



CITY COUNCIL AGENDA

CITY OF NOVI
Regular City Council Meeting

February 23, 2026 | 7:00 PM

Council Chambers | Novi Civic Center | 45175 Ten Mile Road
(248) 347-0460

CALL TO ORDER

PLEDGE OF ALLEGIANCE

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

APPROVAL OF AGENDA

PUBLIC HEARINGS

PRESENTATIONS

REPORTS

1. Manager/Staff
2. Attorney

AUDIENCE COMMENT – In order to hear all citizen comments at a reasonable hour, the City Council requests that speakers respect the three-minute time limit. This is not a question-answer session. However, it is an opportunity to voice your thoughts with City Council. Speakers wishing to display visual materials through the City's audiovisual system must provide the materials to the City Clerk's Office no later than 12:00 P.M. the day of the meeting. The materials cannot be changed before the meeting.

CONSENT AGENDA REMOVALS AND APPROVALS – All items listed under Consent Agenda are considered routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Council Member so requests, in which event the item will be removed from the Consent Agenda and considered at the end of the normal Agenda.

MATTERS FOR COUNCIL ACTION

1. Consideration of a new Class C quota license from OCK Company Inc and a special land use for the service of alcoholic beverages located at 24267 Novi Rd, and Agreement on the Prohibition on Profiteering by Class C Liquor License Holders.
2. Consideration of a new Class C quota license from Shake Shack located at 43335 Crescent Blvd, and Agreement on the Prohibition on Profiteering by Class C Liquor License Holders.

- [3.](#) Consideration of approval to award a contract to Luigi Ferdinandi & Son Cement Co., and Santos Cement Inc. for as-needed concrete repairs, with the estimated annual amount of \$608,000.
- [4.](#) Consideration of Resolution Authorizing issuance of 2026 Unlimited Tax General Obligation bonds for Public Safety Facilities
- [5.](#) Consideration for tentative approval of the request of Avalon Investment Group, LLC, JSP25-02 Camelot Parc Townhomes, for a Planned Suburban Low-Rise (PSLR) Overlay Development Agreement Application and Concept Plan.
- [6.](#) Consideration of final approval for rezoning property north of Eight Mile Road, west of Garfield Road. The development is Mariella Estates, a 10-lot single-family project. The zoning will change from Residential Acreage to R-1 with a Planned Rezoning Overlay.
- [7.](#) Approval of the **FIRST READING** of Text Amendment 18.306 to reclassify auto washes from Principal Permitted Uses to Special Land Uses in the B-3 District, and to add use standards to be met by new Auto Wash establishments.

CONSENT AGENDA REMOVALS FOR COUNCIL ACTION – Consent Agenda items which have been removed for discussion and/or action.

AUDIENCE COMMENT – In order to hear all citizen comments at a reasonable hour, the City Council requests that speakers respect the three-minute time limit. This is not a question-answer session. However, it is an opportunity to voice your thoughts with City Council. Speakers wishing to display visual materials through the City's audiovisual system must provide the materials to the City Clerk's Office no later than 12:00 P.M. the day of the meeting. The materials cannot be changed before the meeting.

COMMITTEE REPORTS

1. Long-Range Strategic Planning Committee - Mayor Pro Tem Casey
2. Finance & Administration Committee - Mayor Fischer
3. Public Utilities & Technology Committee - Councilmember Gurumurthy

MAYOR AND COUNCIL ISSUES

COMMUNICATIONS

CONSENT AGENDA – Background information for Consent Agenda items is available for review at the City Clerk's Office.

- [A.](#) Approve Minutes of:
February 9, 2026 - Regular Meeting
- [B.](#) Consideration of Ordinance 26-184.01 to amend the City of Novi Code of Ordinances, Chapter 16, "Garbage and Refuse", to allow for rates to be set by user fee. **SECOND READING**

- C. Acceptance of a highway easement from the property owner of 26255 Beck Road, parcel 50-22-17-400-044, for the reconstruction and widening of Beck Road between 11 Mile Road and Grand River Avenue.
- D. Acceptance of a highway easement and a temporary construction easement from the property owner of 47460 11 Mile Road (parcel 50-22-17-400-028) for the future construction of a roundabout at 11 Mile Road and Beck Road, in the amount of \$76,600.
- E. Approval of claims and warrants – Warrant 1197

ADJOURNMENT

SCHEDULED MEETINGS – All Regular Council meetings are held in the Council Chambers unless otherwise noted. For a complete listing of scheduled meetings, please visit the Event Calendar at cityofnovi.org.

NOTICE: People with disabilities needing accommodations for effective participation in this meeting should contact the City Clerk (248) 347-0456 at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations.



CITY OF NOVI CITY COUNCIL
FEBRUARY 23, 2026

SUBJECT: Consideration of a new Class C quota license from OCK Company Inc and a special land use for the service of alcoholic beverages located at 24267 Novi Rd, and Agreement on the Prohibition on Profiteering by Class C Liquor License Holders.

SUBMITTING DEPARTMENT: City Clerk

KEY HIGHLIGHTS:

- K-Bunsik is an existing restaurant operating in Pine Ridge.
- The restaurant is casual Korean street food themed.
- The City currently has one available quota liquor licenses, and two applications to be considered.
- The two applications are being presented to Council in the order in which they were submitted.

BACKGROUND INFORMATION:

The City currently has one Class C quota liquor licenses available. Chapter 3 of the City code contains the review criteria for considering a new license. Section 3-13 establishes the city's general licensing policy, which considers whether the facility:

- a) Will provide a service, product, or function that is not presently available within the city or that would be unique to the city or to an identifiable area within the city.
- b) Is of a character that will foster or generate economic development or growth within the city, or an identifiable area of the city, in a manner consistent with the city's policies.
- c) Represents an added financial investment on the part of a long-term business or resident with recognized ties to the city and the local community.

In addition, Section 3-15 (g) establishes specific criteria, evaluating the application with regard to:

The applicant (subsection [g][1]), such as:

- The applicant's management experience in the alcohol/liquor business

The facility (subsection [g][2]), such as:

- compliance with building, zoning, and other code requirements
- effects on traffic
- effects on surrounding businesses and neighborhood
- proximity of the proposed business facility to other similarly situated licensed liquor facilities

Benefits to the community (subsection [g][3])

- effects upon the economic development of the city
- effects on the health, welfare and safety of the general public
- whether the applicant has demonstrated a public need or convenience for the issuance of the liquor license for the business facility at the location proposed, taking into consideration, among other things:
 1. total number of licenses for similar establishments and/or operations in the city; and
 2. proximity of the establishment to other licensed liquor establishments
- The uniqueness of the facility contrasted with other existing or proposed facilities
- The permanence of the proposed facility in the community.

Section 3-17 of the City Code allows for an agreement on the prohibition on profiteering by Class C liquor license holders. Under the terms of the agreement, the City Council shall not approve the transfer of a Class C liquor license within three (3) years of the date of the original issuance of the license. A draft agreement is included in this packet.

K-Bunsik will continue to operate as a casual Korean street food themed restaurant offering popular Korean dishes, beverages, and a welcoming dining atmosphere. K-Bunsik is located in the Pine Ridge Plaza which offers other dining and retail opportunities. The issuance of a liquor license will allow them to offer a convenient full-service dining option while enhancing the areas social and economic activity.

A public hearing was held on February 11, 2026 for consideration of the Special Land Use request for approval for service of alcoholic beverages at the existing restaurant, K-Bunsik, in accordance with section 4.89 of the Novi Zoning Ordinance. The Community Development Department has reviewed the required application and plans and found the documents to be complete. Jan Zozios, Assessor, Charles Boulard, Community Development Director and Aaron Staup, Construction Engineer, considered the request in accordance with the standards for review specified in Section 4.89 of the Zoning Ordinance and determined to forward a recommendation to City Council for approval of the Special Land Use.

RECOMMENDED ACTION OPTIONS (3):

1. **APPROVAL** of a request from OCK Company Inc (DBA: K-Bunsik) for a special land use request for service of alcoholic beverages **AND APPROVAL** of a new Class C quota license to be located at 24267 Novi Rd, Novi, MI 48375 and Agreement on the Prohibition on Profiteering by Class C Liquor License Holders. The addition of a liquor license will complement the area and provide residents with a dining option which will foster or generate economic development or growth within the City, in a manner consistent with the City's policies. The applicant appears to qualify for a license under the City's ordinance. It also meets the requirements of Section 4.89 of the Zoning Ordinance because
 - I. The establishment will promote the City's economic development goals and objectives, and will be consistent with the City's master plan and zoning ordinance
 - II. Given the character, location , development trends and other aspects of the area in which the proposed use or change in use is requested, it is demonstrated that the use will provide a service, product, or function that is not presently available within the City and that is unique to the City and is in character with the location and will be an asset to the area.
 - III. The use or change in use as constructed and operated by the applicant is compatible with the area in which it will be located, since it is an existing restaurant, and will not have any appreciable negative secondary effects on the area, such as:
 - a. Vehicular and pedestrian traffic, particularly during late night or early morning hours, that might disturb the area residents.
 - b. Noise, odors, or lights that emanate beyond the site's boundaries onto property in the area on which there are residential dwellings.
 - c. Excessive number of persons gathering outside the establishment.
 - d. Peak hours of use that add to congestion or other negative effects in the neighborhood.
 - e. Fighting, brawling, outside urination or other behavior that can accompany intoxication.
2. **APPROVAL** of a request from OCK Company Inc (DBA: K-Bunsik) for a special land use request for service of alcoholic beverages **AND DENIAL OF** a new Class C quota license to be located at 24267 Novi Rd, Novi, MI 48375 and Agreement on the Prohibition on Profiteering by Class C Liquor License Holders. Considering the applicable standards in 13-15(g)(3) of the City's ordinance regarding effects that the issuance of a license would have upon the economic development of the city or the surrounding area, the City found that because a quota license is a tool to promote new development, the issuance of the license would not promote additional economic development in the area because K-Bunsik is already operating within the City and has committed to being in Novi without need of a quota license.

3. **DENIAL** of a request from OCK Company Inc (DBA: K-Bunsik) for a special land use request for service of alcoholic beverages because it does not meet the requirements of Section 4.89 of the Zoning Ordinance **AND DENIAL OF** a new Class C quota license to be located at 24267 Novi Rd, Novi, MI 48375 and Agreement on the Prohibition on Profiteering by Class C Liquor License Holders because a liquor license cannot be granted to this location without Special Land Use approval.

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126 ~~Kbunsikmi.com~~

Kbunsikmi.com



CITY OF NOVI, MICHIGAN

Liquor License Application Questionnaires

A and B

Questionnaires A and B are to be completed
and returned to the Novi City Clerk's Office

Licensing Policy

This article establishes an application and review process for the issuance of both new licenses and the transfer of existing licenses into the city or between or among applicants. The process is intended to ensure that the individuals and entities seeking licenses from, or charged with operating licensed establishments within, the city meet certain minimum requirements as to criminal history, past conduct, and ongoing business operation standards. It requires city council review of application information in light of certain criteria that is established for purposes of identifying the kinds of facilities that qualify for a license. It reserves to the city any and all discretion afforded it under applicable law relating to the issuance of licenses.

As a general matter of policy, applicants for a license will need to demonstrate an identifiable benefit to the city and its inhabitants resulting from the granting of the license. While all of the criteria set forth in this article are relevant to the decision whether to grant a license, an applicant must demonstrate in particular that the proposed facility:

- (a) Will provide a service, product, or function that is not presently available within the city or that would be unique to the city or to an identifiable area within the city;
- (b) Is of a character that will foster or generate economic development or growth within the city, or an identifiable area of the city, in a manner consistent with the city's policies; or,
- (c) Represents an added financial investment on the part of a long-term business or resident with recognized ties to the city and the local community.

The weight to be given to each item of the criteria identified in this article, and the determination whether a particular applicant meets or satisfies those criteria is intended to be within the sole discretion of the city council.

Requirements and Procedures

1. Complete the Michigan Liquor Control Commission Application. Contact M.L.C.C. in Lansing at 517-322-1400 or toll free 1-866-813-0011.
2. Fully complete the **Novi Liquor License Application Questionnaires A and B** and return them to the City of Novi Clerk's Office within 30 days. Complete **Questionnaire C** and return it to the Novi Police Department within 30 days.
3. Please review and include with the applicant's initial **cover letter**, a response to the Novi Alcoholic Liquor Ordinance, Article II, Section 3.14 (a) *Facilities for which new licenses may be granted*.
4. Attach a non-refundable **application fee** of \$1,000.00, plus \$210.00 for each person with a financial or management interest in the application including, but not limited to, partnership partners, corporate officers and directors. Please make the check payable to the City of Novi.
5. ***Site Plan** (1 copy - signed and sealed by a registered architect/engineer). If the facility is to be located in a proposed building for which site plan approval has not yet been obtained, or in an existing building that is to be remodeled, you must submit a conceptual site plan showing the proposed building and the relationship of the building to the surrounding properties and their uses.
6. ***Building Façade Plan** (1 copy - signed and sealed by a registered architect/engineer) – all sides, including signage. If the proposed building final site plan has been previously approved by the Novi Planning and Community Development Department and there are no changes, then please submit a letter of verification stating there will be no such changes along with this application.
7. ***Interior Plan with seating arrangement** (1 copy - signed and sealed by a registered architect/engineer). If the proposed interior has been previously approved by the City of Novi Building Department and there are no changes, then please submit a letter of verification stating there will be no such changes along with this application.
8. One full copy of the **menu**.
9. **Administrative Special Land Use** (see next page).
10. Provide any other information pertinent to the applicant and operation of the proposed facility that may be required by the Novi Alcoholic Liquor Ordinance, Article II.

*No site plan, building façade plan, interior plan or any part thereof, may be changed by the applicant once they have received approval in conjunction with the liquor licensing process. Applicant must submit separate plans and fees as required by other City of Novi departments and consultants in accordance with standard review procedures, if applicable.

Administrative Special Land Use

In addition to the Liquor License procedures noted above, any new establishment serving alcoholic beverages, and/or any expansion or significant change of site plan for an existing establishment, will need to follow the administrative Special Land Use public hearing process through the Community Development Department. The following must be submitted directly to the Community Development Department when a Liquor License application is submitted.

- **Application for Site Plan and Land Use Approval** form.
- Completed **Service of Alcoholic Beverages Special Land Use Application Checklist**, along with four sets of site plans and narratives as described in the checklist.
- Special Land Use **fees** (and possibly Site Plan review fees) will be assessed to the applicant.

The applicant is asked to contact the Community Development Department Planning Division at (248) 347-0475 to determine exactly what is needed for the Special Land Use application and site plan.

The Special Land Use and public hearing process will be handled by a committee represented by members of the Community Development Department, Public Services, and Assessing Departments for any new liquor license application, or for those applications that request an amendment to a site plan. The results of the special land use consideration and the public hearing process will be forwarded to the City Council for consideration along with the consideration of the Liquor License.

Special Circumstances

Transfers that involve the following circumstances may be placed on a City Council agenda for consideration without payment of a fee and without the necessity of furnishing the information required for new licenses:

- (1) The exchange of the assets of a licensed sole proprietorship, licensed general partnership, or licensed limited partnership for all outstanding shares of stock in a corporation in which the sole proprietor, all members of the general partnership, or all members of the limited partnership are the only stockholders of that corporation.
- (2) The removal of a member of a firm, a stockholder, a member of a general partnership or limited partnership, or association of licensees from a license.
- (3) The occurrence of any of the following events:
 - (a) A corporate stock split of a licensed corporation.
 - (b) The issuance to an existing stockholder of a licensed corporation of previously unissued stock as compensation for services performed.
 - (c) The redemption by a licensed corporation of its own stock.
 - (d) A corporate public offering.

248-709-7940
for inspection

Questionnaire A – Applicant Cover Information and Procedures for Liquor License

The Novi City Council will consider whether an applicant's proposal for a liquor license is reasonable when measured against the information contained within this completed application. Please answer each question thoroughly. All answers should be typed or printed legibly and neatly in black ink. If the space provided is insufficient for a complete answer, use additional sheets of paper, following the same format used in the questionnaire and attach to that part of the application. Failure to provide all required information or attachments could result in delay or denial of liquor license. All liquor license applications are subject to final approval by the Novi City Council. Please refer to Novi Alcoholic Liquor Ordinance, Articles I-II.

1(a). Name, address and phone number of applicant:
OCKKYOUNG KIM

248-709-7940

1(b). Name, address and phone number of business:
OCK COMPANY INC

24267 NOVI RD, NOVI, MI 48375

248-513-3211

NOTE: If the applicant is a partnership, you must include the name and address of each partner and attach a copy of the partnership agreement. If the applicant is a privately held corporation, you must include the name and address of each corporate officer, member of the board of directors and/or stockholders. Attach a copy of the articles of incorporation.

2. Type of liquor license applying for (circle all those that apply):

☐ Class C ☐ Resort ☒ Tavern ☐ Club ☐ Hotel A B ☒ Quota ☐ Transfer ☐ Microbrewery/Brewpub

Theme of Proposed Business:

A casual Korean street-food themed restaurant offering popular Korean dishes, beverages, and a welcoming dining atmosphere.

3. Street address and legal description of the property where liquor license is to be located:

Street address: 24267 Novi Rd, Novi, MI 48375

Legal description of the property: 24225-24299 Novi MI 48375

Questionnaire B – Administrative Background Information for Liquor License

The Novi City Council will consider whether an applicant's proposal for a liquor license is reasonable when measured against the information contained within this completed application. Please answer each question thoroughly. All answers should be typed or printed legibly and neatly in black ink. If the space provided is insufficient for a complete answer, use additional sheets of paper, following the same format used in the questionnaire and attach to that part of the application. Failure to provide all required information or attachments could result in delay or denial of liquor license. All liquor license applications are subject to final approval by the Novi City Council.

1. What is the applicant's management experience in the alcohol/liquor business?

I am currently managing a Korean grocery store operation that includes the sale of alcoholic beverages.

2. What is the applicant's general business management experience?

I have over four years of comprehensive experience managing a Korean grocery store. My responsibilities include supervising staff, overseeing daily store operations, managing inventory levels, coordinating with multiple vendors and distributors, handling purchasing and pricing, and maintaining accurate financial and administrative records. I also ensure compliance with health, safety, and food handling regulations and provide oversight of customer service operations.

3. What is the applicant's general business reputation?

I am known for operating the business responsibly and professionally, and maintain a positive reputation within the community

4. What is the applicant's financial status and ability to build and/or operate the proposed facility on which the proposed liquor license is to be located?

I maintain a stable financial status and possess the necessary resources to continue operating the existing facility successfully

5. What are the applicant's past criminal convictions involving moral turpitude, violence or alcoholic liquors?

None

6. Does the applicant use alcoholic beverages to excess?

I do not use alcohol to excess and maintains responsible consumption.

7. What is the effect that the issuance of a license would have upon the economic development of the surrounding area?

The issuance of this license is expected to bring more business activity, sales tax revenue, or attract customers to the area.

8. What effect would the issuance of a license have on the health, welfare and safety of the general public?

The issuance of this license is not expected to negatively impact the health, welfare, or safety of the general public. The business operates in full compliance with all local and state regulations, promote responsible service

9. Has the applicant received responses from the Police Department, Building Department and/or Fire Department with regard to the proposed facility?

Yes, the facility has been fully approved by the appropriate departments, and there are no outstanding concerns.

10. What is the public need or convenience for issuance of a liquor license for this facility at the proposed location?

Yes. Issuance of a liquor license for this facility will serve the public need by providing a convenient full-service dining option, enhancing the area's social and economic activity, and c all while operating responsibly in compliance with applicable laws and regulations.

11. What is the uniqueness of the proposed facility when contrasted against other existing or proposed facilities and the compatibility of the proposed facility to surrounding architecture and land use?

The facility offers a unique dining and beverage experience that complements other establishments in the area. I

12. Does the facility to which the proposed liquor license is to be issued comply with the applicable building, plumbing, electrical and fire prevention codes and zoning statutes and ordinances applicable to the City of Novi? Has applicant received information from the appropriate departments?

Yes. The facility complies with all applicable building, plumbing, electrical, fire prevention codes, and zoning ordinances of the City of Novi.

The appropriate departments have reviewed the facility, and no outstanding concerns have been identified.

13. What effect will the facility to which the proposed liquor license is to be issued have upon vehicular and pedestrian traffic in the area?

The facility is not expected to have any adverse effect on vehicular or pedestrian traffic. It operates within the existing traffic patterns of the area and provides safe access for patrons and the surrounding community.

14. What is the proximity of the proposed business facility to other similarly situated licensed liquor facilities?

My Korean restaurant is located in the same plaza as two other licensed restaurants—one Japanese and one Chinese. As a different type of restaurant, it complements the existing establishments by offering additional dining and beverage options, providing patrons with greater variety while fitting appropriately within the plaza.

15. What is the proximity of the proposed facility to complimentary uses such as office and commercial development?

My restaurant is conveniently located near various complementary uses, including offices and other commercial establishments. Its location serves both local workers and shoppers by providing accessible dining and beverage options, enhancing the overall activity and convenience of the area.

16. What effect would the proposed facility have upon the surrounding neighborhood and/or business establishments, including impacts upon residential areas, church and school districts?

My restaurant is not expected to have any negative impact on the surrounding neighborhood or nearby businesses. It operates responsibly within the plaza, complements other establishments, and has no adverse effects on residential areas, schools, or churches

17. What proposed or actual commitments are being made by the applicant to establish permanency in the community?

Committee to establishing permanency in the community by continuing to operate the restaurant at its current location, providing consistent, high-quality dining and beverage services to patrons.

18. What utilities are available to serve the facility?

Fully served by all necessary utilities, including water, sewer, electricity, and natural gas, ensuring safe and efficient operation of the restaurant.

19. What other factors should the Novi City Council consider?

The City Council may consider the facility's positive contribution to the community, including support for surrounding businesses, responsible operations, and the enhancement of dining and social options in the plaza.

ALL Tteokbokki 떡볶이 Cupbap 컵밥 Chicken 치킨 Kimbap 김밥 Noodle & Ramen Kkochi 꼬치 Deep Fries 튀
Tabletop Tteokbokki for 2/즉석 떡볶이 기본 2인



Spicy Korean rice cakes with fish cakes, glass noodles, cabbage, green onion and boiled egg, freshly cooked at your table in a rich and flavorful sauce. - a perfect dish to share between two people. 매콤달콤한 소스에 떡, 어묵, 당면, 양배추, 파 그리고 삶은 계란을 넣어 테이블에서 바로 끓여 먹는 즉석 떡볶이 2인분.



Tabletop Tteokbokki for 3/즉석 떡볶이 기본 3인

Spicy Korean rice cakes with fish cakes, glass noodles, cabbage, green onion and boiled egg, freshly cooked at your table in a rich and flavorful sauce. - a perfect dish to share between three people. 매콤달콤한 소스에 떡, 어묵, 당면, 양배추, 파 그리고 삶은 계란을 넣어 테이블에서 바로 끓여 먹는 즉석 떡볶이 3인분.



Tabletop Tteokbokki for 4/즉석 떡볶이 기본 4인

Spicy Korean rice cakes with fish cakes, glass noodles, cabbage, green onion and boiled egg, freshly cooked at your table in a rich and flavorful sauce. - a perfect dish to share between four people. 매콤달콤한 소스에 떡, 어묵, 당면, 양배추, 파 그리고 삶은 계란을 넣어 테이블에서 바로 끓여 먹는 즉석 떡볶이 4인분.



Tabletop Tteokbokki Set for 2/즉석 떡볶이 세트 2인

Tabletop Tteokbokki(for 2) + Ramen Sari(1/2), Fried Dumpling(4) + Fried Seaweed Roll(4), Choose 2 drinks(Option: Coca Cola, Sprite, Milkis). 즉석떡볶이(2인분) + 라면사리(1/2) + 튀김만두(4) + 김말이(4) + 음료 선택2(옵션: 콜라, 스프라이트, 밀키스)



Tabletop Tteokbokki Set for 3/즉석 떡볶이 세트 3인

Tabletop Tteokbokki(for 3) + Ramen Sari(1), Fried Dumpling(4) + Fried Seaweed Roll(4) + Choose 3 drinks(Option: Coca Cola, Sprite, Milkis). 즉석떡볶이(3인분) + 라면사리(1) + 튀김만두(4) + 김말이(4) + 음료 선택 3(옵션: 콜라, 스프라이트, 밀키스)



Tabletop Tteokbokki Set for 4/즉석 떡볶이 세트 4인

Tabletop Tteokbokki(for 4) + Ramen Sari(1), Fried Dumpling(4) + Fried Seaweed Roll(4) + Choose 4 drinks(Option: Coca Cola, Sprite, Milkis). 즉석떡볶이(4인분) + 라면사리(1) + 튀김만두(4) + 김말이(4) + 음료 선택 3(옵션: 콜라, 스프라이트, 밀키스)



Ramen Noodles/라면사리

2.50



Fried Dumpling(4) + Fried Seaweed Roll(4)

7.90

A simple combo of crispy kimmari and japchae dumplings./바삭하게 튀긴 김말이와 정통 잡채만두의 풍미를 조화롭게 담은 콤보 메뉴.



