PROVIDED AT INTERSECTIONS OF PRIVATE OR PUBLIC ROADWAYS AND CUL-DE-SACS.
- THE DISTRIBUTION SYSTEM IN ALL DEVELOPMENTS REQUIRING MORE THAN EIGHT HUNDRED (800) FEET OF WATER MAIN SHALL HAVE A MINIMUM OF TWO (2) CONNECTIONS TO A SOURCE OF SUPPLY AND SHALL BE A LOOPED SYSTEM.
- THE ABILITY TO SERVE AT LEAST TWO THOUSAND (2,000) GALLONS PER MINUTE IN SINGLE-FAMILY DETACHED RESIDENTIAL, THREE THOUSAND (3,000) GALLONS PER SCHOOL AREAS; AND AT LEAST FOUR THOUSAND (4,000) GALLONS PER MINUTE IN OFFICE, INDUSTRIAL, AND SHOPPING CENTERS IS ESSENTIAL.
- HYDRANTS SHALL BE SPACED APPROXIMATELY THREE HUNDRED (300) FEET APART ONLINE IN COMMERCIAL, INDUSTRIAL, AND MULTIPLE-RESIDENTIAL AREAS. IN CASES WHERE THE BUILDINGS WITHIN DEVELOPMENTS ARE FULLY FIRE SUPPRESSED, HYDRANTS SHALL BE NO MORE THAN FIVE HUNDRED (500) FEET APART. THE SPACING OF HYDRANTS AROUND COMMERCIAL AND/OR INDUSTRIAL DEVELOPMENTS SHALL BE CONSIDERED AS INDIVIDUAL CASES WHERE SPECIAL CIRCUMSTANCES EXIST UPON CONSULTATION WITH THE FIRE CHIEF.
- ON-SITE WATER MAINS ARE 8" DIAMETER.



Pumper Fire Truck
Overall Width 40'00"
Overall Body Height 9'10"
Overall Ground Clearance 6'10"
Track Width 8'00"
Jack-Up Lock Time 5:00"
Max Wheel Angle 45:00"

FIRE TRUCK DETAILS

NOT FOR CONSTRUCTION



BEFORE ANY WORK IS DONE, THE LOCATION OF EXISTING UTILITIES MUST BE DETERMINED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND 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 CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES.



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

AVOLON PARK DEVELOPMENT, LLC
CAMELOT PARK TOWNHOMES
PSIF OVERLAY CONCEPT PLAN
FIRE PROTECTION PLAN

DATE
JAN 24, 2025

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

REVISIONS

SCALE: 1" = 50 FEET

DRAWN BY: JKW
CHECKED BY: JKW
JOB #: 20041113
FILE CODE: -
SHEET NO. 9

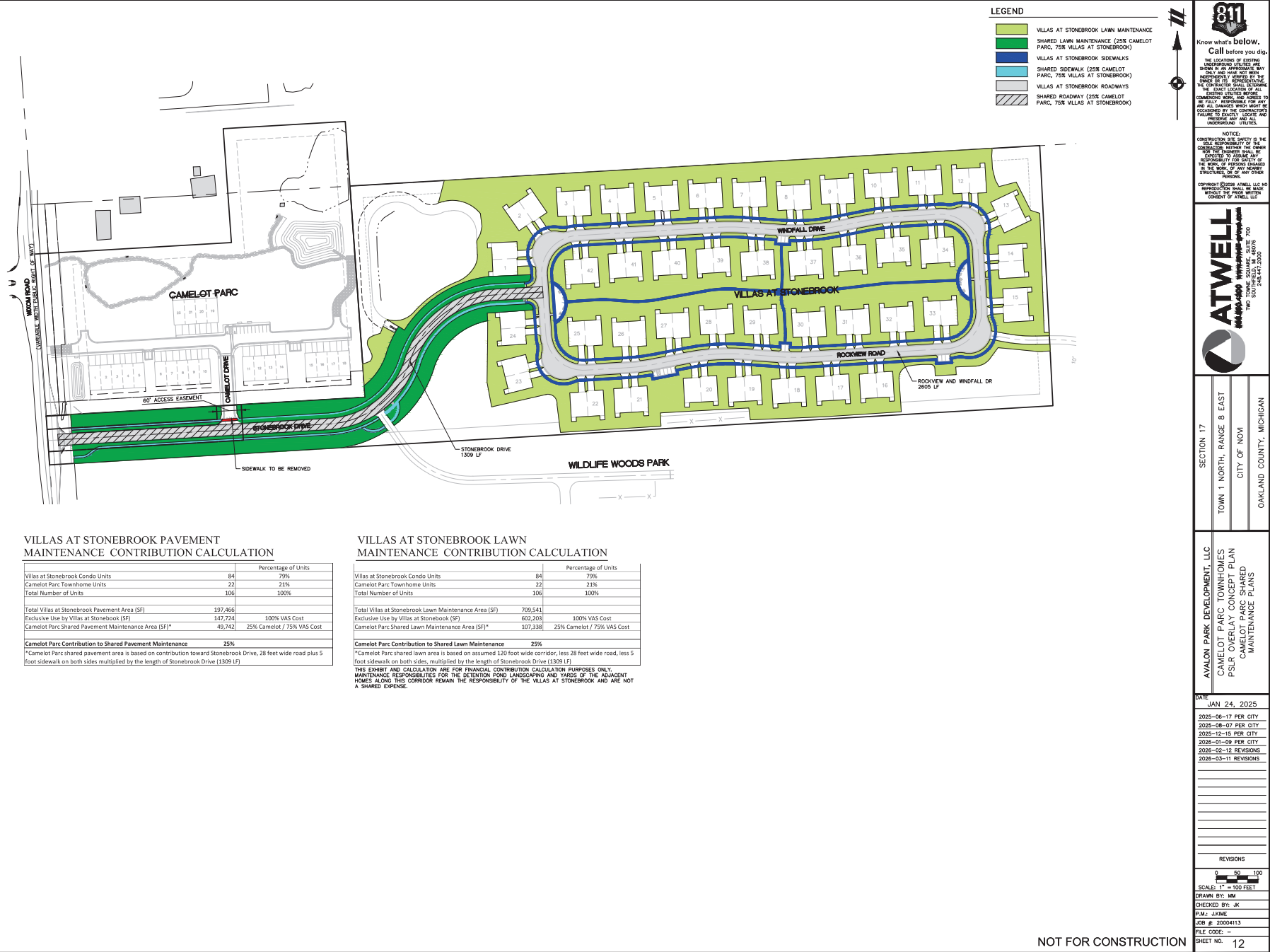
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Tree Tag #	Scientific Name	Common Name	DBH (inches)	Condition	Regulated Woodland	To Be Removed	CRITICAL ROOT ZONE	CRITICAL ROOT ZONE POSSIBLE IMPACT
9618	<i>Picea abies</i>	Norway Spruce	29.5	Good				
9619	<i>Acer saccharum</i>	Silver Maple	14.5	Good				
9620	<i>Acer saccharum</i>	Silver Maple	10	Good				
9621	<i>Acer saccharum</i>	Sugar Maple	13	Good				
9622	<i>Acer saccharum</i>	Sugar Maple	17	Good				
9623	<i>Acer saccharum</i>	Sugar Maple	9.5	Good				
9624	<i>Acer saccharum</i>	Sugar Maple	15.5	Good				
9626	<i>Picea glauca</i>	White Spruce	13	Good				
9628	<i>Ulmus rubra</i>	Slippery Elm	18	Good				
9629	<i>Ulmus rubra</i>	Slippery Elm	9.5	Good				
9630	<i>Acer saccharum</i>	Silver Maple	15	Good				
9631	<i>Picea pungens</i>	Blue Spruce	34	Good				
9632	<i>Ulmus americana</i>	American Elm	11.5	Good				
9633	<i>Ulmus rubra</i>	Slippery Elm	17	Dead				
9634	<i>Acer saccharum</i>	Silver Maple	9	Good				
9635	<i>Acer saccharum</i>	Silver Maple	11	Good				
9636	<i>Ulmus rubra</i>	Slippery Elm	13.5	Good				
9637	<i>Acer saccharum</i>	Sugar Maple	14.5	Good				
9639	<i>Acer saccharum</i>	Silver Maple	16	Good				
9640	<i>Acer saccharum</i>	Silver Maple	11	Good				
9641	<i>Ulmus americana</i>	American Elm	10	Good				
9642	<i>Ulmus rubra</i>	Slippery Elm	15.5	Poor				
9643	<i>Acer saccharum</i>	Sugar Maple	11	Good				
9644	<i>Ulmus americana</i>	American Elm	15	Good				
9645	<i>Acer saccharum</i>	Sugar Maple	14	Good				
9646	<i>Acer saccharum</i>	Silver Maple	8.5	Good				
9647	<i>Acer saccharum</i>	Silver Maple	21	Good				
9648	<i>Acer saccharum</i>	Silver Maple	16	Good				
9649	<i>Acer saccharum</i>	Silver Maple	15	Good				
9650	<i>Ulmus americana</i>	American Elm	9.5	Good				
9651	<i>Ulmus americana</i>	American Elm	9.5	Good				
9652	<i>Corya cordiformis</i>	Bittersweet Hickory	18.5	Good				
9653	<i>Acer saccharum</i>	Silver Maple	15.5	Good				
9654	<i>Ulmus americana</i>	American Elm	10.5	Good				
9655	<i>Acer saccharum</i>	Silver Maple	17	Good				
9656	<i>Quercus bicolor</i>	Swamp White Oak	11.5	Good				
9657	<i>Quercus bicolor</i>	Swamp White Oak	17	Good				
9658	<i>Ulmus rubra</i>	Slippery Elm	20	Good				
9659	<i>Acer saccharum</i>	Silver Maple	20.5	Good				
9660	<i>Acer saccharum</i>	Silver Maple	51	Fair				
9661	<i>Corya cordiformis</i>	Bittersweet Hickory	9	Good				
9662	<i>Corya cordiformis</i>	Bittersweet Hickory	10.5	Good				
9663	<i>Ulmus americana</i>	American Elm	8.5	Good				
9664	<i>Ulmus americana</i>	American Elm	12	Good				
9666	<i>Corya cordiformis</i>	Bittersweet Hickory	9	Good				
9667	<i>Ulmus americana</i>	American Elm	17.5	Good				
9668	<i>Ulmus americana</i>	American Elm	8	Good				
9669	<i>Ulmus americana</i>	American Elm	8.5	Good				
9670	<i>Ulmus americana</i>	American Elm	16	Good				
9671	<i>Acer saccharum</i>	Silver Maple	9.5	Good				
9672	<i>Quercus bicolor</i>	Swamp White Oak	22.5	Good				
9673	<i>Acer saccharum</i>	Silver Maple	11.5	Good			Y	
9674	<i>Ulmus americana</i>	American Elm	9.5	Good				
9675	<i>Acer saccharum</i>	Silver Maple	13	Good	Y	Y		
9676	<i>Acer saccharum</i>	Silver Maple	16.5	Good			Y	Y
9679	<i>Acer saccharum</i>	Silver Maple	9	Good	Y	Y		
9680	<i>Acer saccharum</i>	Silver Maple	27	Good	Y	Y		
9681	<i>Acer saccharum</i>	Silver Maple	35	Good	Y	Y		
9682	<i>Acer saccharum</i>	Silver Maple	13	Good	Y	Y		
9683	<i>Ulmus americana</i>	American Elm	10.5	Good	Y	Y		
9684	<i>Acer saccharum</i>	Silver Maple	9.5	Good	Y	Y		
9685	<i>Acer saccharum</i>	Silver Maple	10	Good	Y	Y		
9686	<i>Ulmus americana</i>	American Elm	14	Dead				
9687	<i>Acer saccharum</i>	Silver Maple	33	Dead	Y	Y		
9688	<i>Acer saccharum</i>	Silver Maple	33	Good			Y	Y
9689	<i>Quercus bicolor</i>	Swamp White Oak	30	Good			Y	
9690	<i>Ulmus rubra</i>	Slippery Elm	14.5	Good		Y		
9691	<i>Populus deltoides</i>	Cottonwood	25.5	Good	Y			
9692	<i>Populus deltoides</i>	Cottonwood	21	Good	Y			
9693	<i>Pinus resinosa</i>	Red Pine	14	Good				
9694	<i>Pinus resinosa</i>	Red Pine	8	Good				
9695	<i>Pinus resinosa</i>	Red Pine	11	Good				
9696	<i>Pinus resinosa</i>	Red Pine	12	Good				
9697	<i>Pinus resinosa</i>	Red Pine	11.5	Good				
9698	<i>Pinus resinosa</i>	Red Pine	16	Good				
9699	<i>Pinus resinosa</i>	Red Pine	12	Good				
9700	<i>Pinus resinosa</i>	Red Pine	11	Good				
9701	<i>Pinus resinosa</i>	Red Pine	12	Good				
9702	<i>Picea pungens</i>	Blue Spruce	11	Good				
9703	<i>Picea pungens</i>	Blue Spruce	13.5	Good				
9704	<i>Picea pungens</i>	Blue Spruce	10	Good				
9705	<i>Picea pungens</i>	Blue Spruce	13.5	Good				
9706	<i>Picea pungens</i>	Blue Spruce	11	Good				
9707	<i>Picea pungens</i>	Blue Spruce	9	Good				
9708	<i>Picea pungens</i>	Blue Spruce	10.5	Good				
9709	<i>Picea pungens</i>	Blue Spruce	8	Good				
9710	<i>Picea pungens</i>	Blue Spruce	11	Good				
9711	<i>Picea pungens</i>	Blue Spruce	9.5	Good				
9712	<i>Picea pungens</i>	Blue Spruce	10.5	Good				
9713	<i>Picea pungens</i>	Blue Spruce	9	Good				
9714	<i>Picea pungens</i>	Blue Spruce	10	Good				
9715	<i>Picea pungens</i>	Blue Spruce	10.5	Good				
9716	<i>Picea pungens</i>	Blue Spruce	10.5	Good				
9717	<i>Picea pungens</i>	Blue Spruce	8.5	Good				
9718	<i>Tilia americana</i>	Basistwood	10.5	Good				
9719	<i>Pinus resinosa</i>	Red Pine	14.5	Good				
9720	<i>Pinus resinosa</i>	Red Pine	13.5	Good				
9721	<i>Pinus resinosa</i>	Red Pine	8	Dead				
9722	<i>Pinus resinosa</i>	Red Pine	12	Good				
9723	<i>Pinus resinosa</i>	Red Pine	14	Good				

Total Trees Removed	50
Total Regulated Woodland Trees Remove	20
Trees 8" < 11" Removed	7
Trees 11" < 20" Removed	18
Trees 20" < 29" Removed	12
Trees >30" Removed	16
Total Replacement Trees Required	50

NOT FOR CONSTRUCTION

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VILLAS AT STONEBROOK PAVEMENT
MAINTENANCE CONTRIBUTION CALCULATION

	Percentage of Units
Villas at Stonebrook Condo Units	84
Camelot Parc Townhome Units	22
Total Number of Units	106
Total Villas at Stonebrook Pavement Area (SF)	197,466
Exclusive Use by Villas at Stonebrook (SF)	147,724
Camelot Parc Shared Pavement Maintenance Area (SF)*	49,742
Camelot Parc Contribution to Shared Pavement Maintenance	25%

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

VILLAS AT STONEBROOK LAWN
MAINTENANCE CONTRIBUTION CALCULATION

	Percentage of Units
Villas at Stonebrook Condo Units	84
Camelot Parc Townhome Units	22
Total Number of Units	106
Total Villas at Stonebrook Lawn Maintenance Area (SF)	709,541
Exclusive Use by Villas at Stonebrook (SF)	602,203
Camelot Parc Shared Lawn Maintenance Area (SF)*	107,338
Camelot Parc Contribution to Shared Lawn Maintenance	25%

