



CAMELOT PARC TOWNHOMES JSP25-02

JSP25-02 CAMELOT PARC TOWNHOMES

Public hearing at the request of Avalon Park Development, LLC for recommendation to the City Council for Concept Plan approval under the Planned Suburban Low Rise Overlay provisions. The subject property is located on the east side of Wixom Road, north of Eleven Mile Road (Section 17). The applicant is proposing 22 townhome units in five two-story buildings.

Required Action

Recommend approval or denial of the Planned Suburban Low-Rise (PSLR) Overlay Concept Plan to the City Council.

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended	7-10-25	<p>Deviations to:</p> <ul style="list-style-type: none"> • Allow building to front on an approved private driveway, which does not conform to the City standards; <i>(Supported as Stonebrook Dr was approved for Villas at Stonebrook and avoids an additional curb cut on Wixom Road)</i> • Allow two buildings to be 25-feet apart, rather than the minimum 30 feet. <i>(Supported as it is minor and natural features constrain the site)</i> • Allow parking spaces to be within 8 feet of a building; <i>(Supported as parking spaces are no closer than parking in driveways)</i> • Allow reduction of minimum required private open space; <i>(Supported as woodland and wetland areas are preserved)</i> • Allow reduction in minimum percentage of active recreation areas; <i>(Supported as woodland and wetland areas are preserved)</i> • Allow less than 10% of the total site area as active open space; <i>(Supported as a majority of the site is being preserved for natural features)</i> • Items to be addressed on the Preliminary Site Plan submittal
Engineering	Approval recommended	7-9-25	<ul style="list-style-type: none"> • Deviation for absence of a stub street required at 1,300 feet interval along the property boundary; <i>(Supported as woodland and wetland areas are preserved and no logical place to connect)</i> • Deviation for sidewalk placement adjacent to curb <i>(Supported as reduces impact to wetland and berm areas)</i> • Deviation for lack of sidewalk on some areas of

			<p>the road <i>(Supported as reduces impact to wetland)</i></p> <ul style="list-style-type: none"> Items to be addressed on the Preliminary Site Plan submittal
Landscaping	Approval recommended	7-3-25	<ul style="list-style-type: none"> Allow absence of required landscaped berm along Wixom Road frontage <i>(Supported as woodland and wetland impacts would result)</i> Deficiency in street trees along Wixom Road <i>(Supported as no room with location of existing sidewalk and utilities)</i> Items to be addressed on the Preliminary Site Plan submittal
Traffic	Approval recommended	3-4-25	<ul style="list-style-type: none"> Deviation for minor drive to exceed 600 feet. <i>(Supported as the anticipated traffic is low)</i> Items to be addressed on the Preliminary Site Plan submittal
Wetland	Approval recommended	7-10-25	<ul style="list-style-type: none"> Lack of 25-foot wetland buffer north of Avalon Drive <i>(Conditionally supported if signage and plantings protect areas from mowing and disturbance)</i> City of Novi Wetland permit and wetland buffer authorization required Items to be addressed on the Preliminary Site Plan submittal
Woodland	Approval recommended	7-10-25	<ul style="list-style-type: none"> City of Novi Woodland permit required. Items to be addressed on the Preliminary Site Plan submittal
Façade	Approval recommended	3-4-25	<ul style="list-style-type: none"> Waiver from PSLR standard to permit a small amount of standing seam metal as it is an enhancement to the building design Design is in full compliance with the Façade Ordinance
Fire	Approval recommended	2-25-25	<ul style="list-style-type: none"> Items to be addressed on the Preliminary Site Plan submittal

Motion Sheet

Recommend Approval – PSLR Overlay Concept Plan

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

1. The PSLR Overlay Development Agreement and PSLR Overlay Concept Plan will result in a recognizable and substantial benefit to the ultimate users of the project and to the community. *[The applicant proposes a walking trail through a 0.77acre area of woodland to be preserved, which is 0.05 acre short of the 10% site area requirement. There is also a requirement for 200 square feet of private open space per unit that is not fully provided, but each unit will have a covered porch about 125 square feet. There are benches in separate locations as enhancements of the common open spaces shown on the site. Since so much of the property is wetland area to be preserved and wetland mitigation, it is difficult to achieve some of the "active" open space requirements. The site would have a connection to Wildlife Woods Park, the extensive pathway system within Ascension Providence Park hospital campus to the east and ITC Trail.]*
2. In relation to the underlying zoning or the potential uses contemplated in the City of Novi Master Plan, the proposed type and density of use(s) will not result in an unreasonable increase in the use of public services, facilities and utilities, and will not place an unreasonable burden upon the subject property, surrounding land, nearby property owners and occupants, or the natural environment. *[The estimated number of daily vehicle trips is 132, which is less than the 750 trip threshold for a Traffic Study. Peak hour trips also do not reach the threshold of 100 trips (Estimated: 5 peak hour AM trips, 10 peak hour PM trips). The proposed use is expected to have minimal impacts on the use of public services, facilities, and utilities over what the underlying zoning would allow. The proposed concept plan impacts about 0.37 acres of existing 2.41 acres of wetlands and proposes removal of approximately 20 of the regulated woodland trees. The plan indicates appropriate mitigation measures on-site and payment into the Tree Fund for the replacement credits.]*
3. In relation to the underlying zoning or the potential uses contemplated in the City of Novi Master Plan, the proposed development will not cause a negative impact upon surrounding properties. *[The proposed buildings are buffered by landscaping and preserved natural features. The multi-family residential use is a reasonable transition from the two-family and one-family developments to the west, east and south and the commercial shopping center to the north.]*
4. The proposed development will be consistent with the goals and objectives of the City of Novi Master Plan, and will be consistent with the requirements of this Article [Article 3.1.27]. *[The proposed development could help provide for missing middle housing needs that are walkable to the commercial areas to the north, which is recommended in the City's Master Plan for Land Use. The area was included in the PSLR overlay in the Master Plan and Zoning Ordinance, which permits multiple-family uses as a special land use. The proposed arrangement of buildings and site layout minimizes the impact on existing natural features.]*
5. City Council deviations for the following *(as the Concept Plan provides substitute*

safeguards for each of the regulations and there are specific, identified features or planning mechanisms deemed beneficial to the City by the City Council which are designed into the project for the purpose of achieving the objectives for the District as stated in the planning review letter):

- a. Deviation from Sec. 3.21.2.A.i to allow development to front on an approved private drive, which does not conform to the City standards with respect to required sixty foot right-of-way, as the road was previously approved for the Villas at Stonebrook development, and because the shared access reduces the number of curb cuts on Wixom Road;
- b. Deviation from Sec. 3.21.2.A.ii.d. to allow two buildings to be a minimum of 25 feet apart (minimum 30 feet required) as the remaining buildings are properly spaced, and the 5-foot deviation is relatively minor;
- c. Deviation from Sec. 3.21.2.A.iii.c. to allow parking spaces to be within 8 feet of a building (15 feet minimum required), as they are no closer than the driveway parking permitted;
- d. Deviation from Sec. 3.21.2.A.v to allow a reduction in the minimum required private open space (4,400 square feet total required, 2,750 square feet provided), as constructing additional private open space would cause greater wetland and woodland impacts;
- e. Deviation from Sec. 3.21.2.A.v to allow reduction of minimum percentage of active recreation areas (50% of open spaces required, approximately 29% provided), and less than 10% of the total site (9.4% proposed), *as the development proposes connection to Wildlife Woods Park, which contains connections to the Providence and the ITC trail systems, and providing additional active recreation would cause greater wetland and woodland impacts;*
- f. Deviation from Sec. 3.21.2.A.iii and Sec. 5.5.3 to allow absence of required landscaped berm along Wixom Road north of the emergency access drive due to resulting woodland impacts and there is no development proposed in that area. In addition, the berm south of the access drive is not long enough to provide undulation.
- g. Deviation from Sec. 3.6.2.M to allow deficiencies in the required 25-foot wetland buffers north of Avalon Drive, with the condition that the developer install signage and plantings to prevent mowing and other disturbance.
- h. Deviation from Sec. 5.5.3.B(10) to allow a deficiency in street trees along Wixom Road, as the existing utility easements and pathway do not provide room for them.
- i. Deviation from Sec. 5.10.1.B.ii to allow a minor drive to exceed 600 feet, because the anticipated traffic for 22 units is low and a major drive would require wider road width and not permit perpendicular visitor parking, and would be unnecessary for this small site and cause greater impacts to natural features.

- j. Deviation from Sec. 4.04, Article IV, Appendix C-Subdivision ordinance of City Code of Ordinances for absence of a stub street required at 1,300 feet intervals along the property boundary to provide connection to the adjacent property boundary, due to conflict with existing wetlands and woodlands.
- k. Deviation from Design and Construction Standards to allow sidewalks to be placed adjacent to the curbed roadway, as to locate them further from the road would cause greater impacts to natural features, and traffic volume and speeds are low.
- l. Deviation from Code of Ordinances, Section 11-256, to allow an absence of sidewalks in some areas north of Avalon Drive, as there are no buildings adjacent to those areas, and building the sidewalks would cause greater impacts to wetlands.
- m. The findings of compliance with Ordinance standards in the staff and consultant review letters and the conditions and the items listed in those letters being addressed on the Preliminary Site Plan; and
- n. *(additional comments here if any)*
(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.)

-OR-

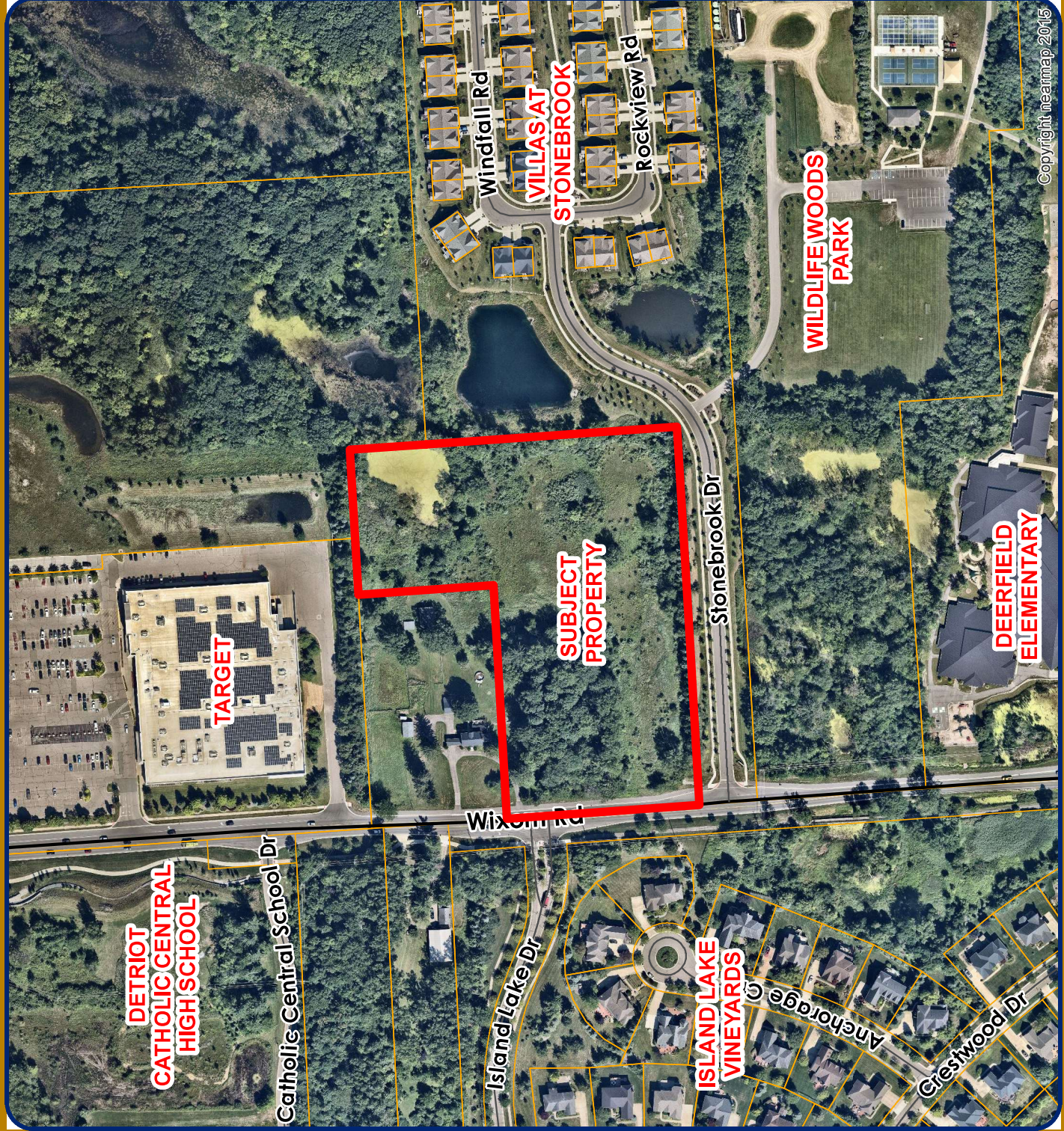
Recommend Denial – PSLR Overlay Concept Plan

In the matter of Camelot Parc Townhomes JSP25-02, motion to **recommend denial** of the Planned Suburban Low-Rise (PSLR) Overlay Development Agreement Application and Concept Plan...*(because the proposed concept plan would not satisfy the findings and conditions noted in Section 3.21.3.B of the Zoning Ordinance:*

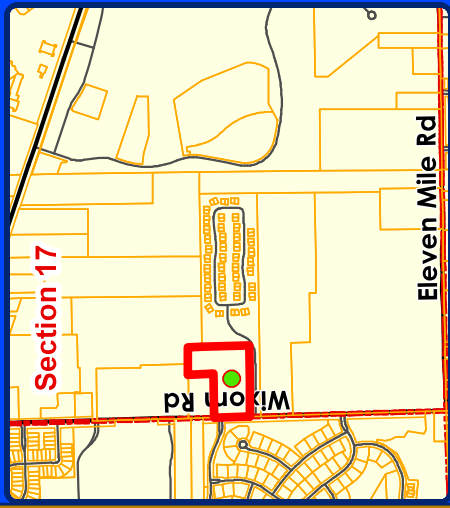
- i. *The PSLR Overlay Development Agreement and PSLR Overlay Concept Plan will not result in a recognizable and substantial benefit to the ultimate users of the project and to the community due to: ... (add reasons here)*
- ii. *In relation to the underlying zoning or the potential uses contemplated in the City of Novi Master Plan, the proposed type and density of use(s) will result in an unreasonable increase in the use of public services, facilities and utilities, and will place an unreasonable burden upon the subject property, surrounding land, nearby property owners and occupants, or the natural environment due to: ... (add reasons here)*
- iii. *In relation to the underlying zoning or the potential uses contemplated in the City of Novi Master Plan, the proposed development will cause a negative impact upon surrounding properties due to: ... (add reasons here)*
- iv. *The proposed development will not be consistent with the goals and objectives of the City of Novi Master Plan, and will not be consistent with the requirements of this Article due to: The number of waivers, deviations and variances indicated in the staff and consultant's review letters, and... (add reasons here)*

MAPS
Location
Zoning
Future Land Use
Natural Features

JSP25-02 CAMELOT PARC TOWNHOMES LOCATION



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Legend
Subject Property

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

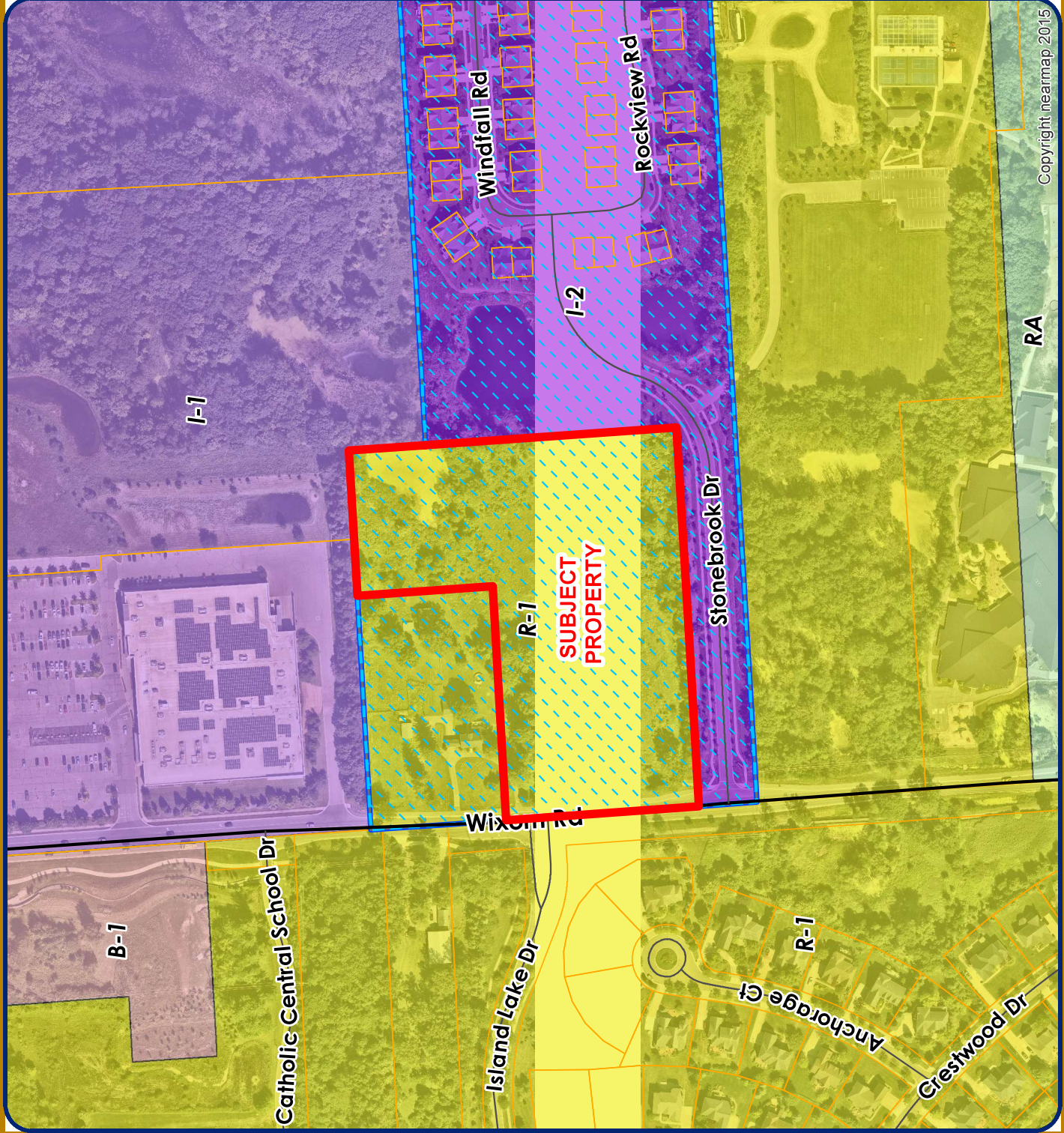
Map Author: Lindsay Bell
Date: 9/4/25
Project: CAMELOT PARC
Version #: 1

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Feet
1 inch = 292 feet



MAP INTERPRETATION NOTICE
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JSP25-02 CAMELOT PARC TOWNHOMES ZONING



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

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 Date: 9/4/25
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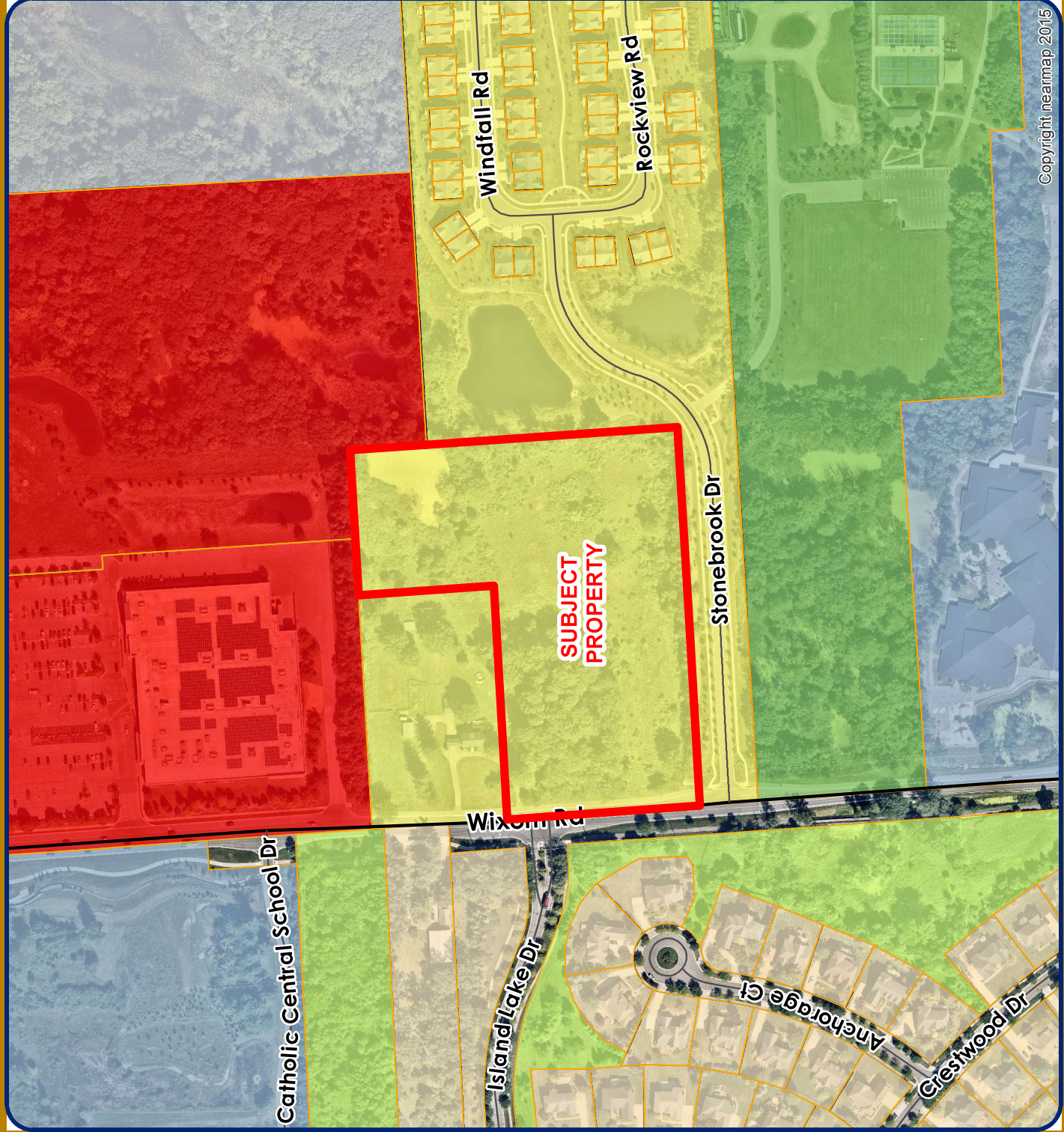


MAP INTERPRETATION NOTICE

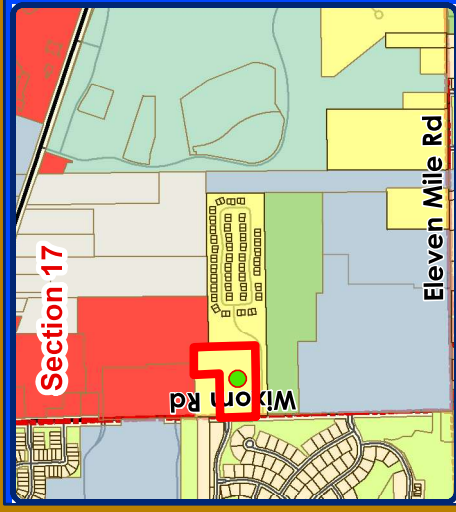
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FUTURE LAND USE



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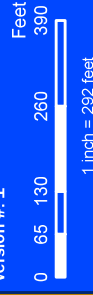
Land Use Code	
COMMUNITY COMMERCIAL	Red
INDUSTRIAL OFFICE	Yellow
OFFICE SERVICE COMM	Light Green
PUBLIC/QUASI PUB	Dark Green
PUBLIC PARK	Medium Green
PRIVATE PARK	Light Yellow
SINGLE FAMILY	Orange
SUBURBAN LOW RISE	Light Orange



City of Novi

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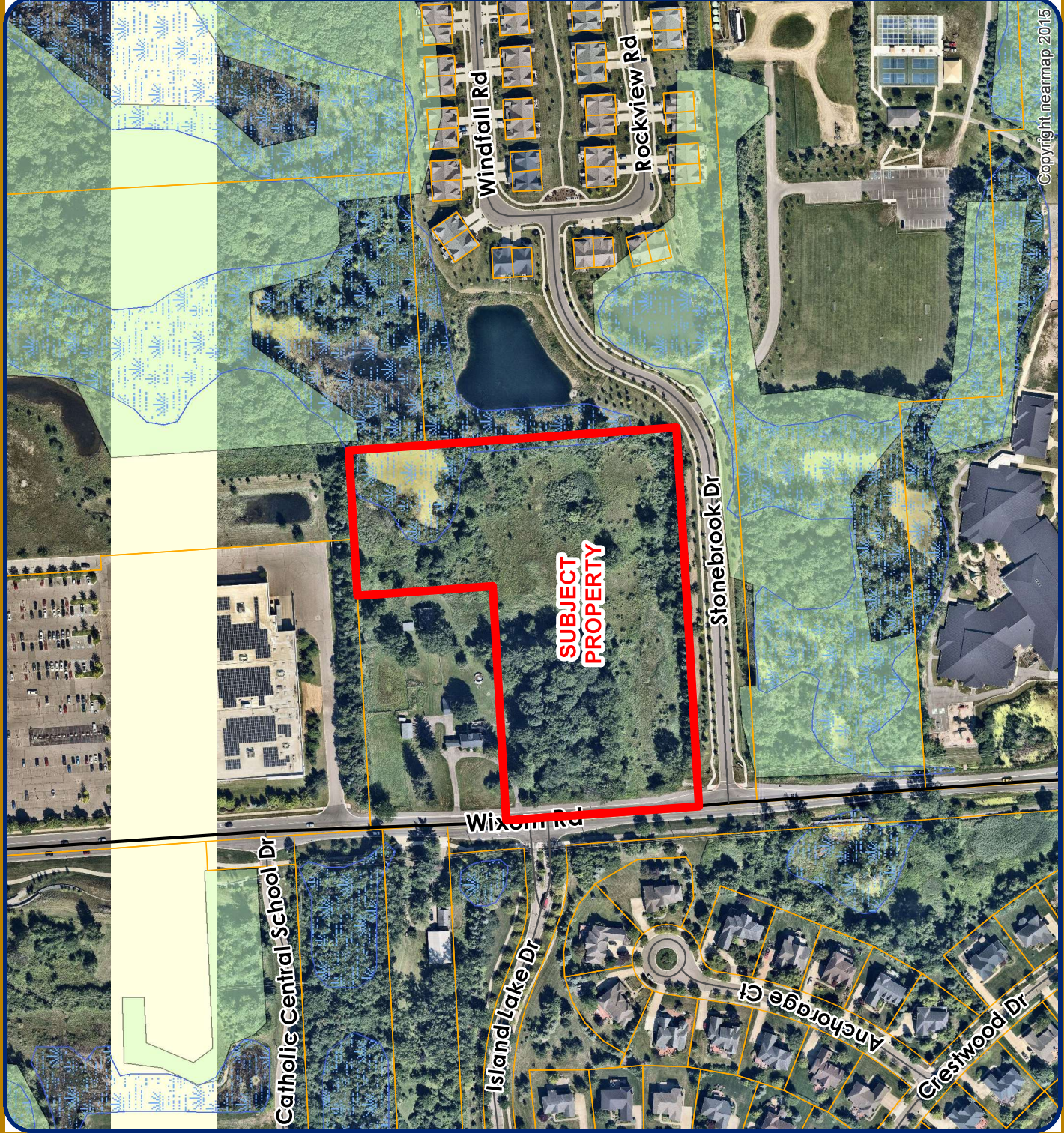
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Version #: 1



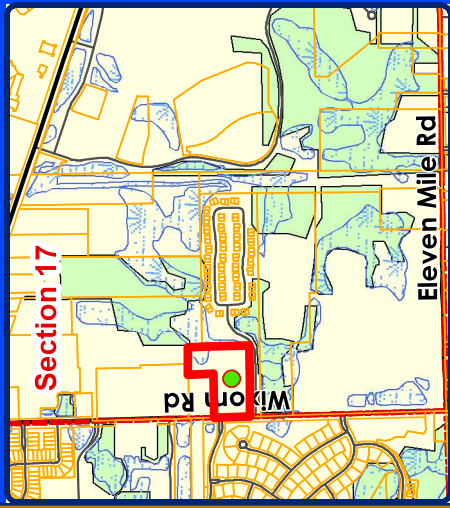
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JSP25-02 CAMELOT PARC TOWNHOMES NATURAL FEATURES



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Legend

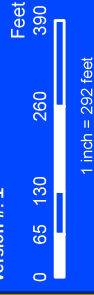
- WETLANDS
- WOODLANDS
- Subject Property



City of Novi

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PSLR NARRATIVE



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June 17, 2025

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

Re: Camelot Parc – PSLR Overlay Deviation Request

Dear Ms. Bell:

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

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

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

This proposed development offers the following community benefits:

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

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



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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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



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Sincerely,
ATWELL, LLC

A handwritten signature in black ink, appearing to read "Jared M. Kime", is positioned below the company name.