Fried Dumpling(8)/튀김만두(8)

7.90

Crispy fried dumplings filled with savory glass-noodle japchae and mixed vegetables./당면과 야채로 만든 잡채를 가득 채워 바삭하게 튀긴 만두.



Korean-style fritters made with glass noodles wrapped in seaweed and deep-fried to a crispy golden finish. /당면을 김에 말아 바삭하게 튀긴 한국식 인기 특산 걸음 반상하고 손은 쫄깃한 신간야채를 넣음.

ALL Ttoekbokki 떡볶이 Cupbap 컵밥 Chicken 치킨 Kimbap 김밥 Noodle & Ramen Kkochi 꼬치 Deep Fries 튀김



Mozzarella Cheese/모짜렐라치즈

3.50



Boiled Egg/삶은계란

1.50

Cupbap 컵밥



Beef Bulgogi Cupbap/소불고기 컵밥

12.50

A hearty Korean-style cup rice with sweet & savory marinated beef bulgogi, glass noodles (Japchae), and fresh vegetables. 달콤짭조름하게 양념한 소불고기와 잡채, 신선한 야채를 함께 담은 한 끼 컵밥.



Spicy Pork Cupbap/제육 컵밥

12.50

A hearty Korean-style cup rice with spicy stir-fried pork (Jeyuk), glass noodles (Japchae), and fresh vegetables. 매콤하게 양념한 제육볶음과 잡채, 신선한 야채를 함께 담은 한 끼 컵밥.



Original Fried Chicken Cupbap/치킨 컵밥

12.50

A hearty Korean-style cup rice with crispy original fried chicken, glass noodles (Japchae), and fresh vegetables. 바삭한 오리지널 치킨과 잡채, 신선한 야채를 함께 담은 한 끼 컵밥.



Spicy & Sweet Chicken Cupbap/양념치킨컵밥

12.50

A hearty Korean-style cup rice with sweet & spicy seasoned chicken, glass noodles (Japchae), and fresh vegetables. 매콤달콤한 양념 치킨과 잡채, 신선한 야채를 함께 담은 한 끼 컵밥.



Garlic Soy Chicken Cupbap/마늘간장치킨컵밥

12.50

As the first Korean-style cup rice, it is a hearty cup rice with garlic soy chicken, glass noodles (Japchae), and fresh vegetables. 달콤짭조름한 마늘간장 치킨과 잡채, 신선한 야채를 함께 담은 한 끼 컵밥.

Chicken 치킨



Original Chicken/오리지널 치킨

14.00

Crispy fried chicken in classic original flavor. 바삭하게 튀긴 기본 스타일 치킨.



Sweet & Spicy Chicken/양념 치킨

Crispy fried chicken coated in a sweet & spicy Korean seasoned sauce. 매콤달콤한 한국식 양념 소스로 버무린 바삭한 치킨.

ALL Tteokbokki 떡볶이 **Cupbap** 컵밥 **Chicken** 치킨 **Kimbap** 김밥 **Noodle & Ramen** **Kkochi** 꼬치 **Deep Fries** 튀 ☐



Garlic Soy Chicken/마늘간장치킨

15.00

Crispy fried chicken coated in a sweet & savory garlic soy sauce. 달콤짭조름한 마늘간장 소스로 버무린 바삭한 치킨.

Kimbap 김밥



Beef Bulgogi Kimbap/소불고기 김밥

9.50

Korean-style seaweed rice roll with marinated beef and fresh veggies. 달콤짭조름하게 양념한 소불고기와 신선한 채소를 김과 밥으로 꼭 감싼 정통 한국식 김밥.



Burdock Kimbap/우영 김밥

7.50

Korean seaweed rice roll filled with sweet braised burdock root and fresh vegetables. 달콤하게 졸인 우영과 신선한 채소를 정성껏 말아낸 전통 김밥.

Noodle & Ramen



Ramyun/라면

9.50

Dine-in Only



Janchi-Guksu/잔치국수

12.90

Warm Korean noodle soup in light anchovy broth — a comforting dish once served at celebrations. 멸치육수에 가늘고 부드러운 면을 말아, 잔치날 따뜻하게 나누어 먹던 전통 국수.

Kkochi 꼬치



Rice Cake Kkochi/떡꼬치

3.90

Chewy rice cakes on skewers, glazed with a sweet and spicy Korean sauce — a beloved street snack. 쫄깃한 떡을 꼬치에 꽂아 달콤매콤한 양념소스를 발라 구운 국민 간식.

K-Bunsik



Coke/콜라

2.00

ALL Ttoekbokki 떡볶이 Cupbap 컵밥 Chicken 치킨 Kimpbap 김밥 Noodle & Ramen Kkochi 꼬치 Deep Fries 튀


Sprite/스프라이트

2.00



Coffee Flavor Milk/커피맛 우유

2.50



Corn Silk Tea Drink/옥수수 수염차

3.00

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Diet Coke/다이어트 콜라

2.00



Lotte Milkis Original/밀키스 오리지널

2.50



Banana Flavor Milk/바나나맛 우유

2.50



Evergreen Bubble Milk Tea Brown Sugar/버블 밀크티 브라운 슈가

3.50



Lotte Chilsung Cide/칠성사이다

2.50



Lotte Let's Be Mild Coffee/레츠비 마일드커피

2.50



Paldo Pororo Milk Flavor/뽀로로 드링크 우유맛

1.99

K-Bunsik

0



Paldo Pororo Strawberry Flavor/뽀로로 드링크 딸기맛

1.99

ALL Ttoekbokki 떡볶이 Cupbap 컵밥 Chicken 치킨 Kimpbap 김밥 Noodle & Ramen Kkochi 꼬치 Deep Fries 튀



Refreshing Water 2% Peach Flavor/이프로

2.50



Strawberry Flavor Milk/딸기맛 우유

2.50



Woongjin Green Plum Drink/초록매실

3.00



cityofnovi.org

Receipt: 14644

12/15/25

Page

The sum of: \$1,210.00

OCK COMPANY INC
DBA K-BUNSIK
24267 NOVI RD
NOVI MI 48375

LIQUOR

1,210.00

Total

1,210.00

TENDERED:

CHECKS

1052

1,210.00

Signed: _____

MEMORANDUM



TO: CORTNEY HANSON, CITY CLERK
FROM: ERICK W. ZINSER *EZ*
DIRECTOR OF PUBLIC SAFETY / CHIEF OF POLICE
INITIATED BY: MICHAEL BENDER, DETECTIVE *MB*
SUBJECT: TAVERN/QUOTA LIQUOR LICENSE APPLICATION,
OCK COMPANY INC
DATE: DECEMBER 17, 2025

Liquor License Request:

OCK Company Inc., DBA K-Bunsik, is requesting a new Tavern/Quota liquor license, which will be located at 24267 Novi Rd, Novi, MI 48375.

Applicant/Background Information:

This application is being sought by Ockkyoung Kim, who currently manages a Korean grocery store operation that includes the sale of alcoholic beverages. Kim has several years of experience operating and managing small businesses, including retail and food-service establishments. Kim's responsibilities include daily operations, staffing, purchasing, budgeting, and customer service.

Theme of proposed business:

A casual Korean street-food themed restaurant offering popular Korean dishes, beverages, and a welcoming dining atmosphere.

Criminal History/Police Contacts:

The applicant has no criminal history or negative police contacts.

Financial Review:

Based upon the financial data provided, no issues were found to prevent the liquor license application process from proceeding. The total purchase price of the business is \$250,000, which will be funded by business earnings as well as money that was gifted to Kim.

Oakland County Treasure's Office

Contact was made with the Oakland County Treasure's Office to confirm there are no delinquent taxes on this property.

Summary:

Based on the information provided and the subsequent liquor investigation, I find no reason to deny the applicant's request. This request requires the approval of the Novi City Council.

C: Victor Cardenas, City Manager



December 16, 2025

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

City Clerk
Cortney Hanson

TO: Cortney Hanson, City Clerk
Melissa Morris, Deputy City Clerk

FROM: Andrew Copeland – Fire Marshal

SUBJECT: -Liquor Business License–
OCK Company Inc. – DBA - K-Bunsik
24267 Novi Rd, Novi. Mi. 48375

A fire inspection will be conducted upon final construction and final opening permits for occupancy, at the above location. At this time, the Fire Dept. does not object to the Liquor License application.

Sincerely,

Andrew Copeland – Fire Marshal
City of Novi Fire Department

cc. file

City of Novi
45175 Ten Mile Road
Novi, Michigan 48375
248.347.0460
248.347.0577 fax

cityofnovi.org



SUMMARY OF MINUTES SPECIAL LAND USE HEARING CITY OF NOVI

February 11, 2026, 1:30 PM
Mayor's Conference Room | Novi Civic Center
45175 Ten Mile Road

Present: Charles Boulard, Director of Community Development; Aaron Staup, Construction Engineer; Jan Ziozios, Assessor; Alan Hall, Deputy Director of Community Development; Nina Schaffrath, Recording Secretary; Jaein Yu, Restaurant Manager; Ock Kyoung Kim, Restaurant Owner

Applicant: OCK Company LLC – K Bunsik

Hearing called to order at 1:30 P.M.

Correspondence Received: None

Public Participation:
None

1. PSLU26-0001 – 24267 Novi Road – Parcel Number: 50-22-22-400-026

The applicant, **OCK Company LLC (K Bunsik)** is requesting Special Land Use approval at **24267 Novi Road**, parcel number **50-22-22-400-026**. The applicant is requesting approval to use a portion of the parcel for service of alcoholic beverages in accordance with Section 4.89 of the Zoning Ordinance.

OCK Company (K-Bunsik) is asking for Special Land Use approval for the service of alcoholic beverages. Charles Boulard called the hearing to order at 1:30 P.M. There were 29 public hearing notice letters sent out on January 21, 2026, there was no return correspondence or public participation.

Charles Boulard asked the applicants about their hours, expected customer base, how employees will be trained and what expected balance between alcohol and food sales. Mr. Yu answered that their hours of operation are 11:30 AM – 9:00 PM everyday and they will be keeping that time frame. He stated that their restaurant is casual and they would like to keep it casual with no bars, live music and intend to keep the dining experience inside, with no outdoor seating. They will be serving beer and wine and do not intend to have a full bar. For training he stated that he and his wife, Ms. Kim, will both be ServSafe certified and have been doing internet research to make sure that they are following all rules and make their business the best it can be. He stated that they will have signage posted throughout the restaurant with the "legal to drink age" on them and he and Ms. Kim will be the only ones serving alcohol. They will be checking ID's for every patron who orders a drink. The applicant believes having a liquor license will give them the opportunity to grow their business and create a casual environment to bring the community into where they can enjoy their meal with a drink.

Jan Ziozios made a motion to recommend approval to City Council for the Special Land Use for a Liquor License at K Bunsik in accordance with section 4.89 – 4-A, 4-B, and 4-C of the City of Novi Zoning Ordinance. Aaron Staup stated that the Department of Public works has no objections and seconded the motion. The motion passed 3-0.

IN CASE NO. PSLU26-0001 Motion to recommend approval, because:

1. The proposed establishment will promote the City's economic development goals and objectives, and will be consistent with the City's master plan and zoning ordinance
2. Given the character, location , development trends and other aspects of the area in which the proposed use or change in use is requested, it is demonstrated that the use will provide a service, product, or function that is not presently available with in the City or that would be unique to the City or to an identifiable area within the City and that the addition of the use or proposed change in use will be an asset to the area.
3. The use or change in use as constructed and operated by the applicant is compatible with the area in which it will be located, and will not have any appreciable negative secondary effects on the area, such as:
 - a. Vehicular and pedestrian traffic, particularly during late night or early morning hours that might disturb the area residents.
 - b. Noise, odors, or lights that emanate beyond the site's boundaries onto property in the area on which there are residential dwellings.
 - c. Excessive number of persons gathering outside the establishment.
 - d. Peak hours of use that add to congestion or other negative effects in the neighborhood.
 - e. Fighting, brawling, outside urination or other behavior that can accompany intoxication.

Motion approved 3-0 Voice Vote.

Meeting was adjourned at 1:38 P.M.

MEMORANDUM



TO: Melissa Morris, Deputy City Clerk

FROM: Alan Hall, Deputy Director of Community Development *ASH*

SUBJECT: K BUNSIK LIQUOR LICENSE

DATE: 02/13/26

The property located at **24267 NOVI RD** with the business name of K Bunsik has received Special Land Use permit PSLU25-0004 for the purpose of:

- ☐ Auctions
- ☒ Liquor license
- ☐ Arcade license
- ☐ Massage license
- ☐ Outdoor gathering
- ☐ Outdoor seating
- ☐ Other: _____

From a building and safety standpoint, the Building Division does not object to the proposed license. Should you have any further questions with regards to this matter please feel free to contact me at (248) 347-0417.



CITY OF NOVI CITY COUNCIL
FEBRUARY 23, 2026

SUBJECT: Consideration of a new Class C quota license from Shake Shack located at 43335 Crescent Blvd, and Agreement on the Prohibition on Profiteering by Class C Liquor License Holders.

SUBMITTING DEPARTMENT: City Clerk

KEY HIGHLIGHTS:

- Shake Shack is an existing restaurant operating in the Novi Town Center.
- The business is a roadside burger and shakes restaurant.
- The City currently has one available quota liquor license and two applications to be considered.
- The two applications are being presented to Council in the order in which they were submitted.

BACKGROUND INFORMATION:

The City currently has one Class C quota liquor license available. Chapter 3 of the City code contains the review criteria for considering a new license. Section 3-13 establishes the city's general licensing policy, which considers whether the facility:

- a) Will provide a service, product, or function that is not presently available within the city or that would be unique to the city or to an identifiable area within the city.
- b) Is of a character that will foster or generate economic development or growth within the city, or an identifiable area of the city, in a manner consistent with the city's policies.
- c) Represents an added financial investment on the part of a long-term business or resident with recognized ties to the city and the local community.

In addition, Section 3-15 (g) establishes specific criteria, evaluating the application with regard to:

The applicant (subsection [g][1]), such as:

- The applicant's management experience in the alcohol/liquor business

The facility (subsection [g][2]), such as:

- compliance with building, zoning, and other code requirements
- effects on traffic
- effects on surrounding businesses and neighborhood
- proximity of the proposed business facility to other similarly situated licensed liquor facilities

Benefits to the community (subsection [g][3])

- effects upon the economic development of the city
- effects on the health, welfare and safety of the general public
- whether the applicant has demonstrated a public need or convenience for the issuance of the liquor license for the business facility at the location proposed, taking into consideration, among other things:
 1. total number of licenses for similar establishments and/or operations in the city; and
 2. proximity of the establishment to other licensed liquor establishments
- The uniqueness of the facility contrasted with other existing or proposed facilities
- The permanence of the proposed facility in the community.

Section 3-17 of the City Code allows for an agreement on the prohibition on profiteering by Class C liquor license holders. Under the terms of the agreement, the City Council shall not approve the transfer of a Class C liquor license within three (3) years of the date of the original issuance of the license. A draft agreement is included in this packet.

Shake Shack will continue to operate as a roadside burger and shakes themed restaurant within the Novi Town Center, which offers other dining and retail opportunities. The issuance of a liquor license will allow them to offer a convenient full-service dining option while enhancing the areas social and economic activity.

Recommended ACTION OPTIONS:

- 1) **APPROVAL** of a request from Shake Shack for a new Class C quota license to be located at 43335 Crescent Blvd, Novi, MI 48375 and Agreement on the Prohibition on Profiteering by Class C Liquor License Holders. The addition of a liquor license will complement the area and provide residents with a dining option which will foster or generate economic development or growth within the City, in a manner consistent with the City's policies. The applicant appears to qualify for a license under the City's ordinance. It also meets the requirements of Section 4.89 of the Zoning Ordinance because
 - a) The establishment will promote the City's economic development goals and objectives, and will be consistent with the City's master plan and zoning ordinance
 - b) Given the character, location , development trends and other aspects of the area in which the proposed use or change in use is requested, it is demonstrated that the use will provide a service, product, or function that is not presently available within the City and that is unique to the City and is in character with the location and will be an asset to the area.

- c) The use or change in use as constructed and operated by the applicant is compatible with the area in which it will be located, since it is an existing restaurant, and will not have any appreciable negative secondary effects on the area, such as:
- i. Vehicular and pedestrian traffic, particularly during late night or early morning hours, that might disturb the area residents.
 - ii. Noise, odors, or lights that emanate beyond the site's boundaries onto property in the area on which there are residential dwellings.
 - iii. Excessive number of persons gathering outside the establishment.
 - iv. Peak hours of use that add to congestion or other negative effects in the neighborhood.
 - v. Fighting, brawling, outside urination or other behavior that can accompany intoxication.

2) **DENIAL OF** a new Class C quota license to be located at 24267 Novi Rd, Novi, MI 48375 and Agreement on the Prohibition on Profiteering by Class C Liquor License Holders. Considering the applicable standards in 13-15(g)(3) of the City's ordinance regarding effects that the issuance of a license would have upon the economic development of the city or the surrounding area, the City found that because a quota license is a tool to promote new development, the issuance of the license would not promote additional economic development in the area because Shake Shack is already operating within the City and has committed to being in Novi without need of a quota license.



CITY OF NOVI
CITY CLERK'S OFFICE
2025 JUL 15 10 32 AM

SHAKE SHACK
CITY OF NOVI, MICHIGAN

Liquor License Application

Questionnaires A and B

**Questionnaires A and B are to be
completed and returned to the
Novi City Clerk's Office**

Questionnaire A – Applicant Cover Information and Procedures for Liquor License

The Novi City Council will consider whether an applicant's proposal for a liquor license is reasonable when measured against the information contained within this completed application. Please answer each question thoroughly. All answers should be typed or printed legibly and neatly in black ink. If the space provided is insufficient for a complete answer, use additional sheets of paper, following the same format used in the questionnaire and attach to that part of the application. Failure to provide all required information or attachments could result in delay or denial of liquor license. All liquor license applications are subject to final approval by the Novi City Council. Please refer to Novi Alcoholic Liquor Ordinance, Articles I-II.

1(a). Name, address and phone number of applicant:

Shake Shack Michigan LLC

225 Varick St

Suite 301

New York, NY 10014

1(b). Name, address and phone number of business:

Shake Shack

43335 Crescent Blvd

Novi, MI 48375

Store Gm: Chris Bogoski
734-812-5838

NOTE: If the applicant is a partnership, you must include the name and address of each partner and attach a copy of the partnership agreement. If the applicant is a privately held corporation, you must include the name and address of each corporate officer, member of the board of directors and/or stockholders. Attach a copy of the articles of incorporation.

2. Type of liquor license applying for (circle all those that apply):

☒ Class C ☐ Resort ☐ Tavern ☐ Club ☐ Hotel A B ☒ Quota ☐ Transfer ☐ Microbrewery/Brewpub

Theme of Proposed Business:

Roadside burger and shakes restaurant

3. Street address and legal description of the property where liquor license is to be located:

43335 Crescent Blvd, Novi, MI 48375

Questionnaire B – Administrative Background Information for Liquor License

The Novi City Council will consider whether an applicant's proposal for a liquor license is reasonable when measured against the information contained within this completed application. Please answer each question thoroughly. All answers should be typed or printed legibly and neatly in black ink. If the space provided is insufficient for a complete answer, use additional sheets of paper, following the same format used in the questionnaire and attach to that part of the application. Failure to provide all required information or attachments could result in delay or denial of liquor license. All liquor license applications are subject to final approval by the Novi City Council.

1. What is the applicant's management experience in the alcohol/liquor business?
20+ years of restaurant and alcohol experience

2. What is the applicant's general business management experience?
20+ years of restaurant and alcohol experience

3. What is the applicant's general business reputation?
Publicly traded business with high standing reputation

4. What is the applicant's financial status and ability to build and/or operate the proposed facility on which the proposed liquor license is to be located?
Good financial health, building already built and business is currently open

5. What are the applicant's past criminal convictions involving moral turpitude, violence or alcoholic liquors?
N/A

6. Does the applicant use alcoholic beverages to excess?
N/A

7. What is the effect that the issuance of a license would have upon the economic development of the surrounding area?

Issuance would attract more patrons to the surrounding areas

8. What effect would the issuance of a license have on the health, welfare and safety of the general public?

Little to none

9. Has the applicant received responses from the Police Department, Building Department and/or Fire Department with regard to the proposed facility?

Yes, all approved. Business is currently open

10. What is the public need or convenience for issuance of a liquor license for this facility at the proposed location?

Shake Shack provides an upscale fast casual with alcohol being part of an elevated experience

11. What is the uniqueness of the proposed facility when contrasted against other existing or proposed facilities and the compatibility of the proposed facility to surrounding architecture and land use?

N/A

12. Does the facility to which the proposed liquor license is to be issued comply with the applicable building, plumbing, electrical and fire prevention codes and zoning statutes and ordinances applicable to the City of Novi? Has applicant received information from the appropriate departments?

Yes

13. What effect will the facility to which the proposed liquor license is to be issued have upon vehicular and pedestrian traffic in the area?

Little to none

14. What is the proximity of the proposed business facility to other similarly situated licensed liquor facilities?

Multi other businesses offering alcohol within 1000 ft

15. What is the proximity of the proposed facility to complimentary uses such as office and commercial development?

N/A

16. What effect would the proposed facility have upon the surrounding neighborhood and/or business establishments, including impacts upon residential areas, church and school districts?

Shake Shack enhances neighborhoods with upscale fast casual with elevated accompaniments

17. What proposed or actual commitments are being made by the applicant to establish permanency in the community?

Shake Shack teams up with many 501 c3 organizations to give back to the community

18. What utilities are available to serve the facility?

All

19. What other factors should the Novi City Council consider?

N/A



BURGERS

Our custom 100% Angus beef blend, no added hormones or antibiotics, humanely raised and grazed in the USA

		Cal
ShackBurger®	Single 7.49	500
Cheese, lettuce, tomato, ShackSauce	Double 9.99	760
SmokeShack®	Single 8.99	570
Cheese, bacon, cherry peppers, ShackSauce	Double 11.79	830
Shack Stack®	12.29	770
Cheeseburger topped with a 'Shroom Burger, lettuce, tomato, ShackSauce		
Avocado Bacon Burger	Single 10.29	610
Cheese, avocado, bacon, ShackSauce	Double 12.79	870
Cheeseburger	Single 7.29	440
Add your choice of toppings	Double 9.99	700
Veggie Shack  vegetarian	8.99	630
Veggie burger made with mushrooms, carrots, quinoa; topped with cheese, crispy onions, pickles, ShackSauce		
'Shroom Burger  vegetarian	9.29	510
Crisp-fried portobello mushroom stuffed with cheese; topped with lettuce, tomato, ShackSauce		

Add fresh avocado	+1.99	60
Add applewood-smoked bacon	+1.99	70
GF Gluten-free bun	+0.99	160



CHICKEN

Hand-breaded to order, no added antibiotics,
never frozen, always fresh

Chicken Shack™

8.79

Cal
550

Crispy chicken breast, buttermilk herb mayo,
lettuce, pickles

Avocado Bacon Chicken

10.99

680

Crispy chicken breast, avocado, bacon,
buttermilk herb mayo, lettuce, pickles

Chicken Bites™

6-count 5.49

300

Crispy whole white-meat bites with
honey mustard, BBQ, or ranch

10-count 8.29

510



FLAT-TOP DOGS

Cal

Hot Dog

4.49

350

100% beef from Vienna® Beef

Add our cheese sauce

+0.99

80



CRINKLE CUT FRIES

Cal

Crispy and cut from golden potatoes

Fries

4.49

470

Cheese Fries

5.49

710

Topped with cheese sauce

Bacon Cheese Fries

6.79

840

Topped with cheese sauce and bacon



SHAKES & FROZEN CUSTARD

Soft, premium ice cream, made in-house daily only with the good stuff: real cane sugar and cage-free eggs

Cal

Place Limited-time Shakes Insert Here

Classic Shakes

Reg 6.29 680–850

Hand-spun every single time

Mini 4.99 340–430

Vanilla

Chocolate

Cookies & Cream

Black & White

Strawberry

Make it malted

+0.49 90

Add whipped cream

+0.49 70

Floats

6.49 430/440

Root beer, Creamsicle®

Custard Cups

Single 4.79 280/310

Vanilla or Chocolate

Double 5.99 450/490

2,000 calories a day is used for general nutritional advice, but calorie needs vary. Additional nutritional information available upon request.



