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January 9, 2026

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

Re: Camelot Parc – PSLR Overlay Plan Revisions

Dear Ms. Bell:

Please allow this letter to serve as an explanation of the PSLR plan revisions that have been made pursuant to feedback received from City Council and our follow-up meeting with city staff and consultants on December 22nd.

1. A connection has been added from the internal walking path to the Wixom Rd ROW and a public access easement provided over the pathway that is located within the preservation area. An additional extension of path was added near the detention pond extending north to an additional observation area with bench. Adding these additional pathways has increased the amount of active open space to meet the ordinance requirement and thus removed a previous deviation request.
2. The preservation area has been defined and reflected on a new plan sheet (sheet 8) within the plan set. This area (4.25 acres) equates to over 50% of the net site area.
3. At the request of City Council and further discussion with city staff and consultants, the grading north of units 19-22 has been further extended into the existing wetland to provide for rear yard space and buffer behind the building. The grading has been adjusted to provide a 10' wide private open space area followed by a 15' buffer to the wetland. A similar adjustment along the north side of the road was reviewed and discussed with city staff but ultimately determined that impacting wetland to create a larger wetland buffer along the roadway was counter to the goals of the city and exacerbated the discrepancy between required mitigation and the available space on site to provide such mitigation. The hybrid result presented in this plan reflects only a minor deficiency in on-site wetland mitigation of 0.04 acres. As such, a deviation request has been added to allow for this discrepancy to be constructed elsewhere within the city.



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4. The wetland protection signs along the roadway have been moved along the curb line to reinforce the space between the curb and wetland is a buffer and should not be mowed. The shrubs were left at the wetland line as a delineator of the wetland and to minimize impacts to the shrubs from winter maintenance. Similar adjustments were made behind units 19-22, where the signs and shrubs we located just behind the private open space limits to preserve the buffer space.
5. The grading revision behind units 19-22 has allowed each unit to exceed the private open space requirement and therefore the previous associated deviation request has been removed.
6. 26 additional trees have been added in the northern area along the property line as well as around the detention basin to reduce the number of tree mitigation credits to be paid into the tree fund. This number is further reduced by another 14 trees per the city's ordinance allowance for tree credit for shrubs and native seeding areas that are not otherwise required by ordinance. The previous payment for 53 trees has been reduced to 13 trees.
7. The developer has expanded the area of maintenance contribution for the shared Stonebrook Drive to include roadway up to Wildlife Woods Park, which now calculates out to 12.61% and is rounded up to a proposed 15% contribution. We feel this is a mathematically supported contribution amount that is fair to both the current City residents of Stonebrook Villas and the future City residents of Camelot Parc. The developer has scheduled a meeting with the HOA to discuss the amount and language of the agreement. A draft copy will be provided to the City following these discussions.
8. Note 9 on sheet 4 has been modified to reflect that the emergency gate must be closed prior to the issuance of the first certificate of occupancy rather than the first building permit in order to allow construction traffic to utilize the emergency access drive as long as possible.

If you have any questions, please do not hesitate to contact my office. We look forward to being scheduled for the next available City Council meeting.

Sincerely,
ATWELL, LLC

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

Jared M. Kime, PE
Project Manager