Jared M. Kime, PE
Project Manager

PSLR CONCEPT PLAN

Sea:



Title:
Site Plan

Project:
**Camelot Parc
 Novi, Michigan**

Prepared for:
 Avalon Park Development, LLC
 10000 Wixom Road, Suite 200
 Northville, Michigan 48167
 248.850.5897

Revision:
 Submission
 Revised

Issued:
 January 24, 2025
 June 16, 2025

Job Number:
 25-006

Drawn By:
 jsa

Checked By:
 jsa

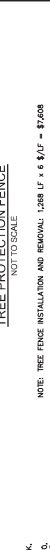
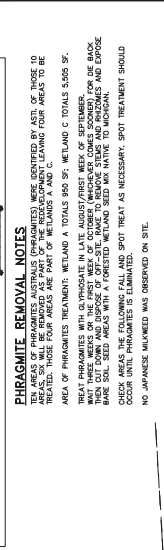
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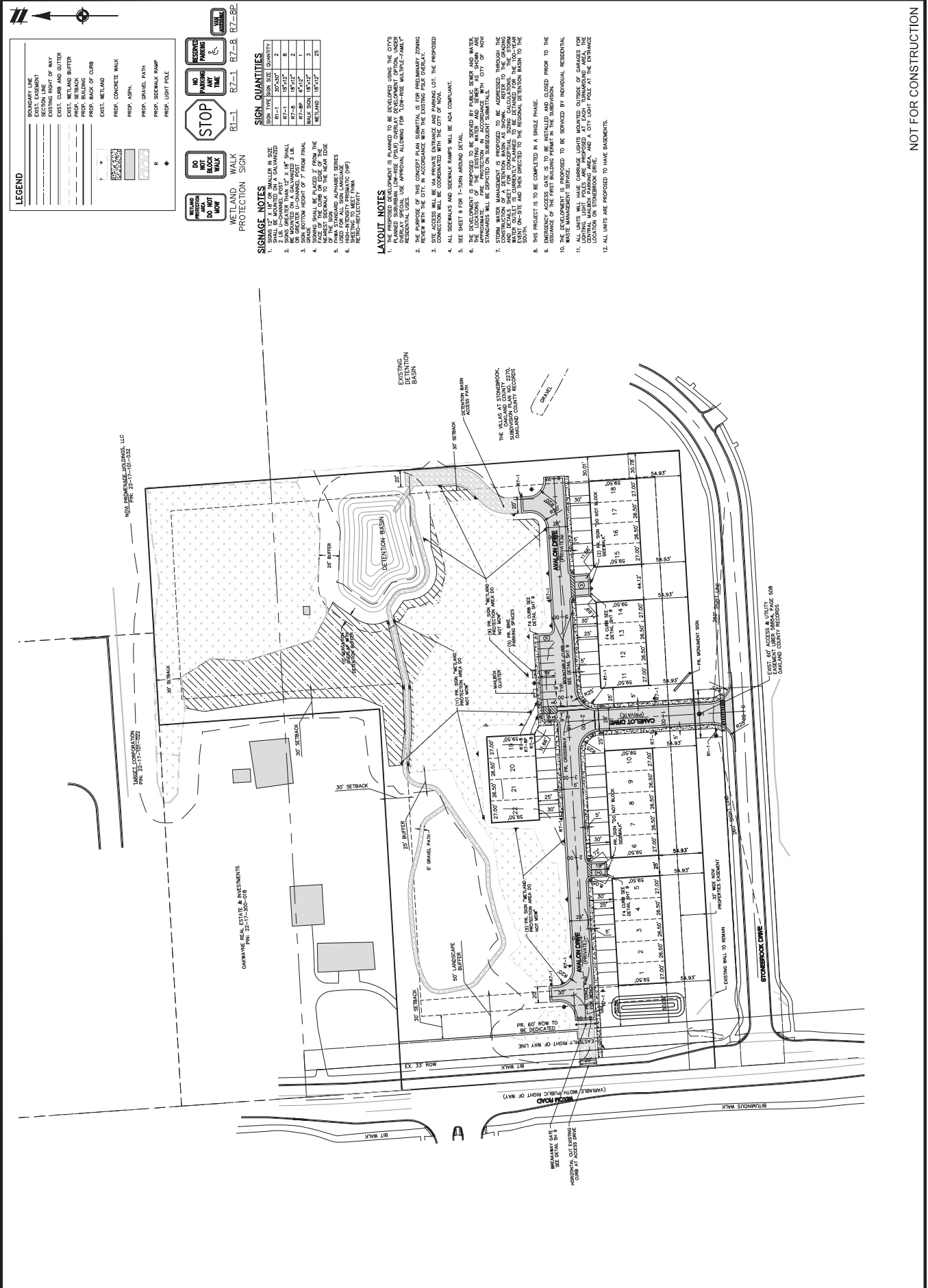
NORTH
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Sheet No.

L-1

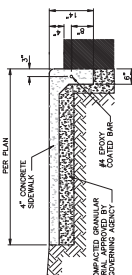




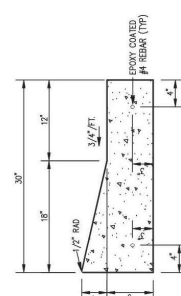




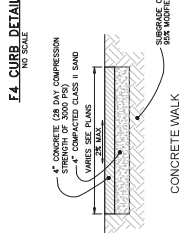
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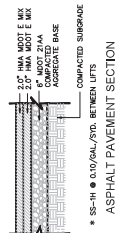
NOTE: WHERE THE CURB HEIGHT IS BEING REDUCED FOR



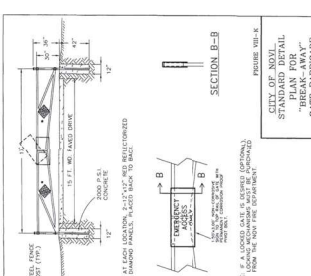
INTEGRAL CURB AND SIDEWALK
NO SCALE



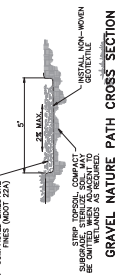
F4 CURB DETAIL



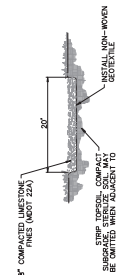
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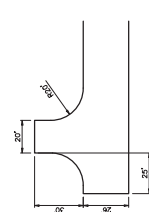
CITY OF NOVI



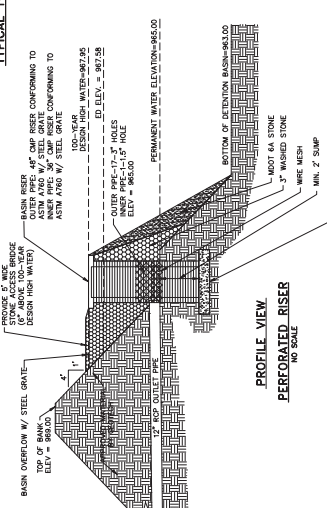
GRAVEL NATURE PATH CROSS SECTION



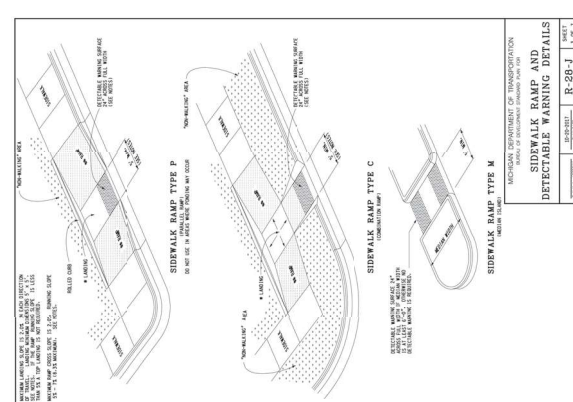
POND MAINTENANCE AND



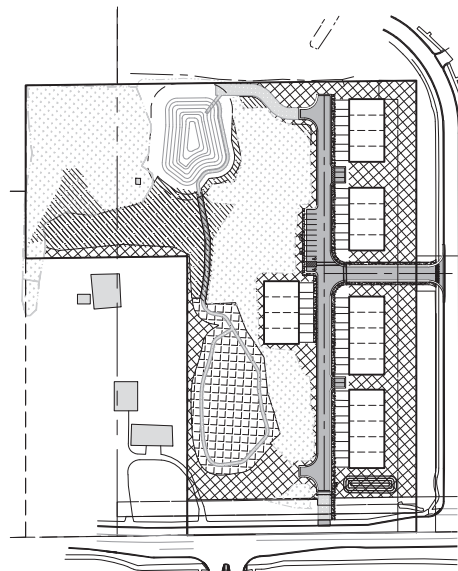
TYPICAL T-TIERNABOUND DETAIL



PROFILE VIEW

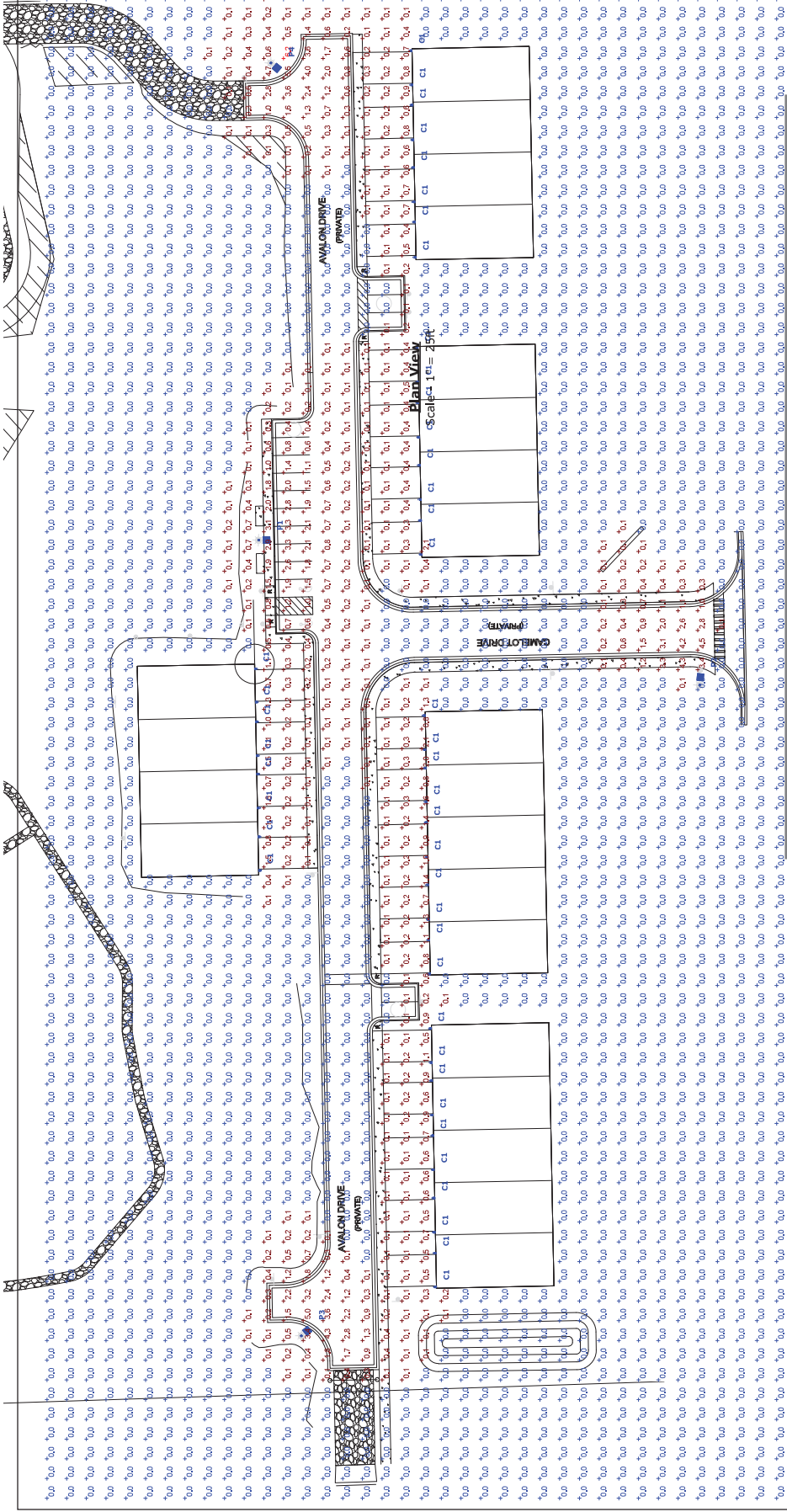


DETECTABLE WARNING DETAILS



OPEN SPACE EXHIBIT

SCALE: 1"=100'	
	PROPOSED, REQUIRED.
TOTAL NET SITE AREA =	8.24 ACRES
TOTAL OPEN SPACE =	2.69 ACRES
MASSIVE OPEN SPACE =	1.92 ACRES
ACTIVE OPEN SPACE = (WALKING TRAIL)	0.77 ACRES
LAND MITIGATION AREA	0.61 ACRES
	0.82 ACRES (10% OF SITE)



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
	P1	1	Lithonia Lighting	DSX1 LED P2 40K 80CRI T2M HS	D-Series Size 1 Area Luminaire P2 Performance Package 4000K CCT 80 CRI Type 2 Medium Houselide Shield	7685	0.9
	P2	1	Lithonia Lighting	DSX1 LED P1 40K 80CRI RCCO EGS	D-Series Size 1 Area Luminaire P1 Performance Package 4000K CCT 80 CRI Right Corner Cutoff Extreme Backlight Control External Glare Shield	5070	0.9
	P3	1	Lithonia Lighting	DSX1 LED P1 40K 80CRI T3LG EGS	D-Series Size 1 Area Luminaire P1 Performance Package 4000K CCT 80 CRI Type 3 Low G Rating External Glare Shield	5738	0.9
	P4	1	Lithonia Lighting	DSX1 LED P1 40K 80CRI T4LG	D-Series Size 1 Area Luminaire P1 Performance Package 4000K CCT 80 CRI Type 4 Low G Rating	6432	0.9
	C1	44	Generation Lighting	8338701-12	Small One Light Downlight	616	0.9

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 FIELD MEASUREMENTS AND/OR CALCULATIONS. THE ENGINEER AND/OR ARCHITECT MUST VERIFY THE LIGHTING LAYOUT WITH THE ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP.

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

UNLESS EXEMPT, PROJECT MUST COMPLY WITH LIGHTING CONTROLS REQUIREMENTS DEFINED IN ASHRAE 90.1 2013, FOR SPECIFIC INFORMATION CONTACT GBA CONTROLS GROUP AT CONTROLS@GASSERBUSH.COM OR 734-266-9705.

Alternates Note

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

Ordering Note

FOR INQUIRIES CONTACT GASSER BUSH AT ES@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.



CAMELOTT PARK
EXTERIOR PHOTO-METRIC PLAN
GASSER BUSH ASSOCIATES
WWW.GASSERBUSH.COM

Designer	BK
Date	02/25
Scale	Not to Scale
Drawing No.	12-23112-05



CAMELOT PARK
GASSER BUSH ASSOCIATES
WWW.GASSERBUSH.COM

Designer
BK
Date
06/05/2025
Scale
Not to Scale
Drawing No.
12-25112-05

GENERATION LIGHTING

8338701-12: Small One Light Downlight Outdoor Wall Lantern

Dimensions:
Width: 6 1/2"
Height: 12 1/2"
Weight: 2.2 lbs.
Extends: 7 3/4"
Wire: 6 1/2" (color/Black/White)
Mounting Prec: 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 (JAD) 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 (990)W3387_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					

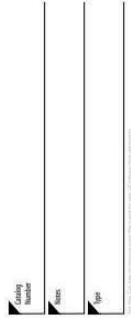
Backplate / Canopy Details:

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	Nc	
NV Pallet		96		48	40	77	85.556	316.8	Nc	

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 law, this literature is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without consent of or contrary to the best interests of Generation Lighting. A Visual Comfort & Co. brand.



D-Series Size 1
LED Area Luminaire



Introduction

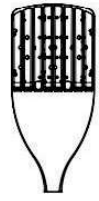
The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

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.

d'series

Specifications

EPA: 0.69 ft²
(0.06 m)
Length: 32.71" (832 mm)
Width: 14.24" (362 mm)
Height H1: 7.88" (200 mm)
Height H2: 2.73" (69 mm)
Weight: 34 lbs (15.4 kg)



Ordering Information

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

Series	LEDs	Color Temperature ¹	Color Rendering Index ²	Distribution	Trim	Voltage	Mounting
DSX1 LED	Forward optics P1 P6 P2 P7 P3 P8 P4 P9 P5 Rotated optics P10 P12 P11 P13	(this section TBC only) 30K 3000K 35K 4000K 50K 5000K 50K 5000K only, extended life (see spec sheet for details) 27K 2700K 35K 3500K 40K 4000K 50K 5000K	70 CRI 70 CRI 70 CRI 70 CRI 80 CRI 80 CRI 80 CRI 80 CRI	AFR Alternating fire row TTS Type 1 short TSM Type 1 medium T3M Type 1 medium T4M Type 1 medium T5M Type 1 medium T6M Type 1 medium T7M Forward throw medium	TSM Type 1 medium T5LG Type 1 low glare T5W Type 1 wide BLC3 Type 1 backlight (central) BLC4 Type 1 backlight (corner) LECO Left corner cutoff RCCO Right corner cutoff	MDULT (120-277V) ³ MDULT (120-480V) ³ MDULT (277-480V) ³ 208 V ³ 240 V ³ 277 V ³ 347 V ³ 480 V ³	Shipped included SPA RPA SPAS RRAS SPARK WBA MA

Control system	Shipped installed	Shipped separately	Shipped separately
NIUAI2 PIRHN	PIE2 FAD BL30 BL30 DMG DS	PIE2 FAD BL30 BL30 DMG DS	PIE2 FAD BL30 BL30 DMG DS



COMMERCIAL OUTDOOR

Bench

6" Bench
DinMor Model 79

Landscape Summary

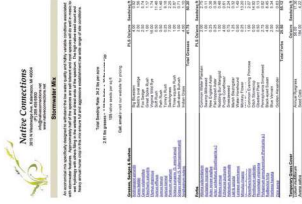
[illegible]

- **Notes:**
- **Sole Information is Shown on Street 2.**
- **Trees Shall be Planted 10' from Sanitary Sewer, Utility Structures Including**
- **Manholes, Etc.**
- **The Street Shall not Be Planted within 4' of Property Lines.**
- **Snow Shall be Deposited Adjacent to Drives and within the Curb Lane. Any**
- **Damaged Trees Shall be Replaced as Needed.**
- **Shrubs will be Required per Box.**
- **No Overhead Lines Exist.**
- **See Sheet 3 for Planting Locations and Removal.**
- **An Irrigation Plan will be Provided for Slammco Sites.**
- **Japanese Knotweed is not**

Requested Waivers:

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

Stormwater Seed Mix



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 meade@cityofnova.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.

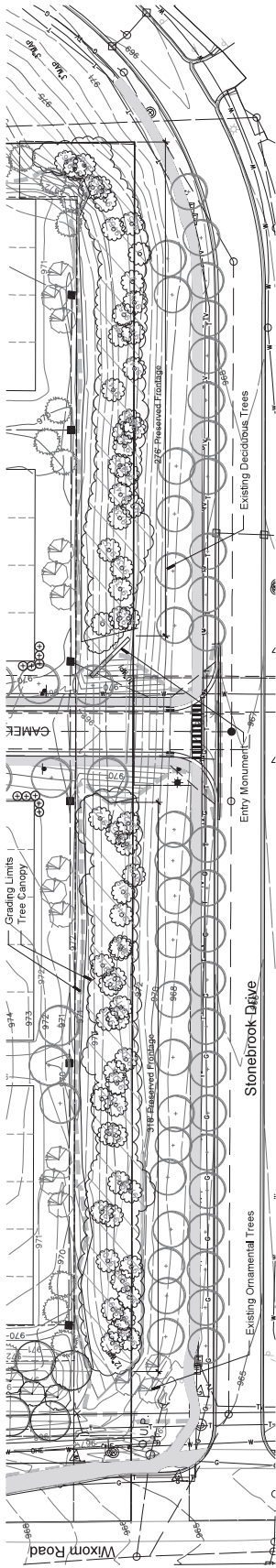


0° 10' 20" 4

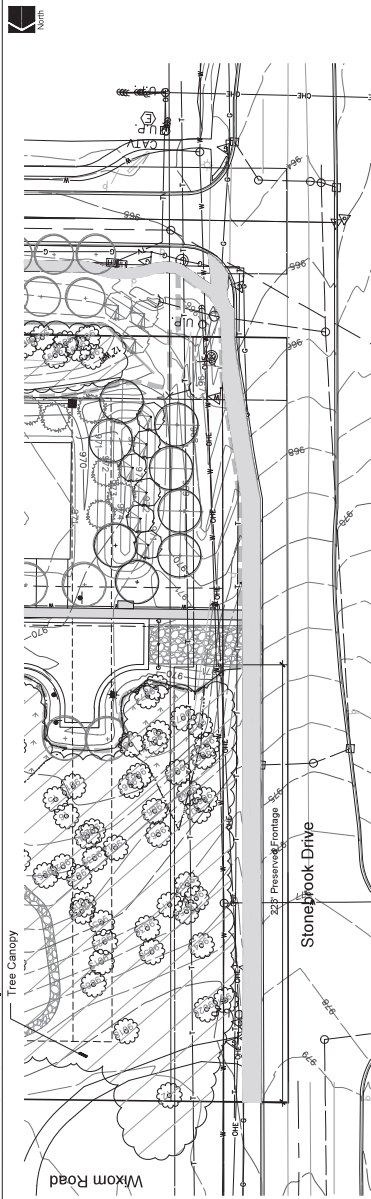


Know what's below.
Call before you dig.

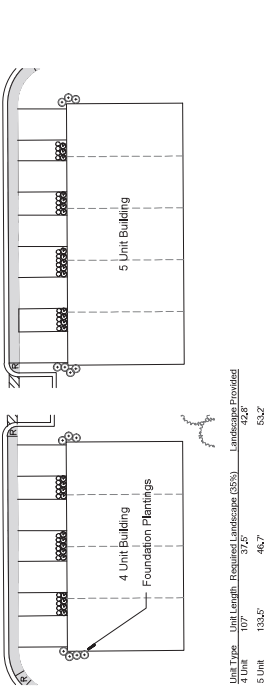
Stonebrook Drive Greenbelt



Wixom Road Greenbelt



Typical Units



Seal:



Title:
Greenbelt Plan

Project:
Camelot Parc
Novi, Michigan

Prepared for:
Avian Park Development, LLC
10000 Wixom Road, Suite 100
Livonia, Michigan 48150
248.850.5897

Revision:
Submission
Revised
Issued:
January 24, 2025
June 16, 2025

Job Number:
25-006

Drawn By:
jsa
Checked By:
jsa



Sheet No.

L-2



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"



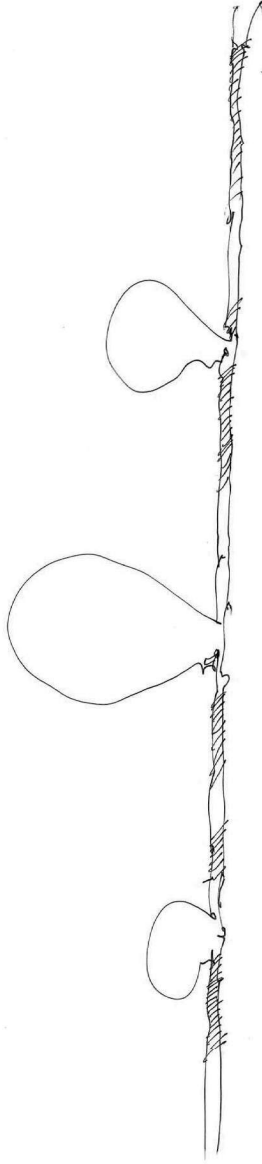
21222 Camelot Park v.6 01/27/25



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



Camelot Park



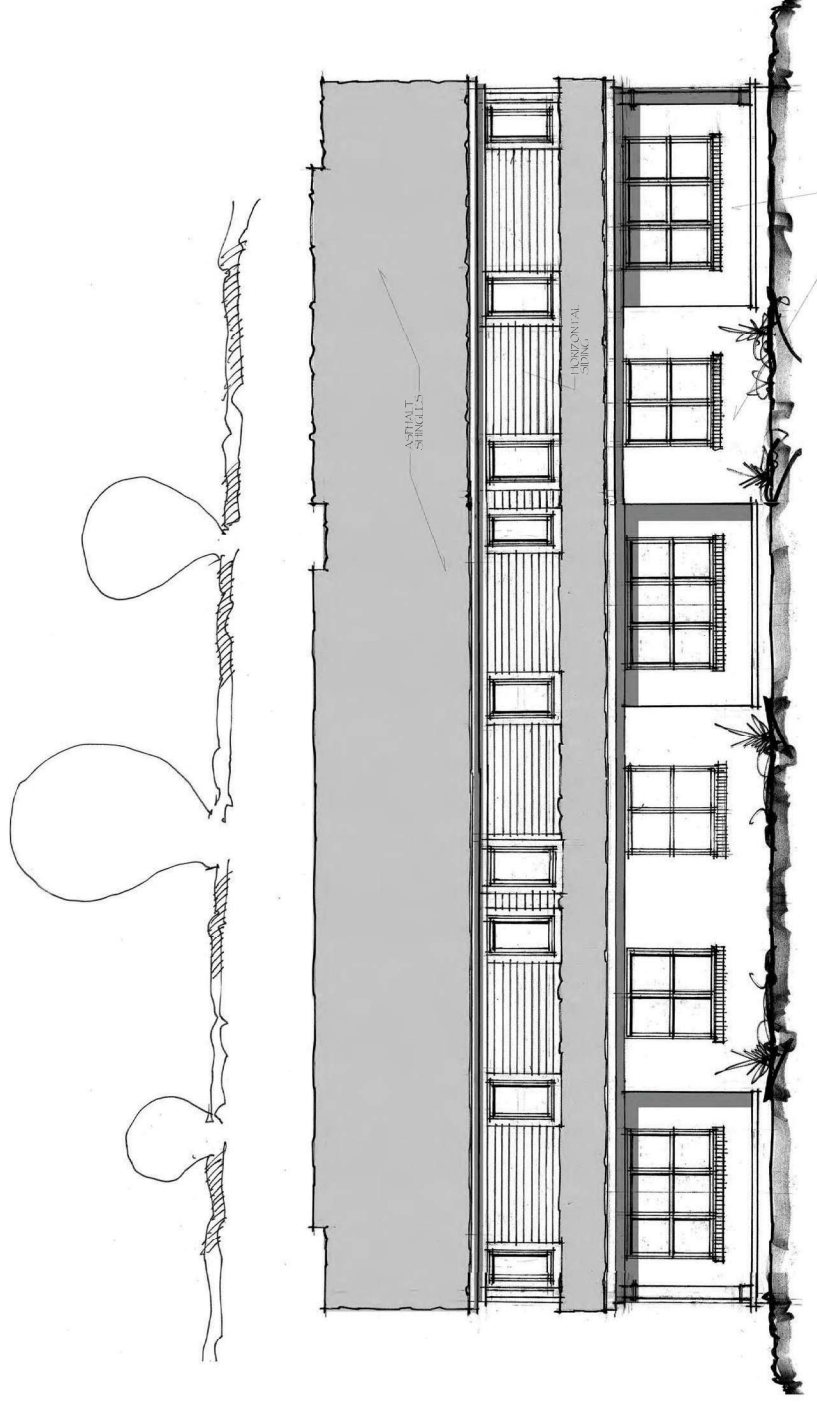
4,254 SQ FT = 100%
3,518 SQ FT / 4,254 SQ FT =
83% BRICK
736 SQ FT / 4,254 SQ FT =
17% SIDING