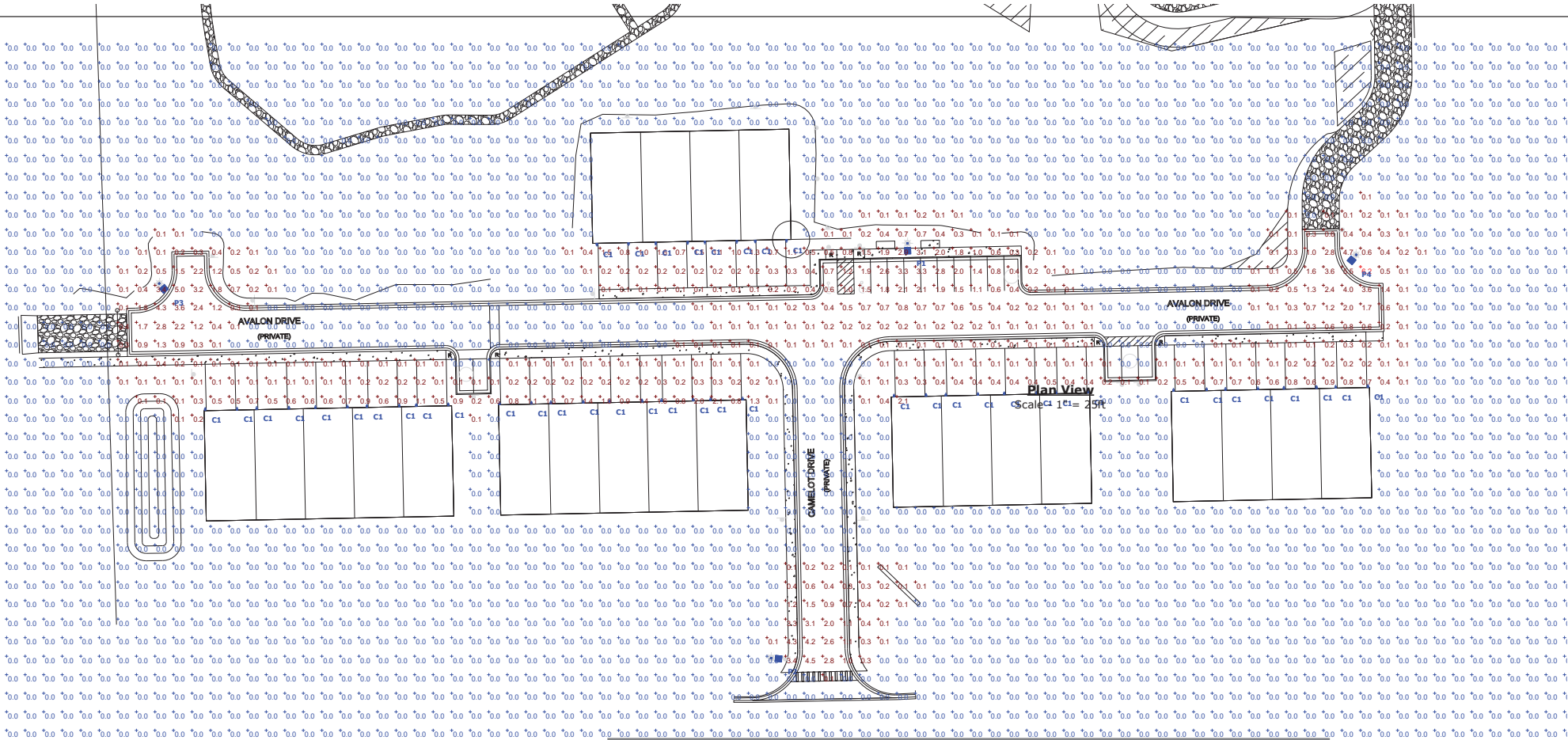
*Camelot Parc shared lawn area is based on assumed 120 foot wide corridor, less 28 feet wide road, less 5 foot sidewalk on both sides, multiplied by the length of Stonebrook Drive (1309 LF)

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



CAMELOT PARK
EXTERIOR PHOTOMETRIC PLAN
GASSER BUSH ASSOCIATES
WWW.GASSERBUSH.COM

Designer
BK
Date
07/30/2025
Scale
Not to Scale
Drawing No.
#22-81512 V6



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

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

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

UNLESS EXEMPT, PROJECT MUST COMPLY WITH LIGHTING COMPLIANCE REQUIREMENTS DEFINED IN ASHRAE 90.1 2013. FOR SPECIFIC INFORMATION CONTACT GBA CONTROLS GROUP AT CONTROLS@GASSERBUSH.COM OR 734-266-6705.

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

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

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

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

Statistics

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

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



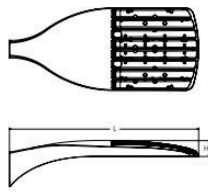
D-Series Size 1 LED Area Luminaire



d'series

Specifications

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



Canopy Number	
Notes	
Type	

Introduction

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

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

Ordering Information

EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED							
Series	LEDs	Color temperature ¹	Color Rendering Index ²	Distribution	Voltage	Mounting	
DSX1 LED	Forward optics P1 P6 P2 P7 P3 P8 P4 P9 P5 Rotated optics P10 ¹ P12 ¹ P11 ¹ P13 ¹	(this section 70CRI only) 30K 3000K 40K 4000K 50K 5000K (this section 80CRI only, extended lead times apply) 27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K	70CRI 70CRI 70CRI 70CRI 80CRI 80CRI 80CRI 80CRI 80CRI	AFR Automotive front row T1S Type I short T2M Type II medium T3M Type III medium T3LG Type III low glare ¹ T4M Type IV medium T4LG Type IV low glare ¹ TFTM Forward throw medium	TSM Type V medium TSLG Type V low glare TSW Type V wide BLC3 Type III backlight control ¹ BLC4 Type IV backlight control ¹ LCCO Left corner cutoff ¹ RCCO Right corner cutoff ¹	MVOLT (120V-277V) ¹ HVOLT (347V-480V) ^{1A} XVOLT (277V-480V) ^{1A} 120 V ^{1A} 208 V ^{1A} 240 V ^{1A} 277 V ¹ 347 V ¹ 480 V ^{1A}	Shipped included SPA Square pole mounting (#8 drilling) RPA Round pole mounting (#8 drilling) SPAS Square pole mounting #5 drilling ¹ RPAS Round pole mounting #5 drilling ¹ SPASN Square narrow pole mounting (#8 drilling) WBA Wall bracket ^{1B} MA Mast arm adapter (mounts on 2.3/8" OD horizontal beam)

Control options		Other options		Finish requested	
Shipped installed		PER7	Shipped installed	DOBK	Dark Bronze
NLTAIR2 PIRHN	nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 26' ¹ , ^{10, 15, 20, 25}	FAO	SPD20KV 20KV surge protection	DBLX	Black
			HS Houseshield shield (black finish standard) ²	DNAXD	Natural Aluminum
PIR	High-flow, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 26' ¹ , ^{10, 15, 20, 25}	BL30	L90 Left rotated optics ¹	DWXXD	White
		BL50	R90 Right rotated optics ¹	DOBTKD	Textured dark bronze
PER	NEMA twist-lock receptacle only (controls ordered separately) ¹	DMG	CCE Coastal Construction ¹	DBLXKD	Textured black
			HA 50°C ambient operation ²	DNATXD	Textured natural aluminum
PERS	Five-pin receptacle only (controls ordered separately) ¹ , ²	DS	BAA Bay America(n) Act Compliant	DWNGKD	Textured white
			SF Single fuse (120, 277, 347V) ¹		
			DF Double fuse (208, 240, 480V) ²		
			Shipped separately		
			EGSR External Glare Shield (reversible, field install required, matches housing finish)		
			BSDB Bird Spikes (field install required)		

GENERATION LIGHTING

8338701-12: Small One Light Downlight Outdoor Wall Lantern



Dimensions:

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

Bulbs:

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

Features:

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

Material List:

1 Body - Die Cast Aluminum - Black

Safety Listing:

Safety Listed for Wet Locations

Instruction Sheets:

English (990W83387_1-SEV)

Collection: Sevier

Supplied with 6.5-inches of wire

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

Designed for damp and wet environments allowing for direct water contact

1-year manufacturer warranty

Meets Title 24 energy efficiency standards

UPC #:785652027550

Finish: Black (12)

Shade / Glass / Diffuser Details:

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

Backplate / Canopy Details:

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

Shipping Information:

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



One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
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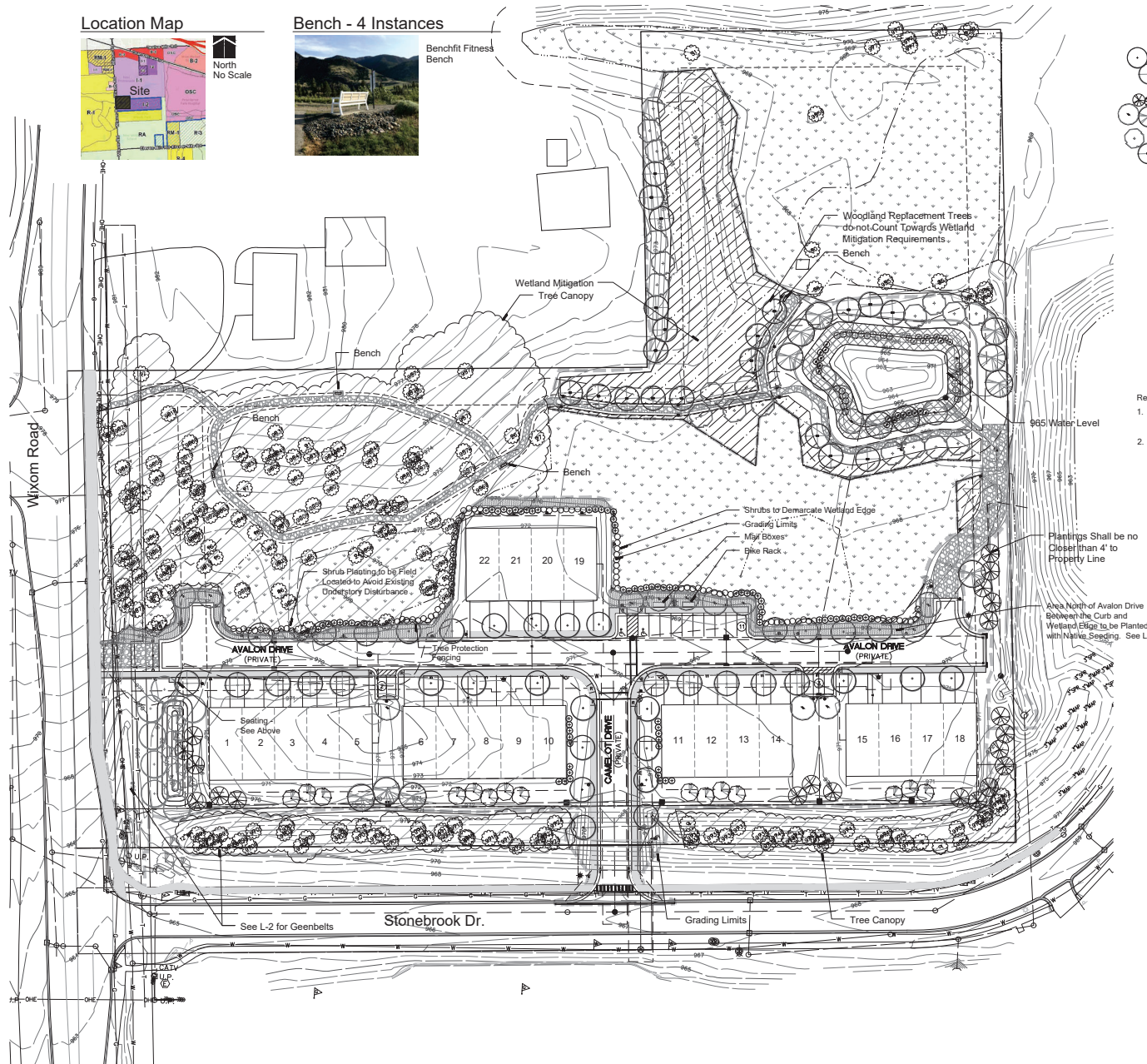
DSX1-LED
Rev. 09/05/23
Page 1 of 10

Generation Lighting reserves the right to revise the design of components of any product due to parts availability or change in safety listing standards without assuming any obligation or liability to modify any products previously manufactured and without notice. This literature depicts a product design that is the sole and exclusive property of Generation Lighting. In compliance with U.S. copyright and patent requirements, notification is hereby presented in this form that this literature, or the product it depicts, is not to be copied, altered or used in any manner without the express written consent of, or contrary to the best interests of Generation Lighting, a Visual Comfort & Co brand.

The aerial map displays various land parcels color-coded by ownership or status. The 'Site' is highlighted in black. Other labeled areas include RM-1, L-1, R-1, RA, OSC, B-2, and R-3. A road network is visible, including Highway 90 and Highway 100.



Benchfit Fitness
Bench



	Street Trees	1,642 I.f.
	Street Frontage Less Drives	352 I.f.
	Net Frontage	1,290 I.f.
	Trees Required	36.8 Trees (1,290 / 35)
	Trees Provided	37 Trees
	Multi-Family Trees	
	Total Units	22 Units
	Trees Required	66 Trees (22 x 3)
	Trees Provided	66 Trees
	Woodland Replacement	
	Replacement Required	53 Trees
	Total Trees Provided	40 Trees
	Trees Provided	39 Trees
	Large Shrubs	12 Trees (48 @ 61, 30% Max)
	Native Seeding	2 Trees (223 x @ 70-1, 5% Max)
	Trees to be Paid into Fund	0 Trees
	Detention Pond Plantings	
	10' Low-Water Elevation	324 I.f.
	Required Planting	227 I.f. (70%)
	Planting Provided	145 I.f. (75.6%)
	Pond Frontage for Trees	196 I.f.
	Trees Required	5.4 Trees (190 / 35)
	Trees Provided	8 Trees

- Requested Waivers:

- ### Stormwater Seed Mix

[illegible]

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

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

ALLEN DESIGN
LAND PLANNING / LANDSCAPE ARCHITECTURE
557 Carpenter
Northville, Michigan 48167
e. jca@wideopenwest.com
t. 248.467.4668

Professional Seal of James C. Allen, Registered Landscape Architect, State of Michigan, No. 66.

Conceptual Landscape Plan

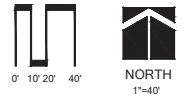
Camelot Parc
Novi, Michigan

Avalon Park Development, LLC
14955 Technology Drive
Shelby Township, Michigan 48315
248.890.5897