DRINKS

Cal

Place Limited-time Drinks Insert Here

Fresh Lemonade	S 3.99	160
Made in-house with real cane sugar	L 4.99	270
Fifty/Fifty™	S 3.99	80
Half lemonade, half organic iced tea	L 4.99	140
SHACK 2O® Bottled Water	3.29	0
Still or Sparkling		
Organic Brewed Iced Tea	S 3.49	5
Brewed fresh daily	L 3.99	5
Fountain Soda	S 3.49	0–160
Coke, Diet Coke, Dr Pepper, Fanta Orange, Sprite, Ginger Ale, Coca-Cola Zero Sugar	L 3.99	0–240
Abita Root Beer	12oz can 3.79	180
Made with real Louisiana cane sugar		
Organic Apple Juice Drink	3.49	40
Honest Kids®		



WINE

More than your average pour—vinted exclusively for us, served in an 8.4oz can (one and a half glasses)

White

Sauvignon Blanc, California
Bright, crisp, refreshing

8.4oz can 9.99 Cal
200

Rosé

Syrah, Washington
Dry, fruity, lively

8.4oz can 9.99 Cal
210

Red

Cabernet Sauvignon, California
Ripe, rich, spice

8.4oz can 9.99 Cal
210



BEER

Ask about our local beer selection!

ShackMeister® Ale

Brewed just for us by Brooklyn Brewery

16oz can 6.99 Cal
210

[illegible]

1	PULL STATION	14	WASTE RECEPTACLE
2	SEAL AIR/WATER RESISTANT	15	BAR HEIGHT TABLE
3	PICK-UP COUNTER	16	HAND-TIME CLOCK
4	SHOCK-PROOF PICK-UP	17	WATER-TIGHT HAND-ARTICLE

[illegible]

Expires: 04/30/2026

Issued To: **SHAKE SHACK 1605 NOVI
43335 CRESCENT BLVD
NOVI MI 48375-1208**

Responsible Party and Address:

**SHAKE SHACK MICHIGAN, LLC
1223 N LEE HWY PMB 262
LEXINGTON VA 24450-3307**

State of Michigan
Department of Agriculture &
Rural Development
Bureau of Food Safety and
Animal Health

SFE-4063-359185

**FOOD SERVICE - FIXED
ESTABLISHMENT**

Display for Public View



Issued by the Michigan Department of Agriculture and Rural Development to operate a Food Service Establishment in accordance with provisions of Act 92, P.A. of 2000, as amended.

This license is not transferrable.

Failure to post in a conspicuous place is a misdemeanor. (See Section 4119)

Notify the Local Health Department before a change of ownership. (See Section 4123)

Direct Inquiries to the Oakland County Health Division

Dr. Tim Boring
Director



CERTIFICATE OF OCCUPANCY

OF24-0138

CITY OF NOVI
OAKLAND COUNTY
STATE OF MICHIGAN

Issued: 10/15/2024

Owner/Occupant:

SHAKE SHACK
2830 BAKER RD
DEXTER MI 48130

A Certificate of Occupancy is hereby granted for the building or structure located at:

Address: 43335 CRESCENT BLVD
Parcel Number: 50-22-14-351-063
Subdivision: NOVI TOWN CENTER
Lot/Unit #:
Occupant: SHAKE SHACK

This is to certify that this building/structure has been duly inspected and is acceptable for occupancy or use as stated below in accordance with the City of Novi Zoning Ordinance and Building Code, Chapter 8, Article II, Section 7-16 and other ordinances of the City of Novi Codes of Ordinance as enforced by the Building Inspector.

Building Information:

Use Group: **A-2**

Occupant Load: **75**

Automatic Sprinkler System:

Construction Type: **2B**

Zoning District:

Provided: **Y**

Required: **Y**

Portion of the structure for which certificate is issued:

Permit Number: PBC24-0055

Work Description:

NEW INTERIOR BUILD OUT.

The permits for this building/structure have been issued under the State of Michigan Construction Codes: **MBC 2015**



Building Official

It is specifically understood that this Certificate becomes null and void when secured through fraud or by reason of latent violations not ascertainable at the time of inspection or when changes in construction, installation, or occupancy are made without the Building Inspector(s) approval.

Contractor:

BREN-MAR CONSTRUCTION COMPANY
111 1/2 SOUTH WALNUT ST
FENTON MI 48430

RECEIVED



OCCUPANCY REQUEST FORM NON-RESIDENTIAL PROJECTS

Community Development Department
(248) 347-0415 FAX: (248) 735-5600
To schedule inspections please visit www.cityofnovi.org
☐ TCO ☒ C/O

OCT 14 2024
CITY OF NOVI
COMMUNITY DEVELOPMENT

Please do not submit this form until all approvals for this project are received.

2 working days notice are required for processing (does not start until all approvals are received)

Applicant's Name: Matt Cook Email: Matt@Bren-MatConstruction.com
Cell Phone Number: 586-530-1651 Permit Number: PBC24-0055
Project Name: Shake Shack Project Address: 43335 CRESCENT BLVD.

PERMIT NUMBERS ARE REQUIRED FOR TCO OR C/O PROCESSING

BUILDING APPROVAL (FINAL)

☒ Approved Permit #: PBC24-0055
☐ Not Required Permit #:

OAKLAND COUNTY / HEALTH DEPARTMENT APPROVAL

☒ Approved Permit #:
☐ Not Required

ELECTRICAL APPROVAL (FINAL)

☒ Approved Permit #: DE24-0026
☐ Not Required Permit #:

DEPARTMENT OF AGRICULTURE APPROVAL

☐ Approved Permit #:
☒ Not Required

PLUMBING AND/OR GENERAL APPROVAL (FINAL)

☒ Approved Permit #: PP24-0305
☐ Not Required Permit #:

STATE OF MICHIGAN - ELEVATOR APPROVAL

☐ Approved Permit #:
☒ Not Required

HEATING APPROVAL (FINAL)

☒ Approved Permit #: PH24-0569
☐ Not Required Permit #:

STATE OF MICHIGAN - BOILER APPROVAL

☐ Approved Permit #:
☒ Not Required

FIREPLACE APPROVAL (FINAL)

☐ Approved Permit #:
☒ Not Required

SITE / TRAFFIC INSPECTION(S)

☐ Approved
☒ Not Required

REFRIGERATION APPROVAL (FINAL)

☐ Approved Permit #: PR24-0314
☐ Not Required

LANDSCAPING / STREET TREE INSPECTION(S)

☐ Approved
☒ Not Required

FAÇADE APPROVAL

☐ Approved Permit #:
☒ Not Required

FINANCIAL GUARANTEE(S) PAID

☐ Approved
☐ Not Required

SIGN APPROVAL (FINAL)

☒ Approved Permit #: PS24-0068
☐ Not Required Permit #:

FIRE DEPARTMENT APPROVALS

FIRE ALARM APPROVAL (FINAL)

☒ Approved Permit #: PFA24-0043
☐ Not Required

SIGN FOUNDATION APPROVAL (FINAL)

☐ Approved Permit #:
☒ Not Required

FIRE SUPPRESSION APPROVAL (FINAL)

☒ Approved Permit #: PFS24-0066
☐ Not Required

SWIMMING POOL - STATE/COUNTY APPROVAL

☐ Approved Permit #:
☒ Not Required

HOOD SUPPRESSION SYSTEM APPROVAL (FINAL)

☒ Approved Permit #: PFS24-0073
☐ Not Required

Signature: Matt Cook

FINAL FIRE DEPT INSPECTION

☒ Approved
☐ Not Required

Date: 10/11/24



cityofnovi.org

Receipt: 14787

01/16/26

Page

The sum of: \$1,420.00

SHAKE SHACK ENTERPRISES LLC

**225 VARICK ST, STE 301
NEW YORK NY 10014**

LIQUOR LL WITH 2 APPLICANTS

1,420.00

Total

1,420.00

TENDERED:

CHECKS

129907

1,420.00

Signed: _____

MEMORANDUM



TO: Melissa Morris, Deputy City Clerk

FROM: Alan Hall, Deputy Director of Community Development *ASH*

SUBJECT: SHAKE SHACK LIQUOR LICENSE

DATE: 02/06/26

The property located at **43335 CRESCENT BLVD** has received a Special Inspection permit (**PSI26-0023**) for the purpose of:

- ☐ Auctions
- ☒ Liquor license
- ☐ Arcade license
- ☐ Massage license
- ☐ Outdoor gathering
- ☐ Outdoor seating
- ☐ Other: _____

From a building safety standpoint, the Building Division does not object to the proposed liquor license. Should you have any further questions with regards to this matter please feel free to contact me at (248) 347-0417.

MEMORANDUM



TO: CORTNEY HANSON, CITY CLERK
FROM: ERICK W. ZINSER *EJ*
DIRECTOR OF PUBLIC SAFETY / CHIEF OF POLICE
INITIATED BY: MICHAEL BENDER, DETECTIVE *MB*
SUBJECT: CLASS C/QUOTA LIQUOR LICENSE APPLICATION,
SHAKE SHACK MICHIGAN LLC
DATE: JANUARY 16, 2026

Liquor License Request:

Shake Shack LLC is requesting a new Class C/Quota liquor license, which is located at 43335 Crescent Blvd, Novi, MI 48375.

Applicant/Background Information:

This application is being sought by Shake Shack LLC. Shake Shack has been open at its current location in Novi for approximately 15 months, and has other restaurants in Michigan for approximately 9 years. Shake Shack has over 20 years of restaurant and alcohol experience with a high standing reputation.

Police Contacts:

A CLEMIS check was conducted on Shake Shack and the check revealed nothing of concern that would disqualify the applicant from approval.

Financial Review:

Based upon the financial data provided by the corporation, no issues were found to prevent the liquor license application process from proceeding.

Summary:

Based on the information provided and the subsequent liquor investigation, I find no reason to deny the applicant's request. This request requires the approval of the Novi City Council.

C: Victor Cardenas, City Manager



January 16, 2026

CITY COUNCIL

Mayor

Justin Fischer

Mayor Pro Tem

Laura Marie Casey

Dave Staudt

Brian Smith

Matt Heintz

Priya Gurumurthy

Aaron Martinez

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

TO: Cortney Hanson, City Clerk
Melissa Morris, Deputy City Clerk

FROM: Andrew Copeland – Fire Marshal

SUBJECT: -Liquor Business License Transfer –
Shake Shack, 43335 Crescent Blvd, Novi Mi. 48375

A fire inspection was conducted at the above business and the business has been found to be in compliance with the adopted fire prevention code.

The Fire Department does not have any objections to this Liquor License application at this time.

Sincerely,

Andrew Copeland – Fire Marshal
City of Novi Fire Department

cc. file

Novi Public Safety Administration

45125 Ten Mile Road
Novi, Michigan 48375
248.348.7100
248.347.0590 fax

cityofnovi.org



CITY OF NOVI CITY COUNCIL
FEBRUARY 23, 2026

SUBJECT: Consideration of approval to award a contract to Luigi Ferdinandi & Son Cement Co., and Santos Cement Inc. for as-needed concrete repairs, with the estimated annual amount of \$608,000.

SUBMITTING DEPARTMENT: Department of Public Works, Engineering Division

KEY HIGHLIGHTS:

- The City's preventative and routine maintenance program includes road panel replacement, road curb repairs, sidewalk flag replacements, and storm drain structure rehabilitation.
- Awarding the two low bidders with a shared median unit price.

BACKGROUND INFORMATION:

A primary goal of the City's asset management program is the preservation of infrastructure to prevent costly, large-scale reconstruction. Examples of preventative and routine maintenance include, but are not limited to, road panel replacement, curb repairs, sidewalk flag replacements, and storm drain structure rehabilitation. Each of these programs helps ensure City assets remain in good, functional condition.

Novi's preventative maintenance program, in conjunction with other asset improvement initiatives, is intended to result in an overall improvement to the quality of the City's right-of-way. The objective of this service is to preserve concrete assets through lower-cost rehabilitation techniques, rather than allowing deterioration to progress to the point where extensive reconstruction is required resulting in significantly higher costs and effort.

To perform concrete maintenance work in a timely and efficient manner, the Department of Public Works is proposing to award as-needed concrete repair contracts to two bidders: Luigi Ferdinandi & Son Concrete Co. and Santos Cement Inc. Both contractors have agreed to a shared median unit price.

Eight bids were received and publicly opened on January 27, 2026, following a public bid solicitation period. The bid tabulation is included in the packet. Luigi Ferdinandi & Son Concrete Co. and Santos Cement Inc. are recommended as being

in the best interest of the City, as both firms met all requirements of the bidding instructions and submitted the lowest combined bid.

The contract term is one year with three potential one-year extensions.

RECOMMENDED ACTION: Approval to award a contract to Luigi Ferdinandi & Son Cement Co., and Santos Cement Inc. for as-needed concrete repairs, with the estimated annual amount of \$608,000

2026 AS-NEEDED CONCRETE REPAIRS CONTRACT

Pay Item	Pay Unit	Est. Quantity	Luigi Ferdinandi & Sons	Santos Cement	Agreed Pricing
			Unit Price	Unit Price	Unit Price
Remove and replace, Concrete 4 inch	Sq. Ft.	5000	\$8.33	\$7.50	\$7.91
Remove and replace, Concrete 6 inch	Sq. Ft.	10000	\$9.33	\$8.50	\$8.91
Remove and replace, Concrete 8 inch	Sq. Ft.	7500	\$11.33	\$10.00	\$10.66
Integral Concrete Curb & Gutter	LF	2000	\$30.00	\$30.00	\$30.00
Concrete Curb	LF	1000	\$30.00	\$22.00	\$26.00
Catch basin, reconstruction	VF	10	\$100.00	\$200.00	\$150.00
Catch basin, rehabilitation (top 12")	Each	10	\$1,000.00	\$200.00	\$600.00
Catch basin, tuck pointing (top 24 ")	Each	20	\$250.00	\$200.00	\$225.00
21AA aggregate (beyond refreshing)	Sq. Yd.	1000	\$1.00	\$15.00	\$8.00
Joint Seal/Overband	LF	2000	\$1.50	\$1.00	\$1.25
Asphalt remove & replace (pathways)	Sq. Ft.	1000	\$10.00	\$8.00	\$9.00
Asphalt mill & replace (2") (pathways)	Sq. Ft.	2000	\$7.50	\$7.00	\$7.25
ADA tile, provide & install	LF	25	\$55.43	\$55.00	\$55.21
Single lane non-freeway closure, if needed	Per Day	7	\$333.00	\$1,000.00	\$666.50



CITY OF NOVI

CONTRACTOR QUALIFICATIONS QUESTIONNAIRE

AS-NEEDED CONCRETE REPAIR CONTRACT

Failure to answer all questions could result in rejection of your proposal.

Name of Firm Luigi Ferdinandi & Son Cement Co.
Address: 16481 Common Rd
City, State Zip Roseville, MI 48066
Telephone 586-774-1000 Fax 586-774-1001
Cell 586-615-6101
Agent's Name (please print) Luigi V Ferdinandi
Agent's Title Vice President
Email Address: Louie @ luigicement.com
Website or Info @ luigicement.com

1. Organizational structure: Corporation, Partnership, etc. S-Corp
2. Firm established: 1984 S-Corp Years in business: 58 yrs
3. Has your firm filed for Chapter 7 or Chapter 11 within the last ten (10) years?
No ☒ Yes ☐ Reason: _____
4. Under what other or former names has your organization operated?
Luigi F. Cement
5. How many full-time employees? 12 Part-time? 50-Seasonal
6. Are you able to provide insurance coverage as required by this bid? YES
7. List the scope of services (type of work) you are able to perform.
Concrete Repairs - 4", 6", 8" etc
Masonry Repairs
Catch Basins - manhole repairs
ADA Ramps
8. Provide a list of employees and all other professional staff to be assigned to this contract. Include name, title, license number, years' of experience, full/part time, on-call availability, qualifications, and experience.

See Attachment (1)

9. List equipment, tools, and all other resources available to your firm to perform this contract:

See Attachment (2)

10. Provide a list of all open contracts your company currently holds. Include contact name, organization, type, size, required date of completion, percentage of completion, value of contract.

See Attachment (3)

11. **References:** Provide at least three (3) references for projects that are comparable in scope to this bid. Several references from municipalities would be desirable.

Company See attachment (4) (4.1)

Address

Phone Contact name

Company

Address

Phone Contact name

Company See Attachment ④
Address _____
Phone _____ Contact name _____

12. Claims and Suits: Does your firm have any litigation pending or outstanding against your organization or its officers? If yes, please provide details.

No ✓ Yes _____

13. Provide any additional information you would like to include which may not be included within this Questionnaire. You may attach additional sheets.

See attachments 5 to 8

THE FOREGOING QUESTIONNAIRE IS A TRUE STATEMENT OF FACTS:

Signature of Authorized Company Representative: Luigi V. Ferdinand

Representative's Name (please print) Luigi V. Ferdinand

Date 1-27-26



CITY OF NOVI
AS-NEEDED CONCRETE REPAIR CONTRACT
BID FORM

We, the undersigned as bidder, propose to furnish to the City of Novi, according to the specifications, terms, conditions and instructions attached hereto and made a part thereof:

Pay Item	Pay Unit	Estimated Quantity	Unit Price
Remove and replace, Concrete, 4 inch	SF	5,000	\$ 8.33
Remove and replace, Concrete, 6 inch	SF	10,000	\$ 9.33
Remove and replace, Concrete, 8 inch	SF	7,500	\$ 11.33
Integral Concrete curb & gutter	LF	2,000	\$ 1.00
Concrete curb	LF	1,000	\$ 30.00
Catch basin, reconstruction	VF	10	\$ 100.00
Catch basin, rehabilitation (top 12")	Ea	10	\$ 1000.00
Catch basin, tuck pointing (top 24")	Ea	20	\$ 250.00
21AA aggregate (beyond refreshing)	SY	1,000 (as needed)	\$ 1.00
Joint Seal / Overband	LF	2,000	\$ 1.50
Asphalt remove & replace (pathways)	SF	1,000	\$ 10.00
Asphalt mill & replace (2") (pathways)	SF	2,000	\$ 7.50
ADA tile, provide and install	LF	25	\$ 55.43
Single lane (non-freeway) closure, if needed	Per Day	7	\$ 333.00

ADDITIONAL CHARGES (Any and all potential additional charges must be disclosed. The City will not pay any additional charges if they are not listed here, or attached on an additional sheet).

N/A

COMMENTS:

n/A

We acknowledge receipt of the following Addenda:

1 (1-22-2026),

(please indicate numbers)

NON-IRAN LINKED BUSINESS

By signing below, I certify and agree on behalf of myself and the company submitting this proposal the following: (1) that I am duly authorized to legally bind the company submitting this proposal; and (2) that the company submitting this proposal is not an "Iran linked business," as that term is defined in Section 2(e) of the Iran Economic Sanctions Act, being Michigan Public Act No. 517 of 2012; and (3) That I and the company submitting this proposal will immediately comply with any further certifications or information submissions requested by the City in this regard.

THIS BID SUBMITTED BY:

Company (Legal Registration)

Luigi Ferdinandi + Son Cement Co Inc

Address

16481 Common Rd

City

Roseville

State

MT

Zip

48066

Telephone

586-774-1000

Fax

586-774-1001

Representative's Name

Luigi V Ferdinandi

Representative's Title

Vice President

Authorized Signature

Luigi V Ferdinandi

E-mail

info@lugicement.com

Date

1-27-26



CITY OF NOVI
AS-NEEDED CONCRETE REPAIR CONTRACT
ADDENDUM #1

INTENT: This addendum has been issued to modify and/or interpret the original specifications for the bid/RFP named above. Unless otherwise instructed, the information contained within this Addendum shall take precedence over anything contrary in the original specifications, and shall hereinafter be considered as part of the package.

RESPONSE: The Contractor shall verify receipt of this Addendum on the Bid/Fee Proposal Form.

CONTENTS: Included in this Addendum is one (1) page with written vendor questions with answers.

QUESTIONS:

1. The bid item: Integral Concrete curb & gutter(pg. 17): 2000 LF

Is the intent to cut longitudinally parallel to the curb, leaving the existing road panels, only replacing the curb?

Or...Is the intent to remove the road panel, and the integral curb. Providing a pay item for the curbing integral to the road panel?

A. The intent is to remove the road panel, and the integral curb. Providing a pay item for the curbing integral to the road panel.

Acknowledged
Luzi V. Fedinardi

Tracey Marzonie
Purchasing Department

**Addendum Description**

Vendor questions with answers

Notice Modifications

Notice Information	From Value	To Value
No entries		

Category Modifications

Added Categories
No Categories Added

Removed Categories
No Categories Removed

Added Documents[A]

Document	Size	Uploaded Date	Language
Addendum 1 [pdf]	74 Kb	01/22/2026 02:36 PM EST	English

Yusuf V. Federal



CITY OF NOVI
INSURANCE REQUIREMENTS
ATTACHMENT A

*See Attachment ⑦
Copy of
Cert. of
insurance*

1. The Contractor shall maintain at its expense during the term of this Contract, the following insurance:
 - a. **Worker's Compensation** insurance with the Michigan statutory limits and Employer's Liability insurance with minimum limits of **\$100,000** (One Hundred Thousand Dollars) each accident.
 - b. **Commercial General Liability Insurance** – The Contractor shall procure and maintain during the life of this contract, Commercial General Liability Insurance, Personal Injury, Bodily Injury and Property Damage on an "Occurrence Basis" with limits of liability not less than **\$1,000,000** (One Million Dollars) per occurrence combined single limit.
 - c. **Automobile Liability** insurance covering all owned, hired and non-owned vehicles with Personal Protection insurance to comply with the provisions of the Michigan No Fault Insurance Law including Residual Liability insurance with minimum bodily injury limits of **\$1,000,000** (One Million Dollars) each person and **\$1,000,000** (One Million Dollars) each occurrence and minimum property damage limits of **\$1,000,000** (One Million Dollars) each occurrence.
2. All policies shall name the Contractor as the insured and shall be accompanied by a commitment from the insurer that such policies shall not be canceled or reduced without at least thirty (30) days prior notice date to the City; alternately, contractor may agree to provide notice of such cancellation or reduction.
3. The City of Novi shall be named as Additional Insured for General Liability and Auto Liability. Certificates of Insurance evidencing such coverage shall be submitted to City of Novi, Purchasing Department, 45175 Ten Mile Road, Novi, Michigan 48375-3024 prior to commencement of performance under this Contract and at least fifteen (15) days prior to the expiration dates of expiring policies. A current certificate of insurance must be on file with the City for the duration of the contract. Said coverage shall be PRIMARY COVERAGE rather than any policies and insurance self-insurance retention owned or maintained by the City. Policies shall be issued by insurers who endorse the policies to reflect that, in the event of payment of any loss or damages, subrogation rights under those contract documents will be waived by the insurer with respect to claims against the City
4. The Contractor shall be responsible for payment of all deductibles contained in any insurance required hereunder.
5. If, during the term of this Contract, changed conditions or other pertinent factors should in the reasonable judgment of the City render inadequate insurance limits,

the Contractor will furnish on demand such additional coverage as may reasonably be required under the circumstances. All such insurance shall be effected at the Contractor's expense, under valid and enforceable policies, issued by the insurers of recognized responsibility which are well-rated by national rating organizations and are acceptable to the City.

6. If any work is sublet in connection with this Contract, the Contractor shall require each subcontractor to effect and maintain at least the same types and limits of insurance as fixed for the Contractor.
7. The provisions requiring the Contractor to carry said insurance shall not be construed in any manner as waiving or restricting the liability of the Contractor under this contract.
8. The City has the authority to vary from the specified limits as deemed necessary.