3 PLEX - FRONT ELEVATION CONCEPT

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

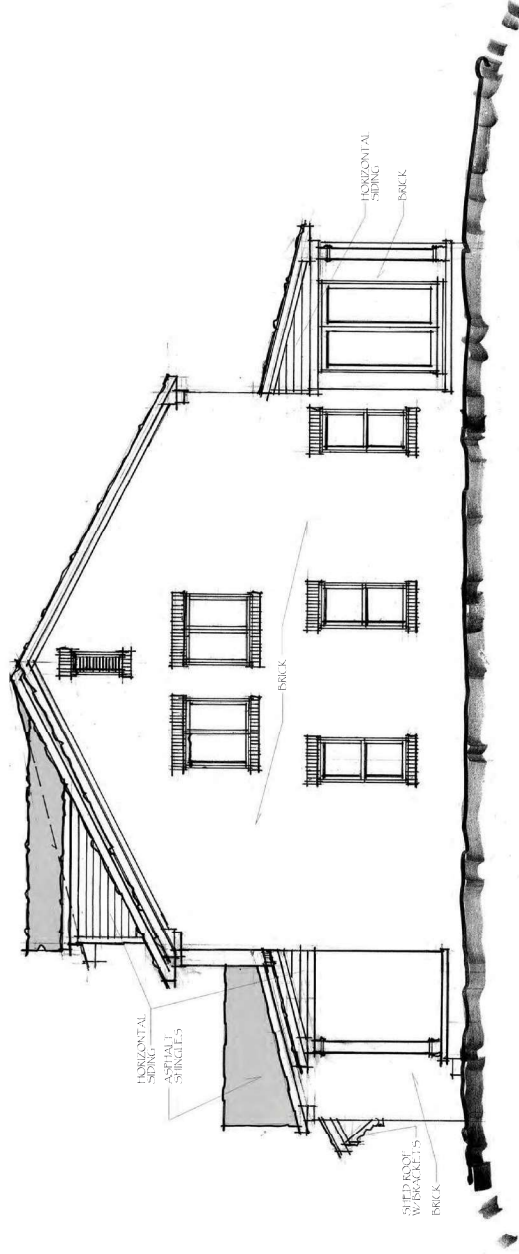


Camelot Park



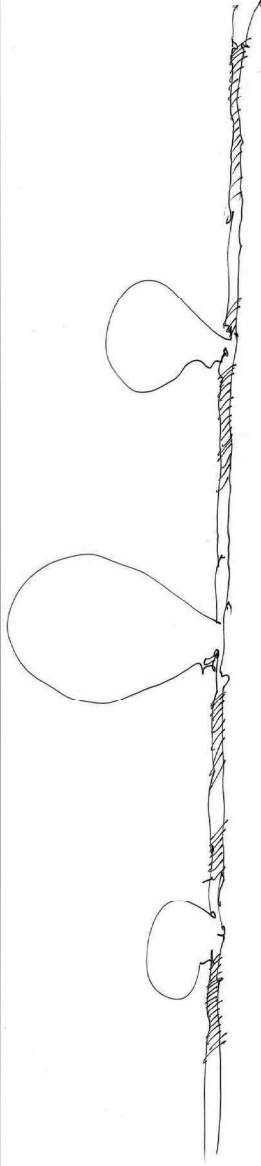
3 PLEX - REAR ELEVATION CONCEPT
SCALE: 1/4" = 1'-0"

Camelot Park



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

Camelot Park

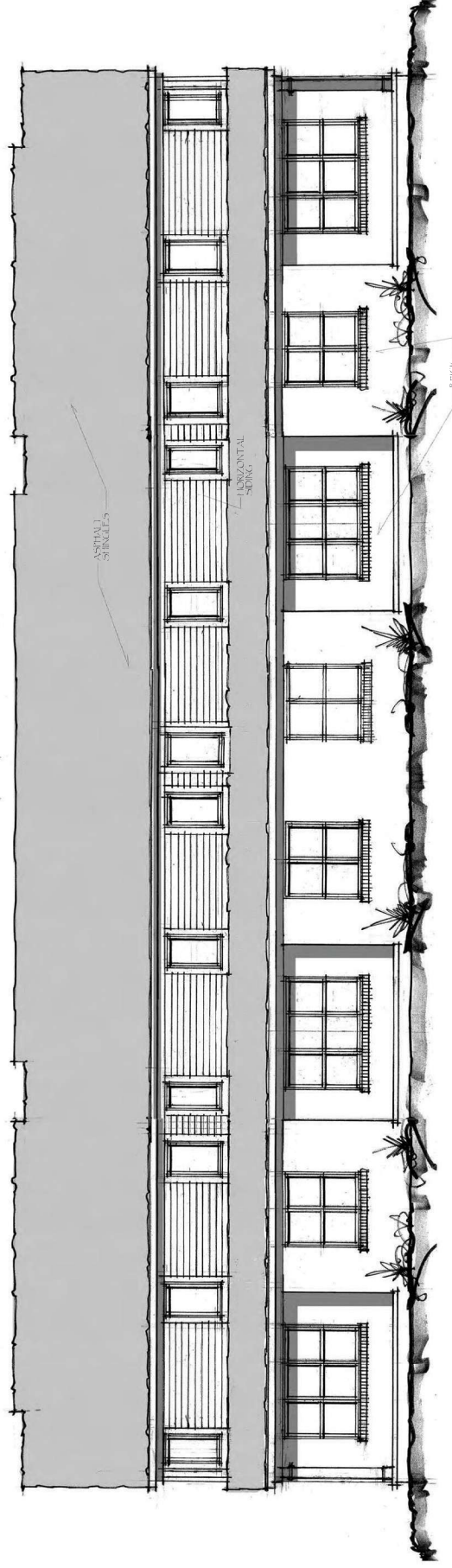
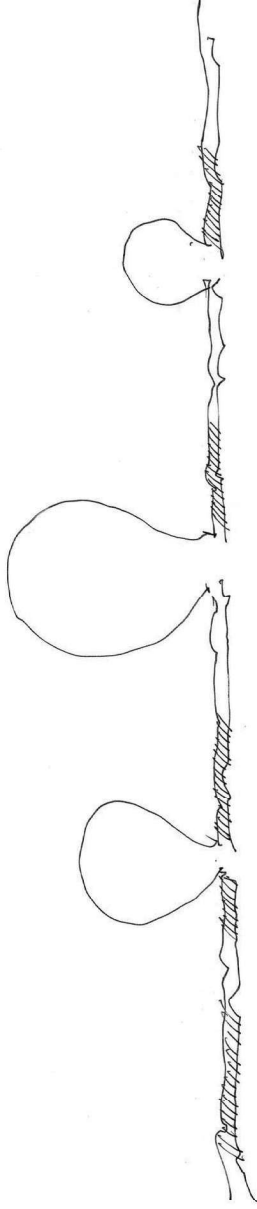


4 PLEX - FRONT ELEVATION CONCEPT
SCALE: 1/4" = 1'-0"

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

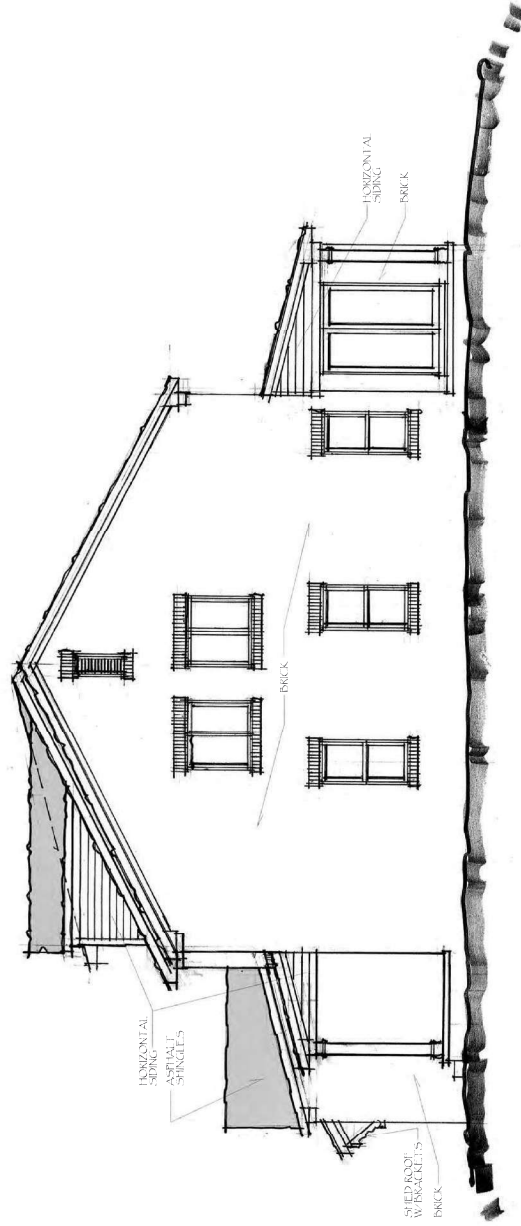


Camelot Park



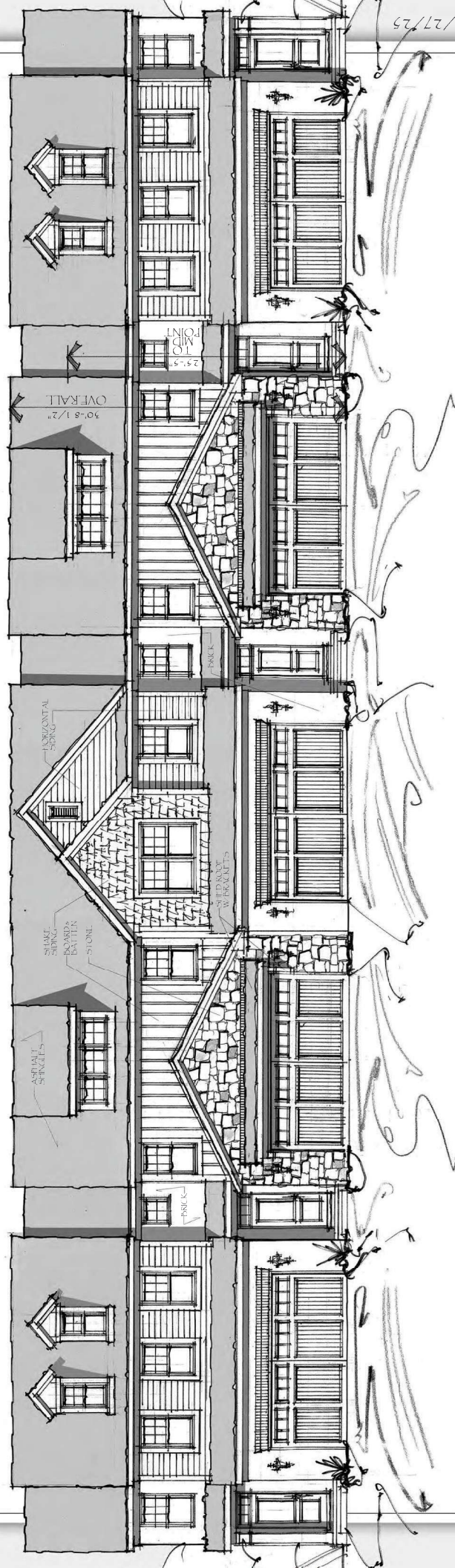
4 PLEX - REAR ELEVATION CONCEPT
SCALE: 1/4" = 1'-0"

Camelot Park



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

Camelot Park

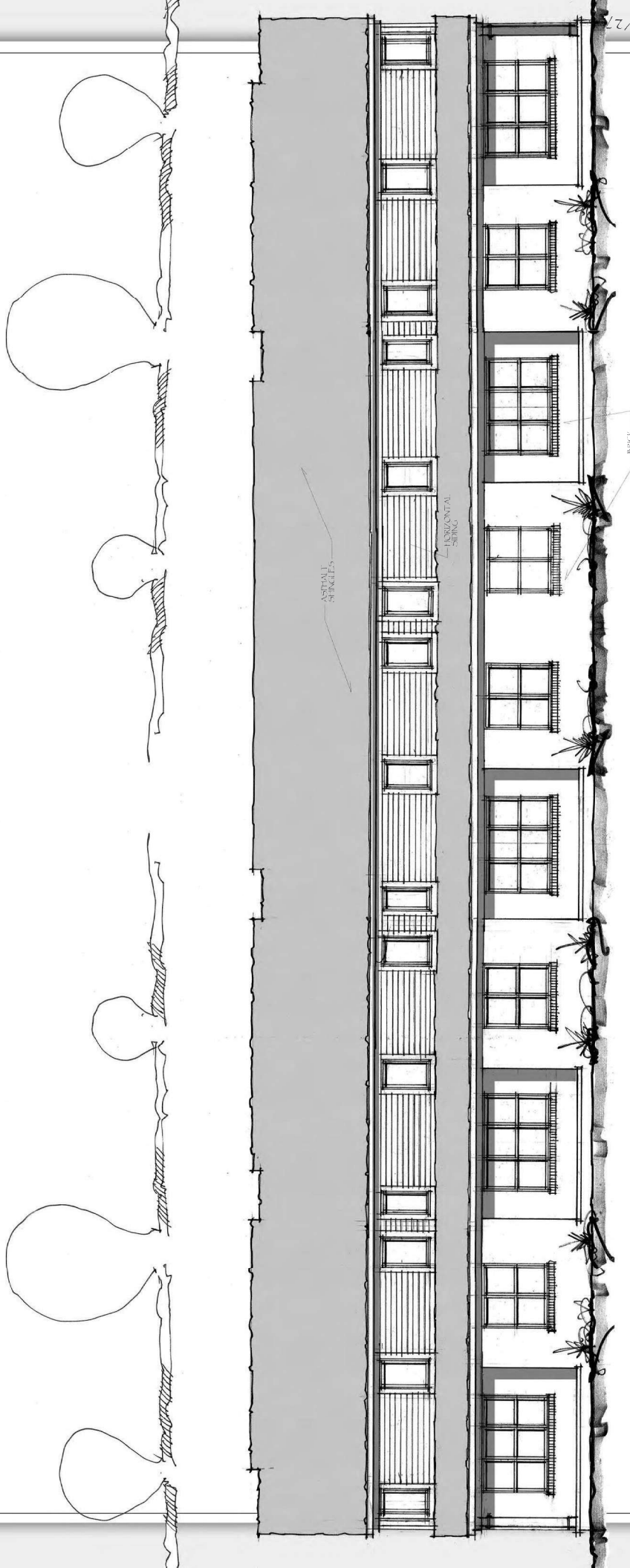


5 PLEX - FRONT ELEVATION CONCEPT
SCALE: 1/4" = 1'-0"

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



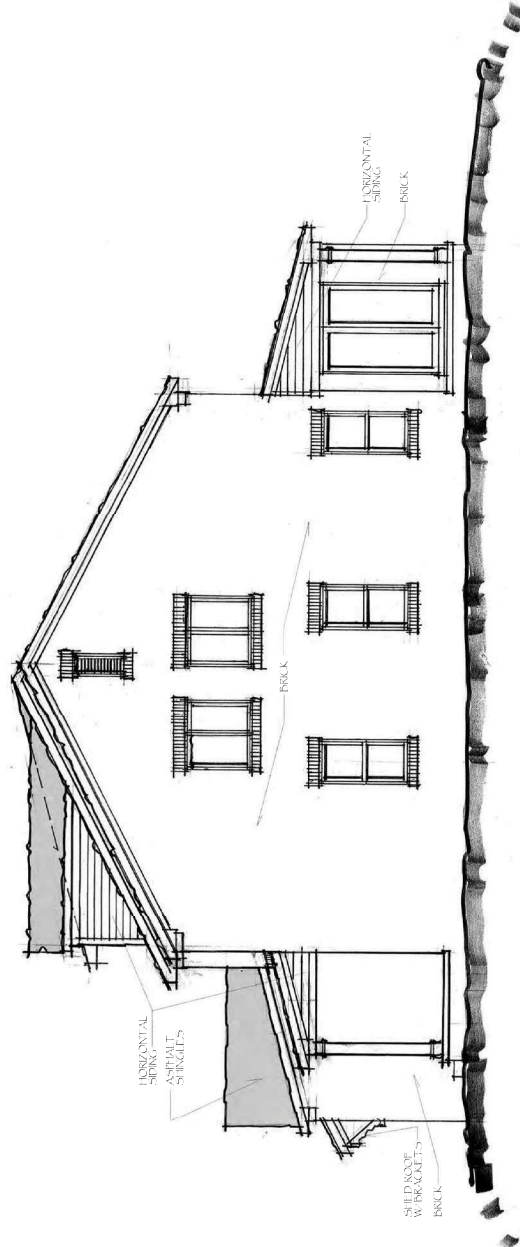
Camelot Park



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



Camelot Park



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

PLANNING REVIEW



PLAN REVIEW CENTER REPORT

July 10, 2025

Planning Review

Camelot Parc Townhomes

JSP25-02

PETITIONER

Avalon Park Development, LLC

REVIEW TYPE

Revised PSLR Concept Plan

PROPERTY CHARACTERISTICS

Section	17	
Site Location	East side of Wixom Road, north of Eleven Mile Road; 22-17-300-019	
Site School District	Novi Community School District	
Site Zoning	R-1 One Family Residential with Planned Suburban Low-Rise Overlay (PSLR)	
Adjoining Zoning	North	I-1 Light Industrial & R-1: One-Family Residential with PSLR overlay
	East	I-2: General Industrial with PSLR overlay
	West	R-1: One-Family Residential
	South	I-2: General Industrial with PSLR overlay
Current Site Use	Vacant	
Adjoining Uses	North	Single family home, Retail shopping center (Novi Promenade)
	East	Two-family attached residential (Villas at Stonebrook)
	West	Island Lake residential subdivision
	South	Private road, Public park (Wildlife Woods Park)
Site Size	8.78 acres (Gross); 8.24 (Net)	
Plan Date	June 17, 2025	

PROJECT SUMMARY

The subject property is approximately 8.75 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 off 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 conditional approval, if Planning Commission and City Council find the PSLR standards for approval have been met. Please see detailed comments in this and other review letters and provide a response letter prior to the Planning Commission public hearing.

It is also recommended that the applicant meet with the Villas at Stonebrook HOA to discuss proposed road maintenance agreement with them as they are the owners of Stonebrook Drive.

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 an 0.77 acre area of woodland to be preserved, which is 0.05 acre short of the 10% of site area requirement. There is also a requirement for 200 square feet of private open space per unit that does not appear to be provided. There are no enhancements of the common open spaces shown besides the walking trail, although the Ordinance recommends play structures, furniture and landscaping be provided. Since so much of the property is wetland area to be preserved and wetland mitigation, it is difficult to achieve some of the "active" open space requirements.]*
- b. In relation to the underlying zoning or the potential uses contemplated in the City of Novi Master Plan, the proposed type and density of use(s) will not result in an unreasonable increase in the use of public services, facilities and utilities, and will not place an unreasonable burden upon the subject property, surrounding land, nearby property owners and occupants, or the natural environment. *[The 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 0.37 acres of existing 2.3 acres of wetlands and proposes removal of approximately 20 of the regulated woodland trees. The plan indicates appropriate mitigation measures on-site for the wetland and payment into the Tree Fund for 43 replacement credits.]*
- 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 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. 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)**
 6. 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 to the wetlands. (CO, Sec. 11-256)**
 7. A minimum of 200 square feet of private open space per unit is required, but the applicant indicates 127-130 square feet per unit is proposed. **The applicant includes the justification that providing larger spaces would result in greater impacts to the wetlands, and is difficult to achieve in the townhouse development. (ZO Sec. 3.21.2.A.v)**
 8. Active recreation areas shall comprise at least 50% of the open space provided. **Staff acknowledge that this is difficult to achieve on this site because so much of the property is wetland or wetland mitigation areas. In addition, the project is a short walking distance from the City's Wildlife Woods park, which contains active recreation and a link to the ITC trail. (ZO Sec. 3.21.2.A.v)**
 9. For permanent lighting installations, the maximum Correlated Color Temperature shall be 3000 Kelvin. The lighting plan shows proposed fixtures are 4000K. **The applicant should specify 3000K fixtures, or request a deviation with sufficient justification. (ZO Sec. 5.7.3.F)**
 10. 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))**
 11. 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)**
 12. Lack of a 25-foot wetland buffer north of Avalon Drive. **This is conditionally supported by staff as the applicant has proposed signage as visual protection for the wetland between Avalon Drive and the buildings is proposed. Wetland buffers are meant to remain in a natural, un-mowed state in order to protect the wetland from surface water run-off and pollutants. The applicant should also propose plantings in this wetland buffer, such as bushes, that would discourage mowing. See Wetland Review for more specific comments. (Sec. 3.6.2.M)**

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 11 for Stonebrook Drive. The plan calculates a contribution for the proposed Camelot Parc toward Stonebrook Drive maintenance costs based on the length of the road, percentage of road used to access Camelot Drive, and the total number of units for each development. **As Stonebrook Drive is a private road owned by Villas at Stonebrook HOA, the applicant should meet with them to discuss proposed road maintenance agreement with them. Any cost sharing agreement would be a private agreement between the two entities.**
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 off of Stonebrook Drive, a private road belonging to the Villas at Stonebrook development. There is an ingress-egress agreement to allow this access. Wixom Road is considered a Section line road. 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 not met requirements for several conditions related to providing open space on the property, and is requesting deviations for these conditions. While nearly 30% of the site is proposed to remain open space, it is largely existing wetland areas to be preserved and therefore not suitable for the type of open space the PSLR Overlay requires to be provided. These requirements are:

- a. *Each dwelling unit shall have a minimum of two-hundred (200) square feet of private open space adjacent to and accessible directly from the dwelling unit. This open space may include covered porches, patios, and balconies. **(Covered porches of about 125 sf are proposed)***
- b. *All residential developments shall provide common open space areas, enhanced with play structures, furniture, and landscaping as central to the project as possible.*
- c. *Active recreation areas shall be provided in all residential developments, with at least fifty percent of the open space area provided to be designed for active recreation.*
- d. *Active recreation area shall consist of a minimum of ten percent of the site area.*

Staff supports the deviations requested related to open space as it is in the interest of preserving wetland and woodlands. The applicant has worked to redesign the site to minimize impacts to these features compared to earlier concept plans. The result is 32% of the overall site area will be open space, although it is mostly passive since wetland areas do not afford active recreation. In addition, the sidewalks proposed will provide linkage to the nearby Wildlife Woods Park, which provides active recreation opportunities, and a direct connection to the City's ITC trail and the campus trail network at Henry Ford Providence Novi.

9. **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 recommends approval.**
- b. Landscape Review: **Landscape recommends conditional approval if additional protections for wetland buffers are 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 0.37 acre. **Approval is recommended with the condition that environmental enhancement within the southern wetland buffer is provided to prevent mowing and disturbance.**
- d. Woodland Review: A Woodland Permit from the City of Novi would be required for 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 recommends approval of the PSLR Concept.**
- f. Facade Review: **Façade recommends 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: PLANNING COMMISSION MEETING

This PSLR Concept Plan will be scheduled to go before the Planning Commission for public hearing and a recommendation to City Council on August 20, 2025, at 7:00 p.m. Please provide the following via email by August 13th at noon:

1. Site Plan submittal in PDF format (maximum of 10MB). **This has been received.**

2. A response letter addressing ALL the comments from ALL the review letters and a request for waivers/variances as you see fit, including justification for such waivers.
3. A color rendering of the Site Plan.

CITY COUNCIL

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

STREET AND PROJECT NAME

This project 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: July 10, 2025
Review Type: 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	Min. 30 feet setback lines on all four sides indicated on the plans. 10-foot setback around wetland areas.	No	Building north of the drive will be within remaining wetland buffer
	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	Written description provided in the narrative	Yes?	

Item	Required Code	Proposed	Meets Code	Comments
	ordinance requested			
	xix. Phasing plan	Phasing not indicated	NA	
Community Impact Statement (Sec. 3.21.1.B)	<ul style="list-style-type: none"> - 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	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	

Item	Required Code	Proposed	Meets Code	Comments
existing section line road right-of-way) is 75 feet.	Interior side yard 30 ft	130 ft	Yes	<u>2 Western-most buildings are 25-feet apart, which would require a deviation</u>
	Building to building 30 ft	25 ft	No	
	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	Minimum of 200 square feet per dwelling unit of private open space accessible to building (includes covered porches, balconies and	Some private open space indicated – appears 2,750 square feet is proposed in balcony/patio areas (125 sf per unit average)	No	<u>Deviation requested for deficiency of 75 sf per unit</u>

Item	Required Code	Proposed	Meets Code	Comments
(Sec. 3.21.2.A.v)	patios)			
	Common open space areas as central to project as possible	Most of the open space in the northern area of the site – existing wetlands and proposed mitigation areas	Yes	
	Active recreation areas shall be provided with at least 50 % of the open spaces dedicated to active recreation	Total open spaces: 2.65 acres Active open space: 0.77 acres (walking trail area)	No	<u>Deviation requested for less than 50% as active, 29% proposed</u>
	Active recreation shall consist 10% of total site area. (0.82 acre)	Active open space 0.77	No	<u>Deviation requested for deficiency of 0.05 acre</u>
Other Applicable Zoning Ordinances (Sec. 3.21.2.A.vi, vii and ix)	Loading and Unloading per Section 5.4	Loading spaces are not required	NA	
	Off-street Parking per Section 5.2 and 5.3: 2 spaces per dwelling unit with 2 bedrooms	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	Yes	

Item	Required Code	Proposed	Meets Code	Comments
		drive on Stonebrook Dr.		
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	25%	9.17%	Yes	

Item	Required Code	Proposed	Meets Code	Comments
(Sec. 3.1.27.D)				
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	<ul style="list-style-type: none"> - 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	<ul style="list-style-type: none"> - 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 	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
	- Minimum building 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)	<u>90° parking layout:</u> 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

Item	Required Code	Proposed	Meets Code	Comments
Barrier Free Signs <i>Barrier Free Code</i>	One sign for each accessible parking space.			See Traffic Review
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>	<ul style="list-style-type: none"> - 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>	<ul style="list-style-type: none"> - 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>	<ul style="list-style-type: none"> - Screened from public view - A wall or fence 1 ft. higher than height of refuse bin - And no less than 5 ft. 		NA	

Item	Required Code	Proposed	Meets Code	Comments
	<ul style="list-style-type: none"> on three sides - 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 Sec. 11-256. <i>Requirement.</i> (c) & Sub. Ord. Sec. 4.05,	<ul style="list-style-type: none"> - 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	<ul style="list-style-type: none"> - 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	<ul style="list-style-type: none"> - Pathway gap on Wixom Road 		NA	This gap was constructed by the City in 2024
City Code and Other Requirements				
Woodlands (City Code Ch.	Replacement of removed trees		TBD	See Planning and Woodland Reviews

Item	Required Code	Proposed	Meets Code	Comments
37)				
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	The project requires a project and street naming approval.
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)	<ul style="list-style-type: none"> - 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)	<ul style="list-style-type: none"> - 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.

ENGINEERING REVIEW



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 21 AA [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

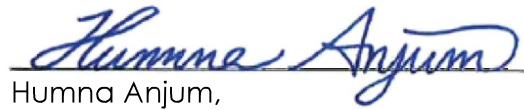
51. A SESC permit is required (link to [Soil Erosion Permit Application](#)). A review will be done when a completed packet is submitted to Sarah Marchioni at Community Development.
52. Application should be submitted at time of Final Site Plan submittal.

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

LANDSCAPE REVIEW



PLAN REVIEW CENTER REPORT

July 3, 2025

Camelot Parc Townhomes

Revised PSLR Concept Plan - Landscaping

Review Type

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: 6/16/2025

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**. Please revise the landscaping to remove the unsupported deviations noted below. The remaining additions/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 – *not supported by staff unless alternative, visual protections for the wetland between the interior drive and buildings is 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 not be supported by staff unless additional protection is provided for the wetlands. Please add signage along the curbs and behind the building to protect the wetland.
4. **Please also add a line of large wetland shrubs such as chokeberry along the edge of the wetland behind and along the sides of the building with units 19-22 to provide a better buffer for the wetland.**

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.