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

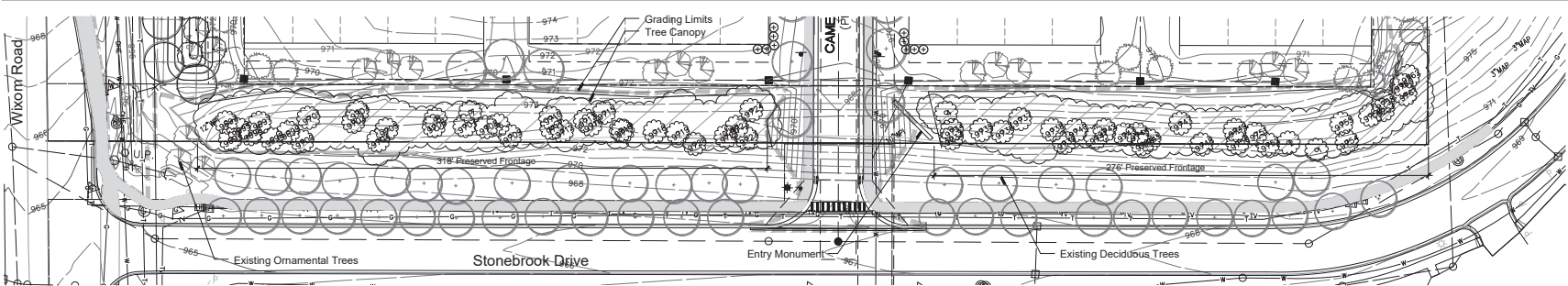
25-006

jca



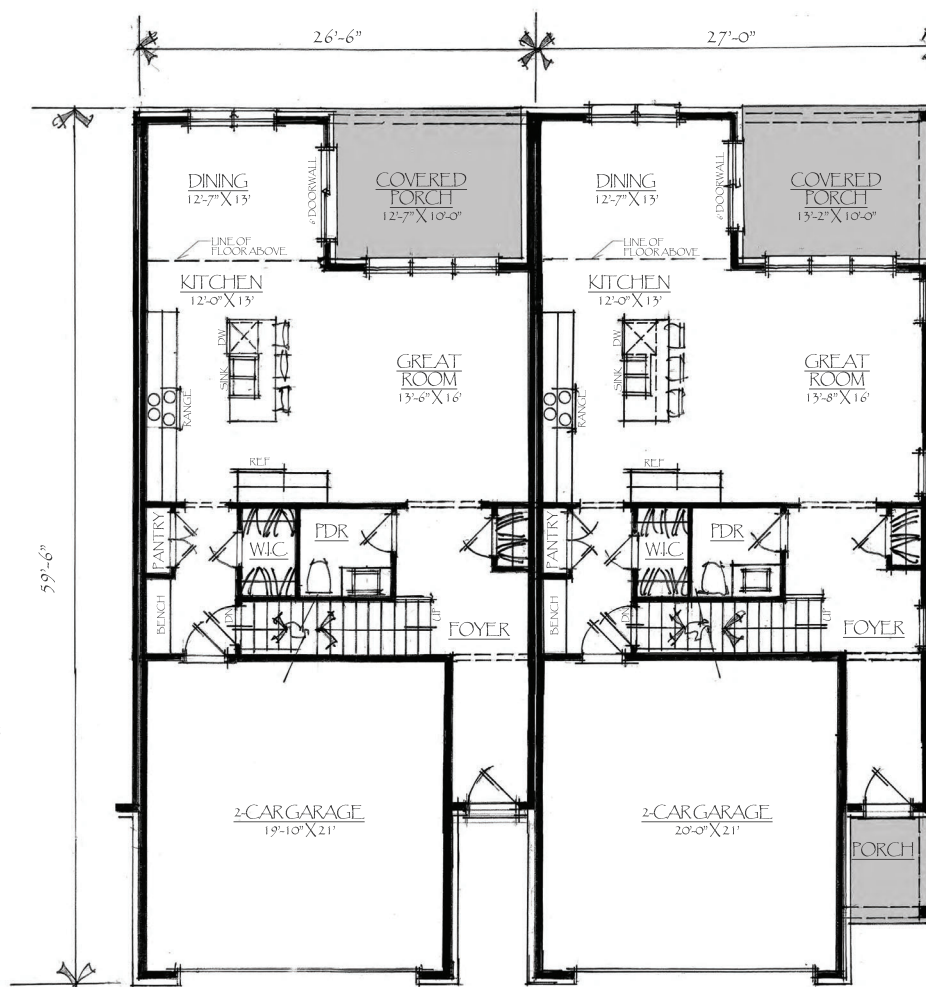
L-1

Stonebrook Drive Greenbelt





Camelot Park



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

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

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

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



Camelot Park

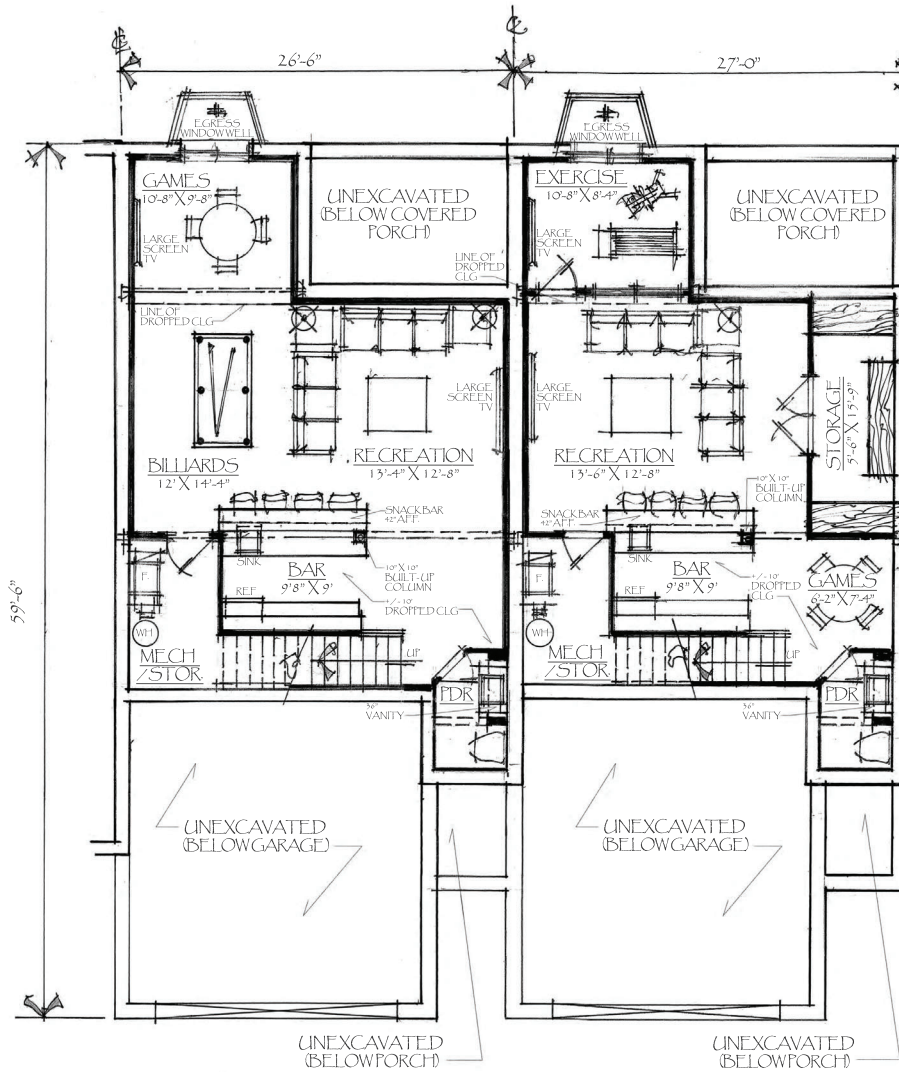


INTERIOR UNIT SECOND FLOOR
SCALE: 1/4" = 1'-0"

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



Camelot Park



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

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



Camelot Park



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

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

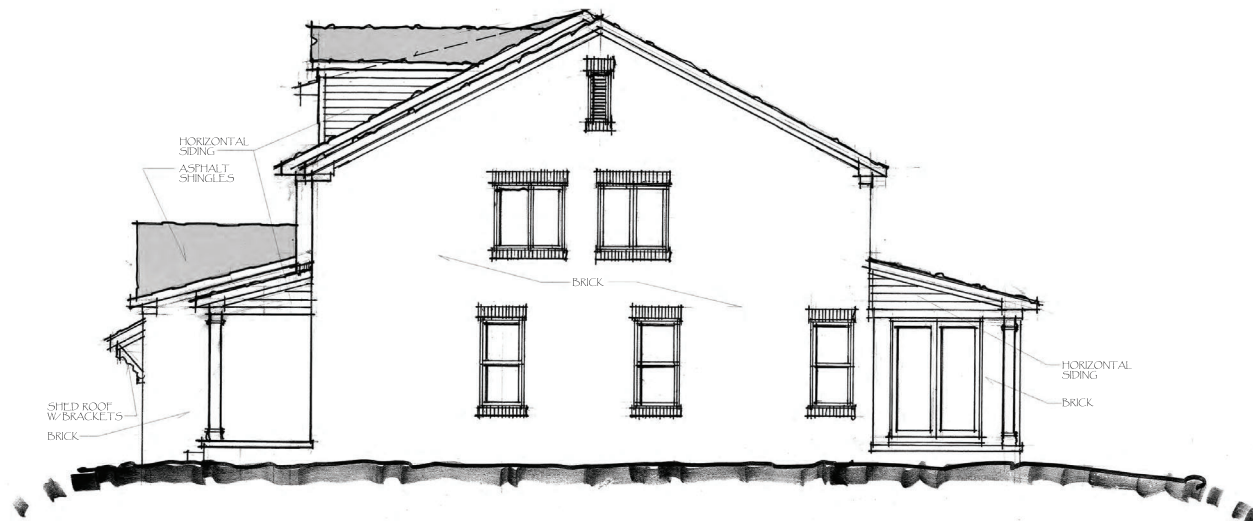
TR DESIGN
GROUP

Camelot Park



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

Camelot Park



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

Camelot Park



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

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

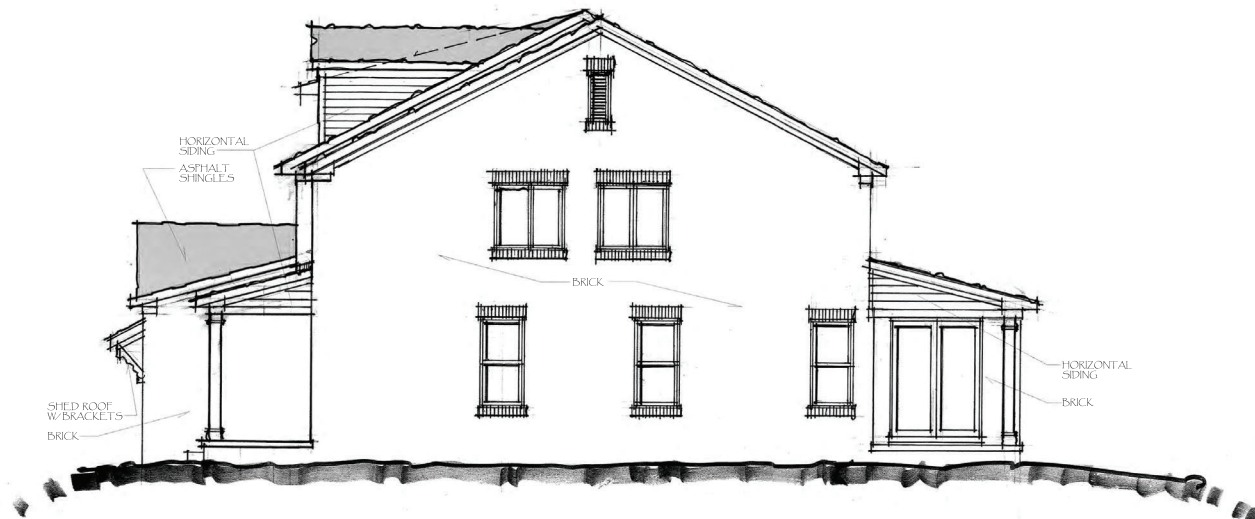


Camelot Park



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

Camelot Park



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

Camelot Park



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

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

TR DESIGN
GROUP

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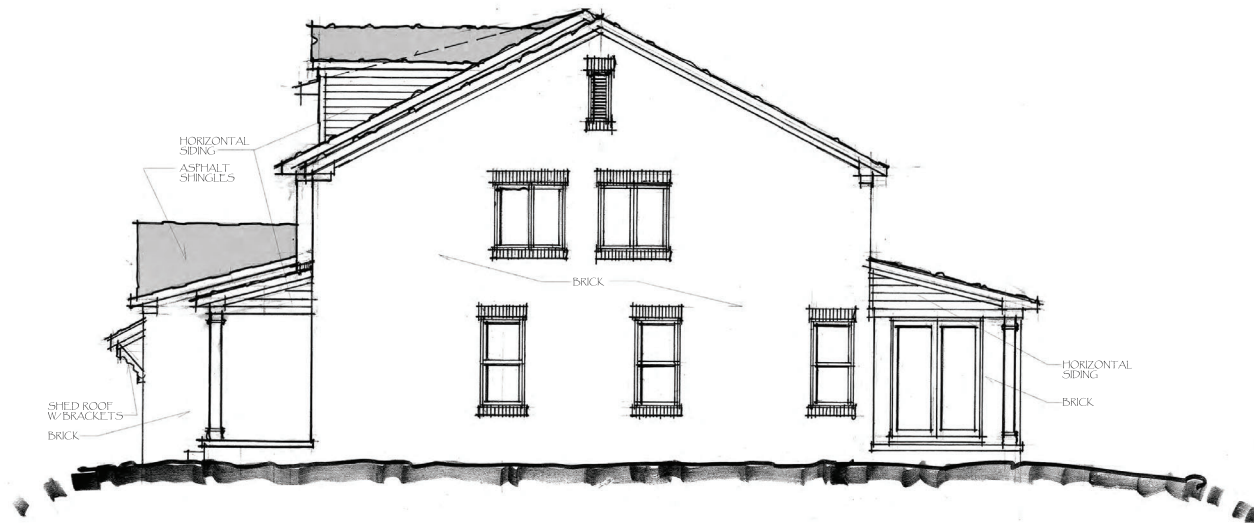
21222 Camelot Park v.6 01/27/25

Camelot Park



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

Camelot Park



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

EXHIBIT C: REVIEW LETTERS



PLAN REVIEW CENTER REPORT

February 2, 2026

Planning Review

Camelot Parc Townhomes

JSP25-02

PETITIONER

Avalon Park Development, LLC

REVIEW TYPE

2nd 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	January 9, 2026	

PROJECT SUMMARY

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

RECOMMENDATION

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

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

PSLR OVERLAY STANDARDS AND PROCEDURES

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

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

- a. The PSLR Overlay Development Agreement and PSLR Overlay Concept Plan will result in a recognizable and substantial benefit to the ultimate users of the project and to the community. *[The applicant proposes a walking trail through a 0.92 acre area of woodland to be preserved, which is 0.1 acre more than the 10% of site area requirement. Most of this nature trail will be publicly accessible from an entrance on Wixom Road. The enhancements of the common open spaces are the walking trail and two benches, which are proposed for public access through an easement. Much of the property is wetland area to be preserved and wetland mitigation, with over 50% of the site to be placed in conservation easements. Removal of invasive species, native seeding, and habitat structures for wildlife are proposed to enhance the natural features of the property.]*
- b. In relation to the underlying zoning or the potential uses contemplated in the City of Novi Master Plan, the proposed type and density of use(s) will not result in an unreasonable increase in the use of public services, facilities and utilities, and will not place an unreasonable burden upon the subject property, surrounding land, nearby property owners and occupants, or the natural environment. *[The number of daily vehicle trips projected to be generated is 132, which is less than the threshold for a Traffic Study (750 trips). Peak hour trips also do not reach the thresholds. The proposed use is expected to have minimal impacts on the use of public services, facilities and utilities over what the underlying zoning would allow. The proposed concept plan impacts about 0.40 acres of existing 2.3 acres of wetlands and proposes removal of approximately 20 of the regulated woodland trees. The plan indicates 0.61 acre of mitigation measures on-site for the wetland, which is just short of the 0.65 acre required, and planting 40 woodland replacement credits on-site.]*
- c. In relation to the underlying zoning or the potential uses contemplated in the City of Novi Master Plan, the proposed development will not cause a negative impact upon surrounding properties. *[The proposed buildings are buffered by landscaping and preserved natural features. The multi-family residential use can serve as a transition from the two-family and one-family developments to the west, east and south and the commercial shopping center to the north.]*
- d. The proposed development will be consistent with the goals and objectives of the City of Novi Master Plan, and will be consistent with the requirements of this Article [Article 3.1.27]. *[The proposed development could help provide for missing middle housing needs that are walkable to the commercial areas to the north, which is recommended in the City's Master Plan for Land Use. The layout for the site balances preservation of natural features with providing in-demand housing.]*

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

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

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

Plan.

SPECIAL LAND USE CONSIDERATIONS

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

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

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

ORDINANCE DEVIATIONS

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

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

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

- additional stub roads would require impacts to woodland trees and wetlands, and there are no logical connection points. (Subdivision Ordinance, Sec. 4.04)**
3. Minor drives are not to exceed 600 feet. **The proposed Avalon Drive would be considered a minor drive, with a width of 26 feet. It has small bays of off-street visitor parking proposed in a few areas. The drive is greater than 600 feet in length, which requires a deviation. This deviation is supported by staff due to the existing wetlands which constrain development to the southern area of the site. A wider road width is unnecessary for the small site and would cause greater impacts to the natural features. (Sec. 5.10.1.B.ii)**
 4. Parking and/or access aisles are located within 8 feet of the buildings in some locations. **The visitor parking locations are no closer than the unit driveway aprons, where parking is also permitted. Staff supports the deviation. (ZO Sec. 3.21.2.A.iv)**
 5. Active recreation area is supposed to make up 50% of the total open space area provided on a site. **For this site, because the total amount of open space is extensive (2.87 acres) and the site contains large areas of wetlands and woodlands, it is nearly impossible to increase the active open space beyond the 32% proposed without removing the passive open space. Staff supports the deviation. (ZO Sec. 3.21.2.A.iv)**
 6. Sidewalks along private roadways should be located such that the outside edge of the sidewalk is a minimum of 15 feet from back of curb. **In this case, locating the sidewalk further from the roadway would cause additional impacts to wetland areas or removing more of the berm. The traffic volume is expected to be low enough for this small development that the safety of pedestrians would not be at risk with the sidewalk locations shown. (Design & Construction Standards)**
 7. Five-foot sidewalks are required along both sides of local streets and private roadways. **The proposed plans show 5-foot sidewalks on both sides of Camelot Drive, and along the full south side of Avalon Drive. However, sidewalks are shown on only part of the north side of Avalon Drive. This requires a deviation, which is supported by staff as the areas without sidewalk are not near buildings, and installing them would require greater impacts on the wetlands. (CO, Sec. 11-256)**
 8. Deficiency in street trees along Wixom Road. **It appears that there is not room for trees with the new sidewalk and existing utilities along the road, so this would be supported by staff. (ZO Sec 5.5.3.B(10))**
 9. All buildings, parking lots and loading areas shall be separated from section line road rights-of-way by a 50-foot landscape buffer containing an undulating 3-5 foot-tall, landscaped berm. **A four-foot tall landscaped berm is provided along Wixom Road, but it is not undulating due to the area's size. In addition, there is no berm or greenbelt trees proposed north of the emergency access drive. This is supported by staff since providing the berm would require additional impacts to existing woodland trees and wetlands, and there are no buildings proposed in that area. (Zoning Sec. 5.5.3.B.ii, iii)**
 10. Lack of a 25-foot wetland buffer north of Avalon Drive. **This is supported by staff as the applicant has proposed signage as visual protection for the wetland between Avalon Drive and the buildings is proposed. The applicant has proposed planting shrubs in this wetland that would discourage mowing. Wetland buffers are meant to remain in a natural, un-mowed state in order to protect the wetland from surface water run-off and pollutants. See Wetland Review for more specific comments. (Sec. 3.6.2.M)**

ADDITIONAL REVIEW COMMENTS

This project was reviewed for conformance with the Zoning Ordinance with respect to Article 3 (Zoning Districts), Article 4 (Use Standards), Article 5 (Site Standards), and any other applicable provisions of the Zoning Ordinance.