ADDITIONAL REQUIREMENTS

HOLD HARMLESS/INDEMNITY

Feb 12-26

1. The Contractor agrees to fully defend, indemnify and hold harmless the City, its City Council, its officers, employees, agents, volunteers and contractors from any claims, demands, losses, obligations, costs, expenses, verdicts, and settlements (including but not limited to attorney fees and interest) resulting from:
 - A. Acts or omissions by the Contractor, its agents, employees, servants and contractors in furtherance of execution of this Agreement, unless resulting from the sole negligence and tort of the City, its officers, employees, agents and contractors.
 - B. Violations of state or federal law involving whether administrative or judicial, arising from the nature and extent of this Agreement.
 - C. The Contractor agrees to defend the City from and against any and all actions or causes of action, claims, demands or whatsoever kind or nature arising from the operations of the Contractor and due to the acts or omissions of the Contractor or its agents, including, but not limited to, acts of omissions alleged to be in the nature of gross negligence or willful misconduct. The Contractor agrees to reimburse the City for reasonable attorney fees and court costs incurred in the defense of any actions, suits, claims or demands arising from the operations of the Contractor under this Agreement due to the above-referenced acts or omissions.
2. The Contractor agrees that it is its responsibility and not the responsibility of the City of safeguard the property and materials used in performing this Contract. Further the Contractor agrees to hold the City harmless for any loss of such property and materials used in pursuant to the Contractor's performance under this Contract.

3. The Contractor shall not discriminate against any employee, or applicant for employment because of religion, race, color, national origin, age, sex, height, weight, handicap, ancestry, place of birth, sexual preference or marital status. The Contractor further covenants that it will comply with the Civil Rights Act of 1973, as amended; and the Michigan Civil Rights Act of 1976 (78. Stat. 252 and 1976 PA 453) and will require a similar covenant on the part of any consultant or subcontractor employed in the performance of this contract.

Luigi V. Medrano
1-27-24

SAMPLE

CONTRACT FOR AS-NEEDED CONCRETE REPAIRS



This Agreement shall be considered as made and entered into as of the date of the last signature ("Effective Date"), and is between the City of Novi, 45175 Ten Mile, Novi, Michigan 48375 "City", and _____, whose address is _____, "Contractor."

Work. For and in consideration of payment by the City as provided under the Payment Section of this Contract, Contractor shall perform the work described on and in the Work Specifications listed in "Exhibit A", which is a part of this Contract, in a competent, efficient, timely, good and workmanlike manner and in compliance with the following terms and conditions.

Permits. The work to be performed includes applying and paying for, and obtaining issuance of all required permits and satisfying all requirements or conditions for such permits.

Bonds and Insurance. This Contract is conditioned on Contractor securing and maintaining the liability insurance specified in the Bid Specifications, which are a part of this Contract, which shall be confirmed by Certificate(s) of Insurance, with said coverages to be maintained for the life of this Contract and the City entitled to thirty (30) days written notice of any cancellations or changes. Contractor shall also supply payment, performance, and maintenance bonds as required, in a form acceptable to the City.

Time of Work. All Insurance requirements shall be satisfied within 14 days, and work shall be completed within 30 days of the Effective Date of this Contract. These time limits are of the essence of this Contract and failure to meet them shall permit City to terminate this Contract whether or not work has been commenced.

Payment. The City agrees to pay the Contractor based on unit pricing included in Exhibit A, payment to be made after satisfactory completion of the work and within thirty (30) days of receiving a final bill or invoice for the work from the Contractor, accompanied by a sworn statement and full unconditional waivers of lien, confirming that all subcontractors and any material suppliers have been paid in full.

Changes. Any changes in the provisions of this Contract must be in writing and signed by the City and Contractor.

Liability. Contractor shall be liable for any injury or damage occurring on account of the performance of its work under this Contract. Consistent with this liability, the Contractor agrees to defend, pay on behalf of, and hold harmless the City, its agents, and others working on its behalf against any and all claims, demands, suits, losses and settlements, including actual attorney fees incurred and all costs connected therewith, for any damages which may be asserted, claimed or recovered against the City by reason of personal injury and/or property damages which arises out of or is in any way connected or associated with this Contract.

SAMPLE



Inspections, Notices and Remedies Regarding Work. During the performance of the work by Contractor, City shall have the right to inspect the work and its progress to assure that it complies with this Contract. If such inspections reveal a defect in the work performed or other default in this Contract, City shall provide Contractor with written notice to correct the defect or default within a specified number of days of the notice. Upon receiving such a notice, Contractor shall correct the specified defects or defaults within the time specified. Upon a failure to do so, the City may terminate this Contract by written notice and finish the work through whatever method it deems appropriate, with the cost in doing so a valid claim and charge against Contractor, or, preserve the claims of defects or defaults without termination by written notice to Contractor.

Demolition Disposal Requirements. The Contractor shall perform all work and dispose of all materials in compliance with all provisions of applicable federal, state, county and City environmental laws. This obligation includes lawful disposal of all material, with a condition of the City's payment obligation being Contractor delivering to City copies of written documents from the licensed landfill or disposal site, confirming the dates, quantities and types of demolition debris disposed of, the disposal costs and that those costs have been paid in full by Contractor.

Compliance with Laws. This Contract and all of Contractor's work and practices shall be subject to all applicable state, federal and local laws, rules or regulations, including without limitation, those which apply because City is a public governmental agency or body. Contractor represents that it is in compliance with all such laws and eligible and qualified to enter into this Contract.

Anti-Discrimination. The Contractor shall not discriminate against any employee, or applicant for employment because of religion, race, color, national origin, age, sex, height, weight, handicap, ancestry, place of birth, sexual preference or marital status. The Contractor further covenants that it will comply with the Civil Rights Act of 1973, as amended; and the Michigan Civil Rights Act of 1976 (78. Stat. 252 and 1976 PA 453) and will require a similar covenant on the part of any consultant or subcontractor employed in the performance of this contract.

Governing Law. This Contract shall be governed by the laws of the State of Michigan.

Assignment. Contractor shall not assign this Contract or any part thereof without the written consent of the City.

Successors and Assigns. This Contract shall be binding on the parties, their successors, assigns and legal representatives.

Notices. Written notices under this Contract shall be given to the parties at their addresses on page one by personal or registered mail delivery to the attention of the following persons:

City: Victor Cardenas, City Manager and Cortney Hanson, City Clerk

Contractor:

SAMPLE

WLF acknowledge

Contract Term. The Contract Term shall be as set forth in the attached Exhibit A.

Contract Termination. The City may terminate and/or cancel this contract (or any part thereof) at any time during the term, any renewal, or any extension of this contract, upon thirty (30) days written notice to the Contractor, for any reason, including convenience without incurring obligation or penalty of any kind. The effective date for termination or cancelation shall be clearly stated in the written notice. In the event of termination Contractor shall be paid as compensation in full for services performed to that date an amount calculated for that particular project. Such amount shall be paid by the City upon Contractor delivering or otherwise making available to the City all data, drawings, specifications, reports, estimates, summaries, and such other information and materials as may have been prepared and/or accumulated by Contractor in performing the services up to the date of termination.

Waivers. No waiver of any term or condition of this Contract shall be binding and effective unless in writing and signed by all parties, with any such waiver being limited to that circumstance only and not applicable to subsequent actions or events.

WITNESS AND DATES
OF SIGNATURES:

CITY OF NOVI

Date: _____

By: Justin Fischer
Its: Mayor

Date: _____

By: Cortney Hanson
Its: Clerk

WITNESSES AND DATES
OF SIGNATURES:

CONTRACTOR

Date: _____

By:
Its:

LUIGI FERDINANDI & SON CEMENT CO.
16481 COMMON RD.
ROSEVILLE, MI 48066
586-774-1000 FAX 586-774-1001
Info@luigicement.com

ATTACHMENT #1

KEY INDIVIDUALS IN ORGANIZATION

NAME	POSITION	EXPERIENCE
Luigi V. Ferdinandi	Vice President	Construction industry for over 35 years. Directly involved in daily operations and management of projects and employees. Manages large projects with several municipalities that include road & parking lot pavement, sidewalk programs and other concrete replacement projects. Works directly with municipalities' directors and engineers.
Robert Wiest	Site Manager and Supervisor	Construction and concrete industry for over 40 years. Manages and supervises municipal projects through completion. Prepares and plans scope of projects. Employee of Luigi Cement since 2011.
Giovanni Toscano	Superintendent- Job Supervisor	Construction industry for over 14 years. Prepares and plans scope of projects. Manages and supervises municipal projects through completion. An employee of Luigi Cement since 2012.
Salvatore Toscano	Foreman	Construction industry for over 35 years. Manages projects and on site daily. An employee of Luigi Cement since 1999.
Various	Machine operators, Form setters, Concrete Finishers and Construction laborers	We have over 45 employees during the season in the various positions. They are skilled, trained and highly qualified.

LUIGI FERDINANDI & SON CEMENT CO.

EQUIPMENT LIST

Attachment #2

ITEM	YEAR	DESCRIPTION	SERIAL #
1	1980	MASSEY FERGUSON	9A304422
2	2005	AMIDA POWER BUGGY	FOP162216
3	1979	ARROW BREAKER (SELF PROPELLED)	JHJ1250165
4	1997	ARROW BOARD DIETZ	409110
5	1999	426 C BACKHOE	6XN03655
6	1999	KOMATSU PC 12800-2 EXCAVATOR	5018
7	1995	TARGET CONCRETE SAW	V465D1
8	1999	KOMATSU BULLDOZER	4730004PO-75880
9	2003	HITACHI EXCAVATOR	220667
10	1985	CASE LOADER	9159857
11	2006	HYSTER HIGH LOW	F005A09714J
12	2008	KOMATSU SK 1026-5 SKIDSTEER	A80365
13	1999	SKYTRACK MODEL 8042 BOOM YARD FORKLIFT	11169
14	2010	NEW HOLLAND SKIDSTEER L190	NAM 419757
15	2000	MAGNUM X CONCRETE SAW	914940081
16	2004	KOMATSU EXC PC 138 USLC-2 W/36"BUCKET	001131
17		ATLAS COPCO BREAKER MODEL MB800 rebuilt	001681
18	2011	BOBCAT SKID-STEER LOADER S750	AP3211444
19	2001	AMIDA POWER BUGGY	010771677
20	2015	ALLMAND ARROWBOARD MODEL 2220	
21		SULLAIR AIR COMPRESSOR - PULL BEHIND	
22		IPC Hammer breaker (Emidios) Model HH300	4E709
23	2005	Bobcat Hammer breaker (Sal's) B950	797013296
24	2000	Atlas Hammer breaker (Protocon) Type PB-310	002738
25	2011	INDY Power Buggy - Model IPB-16	2011-00101
26	2012	New Holland Hydraulic Hammer CAL750 (Ed's)	51V1010
27	1996	Stepp 165 Kettle	N/A
28	2012	Atlas Copco Breaker Model SBU 340 (A/S)	BES 000765
29		36 in pavement removal bucket	H39571A
30	2007	Komatsu excavator model: PW160	K40521
31	2014	John Deere skid steer loader	1T0320DBC BG206569
32		Light Tower - Magnum	20842
33	1996	Arrow - Converted to transfer tank	3805565AC7C55
34		Arrow Concrete Breaker (purch. speedy exc 2-2015)	HJ1350

LUIGI FERDINANDI & SON CEMENT CO.

EQUIPMENT LIST

Attachment #2

ITEM	YEAR	DESCRIPTION	SERIAL #
35	1985	Arrow Breaker -1250	439
37	2015	BOBCAT S-770	ATF213182
38		Sullair air compressor - J85DPOJD	004-128906
39	2016	INDY Power Buggy - Indy model 1Pb16	14302
40	2016	Atlas Copco EC70T Breaker	BES045776
41	2016	Atlas Copco EC70T Breaker	BES045775
42	2005	Caterpillar 277B Track skid steer	CAT0277BCMDH02925
43	2018	Skid-steer Loader - Bobcat S770	AT5A13203
44	2018	Skid-steer Loader - Bobcat BC3 - bucket	6726344
45	2018	Skid-steer Loader - Bobcat S770 T4	AT5A13012
46	2018	Skid-steer Loader - Bobcat BC3 - bucket	6726344
47	2011	Whiteman Power Buggy	110539
48	2019	Blue Diamond Slab Bucket	40189
49	2019	Blue Diamond Slab Bucket	40190
50	2019	Target concrete walk behind saw EC185Dm18	79717
51	2019	Target concrete walk behind saw EC185Dm18	64717
52	2019	Target concrete walk behind saw PRO65III	395194
53	2019	Ingersoll Rand 30 gallon Air compressor	3481174
54	2019	Skid-steer Loader- Bobcat S770 T4	AT5A13058
55	2019	Skid-steer Loader - Bobcat BC3 - bucket	6726344
56	2019	Bobcat Stump Grinder SG60	233005243
57	2020	Skid-steer Loader- Bobcat S770 T4	AT5A14344
58	2021	Magnum 74 HP Deutz Diesel concrete saw	
59	2021	MI Cat Excavator	F6P01021
60	2021	Whiteman Power Buggy	1M0256
61	2021	Caterpillar Hammer	K6500973
62	2021	Bobcat S770 Skidsteer	AT5A17126
63	2020	BARRETO Stump Grinder	SG2299
64	2007	Case Loader	JEE0200514
65	2022	Wainroy/Woods 316-36" SLBGRBKT concrete bucket	239037
66	2022	BARRETA STUMP GRINDER (ATLAS)	SG2300
67	2022	Target Arrow board	s12242665f1151010n100 4319
68	2022	MI Caterpillar -tools hammer and bracket	K6501369
69	2022	AIS NPK PH3 Hydraulic breaker	JF11327
70	2022	Bobcat Compact Excavator	B4GM1724363372
71	2023	Caterpillar Excavator	GWT02988

LUIGI FERDINANDI & SON CEMENT CO.			
EQUIPMENT LIST			Attachment #2
ITEM	YEAR	DESCRIPTION	SERIAL #
72	2023	Engcon Tiltrotator	F6P01021
73	2023	S770 T4 Bobcat Skid-Steer Loader	AT5A18519
74	1995	950 Cat loader	5-SK1828
75	2023	Kubota Diesel Walk Behind Saw	175016
76	2023	Core Cut 71 HP Diesel concrete Saw	164864
77	2023	Bobcat S770	AT5A18869
78	2021	Bobcat Bucket-80" hd	7272681
79	2024	Caterpillar 315- BPRZ1	WKX30979
80		McClosky 512 R Trommel Creen -USED	11199
81	2024	Barretto Stump Grinder Walk behind-25HP	SG-5066

2026 CURRENT PROJECTS UNDER CONTRACT				
ATTACHMENT # 3		AS OF 1/26/2026		
OWNER NAME	PROJECT/LOCATION	CONTRACT AMOUNT	Year	COMPLETION DATE
City of Dearborn Heights	2024-2026 Street & Sidewalk Repair	\$ 125,000.00	2026	7/15/2026
City of Eastpointe	Catch basin repair program-2024-2026	\$ 271,277.00	2026	11/1/2026
City of Hamtramck	Utility Pavement repair program 2024-26	\$ 145,000.00	2026	12/1/2026
City of Sterling Heights	Utility Structure and concrete repairs	\$ 200,000.00	2026	10/31/2026
City of Sterling Heights	Turf and Concrete	\$ 250,000.00	2026	10/31/2026
City of Waterford	Pavement repair program	\$ 251,508.00	2026	9/15/2026
City of Dearborn	FCPAC concrete repairs	\$ 214,602.00	2026	6/1/2026
Various Private jobs	Various concrete in Macomb, Wayne and Oakland counties	\$ 534,000.00	2026	7/1/2026

**LUIGI FERDINANDI & SON CEMENT CO.
16481 COMMON RD.
ROSEVILLE, MI 48066**

Attachment # 4

PROJECT REFERENCES:

MAJOR CONSTRUCTION PROJECTS COMPLETED FOR MUNICIPALITIES IN LAST 5 YEARS:

PROJECT	OWNER	ENGINEER-Contact	AMOUNT/DATE COMPLETED
City of Eastpointe Catch Basin Repair program 2024-2026	City of Eastpointe	Ryan Kern P.E Project Manager – AEW- 586-726-1234 rkern@aewinc.com	\$325,000 November 2025
City of Eastpointe Parking Lot Improvements Community Garden	City of Eastpointe	Ryan Kern P.E Project Manager – AEW- 586-726-1234 rkern@aewinc.com	\$95,000 November 2025
City of St Clair Shores Veterans Memorial Park Service Dr.	City of St. Clair Shores	Fatmir Kuci Graduate Engineer AEW 586-726-1234 fkuci@aewinc.com	\$167,000 November 2025
City of Sterling Heights Utility structure and Concrete repair program 2022-2024	City of Sterling Heights, MI	Brent Bashaw, City Engineer for Sterling Heights. 40555 Utica Sterling Heights 48313 586-446-2720 bbashaw@sterling-heights.net	\$329,000 November 2025 \$490,000 November 2024 \$351,000 November 2023 \$498,000 November 2022
City of Sterling Heights Concrete and Turf replacement program 2025, 2024, 2023, and 2018-2022	City of Sterling Heights, MI	Jim Nichols – Water Division Supervisor 40555 Utica Rd. Sterling Heights MI 586-446-2445 jimnichols@sterling-heights.net	\$260,000-June 2025 \$179,000-Nov 2024 \$174,000 –Nov 2023 \$266,000 Nov 2022 \$131,000 November 2021 \$101,700 November 2020 \$98,600 November 2019 \$159,300 November 2018
City of Sterling Heights 2025,2024 & 2022 & 2019 Sidewalk Replacement Program	City of Sterling Heights, MI	Brent Bashaw, City Engineer for Sterling Heights. 586-446-2720 bbashaw@sterling-heights.net	\$2,020,000 October 2025 \$1,300,000 October 2024 \$1,280,000 Nov 2022 \$1,068,000 Nov 2019
City of Oak Park 2025 Catch basin line replacement project	City of Oak Park	Dan Samuel Engineering Technician II City of Oak Park Municipal Services (248) 691-7452 dsamuel@oakparkmi.gov	\$267,000-May 2025

Mt. Clemens Pavement and sidewalk repairs 2025, 2024 2023 2022, 2021	City of Mt. Clemens, MI	Jeff Wood -Public Services Director One Crocker Blvd. Mount Clemens, MI 586-469-6847 Ashley Carpenter, PE Anderson,Eckstein & Westrick. 586-726-1234 acasey-carpenter@aeawinc.com	\$450,000- Pavement program November 2025 \$150,000-Sidewalk May 2025 \$225,000 -Sidewalk May 2024 \$350,000 –Pavement patching Oct 2024 \$600,000-Sidewalk June 2023 \$883,000-Pavement patching October 2023 \$414,000-Sidewalk July 2022 \$756,000 –Sidewalk November 2021
Dearborn Heights 2024-2026 Street & Sidewalk Repair	City of Dearborn Heights	John Danci, Director of Public Works 24600 Van Born Dearborn Heights 48125 313-791-6000 jdanci@dearbornheightsmi.gov	\$636,000 October 2025 \$781,000 October 2024
City of Farmington 2025,2024, 2023, 2022, 2021 and 2020 Sidewalk program	City of Farmington, MI	OHM Advisors 34000 Plymouth Rd. Livonia MI Michael McNutt 734-522-6711	\$363,000 October 2025 \$330,000 Sept 2024 \$220,000 July 2023 \$ 280,000 Sept 2022 \$196,000 October 2021 \$502,500 August 2020
City of St. Clair Shores Alley Reconstruction 2024	City of St Clair Shores	Ashley Carpenter, PE Anderson,Eckstein & Westrick. 586-726-1234 acasey-carpenter@aeawinc.com	\$143,000, August 2024
Clawson 2024 Concrete Pavement Repair Program	City of Clawson	Michael D. Smith, PE Senior Project Manager 51301 Schoenherr Road, Shelby Twp., MI 48315 Phone: 586-726-1234 msmith@aeawinc.com	\$199,404.05 – November 2024
City of New Baltimore 2023 Sidewalk Ramp Replacement	City of New Baltimore	Project Control Engineering – William Meldrum. 810-794-1931 wmeldrum@pce-eng.com	\$775,000 August 2024 \$116,000 October 2023
Chesterfield Township 2023 and 2024 Sidewalk Replacement Program	Chesterfield Township	Spalding DeDecker, Phillip Strunk 248-844-5400 pstrunk@sda-eng.com	\$229,000 June 2024 \$259,000 October 2023
City of Romulus – MEDC 2023 Sidewalk Program	City of Romulus	OHM Advisors 34000 Plymouth Rd. Livonia MI Michael McNutt 734-522-6711 Michael.McNutt@ohm-advisors.com	\$68,000 May 2024 \$768,000 November 2023

City of Warren- SAD Sidewalk repairs 2023,2022, and 2021	City of Warren	Joe Jenkins, City of Warren engineer, - 586-759-9308 <jenkins@cityofwarren.org	\$85,000 October 2024 \$500,000, June 2023 \$865,000, July 2022 \$792,000, November 2021
City of Warren – SAD Pavement repairs	City of Warren	Joe Jenkins, City of Warren engineer, - One City Square Warren 48093 -586-759-9308	\$ 700,000.00 November 2023 \$800,000 2022 \$1,520,000 2021
City of Ferndale 2022 Sidewalk program	City of Ferndale	Scott Ringler, P. E Giffels Webster 248-852-3100 sringler@giffelswebster.com	\$250,000 September 2024 \$278,000 September 2022
City of Livonia 2021-22 Sidewalk and Pavement replacement program-21F	City of Livonia, MI	Todd Zilincik, PE, City Engineer for City of Livonia. 734-466-2561	\$368,000, October 2022
City of Birmingham 2022 & 2020 Sidewalk Repair Program	City of Birmingham, MI	Ryan Kern P.E Project Manager – AEW- 586-726-1234 rkern@aewinc.com	\$350,000- October 2023 \$518,000 – 2021 and 2020
City of Berkley 2022, 2021 & 2020 Sidewalk Replacement Program	City of Berkley	Hubbell,Roth & Clark Inc. 555 Hulet Dr Bloomfield Hills, MI Edward Zmich 248-454-6300 EZmich@hrcengr.com	\$ 105,000 November 2022 \$ 298,000 October 2021 \$ 96,100 September 2020
Shelby Township Sidewalk program – 2021,2020 and 2019	Shelby Township	Anderson, Eckstein & Westrick, Inc. 51301 Schoenherr Rd Shelby Twp, MI 48315 586-726-1234- Aseel Putros-PE	\$327,786 November 2021 \$198,980 November 2020 \$161,960 November 2019
Macomb Township 2020-2019-2018 Sidewalk repair program	Macomb Township, MI	Jason Gelle Facilities and Grounds Maintenance 54111 Broughton Macomb Twp, MI 586-992-0710	\$480,000 June 2020 \$252,000 November 2019 \$2,045,000 Dec 2018

LUIGI FERDINANDI & SON CEMENT CO.
16481 COMMON RD.
ROSEVILLE, MI 48066
586-774-1000 FAX 586-774-1001

Attachment (41)

PROJECT REFERENCES

CATCH BASIN REPAIR PROJECTS COMPLETED FOR MUNICIPALITIES

PROJECT	OWNER	DESCRIPTION	ENGINEER-Contact	AMOUNT/DATE COMPLETED
City of Hamtramck -Utility pavement repair program	City of Hamtramck	Concrete pavement repairs that included catch basin repair/replacement	James Owczarzak, EIT Project Engineer Office: (734) 759-1600 Mobile: (734) 552-8645	\$277,500.00 - 2024
City of Warren -- City Wide Pavement repairs	City of Warren	Concrete pavement repairs that included catch basin and storm sewer pipe replacements	Joe Jenkins, City of Warren-Engineer 248.561.6329	\$ 700,000.00 2023 \$ 800,000.00 2022 \$1,520,000.00 2021
City of Eastpointe Catch Basin Repair Program 2024-2026	City of Eastpointe	Concrete patch repairs with catch basin and pipe replacement	Ryan Kern, P.E., AEW 586.726.1234 rkern@aewinc.com	\$79,305.00 completed in 2024 Total contract 2024-2026 \$790,356.07- Three year project
City of Sterling Heights Utility structure and Concrete repair program 2022-2025	City of Sterling Heights	Concrete patch repairs with catch basin repair/replacement	Jonathon Orzel, City of Sterling Heights Sewer Division Supervisor. 586.446.2445 - jorzel@sterlingheights.gov Pete Devuono Pdevuono@sterlingheights.gov	\$490,000.00 2024 \$351,000.00 2023 \$498,000.00 2022 Total contract 2025-\$400,000 to be completed
Mt. Clemens Pavement Repair Programs	City of Mt. Clemens	Catch basin repair/replacements performed	Ashley Carpenter, P.E. AEW 586.726.1234 acarpenter@aewinc.com	\$350,000.00 2024 \$883,000.00 2023

City of Fraser 2024 and 2025 Concrete Pavement Repair Programs	City of Fraser	Catch basin repair/replacements performed	Mike Vigneron, P.E. AEW 586.726.1234 mvigneron@aewinc.com	\$281,400.00 2024 Total contract 2025-\$300,000 to be completed
City of Clawson 2024 Concrete Pavement Repair Program	City of Clawson	Catch basin repair/replacements performed	Mike Smith, P.E. AEW 586.726.1231 msmith@aewinc.com	\$183,000.00 2024

UNITED STATES OF AMERICA

Attachment
3



Michigan Department of Commerce

Lansing, Michigan

This is to Certify That Articles of Incorporation of

LUIGI FERDINANDI & SON CEMENT CO., INC.

were duly filed in this office on the 5TH day of JUNE, 19 84,
in conformity with Act 284, Public Acts of 1972, as amended.