LANDSCAPE REVIEW SUMMARY CHART – Revised PSLR Concept Plan

Review Date: July 2, 2025
Project Name: JSP25-0002: Camelot Parc Townhomes
Plan Date: June 16, 2025
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 – *not supported by staff unless some permanent, visible protection for the wetland is proposed*

Item	Required	Proposed	Meets Code	Comments
Landscape Plan Requirements – Basic Information (LDM (2))				
Landscape Plan (Zoning Sec 5.5.2, LDM 10)	<ul style="list-style-type: none"> • 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 	<ul style="list-style-type: none"> • 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)	<ul style="list-style-type: none"> • Show location type and size. • Label to be saved or removed. • Plan shall state if none exists. 	<ul style="list-style-type: none"> • 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 but that figure (43) doesn't agree with what is shown on L-1 (59) • No woodland replacement trees will be planted on the site. • Wetlands on site are delineated, mitigation is required and shown on Sheet 7. 	<ul style="list-style-type: none"> • Yes • Yes • Yes • No • Yes • Yes 	<ol style="list-style-type: none"> 1. See the Mannik & Smith & DRG letters for complete reviews 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. This is especially concerning along the drive where road salt could negatively impact the wetland. <i>It would not be supported by staff as currently shown.</i> 3. See below for suggestions on how to improve the situation.
Natural Features protection		<p>The plans do not show silt fencing or other protection for the wetlands.</p>		<ol style="list-style-type: none"> 1. <u>Please add protective fencing for the wetlands to the removal plans.</u> 2. <u>Please add signs such as the example shown below to protect the wetlands from encroachment and unsupported activities. They should be placed every 100 feet behind the curbs and building.</u> 3. <u>Please plant a border of large wetland shrubs such as chokeberry along the edge of the wetland as a buffer between the building and the</u>

Item	Required	Proposed	Meets Code	Comments
				wetland. 4. <u>Please use a native seed mix on the slopes between the curb and wetland.</u>
Soil type (LDM 10)	As determined by Soils survey of Oakland county	Soils Legend is on Sheet 2 but not soils boundaries	No	<u>Please add soils boundaries and symbols to Sheet 2.</u>
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	<ul style="list-style-type: none"> All site elements are shown on L-1. Dimensions on Sheet 4 	Yes	
Existing and proposed utilities	<ul style="list-style-type: none"> Overhead and underground utilities, including hydrants Proposed light posts 	<ul style="list-style-type: none"> 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 	<ul style="list-style-type: none"> Yes Yes Yes 	
Proposed topography - 2' contour minimum	Provide proposed contours at 2' interval	Sheet 6	Yes	
Clear Zones	25 ft. corner clearance required. Refer to Zoning Sec 5.5.9	Yes	No	<u>Please move the clear vision zone for the Stonebrook Drive entrance back per the illustration below (it should be at the ROW line, not the back of curb.</u>
LANDSCAPING REQUIREMENTS				
Berms and ROW Planting				
<ul style="list-style-type: none"> 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)				

Item	Required	Proposed	Meets Code	Comments
Berm requirements (Zoning Sec 5.5.3.A)	<u>Special land use adjacent to residential requires:</u> <ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> Adj to parking: 20 ft Not adj to pkg: 34 ft 	<ul style="list-style-type: none"> Wixom Rd: 50 ft Stonebrook Dr: 55 ft 	Yes	
Min. berm crest width	4 ft	<ul style="list-style-type: none"> Wixom Rd: 2 ft Stonebrook Dr: 3-10 ft – the existing berm is being preserved 	Yes	<ol style="list-style-type: none"> No berm is provided north of the emergency access drive. This requires a deviation. As adding the berm would require the removal of trees and there are no buildings or paving proposed in that area, the deviation would be supported by staff.
Min. berm height	3 ft	<ul style="list-style-type: none"> 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 large evergreen trees (7)(10)(11)	1 tree per 35 lf <u>Wixom Road</u> <ul style="list-style-type: none"> 148lf/35 = 4 trees <u>Stonebrook Drive</u> <ul style="list-style-type: none"> 683lf/35 = 19 trees Deviation to not plant greenbelt trees north of the emergency access lane is requested.	<u>Wixom Road</u> 4 canopy trees and <u>Stonebrook Drive</u> 55 existing trees	<ul style="list-style-type: none"> Yes Yes 	A deviation is requested to not add any trees north of the emergency access (223lf) to preserve the existing vegetation. This deviation is supported by staff.
Sub-canopy deciduous trees Notes (5)(6)(10)(11)	1 tree per 20 lf <u>Wixom Road</u> <ul style="list-style-type: none"> 148lf /20 = 7 trees <u>Stonebrook Drive</u> <ul style="list-style-type: none"> 683/20 = 34 trees 	<u>Wixom Road</u> 6 trees <u>Stonebrook Drive</u> 34 trees	<ul style="list-style-type: none"> No Yes 	<ol style="list-style-type: none"> See above discussion Please correct the calculation per the ordinance requirement (1 tree

Item	Required	Proposed	Meets Code	Comments
				per 20lf, not 25lf) and add the extra subcanopy tree.
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	
Interior Street Landscaping (Zoning Sec 5.5.3.F.iii.b)	• 1 deciduous canopy tree along interior roads for every 35 lf (both sides), excluding driveways, interior roads adjacent to public rights-of-way and parking entry drives. • Avalon Drive: (1290-240)/35 = 30 trees • Camelot Drive: (120*2)/35 = 7 trees	• Avalon Drive: 29 trees • Camelot Drive: 8 trees	Yes	
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	• Yes • Yes	Plantings for all three buildings need to be included in the plant lists and cost estimates.

Item	Required	Proposed	Meets Code	Comments
		facing roads is exceeded for all building types.		
Parking Area Landscape Requirements (Zoning Sec 5.5.3.C & LDM 5)				
General requirements	<ul style="list-style-type: none"> • 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	<u>Please indicate what groundcover(s) will be used on the Final Site Plans.</u>
Parking lot Islands (Zoning Sec 5.5.3.c.ii, iii)	<ul style="list-style-type: none"> • 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		
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				
Total square footage of landscaped islands	$C = A + B$	NA		
Number of canopy trees required	$D = C/200$	NA		
Parking Lot Perimeter Trees (Zoning Sec 5.5.3.c.ii)	<ul style="list-style-type: none"> • 1 Canopy tree per 35 lf <p>Trees must be within 15 feet of the parking lot edge to count as a perimeter tree.</p>	NA		As noted above, since the parking bays are aligned along just one side of the drive, interior drive trees for that stretch of road can be used along the edge of

Item	Required	Proposed	Meets Code	Comments
	Greenbelt canopy trees within 15 feet of the parking lot edge may be double-counted as parking lot perimeter trees.			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)	<ul style="list-style-type: none"> 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.</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</u>
Transformers/Utility boxes (LDM 6)	<ul style="list-style-type: none"> A minimum of 2 ft. separation between box and the plants Ground cover below 4" is allowed up to pad. No plant materials within 8 ft. from the doors 	No transformers are shown	TBD	<ol style="list-style-type: none"> <u>Please show transformers and other utility boxes when their locations are determined.</u> <u>Please add an allowance of 10 shrubs per box on the plant list and label as such</u>
Detention/Retention Basin Planting requirements (Sec. 5.5.3.e, LDM 3)	<ul style="list-style-type: none"> 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 	<ul style="list-style-type: none"> A seed mix is proposed for the detention pond Shrub coverage meets the requirement Canopy trees are 	<ul style="list-style-type: none"> Yes Yes Yes 	<ol style="list-style-type: none"> <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</u>

Item	Required	Proposed	Meets Code	Comments
	<p>located at 1 per 35lf of the pond rim 10 feet away from the permanent water level</p> <ul style="list-style-type: none"> • 10" to 14" tall grass along sides of basin • Refer to wetland for basin mix • Include seed mix details on landscape plan 	<p>proposed along the east, south and west sides of the pond – multifamily unit trees are used</p>		<p><u>planted in the 25 foot buffer around the pond.</u></p> <p>2. <u>Please add the seed mix to the cost estimate.</u></p> <p>3. <u>Please add complete establishment and maintenance instructions for the native seed mixes (should be available from seed suppliers) – what is provided is not sufficient.</u></p> <p>4. <u>Please add a seed mix for the disturbed areas around the pond.</u></p>
Phragmites and Japanese Knotweed Control (Zoning Sec 6.B)	<p>All populations of Phragmites and/or Japanese Knotweed shall be eliminated from the site</p>	<ul style="list-style-type: none"> • 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 Plans.</u>
Root type		No plant list is provided		<u>See above</u>
Botanical and common names	<ul style="list-style-type: none"> • At least 50% of plant species used, not including seed mixes or woodland replacement trees, must be species native to Michigan. • The non-woodland replacement tree diversity must meet the standards of the Landscape Design Manual section 4. 	No plant list is provided		<u>See above</u>
Type and amount of lawn		No groundcovers are indicated	TBD	<u>Please clearly show what groundcovers will</u>

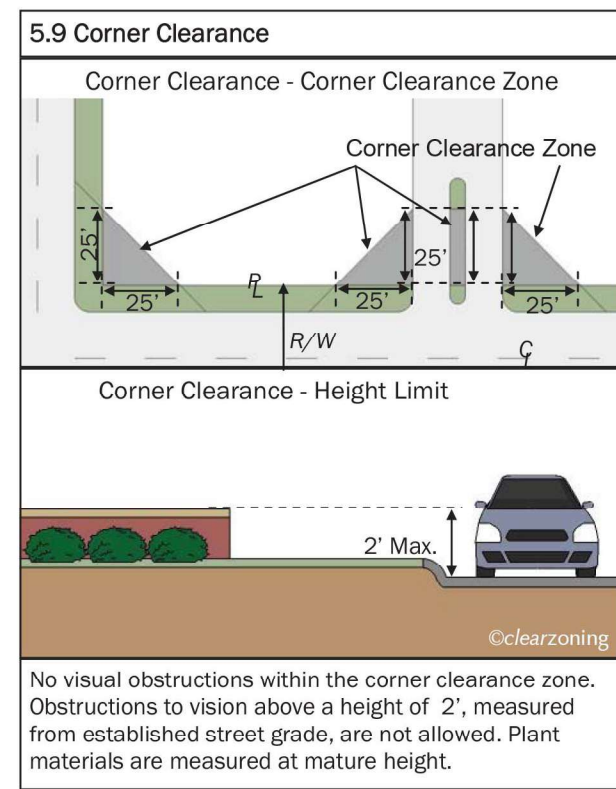
Item	Required	Proposed	Meets Code	Comments
				<u>be used.</u>
Cost estimate (LDM 10.h.(11))	For all new plantings, mulch and sod as listed on the plan	No		Please add the cost estimate to the Final Site Plans.
Planting Details/Info (LDM Part III) – Utilize City of Novi Standard Details				
Canopy Deciduous 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	<ul style="list-style-type: none"> 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	No	No	1. <u>Show all nearby utilities on detail</u> 2. <u>Space all trees appropriately from utility lines, poles and utility structures</u>
Walls (LDM 10 & Zoning Sec 5.5.3.vi)				
Material, height and type of construction footing	Freestanding walls should have brick or stone exterior with masonry or concrete interior	No retaining walls are proposed – only the sign wall		
Walls greater than 3 ½ ft. should be designed and sealed by an Engineer				
Notes (LDM 10) – Utilize City of Novi Standard Details				
Installation date (LDM 2.i. & Zoning Sec 5.5.5.B)	<ul style="list-style-type: none"> 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)	<ul style="list-style-type: none"> Include statement of intent to install and guarantee all materials for 2 years. Include a minimum one cultivation in June, July and August 	Yes	Yes	

Item	Required	Proposed	Meets Code	Comments
	for the 2-year warranty period.			
Plant source (LDM 2.n & LDM 3.a.(2))	Shall be northern nursery grown, No.1 grade.	Yes	Yes	
Establishment period (Zoning Sec 5.5.6.B)	2 yr. Guarantee	Yes	Yes	
Approval of substitutions. (Zoning Sec 5.5.5.E)	City must approve any substitutions <u>in writing</u> prior to installation.	Yes	Yes	
General Landscape Requirements (LDM)				
General Conditions (LDM 11)	Plant materials shall not be planted within 4 ft. of property line	Yes	Yes	
Irrigation (LDM 10.I.)	A fully automatic irrigation system and a method of draining or an alternative means of providing water sufficient for the plants' establishment and long-term survival is required on the Final Site Plan	<ul style="list-style-type: none"> A note indicates that an irrigation system will be provided. Notes regarding the requirements for the system have also been added 	Yes	<ol style="list-style-type: none"> <u>Please add irrigation plan or information as to how plants will be watered sufficiently for establishment and long- term survival.</u> <u>An irrigation system should meet the requirements listed below.</u> <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))	<ul style="list-style-type: none"> Substitutions to landscape standards for preserved canopy trees outside woodlands/ wetlands should be approved by LA. Refer to Landscape tree Credit Chart in LDM 	No		
Plant Sizes for ROW, Woodland replacement and others (LDM 11.b)	<ul style="list-style-type: none"> 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 (LDM11.b)	NA	None taken		
Prohibited Plants (LDM 11.b)	Do not use any plants on the Prohibited	None are proposed	Yes	

Item	Required	Proposed	Meets Code	Comments
	Species List			
Recommended trees for planting under overhead utilities (LDM 3.e)	Label the distance from the overhead utilities	An overhead line exists along Wixom Road	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)	<ul style="list-style-type: none"> 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 MDEQ

WOODLAND & WETLAND REVIEW



July 10, 2025

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 Preliminary Site Plan Woodland and Wetland Review (JSP25-02)

Dear Lindsay,

Merjent, Inc. (Merjent) has conducted a review of the revised preliminary site plan (rPSP) for the Camelot Parc Townhomes (Project), prepared by Atwell (Applicant; rev. date 1/24/2025). The landscape portion of the site plan was prepared by Allen Design and is dated 1/24/2025. 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 PSP Review. 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 PSP.

Woodlands

Woodland Recommendation: Merjent **recommends approval** of the Camelot Parc Townhomes rPSP 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
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:

-
- *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 rPSP based on the comments provided below with **conditions to implement the requested edits**.

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

Item	Required/Not 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 rPSP lists the following fills/impacts to wetlands on-site:

Impact	Amount
Forested Permanent	4,483 sq. ft. (0.10 acre) 170 cu. yd.
Non-forested Permanent	11,612 sq. ft. (0.27 acre) 263 cu. yd.
Non-forested Temporary	2,417 sq. ft. (0.06 acre)
Total Permanent	16,095 sq. ft. (0.37 acre) 433 cu. yd.

- **Requested edit:** the wetland type (classification) should be added to the table on Sheet 7. An update to the previous wetland delineation may affect the impact amounts listed above.
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. **Requested edit:** the applicant will be impacting 4,483 square feet of forested wetland. It is requested that at least 8,966 square feet (0.21 acre) of the proposed mitigation on-site be a forested wetland and meet the performance standards in **Attachment B**.
 - 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.

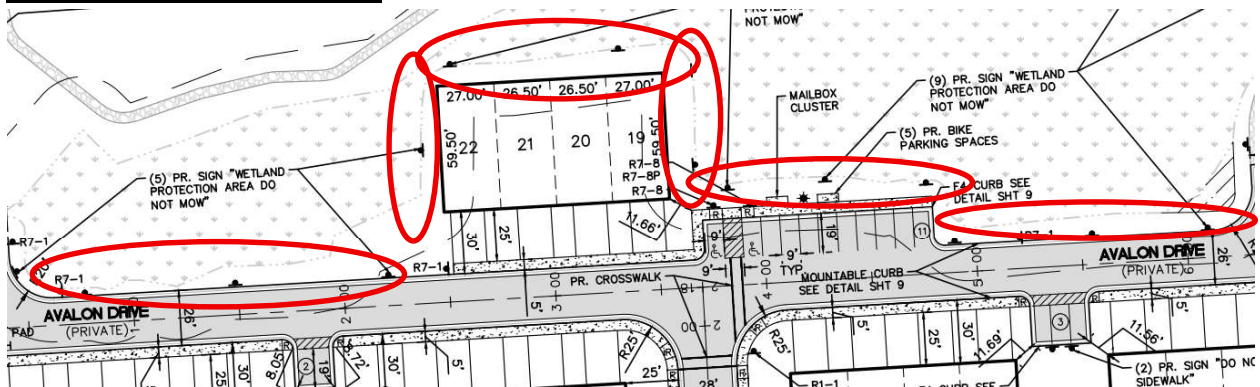
- a. The 25-foot setback buffer is identified on the PSP.
- b. Buffer impacts are identified on the PSP and are summarized below.

Impact	Amount
Forested Buffer	8,198 sq. ft. (0.19 acre)
Non-forested Buffer	23,060 sq. ft. (0.53 acre)
Total Buffer Impact	31,258 sq. ft. (0.72 acre)

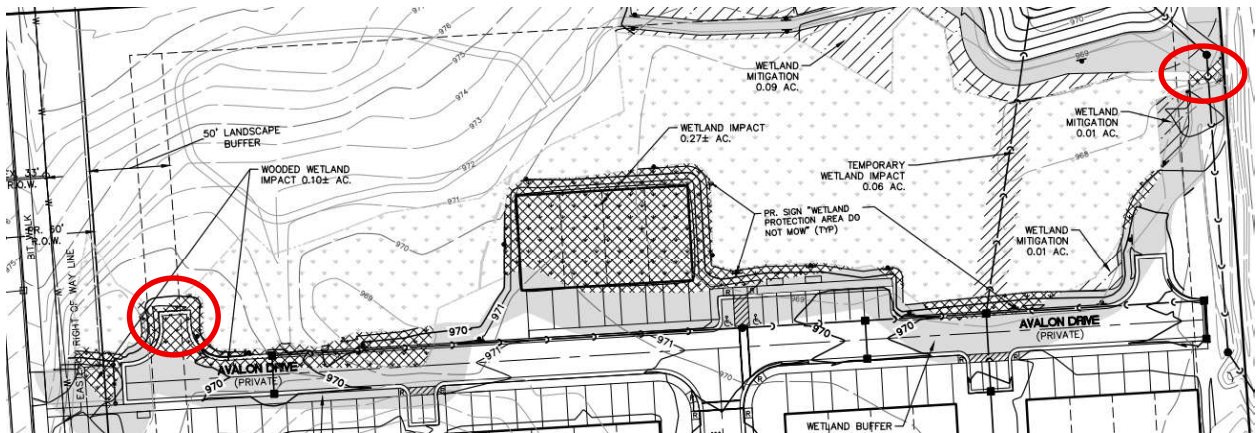
Due to the extensive proposed loss of wetland buffer along the southern remaining wetland area, it is requested that the applicant perform environmental enhancement along the southern portion of the remaining wetland (see screenshot below). The applicant should plant at least three different species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



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.

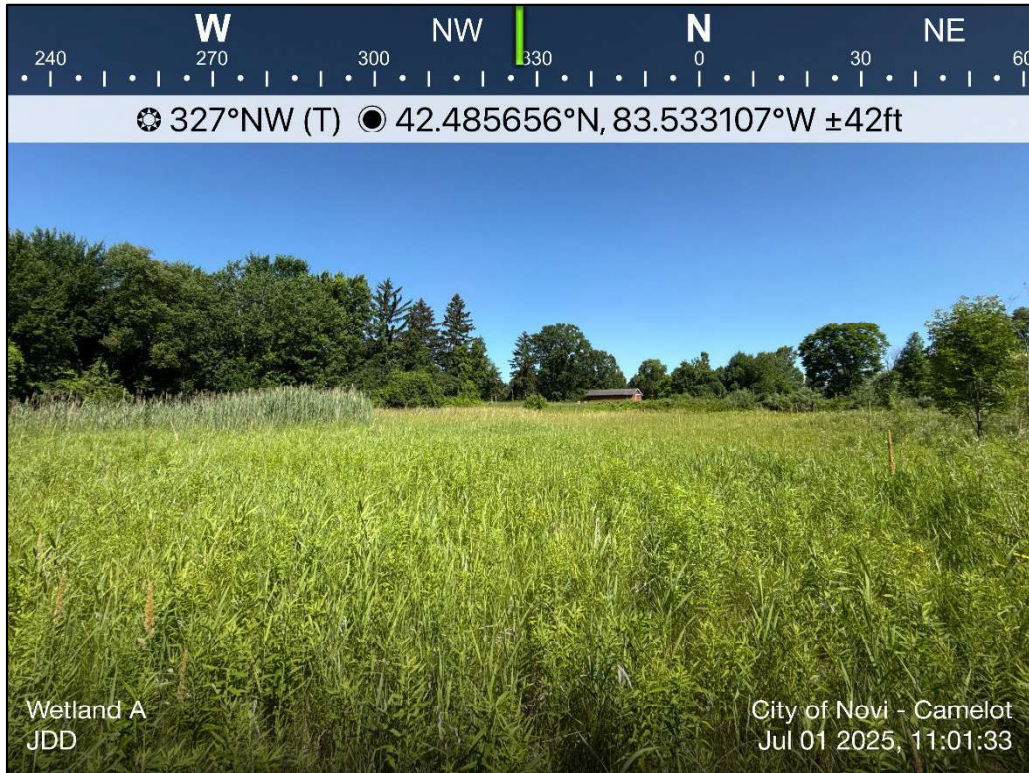
Attachment A
Site Photographs



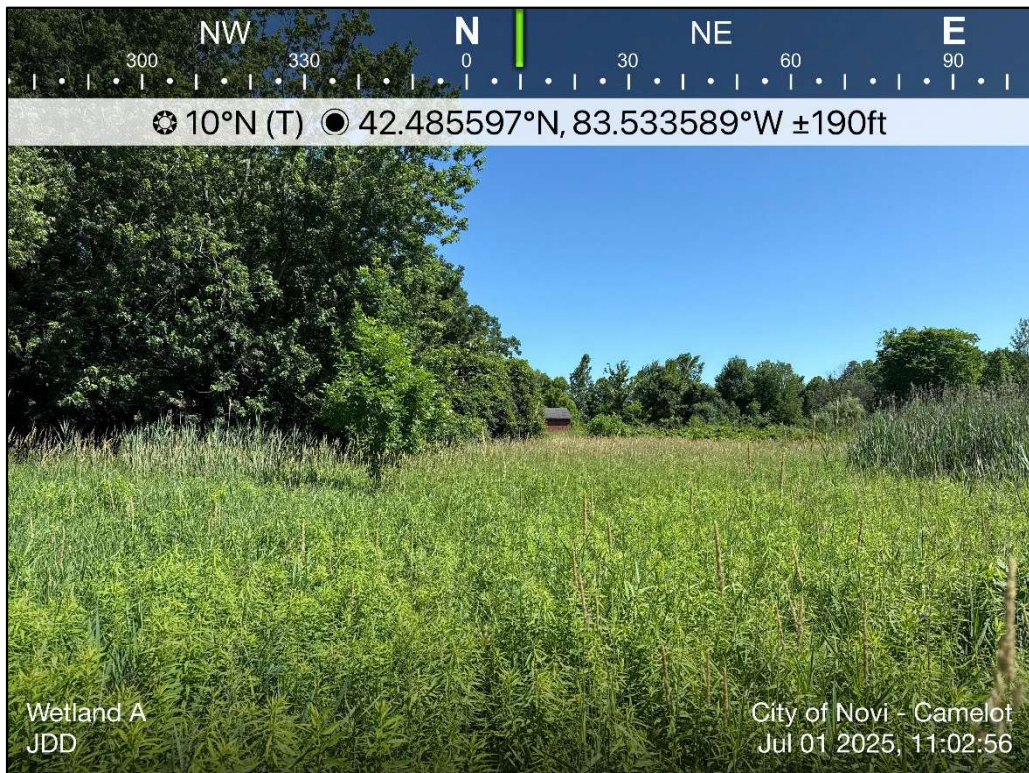
Typical flagging seen on-site



New tree tagging for trees not previously tagged



Overview of Wetland A on-site



Overview of Wetland A on-site



Overview of forested portion of Wetland A on-site

Attachment B
City of Novi Wetland Mitigation Performance Standards

City of Novi Mitigation Performance Standards

August 2024

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

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

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

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

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

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

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

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

TRAFFIC REVIEW



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

FAÇADE REVIEW



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.

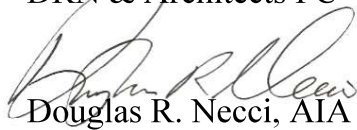
PSLR Ordinance (Section 3.21)		Complies (Yes / No)
C.i	Maximum Height 35', 2.5 Stories	YES
C.11.a(1)	Front Façade Offsets, 4' every 50'	YES
C.11.a(2)	Pedestrian entrance on front and rear façade, not greater than 60'	YES
C.11.a(3)	Pedestrian entrances recessed 4' min. w/ covered porch,	YES
C.11.b(1)	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

FIRE REVIEW



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

APPLICANT RESPONSE LETTERS



ONE COMPANY.
INFINITE SOLUTIONS.

August 6, 2025

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

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

Dear Ms. Bell:

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

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

Ordinance Deviations

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

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

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

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

ADDITIONAL REVIEW COMMENTS

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

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

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

Planning Review Chart Comments

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

Response: Acknowledged.

2. *Special Land use permit required.*

Response: Acknowledged.

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

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

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

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

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

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

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

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

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

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

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

General Notes

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

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

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

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

LANDSCAPE REVIEW SUMMARY CHART

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

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

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

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

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

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

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

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

Multi-family Residential Landscaping

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

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

2. *Please indicate snow deposit areas.*

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

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

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

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

Woodland Review Comments

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

9. *The Applicant is encouraged to provide wetland conservation easements for any areas of remaining wetland and 25-foot wetland buffer. The Applicant shall provide wetland conservation easements as directed by the City of Novi Community Development Department for any areas of proposed wetland mitigation areas (if necessary). This language shall be submitted to the City Attorney for review. The executed easement must be returned to the City Attorney within 60 days of the issuance of the City of Novi Wetland Use Permit.*

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

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

Sincerely,

ATWELL, LLC

A handwritten signature in black ink, appearing to read 'Jared Kime', is written over a light blue horizontal line.

Jared Kime, PE
Project Manager

WETLAND DELINEATION REPORT



Assessment • Remediation • Compliance
Restoration • Incentives

10448 Citation Drive, Suite 100
Brighton, MI 48116

800 395-ASTI
Fax: 810.225.3800

www.asti-env.com

Sent Via Email Only

May 2, 2025

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

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

Dear Ashok Gudi:

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

SUPPORTING DATA AND MAPPING

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

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

Table 1 – Subject Property Soils

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

FINDINGS

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

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

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

Wetland A

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

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

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

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

Wetland Flagging

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

Wetland A: A-1 through A-59

SUMMARY

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

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

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



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

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

Cordially,

ASTI ENVIRONMENTAL

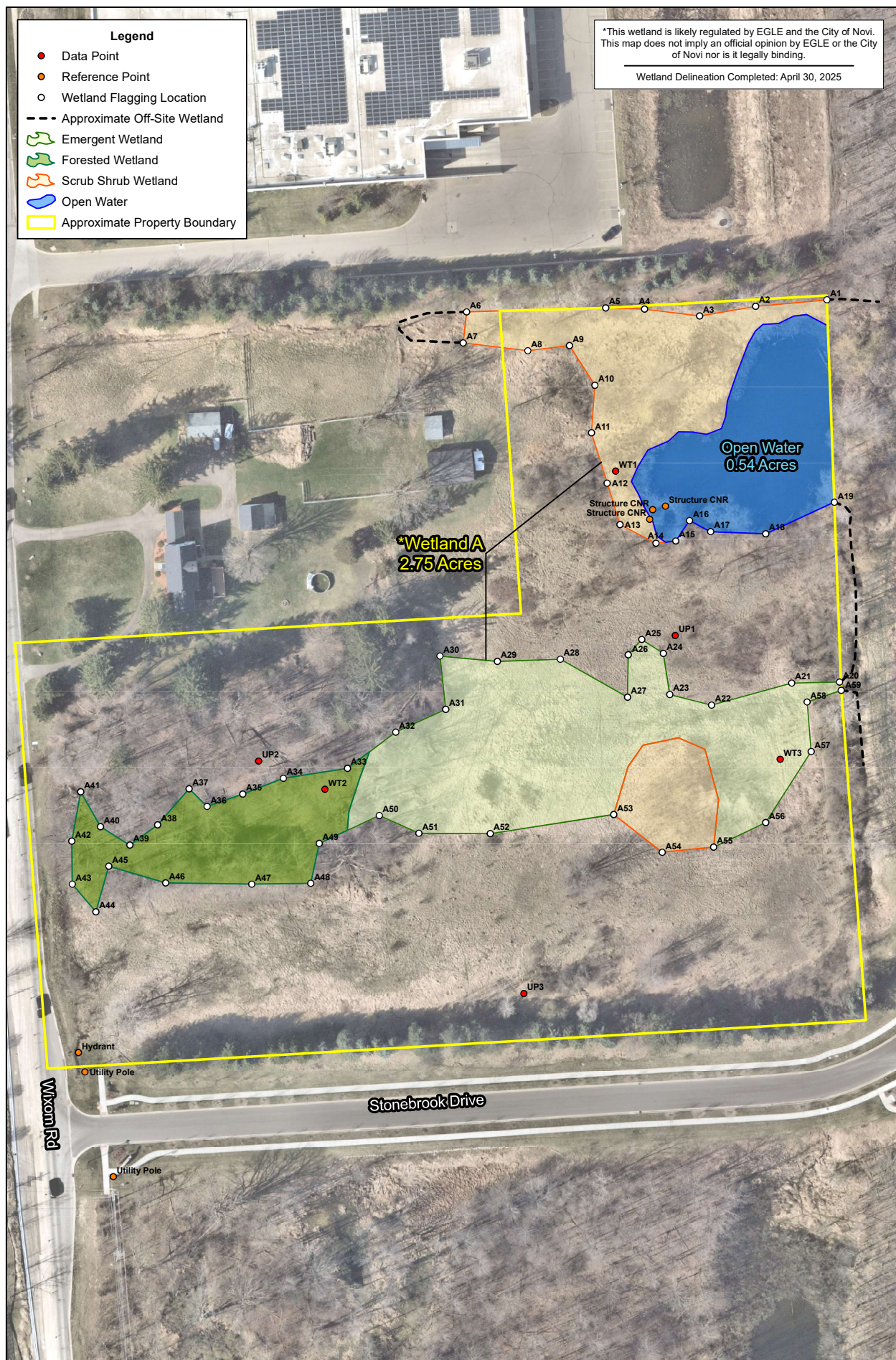
A handwritten signature in blue ink, appearing to read 'Shane Jennings'.