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

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

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

2. **Unit size:** Per the City's 2016 Master Plan, missing middle housing types are expected to be smaller units than or typically found in Novi, with small or zero setback lots. The current concept plan is proposing unit sizes of 1,950-1,975 square feet. **These units are consistent with other development projects proposed to meet RM-1 and RM-2 standards, but are larger than the adjacent Villas at Stonebrook units (max. 1700 square feet).**
3. **Housing Style:** Conceptual elevations and floor plans provided indicate 2-story townhouses, with 3-, 4-, and 5-unit buildings. Each unit has its own exterior door and contains three bedrooms. Each home has a two-car attached garage.
4. **Density:** Section 4.70 of the Zoning Ordinance states, "In the PSLR district, low-rise multiple-family residential uses are permitted as a special land use up to a maximum of 6.5 dwelling units per net acre, excluding existing road rights-of-way." **The current concept plan proposes 2.7 units/net acre (ROW is excluded from the gross parcel size), which is less than what is allowed under PSLR zoning requirements.**
5. **Traffic Impacts:** As indicated in the Traffic Review letter, the proposed development is estimated to generate 5 peak hour trips in the morning, 10 peak-hour trips in the evening, and approximately 132 daily trips. These levels do not meet the City's threshold to require either a Traffic Impact Study or a Traffic Assessment, as described in the City's Site Plan and Development Manual. In addition, no new access drive is proposed to be added onto Wixom Road.
6. **Stonebrook Drive:** The applicant has included a proposed Road Maintenance Plan on Sheet 12 for Stonebrook Drive. The plan calculates a contribution for the proposed Camelot Parc toward Stonebrook Drive maintenance costs based on the length of the road, percentage of road used to access Wildlife Woods Park, and the total number of units for each development. **As Stonebrook Drive is a private road owned by Villas at Stonebrook HOA, the applicant has indicated they are discussing the road maintenance agreement with them. Any cost-sharing agreement would be a private agreement between the two entities.**
7. **Connection to neighboring properties:** Full time access drives shall be connected only to non-section line roads. New roads should provide public access connections to neighboring properties at location(s) acceptable to the City and the neighboring property. **The proposed development has a full-time access drive from Stonebrook Drive, a private road belonging to the Villas at Stonebrook development. There is an ingress-egress agreement to allow this access. Wixom Road is considered a Section line road. A gated emergency access only drive is provided to Wixom Road. The only neighboring property available to connect to is the property to the north, which also has the ability to develop under the PSLR standards. Providing a connection to that parcel would mean impacting regulated wetland and woodland areas. Therefore, staff does not recommend that connection.**
8. **Open Space:** The applicant has revised the plan to meet requirements for several conditions related to providing open space on the property, and is requesting a deviations for only one condition. While nearly 30% of the site is proposed to remain open space, it is largely existing

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

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

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

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

SUMMARY OF OTHER REVIEWS

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

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

NEXT STEP: CITY COUNCIL

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

STREET AND PROJECT NAME

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

CHAPTER 26.5

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



Lindsay Bell, AICP – Senior Planner



PLANNING REVIEW CHART: PSLR Planned Suburban Low-Rise Overlay

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

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

Item	Required Code	Proposed	Meets Code	Comments
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 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	22 dwelling units – low rise multiple family (2-story)	Yes	Special Land Use Permit 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.			
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.	22 Units on 8.24 net acres = 2.7 Dwelling units per acre	Yes	
3.21 PSLR Required Conditions				
Narrative (Sec. 3.32.3.A)	Explain how the development exceeds the standards of this ordinance	Narrative provided	Yes	
PSLR Overlay Concept Plan:	i. Legal description and dimensions	Provided	Yes	

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

Item	Required Code	Proposed	Meets Code	Comments
	xix. Phasing plan	Phasing not indicated	NA	
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 or 8.24 Net after ROW dedication, units 22	NA	<i>Does not meet threshold for CIS</i>
Traffic Impact Study (Sec. 3.21.1.C)	Study as required by the City of Novi Site Plan and Development Manual	Does not meet requirements for study	NA	
Proposed Ordinance Deviations (Sec. 3.21.1.D)	List all proposed ordinance deviations with supporting narrative.	Deviations listed in applicant narrative.	Yes	See charts and letters for all deviations
City Council may approve deviations from the Ordinance standards as part of a PSLR Overlay Development Agreement provided there are specific, identified features or planning mechanisms deemed beneficial to the City which are designed into the project for the purpose of achieving the objectives for the District. Safeguards shall be provided for each regulation where there is noncompliance on the PSLR Overlay Concept Plan.				
Required PSLR Overlay Use Standards/ Conditions for special land uses (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) *** The maximum front and exterior side yard setback requirement when adjacent to roads and drives (other than planned or existing section	Minimum front yard setback: 30 ft*** Maximum front yard setback: 75 ft.	30 ft. from units to private dr.	Yes	
	Minimum rear yard setback: 30 ft	30 feet	Yes	
	Exterior side yard adjacent to roads and drives 30 ft***	55 feet to South property line	Yes	
	Exterior side yard adjacent to planned or existing section line road ROW 50 ft	50 feet from Wixom Road	Yes	
	Interior side yard 30 ft	130 ft	Yes	2 Western-most buildings

Item	Required Code	Proposed	Meets Code	Comments
line road right-of-way) is 75 feet.	Building to building 30 ft	25 ft	No	<u>are 25-feet apart, which would require a deviation</u>
	Building Corner to corner: 15 ft		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	Refer to planning and landscape review for more details – <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	A few Interior parking shown for visitor spaces	Yes	
	Screened by 3-5 ft. undulating berm from adjacent streets per Section 5.5.3.	Berms present	Yes	
	All parking and access aisles shall be Min. 15 ft. from all buildings	8-11.6 feet in some locations	No	<u>Deviation requested to allow visitor parking to be located 8- to 11.5-ft from buildings</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		NA	
	Exterior side yard adjacent to a local street – 30 ft. min	120 ft	Yes	
	Interior side yards adjacent to single family residential districts - 30 ft. min	120 ft	Yes	
	Interior side yards not adjacent to a single family residential district – 15 ft. min		NA	
Open Space Recreation requirements for Multi-Family Residential Developments (Sec. 3.21.2.A.v)	Minimum of 200 square feet per dwelling unit of private open space accessible to building (includes covered porches, balconies and patios)	Private open space indicated – 125 sf is proposed in balcony/patio areas, and each unit now has 260 sf of open space at back of unit	Yes	<i>Deviation for deficiency no longer required</i>

Item	Required Code	Proposed	Meets Code	Comments
	Common open space areas as central to project as possible	Most of the open space in the northern area of the site – existing wetlands and proposed mitigation areas	Yes	
	Active recreation areas shall be provided with at least 50 % of the open spaces dedicated to active recreation	Total open spaces: 2.87 acres Active open space: 0.92 acres (walking trail area)	No	<u>Deviation requested for less than 50% as active, 32% proposed</u>
	Active recreation shall consist 10% of total site area. (0.82 acre)	Active open space 0.92	Yes	<i>Deviation for deficiency no longer required</i>
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	22 x 2 = 44 required 104 spaces provided	Yes	Two-car garages, 2 apron spaces per unit, and 16 visitor spaces
	Landscaping per Section 5.5, All sites shall include streetscape amenities such as but not limited to benches, pedestrian plazas, etc.	One bench, residential-style wall lights	Yes	Suggest additional benches around the walking path
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. 134 ft max	Yes	
	City Council may modify the minimum length up to a maximum of 360 ft. if: a) Building includes recreation space for min. 50 people b) Building is setback 1 ft. for every 3 ft. in excess of 180 ft. from all residential districts.	Not applicable	NA	
Outdoor Lighting (Sec. 3.21.2.A.x)	Maximum height of light fixtures: 20 ft.	15 ft	Yes	
	Cut-off angle of 90 degrees or less	Provided	Yes	
	No direct light source shall be visible at any property line abutting a section line road right-of-way at ground level.	Light fixture at western end of access aisle may be visible, but it is shielded	Yes	
	Maximum Illumination at property line: 0.5fc	Max proposed 0.5 fc except for entrance drive on Stonebrook Dr.	Yes	

Item	Required Code	Proposed	Meets Code	Comments
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 Active Mobility 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.	Pathway existing on Wixom Road	NA	
Building Design Standards (Sec. 3.21.2.C)				
Building Height (Sec. 3.21.2.C.i)	35 ft. or 2 ½ stories	2-story shown, 25.5'	Yes	
Building Design (Sec. 3.21.2.C.ii)	Buildings must be designed with a "single-family residential character"	Residential style shown	Yes	See previous 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	Pedestrian entrances on front and rear, for each unit	Yes	
Maximum % of Lot Area Covered (Sec. 3.1.27.D)	25%	9.17%	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	
Additional Road Design, Building Setback, And Parking Setback Requirements, Multiple-Family Uses (Sec. 5.10)				
Road standards (Sec. 5.10)	A private drive network within a cluster, two - family, multiple-family, or non-residential uses and developments shall be built to City of Novi Design and Construction Standards for local street standards (28 feet back-to-back width)	Camelot Dr - 28 feet wide Avalon Dr – 26 feet	Yes	
Major Drives	Width: 28 feet	Stonebrook Dr would be the Major Drive - existing	Yes	
Minor Drive	- Cannot exceed 600 feet - Width: 24 feet with no on-street parking - Width: 28 feet with parking on one side - Parking on two sides is not allowed - Needs turn-around if longer than 150 feet	Avalon Drive exceeds 600 ft length 26-foot wide Parking bays on 1 side Turn-arounds provided	No Yes	<u>Deviation required for minor drive in excess of 600 ft</u>
Parking on Major and Minor Drives	- Angled and perpendicular parking, permitted on minor drive, but not from a major drive; - minimum centerline radius: 100 feet - Adjacent parking and on-street parking shall be limited near curves with less than two-hundred thirty (230) feet of centerline radius - Minimum building	Perpendicular parking proposed on minor drive Parking setback is required to be 15 ft in PSLR standards (see previous note)	Yes	

Item	Required Code	Proposed	Meets Code	Comments
	setback from the end of a parking stall shall be 25 feet in residential districts.			
Parking, Loading and Dumpster Requirements				
Number of Parking Spaces	Two for each dwelling unit	104 spaces	Yes	
Multiple Family (Sec. 5.2.12.A)	For 22 units, 44 spaces			
Parking Space Dimensions and Maneuvering Lanes (Sec. 5.3.2)	90° parking layout: 9' x 19' parking space dimensions and 24' wide drives	26' access aisle	Yes	
	9' x 17' if overhang on 7' wide interior sidewalk or landscaped area as long as detail indicates 4' curb	9' x 19' proposed	Yes	
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		NA	See Traffic Review for detailed comments
Barrier Free Spaces Barrier Free Code	1 barrier free parking spaces (for total 26 to 50) & 1 van barrier free parking space	2 barrier free proposed		See Traffic Review
Barrier Free Space Dimensions Barrier Free Code	- 8' wide with an 8' wide access aisle for van accessible spaces - 8' wide with a 5' wide access aisle for regular accessible spaces	9' wide, 9' access aisle – appears to comply	Yes?	Could reduce spaces to 8' each with 8' access to recover a couple feet of pavement
Barrier Free	One sign for each			See Traffic Review

Item	Required Code	Proposed	Meets Code	Comments
Signs <i>Barrier Free Code</i>	accessible parking space.			
Minimum number of Bicycle Parking <i>(Sec. 5.16.1)</i>	One (1) space for each five (5) dwelling units: 5 spaces required	5 spaces shown	Yes	Provide required bike parking
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		TBD	Will be reviewed in Final Site Plan submittal
Bicycle Parking Lot layout <i>(Sec 5.16.6)</i>	Parking space width: 7 ft. One tier width: 11 ft. Two tier width: 18 ft. Maneuvering lane width: 4 ft. Parking space depth: 32 in		TBD	Will be reviewed in Site Plan submittals
Dumpster <i>(Sec 4.19.2.F)</i>	- 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	Not proposed – individual trash pick up	NA	
Dumpster Enclosure <i>(Sec. 21-145.(c) City code of Ordinances)</i>	- 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		NA	

Item	Required Code	Proposed	Meets Code	Comments
	- Posts or bumpers to protect the screening - Hard surface pad. - Screening Materials: Masonry, wood or evergreen shrubbery			
Sidewalk Requirements				
ARTICLE XI. OFF-ROAD NON-MOTORIZED FACILITIES <i>Sec. 11-256. Requirement. (c) & Sub. Ord. Sec. 4.05,</i>	- 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.	Existing pathway shown on Wixom Road 5-ft sidewalks both sides of Camelot Dr, 5-ft sidewalk on Avalon Dr for most part	Yes No	<u>Deviation required for absence of sidewalk on portion of north side of Avalon Drive</u>
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.		No	
Active Mobility Plan	- Pathway gap on Wixom Road		NA	This gap was constructed by the City in 2024
City Code and Other Requirements				
Woodlands <i>(City Code Ch. 37)</i>	Replacement of removed trees		TBD	See Planning and Woodland Reviews

Item	Required Code	Proposed	Meets Code	Comments
Wetlands (City Code Ch. 12, Art. V)	Mitigation of removed wetlands at ratio of 1.5:1 emergent wetland, 2:1 for forested wetlands	Mitigation shown to be constructed on-site	Yes	See Wetland Review.
Design and Construction Standards Manual	Land description, Sidwell number (metes and bounds for acreage parcel, lot number(s), Liber, and page for subdivisions).		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. Some dimensions are required to provide more clarity.	Yes	Refer to all review letters 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 \$8.5M 50-70 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	PSLR Agreement Conservation Easements Master Deed	TBD	<u>A PSLR agreement would be required if City Council approves the Concept Plan</u>
Development and Street Names	Development and street names must be approved by the Street Naming Committee before Preliminary Site Plan approval	Application received	Yes	
Development/ Business Sign	- Signage if proposed requires a permit. - Signage is not regulated by the Planning Division or Planning Commission.	Will need to apply for sign permit		<i>Contact Ordinance Enforcement at 248.735.5678, for sign ordinance questions.</i>

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

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

Item	Required Code	Proposed	Meets Code	Comments
Non-Residential (Sec. 5.7.3.L)	at the property line shall not exceed 1 foot candle			
Max. Illumination adjacent to Residential (Sec. 5.7.3.M)	- Fixture height not to exceed 25 feet - Cut off angle of 90 degrees or less - No direct light source shall be visible at the property line adjacent to residential at ground level - Maximum illumination at the prop line not to exceed 0.5 fc.	Fixture height not noticed Property lines 0.0 except for entrance on Stonebrook Dr	No Yes	
Residential Developments (Sec. 5.7.3.O)	- Provide sufficient illumination (0.2 fc min) at each entrance from major thoroughfare - Residential projects may deviate from the min. illumination levels and uniformity requirements of 5.7.3.L so long as site lighting for parking lots, property lines and security lighting is provided	Lighting at entrances exceeds min	Yes	<i>Lighting is appropriate for residential area</i>

NOTES:

1. This table is a working summary chart and not intended to substitute for any Ordinance or City of Novi requirements or standards.
2. The section of the applicable ordinance or standard is indicated in parenthesis. Please refer to those sections in Article 3, 4 and 5 of the zoning ordinance for further details.
3. Please include a written response to any points requiring clarification or for any corresponding site plan modifications to the City of Novi Planning Department with future submittals.



PLAN REVIEW CENTER REPORT

07/09/2025

Engineering Review

Camelot Parc Townhomes
JSP25-0002

APPLICANT

Avalon Park Development, LLC

REVIEW TYPE

PSLR Concept Plan

PROPERTY CHARACTERISTICS

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

PROJECT SUMMARY

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

RECOMMENDATION

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

COMMENTS

1. Reference city benchmark 1823, located on the west side of Wixom Road. [City of Novi Survey Benchmarks Arch Map](#).
2. **Only at the time of the printed Stamping Set submittal**, provide the City's standard detail sheets for water main (5 sheets), sanitary sewer (3 sheets), storm sewer (2 sheets), paving (2 sheets). The most updated details can be found on the City's website under [Engineering Standards and Construction Details](#).
3. A [Right-of-Way Permit](#) will be required from the City of Novi.
4. Provide sight distance measurements for the Stonebrook Drive entrance in accordance with Figure VIII-E of the [Design and Construction Standards, Chapter 11 of the City of Novi Code of Ordinances](#).
5. Provide a traffic control sign table listing the quantities of each **permanent** sign type proposed for the development. Provide a note along with the table stating all traffic signage will comply with the current MMUTCD standards. Check pole detail for any right-of-way poles.
6. Provide a construction materials table on the utility plan listing the quantity and material type for each utility (water, sanitary and storm) being proposed.
7. Provide a utility crossing table indicating that at least 18-inch vertical clearance will be provided, or that additional bedding measures will be utilized at points of conflict where adequate clearance cannot be maintained.
8. Provide a note stating if dewatering is anticipated or encountered during construction, then a dewatering plan must be submitted to the Engineering Division for review.
9. Generally, all proposed trees shall remain outside utility easements. Where proposed trees are required within a utility easement, add a note stating the distance between the proposed water main and the street trees.

WATER MAIN

10. All public water main easements shall be 20-feet wide. Show 20-foot wide proposed easement.
11. Provide a water main basis of design for the development on the utility plan sheet.
12. Water Systems must have the ability to serve at least three thousand (3,000) gallons per minute in apartment, cluster residential and similar complexes, institutional and school areas.
13. Provide a profile for all proposed public water main 8-inch or larger.
14. In the general notes and on the profile, add the following note: "Per the Ten States Standards Article 8.8.3, one full 20-foot pipe length of water main shall be used whenever storm sewer or sanitary sewer is crossed, and the pipe shall be centered on the crossing, in order to ensure 10-foot separation between water main and sewers." Additionally, show the 20-foot pipe lengths on the profile.
15. EGLE permit applications take at least 3 months for review, it is recommended that the applicant submit the draft EGLE application with preliminary site plan to Engineering Division.

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

IRRIGATION

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

SANITARY SEWER

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

STORM SEWER

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

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

STORM WATER MANAGEMENT PLAN

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

PAVING & GRADING

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

42. Provide existing and proposed contours on the Grading Plan at the time of the Final Site Plan submittal.
43. Indicate curb height where parking spaces are proposed, 6-inch curb should be provided where 19-foot stalls are proposed.
44. Provide at least 3-foot buffer distance between the sidewalk and any fixed objects, including hydrants and irrigation backflow devices. Include a note on the plan where the 3-foot separation cannot be provided.
45. Site grading shall be limited to 1V:4H (25-percent), excluding landscaping berms.
46. Revise the on-site road cross-section to 1.5 inches of MDOT 5E1 on 2.5 inches of MDOT 3C on 8 inches of 21AA [limestone only if within 100 feet of a watercourse] aggregate base.
47. Sidewalk on site may have a 4" compacted class II sand base, all proposed sidewalk in the right-of-way must have 21 AA aggregate base.
48. Provide top of curb/walk and pavement/gutter grades to indicate height of curb adjacent to parking stalls or drive areas.
49. Soil borings along the proposed road will be required at 500-foot intervals per Section 11-195(d) of the Design and Construction Standards.
50. Per Section 26.5-35(c), a statement is required on any plan containing a private street with the following language: "City of Novi has no responsibility to improve or maintain the private streets contained within or private streets providing access to the property described in this [plan/plat]".