In testimony whereof, I have hereunto set my
hand and affixed the Seal of the Department,
in the City of Lansing, this 5TH day
of JUNE 19 84

Reginald J. Benson Director

(2), the incorporator(s) sign my (our) name(s) this 1 day of May, 1984.

Josephine Ferdinandi

Josephine Ferdinandi

Luigi V. Ferdinandi

Maria Miezner

President

Secretary

Vice-President

Treasurer

Residential Builders Section
P.O. Box 30254
Lansing, MI 48909

ATTACHED (6)

Michigan Department of Licensing and Regulatory Affairs
Bureau of Construction Codes
Company Builder License

Q.O. - Luigi Ferdinandi

FERDINANDI & SON CEMENT CO INC, LUIGI
16481 COMMON RD.
ROSEVILLE, MI 48066

License No:
2102088634

Expiration Date:
05/31/2026

FERDINANDI & SON CEMENT CO INC, LUIGI
16481 COMMON RD.
ROSEVILLE, MI 48066

Q523620

GRETCHEN WHITMER
Governor

Michigan Department of Licensing and Regulatory Affairs
Bureau of Construction Codes
Company Builder License

FERDINANDI & SON CEMENT CO INC, LUIGI
16481 COMMON RD.
ROSEVILLE, MI 48066

Qualifying Officer:
Luigi Ferdinandi
Qualifying Officer #
2101023202

MUST BE DISPLAYED IN A CONSPICUOUS PLACE

License No.
2102088634

Expiration Date:
05/31/2026

This document is duly
issued under the laws of the
State of Michigan



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
02/27/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Core Insurance Group LLC 50787 Corporate Dr Shelby Township MI 48315	CONTACT NAME: Lisa Wilson PHONE (A/C, No, Ext): (248) 847-2673 FAX (A/C, No): E-MAIL ADDRESS: lisaw@coreinsured.com
INSURED LUIGI FERDINANDI & SON CEMENT CO., INC. 16481 Common Rd Roseville MI 48066-5905	INSURER(S) AFFORDING COVERAGE INSURER A: EMCASCO Insurance Company NAIC #: 21407 INSURER B: Atlantic States 22586M INSURER C: EMPLOYERS MUTUAL CASUALTY COMPANY 21415 INSURER D: INSURER E: INSURER F:

COVERAGES	CERTIFICATE NUMBER: 25/26 mastr cert	REVISION NUMBER:
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THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR ☒ AI, WOS, PNC, XCU Included ☒ CG7174.3 Completed Ops GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PRO-JECT ☒ LOC OTHER:			6D52709	03/01/2025	03/01/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
A	☒ AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY ☒ AI, WOS ☒ PNC			6E52709	03/01/2025	03/01/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
C	☒ UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE ☐ DED ☒ RETENTION \$ 0			6J52709	03/01/2025	03/01/2026	EACH OCCURRENCE \$ 3,000,000 AGGREGATE \$ 3,000,000
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N Y	N/A	1000039601 BLKT WOS	03/01/2025	03/01/2026	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
All vehicles have full coverage including \$1000 Comprehensive and \$1000 Broad Collision deductibles.

CERTIFICATE HOLDER	CANCELLATION
Insured Copy	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE

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Attachment
8

January 20, 2026

RE: Luigi Ferdinandi & Son Cement Co., Inc.

To Whom It May Concern:

VTC Insurance Group has the distinct privilege of servicing the bond needs of Luigi Ferdinandi & Son Cement Co., Inc. This organization maintains an enviable reputation for excellence and integrity and consistently reference well with their suppliers and subcontractors.

We currently run on a day-to-day operating line of \$2,000,000 single with an aggregate program of \$7,000,000. We have issued bid, performance, and payment bonds as needed with Swiss Re Corporate Solutions America Insurance Corporation. The operating line is by no means a limit of bonding capacity but is rather a parameter to efficiently handle routine needs. We would favorably consider any reasonable request because of Luigi Ferdinandi & Son Cement Co., Inc.'s strong reputation.

We appreciate the opportunity to extend our unconditional recommendation for construction or related undertakings this fine firm may entertain. Should you need any further information please do not hesitate to contact our office at 248-828-3377.

Sincerely,

A handwritten signature in blue ink, appearing to read "Susan L. Small", with a long horizontal flourish extending to the right.

Susan L. Small
Surety Customer Service Manager

Confidence. For What's Next.™

THE AMERICAN INSTITUTE OF ARCHITECTS

AIA Document A310 - MODIFIED

Bid Bond

KNOW ALL MEN BY THESE PRESENTS, that we
Luigi Ferdinandi & Son Cement Co., Inc. (Here insert full name and address or legal title of Contractor)
16481 Common Road, Roseville, MI 48066
as Principal, hereinafter called the Principal, and
Swiss Re Corporate Solutions America Insurance Corporation (Here insert full name and address or legal title of Surety)
1200 Main St, Suite 800, Kansas City, MO 64105-2478
a corporation duly organized under the laws of the State of Missouri
as Surety, hereinafter called the Surety, are held and firmly bound unto
City of Novi (Here insert full name and address or legal title of Owner)
26300 Lee BeGole Dr, Novi, MI 48375
as Obligatee, hereinafter called the Obligatee, in the sum of

Five Percent (5%) of Amount Bid Dollars (5%),
for the payment of which sum well and truly to be made, the said Principal and the said Surety, bind
ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by
these presents.

WHEREAS, the Principal has submitted a bid for

As-Needed Concrete Repairs Contract

NOW, THEREFORE, if the Obligatee shall accept the bid of the Principal and the Principal shall enter into a Contract
with the Obligatee in accordance with the terms of such bid, and give such bond or bonds as may be specified on the bidding mutually acceptable
to the Surety and Obligatee, the Principal shall be bound to perform the Work covered by said bid, then this obligation shall be null and void, otherwise to remain
in full force and effect.

Signed and sealed this

27th

day of January, 2026

Luigi Ferdinandi & Son Cement Co., Inc.

(Principal)

(Seal)

(Title)

Swiss Re Corporate Solutions America Insurance
Corporation

(Surety)

(Seal)

Susan L Small (Title) Attorney-in-Fact



SWISS RE CORPORATE SOLUTIONS

SWISS RE CORPORATE SOLUTIONS AMERICA INSURANCE CORPORATION ("SRCSAIC")
SWISS RE CORPORATE SOLUTIONS PREMIER INSURANCE CORPORATION ("SRCSPIC")
WESTPORT INSURANCE CORPORATION ("WIC")

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, THAT SRCSAIC, a corporation duly organized and existing under laws of the State of Missouri, and having its principal office in the City of Kansas City, Missouri, and SRCSPIC, a corporation organized and existing under the laws of the State of Missouri and having its principal office in the City of Kansas City, Missouri, and WIC, organized under the laws of the State of Missouri, and having its principal office in the City of Kansas City, Missouri, each does hereby make, constitute and appoint:

ROBERT TROBEC, IAN J. DONALD, JEFFREY A. CHANDLER, ALAN P. CHANDLER, SUSAN L. SMALL, T. J. GRIFFIN, JOHN L. BUDDE,

TERENCE J. GRIFFIN, TERRIL YOUNG, PATRICK E. WILLIAMS, WENDY LEE HINGSON, BRYAN FORMSA, and KRISTA L. FOCKET

JOINTLY OR SEVERALLY

Its true and lawful Attorney(s)-in-Fact, to make, execute, seal and deliver, for and on its behalf and as its act and deed, bonds or other writings obligatory in the nature of a bond on behalf of each of said Companies, as surety, on contracts of suretyship as are or may be required or permitted by law, regulation, contract or otherwise, provided that no bond or undertaking or contract or suretyship executed under this authority shall exceed the amount of:

TWO HUNDRED MILLION (\$200,000,000.00) DOLLARS

This Power of Attorney is granted and is signed by facsimile under and by the authority of the following Resolutions adopted by the Boards of Directors of both SRCSAIC and SRCSPIC at meetings duly called and held on the 18th of November 2021 and WIC by written consent of its Executive Committee dated July 18, 2011.

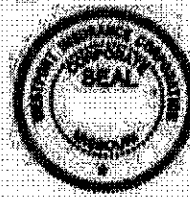
"RESOLVED, that any two of the President, any Managing Director, any Senior Vice President, any Vice President, the Secretary or any Assistant Secretary be, and each or any of them hereby is, authorized to execute a Power of Attorney qualifying the attorney named in the given Power of Attorney to execute on behalf of the Corporation bonds, undertakings and all contracts of surety, and that each or any of them hereby is authorized to attest to the execution of any such Power of Attorney and to attach therein the seal of the Corporation; and it is

FURTHER RESOLVED, that the signature of such officers and the seal of the Corporation may be affixed to any such Power of Attorney or to any certificate relating thereto by facsimile, and any such Power of Attorney or certificate bearing such facsimile signatures or facsimile seal shall be binding upon the Corporation when so affixed and in the future with regard to any bond, undertaking or contract of surety to which it is attached."



By Erik Janssens
Erik Janssens, Senior Vice President of SRCSAIC & Senior Vice President of SRCSPIC & Senior Vice President of WIC

By Gerald Jagrowski
Gerald Jagrowski, Vice President of SRCSAIC & Vice President of SRCSPIC & Vice President of WIC



IN WITNESS WHEREOF, SRCSAIC, SRCSPIC, and WIC have caused their official seals to be hereunto affixed, and these presents to be signed by their authorized officers

this 10TH day of NOVEMBER 2023

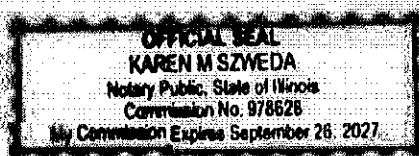
State of Illinois
County of Cook

Swiss Re Corporate Solutions America Insurance Corporation
Swiss Re Corporate Solutions Premier Insurance Corporation
Westport Insurance Corporation

On this 10TH day of NOVEMBER, 2023, before me, a Notary Public personally appeared Erik Janssens, Senior Vice President of SRCSAIC and Senior Vice President of SRCSPIC and Senior Vice President of WIC and Gerald Jagrowski, Vice President of SRCSAIC and Vice President of SRCSPIC and Vice President of WIC, personally known to me, who being by me duly sworn, acknowledged that they signed the above Power of Attorney as officers of and acknowledged said instrument to be the voluntary act and deed of their respective companies.

Karen M Szveda
Karen M Szveda, Notary

I, Jeffrey Goldberg, the duly elected Senior Vice President and Assistant Secretary of SRCSAIC and SRCSPIC and WIC, do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney given by said SRCSAIC and SRCSPIC and WIC, which is still in full force and effect. IN WITNESS WHEREOF, I have set my hand and affixed the seals of the Companies this 27th day of January, 2023



Jeffrey Goldberg, Senior Vice President & Assistant Secretary of SRCSAIC and SRCSPIC and WIC



CITY OF NOVI

CONTRACTOR QUALIFICATIONS QUESTIONNAIRE

AS-NEEDED CONCRETE REPAIR CONTRACT

Failure to answer all questions could result in rejection of your proposal.

Name of Firm Santos Cement I Inc.
Address: 860 Southfield Rd
City, State Zip Lincoln Park, MI 48146
Telephone 313 551 3113 Fax 313 791 7049
Cell 313 2879 596
Agent's Name (please print) Rafael Santos III
Agent's Title Operations Manager
Email Address: santoscement@aol.com
Website _____

1. Organizational structure: Corporation, Partnership, etc. Corp
2. Firm established: 2004 Years in business: 22
3. Has your firm filed for Chapter 7 or Chapter 11 within the last ten (10) years?
No ☒ Yes _____ Reason: _____
4. Under what other or former names has your organization operated?
R + J Cement
5. How many full-time employees? 25 Part-time? _____
6. Are you able to provide insurance coverage as required by this bid? yes
7. List the scope of services (type of work) you are able to perform.
concrete flat work, excavating, landscaping,
traffic control, asphalt remove + replace
8. Provide a list of employees and all other professional staff to be assigned to this contract. Include name, title, license number, years' of experience, full/part time, on-call availability, qualifications, and experience.

Finisher - Rafael Santos Jr - licence 2103205816, 35 yrs experience
Finisher - Rafael Santos III - 14 yrs experience
Finance Mgr - Jennie Haner - 30 yrs experience

9. List equipment, tools, and all other resources available to your firm to perform this contract:

excavator
skidsters
stake truck
dump trucks
hand tools

10. Provide a list of all open contracts your company currently holds. Include contact name, organization, type, size, required date of completion, percentage of completion, value of contract.

Detroit Sidewalks - \$1.8 million - 40% - 2026
MDOT Plymouth - \$722,000 - 0% - 2026

11. **References:** Provide at least three (3) references for projects that are comparable in scope to this bid. Several references from municipalities would be desirable.

Detroit
Riverfront
Project

Company Warren Contractors
Address Shelby Twp, MI
Phone 5865490293 Contact name Nick Cerullo

Ecorse
Sidewalks
Project

Company Wade Trim
Address Taylor, MI
Phone 3133631434 Contact name Shawn Keough

Cass/Grand
River
Project

Company HNTB
Address Detroit, MI
Phone 2482551156 Contact name Chris Bradshaw

12. Claims and Suits: Does your firm have any litigation pending or outstanding against your organization or its officers? If yes, please provide details.

No ☒ Yes ☐

13. Provide any additional information you would like to include which may not be included within this Questionnaire. You may attach additional sheets.

THE FOREGOING QUESTIONNAIRE IS A TRUE STATEMENT OF FACTS:

Signature of Authorized Company Representative: 

Representative's Name (please print) Rafael Santos Jr., President

Date 1/22/26



CITY OF NOVI
AS-NEEDED CONCRETE REPAIR CONTRACT
BID FORM

We, the undersigned as bidder, propose to furnish to the City of Novi, according to the specifications, terms, conditions and instructions attached hereto and made a part thereof:

Pay Item	Pay Unit	Estimated Quantity	Unit Price
Remove and replace, Concrete, 4 inch	SF	5,000	\$ 7.50
Remove and replace, Concrete, 6 inch	SF	10,000	\$ 8.50
Remove and replace, Concrete, 8 inch	SF	7,500	\$ 10.00
Integral Concrete curb & gutter	LF	2,000	\$ 30.00
Concrete curb	LF	1,000	\$ 22.00
Catch basin, reconstruction	VF	10	\$ 200.00
Catch basin, rehabilitation (top 12")	Ea	10	\$ 200.00
Catch basin, tuck pointing (top 24")	Ea	20	\$ 200.00
21AA aggregate (beyond refreshing)	SY	1,000 (as needed)	\$ 15.00
Joint Seal / Overband	LF	2,000	\$ 1.00
Asphalt remove & replace (pathways)	SF	1,000	\$ 8.00
Asphalt mill & replace (2") (pathways)	SF	2,000	\$ 7.00
ADA tile, provide and install	LF	25	\$ 55.00
Single lane (non-freeway) closure, if needed	Per Day	7	\$ 1000.00

ADDITIONAL CHARGES (Any and all potential additional charges must be disclosed. The City will not pay any additional charges if they are not listed here, or attached on an additional sheet).

COMMENTS: _____

We acknowledge receipt of the following Addenda: _____

#1

(please indicate numbers)

NON-IRAN LINKED BUSINESS

By signing below, I certify and agree on behalf of myself and the company submitting this proposal the following: (1) that I am duly authorized to legally bind the company submitting this proposal; and (2) that the company submitting this proposal is not an "Iran linked business," as that term is defined in Section 2(e) of the Iran Economic Sanctions Act, being Michigan Public Act No. 517 of 2012; and (3) That I and the company submitting this proposal will immediately comply with any further certifications or information submissions requested by the City in this regard.

THIS BID SUBMITTED BY:

Company (Legal Registration) Santos Cement 1 Inc.

Address 860 Southfield Rd

City Lincoln Park State MI Zip 48146

Telephone 3135513113 Fax 3137917049

Representative's Name Rafael Santos Jr.

Representative's Title President

Authorized Signature 

E-mail santoscement@aol.com

Date 1/27/26



NOTICE - CITY OF NOVI

INVITATION TO BID

AS-NEEDED CONCRETE REPAIR CONTRACT

This bid is issued by the Purchasing Office of the City of Novi.

IMPORTANT DATES

Bid Issue Date	January 12, 2026
Last Date for Questions	Tuesday, January 20, 2026, by 12:00 p.m. Please submit all questions via email to: Tracey Marzonie, Purchasing Department tmarzonie@cityofnovi.org
Response Due Date	Tuesday, January 27, 2026, by 2:00 p.m. Uploaded to the MITN website at https://www.bidnetdirect.com/mitn

DESCRIPTION:

This is a contract for as-needed concrete repairs within the City limits that may include road panels, sidewalks, driveways, catch basins, curbs, etc. It is the City's intent to make an award to multiple contractors.

NOTICE TO BIDDERS

The City of Novi officially distributes bid documents through the Michigan Intergovernmental Trade Network (MITN). **Copies of bid documents obtained from any other source are not considered official copies.** The City of Novi cannot guarantee the accuracy of any information not obtained from the MITN website and is not responsible for any errors contained by any information received from alternate sources. Only those vendors who obtain bid documents from the MITN system are guaranteed access to receive addendum information, if such information is issued. If you obtained this document from a source other than the source indicated, it is recommended that you register on the MITN site, www.bidnetdirect.com/mitn and obtain an official copy.

INSTRUCTIONS

QUESTIONS

Please email all questions to the staff member listed above. Please write the name of the bid in the subject line. If you write anything else in the subject line, your email may be deleted as spam. Vendors/contractors are specifically directed not to contact any other City staff. Unauthorized contact of any City department employee may result in rejection of submittal.

TYPE OF CONTRACT

If a contract is executed as a result of the bid, it stipulates a fixed price for products/ services. The contract period will be for one (1) year. Upon mutual consent of the City of Novi and the successful bidder, the contract may be renewed three (3) times in one (1) year increments at the same terms and conditions of the original contract.

CHANGES TO THE BID/ADDENDA

Should any prospective Bidder be in doubt as to the true meaning of any portion of the ITB, or should the Bidder find any patent ambiguity, inconsistency, or omission therein, the Bidder shall make a written request (via email) for official interpretation or correction. Such request shall be submitted to the staff member indicated above. The individual making the request shall be held responsible for its prompt delivery.

Such interpretation or correction, as well as any additional Bid provisions that the City may decide to include, will be made as an addendum, which will be posted on the MITN website at www.bidnetdirect.com/mitn . Any addendum issued by the City shall become part of the ITB and subsequent contract and shall be taken into account by each bidder in preparing its bid. Only written addenda are binding. It is the Bidder's responsibility to be sure they have obtained all addenda. Receipt of all addenda must be acknowledged on bid form.

BID SUBMITTALS

Proposals must be uploaded to the MITN (www.bidnetdirect.com/mitn) website by the due date and time. Allow sufficient time to go through the uploading process. The MITN system will not allow for late submittals. This responsibility rests entirely with the bidder respondent, regardless of delays resulting from the uploading process.

Submit as a single file, in DOC, DOCX, PDF, or JPG format with a size limitation of 20MB. If the file size exceeds 20 MB, please upload in 20 MB increments. PDF is preferred.

Due to security risks associated with some file formats, the following file types are not able to be opened by the City: DOCM, DOT, XLS, XLSM, XLSB, XLT, PPT, PPTM, TIF, or RTF. All of these formats can contain malicious code. The City will not accept ZIP files. Alternatively, you could convert these files to PDF.

For assistance on how to upload, contact MITN directly at (800) 835-4603.

As this ITB is being made available by electronic means, the proposer accepts full responsibility to ensure that no changes are made to the ITB documents. In the event of conflict between a version of the ITB submitted by proposer, the version maintained by the City of Novi Purchasing Department shall govern.

FAILURE TO SUBMIT PRICING ON THE BID FORM PROVIDED BY THE CITY OF NOVI MAY CAUSE THE BID TO BE CONSIDERED NON-RESPONSIVE AND INELIGIBLE FOR AWARD.

SUBMISSION OF BID

To be considered, bids must be submitted as specified in the Notice page, on or before the specified time and date. There will be no exceptions to this requirement. Faxed, emailed, or telephone bids are not acceptable.

Bids must be signed by an Authorized Representative of the submitting company on the enclosed form when one is provided. Bids must show unit and total prices when requested. In case of mistakes in price extension, unit pricing shall govern. *ANY CHANGES MADE ON THE BID FORM MUST BE INITIALED OR YOUR BID MAY BE CONSIDERED NON-RESPONSIVE.*

A bid may be withdrawn by giving written notice to the Purchasing Manager before the stated due date/closing time. After the stated closing time, the bid may not be withdrawn or canceled for a period of One Hundred and Twenty (120) days from closing time.

Bidders are expected to examine all specifications and instructions. Failure to do so will be at the bidder's risk.

Failure to include in the bid all information requested may be cause for rejection of the bid.

No bid will be accepted from, or contract awarded to any person, firm, or corporation that is in arrears or is in default to the City of Novi upon any debt or contract, or that is in default as surety or otherwise, or failed to perform faithfully any previous contract with the City.

RESPONSIVE BIDS

All pages and the information requested herein shall be furnished completely in compliance with instructions. The manner and format of submission is essential to permit prompt evaluation of all bids on a fair and uniform basis. Unit prices shall be submitted if space is provided on bid form. In cases of mistakes in extension, the unit price shall govern. Accordingly, the City reserves the right to declare as non-responsive and reject an incomplete bid if material information requested is not furnished, or where indirect or incomplete answers or information is not provided. Any exceptions to the specifications must be noted on the bid form.

EXCEPTIONS

The City will not accept changes or exceptions to the bid documents/specifications unless Contractor indicates the change or exception in the "Exceptions" section of the bid form. If Contractor neglects to make the notation on the bid form but writes it somewhere else within the bid documents and is awarded the contract, the change or exception will not be included as part of the contract. The original terms, conditions and specifications of the bid documents will be applicable during the term of the contract.

CONTRACT AWARD

The contract will be awarded to that responsible, responsive bidder whose bid, conforming to this solicitation, will be most advantageous to the City of Novi. Qualifications, experience, references, comparable projects, price, previous experience with vendor/contractor, delivery, and other factors will be considered in the evaluation process and award of contract. The City reserves the right to accept any or all alternative bids and award the contract to other than the lowest bidder, to waive any irregularities or informalities or both; to reject any or all bids; and in general to make the award of the contract in any manner deemed by the City, in its sole discretion, to be in the best interest of the City of Novi.

The City reserves the right to accept any or all alternative bids and award a contract to other than the lowest bidder, to waive any irregularities or informalities or both; to reject any or all bids; to subdivide the award, and in general to make the award of the contract in any manner deemed by the City, in its sole discretion, to be in the best interest of the City of Novi.

After contract award, a summary of total price information for all submissions will be posted on the MITN website at www.mitn.info.

The City may, from time to time, find it necessary to continue this contract on a month-to-month basis only, not to exceed a six (6) month period. Such month-to-month extended periods shall be by mutual agreement of both parties, with all provisions of the original contract or any extension thereof remaining in full force and effect.