Shane Jennings
Wetland Ecologist

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

Kyle Hottinger
Wetland Ecologist
Professional Wetland Scientist #2927

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



Wixom Road Property

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

0 50 100 200
Feet



ASTI
ENVIRONMENTAL

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

Figure 1 - GPS-Surveyed Wetland Boundaries

U.S. Army Corps of Engineers WETLAND DETERMINATION DATA SHEET – Midwest Region See ERDC/EL TR-10-16; the proponent agency is CECW-CO-R		OMB Control #: 0710-0024, Exp:11/30/2024 Requirement Control Symbol EXEMPT: (Authority: AR 335-15, paragraph 5-2a)
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Project/Site: Northeast of Wixom Rd and Stonebrook Dr.
 Applicant/Owner: Avalon Investment Group LLC
 Investigator(s): ASTI - SPJ
 Landform (hillside, terrace, etc.): Slope
 Slope (%): 1-2 Lat: 42.486139
 Soil Map Unit Name: Capac sandy loam

City/County: Novi, Oakland Co.
 State: MI
 Section, Township, Range: Sec. 17, T01N, R08E
 Local relief (concave, convex, none): Convex
 Long: -83.532924 Datum: NAD 83
 NWI classification: None

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

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

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

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

VEGETATION – Use scientific names of plants.

Tree Stratum	(Plot size: <u>30ft</u>)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>2</u> (A) Total Number of Dominant Species Across All Strata: <u>8</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>25.0%</u> (A/B)																
1. <u>None</u>																					
2. <u> </u>																					
3. <u> </u>																					
4. <u> </u>																					
5. <u> </u>																					
		=Total Cover																			
Sapling/Shrub Stratum	(Plot size: <u>15ft</u>)				Prevalence Index worksheet: <table style="width:100%; border-collapse: collapse;"> <tr> <th style="width: 40%;">Total % Cover of:</th> <th style="width: 60%;">Multiply by:</th> </tr> <tr> <td>OBL species <u>0</u></td> <td>x 1 = <u>0</u></td> </tr> <tr> <td>FACW species <u>0</u></td> <td>x 2 = <u>0</u></td> </tr> <tr> <td>FAC species <u>20</u></td> <td>x 3 = <u>60</u></td> </tr> <tr> <td>FACU species <u>45</u></td> <td>x 4 = <u>180</u></td> </tr> <tr> <td>UPL species <u>45</u></td> <td>x 5 = <u>225</u></td> </tr> <tr> <td>Column Totals: <u>110</u> (A)</td> <td><u>465</u> (B)</td> </tr> <tr> <td colspan="2">Prevalence Index = B/A = <u>4.23</u></td> </tr> </table>	Total % Cover of:	Multiply by:	OBL species <u>0</u>	x 1 = <u>0</u>	FACW species <u>0</u>	x 2 = <u>0</u>	FAC species <u>20</u>	x 3 = <u>60</u>	FACU species <u>45</u>	x 4 = <u>180</u>	UPL species <u>45</u>	x 5 = <u>225</u>	Column Totals: <u>110</u> (A)	<u>465</u> (B)	Prevalence Index = B/A = <u>4.23</u>	
Total % Cover of:	Multiply by:																				
OBL species <u>0</u>	x 1 = <u>0</u>																				
FACW species <u>0</u>	x 2 = <u>0</u>																				
FAC species <u>20</u>	x 3 = <u>60</u>																				
FACU species <u>45</u>	x 4 = <u>180</u>																				
UPL species <u>45</u>	x 5 = <u>225</u>																				
Column Totals: <u>110</u> (A)	<u>465</u> (B)																				
Prevalence Index = B/A = <u>4.23</u>																					
1. <u>Elaeagnus umbellata</u>		<u>25</u>	<u>Yes</u>	<u>UPL</u>																	
2. <u>Rosa multiflora</u>		<u>10</u>	<u>Yes</u>	<u>FACU</u>																	
3. <u>Cornus foemina</u>		<u>10</u>	<u>Yes</u>	<u>FAC</u>																	
4. <u>Malus pumila</u>		<u>5</u>	<u>No</u>	<u>UPL</u>																	
5. <u> </u>																					
		=Total Cover																			
Herb Stratum	(Plot size: <u>5ft</u>)				Hydrophytic Vegetation Indicators: <u> </u> 1 - Rapid Test for Hydrophytic Vegetation <u> </u> 2 - Dominance Test is >50% <u> </u> 3 - Prevalence Index is ≤3.0 ¹ <u> </u> 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <u> </u> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.																
1. <u>Solidago altissima</u>		<u>15</u>	<u>Yes</u>	<u>FACU</u>																	
2. <u>Daucus carota</u>		<u>15</u>	<u>Yes</u>	<u>UPL</u>																	
3. <u>Fragaria virginiana</u>		<u>10</u>	<u>Yes</u>	<u>FACU</u>																	
4. <u>Poa pratensis</u>		<u>10</u>	<u>Yes</u>	<u>FAC</u>																	
5. <u>Achillea millefolium</u>		<u>10</u>	<u>Yes</u>	<u>FACU</u>																	
6. <u> </u>																					
7. <u> </u>																					
8. <u> </u>																					
9. <u> </u>																					
10. <u> </u>																					
		=Total Cover																			
Woody Vine Stratum	(Plot size: <u>30ft</u>)				Hydrophytic Vegetation Present? Yes <u> </u> No <u>X</u>																
1. <u> </u>																					
2. <u> </u>																					
		=Total Cover																			

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

SOIL

Sampling Point: UP1

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

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

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

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

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

HYDROLOGY

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

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

U.S. Army Corps of Engineers WETLAND DETERMINATION DATA SHEET – Midwest Region See ERDC/EL TR-10-16; the proponent agency is CECW-CO-R	OMB Control #: 0710-0024, Exp:11/30/2024 Requirement Control Symbol EXEMPT: (Authority: AR 335-15, paragraph 5-2a)
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Project/Site: Northeast of Wixom Rd and Stonebrook Dr.
 Applicant/Owner: Avalon Investment Group LLC
 Investigator(s): ASTI - SPJ
 Landform (hillside, terrace, etc.): Slope
 Slope (%): 3 Lat: 42.485834
 Soil Map Unit Name: Brookston and Colwood loams

City/County: Novi, Oakland Co.
 State: MI
 Section, Township, Range: Sec. 17, T01N, R08E
 Local relief (concave, convex, none): Convex
 Long: -83.534345
 NWI classification: None

Sampling Date: 4/30/2025
 Sampling Point: UP2
 Datum: NAD 83

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

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

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

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: <u>30ft</u>) 1. <u>Acer saccharum</u> Absolute % Cover <u>60</u> Dominant Species? <u>Yes</u> Indicator Status <u>FACU</u> 2. <u>Prunus serotina</u> <u>10</u> <u>No</u> <u>FACU</u> 3. <u> </u> <u> </u> <u> </u> <u> </u> 4. <u> </u> <u> </u> <u> </u> <u> </u> 5. <u> </u> <u> </u> <u> </u> <u> </u> <u>70</u> =Total Cover Sapling/Shrub Stratum (Plot size: <u>15ft</u>) 1. <u>Prunus serotina</u> <u>10</u> <u>Yes</u> <u>FACU</u> 2. <u>Ligustrum vulgare</u> <u>5</u> <u>Yes</u> <u>FACU</u> 3. <u> </u> <u> </u> <u> </u> <u> </u> 4. <u> </u> <u> </u> <u> </u> <u> </u> 5. <u> </u> <u> </u> <u> </u> <u> </u> <u>15</u> =Total Cover Herb Stratum (Plot size: <u>5ft</u>) 1. <u>Rosa multiflora</u> <u>10</u> <u>Yes</u> <u>FACU</u> 2. <u>Fraxinus pennsylvanica</u> <u>10</u> <u>Yes</u> <u>FACW</u> 3. <u>Parthenocissus quinquefolia</u> <u>10</u> <u>Yes</u> <u>FACU</u> 4. <u> </u> <u> </u> <u> </u> <u> </u> 5. <u> </u> <u> </u> <u> </u> <u> </u> 6. <u> </u> <u> </u> <u> </u> <u> </u> 7. <u> </u> <u> </u> <u> </u> <u> </u> 8. <u> </u> <u> </u> <u> </u> <u> </u> 9. <u> </u> <u> </u> <u> </u> <u> </u> 10. <u> </u> <u> </u> <u> </u> <u> </u> <u>30</u> =Total Cover Woody Vine Stratum (Plot size: <u>30ft</u>) 1. <u>None</u> <u> </u> <u> </u> <u> </u> 2. <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> =Total Cover	<div style="border: 1px solid black; padding: 5px;"> Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>1</u> (A) Total Number of Dominant Species Across All Strata: <u>6</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>16.7%</u> (A/B) </div> <div style="border: 1px solid black; padding: 5px;"> Prevalence Index worksheet: <table style="width:100%; border-collapse: collapse;"> <tr> <th style="text-align: left;">Total % Cover of:</th> <th style="text-align: left;">Multiply by:</th> </tr> <tr> <td>OBL species <u>0</u></td> <td>x 1 = <u>0</u></td> </tr> <tr> <td>FACW species <u>10</u></td> <td>x 2 = <u>20</u></td> </tr> <tr> <td>FAC species <u>0</u></td> <td>x 3 = <u>0</u></td> </tr> <tr> <td>FACU species <u>105</u></td> <td>x 4 = <u>420</u></td> </tr> <tr> <td>UPL species <u>0</u></td> <td>x 5 = <u>0</u></td> </tr> <tr> <td>Column Totals: <u>115</u> (A)</td> <td><u>440</u> (B)</td> </tr> <tr> <td colspan="2">Prevalence Index = B/A = <u>3.83</u></td> </tr> </table> </div> <div style="border: 1px solid black; padding: 5px;"> Hydrophytic Vegetation Indicators: <u> </u> 1 - Rapid Test for Hydrophytic Vegetation <u> </u> 2 - Dominance Test is >50% <u> </u> 3 - Prevalence Index is ≤3.0¹ <u> </u> 4 - Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet) <u> </u> Problematic Hydrophytic Vegetation¹ (Explain) ¹Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic. </div> <div style="border: 1px solid black; padding: 5px;"> Hydrophytic Vegetation Present? Yes <u> </u> No <u>X</u> </div>	Total % Cover of:	Multiply by:	OBL species <u>0</u>	x 1 = <u>0</u>	FACW species <u>10</u>	x 2 = <u>20</u>	FAC species <u>0</u>	x 3 = <u>0</u>	FACU species <u>105</u>	x 4 = <u>420</u>	UPL species <u>0</u>	x 5 = <u>0</u>	Column Totals: <u>115</u> (A)	<u>440</u> (B)	Prevalence Index = B/A = <u>3.83</u>	
Total % Cover of:	Multiply by:																
OBL species <u>0</u>	x 1 = <u>0</u>																
FACW species <u>10</u>	x 2 = <u>20</u>																
FAC species <u>0</u>	x 3 = <u>0</u>																
FACU species <u>105</u>	x 4 = <u>420</u>																
UPL species <u>0</u>	x 5 = <u>0</u>																
Column Totals: <u>115</u> (A)	<u>440</u> (B)																
Prevalence Index = B/A = <u>3.83</u>																	

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

SOIL

Sampling Point: UP2

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

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

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

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

HYDROLOGY

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

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

U.S. Army Corps of Engineers WETLAND DETERMINATION DATA SHEET – Midwest Region See ERDC/EL TR-10-16; the proponent agency is CECW-CO-R	OMB Control #: 0710-0024, Exp:11/30/2024 Requirement Control Symbol EXEMPT: (Authority: AR 335-15, paragraph 5-2a)
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Project/Site: Northeast of Wixom Rd and Stonebrook Dr. City/County: Novi, Oakland Co. Sampling Date: 4/30/2025
Applicant/Owner: Avalon Investment Group LLC State: MI Sampling Point: UP3
Investigator(s): ASTI - SPJ Section, Township, Range: Sec. 17, T01N, R08E
Landform (hillside, terrace, etc.): Depression Local relief (concave, convex, none): Concave
Slope (%): 3-4 Lat: 42.485242 Long: -83.533451 Datum: NAD 83
Soil Map Unit Name: Capac sandy loam NWI classification: None
Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No (If no, explain in Remarks.)
Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes X No
Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

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

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

VEGETATION – Use scientific names of plants.

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

SOIL

Sampling Point: UP3

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

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

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

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

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

HYDROLOGY

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

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

U.S. Army Corps of Engineers WETLAND DETERMINATION DATA SHEET – Midwest Region See ERDC/EL TR-10-16; the proponent agency is CECW-CO-R	OMB Control #: 0710-0024, Exp:11/30/2024 Requirement Control Symbol EXEMPT: (Authority: AR 335-15, paragraph 5-2a)
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Project/Site: <u>Northeast of Wixom Rd and Stonebrook Dr.</u>	City/County: <u>Novi, Oakland Co.</u>	Sampling Date: <u>4/30/2025</u>
Applicant/Owner: <u>Avalon Investment Group LLC</u>	State: <u>MI</u>	Sampling Point: <u>WT1</u>
Investigator(s): <u>ASTI - SPJ</u>	Section, Township, Range: <u>Sec. 17, T01N, R08E</u>	
Landform (hillside, terrace, etc.): <u>Depression</u>	Local relief (concave, convex, none): <u>Concave</u>	
Slope (%): <u>1-2</u>	Lat: <u>42.486555</u>	Long: <u>-83.533121</u>
Datum: <u>NAD 83</u>		
Soil Map Unit Name: <u>Capac sandy loam</u>	NW1 classification: <u>PEM1A</u>	

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No (If no, explain in Remarks.)

Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes X No

Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

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

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

VEGETATION – Use scientific names of plants.

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SOIL

Sampling Point: WT1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix	Redox Features						Remarks
	Color (moist)	%	Color (moist)	%	Type¹	Loc²	Texture	
0-20	10YR 3/1	85	10YR 4/6	15	C	PL/M	Loamy/Clayey	Prominent redox concentrations
¹ Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.							² Location: PL=Pore Lining, M=Matrix.	
Hydric Soil Indicators:							Indicators for Problematic Hydric Soils³:	
<input type="checkbox"/> Histosol (A1)			<input type="checkbox"/> Sandy Gleyed Matrix (S4)			<input type="checkbox"/> Coast Prairie Redox (A16)		
<input type="checkbox"/> Histic Epipedon (A2)			<input type="checkbox"/> Sandy Redox (S5)			<input type="checkbox"/> Iron-Manganese Masses (F12)		
<input type="checkbox"/> Black Histic (A3)			<input type="checkbox"/> Stripped Matrix (S6)			<input type="checkbox"/> Red Parent Material (F21)		
<input type="checkbox"/> Hydrogen Sulfide (A4)			<input type="checkbox"/> Dark Surface (S7)			<input type="checkbox"/> Very Shallow Dark Surface (F22)		
<input type="checkbox"/> Stratified Layers (A5)			<input type="checkbox"/> Loamy Mucky Mineral (F1)			<input type="checkbox"/> Other (Explain in Remarks)		
<input type="checkbox"/> 2 cm Muck (A10)			<input type="checkbox"/> Loamy Gleyed Matrix (F2)					
<input type="checkbox"/> Depleted Below Dark Surface (A11)			<input type="checkbox"/> Depleted Matrix (F3)					
<input type="checkbox"/> Thick Dark Surface (A12)			<input checked="" type="checkbox"/> X Redox Dark Surface (F6)			³ Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.		
<input type="checkbox"/> Sandy Mucky Mineral (S1)			<input type="checkbox"/> Depleted Dark Surface (F7)					
<input checked="" type="checkbox"/> X 5 cm Mucky Peat or Peat (S3)			<input checked="" type="checkbox"/> X Redox Depressions (F8)					
Restrictive Layer (if observed):								
Type: _____						Hydric Soil Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
Depth (inches): _____								
Remarks:								

HYDROLOGY

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

U.S. Army Corps of Engineers WETLAND DETERMINATION DATA SHEET – Midwest Region See ERDC/EL TR-10-16; the proponent agency is CECW-CO-R		OMB Control #: 0710-0024, Exp:11/30/2024 Requirement Control Symbol EXEMPT: (Authority: AR 335-15, paragraph 5-2a)
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Project/Site: Northeast of Wixom Rd and Stonebrook Dr.
 Applicant/Owner: Avalon Investment Group LLC
 Investigator(s): ASTI - SPJ
 Landform (hillside, terrace, etc.): Depression
 Slope (%): 1-2 Lat: 42.485761
 Soil Map Unit Name: Brookston and Colwood loams

City/County: Novi, Oakland Co.
 State: MI
 Section, Township, Range: Sec. 17, T01N, R08E
 Local relief (concave, convex, none): Concave
 Long: -83.534121 Datum: NAD 83
 NWI classification: NAD 83

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

Are "Normal Circumstances" present? Yes X No

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

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

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: <u>30ft</u>)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>7</u> (A) Total Number of Dominant Species Across All Strata: <u>7</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100.0%</u> (A/B)																
1. <u>Acer saccharinum</u>	40	Yes	FACW																	
2. <u>Quercus bicolor</u>	30	Yes	FACW																	
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5. <u> </u>																				
	70	=Total Cover																		
Sapling/Shrub Stratum (Plot size: <u>15ft</u>)				Prevalence Index worksheet: <table style="width:100%; border-collapse: collapse;"> <tr> <th style="width: 40%;">Total % Cover of:</th> <th style="width: 60%;">Multiply by:</th> </tr> <tr> <td>OBL species <u>0</u></td> <td>x 1 = <u>0</u></td> </tr> <tr> <td>FACW species <u>140</u></td> <td>x 2 = <u>280</u></td> </tr> <tr> <td>FAC species <u>10</u></td> <td>x 3 = <u>30</u></td> </tr> <tr> <td>FACU species <u>5</u></td> <td>x 4 = <u>20</u></td> </tr> <tr> <td>UPL species <u>0</u></td> <td>x 5 = <u>0</u></td> </tr> <tr> <td>Column Totals: <u>155</u> (A)</td> <td><u>330</u> (B)</td> </tr> <tr> <td colspan="2">Prevalence Index = B/A = <u>2.13</u></td> </tr> </table>	Total % Cover of:	Multiply by:	OBL species <u>0</u>	x 1 = <u>0</u>	FACW species <u>140</u>	x 2 = <u>280</u>	FAC species <u>10</u>	x 3 = <u>30</u>	FACU species <u>5</u>	x 4 = <u>20</u>	UPL species <u>0</u>	x 5 = <u>0</u>	Column Totals: <u>155</u> (A)	<u>330</u> (B)	Prevalence Index = B/A = <u>2.13</u>	
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1. <u>Fraxinus pennsylvanica</u>	20	Yes	FACW																	
2. <u>Quercus bicolor</u>	10	Yes	FACW																	
3. <u>Rhamnus cathartica</u>	10	Yes	FAC																	
4. <u> </u>																				
5. <u> </u>																				
	40	=Total Cover																		
Herb Stratum (Plot size: <u>5ft</u>)				Hydrophytic Vegetation Indicators: <u> </u> 1 - Rapid Test for Hydrophytic Vegetation <u>X</u> 2 - Dominance Test is >50% <u>X</u> 3 - Prevalence Index is ≤3.0 ¹ <u> </u> 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <u> </u> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.																
1. <u>Lysimachia nummularia</u>	30	Yes	FACW																	
2. <u>Agrimonia parviflora</u>	10	Yes	FACW																	
3. <u>Parthenocissus quinquefolia</u>	5	No	FACU																	
4. <u> </u>																				
5. <u> </u>																				
6. <u> </u>																				
7. <u> </u>																				
8. <u> </u>																				
9. <u> </u>																				
10. <u> </u>																				
	45	=Total Cover																		
Woody Vine Stratum (Plot size: <u>30ft</u>)																				
1. <u>None</u>																				
2. <u> </u>																				
			=Total Cover																	

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

SOIL

Sampling Point: WT2

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

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

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

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

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

HYDROLOGY

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

Field Observations: Surface Water Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ Water Table Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ Saturation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Depth (inches): 12 (includes capillary fringe)	Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:	
Remarks:	

U.S. Army Corps of Engineers WETLAND DETERMINATION DATA SHEET – Midwest Region See ERDC/EL TR-10-16; the proponent agency is CECW-CO-R	OMB Control #: 0710-0024, Exp:11/30/2024 Requirement Control Symbol EXEMPT: (Authority: AR 335-15, paragraph 5-2a)
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Project/Site: <u>Northeast of Wixom Rd and Stonebrook Dr.</u>	City/County: <u>Novi, Oakland Co.</u>	Sampling Date: <u>4/30/2025</u>
Applicant/Owner: <u>Avalon Investment Group LLC</u>	State: <u>MI</u>	Sampling Point: <u>WT3</u>
Investigator(s): <u>ASTI - SPJ</u>	Section, Township, Range: <u>Sec. 17, T01N, R08E</u>	
Landform (hillside, terrace, etc.): <u>Depression</u>	Local relief (concave, convex, none): <u>Concave</u>	
Slope (%): <u>1-2</u>	Lat: <u>42.485825</u>	Long: <u>-83.532571</u>
Datum: <u>NAD 83</u>		
Soil Map Unit Name: <u>Water</u>	NW1 classification: <u>PEM1Ad</u>	
Are climatic / hydrologic conditions on the site typical for this time of year? Yes <u>X</u> No <u> </u> (If no, explain in Remarks.)		
Are Vegetation <u> </u> , Soil <u> </u> , or Hydrology <u> </u> significantly disturbed? Are "Normal Circumstances" present? Yes <u>X</u> No <u> </u>		
Are Vegetation <u> </u> , Soil <u> </u> , or Hydrology <u> </u> naturally problematic? (If needed, explain any answers in Remarks.)		

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

Hydrophytic Vegetation Present? Yes <u>X</u> No <u> </u> Hydric Soil Present? Yes <u>X</u> No <u> </u> Wetland Hydrology Present? Yes <u>X</u> No <u> </u>	<div style="border: 1px solid black; padding: 5px;"> Is the Sampled Area within a Wetland? Yes <u>X</u> No <u> </u> </div>
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Remarks:
 Associated with emergent portion of Wetland A in the southeastern portion of the property.

VEGETATION – Use scientific names of plants.

<table style="width:100%; border-collapse: collapse;"> <tr> <th style="text-align: left; border-bottom: 1px solid black;"><u>Tree Stratum</u></th> <th style="text-align: left; border-bottom: 1px solid black;">(Plot size: <u>30ft</u>)</th> <th style="text-align: center; border-bottom: 1px solid black;">Absolute % Cover</th> <th style="text-align: center; border-bottom: 1px solid black;">Dominant Species?</th> <th style="text-align: center; border-bottom: 1px solid black;">Indicator Status</th> </tr> <tr><td>1. <u>None</u></td><td></td><td></td><td></td><td></td></tr> <tr><td>2. <u> </u></td><td></td><td></td><td></td><td></td></tr> <tr><td>3. <u> </u></td><td></td><td></td><td></td><td></td></tr> <tr><td>4. <u> </u></td><td></td><td></td><td></td><td></td></tr> <tr><td>5. <u> </u></td><td></td><td></td><td></td><td></td></tr> <tr> <td colspan="2"></td> <td style="text-align: center;"><u> </u> =Total Cover</td> <td colspan="2"></td> </tr> </table> <table style="width:100%; border-collapse: collapse;"> <tr> <th style="text-align: left; border-bottom: 1px solid black;"><u>Sapling/Shrub Stratum</u></th> <th style="text-align: left; border-bottom: 1px solid black;">(Plot size: <u>15ft</u>)</th> <th style="text-align: center; border-bottom: 1px solid black;">Absolute % Cover</th> <th style="text-align: center; border-bottom: 1px solid black;">Dominant Species?</th> <th style="text-align: center; border-bottom: 1px solid black;">Indicator Status</th> </tr> <tr><td>1. <u>Salix interior</u></td><td></td><td style="text-align: center;">20</td><td style="text-align: center;">Yes</td><td style="text-align: center;">FACW</td></tr> <tr><td>2. <u> </u></td><td></td><td></td><td></td><td></td></tr> <tr><td>3. <u> </u></td><td></td><td></td><td></td><td></td></tr> <tr><td>4. <u> </u></td><td></td><td></td><td></td><td></td></tr> <tr><td>5. <u> </u></td><td></td><td></td><td></td><td></td></tr> <tr> <td colspan="2"></td> <td style="text-align: center;"><u>20</u> =Total Cover</td> <td colspan="2"></td> </tr> </table> <table style="width:100%; border-collapse: collapse;"> <tr> <th style="text-align: left; border-bottom: 1px solid black;"><u>Herb Stratum</u></th> <th style="text-align: left; border-bottom: 1px solid black;">(Plot size: <u>5ft</u>)</th> <th style="text-align: center; border-bottom: 1px solid black;">Absolute % Cover</th> <th style="text-align: center; border-bottom: 1px solid black;">Dominant Species?</th> <th style="text-align: center; border-bottom: 1px solid black;">Indicator Status</th> </tr> <tr><td>1. <u>Phragmites australis</u></td><td></td><td style="text-align: center;">35</td><td style="text-align: center;">Yes</td><td style="text-align: center;">FACW</td></tr> <tr><td>2. <u>Phalaris arundinacea</u></td><td></td><td style="text-align: center;">10</td><td style="text-align: center;">No</td><td style="text-align: center;">FACW</td></tr> <tr><td>3. <u>Solidago altissima</u></td><td></td><td style="text-align: center;">10</td><td style="text-align: center;">No</td><td style="text-align: center;">FACU</td></tr> <tr><td>4. <u> </u></td><td></td><td></td><td></td><td></td></tr> <tr><td>5. <u> </u></td><td></td><td></td><td></td><td></td></tr> <tr><td>6. <u> </u></td><td></td><td></td><td></td><td></td></tr> <tr><td>7. <u> </u></td><td></td><td></td><td></td><td></td></tr> <tr><td>8. <u> </u></td><td></td><td></td><td></td><td></td></tr> <tr><td>9. <u> </u></td><td></td><td></td><td></td><td></td></tr> <tr><td>10. <u> </u></td><td></td><td></td><td></td><td></td></tr> <tr> <td colspan="2"></td> <td style="text-align: center;"><u>55</u> =Total Cover</td> <td colspan="2"></td> </tr> </table> <table style="width:100%; border-collapse: collapse;"> <tr> <th style="text-align: left; border-bottom: 1px solid black;"><u>Woody Vine Stratum</u></th> <th style="text-align: left; border-bottom: 1px solid black;">(Plot size: <u>30ft</u>)</th> <th style="text-align: center; border-bottom: 1px solid black;">Absolute % Cover</th> <th style="text-align: center; border-bottom: 1px solid black;">Dominant Species?</th> <th style="text-align: center; border-bottom: 1px solid black;">Indicator Status</th> </tr> <tr><td>1. <u>None</u></td><td></td><td></td><td></td><td></td></tr> <tr><td>2. <u> </u></td><td></td><td></td><td></td><td></td></tr> <tr> <td colspan="2"></td> <td style="text-align: center;"><u> </u> =Total Cover</td> <td colspan="2"></td> </tr> </table>	<u>Tree Stratum</u>	(Plot size: <u>30ft</u>)	Absolute % Cover	Dominant Species?	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			10YR 3/6	10	C	PL/M		Prominent redox concentrations

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

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

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

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

HYDROLOGY

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

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

CORRESPONDENCE



Public Hearing Response Summary - JSP25-02 Camelot Parc Townhomes

Name	Address	Comment	Date Received	Support	Object
Kimberly A. Johnson	48756 Rockview Road, Novi, MI 48374	I just moved into the Villas of Stonebrook, part of the reason to choose my house was because of the scenic long road leading to the Villas of Stonebrook. It would be a disgrace to ruin the land on either side of this road with multiple two story buildings. I strongly object	8/16/2025		x
James Moran	48718 Windfall Road, Novi, MI 48374	Too much for the area	8/19/2025		x
Ash Karki	48542 Windfall Road, Novi, MI 48374	Disturbance to the wildlife of wild turkeys and deer, once disrupted the habitats can not be restored. Increased volume of traffic on too narrow road. Traffic and safety. Mismatched high density townhomes conflict with the suburban corridor diminishing property value.	8/25/2025		x
Linda Hieronymus	48637 Windfall Road, Novi, MI 48374	Traffic will be terrible with the schools. With three schools it will be impossible to get out of the subdivision, plus traffic from Grand River.	8/25/2025		x
Deborah Di Angelo	48661 Windfall Road, Novi, MI 48374	Wetland preservation, access road shared with Villas of Stonebrook will shorten road lifespan, increase maintenance cost, & increase traffic on private road. Construction traffic (heavy equipment, employee worker parking) will also create issues on a private road and contribute to traffic/access/egress congestion.	8/25/2025		x
Arul Jaganathan, Sathia Mehanathan	48668 Windfall Road, Novi, MI 48374	Traffic increase in the school zone, only one lane up and down, no light signals. Protected wetlands will be affected. Current Villas of Stonebrook residents were collected lot premiums worth 30k for wood facing lots.	8/28/2025		x
Sharmil Kurian	48590 Windfall Road, Novi, MI 48374	Safety reasons, traffic increase, destruction of wetlands and nature, impact to school bus stop (pick up and drop off), quality of life and community character. See attached email in packet.	9/2/2025		x
Martha Keyse	48640 Windfall Road, Novi, MI 48374	Developer needs to pay for use of road, building on wetlands, and too many variances. Why have regulations if you can ignore them whenever you want.	9/2/2025		x

Martin Hannigan	48744 Windfall Road, Novi, MI	Access Easement of 8-7-23 was improperly created and wrongfully filed and is considered an unlawful taking of private property and a violation of the co-owners of the Villas of Stonebrook's property rights. Your approval of JSP25-02 Concept Plan would be an unlawful administrative taking of property for the benefit of a private entity without a legitimate public purpose or compensation being paid to the co-owners of the Villas. See attached document in packet.	9/4/2025		x
Vankatesh Seelam	48692 Windfall Road, Novi, MI 48374	Safety risks and traffic concerns, environmental impact and loss of natural lands, strain on school transportation and child safety, and quality of life and community character. See attached email in packet.	9/5/2025		x

***Spreadsheet includes only the comments received as of 10 a.m. Friday, September 5, 2025.**



CITY OF NOVI RESPONSE FORM

JSP25-02 CAMELOT PARC TOWNHOMES, LOCATED ON THE EAST SIDE OF WIXOM ROAD, NORTH OF ELEVEN MILE ROAD (SECTION 17) FOR RECOMMENDATION TO THE CITY COUNCIL FOR CONCEPT PLAN APPROVAL UNDER THE PLANNED SUBURBAN LOW RISE OVERLAY DISTRICT.