SOIL EROSION & SEDIMENT CONTROL

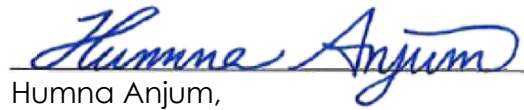
51. A SESC permit is required (link to [Soil Erosion Permit Application](#)). A review will be done when a completed packet is submitted to Sarah Marchioni at Community Development.
52. Application should be submitted at time of Final Site Plan submittal.

THE FOLLOWING MUST BE SUBMITTED WITH THE NEXT SUBMITTAL:

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

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

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



Humna Anjum,
Project Engineer

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



PLAN REVIEW CENTER REPORT

January 16, 2026
Camelot Parc Townhomes
Second Revised PSLR Concept Plan - Landscaping

Review Type

Second Revised PSLR Concept Plan Landscape Review

Job #

JSP25-0002

Property Characteristics

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

Ordinance Considerations

This project was reviewed for conformance with Chapter 37: Woodland Protection, Zoning Article 5.5 Landscape Standards, the Landscape Design Manual and any other applicable provisions of the Zoning Ordinance. Items in **bold** below must be addressed and incorporated as part of the revised PSLR Preliminary Site Plan submittal and underlined items must be addressed on the Final Site Plans. Please follow the guidelines of the Zoning Ordinance Section 5.5 and the Landscape Design Manual. This review and the accompanying landscape chart are summaries and are not intended to substitute for any Ordinance.

Recommendations:

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

LANDSCAPE DEVIATIONS REQUIRED FOR THE PROPOSED LAYOUT:

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

Ordinance Considerations

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

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

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

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

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

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

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

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

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

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

Plant List (LDM 4, 10)

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

Planting Notations and Details (LDM 10)

Provided

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

Required trees and shrubs are provided.

Irrigation (LDM 10)

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

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



Rick Meader – Landscape Architect

LANDSCAPE REVIEW SUMMARY CHART – Second Revised PS LR Concept Plan

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

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

LANDSCAPE DEVIATIONS THAT ARE REQUIRED FOR THE PROPOSED LAYOUT:

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

Item	Required	Proposed	Meets Code	Comments
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" = 40' • Foundation planting scale: 1"=30'	Yes	
Owner/Developer Contact Information (LDM 10)	Name, address and telephone number of the owner and developer or association	On Title Block	Yes	
Project Information (LDM 10)	Name and Address	Location map on Sheet L-1	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	Jim Allen – Allen Design	Yes	
Sealed by LA. (LDM 10)	Requires original signature	Copy of seal and signature	Yes	
Miss Dig Note (800)482-7171	Show on all plan sheets	On Title Block	Yes	

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

Item	Required	Proposed	Meets Code	Comments
		other protection for the wetlands.		shown below to protect the wetlands from unsupported activities. They should be placed every 100 feet behind the curbs and building. 2. Include a detail for the proposed signs.
Soil type (LDM 10)	As determined by Soils survey of Oakland county	Soils Legend and boundaries are on Sheet 2 • Capac Sandy Loam • Marlette Sandy Loam • Brookston & Colwood Loams • Houghton & Adrian Mucks • Urban Land	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	Zoning is shown on the Location Map on Sheet L-1	Yes	
PROPOSED IMPROVEMENTS (LDM 10)				
Existing and proposed improvements	Existing and proposed buildings, easements, parking spaces, vehicular use areas, and R.O.W	• All site elements are shown on L-1. • Dimensions on Sheet 4	Yes	
Existing and proposed utilities	• Overhead and underground utilities, including hydrants • Proposed light posts	• Proposed utilities are shown on the Landscape Plan and sufficient spacing between trees and utility lines and structures appears to be provided. • Proposed light posts are shown • Notes regarding spacing are provided on Sheet L-1	• Yes • Yes • Yes	
Proposed topography - 2' contour minimum	Provide proposed contours at 2' interval	Sheet 6	Yes	
Clear Zones	25 ft. corner clearance	Yes	No	<u>Please move the clear</u>

Item	Required	Proposed	Meets Code	Comments
	required. Refer to Zoning Sec 5.5.9			<u>vision zone for the Stonebrook Drive entrance back per the illustration below (it should be at the ROW line (1 foot behind sidewalk), not the back of curb.</u>
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> 4.5-6 foot tall landscaped berm with 6 foot wide crest. - Opacity 80% winter, 90% summer.	A long continuous berm existing on the adjacent property fulfills this requirement for the east and south boundaries.	Yes	
Planting requirements (LDM 1.a.)	LDM Novi Street Tree List	Sufficient existing trees are on the entire berm	Yes	
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: 50 ft - Stonebrook Dr: 55 ft	Yes	
Min. berm crest width	4 ft	- Wixom Rd: 2 ft - Stonebrook Dr: 3-10 ft – the existing berm is being preserved	Yes	1. No berm is provided north of the emergency access drive. This requires a deviation. 2. 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: 3-10 ft	Yes	See above
3' wall	(4)(7)	Only a sign wall is proposed – no retaining walls		
Canopy deciduous or	1 tree per 35 lf	<u>Wixom Road</u>	• Yes	A deviation is requested

Item	Required	Proposed	Meets Code	Comments
large evergreen trees (7)(10)(11)	<u>Wixom Road</u> 148lf/35 = 4 trees <u>Stonebrook Drive</u> 683lf/35 = 19 trees Deviation to not plant greenbelt trees north of the emergency access lane is requested.	4 canopy trees and <u>Stonebrook Drive</u> 55 existing trees	Yes	to not add any trees north of the emergency access (223lf) to preserve the existing vegetation. <i>This deviation is supported by staff.</i>
Sub-canopy deciduous trees Notes (5)(6)(10)(11)	1 tree per 20 lf <u>Wixom Road</u> 148lf /20 = 7 trees <u>Stonebrook Drive</u> 683/20 = 34 trees	<u>Wixom Road</u> 7 trees <u>Stonebrook Drive</u> 34 trees	- Yes - Yes	See above discussion regarding the lack of trees provided north of the access drive – it is supported for this requirement as well.
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> 4 trees south of the access drive <u>Stonebrook Drive</u> Existing street trees are shown	- No - Yes	1. There is no room for street trees north of the emergency access drive between the sidewalk and the road, and the existing vegetation is being preserved in that area behind the sidewalk. 2. A landscape deviation for the lack of trees in this area would also be supported by staff to preserve the existing vegetation.
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. 22 units * 3 = 66 trees - Up to 25% of requirement can be subcanopy trees	66 trees 12 of those are shown along the interior drive in addition to the required trees - No species are called out but are not required at this time.	- Yes - Yes - TBD	<u>Add species no later than Final Site Plans.</u>
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	- Avalon Drive: 29 trees - Camelot Drive: 8 trees	Yes	

Item	Required	Proposed	Meets Code	Comments
	and parking entry drives. • Avalon Drive: (1290-240)/35 = 30 trees • Camelot Drive: (120*2)/35 = 7 trees			
Foundation Landscaping (Zoning Sec 5.5.3.F.iii.b)	35% of building façades facing road must be landscaped	• Conceptual plans for the buildings are provided. • The required percentage of landscaping facing roads is exceeded for all building types.	• Yes • Yes	Plantings for all three buildings need to be included in the plant lists and cost estimates no later than the Final Site Plan.
Parking Area Landscape Requirements (Zoning Sec 5.5.3.C & LDM 5)				
General requirements	• Clear sight distance within parking islands • No evergreen trees	No blocking plantings are proposed.	Yes	
Name, type and number of ground cover	As proposed on planting islands	No groundcovers are indicated for the site	TBD	Please indicate what groundcover(s) will be used on the Final Site Plans.
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	No parking lot islands are proposed	NA	
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 19' long with abutting 5' wide sidewalks.	Yes	
Contiguous space limit (Zoning Sec 5.5.3.c.ii.o))	Maximum of 15 contiguous spaces	No bay is longer than 11 spaces	Yes	
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%	$A = x \text{ SF} \times 7.5\% = A \text{ sf}$	NA		Only single-sided bays are provided so interior parking area is not required.
B = Total square footage of additional paved vehicular use areas over 50,000 SF x 1 %	$B = x \text{ SF} \times 1\% = B \text{ sf}$	NA		
All Categories				

Item	Required	Proposed	Meets Code	Comments
Total square footage of landscaped islands	$C = A + B$	NA		Only single-sided bays are provided so interior parking area is not required.
Number of canopy trees required	$D = C/200$	NA		Only single-sided bays are provided so interior trees are not required.
Parking Lot Perimeter Trees (Zoning Sec 5.5.3.c.ii)	1 Canopy tree per 35 lf 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.	NA		As noted above, since the parking bays are aligned along just one side of the drive, interior drive trees for that stretch of road can be used along the edge of the parking bays.
Accessway Perimeter Trees (Zoning Sec 5.5.3.C.i.j.)	1 Canopy tree per 35 lf	NA		There are no accessway perimeter drives in this project
Parking land banked	NA	None		
Miscellaneous Landscaping Requirements				
Plantings around Fire Hydrant (Zoning Sec 5.5.3.c.ii.j, LDM Secs 2,7)	- 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 structures.	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	No groundcovers are indicated except for around the detention pond	TBD	<u>Please indicate all groundcovers to be used on the final site plan.</u>
Snow deposit (LDM 10)	Show leave snow deposit areas on plan in locations where landscaping won't be damaged	None are proposed	TBD	<u>Please indicate snow deposit areas other than just the sides of the drives on the final site plan for ends of runs.</u>
Transformers/Utility boxes (LDM 6)	A minimum of 2 ft. separation between box and the plants	No transformers are shown	TBD	1. <u>Please show transformers and other utility boxes</u>

Item	Required	Proposed	Meets Code	Comments
	- Ground cover below 4" is allowed up to pad. - No plant materials within 8 ft. from the doors			<u>when their locations are determined.</u> 2. <u>Please add an allowance of 10 shrubs per box on the plant list and label as such</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 basin mix - Include seed mix details on landscape plan	- A seed mix is proposed for the detention pond - Shrub coverage meets the requirement - Canopy trees are proposed along the east, south and west sides of the pond – multifamily unit trees are used	- Yes - Yes - Yes	1. <u>Please show the permanent water level of the pond too – no seed is required where it will be water, but the native mix should also be planted in the 25 foot buffer around the pond.</u> 2. <u>Please add the seed mix to the cost estimate.</u> 3. <u>Please add complete establishment and maintenance instructions for the native seed mixes (should be available from seed suppliers) – what is provided is not sufficient.</u>
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 along with removal instructions. - No Japanese Knotweed was found.	Yes	
Landscape Notes and Details– Utilize City of Novi Standard Notes				
Plant List (LDM 4,11) – Include all cost estimates				
Quantities and sizes		No plant list is provided	Yes	<u>Please add a plant list no later than the Final Site Plan.</u>
Root type		No plant list is provided		<u>See above</u>
Botanical and common names	At least 50% of plant species used, not including seed mixes or woodland replacement trees,	No plant list is provided		<u>See above</u>

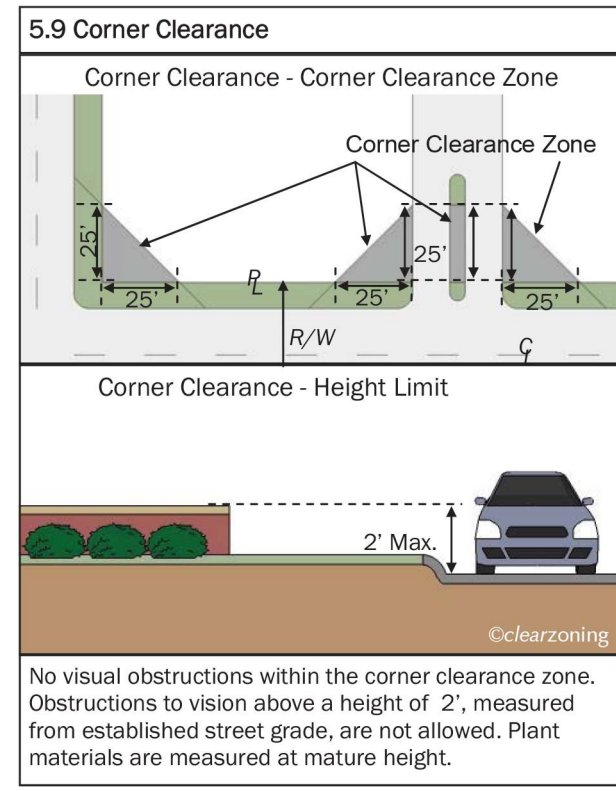
Item	Required	Proposed	Meets Code	Comments
	must be species native to Michigan. The non-woodland replacement tree diversity must meet the standards of the Landscape Design Manual section 4.			
Type and amount of lawn		No groundcovers are indicated	TBD	<u>Please clearly show what groundcovers will be used.</u>
Cost estimate (LDM 10.h.(11))	For all new plantings, mulch and sod as listed on the plan	No		<u>Please add the cost estimate to the Final Site Plans.</u>
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	Yes	Yes	
Type of Ground Cover		Lawn is indicated	Yes	
Setbacks from Utilities	Overhead utility lines and 15 ft. setback from edge of utility or 20 ft. setback from closest pole, 10 feet from structures, hydrants	It appears proper spacing is provided	Yes	
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				

Item	Required	Proposed	Meets Code	Comments
Installation date (LDM 2.l. & Zoning Sec 5.5.5.B)	• Provide intended date • Between Mar 15 – Nov 15	Between Mar 15 – Nov 15	Yes	
Maintenance & Statement of intent (LDM 2.m & Zoning Sec 5.5.6)	• Include statement of intent to install and guarantee all materials for 2 years. • Include a minimum one cultivation in June, July and August for the 2-year warranty period.	Yes	Yes	
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.l.)	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 include an irrigation plan or information as to how plants will be watered sufficiently for establishment and long- term survival in the Final Site Plan</u> 2. <u>An irrigation system should meet the requirements listed below.</u> 3. <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 (LDM11.b.(d))	• Substitutions to landscape standards for preserved canopy trees outside woodlands/ wetlands should be approved by LA. • Refer to Landscape	No		

Item	Required	Proposed	Meets Code	Comments
	tree Credit Chart in LDM			
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	No		<u>Include on the plant list</u>
Plant size credit (LDM 11.b)	NA	None taken		
Prohibited Plants (LDM 11.b)	Do not use any plants on the Prohibited Species List	None are proposed	Yes	
Recommended trees for planting under overhead utilities (LDM 3.e)	Label the distance from the overhead utilities	An overhead line exists along Wixom Road	TBD	The proposed canopy street trees appear to be under the overhead lines. Please check this and use subcanopy trees if necessary, and if there is room for them.
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	

NOTES:

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



Irrigation System Requirements

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



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



February 3, 2026

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

Submitted electronically to lbell@cityofnovi.org

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

Dear Lindsay,

Merjent, Inc. (Merjent) has conducted a review of the re-revised Planned Suburban Low-Rise (rrPLSR) for the Camelot Parc Townhomes (Project), prepared by Atwell (Applicant; rev. date 1/9/2026). The landscape portion of the site plan was prepared by Allen Design and is dated 1/9/2026. Merjent reviewed the plan for conformance with the City of Novi's (City) Woodland Protection Ordinance, Chapter 37, and Wetlands and Watercourse Protection Ordinance, Chapter 12 Article V. The Project is located at the northeast corner of the intersection of Wixom Road and Stonebrook Drive (parcel 50-22-17-300-019) in Section 17 of the City of Novi (site). The site contains City-regulated woodlands (**Figure 1**) and City-regulated wetlands (**Figure 2**).

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

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

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

Woodlands (Text retained from July 10, 2025 Review)

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

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

*See clarification request comments

Woodland Review Comments

1. City-regulated woodlands, as identified on the City of Novi Woodlands interactive map website, are not noted as being present onsite. However, Merjent reviewed the JSP22-01 Woodland Review performed by DRG and concurs with DRG's establishment of regulated woodlands on-site. Note that both the woodlands and property limits depicted on the City map are considered approximations (**Figure 1**). Select photos from the site visit is included in **Attachment A**.
2. Pursuant to Chapter 37, Section 37-28, an accurate woodland survey should be provided and be accompanied by a separate key identifying the location of all trees eight inches at diameter at breast height (DBH) and greater, by size, common, genus and species names (i.e. Red Maple/*Acer rubrum*), and condition. Such information shall be provided by a registered landscape architect, certified arborist, or registered forester, through an onsite inspection, who must verify the contents by seal and/or registration number with signature, whichever applies. The dripline of affected trees shall be clearly indicated on the plan.
 - An updated tree survey was conducted on April 18, 2025 and updated DBH's have been provided on Sheet 10.
3. When a proposed site plan is located within a regulated woodland, any tree proposed for removal with a diameter at breast height (DBH) greater than or equal to eight inches will require tree replacement and a Woodland Use Permit per Section 37-8. This also applies to any tree that will be preserved, but where impacts to critical root zones are proposed.
4. Regardless of the presence of regulated woodlands onsite, a Woodland Use Permit is required to perform construction on any site containing the removal of trees larger than 36 inches DBH.
 - No trees larger than 36 inches DBH are proposed for removal outside of regulated woodlands.
5. The plan has proposed the removal of 20 regulated trees. A **Woodland Use Permit** is required to perform construction on any site containing regulated woodlands. A **Woodland Use Permit** is required for this project and because more than three trees are proposed for removal, Planning Commission approval is required for this Project.
6. **Woodland Replacement.** Based on a review of the plan, the following woodland replacements are currently required:

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

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

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

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

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

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

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

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

Wetlands

Wetland Recommendation: Merjent **recommends approval** of the Camelot Parc Townhomes rPSLR based on the comments provided below, **with conditions to increase mitigation provided on-site; construct additional mitigation off-site; or reduce impacts** (see Comment 3). Some comments below have been preserved from the rPSLR submittal and additional comments have been added.