VENDOR DISQUALIFICATION

The City maintains the right to disqualify vendors under the following conditions:

1. In addition to any other remedies authorized by law, a vendor may be disqualified from bidding on any City contracts for up to three (3) years if it has been determined that the vendor, after award of the contract:
 - (a) Failed to provide the service or supplies required.
 - (b) Provided the service or supplies in an untimely manner causing delays and interference.
 - (c) Lacked financial resources and the ability to satisfactorily fulfil the contract or provide the services or supplies.
 - (d) Exhibited poor quality of performance in delivering the service.
 - (e) Delivered poor quality of goods;

- (f) Failed to comply with laws and ordinances relating to the contract performance.
 - (g) Defaulted on its quotations.
 - (h) Such other action what leads the City to believe that the contractor's duties will not comport or comply with the bid requirements.
2. Vendors who are listed on the Excluded Parties List System at www.sam.gov

GENERAL CONDITIONS

INSURANCE

A certificate of insurance naming the City of Novi as an additional insured must be provided by the successful bidder prior to commencement of work. A current certificate of insurance meeting the requirements in Attachment A is to be provided to the City and remain in force during the entire contract period.

SAFETY REQUIREMENTS

The Contractor shall be solely responsible for the entire work site and provide all necessary protections as required by laws or ordinances governing such conditions and as required by the Owner. The Contractor shall be responsible for any damage to the Owner's property or that of others on the job by Contractor's personnel or subcontractors and shall make good such damages. The Contractor shall be responsible for and pay for any claims against the Owner arising from such damages.

The Contractor shall provide all necessary safety measures for the protection of all persons on the work and shall fully comply with all state laws or regulations and Michigan State building code requirements to prevent accident or injury to persons on or about the location of the work. Contractor shall clearly mark or post signs warning of existing hazards and shall barricade excavations and similar hazards. Contractor shall protect against damage or injury resulting from falling materials and shall maintain all necessary protective devices and signs throughout the progress of the work.

Traffic control shall be performed in accordance with the Manual on Uniform Traffic Control Devices (11th Edition, 2023).

CONTRACT RENEWAL

No contract shall be automatically renewed at the end of any contract term.

NO EXCLUSIVE CONTRACT

Contractor agrees and understands that the contract shall not be construed as an exclusive agreement and further agrees that the City may, at any time, secure similar or identical products/services at its sole option. The Contractor will not be reimbursed for any anticipatory profits should the City exercise this option.

NOTICE TO BIDDERS

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TAX EXEMPT STATUS

It is understood that the City of Novi is a governmental unit, and as such, is exempt from the payment of all Michigan State Sales and Federal Excise taxes. Do not include such taxes in the bid prices. The City will furnish the successful bidder with tax exemption certificates when requested. The City's tax-exempt number is 38-6032551.

The following exception shall apply to installation projects: When sales tax is charged to the successful bidder for materials to be installed during the project, that cost shall be included in the "Complete for the sum of" bid price and not charged as a separate line item. The City is not tax exempt in this case and cannot issue an exemption certificate.

FREIGHT CHARGES/SHIPPING/HANDLING

All bid/proposal pricing is to be F.O.B. destination.

DOWN PAYMENTS OR PREPAYMENTS

Any bid submitted which requires a down payment or prepayment prior to delivery and full acceptance, as being in conformance with specifications, will not be considered for award. No payments will be made until work is performed/goods are received to the satisfaction of the authorized City representative.

INVOICING

Invoices may be mailed to: City of Novi, Attn: Department of Public Works, 26300 Lee BeGole Dr., Novi, MI 48375.

CONTRACT TERMINATION

The City may terminate and/or cancel this contract (or any part thereof) at any time during the term, any renewal, or any extension of this contract, upon thirty days (30) days written notice to the Contractor, for any reason, including convenience without incurring obligation or penalty of any kind. The effective date for termination or cancellation shall be clearly stated in the written notice.

TRANSFER OF CONTRACT/SUBCONTRACTING

The successful bidder will be prohibited from assigning, transferring, converting or otherwise disposing of the contract agreement to any other person, company or corporation without the expressed written consent of the City of Novi. Any subcontractor, so approved, shall be bound by the terms and conditions of the contract. The contractor shall be fully liable for all acts and omissions of its subcontractor(s) and shall indemnify the City of Novi for such acts or omissions.

ANTI-DISCRIMINATION

The Contractor shall not discriminate against any employee, or applicant for employment because of religion, race, color, national origin, age, sex, height, weight, handicap, ancestry, place of birth, sexual preference or marital status. The Contractor further covenants that it will comply with the Civil Rights Act of 1973, as amended; and the Michigan Civil Rights Act of 1976 (78. Stat. 252 and 1976 PA 453) and will require a similar covenant on the part of any consultant or subcontractor employed in the performance of this contract.

ACCEPTANCE OF BID CONTENT

Should a contract ensue, the contents of the bid of the successful Bidder may become contractual obligations. Failure of a contractor to accept these obligations may result in cancellation of the award.

DISCLOSURE

All documents, specifications, and correspondence submitted to the City of Novi become the property of the City of Novi and are subject to disclosure under the provisions of Public Act No. 442 of 1976 known as the "Freedom of Information Act". This Act also provides for the complete disclosure of contracts and attachments hereto. This means that any informational material submitted as part of this ITB is available without redaction to any individual or organization upon request.

ECONOMY OF PREPARATION

Bids should be prepared simply and economically, providing a straightforward and concise description of the bidder's ability to meet the requirements of the bid. Emphasis should be on completeness and clarity of content. Included in the response must be a point by point response to the Requirements and other sections of the bid.

The City of Novi is not liable for any costs incurred by bidders prior to issuance of a contract.

INDEPENDENT PRICE DETERMINATION

By submission of a bid, the offeror certifies, and in case of a joint bid, each party hereto certifies as to its own organization, that in connection with the bid:

- (a) The prices in the bid have been arrived at independently without consultation, communication, or agreement, for the purpose of restricting competition, as to any matter relating to such prices with any other offeror or with any other Competitor; and
- (b) No attempt has been made or will be made by the offeror to induce any other person or firm to submit or not submit a bid for the purpose of restricting competition.

Each person signing the bid certifies that:

- (c) They are the person in the offeror's organization responsible within that organization for the decision as to prices being offered in the bid and that they have not participated and will not participate in any action contrary to (a) and (b) above; or
- (d) They are not the person in the offeror's organization responsible within that organization for the decision as to prices being offered in the bid but that they have been authorized in writing to act as agent for the persons responsible for such decisions in verifying that such persons have not participated, and will not participate, in any action contrary to (a) and (b) above, and that as their agent, does hereby so certify; and that they have not participated, and will not participate in any action contrary to (a) and (b) above.



CITY OF NOVI
AS-NEEDED CONCRETE REPAIR CONTRACT
SPECIFICATIONS

OVERVIEW

The City of Novi is soliciting bids from qualified contractors for as-needed miscellaneous concrete repairs at sites located throughout the City of Novi. These services may be awarded to more than one contractor and may be used on a rotating basis at the discretion of the City of Novi. The amount budgeted for fiscal year 2025-26, starting July 1, 2025, is approximately. \$780,000 This budget may increase, decrease, or be eliminated in future fiscal years.

DESCRIPTION OF WORK

This work shall include all labor, materials and equipment required for performing as-needed concrete repairs at locations indicated by the City of Novi. Any utilities encountered or damaged will be considered incidental to the work and additional compensation will not be allowed. The contractors shall be responsible for calling MISS DIG before the work is done. **All repair work shall be completed within thirty (30) working days of receipt of the work order unless otherwise authorized.**

MATERIALS

The materials shall meet the requirements specified in the Michigan Department of Transportation (MDOT) **Standard Specifications for MDOT Standard Specifications for Road & Bridge Construction (Div. 10 for concrete)**.. The concrete mixture shall conform to the MDOT requirements listed for **Grade P1L** Concrete as described in Table 601-2 of the specifications and must be a state-certified mix.

CONSTRUCTION

All work shall conform to **MDOT Standard Specifications for Construction (2020), Section 603 Concrete Pavement Restoration.**

All unstable subgrade material shall be removed and replaced with Class II granular material per MDOT specification. All excavated materials will be hauled away. All backfill will be compacted in appropriate lifts to 95% of the modified proctor.

Forms shall be clean and straight and composed of wood or metal. Concrete forms must be at an adequate depth to ensure stability, prevent settling, and meet load requirements. The forms shall be staked to line and grade in a manner that will prevent deflection or settlement. Forms shall be oiled before placing concrete.

The base shall be thoroughly wetted, and the concrete deposited thereon to the proper depth.

Concrete shall be vibrated along the forms, compressed and struck-off flush with the top of the forms. The surface shall be floated with a steel float, edges and joints properly

tooled, and then finished with a wood float or brush, transverse to the centerline to provide a non-slip surface.

During the placement of Concrete, the Contractor shall use a mechanical vibrator to compact and consolidate, the full depth of the concrete to provide even, homogeneous placement, and to prevent voids, honeycombing, and/or pockets of air forming within the concrete.

4" concrete sidewalk removal and replacement shall be all inclusive of saw cuts, tree root removal, and any stone refreshment. Contraction joints on sidewalks shall be placed every five (5) feet. All joints shall be constructed at right angles to the centerline of the sidewalk.

6" and 8" concrete panel removal and replacement shall be all inclusive of saw cuts, steel reinforcement (i.e. dowel bars, etc.), and any stone refreshment.

Integral Concrete Curb & Gutter shall be sawcut if removed and shall be replaced with the same detail that exists on each side of the saw cuts. The replacement curb shall be anchored to the existing curb using steel reinforcement per MDOT specifications. The concrete, steel reinforcement, and curing compound shall meet 2020 MDOT specifications.

When performing catch basins, curbs, and curb & gutter repairs, the roadway repair must be done with similar material, i.e. on an asphalt road, the repair around the catch basin or along the curb will be asphalt. This shall be included in the catch basins, curbs, and curb & gutter pricing.

Detectable warning plates may be required at all barrier-free ramps, hazardous vehicular crossings, and other locations where the sidewalk is flush with adjacent drive or parking pavement. All barrier-free ramps shall comply with current MDOT specifications for ADA sidewalk ramps. Armor Tile ADA warning surface, or an approved equivalent, shall be installed. Any proposed equivalent product must be submitted to the City for review and must receive written approval prior to installation.

The concrete shall be cured with white membrane curing compound, wet burlap, or by other methods approved by the City. Concrete shall not be placed on frozen grade. When the temperature is below forty (40) degrees Fahrenheit, or when freezing temperatures are forecast, concrete shall not be placed unless protection against freezing of the grade and/or concrete is provided.

Asphalt pavement repairs shall be sealed with polymer modified overband crack seal as per 2020 MDOT specification 505. All materials shall meet the requirements of 2020 MDOT specification 904 or better.

Concrete pavement repairs shall be sealed with hot poured rubber per 2020 MDOT specification 602 and 603. Materials shall conform to 2020 MDOT 914 or better.

Any residential or commercial property whose driveway will be blocked as a result of this project must be notified by the contractor at least **48 hours prior** to work beginning. The Contractor shall exercise care when removing existing concrete so as to not cause damage to adjoining sections.

All concrete work shall be constructed to maintain positive drainage. Any section that displays ponding or improper drainage shall be removed and reconstructed as required to correct the deficiency, as determined by the City. All corrective work shall be performed at the Contractor's sole expense.

Traffic Control - The Contractor shall furnish, install, maintain, and remove all traffic control devices necessary to protect the public, the workers, and the work zone. All traffic control shall conform to the **Michigan MUTCD** and local agency requirements.

The Contractor is responsible for maintaining safe and reasonable access of vehicular and pedestrian traffic throughout all phases of construction.

A detailed Traffic Control Plan (TCP) shall be submitted to the City for review **at least 7 calendar days prior** to the start of work.

The Contractor shall keep a responsible representative reachable **24/7** for all emergencies.

The City will require review of all catch basin repairs, prior to the concrete pour in order to determine the proper method of the repair.

Sweeping and clean up shall be performed daily, unless otherwise directed by the City. The contractor is required to have a street sweeper or broom available to clean the required areas as needed.

All equipment and materials shall be removed if work is suspended for more than three days in a given location.

The Contractor must ensure proper containment and disposal of all concrete wash-out materials. Under no circumstances shall concrete waste or slurry be discharged to anything other than a portable wash-out trailer or equivalent wash-out facility, which shall be maintained on-site for all concrete wash and equipment clean-up operations. Containment practices will be subject to inspection for full compliance of the City's Illicit Discharge Ordinance (Article IV – Illicit Discharge – Sec. 12-97)

CLEANUP AND SITE RESTORATION

The contractor shall be responsible for the removal and disposal of all materials, forms, and the restoration of all lawn areas and irrigation systems disturbed during construction

activities. Lawn areas shall be consolidated to prevent settling, restored with topsoil, seed and mulch. Sod replacement may be used on a case by case basis. **All restoration work shall be completed within fourteen (14) calendar days upon completion of work unless otherwise authorized.**

Once a location is ready for inspection, it will be inspected by the City. If the work is not accepted by the City, then the contractor shall have five (5) business days to resolve. If the five (5) day period has expired, the City reserves the right to finish the project and deduct this expense from the contractor's invoice.

TYPE OF WORK / ESTIMATED QUANTITIES

This work is on an as-needed basis and will require the successful bidder(s) to mobilize multiple times each year. The total amount of work to be performed under the terms of this contract is unknown. To assist the contractors in preparing their bids we have included estimated quantities in the bid form below. The contractor will be paid only for work completed, and the City cannot guarantee any minimum amount of work.

FEE STRUCTURE

- a. A completed Bid Form shall be submitted for consideration of future projects. Following receipt of all bids, the City will evaluate the bidder's qualifications & pricing. Two firms may be selected for further negotiation to develop a uniform price schedule. (Both firms agree to be paid the same unit price for pay items.)
- b. If the City and either/both of the selected firms are unable to agree upon a uniform price schedule, the City will act in its best interest and further negotiations may be required with the next qualified bidder.

CONTRACTOR EXPERIENCE

The Contractor must provide a list of municipal client project references.

SUBCONTRACTING OF WORK

Work under this contract shall not be sub-contracted without the authorization of the City of Novi.

STORAGE AND STAGING OF EQUIPMENT AND MATERIALS

The Contractor will not store equipment or materials on City of Novi properties. Equipment and materials will not be staged on streets and sidewalk overnight.

ROAD WEIGHT RESTRICTIONS

The City of Novi has several Restricted Commercial Vehicle Routes. These sections of roadway are closed to commercial thru traffic. You may drive on these sections of road only if you are providing the contracted service within that particular section. At no time will the contractor drive more than a one (1) mile distance on a restricted road. For a poster-sized map with additional details, contractors can check our Map Gallery: <https://cityofnovi.org/media/xpijgbuk/roadwayweightclassificationsmap.pdf>



CITY OF NOVI
CONTRACTOR QUALIFICATIONS QUESTIONNAIRE
AS-NEEDED CONCRETE REPAIR CONTRACT

Failure to answer all questions could result in rejection of your proposal.

Name of Firm _____

Address: _____

City, State Zip _____

Telephone _____ Fax _____

Cell _____

Agent's Name (please print) _____

Agent's Title _____

Email Address: _____

Website _____

1. Organizational structure: Corporation, Partnership, etc. _____

2. Firm established: _____ Years in business: _____

3. Has your firm filed for Chapter 7 or Chapter 11 within the last ten (10) years?
No _____ Yes _____ Reason: _____

4. Under what other or former names has your organization operated?

5. How many full-time employees? _____ Part-time? _____

6. Are you able to provide insurance coverage as required by this bid? _____

7. List the scope of services (type of work) you are able to perform.

8. Provide a list of employees and all other professional staff to be assigned to this contract. Include name, title, license number, years' of experience, full/part time, on-call availability, qualifications, and experience.

9. List equipment, tools, and all other resources available to your firm to perform this contract:

10. Provide a list of all open contracts your company currently holds. Include contact name, organization, type, size, required date of completion, percentage of completion, value of contract.

11. **References:** Provide at least three (3) references for projects that are comparable in scope to this bid. Several references from municipalities would be desirable.

Company _____

Address _____

Phone _____ Contact name _____

Company _____

Address _____

Phone _____ Contact name _____

Company _____

Address _____

Phone _____ Contact name _____

12. Claims and Suits: Does your firm have any litigation pending or outstanding against your organization or its officers? If yes, please provide details.

No _____ Yes _____

13. Provide any additional information you would like to include which may not be included within this Questionnaire. You may attach additional sheets.

THE FOREGOING QUESTIONNAIRE IS A TRUE STATEMENT OF FACTS:

Signature of Authorized Company Representative: _____

Representative's Name (please print) _____

Date _____



CITY OF NOVI
AS-NEEDED CONCRETE REPAIR CONTRACT
BID FORM

We, the undersigned as bidder, propose to furnish to the City of Novi, according to the specifications, terms, conditions and instructions attached hereto and made a part thereof:

Pay Item	Pay Unit	Estimated Quantity	Unit Price
Remove and replace, Concrete, 4 inch	SF	5,000	\$
Remove and replace, Concrete, 6 inch	SF	10,000	\$
Remove and replace, Concrete, 8 inch	SF	7,500	\$
Integral Concrete curb & gutter	LF	2,000	\$
Concrete curb	LF	1,000	\$
Catch basin, reconstruction	VF	10	\$
Catch basin, rehabilitation (top 12")	Ea	10	\$
Catch basin, tuck pointing (top 24")	Ea	20	\$
21AA aggregate (beyond refreshing)	SY	1,000 (as needed)	\$
Joint Seal / Overband	LF	2,000	\$
Asphalt remove & replace (pathways)	SF	1,000	\$
Asphalt mill & replace (2") (pathways)	SF	2,000	\$
ADA tile, provide and install	LF	25	\$
Single lane (non-freeway) closure, if needed	Per Day	7	\$

ADDITIONAL CHARGES (Any and all potential additional charges must be disclosed. The City will not pay any additional charges if they are not listed here, or attached on an additional sheet).

COMMENTS: _____

We acknowledge receipt of the following Addenda: _____
(please indicate numbers)

NON-IRAN LINKED BUSINESS

By signing below, I certify and agree on behalf of myself and the company submitting this proposal the following: (1)that I am duly authorized to legally bind the company submitting this proposal; and (2) that the company submitting this proposal is not an "Iran linked business," as that term is defined in Section 2(e) of the Iran Economic Sanctions Act, being Michigan Public Act No. 517 of 2012; and (3) That I and the company submitting this proposal will immediately comply with any further certifications or information submissions requested by the City in this regard.

THIS BID SUBMITTED BY:

Company (Legal Registration) _____

Address _____

City _____ State _____ Zip _____

Telephone _____ Fax _____

Representative's Name _____

Representative's Title _____

Authorized Signature _____

E-mail _____

Date _____



**CITY OF NOVI
INSURANCE REQUIREMENTS
ATTACHMENT A**

1. The Contractor shall maintain at its expense during the term of this Contract, the following insurance:
 - a. **Worker's Compensation** insurance with the Michigan statutory limits and Employer's Liability insurance with minimum limits of **\$100,000** (One Hundred Thousand Dollars) each accident.
 - b. **Commercial General Liability Insurance** – The Contractor shall procure and maintain during the life of this contract, Commercial General Liability Insurance, Personal Injury, Bodily Injury and Property Damage on an "Occurrence Basis" with limits of liability not less than **\$1,000,000** (One Million Dollars) per occurrence combined single limit.
 - c. **Automobile Liability** insurance covering all owned, hired and non-owned vehicles with Personal Protection insurance to comply with the provisions of the Michigan No Fault Insurance Law including Residual Liability insurance with minimum bodily injury limits of **\$1,000,000** (One Million Dollars) each person and **\$1,000,000** (One Million Dollars) each occurrence and minimum property damage limits of **\$1,000,000** (One Million Dollars) each occurrence.
2. All policies shall name the Contractor as the insured and shall be accompanied by a commitment from the insurer that such policies shall not be canceled or reduced without at least thirty (30) days prior notice date to the City; alternately, contractor may agree to provide notice of such cancellation or reduction.
3. The City of Novi shall be named as Additional Insured for General Liability and Auto Liability. Certificates of Insurance evidencing such coverage shall be submitted to City of Novi, Purchasing Department, 45175 Ten Mile Road, Novi, Michigan 48375-3024 prior to commencement of performance under this Contract and at least fifteen (15) days prior to the expiration dates of expiring policies. A current certificate of insurance must be on file with the City for the duration of the contract. Said coverage shall be PRIMARY COVERAGE rather than any policies and insurance self-insurance retention owned or maintained by the City. Policies shall be issued by insurers who endorse the policies to reflect that, in the event of payment of any loss or damages, subrogation rights under those contract documents will be waived by the insurer with respect to claims against the City
4. The Contractor shall be responsible for payment of all deductibles contained in any insurance required hereunder.
5. If, during the term of this Contract, changed conditions or other pertinent factors should in the reasonable judgment of the City render inadequate insurance limits,

the Contractor will furnish on demand such additional coverage as may reasonably be required under the circumstances. All such insurance shall be effected at the Contractor's expense, under valid and enforceable policies, issued by the insurers of recognized responsibility which are well-rated by national rating organizations and are acceptable to the City.

6. If any work is sublet in connection with this Contract, the Contractor shall require each subcontractor to effect and maintain at least the same types and limits of insurance as fixed for the Contractor.
7. The provisions requiring the Contractor to carry said insurance shall not be construed in any manner as waiving or restricting the liability of the Contractor under this contract.
8. The City has the authority to vary from the specified limits as deemed necessary.

ADDITIONAL REQUIREMENTS

HOLD HARMLESS/INDEMNITY

1. The Contractor agrees to fully defend, indemnify and hold harmless the City, its City Council, its officers, employees, agents, volunteers and contractors from any claims, demands, losses, obligations, costs, expenses, verdicts, and settlements (including but not limited to attorney fees and interest) resulting from:
 - A. Acts or omissions by the Contractor, its agents, employees, servants and contractors in furtherance of execution of this Agreement, unless resulting from the sole negligence and tort of the City, its officers, employees, agents and contractors.
 - B. Violations of state or federal law involving whether administrative or judicial, arising from the nature and extent of this Agreement.
 - C. The Contractor agrees to defend the City from and against any and all actions or causes of action, claims, demands or whatsoever kind or nature arising from the operations of the Contractor and due to the acts or omissions of the Contractor or its agents, including, but not limited to, acts of omissions alleged to be in the nature of gross negligence or willful misconduct. The Contractor agrees to reimburse the City for reasonable attorney fees and court costs incurred in the defense of any actions, suits, claims or demands arising from the operations of the Contractor under this Agreement due to the above-referenced acts or omissions.
2. The Contractor agrees that it is its responsibility and not the responsibility of the City of safeguard the property and materials used in performing this Contract. Further the Contractor agrees to hold the City harmless for any loss of such property and materials used in pursuant to the Contractor's performance under this Contract.

3. The Contractor shall not discriminate against any employee, or applicant for employment because of religion, race, color, national origin, age, sex, height, weight, handicap, ancestry, place of birth, sexual preference or marital status. The Contractor further covenants that it will comply with the Civil Rights Act of 1973, as amended; and the Michigan Civil Rights Act of 1976 (78. Stat. 252 and 1976 PA 453) and will require a similar covenant on the part of any consultant or subcontractor employed in the performance of this contract.

SAMPLE

CONTRACT FOR AS-NEEDED CONCRETE REPAIRS

This Agreement shall be considered as made and entered into as of the date of the last signature ("Effective Date"), and is between the City of Novi, 45175 Ten Mile, Novi, Michigan 48375 "City", and _____, whose address is _____, "Contractor."

Work. For and in consideration of payment by the City as provided under the Payment Section of this Contract, Contractor shall perform the work described on and in the Work Specifications listed in "Exhibit A", which is a part of this Contract, in a competent, efficient, timely, good and workmanlike manner and in compliance with the following terms and conditions.

Permits. The work to be performed includes applying and paying for, and obtaining issuance of all required permits and satisfying all requirements or conditions for such permits.

Bonds and Insurance. This Contract is conditioned on Contractor securing and maintaining the liability insurance specified in the Bid Specifications, which are a part of this Contract, which shall be confirmed by Certificate(s) of Insurance, with said coverages to be maintained for the life of this Contract and the City entitled to thirty (30) days written notice of any cancellations or changes. Contractor shall also supply payment, performance, and maintenance bonds as required, in a form acceptable to the City.

Time of Work. All Insurance requirements shall be satisfied within 14 days, and work shall be completed within 30 days of the Effective Date of this Contract. These time limits are of the essence of this Contract and failure to meet them shall permit City to terminate this Contract whether or not work has been commenced.