You are invited to attend the public hearing on September 10, 2025 and voice your support or objection.

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Return via email: schoi@cityofnovi.org

Return via mail or fax: Community Development Department
45175 Ten Mile Road, Novi, Michigan 48375
248-347-0475 (Main) 248-735-5633 (Fax)

Information regarding the project will be available the Saturday prior to the meeting date at:
<https://www.cityofnovi.org/agendas-minutes/planning-commission/2025/>.

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I SUPPORT



I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

I just moved in to the Villas of Stonebrook. Part of the reason to choose my house was because of the scenic, long road leading to the Villas of Stonebrook. It would be a disgrace to ruin the land on either side of this road with multiple two story buildings. I strongly object.

SIGNATURE:

Kimberly A. Johnson

PRINT NAME:

Kimberly A. Johnson

ADDRESS:

48756 Rockview Road, Novi, MI 48374

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CITY OF NOVI
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☐ I SUPPORT

☒ I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

Too much for the area

SIGNATURE: _____

PRINT NAME: _____

ADDRESS: _____

James Moran
JAMES MORAN

48718 WINDFALL, NOVI 48374

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I SUPPORT



I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

- Disturbance to the wildlife of wild turkeys & deer, once disrupted these habitats cannot be restored.
- Increases volume of traffic to narrow road, traffic & safety
- Mismatch high density townhomes conflict the suburban corridor diminishing property value

SIGNATURE: KX

PRINT NAME: Ash Karki

ADDRESS: 48542 Windfall Rd, Novi, MI 48374

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☐ I SUPPORT

☒ I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

TRAFFIC WILL BE TERRIBLE WITH THE SCHOOLS
WITH 3 SCHOOLS IT WILL BE IMPOSSIBLE TO GET
OUT OF THE SUB PLUS TRAFFIC FROM GRAND RIVER.

SIGNATURE:

Linda Hieronymus

PRINT NAME:

Linda Hieronymus

ADDRESS:

48637 Windfall Rd Novi, 48374

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I SUPPORT



I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

*No land preservation, access road shared with
villas at Stonebrook will shorten road lifespan &
increase maintenance cost increase traffic on private
road. Construction traffic (heavy equipment, employee
worker parking) will also create issues on private road
& contribute to traffic/access/egress congestion.*

SIGNATURE:

Deborah DiAngelo

PRINT NAME:

Deborah DiAngelo

ADDRESS:

48661 Windfall Rd, Novi, MI 48374

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☐ I SUPPORT

☒ I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

① TRAFFIC INCREASE IN THE SCHOOL ZONE, ONLY
ONE LANE UP & DOWN, NO LIGHTS SIGNALS

② PROTECTED WETLANDS WILL BE AFFECTED

③ CURRENT VILLAS RESIDENTS WERE COLLECTED

SIGNATURE: ARUL

PRINT NAME: ARUL JAGANATHAN

ADDRESS: 48668 WINDFALL RD, NOVI, MI 48374

Redlined LOT PREMIUMS WORTH \$OK
FOR WOOD FACING
LOTS

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☐ I SUPPORT

☒ I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

- 1) SAFETY REASONS
- 2) TRAFFIC INCREASE
- 3) DESTRUCTION OF WGT LANDS & NATURE
- 4) IMPACT TO SCHOOL BUS STOP - PICKUP & DROP
- 5) QUALITY OF LIFE AND COMMUNITY CHARACTER

SIGNATURE: _____

PRINT NAME: SHARMIL KURIAN

ADDRESS: 48590 WINDFALL RD, NOVI, MI 48374

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Choi, Stacey

From: Sharmil Kurian <sharmilkurian@hotmail.com>
Sent: Saturday, August 30, 2025 9:38 AM
To: Choi, Stacey
Cc: Sharmil Kurian; Reema Kurian
Subject: Subject: Response Form- Opposition to JSP25-02 Camelot Parc Townhomes Development
Attachments: 20250830_092247.jpg

Follow Up Flag: Follow up
Flag Status: Flagged

Subject: Opposition to JSP25-02 Camelot Parc Townhomes Development

Dear City of Novi Planning Commission,

I am writing to formally voice my objection to the proposed JSP25-02 Camelot Parc Townhomes, located on the east side of Wixom Road, north of Eleven Mile Road. While I respect the need for development and growth in our community, this particular project raises significant concerns that I believe will negatively impact the safety, environment, and overall quality of life for nearby residents.

1. Safety Risks and Traffic Concerns

Wixom Road and Eleven Mile Road already experience heavy traffic congestion, particularly during peak hours. Adding a large townhome complex will inevitably increase traffic volumes, creating additional hazards for drivers, pedestrians, and cyclists. The increased density will further strain intersections that are not currently designed to handle such volume, raising the risk of accidents.

2. Environmental Impact and Loss of Natural Lands

The proposed development would contribute to the destruction of existing wetlands and natural areas that are vital to our ecosystem. These spaces not only preserve local wildlife habitats but also serve as natural flood and water management systems. Eliminating them for new construction poses long-term environmental risks and undermines Novi's commitment to sustainable growth.

3. Strain on School Transportation and Child Safety

The addition of this development will directly affect school bus routes and stops in the area. Increased traffic during school pickup and drop-off times poses a heightened risk to children's safety. The current infrastructure is not equipped to manage this additional burden without compromising student well-being.

4. Quality of Life and Community Character

One of the reasons many of us chose to live in this area is its balance of residential living with green, open spaces. Introducing a dense townhome complex disrupts this balance, setting a precedent for overdevelopment that diminishes property values and erodes the suburban character that defines our neighborhood.

For these reasons, I respectfully but firmly urge the Planning Commission to reject the proposal for Camelot Parc Townhomes. Our community deserves thoughtful, responsible development that prioritizes safety, sustainability, and the preservation of Novi's character.

Please see my attached response form for the same. Thank you for your time and consideration.

Sincerely,

Sharmil Kurian
48590 Windfall Rd
Novi, MI 48374



CITY OF NOVI
RESPONSE FORM

RECEIVED

SEP 02 2025

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COMMUNITY DEVELOPMENT

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☐ I SUPPORT

☒ I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

- Developer needs to pay for use of road.
- Building on wetlands
- To many variances. Why have regulations if you can ignore them whenever you want.

SIGNATURE: Martha Keyse

PRINT NAME: MARTHA KEYSE

ADDRESS: 248640 WINDFALL RD. NOVI - 48374

*** IN ACCORDANCE WITH MCL 125.3103:

- NOTICE SHALL BE GIVEN TO ALL PERSONS TO WHOM REAL PROPERTY IS ASSESSED WITHIN 300 FEET OF THE SUBJECT PROPERTY.
- IF A SINGLE STRUCTURE CONTAINS MORE THAN 4 DWELLING UNITS OR OTHER DISTINCT SPATIAL AREAS OWNED OR LEASED BY DIFFERENT PERSONS, NOTICE MAY BE GIVEN TO THE MANAGER OR OWNER OF THE STRUCTURE, WHO SHALL BE REQUESTED TO POST THE NOTICE AT THE PRIMARY ENTRANCE TO THE STRUCTURE.



CITY OF NOVI
RESPONSE FORM

RECEIVED

SEP 04 2025

CITY OF NOVI

JSP25-02 CAMELOT PARC TOWNHOMES, LOCATED ON THE EAST SIDE OF WIXOM ROAD, NORTH OF ELEVEN MILE ROAD (SECTION 17) FOR RECOMMENDATION TO THE CITY COUNCIL FOR CONCEPT PLAN APPROVAL UNDER THE PLANNED SUBURBAN LOW RISE OVERLAY DISTRICT.

You are invited to attend the public hearing on September 10, 2025 and voice your support or objection.

Participants may also choose to submit comments that can be read into the record if they are unable to attend. To submit a written reply, you may use this form to reply by mail, email, or fax. Returning this form by mail, email, or fax has as much validity as verbal comments. Signed comments will be added to the record of the meeting. Unsigned or anonymous comments **WILL NOT** be considered. Written comments must be received by 4:00 PM on the day of the meeting.

Return via email: schoi@cityofnovi.org

Return via mail or fax: Community Development Department
45175 Ten Mile Road, Novi, Michigan 48375
248-347-0475 (Main) 248-735-5633 (Fax)

Information regarding the project will be available the Saturday prior to the meeting date at:
<https://www.cityofnovi.org/agendas-minutes/planning-commission/2025/>.

Plans are available for viewing during the City's regular business hours, Monday thru Friday, 8:00 AM to 5:00 PM, at the Community Development Department, or by contacting bmcbeth@cityofnovi.org.

☐ I SUPPORT

☒ I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

- ACCESS EASEMENT OF 8-7-2023 WAS IMPROPERLY CREATED AND WRONGFULLY FILED AND IS CONSIDERED AN UNLAWFUL TAKING OF PRIVATE PROPERTY AND A VIOLATION OF THE CO-OWNERS OF THE VILLAS AT STONE BROOK'S PROPERTY RIGHTS
- YOUR APPROVAL OF JSP25-02 CONCEPT PLAN WOULD BE AN UNLAWFUL ADMINISTRATIVE TAKING OF PROPERTY FOR THE BENEFIT OF A PRIVATE ENTITY WITHOUT A LEGITIMATE PUBLIC PURPOSE OR COMPENSATION BEING PAID TO THE CO-OWNERS OF THE VILLAS
- ALSO SEE ATTACHED COMMENTS

SIGNATURE: Martin G Hannigan

PRINT NAME: MARTIN G HANNIGAN

ADDRESS: 48744 WINDFALL ROAD, NOVI MI 48374

***** IN ACCORDANCE WITH MCL 125.3103:**

- NOTICE SHALL BE GIVEN TO ALL PERSONS TO WHOM REAL PROPERTY IS ASSESSED WITHIN 300 FEET OF THE SUBJECT PROPERTY.
- IF A SINGLE STRUCTURE CONTAINS MORE THAN 4 DWELLING UNITS OR OTHER DISTINCT SPATIAL AREAS OWNED OR LEASED BY DIFFERENT PERSONS, NOTICE MAY BE GIVEN TO THE MANAGER OR OWNER OF THE STRUCTURE, WHO SHALL BE REQUESTED TO POST THE NOTICE AT THE PRIMARY ENTRANCE TO THE STRUCTURE.

JSP 25-02 Camelot Parc Townhomes Response Form Comments

Access Easement dated 8-7-2023 was Improperly created and wrongfully filed and is considered an unlawful Taking of Private Property which is a violation of the Co-Owners of the Villas at Stonebrook, 5th amendment rights.

For the record, There has been no access easement ever granted or approved by the Association or the Board of Directors of the Villas at Stonebrook.

During the construction period the Association and the first Board of Directors was controlled by the Developer, Pulte Homes of Michigan and they did not grant any Access Easement during that period prior to the Transition/Transitional Control Date.

The Transition Control Date was 7-29-22 when 75% of the condo units had been sold and the control of the association and the Board of Directors was turned over to the co-owners of the development. And since 7-29-22 no Access Easement of any kind was ever granted or approved by that Association and Board of Directors

the Final Plans as filed did not show any access easement on the survey and easement plans, and these Survey and Easement of Record plans were included in the Exhibit B in the Condominium Documents.

In Section 6.3 of the Master Deed: Grant of Easement by Association.

The Developer or the Association acting thru the board of directors shall be empowered to grant easements.... For access purposes.. as may be necessary for the BENEFIT of the Condominium, subject, however to the approval of Developer SO LONG AS the Construction and Sales Period has not Expired.

In Section 3.10 of the Master Deed: Construction and Sales Period.

It reads "Construction and Sales Period" for the purposes of the Condominium Documents and the rights reserved to Developer thereunder, means the period commencing with the recording of the Master Deed and continuing as long as Developer owns any unit which it offers for sale, and for so long as the Developer continues or proposes to construct or is entitled to construct additional Units"

The 84 condo units shown on the final approved plans to be built were all constructed and built and all of their Certificate of Occupancy were dated prior to 9-28-2022 when the final units 48870 and 48864 Windfall Road were built (their C of O were dated 9-28-2022). there were no more lots left to construct units on

The Developer (Pulte) did not own any unit or offer any unit for sale past 3-1-2023

The Pulte owned Model and Sale offices (48894 and 48888 Windfall Road) were sold on 6-30-2022 and 7-21-2022 respectively.

The last unit that Pulte owned 48732 Rockview was sold on 3-1-2023

All of this can be looked up and verified in the City of Novi – BS & A Online data site

Thus the Construction and Sales Period for the purposes of the Condominium Documents and the rights reserved to Developer thereunder ceased as of 3-1-2023 and

Pulte simply failed to act on his “Proposed Access and Utility Easement for the benefit of parcel ID 22-17-300-019” that was shown and drawn on the preliminary and in the final Site Plan before the Construction and Sales Period expired.

In The Disclosure Statement for the Villas at Stonebrook, Rights and Obligations between the Developer and Owners ,Section 5.2 AT Closing.

Each Purchaser (and there were 84 of us) will receive by warranty deed or land contract followed by warranty deed, fee simple title to the purchaser’s unit, subject to no liens or encumbrances other than those provided by the Condominium Documents and those other easements, rights-of ways, restrictions and other matters as are specifically set forth in the Condominium Documents and title insurance commitment.

Part of the Condominium Documents was Exhibit B which among other things include the Survey and Easement Plans both of which did not show the Access Easement dated 8-7-2023 and the Title Insurance Commitment did not show the Access Easement dated 8-7-2023

Even if the Developer had granted the Access Easement prior to the expiration of the construction and sales period , any such easement would have had to be created for the Benefit of the Project. This access easement of 8-7-2023 does not benefit the Project and its Co-Owners, it only benefits the Wixom Road Development.

Any rights reserved to the Developer expired when the Construction and Sales Period expired

The unlawful Taking of Private Property occurred when this easement was granted 5 months after clear title was given to the 84 unit owners and is now an encumbrance on our title

Pulte took 27,000 square feet of private land and private road for the easement and gave it to Wixom Road development for their sole use without the co-owners approval and compensation paid to the co-Owners.

Further taking occurs when the co-owners are obligated to pay the property taxes on the property taken, as well as being required to maintain and repair the entire easement.

Pulte as Developer did not have the authority to grant this easement as the easement does not benefit the Project and Co-Owners.

The easement was granted after all the units were sold and Pulte no longer owned any unit and their rights reserved to the developer had expired

Further taking of property will take place if and when Wixom Road Development creates an easement with the owner of the property to the north of them that would allow the traffic from any future development to pass thru their project and exit out onto Stonebrook Drive.

The Fifth Amendment Taking Clause:

Protects property rights of private individuals to own and use property and not have it taken from them.

the Eminent Domain Clause states that private property shall not be taken for Public Use without just compensation

Administrative takings involve actions by governmental entities like City Councils or Planning Commissions that impose regulations that restrict the use of private property, potentially amounting to a taking that requires compensation.

Government can take private property and transfer it to another private entity under the condition that it serves a legitimate public purpose and compensation is paid to the owners of the property taken.

The City of Novi has not started the Eminent Domain process but if the Planning commission or city council approves JSP 25-02 Camelot Parc Townhomes Concept Plan they would be committing an unlawful Administrative Taking of private property for the benefit of a Private Entity, as allowing access to Stonebrook Drive for a road to only service JSP-25-02 project and is only for the Wixom Road Development use would not be considered a "Legitimate Public Purpose" and no Compensation has ever been paid to the Co-Owners of the Villas at Stonebrook.

The Planning Commission must reject this plan

Signed: Martin Hannigan

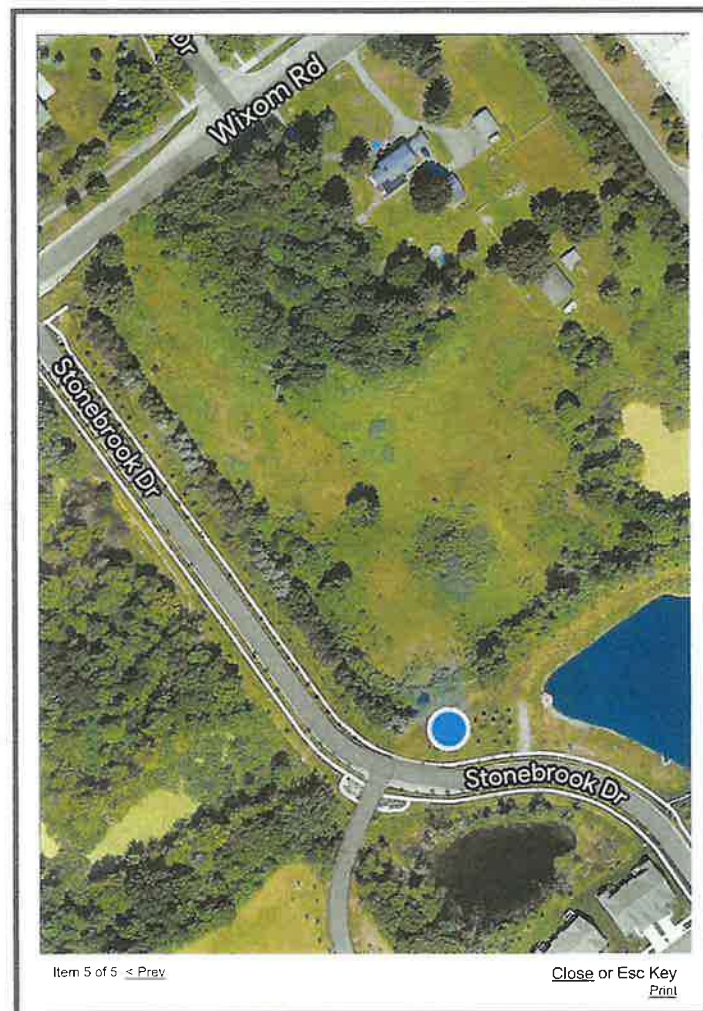
48744 Windfall Road, Novi MI 48374

Получить информацию

Parcel : Vacant

Property Class
School District
MAP
INDEX
ABC 1 INDEX
ABC 3 INDEX
Historical District
ABC . INDEX

Land Improvements
Renewable/Zone Expiration
Date
Mortgage Costs
Neighborhood Enterprise
Zone





Tax Parcel Viewer

Land management layers including parcel ownership and developments.



OWNER OR TAXPAYER ADDRESS

LEMARBE HOLDINGS, LLC
48661 GRAND RIVER AVE
NOVI, MI 48374

PROPERTY INFORMATION

Acres: 17.78
Class: 302
Zoning: I-1

PROPERTY VALUES

Assessed: \$502,990
Taxable: \$352,190
State Equalized Value: \$502,990
Est. TCV: \$1,005,970

BUILDING INFORMATION

Year Built: 0
Floor Area: 0 sq ft
Building Value: \$0

[Click to View Property Details,](#)
[Building Permits, Tax Bills](#)

* AVALON INVESTMENT GROUP LLC
Parcel ID:
50-22-17-300-019



City of Novi Integrated Solutions Team

Powered by Esri



Property Tax Lookup

City of Novi Website

Map Gallery



OAKLAND COUNTY
REGISTER OF DEEDS

2023 SEP -6 AM 11:13

097106 Liber 58854 Page 508 thru 516
9/6/2023 11:36:44 AM Receipt #000074895
\$21.00 Misc Recording
\$4.00 Remonumentation
\$5.00 Automation
\$0.00 Transfer Tax
UCC #
PAID RECORDED - Oakland County, MI
Lisa Brown, Clerk/Register of Deeds

ACCESS EASEMENT

THIS ACCESS EASEMENT (this "Agreement") is made as of August 7th, 2023, by and between Pulte Homes of Michigan LLC, a Michigan limited liability company ("Grantor"), whose address is 2800 Livernois Road, Building D, Suite 320, Troy, Michigan 48083, and Wixom Road Development, LLC, a Michigan limited liability company ("Grantee"), whose address is 43231 Schoenherr Road, Sterling Heights, Michigan 48313.

RECITALS

A. Grantor is the developer of real property known as The Villas of Stonebrook ("Condominium") located in the City of Novi, Oakland County, State of Michigan, described on Exhibit A attached hereto (the "Grantor's Property"). Grantor has reserved the right to grant easements for public or private utilities or for roadway purposes over, under and across the Condominium pursuant to the Master Deed recorded at Liber 53051, Page 597, Oakland County Records, as amended (the "Master Deed").

B. Grantee is the owner of real property located in the City of Novi, Oakland County, State of Michigan, described on Exhibit B attached hereto (the "Grantee's Property") located adjacent to the Condominium to the north.

C. Grantor desires to grant to Grantee a permanent non-exclusive easement appurtenant, on, over, under and across a portion of the Condominium as further described and shown in Exhibit C attached hereto (the "Access Road Easement Area") as well as over the portion of the roads in the Condominium required to access Wixom Road (collectively, the Access Road Easement Area and existing roads shall be referred to as the "Easement Area") for the purpose of providing vehicular and pedestrian ingress and egress, access and connection to and from the Grantee's Property and Wixom Road, and for the use, operation, installation, construction, repair, maintenance and replacement of a road and curbs (the "Improvements") now or hereafter located in the Access Road Easement Area (together, the "Access Road Easement").

D. Grantee has agreed to grant to Grantor a permanent non-exclusive easement appurtenant, on, over, under and across a portion of the Grantee Property in the location of the future roads and related improvements ("Future Improvements") to be constructed on the Grantee Property (the "Grantee Property Road Easement Area") for the purpose of providing vehicular and pedestrian ingress and egress, access and connection to and from the Condominium to the Grantee's Property (the "Grantee Property Easement") for the benefit of the Condominium, owners of units in the condominium, and the association established to operate and maintain the Condominium ("Association").

NOW, THEREFORE, for One Dollar (\$1), the receipt and adequacy of which is hereby acknowledged by the parties, the parties hereto agree as follows:

1. Grant of Access Road Easement. Subject to the terms of this Agreement, Grantor grants to Grantee the Access Road Easement for the benefit of the Grantee's Property.

2. Future Construction of Improvements in Access Road Easement Area. Provided that (i) the Grantee Property is being developed in accordance with the City of Novi Zoning Ordinance and Code,

OKLB

4872-2016-2072_4

water management and drainage for the Project including, without limitation, the areas of surface drainage, storm water pipes, storm water infiltration facilities and detention basins and ponds as shown on Exhibit B and which are subject to the Storm Water Drainage Facility Maintenance Easement Agreement with the City.

Section 3.21 City. "City" means the City of Novi.

→ Section 3.22 Transitional Control Date. "Transitional Control Date" means the date on which a Board of Directors of the Association takes office pursuant to an election in which the votes which may be cast by eligible Co-Owners unaffiliated with the Developer exceed the votes which may be cast by Developer.

Section 3.23 Unit or Condominium Unit. "Unit" or "Condominium Unit" each means a single Unit in The Villas at Stonebrook as such space may be described in Article 5, Section 5.1 hereof and on Exhibit B hereto, and shall have the same meaning as the term "Condominium Unit" as defined in the Act.

LIBER 52622 PAGE 232
Section 3.24 Public Access Easement. "Public Access Easement" means the agreement in favor of the City as described in Article 2 herein and which provides a non-exclusive easement for public access over a portion of the Condominium as depicted on Exhibit B attached hereto to an adjacent property owned by the City.

Section 3.25 Oil and Gas Lease. "Oil and Gas Lease" means the agreement in favor of Somoco as described in Article 2 herein and which provides Somoco the right to egress and ingress over a portion of the Condominium as depicted on Exhibit B attached to this Master Deed to access certain well pumping facilities and equipment located on an adjacent property.

ARTICLE 4.


COMMON ELEMENTS; USE OF COMMON ELEMENTS AND UNITS

The Common Elements of the Project as described herein and as described in Exhibit B attached hereto, as may be modified from time to time pursuant to certain other provisions of this Master Deed and the Bylaws attached as Exhibit A, and the respective responsibilities for maintenance, decoration, repair or replacement are as follows:

Section 4.1 General Common Elements. The General Common Elements are:

4.1.1 Land. The land described in Article 2 above including riparian and littoral rights, if any, attributable to such land, and including the Open Space Areas in the Project.

4.1.2 Roads. The interior Roads throughout the Condominium as shown on Exhibit B, including Sidewalks, turning circles or boulevard islands within or along the Roads. Developer intends that the Roads shall be private roads and shall be maintained, repaired and replaced by the Association as described in Section 6.5 below. The Owners of Units in the Condominium shall be responsible for and shall be assessed by the Association a share of the cost of insurance, maintenance, repair and replacement of the Roads (including snow removal) based on each Unit Owner's Percentage of Value as set forth in Section 5.2 below.

Sign in 

Today

at what point does a Developer of a Condo project cease to be the Developer and the unit owners take control

Great question—this transition is a pivotal moment in any condo community's life. The point at which a developer ceases to control a condominium project and the unit owners take over is typically called the **"turnover"** or **"transition"** of control. Here's how it usually works:



Developer Control Phase

- When a condo is first built, the developer establishes the condominium association and appoints the initial board of directors.
- During this phase, the developer makes decisions about operations, maintenance, and governance.