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

- ☒ City-regulated wetlands, as identified on the City of Novi interactive map website. Note that both wetland and property limits depicted on the City's map are considered approximations (**Figure 2**).
- ☒ Wetlands that are regulated by the Michigan Department of Environment, Great Lakes, and Energy (EGLE).
- ☒ Wetlands as identified on National Wetland Inventory (NWI) and Michigan Resource Inventory System (MIRIS) maps, as identified on the EGLE Wetlands Viewer interactive map website (provided in previous review). NWI and MIRIS wetlands are identified by the associated governmental bodies' interpretation of topographic data and aerial photographs.

- ☒ Hydric (wetland) soil as mapped by the U.S. Department of Agriculture, Natural Resources Conservation Service, as identified on the EGLE Wetlands Viewer interactive map website (provided in previous review).

Permits and Regulatory Status

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

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

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

Wetland Review Comments

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

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

3. Section 12-176 states that mitigation will be provided onsite where practical and beneficial to the wetland resources. When a project permanently impacts 0.25 acre or more of essential wetland, the City of Novi requires mitigation at a ratio of 2:1 for forested wetlands and 1.5:1 for emergent and scrub-shrub wetlands.
 - a. The applicant has stated that they will provide 0.61 acre of wetland mitigation on-site.
 - b. The performance standards for mitigation sites in the City of Novi are included as **Attachment B**.
 - c. **The applicant is required to provide 0.65 acre of wetland mitigation pursuant to the conditions set forth in Section 12-176. The applicant has only provided 0.61 acre of wetland mitigation. The applicant will need to provide an additional 0.04 acre of wetland either on-site or "at other locations within the city [if on-site mitigation] is impractical"**

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

- d. For final site plan approval, the applicant will need to provide all required criteria stated in Section 12-176 in the final site plan or appended to the final site plan review submission.
4. EGLE is the final authority of the location and regulatory status of state-regulated wetlands in Michigan. Due to the connectivity of the wetland(s) on-site to other water resources, it is likely that the wetland on-site are EGLE-regulated in addition to being City-regulated. A City wetland use permit cannot be granted until either an EGLE Permit is obtained or official documentation from EGLE is received that states an EGLE Permit is not required for the proposed project.
5. In addition to wetlands, the City of Novi regulates wetland and watercourse buffers/setbacks. Article 3.0 (Section 3.6 [M]) of the Zoning Ordinance states: "There shall be maintained in all districts a wetland and watercourse setback, as provided herein, unless and to the extent, it is determined to be in the public interest not to maintain such a setback. The intent of this provision is to require a minimum setback from wetlands and watercourses". The established wetland and watercourse buffer/setback limit is 25 horizontal feet, regardless of grade change. The location and area of affected wetland buffers/setbacks must be identified on site development plans.
 - a. The 25-foot setback buffer is identified on the rrPSLR.
 - b. Buffer impacts are identified on the rrPSLR and are summarized below.

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

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

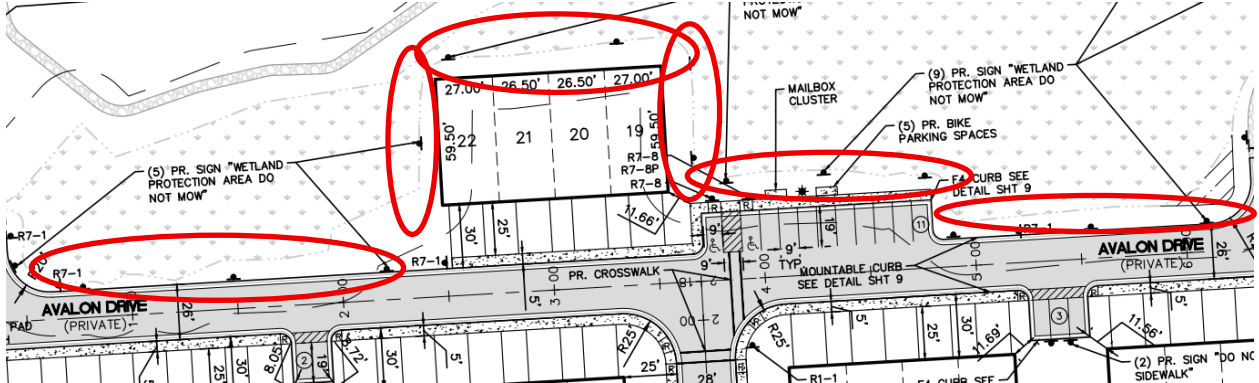
The italicized text and image below are originally from Comment 5 in the July 2025 wetland review and has been addressed in the rrPSLR submittal on Page L-1.

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

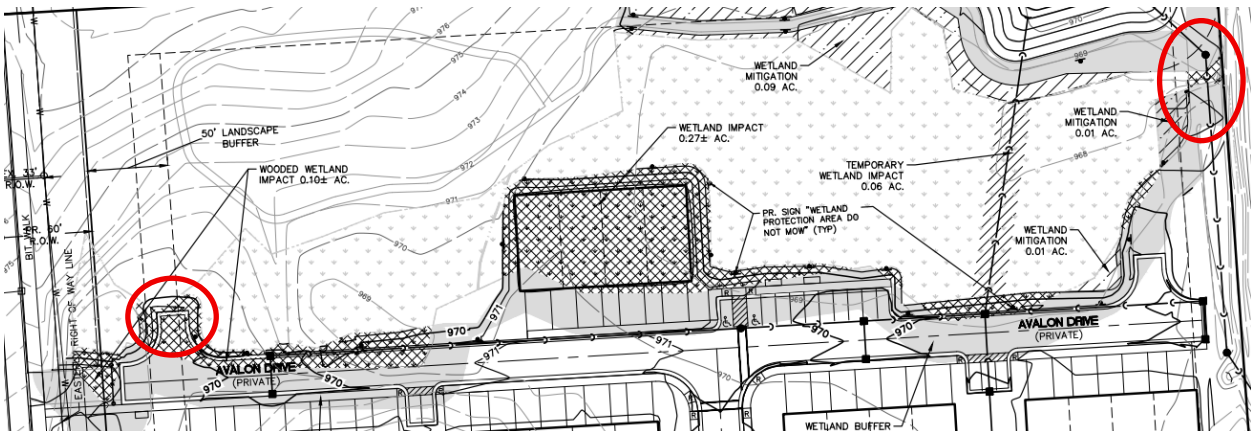
- *Buttonbush (Cephalanthus occidentalis)*
- *Swamp Rose (Rosa palustris)*
- *Winterberry Holly (Ilex verticillata)*
- *Silky Dogwood (Cornus amomum)*
- *Northern Spicebush (Lindera benzoin)*
- *Red-osier Dogwood (Cornus sericea or C. stolonifera)*
- *Black Chokeberry (Aronia melanocarpa)*
- *Meadowsweet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

- Common Elderberry (*Sambucus canadensis*)

Requested Placement locations



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



7. The cost to perform any wetland protection and restoration shall be listed on the site plan, per Chapter 26.5, Section 26.5-7 (b) of the City of Novi Code of Ordinances. A **Wetland Financial Performance Guarantee** in the amount of 120% of the cost to perform any wetland protection, restoration, and development will be collected prior to the granting of a Wetland Use Permit.
8. The Applicant is encouraged to provide wetland conservation easements for any areas of remaining wetland and 25-foot wetland buffer. The Applicant shall provide wetland conservation easements as directed by the City of Novi Community Development Department for any areas of proposed wetland mitigation areas (if necessary). This language shall be submitted to the City Attorney for review. The executed easement must be returned to the City Attorney within 60 days of the issuance of the City of Novi Wetland Use Permit.

Should you have any questions or concerns with this review, please contact me via email at jason.demoss@merjent.com or via phone at (619) 944-3835.

Sincerely,

Merjent, Inc.



Jason DeMoss, PWS
Environmental Consultant

Enclosures:

Figure 1 – City of Novi Woodlands Map
Figure 2 – City of Novi Wetlands Map
Attachment A – Site Photos
Attachment B – City of Novi Wetland Mitigation Performance Standards

CC:

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

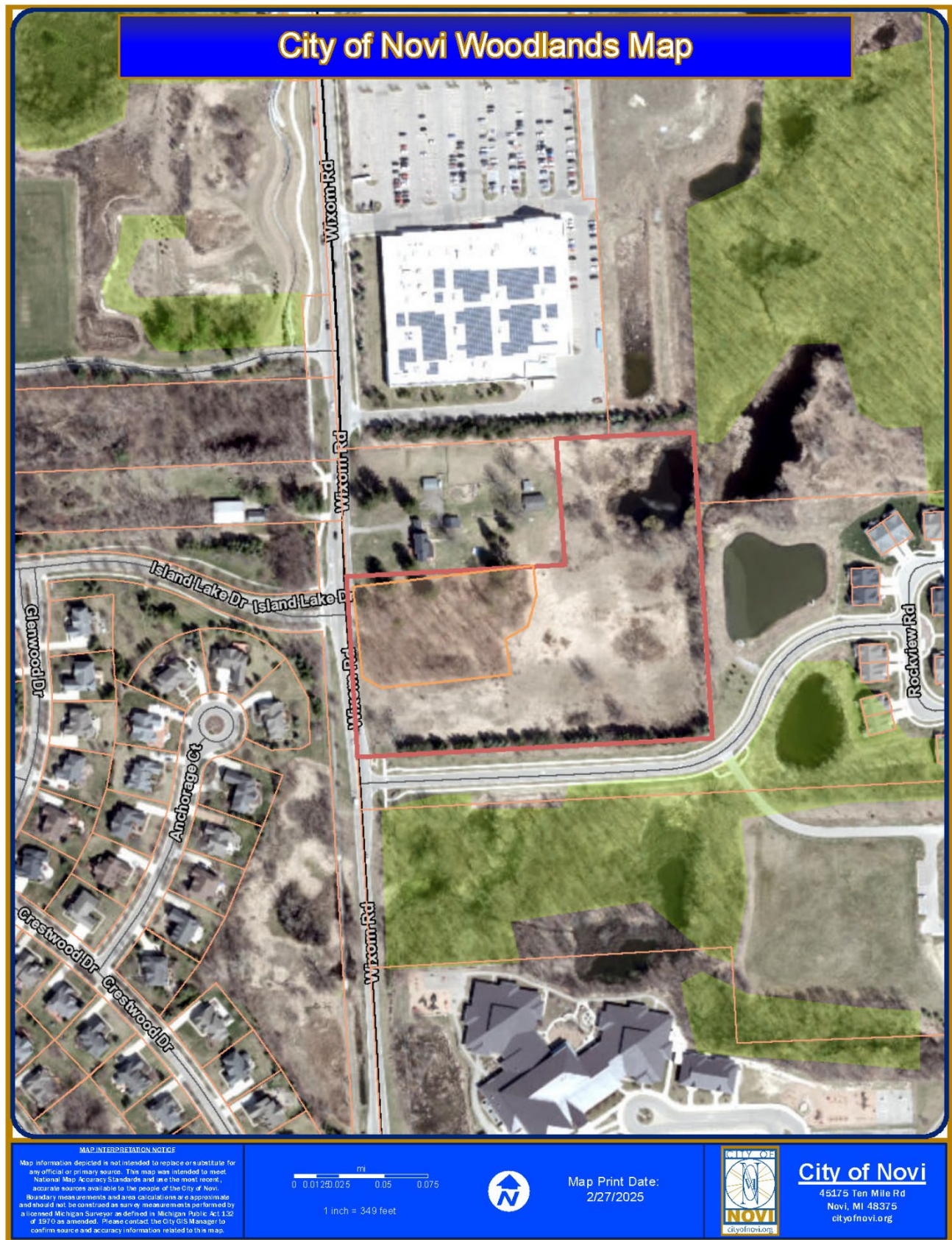


Figure 1. City of Novi Regulated Woodlands Map

Approximate Site boundary is shown in red.

Approximate Regulated Woodland areas are shown in green.

DRG established additional regulated woodlands in orange (within site boundary).