Payment. The City agrees to pay the Contractor based on unit pricing included in Exhibit A, payment to be made after satisfactory completion of the work and within thirty (30) days of receiving a final bill or invoice for the work from the Contractor, accompanied by a sworn statement and full unconditional waivers of lien, confirming that all subcontractors and any material suppliers have been paid in full.

Changes. Any changes in the provisions of this Contract must be in writing and signed by the City and Contractor.

Liability. Contractor shall be liable for any injury or damage occurring on account of the performance of its work under this Contract. Consistent with this liability, the Contractor agrees to defend, pay on behalf of, and hold harmless the City, its agents, and others working on its behalf against any and all claims, demands, suits, losses and settlements, including actual attorney fees incurred and all costs connected therewith, for any damages which may be asserted, claimed or recovered against the City by reason of personal injury and/or property damages which arises out of or is in any way connected or associated with this Contract.

SAMPLE

Inspections, Notices and Remedies Regarding Work. During the performance of the work by Contractor, City shall have the right to inspect the work and its progress to assure that it complies with this Contract. If such inspections reveal a defect in the work performed or other default in this Contract, City shall provide Contractor with written notice to correct the defect or default within a specified number of days of the notice. Upon receiving such a notice, Contractor shall correct the specified defects or defaults within the time specified. Upon a failure to do so, the City may terminate this Contract by written notice and finish the work through whatever method it deems appropriate, with the cost in doing so a valid claim and charge against Contractor, or, preserve the claims of defects or defaults without termination by written notice to Contractor.

Demolition Disposal Requirements. The Contractor shall perform all work and dispose of all materials in compliance with all provisions of applicable federal, state, county and City environmental laws. This obligation includes lawful disposal of all material, with a condition of the City's payment obligation being Contractor delivering to City copies of written documents from the licensed landfill or disposal site, confirming the dates, quantities and types of demolition debris disposed of, the disposal costs and that those costs have been paid in full by Contractor.

Compliance with Laws. This Contract and all of Contractor's work and practices shall be subject to all applicable state, federal and local laws, rules or regulations, including without limitation, those which apply because City is a public governmental agency or body. Contractor represents that it is in compliance with all such laws and eligible and qualified to enter into this Contract.

Anti-Discrimination. The Contractor shall not discriminate against any employee, or applicant for employment because of religion, race, color, national origin, age, sex, height, weight, handicap, ancestry, place of birth, sexual preference or marital status. The Contractor further covenants that it will comply with the Civil Rights Act of 1973, as amended; and the Michigan Civil Rights Act of 1976 (78. Stat. 252 and 1976 PA 453) and will require a similar covenant on the part of any consultant or subcontractor employed in the performance of this contract.

Governing Law. This Contract shall be governed by the laws of the State of Michigan.

Assignment. Contractor shall not assign this Contract or any part thereof without the written consent of the City.

Successors and Assigns. This Contract shall be binding on the parties, their successors, assigns and legal representatives.

Notices. Written notices under this Contract shall be given to the parties at their addresses on page one by personal or registered mail delivery to the attention of the following persons:

City: Victor Cardenas, City Manager and Cortney Hanson, City Clerk

Contractor:

SAMPLE

Contract Term. The Contract Term shall be as set forth in the attached Exhibit A.

Contract Termination. The City may terminate and/or cancel this contract (or any part thereof) at any time during the term, any renewal, or any extension of this contract, upon thirty (30) days written notice to the Contractor, for any reason, including convenience without incurring obligation or penalty of any kind. The effective date for termination or cancelation shall be clearly stated in the written notice. In the event of termination Contractor shall be paid as compensation in full for services performed to that date an amount calculated for that particular project. Such amount shall be paid by the City upon Contractor delivering or otherwise making available to the City all data, drawings, specifications, reports, estimates, summaries, and such other information and materials as may have been prepared and/or accumulated by Contractor in performing the services up to the date of termination.

Waivers. No waiver of any term or condition of this Contract shall be binding and effective unless in writing and signed by all parties, with any such waiver being limited to that circumstance only and not applicable to subsequent actions or events.

WITNESS AND DATES
OF SIGNATURES:

CITY OF NOVI

Date: _____

By: Justin Fischer
Its: Mayor

Date: _____

By: Cortney Hanson
Its: Clerk

WITNESSES AND DATES
OF SIGNATURES:

CONTRACTOR

Date: _____

By:
Its:



CITY OF NOVI CITY COUNCIL
FEBRUARY 23, 2026

SUBJECT: Consideration of Resolution Authorizing issuance of 2026 Unlimited Tax General Obligation bonds for Public Safety Facilities

SUBMITTING DEPARTMENT: City Manager

KEY HIGHLIGHTS:

- This is the next step in the process related to the Public Safety Facilities
- The first issuance will be for \$35,000,000
- Two additional issuances will occur the next two years, all totaling \$120,000,000

BACKGROUND INFORMATION:

As a result of the successful election in August 2026, authorizing the City of Novi to issue \$120,000,000 for the construction of new public safety facilities, the following resolution is the initial step in the process. A letter from the City's bond counsel, Pat McGow of Miller Canfield is enclosed in which he states the proposed "Resolution is based upon the bond specifications prepared by PFM Financial Advisors LLC, the City's financial advisors, and is intended to pay part of the initial engineering, design, and first stage construction and acquisition expenses, plus the issuance costs relating to the Bonds.

The Bonds will pledge the City's unlimited tax, full faith and credit for support of the Bonds, and will be paid from the special debt millage levied to pay the debt service on the Bonds. The Resolution sets forth the terms of the Bonds, the form of Bonds, and provides for a negotiated sale of the Bonds to an underwriter yet to be selected."

RECOMMENDED ACTION: Approval of Resolution Authorizing issuance of 2026 Unlimited Tax General Obligation bonds for Public Safety Facilities

**RESOLUTION AUTHORIZING
2026 UNLIMITED TAX GENERAL OBLIGATION BONDS**

CITY OF NOVI
County of Oakland, State of Michigan

Minutes of a regular meeting of the City Council of the City of Novi, County of Oakland, Michigan, held on February 23, 2026, at 7:00 p.m., prevailing Eastern Time.

PRESENT: Members: _____

ABSENT: Members: _____

The following preamble and resolution were offered by Member _____
and supported by Member _____:

WHEREAS, the qualified electors of the City of Novi, County of Oakland, State of Michigan (the “City”), at the election duly called and held on August 5, 2025, did by more than the required majority of those voting approve the following proposition (the “Bond Proposal”):

Public Safety Facilities Bond Proposal

Shall the City of Novi, Michigan, borrow the principal sum of not to exceed One Hundred Twenty Million Dollars (\$120,000,000), and issue its unlimited tax general obligation bonds, in one or more series, payable in not to exceed twenty-five (25) years from the date of issue, to pay the cost of acquiring, constructing, furnishing and equipping a new public safety facility including police department and fire department facilities; two new fire department facilities to replace Fire Stations 2 and 3; and renovations to Fire Station 4; including site acquisition, demolition, and related road and site improvements? If approved, the estimated millage to be levied in 2026 is 1.0 mills (\$1.00 per \$1,000 of taxable value) and the estimated simple average annual millage rate required to retire the bonds is 0.95 mills (\$0.95 per \$1,000 of taxable value).

WHEREAS, the City Council has determined that it is necessary to issue the first series of bonds pursuant to the Bond Proposal in the principal amount of not to exceed Thirty-Five Million Dollars (\$35,000,000) for the purpose of paying part of the cost to acquire, construct, furnish and equip a new public safety facility including police department and fire department facilities; two new fire department facilities to replace Fire Stations 2 and 3; and renovations to Fire Station 4; including site acquisition, demolition, and related road and site improvements (the “Project”); and

WHEREAS, the City desires to solicit proposals from, and to negotiate the sale of the Bonds to, an underwriter to be selected by the City within the parameters established by this resolution.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. Authorization of Bonds; Bond Terms. Bonds of the City designated 2026 UNLIMITED TAX GENERAL OBLIGATION BONDS (the "Bonds") are authorized to be issued in the aggregate principal sum of not to exceed Thirty-Five Million Dollars (\$35,000,000), or such lesser amount as shall be determined by the City Manager, Assistant City Manager or Finance Director (each, an "Authorized Officer") at the time of sale of the Bonds, for the purpose of paying part of the costs of the Project, including the costs incidental to the issuance, sale and delivery of the Bonds.

The issue shall consist of bonds in fully-registered form of the denomination of \$5,000, or multiples of \$5,000 thereof not exceeding for each maturity the maximum principal amount of that maturity, numbered consecutively in order of registration, dated as of the date of delivery, or such other date as determined by an Authorized Officer, and mature or be subject to mandatory redemption on May 1 or November 1 in the years 2027 to 2051, inclusive, or such other dates and/or years as shall be determined at the time of sale and in the amounts as determined by an Authorized Officer. The Bonds shall bear interest at a rate or rates to be determined upon negotiated sale thereof, payable semi-annually on May 1 and November 1, first payable on November 1, 2026, or such other date as determined by an Authorized Officer at the time of sale, provided that the true interest cost per annum on the Bonds shall not exceed five percent (5.50%) per annum. The Bonds may be issued as serial or term bonds or both and may be subject to redemption prior to maturity as determined at the time of sale.

The record date of determination of registered owner for purposes of payment of interest as provided in this paragraph may be changed by the City to conform to market practice in the future. The principal of the Bonds shall be payable at the designated corporate trust office of a Michigan bank or trust company selected by an Authorized Officer at the time of sale to act as registrar and transfer agent for the Bonds (the "Transfer Agent").

Interest on the Bonds shall be paid by check drawn on the Transfer Agent mailed to the registered owner of the Bonds at the registered address, as shown on the registration books of the City maintained by the Transfer Agent. Interest shall be payable to the registered owner of record as of the fifteenth day of the month prior to the payment date for each interest payment. The date of determination of registered owner for purposes of payment of interest as provided in this paragraph may be changed by the City to conform to market practice in the future.

2. Execution of Bonds; Book-Entry-Only Form. The Bonds of this issue shall be executed in the name of the City with the manual or facsimile signatures of the Mayor and the City Clerk and shall have the seal of the City, or a facsimile thereof, printed or impressed on the Bonds. No Bond executed by facsimile signature shall be valid until authenticated by an authorized officer or representative of the Transfer Agent. The Bonds shall be delivered to the Transfer Agent for authentication and be delivered by the Transfer Agent to the purchaser or other person in accordance with instructions from an Authorized Officer upon payment of the purchase price for the Bonds in accordance with the offer therefor when accepted. Executed blank certificates for registration and issuance to transferees shall simultaneously, and from time to time thereafter as necessary, be delivered to the Transfer Agent for safekeeping.

The Bonds may be issued in book-entry-only form through The Depository Trust Company in New York, New York ("DTC") and the Authorized Officers are each authorized to execute such custodial or other agreements with DTC as may be necessary to accomplish the issuance of the Bonds in book-entry-only form and to make such changes in the Bond Form within the parameters of this resolution as may be required to accomplish the foregoing.

Unless waived by any registered owner of Bonds to be redeemed, official notice of redemption shall be given by the Transfer Agent on behalf of the City. Such notice shall be dated and shall contain at a minimum the following information: original issue date; maturity dates; interest rates; CUSIP numbers, if any; certificate numbers (and in the case of partial redemption) the called amounts of each certificate; the redemption date; the redemption price or premium; the place where the Bonds called for redemption are to be surrendered for payment; and that interest on the Bonds or portions thereof called for redemption shall cease to accrue from and after the redemption date.

In addition, further notice shall be given by the Transfer Agent in such manner as may be required or suggested by regulations or market practice at the applicable time, but no defect in such further notice nor any failure to give all or any portion of such further notice shall in any manner defeat the effectiveness of a call for redemption if notice thereof is given as prescribed herein.

3. Transfer of Bonds. The Transfer Agent shall keep the books of registration for this issue on behalf of the City. Any Bond may be transferred upon such registration books by the registered owner of record, in person or by the registered owner's duly authorized attorney, upon surrender of the Bond for cancellation, accompanied by delivery of a duly executed written instrument of transfer in a form approved by the Transfer Agent. Whenever any Bond or Bonds shall be surrendered for transfer, the City shall execute and the Transfer Agent shall authenticate and deliver a new Bond or Bonds, for like aggregate principal amount. The Transfer Agent shall require the payment by the bondholder requesting the transfer of any tax or other governmental charge required to be paid with respect to the transfer.

4. Debt Retirement Fund; Unlimited Tax Pledge; Defeasance of Bonds. The City Treasurer is authorized and directed to open a depository account with a bank or trust company designated by the City Council, to be designated 2026 UNLIMITED TAX GENERAL OBLIGATION BONDS DEBT RETIREMENT FUND (the "Debt Retirement Fund"), the moneys to be deposited into the Debt Retirement Fund to be specifically earmarked and used solely for the purpose of paying principal of and interest on the Bonds as they mature. The City hereby pledges its unlimited tax full faith and credit for the prompt payment of the Bonds. All proceeds from taxes levied for the Debt Retirement Fund shall be deposited into the Debt Retirement Fund as collected. Commencing with the year 2026, there shall be levied upon the tax rolls of the City for the purpose of the Debt Retirement Fund each year, in the manner required by the provisions of Act 34, Public Acts of Michigan, 2001, as amended, an amount sufficient so that the estimated collection therefrom will be sufficient to promptly pay, when due, the principal of and interest on the Bonds becoming due prior to the next annual tax levy; provided, however, that if at the time of making any such annual tax levy there shall be other funds available or surplus moneys on hand in the Debt Retirement Fund for the payment of principal of and interest on the Bonds, then credit therefor may be taken against such annual levy for the Debt Retirement Fund.

In the event cash or direct obligations of the United States or obligations the principal of and interest on which are guaranteed by the United States, or a combination thereof, the principal of and interest on which, without reinvestment, come due at times and in amounts sufficient to pay at maturity or irrevocable call for earlier optional redemption, the principal of, premium, if any, and interest on the Bonds, shall be deposited in trust, this resolution shall be defeased and the owners of the Bonds shall have no further rights under this resolution except to receive payment of the principal of, premium, if any, and interest on the Bonds from the cash or securities deposited in trust and the interest and gains thereon and to transfer and exchange Bonds as provided herein.

5. Construction Fund; Proceeds of Bond Sale. The City Treasurer is authorized and directed to open a separate depository account with a bank or trust company designated by the City Council, to be designated 2026 UNLIMITED TAX GENERAL OBLIGATION BONDS CONSTRUCTION FUND (the “Construction Fund”), and deposit into said Construction Fund the proceeds of the Bonds less accrued interest, if any, which shall be deposited into the Debt Retirement Fund. The moneys in the Construction Fund shall be used solely to pay the costs of the Project and the costs of issuance of the Bonds.

6. Bond Form. The Bonds shall be in substantially the following form with such changes as may be required to conform to the final terms of the Bonds established by the Sale Order:

UNITED STATES OF AMERICA
STATE OF MICHIGAN
COUNTY OF OAKLAND

CITY OF NOVI

2026 UNLIMITED TAX GENERAL OBLIGATION BOND

<u>Interest Rate</u>	<u>Maturity Date</u>	<u>Date of Original Issue</u>	<u>CUSIP</u>
	May/November 1, 20__	_____, 2026	

Registered Owner:

Principal Amount: _____ Dollars

The City of Novi, County of Oakland, State of Michigan (the "City"), acknowledges itself to owe and for value received hereby promises to pay to the Registered Owner specified above, or registered assigns, the Principal Amount specified above, in lawful money of the United States of America, on the Maturity Date specified above, unless prepaid prior thereto as hereinafter provided, with interest thereon (computed on the basis of a 360-day year consisting of twelve 30-day months) from the Date of Original Issue specified above or such later date to which interest has been paid, until paid, at the Interest Rate per annum specified above, first payable on November 1, 2026 and semiannually thereafter. Principal of this bond is payable at the corporate trust office of _____, Michigan, or such other transfer agent as the City may hereafter designate by notice mailed to the registered owner not less than sixty (60) days prior to any interest payment date (the "Transfer Agent"). Interest on this bond is payable to the registered owner of record as of the fifteenth (15th) day of the month preceding the interest payment date as shown on the registration books of the City kept by the Transfer Agent by check or draft mailed to the registered owner of record at the registered address. For prompt payment of this bond, both principal and interest, the full faith, credit and resources of the City are hereby irrevocably pledged.

This bond is one of a series of bonds of even Date of Original Issue aggregating the principal sum of \$_____, issued for the purpose of acquiring, constructing, furnishing and equipping public safety facilities in the City and paying the costs incidental to the issuance of the bonds in pursuance of a vote of the qualified electors of the City voting thereon at an election duly called and held on August 5, 2025.

[Bonds of this issue shall not be subject to optional redemption prior to maturity.]

[Bonds of this issue maturing in the years 20__ to 20__, inclusive, shall not be subject to redemption prior to maturity. Bonds or portions of bonds of this issue in multiples of \$5,000 maturing in the year 20__ and thereafter shall be subject to redemption prior to maturity, at the option of the City, in any order of maturity and by lot within any maturity, on any date on or after May 1, 20__, at par and accrued interest to the date fixed for redemption.]

[Insert mandatory redemption provisions if needed.]

MILLER, CANFIELD, PADDOCK AND STONE, P.L.C.

In case less than the full amount of an outstanding bond is called for redemption, the Transfer Agent, upon presentation of the bond called in part for redemption, shall register, authenticate and deliver to the registered owner of record a new bond in the principal amount of the portion of the original bond not called for redemption.

Notice of redemption shall be given to the registered owner of any bond or portion thereof called for redemption by mailing of such notice not less than thirty (30) days prior to the date fixed for redemption to the registered address of the registered owner of record. A bond or portion thereof so called for redemption shall not bear interest after the date fixed for redemption provided funds are on hand with the Transfer Agent to redeem said bond or portion thereof.

This bond is transferable only upon the registration books of the City kept by the Transfer Agent by the registered owner of record in person, or by the registered owner's attorney duly authorized in writing, upon the surrender of this bond together with a written instrument of transfer satisfactory to the Transfer Agent duly executed by the registered owner or the registered owner's attorney duly authorized in writing, and thereupon, a new registered bond or bonds in the same aggregate principal amount and of the same maturity shall be issued to the transferee in exchange therefor as provided in the resolution authorizing this bond and upon the payment of the charges, if any, therein prescribed. Neither the City nor the Transfer Agent shall be required to transfer or exchange this bond or portion of this bond either during the period of fifteen (15) days immediately preceding the date of the mailing of any notice of redemption or (except as to the unredeemed portion, if any, of this bond) after this bond or any portion of this bond has been selected for redemption.

This bond is payable out of the City's Debt Retirement Fund for this issue and in order to make such payment, the City is required each year to levy taxes on all taxable property within the boundaries of the City for such payment, without limitation as to either rate or amount.

It is hereby certified and recited that all acts, conditions and things required by law to be done, precedent to and in the issuance of this bond and the series of bonds of which this is one, exist and have been done and performed in regular and due form and time as required by law, and that the total indebtedness of the City, including this bond, does not exceed any constitutional, statutory or charter debt limitation.

This bond is not valid or obligatory for any purpose until the Transfer Agent's Certificate of Authentication on this bond has been executed by the Transfer Agent.

IN WITNESS WHEREOF, the City of Novi, County of Oakland, State of Michigan, by its City Council, has caused this bond to be signed in the name of the City by the facsimile signatures of its Mayor and City Clerk and a facsimile of its corporate seal to be printed hereon, all as of the Date of Original Issue.

CITY OF NOVI
County of Oakland
State of Michigan

By: _____
Its Mayor

(SEAL)

By: _____
Its City Clerk

(Form of Transfer Agent's Certificate of Authentication)

DATE OF AUTHENTICATION:

CERTIFICATE OF AUTHENTICATION

This bond is one of the bonds described in the within-mentioned resolution.

Transfer Agent

By: _____
Authorized Signatory

[Bond printer to insert form of assignment]

7. Negotiated Sale. The City Council has considered the option of selling the Bonds through a competitive sale and a negotiated sale, and pursuant to the requirements of Act 34, based on the advice of its financial advisor, determines that a negotiated sale of the Bonds will allow more flexibility in accessing the municipal bond market, and to price and sell the Bonds at the time that is expected to best achieve the most advantageous interest rates and costs to the City, and will provide the City with greater flexibility in structuring bond maturities and adjusting terms for the Bonds.

8. Bond Purchase Agreement; Delegation to Authorized Officer; Sale Order. The Authorized Officers are each hereby authorized to select an underwriter and to negotiate the sale of the Bonds with such underwriter, negotiate and execute a Bond Purchase Agreement, execute a Sale Order specifying the final terms of the Bonds and take all other necessary actions required to effectuate the sale, issuance and delivery of the Bonds within the parameters authorized in this resolution.

9. Adjustment of Bond Terms; Bond Parameters. The Authorized Officers are each hereby authorized to adjust the final bond details as set forth herein to the extent necessary or convenient to complete the sale of the Bonds and in pursuance of the forgoing is each authorized to exercise the authority and make the determinations pursuant to Sections 315(1)(d) of Act 34, including but not limited to determinations regarding interest rates, prices, discounts, maturities, principal amounts, denominations, date of issuance, interest payment dates, redemption rights and other matters within the parameters established by this resolution; *provided* that the principal amount of Bonds issued shall not exceed the principal amount authorized in this resolution, the true interest cost on the Bonds shall not exceed 5.50% per annum, the underwriter's discount shall not exceed 0.75% of the par amount of the Bonds and the Bonds shall mature in not more than twenty-five (25) annual installments.

10. Official Statement; Qualification for Insurance; Ratings. Each Authorized Officer is hereby authorized and directed to (a) approve the circulation of a preliminary official statement describing the Bonds and to deem the preliminary official statement "final" for purposes of Rule 15c2-12 of the SEC; (b) solicit bids for and approve the purchase of a municipal bond insurance policy for the Bonds, if deemed economically advantageous to the City; (c) apply for ratings on the Bonds; and, (d) do all other acts and take all other necessary procedures and make such filings with any parties, including the Michigan Department of Treasury, necessary or desirable to effectuate the sale, issuance and delivery of the Bonds.

11. Continuing Disclosure. The City agrees to enter into a continuing disclosure undertaking for the benefit of the holders and beneficial owners of the Bonds in accordance with the requirements of Rule 15c2-12 promulgated by the Securities and Exchange Commission, and each Authorized Officer is hereby authorized to execute such undertaking prior to delivery of the Bonds

12. Useful Life of Project. The estimated period of usefulness of the Project is hereby declared to be not less than twenty-five (25) years.

13. Tax Covenant. The City shall, to the extent permitted by law, take all actions within its control necessary to maintain the exclusion of the interest on each issue of the Bonds from gross

income for federal income tax purposes under the Internal Revenue Code of 1986, as amended (the "Code"), including, but not limited to, actions relating to any required rebate of arbitrage earnings and the expenditures and investment of Bond proceeds and moneys deemed to be Bond proceeds.

14. Bond Counsel. The appointment of the law firm of Miller, Canfield, Paddock and Stone, P.L.C. of Detroit, Michigan, as Bond Counsel for the Bonds is hereby confirmed, notwithstanding the periodic representation by Miller, Canfield, Paddock and Stone, P.L.C., in unrelated matters of parties and potential parties to the issuance of the Bonds, including the purchaser of the Bonds.

15. Financial Advisor. PFM Financial Advisors LLC, is retained as the registered municipal advisor to the City in connection with the issuance of the Bonds.

16. Rescission. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution be and the same hereby are rescinded.

AYES: Members: _____

NAYS: Members: _____

ABSTAIN: _____

RESOLUTION DECLARED ADOPTED.

Cortney Hanson
City Clerk

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the City Council of the City of Novi, County of Oakland, State of Michigan, at a regular meeting held on February 23, 2026, and that the meeting was conducted and public notice of the meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, as amended, and that the minutes of the meeting were kept and will be or have been made available as required by the Act.