Transition Triggers

The shift from developer to owner control is governed by state laws and the condo's governing documents. Common triggers include:

- **25% of units sold:** Owners must be allowed to elect at least one-third of the board.
- **75% of units sold:** Full control of the board must be transferred to unit owners.

Message Copilot



Quick response ▾





Sign in

Transition Triggers

The shift from developer to owner control is governed by state laws and the condo's governing documents. Common triggers include:

- **25% of units sold:** Owners must be allowed to elect at least one-third of the board.
- **75% of units sold:** Full control of the board must be transferred to unit owners.
- **Five years after the declaration is recorded:** If 75% of units haven't been sold by then, control still must be handed over ¹.

Some states, like Florida, also mandate transition **three months after 90% of units are sold to non-developer members** ¹.

Why It Matters

Once owners take control:

- They can review and potentially undo developer decisions (e.g., long-term contracts).
- They assume responsibility for budgeting, maintenance, and governance.
- They gain the ability to hold the developer accountable for construction defects or financial discrepancies.

If you're part of a condo community nearing this phase, it's wise to start organizing owners, reviewing documents, and possibly hiring professional management to ensure a smooth transition.


Want help drafting a transition plan or checklist for your condo board? I'd be happy to

Message Copilot



Quick response



Sign in 

What constitute the transition control date

The **transition control date**—sometimes called the **transitional control date**—is a legally significant milestone in a condominium's lifecycle. It marks the moment when **unit owners gain voting control of the board of directors**, effectively ending the developer's governance of the condo association.



What Constitutes the Transition Control Date?

According to Michigan law (and similar statutes in other states), the transition control date is defined as:

The date on which the board of directors for the association takes office pursuant to an election in which the votes cast by non-developer co-owners exceed those cast by the developer. ¹

In simpler terms:

- It's the **first election** where **non-developer owners** (i.e., regular unit owners) have **more voting power** than the developer.
- This usually happens when a majority of units have been sold to individual owners who are not affiliated with the developer.



Why It Matters

Once this date is reached:

- The board must expand to include more owner-elected members (often outlined in

Message Copilot



Quick response 



The Villas at Stonebrook 2022

Welcome to all neighbors. In April we will reach the 75% threshold of homes closed and transition from Pulte board to our neighbors running for the board.

The current President of the Villas at Stonebrook, Steve Potocsky, has been working with Pulte on a few things on our behalf. Before we have our meeting in April with Pulte we would like to hear from all residents of what concerns you that you think Pulte should fix before they move on.

The week of 4/11 we will send an email out to everyone with a date/time and location that we would like to meet prior to the meeting with Pulte.

For those of you that were here last summer and participated in the meet and greets we had and provided your email - thank you. If you are new or would like to ensure that Karen Kotcher has your email for our directory, please send her an email and we will get you added to the list. In your email please include any issues you are concerned about and we consolidate them for our meeting.

Karen Kotcher: kskotcher@gmail.com

**VILLAS AT STONEBROOK
HOMEOWNER MEETING & ELECTION
MEETING MINUTES
Date: Friday, 7/29/22 at 6:00 PM
NOVI CIVIC CENTER**

Meeting Type: Annual/Transition Meeting

Management Present: Ciara Carter – Area Manager

Kimberly Giesin – Community Manager

Others: Ileana Rathfon - Scribe

Call To Order	
Action Item:	
The meeting was called to order at 6:00 PM	
Roll Call to determine Quorum	
Action Item:	
Quorum was met.	
Introductions	
Action Item:	
Ciara & Kim introduced themselves: Ciara – Area Manager, Kim new Community Manager	
Election of Directors	
Action Items:	**
Ciara thanked the following newly elected Board Members: Steve Potocsky Logan Mays Arul Jaganathan	
New Business	
Discussion	
The following items were presented: <ul style="list-style-type: none">• 2022 Budget and Reserve• Rules & Compliance Process• Alteration/Architectural Request Process• Community Updates The following topics were discussed based on homeowner questions: <ul style="list-style-type: none">• The role of the Board and AAM• Changes after transition• Gutters, Irrigation & Landscaping	
Adjournment	
Action Item:	
Having no further business, the meeting was adjourned at 6:40 PM	

1 OF 15

MASTER DEED

Condominium for the operation, maintenance, repair and replacement of the water supply system, sanitary sewer system, Storm Water Drainage Facilities, gas and electrical lines and all other utility lines or systems, and permanent easements to use, tap into, enlarge or extend all utility lines in the Condominium and the Area of Future Development, including, without limitation, all water, gas, electric and sanitary sewer lines, Storm Water Drainage Facilities, all of which easements shall be for the benefit of the Project, and the Area of Future Development. These easements shall run with land in perpetuity. Developer has no financial obligation to support such easements.

Section 6.2 Easement in Favor of the Association. There shall be easements to and in favor of the Developer, the Association and their respective officers, directors, agents, and designees, in, on and over all Units and Common Elements in the Project for access to the Units, Storm Water Drainage Facilities, water and sewage disposal systems, including Road access, and other utilities, and the exterior and interior of each of the buildings that is now existing or hereafter constructed within the Project to permit the maintenance, repair, replacement, and/or decoration thereof in accordance with this Master Deed. Each Co-Owner shall be primarily responsible for maintenance of the improvements within a Co-Owner's Unit as set forth in Article 4 above. In the absence of performance by the Co-Owner involved, the Association may undertake the maintenance of a Unit. If such work is performed upon a Unit by the Association, the Co-Owner of the Unit shall reimburse the Association for all costs incurred by the Association within fifteen (15) days of billing or the Association shall have the right to recover its expenses in the same manner as established for the collection of assessments in Article 2 of the Bylaws. In no event shall the Association be liable for the decoration, maintenance, repair, or replacement of any portion of the Unit. There also shall exist easements to and in favor of the Developer, the Association, and their respective officers, directors, agents, and designees, in, on and over all Units and Common Elements of the Project including easement areas located in the Area of Future Development for access to and maintenance of those Common Elements of the Project for which the Association may from time to time be responsible.

→ Section 6.3 Grant of Easements by Association. The Developer or the Association, acting through their respective lawfully constituted Board of Directors (including any Board of Directors acting prior to the Transitional Control Date), shall be empowered and obligated to grant such easements, licenses, rights-of-entry and rights-of-way over, under and across the Condominium for utility purposes, access purposes or other lawful purposes as may be necessary for the benefit of the Condominium, subject, however, to the approval of Developer so long as the Construction and Sales Period has not expired.

Section 6.4 Easements for Maintenance, Repair and Replacement. Developer, the Association, and all public or private utility companies shall have such easements as may be necessary over the Condominium including all Units and Common Elements to fulfill any responsibilities of maintenance, repair, decoration or replacement which they or any of them are required or permitted to perform under the Condominium Documents. These easements include, without any implication of limitation, the right of the Association to obtain access during reasonable hours and upon reasonable notice to water meters, sprinkler controls and valves and other Common Elements located within any Unit or any appurtenant Limited Common Elements.

MASTER DEED

below from time to time, and all Units and Common Elements therein, and which shall express percentages of value pertinent to each Unit as finally readjusted, if necessary. Such Consolidating Master Deed, if and when recorded in the office of the Oakland County Register of Deeds, shall supersede the previously recorded Master Deed for the Condominium and all amendments thereto, but until such time, the terms of this Master Deed, as it may be amended, shall control. In the event the Units and Common Elements in the Condominium are constructed in substantial conformance with the proposed Condominium Subdivision Plan attached as Exhibit B to the Master Deed, the Developer shall be able to satisfy the foregoing obligation by filing a certificate in the office of the Oakland County Register of Deeds confirming that the Units and Common Elements "as built" are in substantial conformity with the proposed Condominium Subdivision Plan and no Consolidating Master Deed need be recorded.

→ Section 3.10 Construction and Sales Period. "Construction and Sales Period," for the purposes of the Condominium Documents and the rights reserved to Developer thereunder, means the period commencing with the recording of the Master Deed and continuing as long as Developer owns any Unit which it offers for sale, and for so long as the Developer continues or proposes to construct or is entitled to construct additional Units.

Section 3.11 Co-Owner. "Co-Owner" means a person, firm, corporation, partnership, association, trust or other legal entity or any combination thereof who or which owns one or more Units in the Condominium Project. The term "Owner", wherever used, shall be synonymous with the term "Co-Owner." In the event of the conveyance of a Unit by land contract, the land contract vendees shall be the "Co-Owners" of the Unit and shall bear sole liability for all obligations arising with respect to the Unit to the exclusion of the land contract vendors; provided that the Developer or an affiliate of the Developer shall retain the rights and obligations of a Co-Owner with respect to any Unit sold under land contract by the Developer or an affiliate of the Developer. The foregoing provision regarding the rights and obligations of land contract vendors and vendees shall apply notwithstanding the definition of "Co-Owner" set forth in Section 6 of the Act, as amended by Public Act 379 of 2000. "Owner" or "Co-Owner" shall not include a mortgagee of a Unit unless and until such mortgagee acquires fee simple title to the Unit by foreclosure or other proceeding or conveyance in lieu of foreclosure and shall not include any interest in a Unit held as security for the performance of any obligation. In the event more than one person or entity owns an interest in fee simple title to any Unit, or has an interest as a land contract vendee (other than Units owned by Developer), the interests of all such persons collectively shall be that of one Co-Owner.

Section 3.12 Developer. "Developer" means Pulte Homes of Michigan LLC which has made and executed this Master Deed, and its successors and assigns. Both successors and assigns shall always be deemed to be included within the term "Developer" whenever such terms are used in the Condominium Documents.

Section 3.13 Planned Suburban Low-Rise (PSLR) Overlay Development Agreement-The Villas at Stonebrook ("Development Agreement"). The "Development Agreement" means the Planned Suburban Low-Rise Overlay Agreement between the Developer and the City of Novi recorded or to be recorded in the Oakland County Records, setting forth requirements for development, construction and use of the Project, as further described in Section 4.6 of this Master Deed.

48870 WINDFALL RD Novi, MI 48374 (Property Address)

Parcel Number: 50-22-17-301-003 Account Number: 0032-32003-00-1



Item 1 of 3 2 Images / 1 Sketch

Property Owner: KRUPIC, JANICE**Summary Information**

- > Residential Building Summary
 - Year Built: 2022
 - Full Baths: 3
 - Sq. Feet: 2,469
- Bedrooms: 0
- Half Baths: 0
- Acres: 0.309
- > Utility Billing information found
- > Assessed Value: \$307,640 | Taxable Value: \$301,920
- > Property Tax information found
- > 12 Building Department records found

Owner and Taxpayer Information

Owner	Taxpayer	SEE OWNER INFORMATION
KRUPIC, JANICE 48870 WINDFALL RD Novi, MI 48374		

General Information for Tax Year 2025

Property Class	Unit	Assessed Value
407 RESIDENTIAL CONDOMINIUMS	50 CITY OF NOVI	\$307,640
School District	NOVI COMMUNITY SCHOOLS	\$301,920
MAP #	No Data to Display	\$307,640
# INDEX	0	10/18/2022
ABC 1 INDEX	Not Available	Not Available
ABC 3 INDEX	Not Available	No Data to Display
Historical District	No	No Data to Display
ABC 2 INDEX	Not Available	No Data to Display

Principal Residence Exemption Information

Homestead Date 10/25/2022

By continuing to use this website you agree to the [BS&A Online Terms of Use](#). X

June 1st	Final
100.0000 %	100.0000 %

2025

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liberty/Page	Comments
09/30/2022	10.00	PTA	PULTE HOMES OF MICHIGAN	KRUPIC, JANICE	03-ARM'S LENGTH	L58175-P857	

Building Information - 2469 sq ft TWO STORY (Residential)

General

Floor Area	2,469 sq ft	Estimated TCV	Not Available
Garage Area	431 sq ft	Basement Area	1,811 sq ft
Foundation Size	1,811 sq ft		
Year Built	2022	Year Remodeled	No Data to Display
Occupancy	Single Family	Class	BC
Effective Age	4 yrs	Tri-Level	No
Percent Complete	100%	Heat	Forced Heat & Cool
AC w/ Separate Ducts	No	Wood Stove Add-on	No
Basement Rooms	0	Water	Public Water
1st Floor Rooms	0	Sewer	Public Sewer
2nd Floor Rooms	0	Style	TWO STORY
Bedrooms	0		

Area Detail - Basic Building Areas

Height	Foundation	Exterior	Area	Heated
1 Story	Basement	Siding	451 sq ft	1 Story
1 Story	Basement	Siding	720 sq ft	1 Story
2 Story	Basement	Siding	640 sq ft	2 Story

Area Detail - Overhangs

Area	Story Height	Included in Size for Rates
18 sq ft	1 Story	No

Exterior Information

Brick Veneer	1,416 sq ft	Stone Veneer	0 sq ft
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48870 WINDFALL RD Novi, MI 48374 (Property Address)

Parcel Number: 50-22-17-301-003 Account Number: 0032-32003-00-1



Item 1 of 3 2 Images / 1 Sketch

Property Owner: KRUPIC, JANICE**Summary Information**

- > Residential Building Summary
 - Year Built: 2022
 - Full Baths: 3
 - Sq. Feet: 2,469
- Bedrooms: 0
- Half Baths: 0
- Acres: 0.309
- > Utility Billing information found
- > Assessed Value: \$307,640 | Taxable Value: \$301,920
- > Property Tax information found
- > 12 Building Department records found

Owner Information

KRUPIC, JANICE
48870 WINDFALL RD
Novi, MI 48374

Amount DueProperty Total **\$0.00****Projects**

Project Number	Filed As	Status	Number of Items
JR21-0673	Res New Multi Family	Finished: Finished	20 View
JR22-0495	Res Deck	Finished: Finished	4 View

Displaying items 1 - 2 of 2

Permits

To request an inspection or pay on a record, click View

Permit Type	Permit Number	Associated Project	Status	Date Issued	Last Inspection	Amount Due
Building Residential	PBR21-0639	JR21-0673	FINALED	1/18/2022	9/28/2022	\$0.00 View
Building Residential	PBR22-0486	IR22-0495	FINALED	10/26/2022	11/3/2022	\$0.00 View
			FINALED	7/26/2022	9/26/2022	\$0.00 View

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Permit Type	Permit Number	Associated Project	Status	Date Issued	Last Inspection	Amount Due
Electrical	PE22-0580	JR21-0673	FINALED	6/16/2022	9/28/2022	\$0.00 View
General	PGN22-0020	JR21-0673	FINALED	4/26/2022	5/6/2022	\$0.00 View
Heating	PH22-0493	JR21-0673	FINALED	5/19/2022	9/26/2022	\$0.00 View
Heating	PH22-0543	JR21-0673	FINALED	6/7/2022	9/26/2022	\$0.00 View
Heating	PH22-0613	JR21-0673	FINALED	6/28/2022	9/27/2022	\$0.00 View
Plumbing	PP22-0237	JR21-0673	FINALED	5/19/2022	9/27/2022	\$0.00 View
Refrigeration	PR22-0456	JR21-0673	FINALED	9/23/2022	9/27/2022	\$0.00 View

1 2

Displaying items 1 - 10 of 12

[Apply for a Permit](#)**Certificates of Occupancy**

To pay on a record, click View

CO Type	Occupancy Certificate Number	Status	Date Finaled	Last Inspection	Amount Due
Final Certificate of Occupancy	OF22-0224	ISSUED (FINAL)	9/28/2022		\$0.00 View

1

Displaying items 1 - 1 of 1

Attachments

Date Created	Title	Record
12/30/2021	PBR21-0638(0639) 48870 & 48864 Windfall Rd plot plan	PBR21-0639 View
12/30/2021	PBR21-0638(0639) 48870 & 48864 Windfall Rd	PBR21-0639 View
9/1/2022	ph22-0493 Gas Pressure Test Affidavit	PH22-0493 View
9/27/2022	48870 Windfall Insulation Cert	PBR21-0639 View
9/27/2022	22-09-27_48864_48870 Windfall_Lot 3-4 Final Grade AP Plot Plan	2022092308564630874 View
		PBR21-0639 View

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Date Created	Title	Record
9/28/2022	48864_48870 Windfall Building 2_ Facade Final	2022092615043149554 View
9/28/2022	48870 Windfall CO w. Disclosure	OF22-0224 View

1

Displaying items 1 - 8 of 8

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48732 ROCKVIEW RD Novi, MI 48374 (Property Address)

Parcel Number: 50-22-17-301-075 Account Number: 0032-32075-00-1



Item 1 of 3 2 Images / 1 Sketch

Property Owner: SOMASUNDARAM, VASANTHA K**Summary Information**

- > Residential Building Summary
 - Year Built: 2022
 - Full Baths: 2
 - Sq. Feet: 1,734
- Bedrooms: 2
- Half Baths: 0
- Acres: 0.309
- > Utility Billing information found
- > Assessed Value: \$250,270 | Taxable Value: \$250,270
- > Property Tax information found
- > 16 Building Department records found

Owner and Taxpayer Information

Owner	SOMASUNDARAM, VASANTHA K	Taxpayer	SEE OWNER INFORMATION
	PRAKASH, REVATHI		
	48732 ROCKVIEW RD		
	Novi, MI 48374		

General Information for Tax Year 2025

Property Class	407 RESIDENTIAL CONDOMINIUMS	Unit	50 CITY OF NOVI
School District	NOVI COMMUNITY SCHOOLS	Assessed Value	\$250,270
MAP #	No Data to Display	Taxable Value	\$250,270
# INDEX	0	State Equalized Value	\$250,270
ABC 1 INDEX	Not Available	Date of Last Name Change	03/03/2023
ABC 3 INDEX	Not Available	Notes	Not Available
Historical District	No	Census Block Group	No Data to Display
ABC 2 INDEX	Not Available	Exemption	No Data to Display

Principal Residence Exemption InformationBy continuing to use this website you agree to the [BS&A Online Terms of Use](#). X

Parent Parcel

No Data to Display

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page	Comments
03/01/2023	\$ 0.00	PTA	PULTE HOMES OF MICHIGAN	SOMASUNDARAM, VASANTHA K	03-ARM'S LENGTH	L58461-P845	

Building Information - 1734 sq ft ONE STORY (Residential)

General

Floor Area	1,734 sq ft	Estimated TCV	Not Available
Garage Area	440 sq ft	Basement Area	0 sq ft
Foundation Size	1,716 sq ft	Year Remodeled	No Data to Display
Year Built	2022	Class	BC
Occupancy	Single Family	Tri-Level	No
Effective Age	4 yrs	Heat	Forced Heat & Cool
Percent Complete	100%	Wood Stove Add-on	No
AC w/Separate Ducts	No	Water	Public Water
Basement Rooms	0	Sewer	Public Sewer
1st Floor Rooms	0	Style	ONE STORY
2nd Floor Rooms	0		
Bedrooms	2		

Area Detail - Basic Building Areas

Height	Area	Story Height	Exterior	Area	Heated
1 Story	Foundation Slab	18 sq ft	Siding	1,716 sq ft	1 Story

Area Detail - Overhangs

Area	Story Height	Included in Size for Rates
18 sq ft	1 Story	No

Exterior Information

Brick Veneer	1,368 sq ft	Stone Veneer	0 sq ft
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48732 ROCKVIEW RD Novi, MI 48374 (Property Address)

Parcel Number: 50-22-17-301-075 Account Number: 0032-32075-00-1



Item 1 of 3 2 Images / 1 Sketch

Property Owner: SOMASUNDARAM, VASANTHA K

Summary Information

- > Residential Building Summary
 - Year Built: 2022
 - Full Baths: 2
 - Sq. Feet: 1,734
- Bedrooms: 2
- Half Baths: 0
- Acres: 0.309
- > Utility Billing information found
- > Assessed Value: \$250,270 | Taxable Value: \$250,270
- > Property Tax information found
- > 16 Building Department records found

Owner Information

SOMASUNDARAM, VASANTHA K
48732 ROCKVIEW RD
Novi, MI 48374

Amount Due

Property Total **\$0.00**

Projects

Project Number	Filed As	Status	Number of Items
JR21-0521	Res New SFR	Finished: Finished	25 View
JR23-0195	Res Deck	Finished: Finished	4 View
JR24-0467	Res Electrical	In Progress: 12 Item(s) Pending	14 View

1

Displaying items 1 - 3 of 3

Permits

To request an inspection or pay on a record, click View

Permit Type	Permit Number	Associated Project	Status	Date Issued	Last Inspection	Amount Due
Building Residential	PRR21-0489	IR21-0521	FINALED	9/17/2021	8/19/2022	\$0.00 View
			FINALED	6/6/2023	8/2/2023	\$0.00 View

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Permit Type	Permit Number	Associated Project	Status	Date Issued	Last Inspection	Amount Due
Data/Communications	PDCOM22-0011	JR21-0521	FINALED	1/31/2022	4/14/2022	View \$0.00
Electrical	PE21-1260		FINALED	9/22/2021	4/22/2022	View \$0.00
Res Electrical	PE24-0427	JR24-0467	FINALED	4/25/2024	5/9/2024	View \$0.00
Facade	PFC22-0016	JR21-0521	FINALED			View \$0.00
General	PGN21-0122	JR21-0521	FINALED	9/20/2021	9/22/2021	View \$0.00
Heating	PH21-1015	JR21-0521	FINALED	9/20/2021	4/25/2022	View \$0.00
Heating	PH21-1113	JR21-0521	FINALED	10/8/2021	4/8/2022	View \$0.00
Heating	PH21-1114		CANCELED			View \$0.00

1 2

Displaying items 1 - 10 of 16

[Apply for a Permit](#)**Certificates of Occupancy**

To pay on a record, click View

CO Type	Occupancy Certificate Number	Status	Date Finaler	Last Inspector	Amount Due
Final Certificate of Occupancy	OF22-0183	ISSUED (FINAL)	8/19/2022		View \$0.00
Temporary Certificate of Occupancy	OT22-0053	CLOSED	4-28-2022		View \$0.00

Displaying items 1 - 2 of 2

Attachments

Date Created	Title	Record
8/17/2021	memo	View PBR21-0489
8/17/2021	plans	View PBR21-0489
2/7/2022	3270_001	View PH21-1015
		View 2022042014043554648

By continuing to use this website you agree to the [BS&A Online Terms of Use](#). X ROCKVIEW ROAD

8/24/25, 2:45 PM

Parcel Number - 50-22-17-301-075 | City of Novi | BS&A Online

Date Created	Title	Record
4/25/2022	MI2000-96362 SEALS 48732 ROCKVIEW ROAD,48738 ROCKVIEW ROAD	PBR21-0489 View
4/25/2022	insulation certs 48821 WINDFALL ROAD lot 52	PBR21-0489 View
5/2/2022	48738_ 48732 Rockview Bldg 29	2022042014035035747 View
5/2/2022	48732 Rockview TCO w. Disclosure	OT22-0053 View
5/9/2022	22-05-09_ 48732_ 48738 Rockview _ Building 29 Final Grade Rej Plot Plan	2022050414174158297 View
5/16/2022	22-05-13_ 48732_ 48738 Rockview_ BLDG 29 Final Grade AP Plot Plan	2022051209042920558 View

1 2

Displaying items 1 - 10 of 13

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Certificate of Occupancy Details: OT22-0053Property Address: 48732 ROCKVIEW RD, Novi, MI 48374 | Parcel: [50-22-17-301-075](#)**Property Owner:** SOMASUNDARAM, VASANTHA K**Summary Information**

> 0 Inspection(s) Found

Temporary Certificate of Occupancy Information**Amount Due**
Temporary Certificate of Occupancy Total **\$0.00**

Number	OT22-0053	Status	CLOSED
Date Applied	05/02/2022	Date Expires	05/12/2022
Date Issued	04/28/2022	Date Last Inspection	No Data to Display
Project	JR21-0521		

Change Of Occupancy No**Stipulations** ***TCO CONDITIONS*** 1) FINAL GRADE COMPLETE BY MAY 12, 2022 2) EXTERIOR CONCRETE COMPLETE BY MAY 12, 2022**Inspection Information**

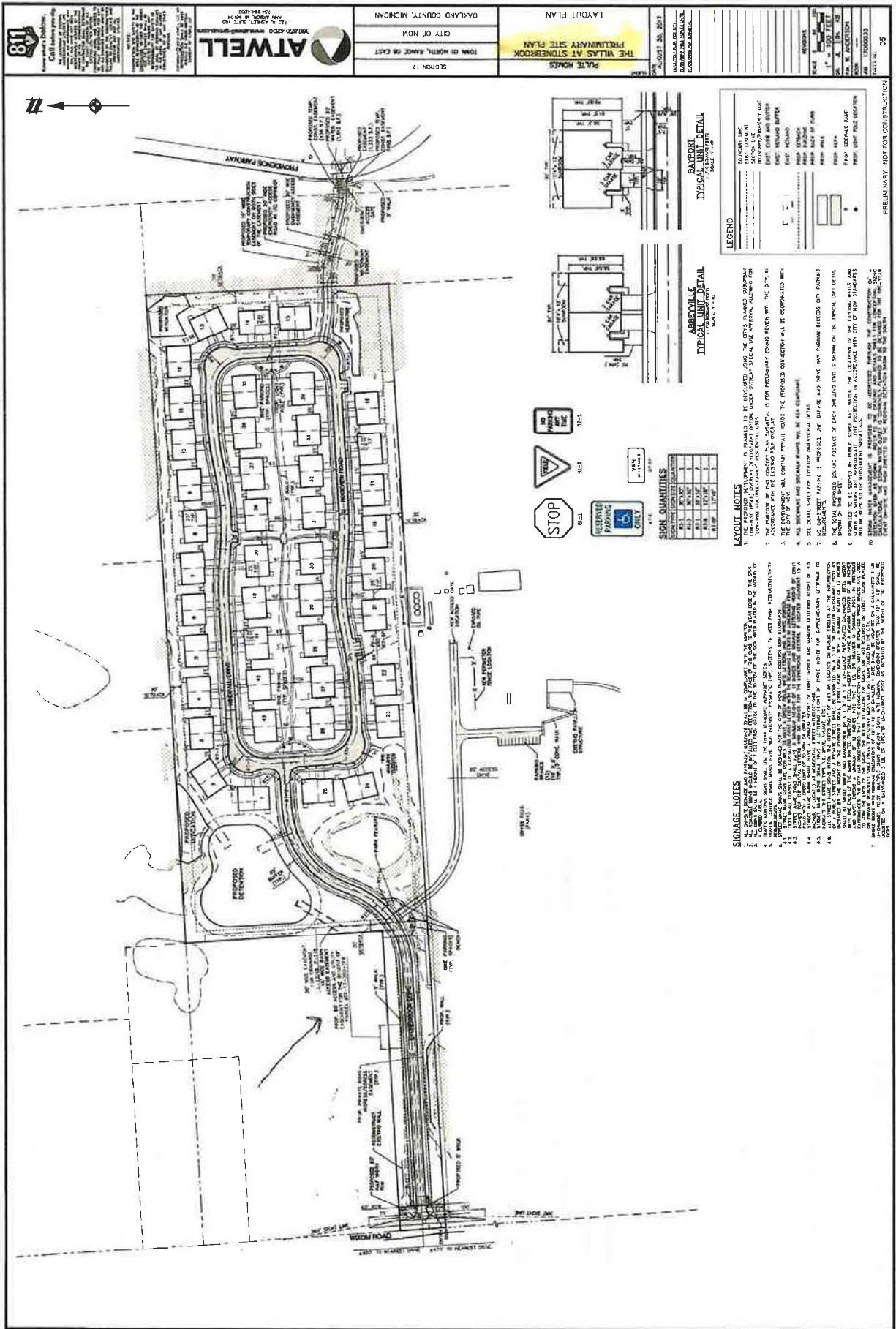
Inspection Type	Inspector	Status	Scheduled Date	Completed Date	Result
No records to display.					

Violations

[Collapse All]					
Show All					
Title	Violation Type	Date Found	Corrected	Date Corrected	Inspection
No records to display.					