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

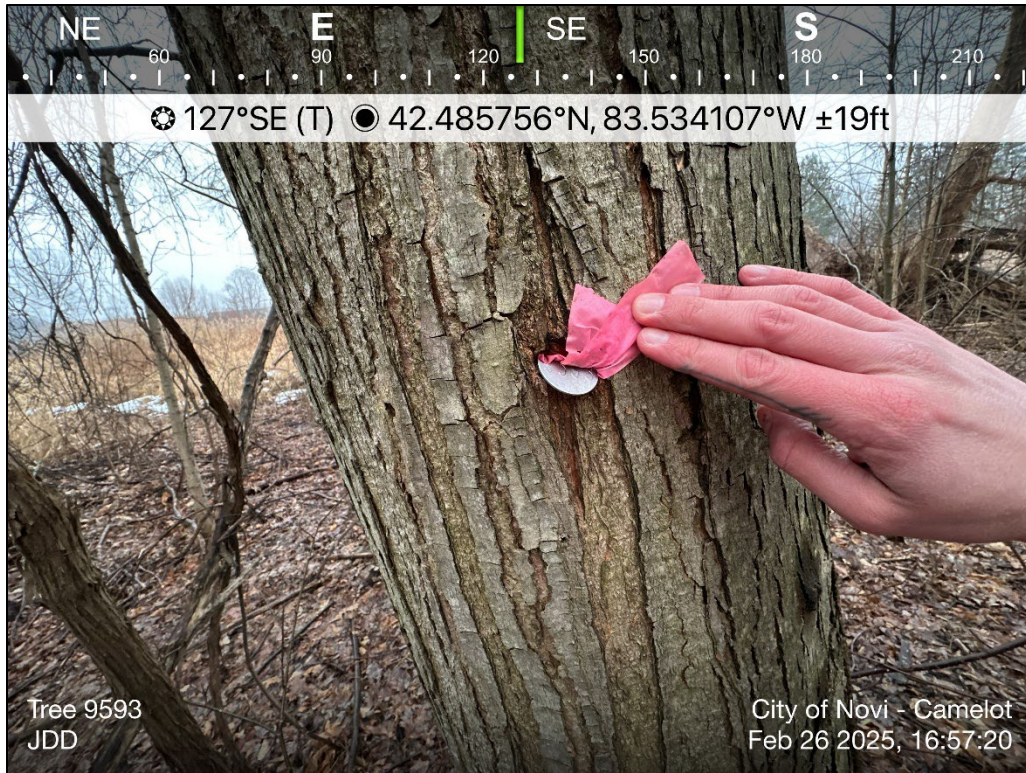
Attachment A
Site Photographs



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



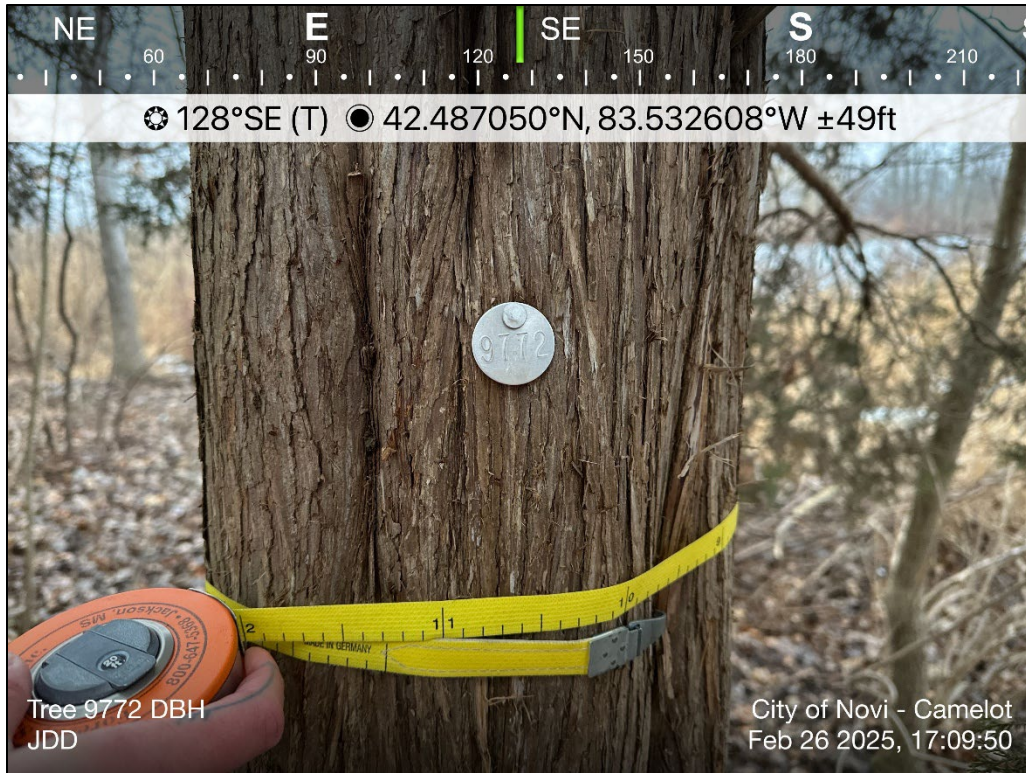
Tree 9593 DBH just under 20inches



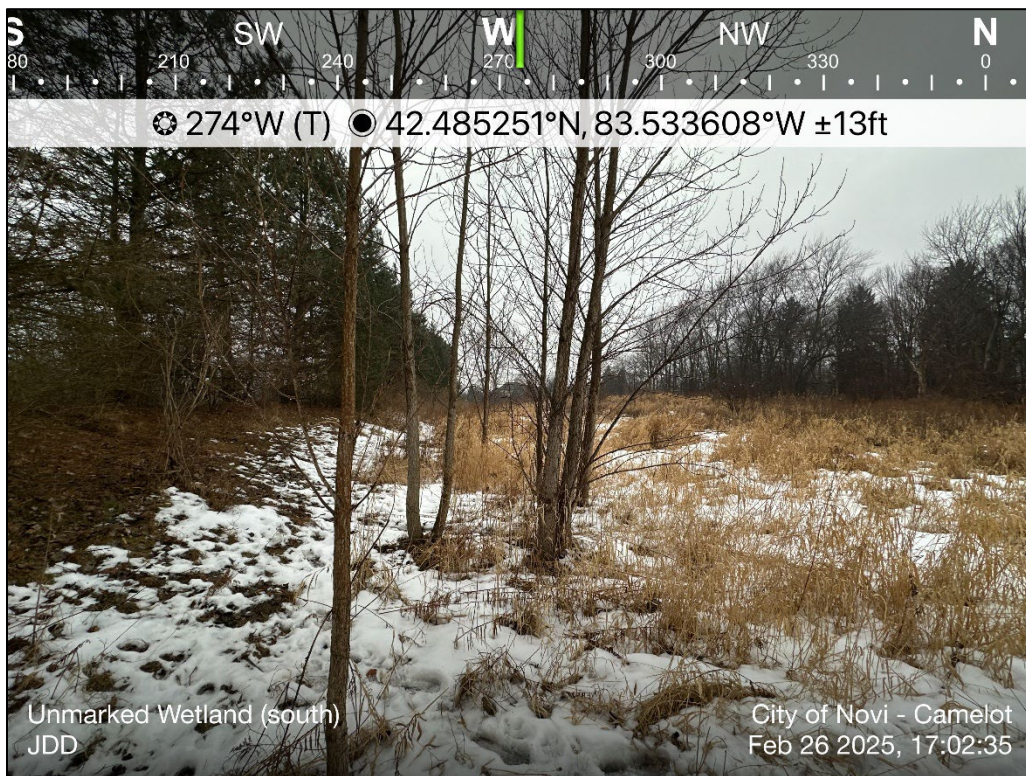
Overview of a tree tag on-site that is half covered by tree growth



DBH of Tree 9596 just over 15 inches



Tree 9772 with a DBH just over 11 inches



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



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



Overview of Wetland A with no flagging



Overview of Wetland B with no flagging



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



Overview of Wetland C with no flagging.

Attachment B
City of Novi Wetland Mitigation Performance Standards

City of Novi Mitigation Performance Standards

August 2024

- a. Construction has been completed in accordance with the City of Novi's approved plans and specifications included in the permit and mitigation plan (and associated approved site plan).
- b. The mitigation wetland is characterized by the presence of water at a frequency and duration sufficient to support a predominance of wetland vegetation and the wetland types specified at the end of the monitoring period. The monitoring period will follow the U.S. Army Corps of Engineers definition of the growing season as stated in the 1987 *Wetland Delineation Manual*:
 - i. "The portion of the year when soil temperatures at 19.7 inches (50 cm) below the soil surface are higher than biological zero (5°C [41°F]). For ease of determination, this period can be approximated by the number of frost-free days."
 - ii. "Estimating starting and ending dates for the growing season are based on 28°F (-2.2°C) air temperature thresholds at a frequency of five years in 10."
- c. A layer of high-quality topsoil, from the A horizon of an organic or loamy surface texture soil, is placed (or exists) over the entire wetland mitigation area at a minimum thickness of six inches.
- d. The mitigation wetland shall be free of oil, grease, debris, and all other contaminants.
- e. A minimum of six wildlife habitat structures, consisting of at least three types, have been placed per acre of mitigation wetland. At least 50 percent of each structure shall extend above the normal water level. The types of acceptable wildlife habitat structures are:
 - i. Tree stumps laid horizontally within the wetland area. Acceptable stumps shall be a minimum of six feet long (log and root ball combined) and 12 inches in diameter.
 - ii. Logs laid horizontally within the wetland area. Acceptable logs shall be a minimum of 10 feet long and six inches in diameter.
 - iii. Whole trees laid horizontally within the wetland area. Acceptable whole trees shall have all of their fine structure left intact (i.e., not trimmed down to major branches for installation), be a minimum of 20 feet long (tree and root ball), and a minimum of 12 inches in diameter.
 - iv. Snags which include whole trees left standing that are dead or dying, or live trees that will be flooded and die, or whole trees installed upright into the wetland. A variety of tree species should be used for the creation of snag habitat. Acceptable snags shall be a minimum of 20 feet tall (above the ground surface) and a minimum of 12 inches in diameter at breast height. Snags should be grouped together to provide mutual functional support as nesting, feeding, and perching sites.
 - v. Sand mounds at least 18 inches in depth and placed so that they are surrounded by a minimum of 30 feet of water measuring at least 18 inches in depth. The sand mound shall have at least a 200 square foot area that is 18 inches above the projected high-water level and oriented to receive maximum sunlight.
- f. The mean percent cover of native wetland species in the herbaceous layer at the end of the monitoring period is not less than:
 - i. 60 percent for emergent wetland.
 - ii. 80 percent for scrub-shrub wetland.

- iii. 80 percent for forested wetland.
- g. Extensive areas of open water and submergent vegetation areas having no emergent and/or rooted floating vegetation shall not exceed 20 percent of the mitigation wetland area. Extensive areas of bare soil shall not exceed five percent of the mitigation wetland area. For the purposes of these performance standards, extensive refers to areas greater than 0.01 acre (436 square feet) in size.
- h. The total percent cover of wetland species in each plot shall be averaged for plots taken in the same wetland type to obtain a mean percent cover value for each wetland type. For the purposes of this standard, total percent cover is the percent cover of the ground surface covered by vegetation, bare soil, and open water, when viewed from above. Total percent cover cannot exceed 100 percent. Plots within identified extensive open water and submergent areas, bare soil areas, and areas without a predominance of wetland vegetation shall not be included in this average. Wetland species refers to species listed as facultative and wetter (FAC, FACW, OBL) on the U.S. Army Corps of Engineer's 2020 Regional Plant List (version 3.5) for the Midwest Region.
- i. The mitigation wetland supports a predominance of wetland (hydrophytic) vegetation (as defined in the 2010 U.S. Army Corps of Engineers "Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Midwest Region [Version 2.0]") in each vegetative layer, represented by a minimum number of native wetland species, at the end of the monitoring period. The minimum number of native wetland species per wetland type shall not be less than:
 - i. 15 species within the emergent wetland.
 - ii. 15 species within the scrub-shrub wetland.
 - iii. 15 species within the forested wetland.

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

- j. At the end of the monitoring period, the mitigation wetland supports a minimum of:
 - i. 300 individual surviving, established, and free-to-grow trees per acre in the forested wetland that are classified as native wetland species and consisting of at least three different species.
 - ii. 300 individual surviving, established, and free-to-grow shrubs per acre in the scrub-shrub wetland that are classified as native wetland species and consisting of at least four different species.
 - iii. *Optional*: Eight native wetland species of grasses, sedges, or rushes per acre in the wet meadow wetland.
- k. Physiognomic classification of trees and shrubs shall be in accordance with the most updated resource from the following list:
 - i. The Michigan Floristic Quality Assessment
 - ii. Michigan Flora (also referred to as the University of Michigan Herbarium)
 - iii. The U.S. Army Corps of Engineer's Regional Plant List for the Midwest Region.
- l. The mean percent cover of invasive species including, but not limited to, *Phragmites australis* (Common Reed), *Lythrum salicaria* (Purple Loosestrife), and *Phalaris arundinacea* (Reed Canary Grass) shall in combination be limited to no more than 10 percent within each wetland type. Invasive species shall not dominate the vegetation in any extensive area of the mitigation wetland. A more exhaustive list of invasive species that are known to be in Michigan can be found on the State of Michigan's Invasive Species plant list (<https://www.michigan.gov/invasives/id-report/plants>)

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

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

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

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



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

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

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

From:
AECOM

Date:
March 4, 2025

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

Memo

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

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

GENERAL COMMENTS

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

TRAFFIC IMPACTS

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

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

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

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

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

TRAFFIC REVIEW

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

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

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

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

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

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

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

Note: Hyperlinks to the standards and Ordinances are for reference purposes only, the applicant and City of Novi to ensure referring to the latest standards and Ordinances in its entirety.

Memo

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

Sincerely,

AECOM



Paula K. Johnson, PE
Senior Transportation Engineer



Saumil Shah, PMP
Project Manager



March 4, 2025

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

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

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

Dear Ms. McBeth;

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

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

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

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

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

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

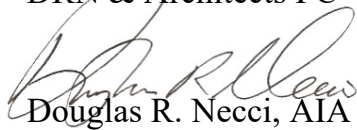
PSLR Ordinance (Section 3.21)		Complies (Yes / No)
C.i	Maximum Height 35', 2.5 Stories	YES
C.11.a(1)	Front Façade Offsets, 4' every 50'	YES
C.11.a(2)	Pedestrian entrance on front and rear façade, not greater than 60'	YES
C.11.a(3)	Pedestrian entrances recessed 4' min. w/ covered porch,	YES
C.11.b(1)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

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

Notes to the Applicant:

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

Sincerely,
DRN & Architects PC



Douglas R. Necci, AIA



February 25, 2025

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

CITY COUNCIL

Mayor
Justin Fischer

Mayor Pro Tem
Laura Marie Casey

Dave Staudt

Brian Smith

Ericka Thomas

Matt Heintz

Priya Gurumurthy

City Manager
Victor Cardenas

Director of Public Safety
Chief of Police
Erick W. Zinser

Fire Chief
John B. Martin

Assistant Chief of Police
Scott R. Baetens

Assistant Fire Chief
Todd Seog

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

cityofnovi.org

RE: Camelot Parc Townhomes

PSP# 24-0004

Project Description:

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

Comments:

- **All** fire hydrants **MUST** be installed and operational prior to any combustible material is brought on site. **IFC 2015 3312.1**
- For new buildings and existing buildings, you **MUST** comply with the International Fire Code Section 510 for Emergency Radio Coverage. This shall be completed by the time the final inspection of the fire alarm and fire suppression permits.
- Fire apparatus access drives to and from buildings through parking lots shall have a minimum fifty (50) feet outside turning radius and designed to support a minimum of thirty-five (35) tons. **(D.C.S. Sec 11-239(b)(5))**
- All new multi-residential buildings shall be numbered. Each number shall be a minimum 10 inches high, 1 inch wide and be posted at least 15 feet above the ground on the building where readily visible from the street.
(Fire Prevention Ord.)
- The ability to serve at least two thousand (2,000) gallons per minute in single-family detached residential; three thousand (3,000) gallons per school areas; and at least four thousand (4,000) gallons per minute in office, industrial and shopping centers is essential. **(D.C.S. Sec.11-68(a))**
- Fire hydrant spacing shall be measured as "hose laying distance" from fire apparatus. Hose laying distance is the distance the fire apparatus travels along improved access routes between hydrants or from a hydrant to a structure.
- Hydrants shall be spaced approximately three hundred (300) feet apart online in commercial, industrial, and multiple-residential areas. In cases where the buildings within developments are fully fire suppressed, hydrants shall be no more than five hundred (500) feet apart. The spacing of hydrants around commercial and/or industrial developments shall be considered as individual cases where special circumstances exist upon consultation with the fire chief. **(D.C.S. Sec. 11-68 (f)(1)c)**

Recommendation:

Approved with Conditions

Sincerely,

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

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

cc: file

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

**REGULAR MEETING OF THE COUNCIL OF THE CITY OF NOVI
MONDAY, MARCH 23, 2026, AT 7:00 P.M.**

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

PLEDGE OF ALLEGIANCE

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

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

APPROVAL OF AGENDA:

Member Heintz removed the MedStar presentation as the presenter was not in attendance at the meeting.

CM 26-03-030 Moved by Heintz, seconded by Gurumurthy; MOTION CARRIED: 7-0

To approve the agenda as amended.

Roll call vote on CM 26-03-030	Yeas: Casey, Gurumurthy, Heintz, Martinez, Smith, Staudt, Fischer
	Nays: None

PUBLIC HEARINGS: None

PRESENTATIONS:

1. Plante Moran Realpoint Public Safety Building Project Update

Mr. Todd Fenton from Plante Moran Realpoint came with his colleague, Brian Weber. He said they were there to provide a high-level update on the work to date on this project, essentially where they've been, where they are today and where they are going since the voters passed the bond proposal in August of last year. The majority of their work to date has circled around site due diligence and regulatory issues, both with the PSB site and then the Fire Station 2 site, which is relatively new for everyone at the meeting and then the Fire Station 3 site on Venture. He said they are going through land surveys and doing Geotech soil sampling and analysis. They're doing wetland mitigation analysis and management planning, contaminated soils and moving soils around. He said they've probably seen what is referred to as "Mount Novi" is no longer there. That was part of the due diligence for the road project that they're going through. They've been doing storm water management as well.

Mr. Fenton said this part of the process is always fraught with what they don't know, so there's a lot of investigation going on in terms of what is under the ground. He said on that level, they are working with the City and with DTE on some infrastructure issues with utility relocations that could impact some of the site work on the PSB site. This is part of

Mayor Fischer said Member Gurumurthy, Mayor Pro Tem Casey and he had the pleasure of joining them for dinner the day before. He said Novi is proud of their relationship with the Japanese community and how many Japanese residents and businesses they have. He also said it was an honor to have them in attendance.

ATTORNEY REPORT: None

AUDIENCE COMMENTS:

Steve Potocsky, 48849 Rockview Road, said he lives in the Villas at Stonebrook. He said they have been discussing road agreements and things like that. They do not have an agreement as of yet. Respectfully, the residents in Stonebrook would like to do what they can to somehow come up with a meeting to be scheduled with the city officials to discuss a few items related to Stonebrook projects.

Pauline Wolstencroft, 40611 Oakwood Drive, said they have owned their home for almost 22 years. Currently, there is a project where they are installing fiber lines to improve the infrastructure. Their home backs up to 9 Mile. She said she went outside her back gate leading out to 9 Mile and she almost fell into a four-foot trench that the installers had put there and did not tell the homeowners about. She said no one had told them that they were going to dig that far down or that they were putting a trench at the opening of their back gate. They marked off the area with caution tape for the people walking along the 9 Mile sidewalk but did not bother to inform the homeowners that the trench was there behind the gate. Secondly, near the middle of the yard, they installed a huge structure. This is not consistent with the other things that have been installed within the neighborhood. She said she lost a quarter of her yard. She lost a part of her yard when a contractor went through and cut down her trees and put in the sidewalks. She said no one contacted her from the City. She asked how the City can take her property and not tell her. She said that is not right. She asked why their lot was selected. She asked why they couldn't go across the street, why not go next to 9 Mile on the other side of the sidewalk. She has already lost trees, her vegetable garden, her square footage. She said she is still taxed on that square footage and the City is not paying her. She wants all of those structures removed from her property. If they have to be there, they need to find a place where they can put them where it's not interfering with her daily life. She said even though there is a privacy fence, she can still see them through the slats. She said since started putting in this fiber optic stuff, her internet does not work. She is really disappointed. She has lived there most of her life and she is disgusted with what she has had to give up for the infrastructure in Novi with no communication whatsoever from the City.

CONSENT AGENDA REMOVALS AND APPROVALS:

CM 26-03-031 Moved by Smith, seconded by Martinez; MOTION CARRIED: 7-0

To approve the Consent Agenda as presented.

public parking that would have access to the park. Mr. Shapiro said there have been many changes to the plans from the 400 down to what they have. It's a passive park and it's approximately 1,500 feet to the Beacon Hill Park. They contributed \$25,000 to the Beacon Hill Park for whatever, but it's meant to be an extension of Novi walkability. There are parking spaces there and there will be reciprocal signage which is also part of the PRO. They are public roads. If there's some overflow, there are no units there, but there are no provisions. Most of those are all conservation easements in that area. Member Gurumurthy clarified that mostly the expectation is more walking and going there versus accessing the park versus coming in cars and parking and stuff because she thinks they have to park on the roads. Mr. Shapiro said it's meant to be a walking trail with passive benches that connects to the Beacon Hill Park that has spaces and it's really a passive for the walkers and bikers of the trail. They do not anticipate, nor did the City Parks and Recreation Department anticipate a need for parking which is provided by Beacon Hill. When the discussion came up, they agreed to pave. They're going to put an 800-foot-long connection immediately for that 1,500 feet across the corner Trinity property to the park, so they'll know it's one entity. He doesn't anticipate any problems.