Fees & Payments

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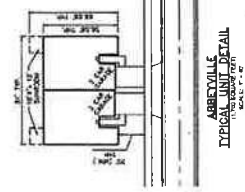
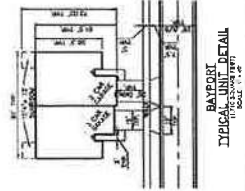
ATWELL
 9900 150th Ave. S.W.
 Kent, WA 98032
 (206) 835-4000
 www.atwell.com

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 9900 150th Ave. S.W.
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 www.atwell.com



SIGN QUANTITIES

SIGN	QUANTITY
STOP	1
YIELD	1
NO PARKING	1
NO STANDING	1
NO TRUCKS	1
NO TRAILERS	1
NO BUSES	1
NO MOTORCYCLES	1
NO BICYCLES	1
NO SKATEBOARDS	1
NO IN-SKATEBOARDING	1
NO ROLLER SKATING	1
NO WHEELCHAIR	1
NO STROLLER	1
NO CARRIAGE	1
NO HORSE	1
NO CART	1
NO TRUCK	1
NO TRAILER	1
NO BUS	1
NO MOTORCYCLE	1
NO BICYCLE	1
NO SKATEBOARD	1
NO IN-SKATEBOARDING	1
NO ROLLER SKATING	1
NO WHEELCHAIR	1
NO STROLLER	1
NO CARRIAGE	1
NO HORSE	1
NO CART	1

LEGEND

PROPOSED DRIVE
 PROPOSED PARKWAY
 PROPOSED DETENTION
 PROPOSED LOT
 PROPOSED UNIT
 PROPOSED DRIVE
 PROPOSED PARKWAY
 PROPOSED DETENTION
 PROPOSED LOT
 PROPOSED UNIT

LAYOUT NOTES

1. THE PROPOSED DEVELOPMENT IS PLANNED TO BE DEVELOPED USING THE CITY'S PLANNED SUBDIVISION ACT (PLSA) AND THE CITY'S PLANNED SUBDIVISION ACT (PLSA) AND THE CITY'S PLANNED SUBDIVISION ACT (PLSA).

2. THE PROPOSED DEVELOPMENT IS PLANNED TO BE DEVELOPED USING THE CITY'S PLANNED SUBDIVISION ACT (PLSA) AND THE CITY'S PLANNED SUBDIVISION ACT (PLSA) AND THE CITY'S PLANNED SUBDIVISION ACT (PLSA).

3. THE PROPOSED DEVELOPMENT IS PLANNED TO BE DEVELOPED USING THE CITY'S PLANNED SUBDIVISION ACT (PLSA) AND THE CITY'S PLANNED SUBDIVISION ACT (PLSA) AND THE CITY'S PLANNED SUBDIVISION ACT (PLSA).

4. THE PROPOSED DEVELOPMENT IS PLANNED TO BE DEVELOPED USING THE CITY'S PLANNED SUBDIVISION ACT (PLSA) AND THE CITY'S PLANNED SUBDIVISION ACT (PLSA) AND THE CITY'S PLANNED SUBDIVISION ACT (PLSA).

5. THE PROPOSED DEVELOPMENT IS PLANNED TO BE DEVELOPED USING THE CITY'S PLANNED SUBDIVISION ACT (PLSA) AND THE CITY'S PLANNED SUBDIVISION ACT (PLSA) AND THE CITY'S PLANNED SUBDIVISION ACT (PLSA).

6. THE PROPOSED DEVELOPMENT IS PLANNED TO BE DEVELOPED USING THE CITY'S PLANNED SUBDIVISION ACT (PLSA) AND THE CITY'S PLANNED SUBDIVISION ACT (PLSA) AND THE CITY'S PLANNED SUBDIVISION ACT (PLSA).

7. THE PROPOSED DEVELOPMENT IS PLANNED TO BE DEVELOPED USING THE CITY'S PLANNED SUBDIVISION ACT (PLSA) AND THE CITY'S PLANNED SUBDIVISION ACT (PLSA) AND THE CITY'S PLANNED SUBDIVISION ACT (PLSA).

8. THE PROPOSED DEVELOPMENT IS PLANNED TO BE DEVELOPED USING THE CITY'S PLANNED SUBDIVISION ACT (PLSA) AND THE CITY'S PLANNED SUBDIVISION ACT (PLSA) AND THE CITY'S PLANNED SUBDIVISION ACT (PLSA).

9. THE PROPOSED DEVELOPMENT IS PLANNED TO BE DEVELOPED USING THE CITY'S PLANNED SUBDIVISION ACT (PLSA) AND THE CITY'S PLANNED SUBDIVISION ACT (PLSA) AND THE CITY'S PLANNED SUBDIVISION ACT (PLSA).

10. THE PROPOSED DEVELOPMENT IS PLANNED TO BE DEVELOPED USING THE CITY'S PLANNED SUBDIVISION ACT (PLSA) AND THE CITY'S PLANNED SUBDIVISION ACT (PLSA) AND THE CITY'S PLANNED SUBDIVISION ACT (PLSA).

SIGNAGE NOTES

1. ALL SIGNS SHALL BE PLACED IN ACCORDANCE WITH THE CITY'S PLANNED SUBDIVISION ACT (PLSA) AND THE CITY'S PLANNED SUBDIVISION ACT (PLSA) AND THE CITY'S PLANNED SUBDIVISION ACT (PLSA).

2. ALL SIGNS SHALL BE PLACED IN ACCORDANCE WITH THE CITY'S PLANNED SUBDIVISION ACT (PLSA) AND THE CITY'S PLANNED SUBDIVISION ACT (PLSA) AND THE CITY'S PLANNED SUBDIVISION ACT (PLSA).

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PRELIMINARY - NOT FOR CONSTRUCTION

THIS PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CLIENT TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS PLAN.

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Disclosure Stmt

amendments or amendments in Article 7 of the Master Deed. Article 12 provides further withdrawal rights to Developer pursuant to Section 67(3) of the Act. Article 13 provides that the Developer may assign to the Association or to another entity any or all of its rights and powers granted or reserved in the Condominium Documents or by law.

4.3 Bylaws. The Bylaws contain provisions relating to the operation, management and fiscal affairs of the Condominium and, in particular, set forth the provisions relating to assessments of Association members for the costs of operating the Condominium Project. Article 6 contains certain restrictions upon the ownership, occupancy and use of the Condominium Project. Article 6 also contains provisions permitting the adoption of rules and regulations governing the Common Elements. The Bylaws are the bylaws of the Condominium and the Association.

4.4 Condominium Subdivision Plan. The Condominium Subdivision Plan is a survey and plan depicting the physical location and boundaries of each of the Units and all of the Common Elements in the Project.

5. RIGHTS AND OBLIGATIONS BETWEEN THE DEVELOPER AND OWNERS

5.1 Before Closing. The obligations of Developer to Owners are set forth in the Master Deed, the Exhibits to the Master Deed and the Articles of Incorporation of the Association. The obligations of Developer and the purchaser of a Condominium Unit in the Project prior to closing are set forth in the Purchase Agreement and the accompanying Escrow Agreement. Those documents contain, among other provisions, the provisions relating to the disposition of earnest money deposits advanced by the purchaser prior to closing and the anticipated closing adjustments, and other important matters. The Escrow Agreement provides, pursuant to Section 103b of the Condominium Act, that the escrow agent shall maintain sufficient funds or other security to complete improvements shown as "MUST BE BUILT" on the Condominium Subdivision Plan until such improvements are substantially complete. Improvements that "MUST BE BUILT" in The Villas at Stonebrook include the Roads and the utility improvements to serve Units 1 and 2. All other improvements including utility leads NEED NOT BE BUILT. Funds retained in escrow pertaining to the Unit are not to be released to the Developer (except in the event of purchaser's default) until issuance of a Certificate of Occupancy, if applicable, and conveyance of title to the Condominium Unit to a purchaser and confirmation by the escrow agent that all improvements labeled "MUST BE BUILT" are substantially complete, or adequate security provided therefore.

5.2 At Closing. Each purchaser will receive by warranty deed or land contract followed by warranty deed, fee simple title to the purchaser's Unit, subject to no liens or encumbrances other than those provided by the Condominium Documents and those other easements, rights-of-way, restrictions and other matters as are specifically set forth in the Condominium Documents and title insurance commitment.

5.3 After Closing; Warranties; Arbitration

PGP Title

Final Policy

Post Closing Department
9111 Cypress Waters Blvd., Suite 200, Mail Code: BSC
Coppell, TX 75019
Phone: 888-849-9098 - Fax: 866-566-4646
Email: bsccentral@pulte.com

Martin G. Hannigan and Rose Hannigan
48744 WINDFALL ROAD
NOVI, MI 48374

February 14, 2022

Re: Our File No.: **MI-227692**
Property: **48744 WINDFALL ROAD, NOVI, MI 48374**

Enclosed is your Owner's Policy of Title Insurance for the property described.

☒ The original Deed has been recorded in the office of the County Recorder and a recorded copy is enclosed for your records.

Thank you for giving us the opportunity to fulfill your title insurance needs. We at PGP Title, Inc. are pleased that we have been able to provide you with professional and personalized service. Should you have any additional questions, or if you find that we may serve you during your next transaction, please contact our office. You may contact our Post Closing Department with any questions relating to the enclosed title policy.

We appreciate your business and we trust that this transaction was handled in a satisfactory manner. We look forward to serving you again in the future.

Sincerely,
PGP Title of Florida, Inc., dba PGP Title

OWNER'S POLICY OF TITLE INSURANCE

Issued By
PREMIER LAND TITLE INSURANCE COMPANY

SCHEDULE A

Name and Address of Title Insurance Company:
Premier Land Title Insurance Company
P.O. Box 199000, Dallas, TX 75219

File No.: MI-227692

Policy No.: MI-008-1001187

Address Reference: 48744 WINDFALL ROAD, NOVI, MI 48374

Amount of Insurance: \$ 442.50

Premium: \$1,299.43

Date of Policy: January 18, 2022 at 01:40 PM

1. Name of Insured:

Martin G. Hannigan and Rose Hannigan

2. The estate or interest in the Land that is insured by this policy is:

Fee Simple

3. Title is vested in:

Martin G. Hannigan and Rose Hannigan, husband and wife, as tenants by the entirety

4. The Land referred to in this policy is described as follows:

Unit 14, The Villas at Stonebrook, a Residential Condominium according to the Master Deed thereof recorded in Liber 53051, Page 597, Oakland County Records, and designated as Oakland County Condominium Subdivision Plan No. 2270, Oakland County Records, and any amendments thereto; together with rights in the general common elements and the limited common elements as shown on the Master Deed and as described in Act 59 of the Public Acts of 1978, as amended.

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ALTA Owner's Policy (06-17-06)
Schedule A



MI-227692

SCHEDULE B

(Continued)

5. Highway and Utility Easement in favor of the City of Novi and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 12021, Page 40.
6. Drainage Easement in favor of City of Novi and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 13319, Page 126.
7. Regional Detention Basin Easement in favor of City of Novi and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 13637, Page 767.
8. Drainage Easement in favor of City of Novi and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 15945, Page 6.
9. Terms and Conditions contained in Easement for Underground Facilities as disclosed by instrument recorded in Liber 52550, Page 856.
10. Terms and Conditions contained in Easement for Emergency Access Road as disclosed by instrument recorded in Liber 52550, Page 835.
11. Terms and Conditions contained in Water Main Easement as disclosed by instrument recorded in Liber 52622, Page 220.
12. Terms and Conditions contained in Access Easement as disclosed by instrument recorded in Liber 52622, Page 232. *PROVIDENCE PARK HOSPITAL to PULTE*
13. Planned Suburban low-Rise (PSLR) Overlay Development Agreement - Villas at Stonebrook recorded in Liber 52825, Page 738.
14. Public Access Easement recorded in Liber 52859, Page 844.
15. Grant of Easement recorded in Liber 53350, Page 361.
16. Open Space Preservation Easement recorded in Liber 53381, Page 673.
17. Storm Water Drainage Facility Maintenance Easement Agreement recorded in Liber 53544, Page 751.
18. Sanitary Sewer System Easement recorded in Liber 53934, Page 77.
19. Water System Easement recorded in Liber 53934, Page 83.
20. Rights of the United States, State of Michigan and the public for commerce, navigation, recreation and fishery, in any portion of the land comprising the bed of creek, or land created by fill or artificial accretion.
21. Any rights, title interest or claim thereof to that portion of the land taken, used or granted for streets, roads or highways.
22. All recorded easements, restrictions, agreements or right of ways affecting the common elements.

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ALTA Owner's Policy (06-17-06)
Schedule B

AMERICAN
LAND TITLE
ASSOCIATION



MI-227692

RECEIVED
OAKLAND COUNTY
REGISTER OF DEEDS

2019 FEB 28 PM 10:53

LIBER 52622 PAGE 232

0030008

LIBER 52622 PAGE 232
\$21.00 MISC RECORDING
\$4.00 REMONUMENTATION
\$5.00 AUTOMATION
03/06/2019 10:55:11 AM RECEIPT# 22418
PAID RECORDED - Oakland County, MI
Lisa Brown, Clerk/Register of Deeds

(4)

ACCESS EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that effective as of July 19, 2018 (the "Effective Date"), **Providence-Providence Park Hospital**, a Michigan nonprofit corporation, whose business address is 47601 W. Grand River, Novi, Michigan 48374 ("Grantor"), for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants and conveys to **Pulte Homes of Michigan, LLC**, a Michigan limited liability company, whose business address is 100 Bloomfield Hills Pkwy., Suite 300, Bloomfield Hills, Michigan 48304 ("Grantee"), a nonexclusive perpetual easement appurtenant (the "Easement"), for the purpose of ingress and egress by and for (i) emergency service providers in, over, upon and through the following described premises situated in Section 17, T.1N., R.8E., City of Novi, Oakland County, State of Michigan, as described in more detail in attached Exhibit 1 and shown on attached Exhibit 2 (the "Easement Area") and the existing Providence Parkway (as the same may be relocated from time-to-time, "Providence Parkway"), and (ii) pedestrians over, upon and through the Easement Area and all sidewalks and pathways on the property owned by Grantor (the "Providence Pathways").

1. Grantor is the owner of certain real property located in City of Novi, Oakland County, State of Michigan, more particularly described on Exhibit A attached hereto and made a part hereof (the "Grantor Property"). Grantee intends to acquire and develop certain real property adjacent to the Grantor Property, as more particularly described on Exhibit B attached hereto and made a part hereof (the "Grantee Property"). Grantor hereby grants to Grantee, for the benefit of Grantee, the Grantee Property and any emergency service agency or service (including, without limit, fire and police protection, ambulances and rescue services), the right of ingress and egress over the Easement Area, Providence Parkway and Providence Pathways, together with the right to use, install, operate, maintain, replace, repair a roadway, pathway and sidewalk to be constructed on the Easement Area (the "Emergency Roadway") and related improvements including an access gate and landscaping (collectively, the "Permitted Uses"), all at Grantee's expense. Grantee may not use the Easement Area, Providence Parkway and Providence Pathways pursuant to this agreement for any purposes other than the Permitted Uses without Grantor's prior written approval. The Easement shall in no way be construed as a dedication of any roadways or pathways to the public. This Easement and the Permitted Uses includes the consent of Grantor to the removal of any trees, shrubs, and/or vegetation, to grading, to the occupancy of the Easement Area by public utilities, and to other matters which, in the reasonable discretion of Grantee, may be necessary in connection with all private roadway purposes and the construction, operation, maintenance, repair, and/or replacement of roadway(s), utilities, and other infrastructure improvements in, over, under, upon, and through the Easement Area (all in compliance with applicable laws, ordinances and regulations).

2. To facilitate construction of the Emergency Roadway within the Easement Area, Grantor grants to Grantee a limited, temporary construction license over the area referenced in attached Exhibit 1 and shown on Exhibit 2 (the "Temporary Construction Area"). The license provided in this Section will automatically, permanently and completely terminate upon the earlier to occur of Grantee's completion of

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ENV

OKLB

First American Title

First American Title
10291 E Grand River, Ste B
Brighton, MI 48116

Detroit_15413164_2

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water management and drainage for the Project including, without limitation, the areas of surface drainage, storm water pipes, storm water infiltration facilities and detention basins and ponds as shown on Exhibit B and which are subject to the Storm Water Drainage Facility Maintenance Easement Agreement with the City.

Section 3.21 City. "City" means the City of Novi.

→ Section 3.22 Transitional Control Date. "Transitional Control Date" means the date on which a Board of Directors of the Association takes office pursuant to an election in which the votes which may be cast by eligible Co-Owners unaffiliated with the Developer exceed the votes which may be cast by Developer.

Section 3.23 Unit or Condominium Unit. "Unit" or "Condominium Unit" each means a single Unit in The Villas at Stonebrook as such space may be described in Article 5, Section 5.1 hereof and on Exhibit B hereto, and shall have the same meaning as the term "Condominium Unit" as defined in the Act.

→ Section 3.24 Public Access Easement. ^{LIBER 52622 PAGE 232} "Public Access Easement" means the agreement in favor of the City as described in Article 2 herein and which provides a non-exclusive easement for public access over a portion of the Condominium as depicted on Exhibit B attached hereto to an adjacent property owned by the City.

Section 3.25 Oil and Gas Lease. "Oil and Gas Lease" means the agreement in favor of Somoco as described in Article 2 herein and which provides Somoco the right to egress and ingress over a portion of the Condominium as depicted on Exhibit B attached to this Master Deed to access certain well pumping facilities and equipment located on an adjacent property.

ARTICLE 4.

COMMON ELEMENTS; USE OF COMMON ELEMENTS AND UNITS

The Common Elements of the Project as described herein and as described in Exhibit B attached hereto, as may be modified from time to time pursuant to certain other provisions of this Master Deed and the Bylaws attached as Exhibit A, and the respective responsibilities for maintenance, decoration, repair or replacement are as follows:

Section 4.1 General Common Elements. The General Common Elements are:

4.1.1 Land. The land described in Article 2 above including riparian and littoral rights, if any, attributable to such land, and including the Open Space Areas in the Project.

4.1.2 Roads. The interior Roads throughout the Condominium as shown on Exhibit B, including Sidewalks, turning circles or boulevard islands within or along the Roads. Developer intends that the Roads shall be private roads and shall be maintained, repaired and replaced by the Association as described in Section 6.5 below. The Owners of Units in the Condominium shall be responsible for and shall be assessed by the Association a share of the cost of insurance, maintenance, repair and replacement of the Roads (including snow removal) based on each Unit Owner's Percentage of Value as set forth in Section 5.2 below.

Disclosure Statement

without that Owner's consent. Further, certain provisions of the Master Deed cannot be amended without the Developer's approval.

3.9.3 Easements

3.4.3.1 For Maintenance, Repair and Replacement. The Developer has reserved easements over the Condominium Project (including all Units and Common Elements) as may be required to perform any of Developer's maintenance, repair, decoration or replacement rights.

3.4.3.2 For Use of Utilities. The Developer has further reserved easements for utility purposes over the Project for the benefit of the Project as described in the Master Deed, and the right to grant easements or dedicate utilities to appropriate governmental agencies or utility companies and transfer title of utilities to state, county or local governmental authorities.

→ 3.4.3.3 For Use of Roads. The Developer has reserved easements and rights of use over the roads and any sidewalks in the Project for the purpose of ingress and egress to and from all or any portion of the Condominium for the benefit of the Project and all or any part of the Area of Future Development described in the Master Deed.

3.9.4 Sole Right to Approve Improvements. No dwelling or other improvement in the Project may be constructed until the Developer approves the plans and specifications for the improvement.

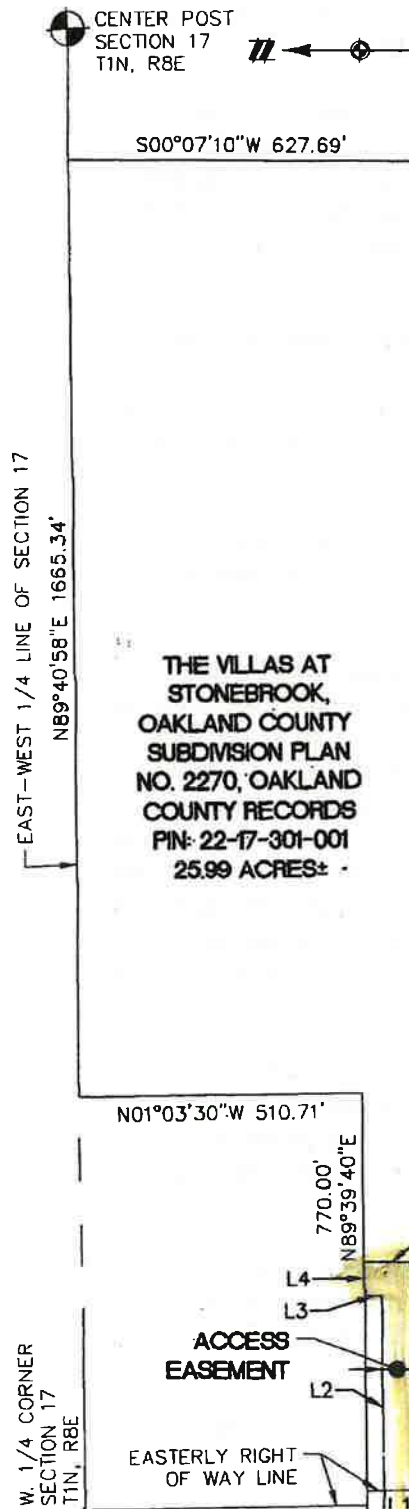
3.9.5 Expansion, Contraction, Consolidation, Modification, Subdivision and Conversion. Developer has reserved the right to contract the Condominium to withdraw land areas including Common Elements, or Units as set forth in Article 9 of the Master Deed. Developer has also reserved the right to convert the Project Units and Common Elements as set forth in Article 8 of the Master Deed, and the right to expand the Condominium as set forth in Article 10 of the Master Deed. Developer reserved the right to Subdivide, Consolidate and Modify Units owned by Developer pursuant to Article 11 of the Master Deed. Developer has also reserved the right to convert or expand the Condominium to include up to a maximum of one hundred twenty (120) Units as set forth in Article 10 of the Master Deed.

3.10 General. In the Condominium Documents and in the Condominium Act, certain rights and powers are granted or reserved to the Developer to facilitate the development and sale of the Project as a Condominium, including the power to approve or disapprove a variety of proposed acts and uses and the power to secure representation on the Board of Directors of the Association.

3.11 Storm Water Drainage Facilities. The Storm Water Drainage Facilities serving the Project and adjacent properties shall be insured, maintained, repaired and replaced by the Association in accordance with the Master Deed. The Storm Water

Access EASEMENT of 8-7-2023

EXHIBIT C Access EASEMENT AREA



DESCRIPTION OF TAX PARCEL NUMBER 22-17-301-001, THE VILLAS AT STONEBROOK, OAKLAND COUNTY SUBDIVISION PLAN NO. 2270, OAKLAND COUNTY RECORDS:

LAND SITUATED IN THE COUNTY OF OAKLAND, CITY OF NOVI, STATE OF MICHIGAN, DESCRIBED AS FOLLOWS: PART OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWN 1 NORTH, RANGE 8 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT A POINT ON THE WEST LINE OF SAID SECTION 17, BEING ALSO THE CENTERLINE OF WIXOM ROAD, 66 FEET WIDE, NORTH 01 DEGREES 03 MINUTES 30 SECONDS WEST 2010.00 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 17; THENCE CONTINUING NORTH 01 DEGREES 03 MINUTES 30 SECONDS WEST 117.64 FEET ALONG THE WEST LINE OF SECTION 17; THENCE NORTH 89 DEGREES 39 MINUTES 40 SECONDS EAST 770.00 FEET; THENCE NORTH 01 DEGREES 03 MINUTES 30 SECONDS WEST 510.71 FEET (PREVIOUSLY RECORDED AS 510.00 FEET) TO A POINT ON THE EAST AND WEST 1/4 LINE OF SAID SECTION 17; THENCE NORTH 89 DEGREES 40 MINUTES 58 SECONDS EAST (PREVIOUSLY RECORDED AS NORTH 89 DEGREES 39 MINUTES 40 SECONDS EAST) 1665.34 FEET ALONG SAID 1/4 LINE; THENCE SOUTH 00 DEGREES 07 MINUTES 10 SECONDS WEST 627.69 FEET (PREVIOUSLY RECORDED AS 627.61 FEET); THENCE SOUTH 89 DEGREES 39 MINUTES 40 SECONDS WEST 2422.44 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 25.99 ACRES OF LAND AND IS SUBJECT TO THE WESTERLY 60 FEET FOR USE AS WIXOM ROAD.

DESCRIPTION OF AN ACCESS EASEMENT LOCATED IN THE SOUTHWEST QUARTER OF SECTION 17, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 17, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY MICHIGAN; THENCE N01°03'30"W 2041.88 FEET ALONG THE WEST LINE OF SAID SECTION 17, LYING IN WIXOM ROAD (VARIABLE WIDTH) FOR A PLACE OF BEGINNING; THENCE CONTINUING N01°03'30"W 54.01 FEET ALONG THE WEST LINE OF SAID SECTION 17; THENCE N89°39'53"E 410.54 FEET; THENCE N00°20'07"W 31.76 FEET; THENCE N89°39'40"E 60.00 FEET; THENCE S00°20'07"E 85.77 FEET; THENCE S89°39'53"W 469.86 FEET TO THE PLACE OF BEGINNING.

*falls within The Villas at Stonebrook
deed # 2270 22-17-301-001 Ent*

LINE TABLE			LINE TABLE		
LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH
L1	N01°03'30"W	54.01'	L4	N89°39'40"E	60.00'
L2	N89°39'53"E	410.54'	L5	S00°20'07"E	85.77'
L3	N00°20'07"W	31.76'	L6	S89°39'53"W	469.86'

MEASURED BEARINGS ARE BASED ON THE WEST LINE OF SECTION 17, BEING N01°03'30"W, PER THE VILLAS AT STONEBROOK CONDOMINIUM.

LEGEND

SECTION CORNER



P.O.C. POINT OF COMMENCEMENT



P.O.B. PLACE OF BEGINNING

P.O.C.

SW CORNER
SECTION 17
T1N, R8E

L-3 31.76

L-4 60'

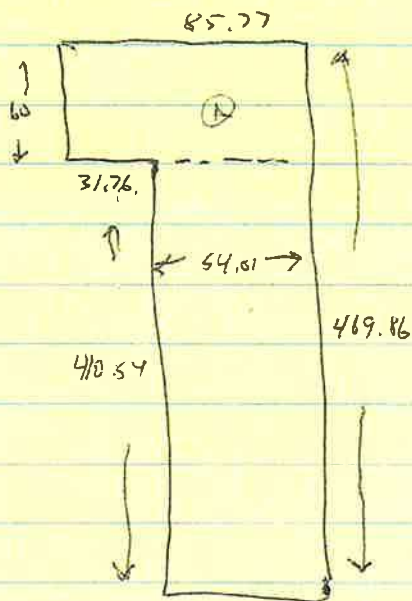
L-5 85.77

L-6 469.86

85.77

31.76

L-1 54.01



A $60 \times 85.77 = 5,146.20$

B $410.54 \times 54.01 = 22,173.21$

27,319.46 Sq. FT

of PRIVATE PROPERTY TAKEN

From: Venkatesh Seelam <seelamvenki@yahoo.com>
Sent: Friday, September 5, 2025 8:13 AM
To: Choi, Stacey
Subject: Opposition to JSP25-02 Camelot Parc Townhomes Development

RECEIVED
SEP 05 2025
OFFICE OF NOVI
COMMUNITY DEVELOPMENT

Dear City of Novi Planning Commission,

I am writing to formally voice my objection to the proposed JSP25-02 Camelot Parc Townhomes, located on the east side of Wixom Road, north of Eleven Mile Road. While I respect the need for development and growth in our community, this particular project raises significant concerns that I believe will negatively impact the safety, environment, and overall quality of life for nearby residents.

1. Safety Risks and Traffic Concerns

Wixom Road and Eleven Mile Road already experience heavy traffic congestion, particularly during peak hours. Adding a large townhome complex will inevitably increase traffic volumes, creating additional hazards for drivers, pedestrians, and cyclists. The increased density will further strain intersections that are not currently designed to handle such volume, raising the risk of accidents.

2. Environmental Impact and Loss of Natural Lands

The proposed development would contribute to the destruction of existing wetlands and natural areas that are vital to our ecosystem. These spaces not only preserve local wildlife habitats but also serve as natural flood and water management systems. Eliminating them for new construction poses long-term environmental risks and undermines Novi's commitment to sustainable growth.

3. Strain on School Transportation and Child Safety

The addition of this development will directly affect school bus routes and stops in the area. Increased traffic during school pickup and drop-off times poses a heightened risk to children's safety. The current infrastructure is not equipped to manage this additional burden without compromising student well-being.

4. Quality of Life and Community Character

One of the reasons many of us chose to live in this area is its balance of residential living with green, open spaces. Introducing a dense townhome complex disrupts this balance, setting a precedent for overdevelopment that diminishes property values and erodes the suburban character that defines our neighborhood.

For these reasons, I respectfully but firmly urge the Planning Commission to reject the proposal for Camelot Parc Townhomes. Our community deserves thoughtful, responsible development that prioritizes safety, sustainability, and the preservation of Novi's character.

Thank you for your time and consideration.

Sincerely,
Venkatesh Seelam
48692 Windfall Rd
Novi, MI 48374