Member Gurumurthy said one last thing was the SMART bus stop that's going to move. She said she'd encourage them to continue to talk about covered parking as much as possible for the SMART bus stop when they have those discussions. Mr. Shapiro said that goes through their process and they mandate the specifications. The one thing they did get approval on them early, but they'll do the mandating in the final of what the specifications are. They know they are going to do the park and amenity, the passive pocket park adjacent to it, but the specs are mandated by SMART at the appropriate time.

Member Heintz said he wanted to reiterate what Member Gurumurthy just said. He said he finds potential value. He is supportive of this. There are a lot of great aspects of this and the very green and sustainability-focused development such as offering tankless water heaters and different things like that. He applauds the effort they have put in. He said there is that consideration of looking for opportunities for where, if people don't live immediately adjacent to that potential development, they can still take advantage of this one-mile trail. He would like people to have the opportunity to use that space if they are driving by, so he would like the developer to consider having parking available whenever possible.

Roll call vote on CM 26-03-035

**Yeas: Staudt, Fischer, Casey, Gurumurthy,
Heintz, Martinez, Smith**

Nays: None

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

City Manager Cardenas said this came before Council on February 23, 2026. At that time, Council directed both sides to come back with a mutually agreed-upon agreement. He said he wasn't sure if that had happened or not, but the petitioner was there to address City Council and to answer any questions.

Jared Kimesaid they prepared a brief presentation to summarize and address specific points that had been mentioned at that previous conversation. He showed a slide called "Deviations and Safeguards" and said Member Martinez had asked questions regarding deviations and safeguards, so they wanted to highlight the deviations that were requested as part of the PSLR agreement. He said the majority of these deviations are not detrimental to the community; they're primarily for preservation here. He said he was highlighting just a couple of the items that have material impact as it relates to the ordinance itself. 50% of the open space being preserved shall be active. For this particular development, because they are preserving so much open space, it increases the amount of that 50% requirement above what they would normally see on a typical development. In addition to that, because of the preservation, they've added some additional features to the walking trails. It's a bench fit system. Instead of just having benches and trail, there will be signage at each of the bench locations with a couple activity steps there to enhance the activity of that space, make it an active workout trail for those that are participating in the trail there.

Mr. Kime said some of the other items on there, specifically for the minor drive exceeding 600 feet in length, it's only a minor deviation from that, but noting that their access road to that 600+-foot road access it from the center, so you really only have about 300 feet in either direction for that trail. Those are really some of the main deviations that aren't really preservation related. They just wanted to highlight those there, so it's clear in understanding the deviations and safeguards for the development.

Mr. Kime showed a slide called "Public Benefits." He said this is the same slide they have shown before. He just wanted to reiterate the public benefits that they're providing for the community. First and foremost is a \$30,000 contribution towards the Wildlife Wood Park renovation project. In addition to the public access for the nature trails with the easement that they'd be placing over it, and the extensive preservation on site and the habitat enhancements. He showed another slide called "Preservation Area" and said this was a refresh on the slide they presented in February 2026. It highlights the extensive areas of green space preservation on the property. He showed another slide called "Public Nature Trail" and said this was a blow-up image of what that the added activities at the benches would look like. There would be a sign mounted on a pole at each of the bench locations with exercises to complete at each of those steps.

Mr. Kime showed a slide called "Tree Mitigation" and said one of the comments they received was to try to incorporate the additional trees. At that time, they had 11 or 13 trees that still needed to be paid into the tree fund last time. What they propose to do is along the trail that goes between the preserved wetland and where they'd be creating the wetland mitigation, they'd implant some of those trees within the mitigation area. It will help provide some shade for the pathway and it will get them to the full installation of all the trees that were required for replacement. He said while this does have a minor impact on the ability to plant all the other required plantings as part of the mitigation, they're different types of trees, different sizes. They feel as long as they're putting them along the border, they won't have an overly detrimental impact to the additional planning requirements for that mitigation.

Mr. Kime showed a slide called "Stonebrook Drive Shared Maintenance" and said on the Stonebrook shared maintenance plan, they updated the proposed maintenance area and contribution amounts. They are now including the full length of the Stonebrook Drive for the full corridor and all the landscaping, pavement, and snow removal. They also increased the percentage contribution from the pro rata share of 21%, based on the number of units, to 25% for the full length of that drive. Their understanding is that the agreement has not formally been agreed to yet by the HOA, but they have been actively trying to contribute to reach an agreement.

Mr. Jim Polyzios said with respect to the negotiations with the Villas regarding the agreement, shortly after their last appearance before Council, he reached out to express their desire to increase the scope of coverage all the way up to the entrance of the Villa, so the entire length of Stonebrook Drive. He offered to increase the percentage. That caused a breakthrough where the Villas provided Mr. Polyzios with certain calculations that he agreed upon as to square footage rates and then they hypothetically ran through some numbers based on their 2026 budgets and both parties mutually agreed that this was the formula and format to go forward. He incorporated that into the shared maintenance agreement that he had previously sent them and he waited for feedback. Mr. Polyzios said the HOA responded last Thursday or Friday with 10-12 essential provisions and conditions they wanted incorporated into the agreement. He was able to add all of them except four. Those four would be incorporated into the development agreement. They were not really meant to be in the maintenance agreement. He has accommodated their last-minute requests and he thought they were on track to get something done and on Monday (the day of the meeting), the HOA said they were not prepared to move forward. He said he has done the best he could. Mr. Kime said that brings them to the end of the open items Council gave them in February.

Member Smith said, seeing as he was the one that proposed postponing this for two weeks, he should probably weigh in on it a little bit. He said two weeks ago, he moved to postpone until this meeting to allow both parties to continue good faith negotiations on how to share the road and the other open issues. When the Villas was approved, it was known that there was going to be a development here. It was known that the road was going to be shared in some format. There was no mention of cost-sharing with the Villas at that point. He thinks the developers have done a great job of responding to the concerns of City Council and working with the residents. He is disappointed the HOA wasn't able to come up with accepting the agreement yet, but he said a couple of weeks ago that Council is there to do the hard jobs, and he believes it is time to do that.

CM 26-03-036

Moved by Smith, seconded by Staudt: MOTION CARRIED 6-1

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

**required Planned Suburban Low-Rise Overlay Agreement and
return to the City Council for Final Approval:**

1. The PSLR Overlay Development Agreement and PSLR Overlay Concept Plan will result in a recognizable and substantial benefit to the ultimate users of the project and to the community. *[The applicant proposes a walking trail through a 0.92 acre area of woodland to be preserved, which meets the 10% site area requirement. Most of this nature trail will be publicly accessible from an entrance on Wixom Road. There are benches in separate locations as enhancements of the common open spaces shown on the site. Much of the property is wetland area to be preserved and wetland mitigation, with over 50% of the site to be placed in conservation easements. Removal of invasive species, native seeding, and habitat structures for wildlife are proposed to enhance the natural features of the property. The site would have a connection to Wildlife Woods Park, the extensive pathway system within Ascension Providence Park hospital campus to the east and ITC Trail. The applicant also proposes to contribute to a list of improvements to the Wildlife Woods Park pavilion and restrooms as a benefit to the larger public.]*
2. In relation to the underlying zoning or the potential uses contemplated in the City of Novi Master Plan, the proposed type and density of use(s) will not result in an unreasonable increase in the use of public services, facilities and utilities, and will not place an unreasonable burden upon the subject property, surrounding land, nearby property owners and occupants, or the natural environment. *[The estimated number of daily vehicle trips is 132, which is less than the 750 trip threshold for a Traffic Study. Peak hour trips also do not reach the threshold of 100 trips (Estimated: 5 peak hour AM trips, 10 peak hour PM trips). The proposed use is expected to have minimal impacts on the use of public services, facilities, and utilities over what the underlying zoning would allow. The proposed concept plan impacts about 0.37 acres of existing 2.41 acres of wetlands and proposes removal of approximately 20 of the regulated woodland trees. The plan indicates appropriate mitigation measures will be provided and woodland replacement credits will be planted on-site to the extent practical.]*
3. In relation to the underlying zoning or the potential uses contemplated in the City of Novi Master Plan, the proposed development will not cause a negative impact upon surrounding properties. *[The proposed buildings are buffered by landscaping and preserved natural features. The multi-family residential use is a reasonable transition from the two-family and one-family developments to the west, east and south and the commercial shopping center to the north.]*

4. The proposed development will be consistent with the goals and objectives of the City of Novi Master Plan, and will be consistent with the requirements of this Article [Article 3.1.27]. *[The proposed development could help provide for missing middle housing needs that are walkable to the commercial areas to the north, which is recommended in the City's Master Plan for Land Use. The area was included in the PSLR overlay in the Master Plan and Zoning Map, which permits multiple-family uses as a special land use. The proposed arrangement of buildings and site layout minimizes the impact on existing natural features.]*
5. City Council deviations for the following (as the Concept Plan provides substitute safeguards for each of the regulations and there are specific, identified features or planning mechanisms deemed beneficial to the City by the City Council which are designed into the project for the purpose of achieving the objectives for the District as stated in the planning review letter):
 - a. Deviation from Sec. 3.21.2.A.i to allow development to front on an approved private drive, which does not conform to the City standards with respect to required sixty-foot right-of-way, as the road was previously approved for the Villas at Stonebrook development, and because the shared access reduces the number of curb cuts on Wixom Road.
 - b. Deviation from Sec. 3.21.2.A.ii.d. to allow two buildings to be a minimum of 25 feet apart (minimum 30 feet required) as the remaining buildings are properly spaced, and the 5-foot deviation is relatively minor.
 - c. Deviation from Sec. 3.21.2.A.iii.c. to allow parking spaces to be within 8 feet of a building (15 feet minimum required), as they are no closer than the driveway parking permitted.
 - d. Deviation from Sec. 3.21.2.A.v to allow reduction of minimum percentage of active recreation areas (50% of open spaces required, approximately 32% provided), as the development proposes connection and improvements to Wildlife Woods Park, which contains connections to the Providence and the ITC trail systems, and providing additional active recreation would cause greater wetland and woodland impacts.
 - e. Deviation from Sec. 3.21.2.A.iii and Sec. 5.5.3 to allow absence of required landscaped berm along Wixom Road north of the emergency access drive due to resulting woodland impacts and there is no development proposed in that area. In addition, the berm south of the access drive is not long enough to provide undulation.
 - f. Deviation from Sec. 3.6.2.M to allow deficiencies in the required 25-foot wetland buffers north of Avalon Drive, with the condition that the developer install signage and plantings to prevent mowing and other disturbance.

- g. Deviation from Sec. 5.5.3.B(10) to allow a deficiency in street trees along Wixom Road, as the existing utility easements and pathway do not provide room for them.
 - h. Deviation from Sec. 5.10.1.B.ii to allow a minor drive to exceed 600 feet. The anticipated traffic for 22 units is low and a major drive would require wider road width and not permit perpendicular visitor parking, and would be unnecessary for this small site and cause greater impacts to natural features.
 - i. Deviation from Sec. 4.04, Article IV, Appendix C-Subdivision ordinance of City Code of Ordinances for absence of a stub street required at 1,300 foot intervals along the property boundary to provide connection to the adjacent property boundary, due to conflict with existing wetlands and woodlands.
 - j. Deviation from Design and Construction Standards to allow sidewalks to be placed adjacent to the curbed roadway, as to locate them further from the road would cause greater impacts to natural features, and traffic volume and speeds are low.
 - k. Deviation from Code of Ordinances, Section 11-256, to allow an absence of sidewalks in some areas north of Avalon Drive, as there are no buildings adjacent to those areas, and building the sidewalks would cause greater impacts to wetlands.
 - l. The findings of compliance with Ordinance standards in the staff and consultant review letters and the conditions and the items listed in those letters being addressed on the Preliminary Site Plan; and
- 6. *The following conditions shall also be made part of the PSLR Agreement:*
 - a. *Consistent with its representations at the Planning Commission meeting, the applicant shall work in good faith with the Villas at Stonebrook to enter into a reasonable Maintenance Agreement that requires the applicant's property to share in maintenance costs for Stonebrook Drive (subject to City review).*
 - b. *A conservation easement shall be provided for the remaining woodland and wetland areas, woodland credit replacements, and wetland mitigation areas, to ensure permanent protection of these natural features (approximately 4.25 acres). Such easements shall also be reflected on the Master Deed for the property.*
 - c. *A public access easement shall be placed over a portion of the nature trail through the northern area of the property, west of the stormwater detention basin. Such easement shall also be reflected on the Master Deed for the property.*

- d. Wetland areas and buffers shall be enhanced with appropriate seeding and plant selection, placement of habitat structures, as well as invasive species removal, which will be shown and reviewed during site plan submittals.**
- e. Wetland and Woodland impacts shall be permitted by the Planning Commission during site plan review under the process and conditions of the Code of Ordinances.**
- f. Disturbance of the wetland buffer area shall be discouraged by the installation of appropriate landscaping and signage.**
- g. The applicant shall provide funding to the Department of Parks, Recreation and Cultural Services to complete the improvements to Wildlife Woods Park pavilion and restrooms, as proposed in the applicant's letter dated November 17, 2025, in order to address potential impacts of use by residents of those facilities.**
- h. Items noted in the Staff and Consultant review letters, except as otherwise noted in the Agreement, shall be addressed in the site plan process.**

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

Mayor Pro Tem Casey said she was pleased to see the number, the dollar figure, for what Camelot Parc residents are going to be asked to assume from a cost perspective to cover the maintenance of the road, the trees, the snow removal, etc. She didn't have an idea of what that was going to look like, so she's pleased that at least for 2026, the forecast would be about \$350 per unit. She was afraid it was going to be much higher. \$350 is significant, but she was afraid it was going to be much higher than that. She said the developers have done a lot of great work to get an agreement settled. She is somewhat surprised that they have agreed to go all the way from Wixom Road to the entrance of Stonebrook. Truthfully, they had her when they suggested going to the park. She appreciates what they've done. \$351 is going to be added as part of the HOA fee on top of what other HOA requirements that these residents are going to take on. Now, they're going to take another \$350+ as it grows over time with inflation and any kind of cost increase for materials and work. These residents are going to be taking that cost. She thanked them for the work they've done to get this far and she's looking forward to seeing that this gets approved by the residents of the Villas as well.

Member Staudt asked City Attorney Schultz if this would come back to them for final approval. City Attorney Schultz said yes, for the agreement and for final approval. Member Staudt clarified that they have a time period between tentative approval and final approval where they can finalize any negotiations they may have. City Attorney Schultz said yes. Member Staudt said if they are unable to come up with a number, Council is not entitled under the development agreement to do anything. City Attorney Schultz said Council is not obligated to. That's correct. Mayor Fischer said, following up on Member Staudt's question, how long did City Attorney Schultz anticipate that this

would take. He said part of that question is, if Council wanted an agreement incorporated as part of the PRO, it would not be wise to wait until the day of the PRO final coming to Council. City Attorney Schultz would need that information; the agreement needs to be made earlier in order to be incorporated. City Attorney Schultz said yes, absolutely. Mayor Fischer asked City Attorney Schultz how far ahead of time. He asked how long the Grove took. City Attorney Schultz said a little over a month.

Roll call vote on CM 26-03-036

**Yeas: Fischer, Casey, Gurumurthy, Heintz,
Smith, Staudt**

Nays: Martinez

6. Discussion on the future of the Novi Ice Arena based on a referral from the Finance and Administration Committee

City Manager Cardenas said as a result of the FAC meeting that occurred on February 19, 2026, the Committee directed city administration to bring forward three options for City Council discussion and possible action as it pertains to the future of Novi's Ice Arena. Those options were: (1) Solicit bids for sale of the Ice Arena with potential deed restrictions on any potential resale of the property or building. (2) Obtain bids on additional studies such as a 20-year capital needs assessment, site building and operational due diligence and operational ownership option analysis. (3) Maintain current operations. City staff will continue to monitor the financial performance and projections of Suburban Arena Management who is the operator of the facility, including the arena's capital needs. City Manager Cardenas said representatives from Suburban Ice were there to address any questions Council had. Mr. Jeff Muck was also there for the same reason.

Mayor Fischer thanked the committee and the staff for all the work that went into this. If Council looks at the packet that was put together, they'll see it is quite comprehensive. They dove into many different aspects of the financial conditions of the Ice Arena, talking about projections for future capital needs and going back and forth multiple times to really deep dive into that kind of analysis. He said there was a lot of comprehensive information, but they were able to boil it down to give Council an idea of what they're looking at. He recognizes that not everything in the city should be viewed and evaluated like a business. He knows he tends to get a rap for that, but he understands that, at the same time, they are a city and their job is to provide services that matter to the residents—not because they necessarily generate profit. At the same time, when they're talking about something like an ice arena, which is a large capital asset set up as an enterprise fund, it's certainly prudent to occasionally take a look at the ownership structure, make sure it still makes sense, and ensure that they expect to operate this entity in a financially sustainable way. What he has learned through this process is they're not out there to make money on the ice arena. He wishes there were ways to do that, there are for-profit enterprises that do that. He wishes they could extract some of that so they could reinvest it in Novi's Parks Department. They have learned that the law and the way things are set up, they aren't able to do that. At best, they're meant to break even. So, they have this operation and they've seen all the financials, it breaks even. Meanwhile, they have a 25-year-old asset with increasing maintenance costs and likely growing capital needs. Realistically, they are breaking even, continuing to carry a lot of downside risk with zero