Cortney Hanson
City Clerk

45665459.3/065576.00097

Founded in 1852
by Sidney Davy Miller



MICHIGAN
ILLINOIS
NEW YORK
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QATAR

PATRICK F. MCGOW
TEL (313) 496-7684
FAX (313) 496-8450
E-MAIL mcgow@millercanfield.com

Miller, Canfield, Paddock and Stone, P.L.C.
150 West Jefferson, Suite 2500
Detroit, Michigan 48226
TEL (313) 963-6420
FAX (313) 496-7500
www.millercanfield.com

February 12, 2026

Victor Cardenas
City Manager
City of Novi
45175 W. Ten Mile Road
Novi, MI 48375-3024

Re: City of Novi
2026 Unlimited Tax General Obligation Bonds for Public Safety Facilities -
Bond Authorizing Resolution

Dear Victor:

I have enclosed the Resolution Authorizing the 2026 Unlimited Tax General Obligation Bonds to be considered for approval by the City Council at its meeting on Monday, February 23rd. The Resolution authorizes the issuance of Bonds in the amount not to exceed \$35,000,000 as the first series of Bonds issued pursuant to the Public Safety Facilities Bond Proposal approved by the City voters at the August 2025 election, for the purpose of paying part of the cost of acquiring, constructing, furnishing and equipping a new public safety facility including police department and fire department facilities; two new fire department facilities to replace Fire Stations 2 and 3; and renovations to Fire Station 4; including site acquisition, demolition, and related road and site improvements (the "Project").

The Resolution is based upon the bond specifications prepared by PFM Financial Advisors LLC, the City's financial advisors, and is intended to pay part of the initial engineering, design, and first stage construction and acquisition expenses, plus the issuance costs relating to the Bonds. The Bonds will pledge the City's unlimited tax full faith and credit for support of the Bonds and will be paid from the special debt millage levied to pay the debt service on the Bonds.

The Resolution sets forth the terms of the Bonds, the form of Bonds and provides for a negotiated sale of the Bonds to an underwriter yet to be selected. The Resolution authorizes the City Manager, Assistant City Manager and/or Finance Director (each, an "Authorized Officer") to select the underwriter and finalize the terms of the Bonds upon sale and sign a Bond Purchase Agreement and Sale Order. There are various blanks in the Resolution in the form of bond that are intended to be in blank, as those items will be completed in the final forms of those documents.

Mr. Victor Cardenas

-2-

February 12, 2026

The enclosed Resolution is the only remaining approval from the City Council needed to issue and sell this first series of Bonds. The Resolution allows the Authorized Officers to adjust the size of the Bonds either before or at the time of sale of the Bonds based on the interest rates and bid premium received at the time of sale. The current plan is to sell the Bonds this spring and close in May to allow the first debt millage levy on July 1, 2026.

We would appreciate receiving one certified copy of the Resolution after adoption by the City Council. I plan to attend the City Council meeting to answer any questions about the Resolution or the Bonds. If you have any further questions, please give me a call.

Very truly yours,

MILLER, CANFIELD, PADDOCK AND STONE, P.L.C.

By: 
Patrick F. McGow

Attachment

Cc: Karen Lancaster
Kari Blanchett
Sean Wahl
Conor Starrs



CITY OF NOVI CITY COUNCIL
FEBRUARY 23, 2026

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

SUBMITTING DEPARTMENT: Community Development Department - Planning

KEY HIGHLIGHTS:

- City Council postponed decision on this matter on December 1, 2025, asking the applicant to address issues raised at the meeting, including deviations for open space and the Stonebrook Drive maintenance agreement.
- A revised plan dated January 9, 2026, includes public access to the nature trail from an entrance on Wixom Road, additional active open space, private green space available behind each unit, and a proposal to contribute 15% to the maintenance of Stonebrook Drive.
- The revisions also impact additional wetland area (0.04 acre), which is not accounted for in the on-site wetland mitigation plan. During site plan review, the applicant will need to either reduce wetland impacts, provide additional mitigation area on-site, or construct mitigation on another site in the City.
- The vacant parcel totals 8.24 acres (net) south of the Novi Promenade Shopping Center, east of Wixom Road.
- The plan shows the development of 22 townhome units in five 2-story buildings.
- The units would be for-sale, and each would have a two-car garage.
- The subject property is currently zoned R-1, One Family Residential, with a PSLR Overlay.
- To satisfy the requirement of the Zoning Ordinance that the project "will result in a recognizable and substantial benefit to the ultimate users of the project and to the community," the applicant proposes conservation easements and enhancements to areas to be preserved, as well as a donation to fund improvements to the adjacent Wildlife Woods Park pavilion and restrooms, which are expected to be utilized by residents of the development.
- In 2023 the City Council denied a previous PSLR request on the site with 46 apartment units.

BACKGROUND INFORMATION:

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

In the PSLR Overlay, low-rise multiple family residential uses are permitted as a special land use up to 6.5 dwellings per acre. As stated in the Ordinance: "The intent of the PSLR, Planned Suburban Low Rise Overlay district is to promote the development of high-quality uses, such as low-density multiple family residential, office, quasi-public, civic, educational, and public recreation facilities that can serve as transitional areas between low-intensity detached one-family residential and higher intensity office and retail uses while protecting the character of neighboring areas by encouraging high-quality development with single-family residential design features that will promote residential character to the streetscape." The PSLR district requires a Development Agreement between the property owner and the City of Novi, which may be approved by City Council following a recommendation from the Planning Commission. This is the same type of development agreement that the Villas of Stonebrook was approved under.

The access easement to the property from Stonebrook Drive was a condition of approval in the PSLR Agreement for the Villas at Stonebrook in order to limit the number of driveways with direct access to Wixom Road, in the interest of safety. The applicant has proposed to contribute to the maintenance costs for Stonebrook Drive, which would need to be formalized in a private agreement between the two communities.

The proposed development is largely in conformance with ordinance requirements, with requested deviations noted in the suggested motion. About half of the property contains natural features, which has caused the remaining area to be more densely developed, leading to the need for these deviations.

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

Special Land Use Conditions

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

recommended approval of the Special Land Use request with the findings provided in the Recommended Action section of this document.

Staff Reviews and Ordinance Deviations

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

"Promote the development of high-quality uses, such as low-density multiple family residential, office, quasi-public, civic, educational, and public recreation facilities that can serve as transitional areas between lower-intensity detached one-family residential and higher-intensity office and retail uses while protecting the character of neighboring areas by encouraging high-quality development with single-family residential design features that will promote a residential character to the streetscape."

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

PSLR Overlay Procedures

Section 3.21.3.B of the Ordinance provides the general review standards for use of the PSLR project: (i) it will result in a recognizable and substantial benefit to the ultimate users of the project and to the community; (ii) it will not result in an unreasonable increase in the use of public services, facilities and utilities, and will not place an unreasonable burden upon the subject property, surrounding land, nearby property owners and occupants, or the natural environment; (iii) it will not cause a negative impact upon surrounding properties; and (iv) it will be consistent with the goals and objectives of the City of Novi Master Plan, and will be consistent with the requirements of this Article.

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

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

- (a) Indicate its tentative approval of the PSLR Overlay Development Agreement Application and PSLR Overlay Concept Plan, and direct the City Administration and City Attorney to cause to be prepared, for

review and approval by the City Council, a PSLR Overlay Development Agreement; or

- (b) Deny the proposed PSLR Overlay Development Agreement Application and PSLR Overlay Concept Plan.

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

Updates following City Council Postponement

Following the discussion by the City Council on December 1, 2025, **the applicant has revised the PSLR Plan to accommodate additional private and active open space within the site. The plan now shows a 10-ft by 26-ft area behind each unit to be available as private open space, so that the project now exceeds the requirement of the Ordinance. The nature trail has also been connected to Wixom Road, which will permit public access over the majority of the walking path. The requirement for 10% active open space has now been met. However, because the passive open space on the site is so large, the active open space is still below the 50% of total open space requirement. Over 50% of the site is to be preserved in a conservation easement, offering permanent protection to woodland, wetland, and wetland mitigation areas.**

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

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

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

Regarding the **Maintenance Agreement for Stonebrook Drive with the Villas at Stonebrook**, the applicant has indicated they have been in communication with the

Home Owner's Association (HOA) several times over the last three months. The plans now show the applicant has proposed the shared maintenance area extended from Wixom Road to the park entrance, with the pro rata share calculated to 12.7% of the maintenance cost. The applicant offered the HOA an annual contribution from the Camelot development of 15% of the actual costs, inclusive of curbs, sidewalks, catch basins, street lights, lawn mowing, edging, weeding, mulching, fertilizer, sprinklers, treatment for trees, pest control and irrigation. As of now, the HOA has not indicated they have accepted this offer. A letter from the applicant and a draft of the Contribution Agreement from early December is in the packet. The terms of the agreement are subject to change as negotiations continue between the parties.

RECOMMENDED ACTION:

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

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

of approximately 20 of the regulated woodland trees. The plan indicates appropriate mitigation measures will be provided and woodland replacement credits will be planted on-site to the extent practical.]

3. In relation to the underlying zoning or the potential uses contemplated in the City of Novi Master Plan, the proposed development will not cause a negative impact upon surrounding properties. *[The proposed buildings are buffered by landscaping and preserved natural features. The multi-family residential use is a reasonable transition from the two-family and one-family developments to the west, east and south and the commercial shopping center to the north.]*
4. The proposed development will be consistent with the goals and objectives of the City of Novi Master Plan, and will be consistent with the requirements of this Article [Article 3.1.27]. *[The proposed development could help provide for missing middle housing needs that are walkable to the commercial areas to the north, which is recommended in the City's Master Plan for Land Use. The area was included in the PSLR overlay in the Master Plan and Zoning Map, which permits multiple-family uses as a special land use. The proposed arrangement of buildings and site layout minimizes the impact on existing natural features.]*
5. City Council deviations for the following *(as the Concept Plan provides substitute safeguards for each of the regulations and there are specific, identified features or planning mechanisms deemed beneficial to the City by the City Council which are designed into the project for the purpose of achieving the objectives for the District as stated in the planning review letter)*:
 - a. Deviation from Sec. 3.21.2.A.i to allow development to front on an approved private drive, which does not conform to the City standards with respect to required sixty foot right-of-way, as the road was previously approved for the Villas at Stonebrook development, and because the shared access reduces the number of curb cuts on Wixom Road;
 - b. Deviation from Sec. 3.21.2.A.ii.d. to allow two buildings to be a minimum of 25 feet apart (minimum 30 feet required) as the remaining buildings are properly spaced, and the 5-foot deviation is relatively minor;
 - c. Deviation from Sec. 3.21.2.A.iii.c. to allow parking spaces to be within 8 feet of a building (15 feet minimum required), as they are no closer than the driveway parking permitted;
 - d. Deviation from Sec. 3.21.2.A.v to allow reduction of minimum percentage of active recreation areas (50% of open spaces required, approximately 32% provided), *as the development proposes connection and improvements to Wildlife Woods Park, which contains connections to the Providence and the ITC trail systems, and providing additional active recreation would cause greater wetland and woodland impacts;*

- e. Deviation from Sec. 3.21.2.A.iii and Sec. 5.5.3 to allow absence of required landscaped berm along Wixom Road north of the emergency access drive due to resulting woodland impacts and there is no development proposed in that area. In addition, the berm south of the access drive is not long enough to provide undulation.
- f. Deviation from Sec. 3.6.2.M to allow deficiencies in the required 25-foot wetland buffers north of Avalon Drive, with the condition that the developer install signage and plantings to prevent mowing and other disturbance.
- g. Deviation from Sec. 5.5.3.B(10) to allow a deficiency in street trees along Wixom Road, as the existing utility easements and pathway do not provide room for them.
- h. Deviation from Sec. 5.10.1.B.ii to allow a minor drive to exceed 600 feet. The anticipated traffic for 22 units is low and a major drive would require wider road width and not permit perpendicular visitor parking, and would be unnecessary for this small site and cause greater impacts to natural features.
- i. Deviation from Sec. 4.04, Article IV, Appendix C-Subdivision ordinance of City Code of Ordinances for absence of a stub street required at 1,300 foot intervals along the property boundary to provide connection to the adjacent property boundary, due to conflict with existing wetlands and woodlands.
- j. Deviation from Design and Construction Standards to allow sidewalks to be placed adjacent to the curbed roadway, as to locate them further from the road would cause greater impacts to natural features, and traffic volume and speeds are low.
- k. Deviation from Code of Ordinances, Section 11-256, to allow an absence of sidewalks in some areas north of Avalon Drive, as there are no buildings adjacent to those areas, and building the sidewalks would cause greater impacts to wetlands.
- l. The findings of compliance with Ordinance standards in the staff and consultant review letters and the conditions and the items listed in those letters being addressed on the Preliminary Site Plan; and

6. *The following conditions shall also be made part of the PSLR Agreement:*

- a. *Consistent with its representations at the Planning Commission meeting, the applicant shall work in good faith with the Villas of Stonebrook to enter into a reasonable Maintenance Agreement that requires the applicant's property to share in maintenance costs for Stonebrook Drive (subject to City review).*
- b. *A conservation easement shall be provided for the remaining woodland and wetland areas, woodland credit replacements, and wetland mitigation areas, to ensure permanent protection of these natural features (approximately 4.25*

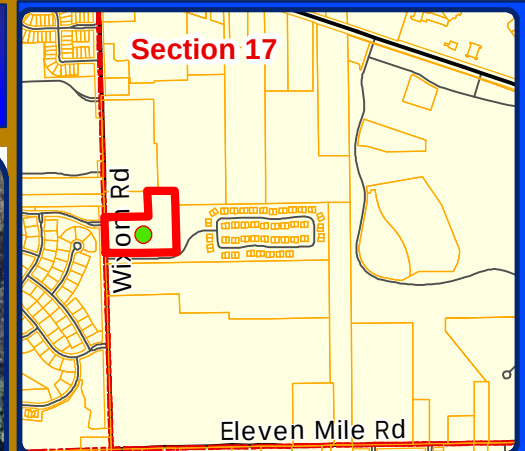
- acres). Such easements shall also be reflected on the Master Deed for the property.
- c. A public access easement shall be placed over a portion of the nature trail through the northern area of the property, west of the stormwater detention basin. Such easement shall also be reflected on the Master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

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

MAPS
Location
Zoning
Future Land Use
Natural Features

JSP25-02 CAMELOT PARC TOWNHOMES

LOCATION



Legend

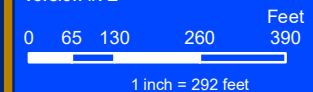
 Subject Property



City of Novi

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

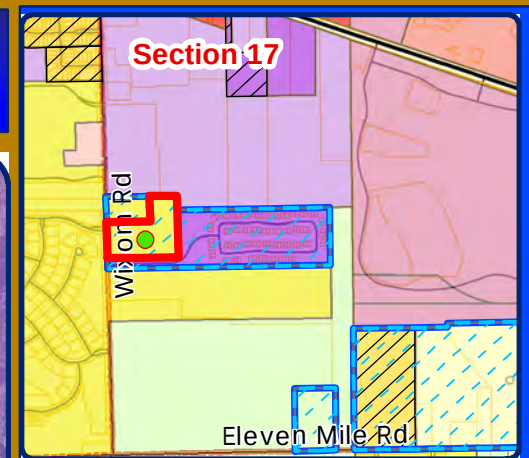
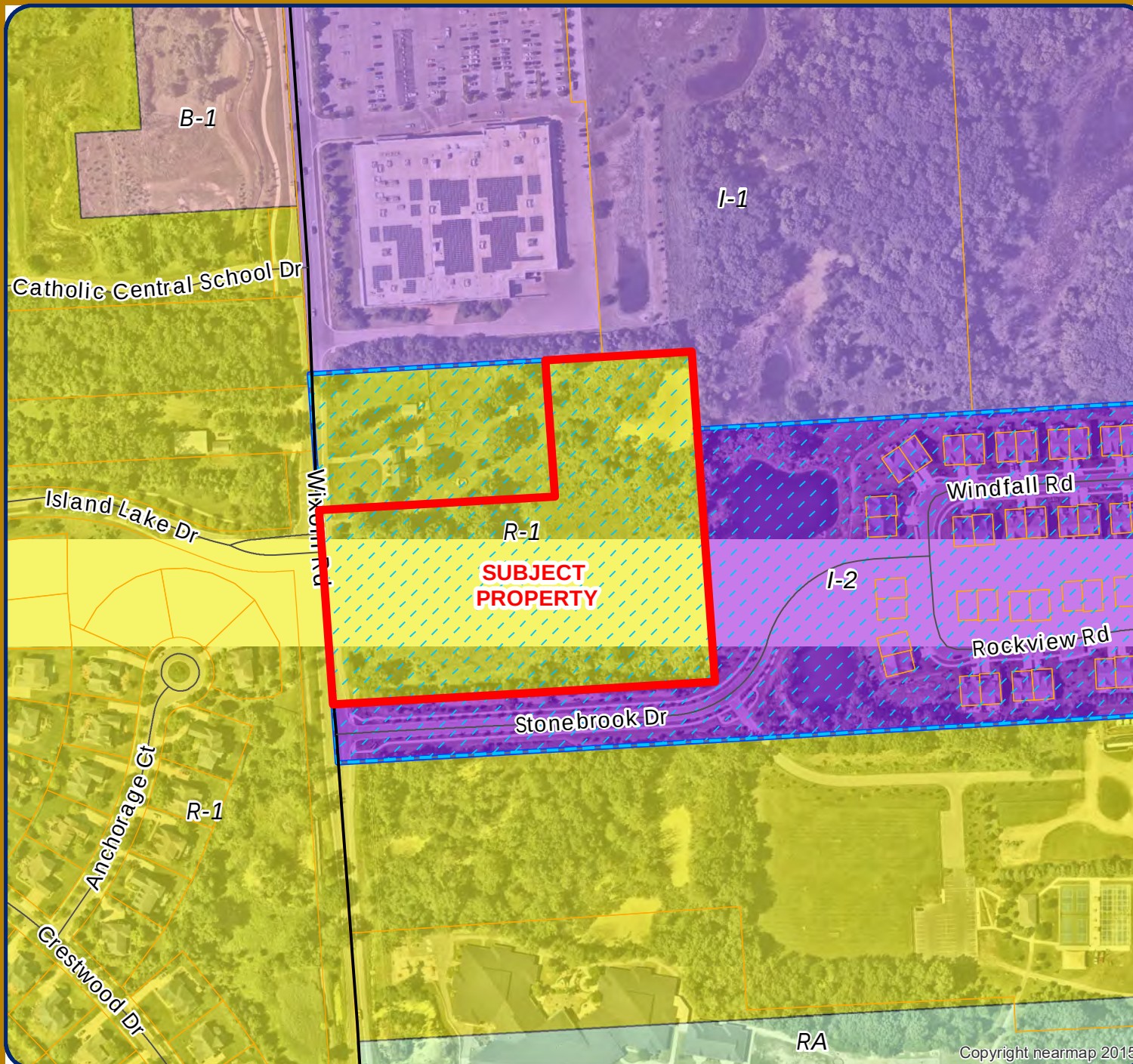
Map Author: Lindsay Bell
Date: 9/4/25
Project: CAMELOT PARC
Version #: 1



MAP INTERPRETATION NOTICE

Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.

JSP25-02 CAMELOT PARC TOWNHOMES ZONING



Legend

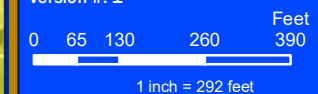
- R-A: Residential Acreage
- R-1: One-Family Residential District
- R-3: One-Family Residential District
- R-4: One-Family Residential District
- RM-1: Low-Density Multiple Family
- B-1: Local Business District
- B-2: Community Business District
- B-3: General Business District
- I-1: Light Industrial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



City of Novi

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

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

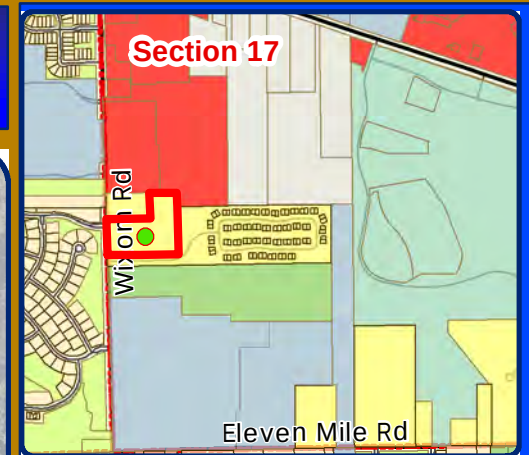
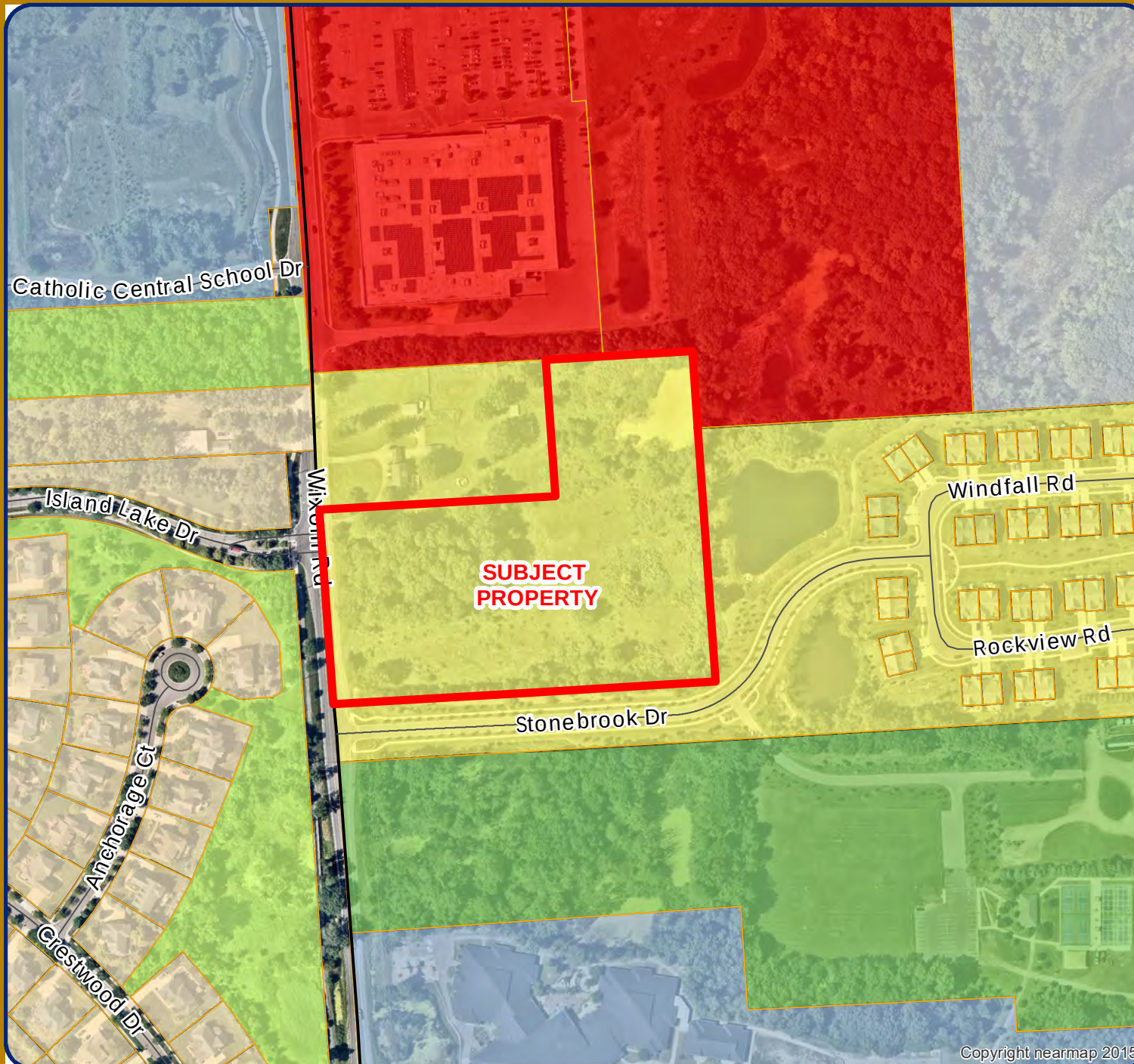


MAP INTERPRETATION NOTICE

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JSP25-02 CAMELOT PARC TOWNHOMES

FUTURE LAND USE



Legend

Land Use Code

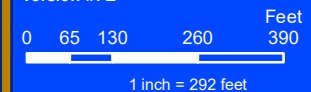
- COMMUNITY COMMERCIAL
- INDUSTRIAL OFFICE
- OFFICE SERVICE COMM
- PUBLIC/QUASI PUB
- PUBLIC PARK
- PRIVATE PARK
- SINGLE FAMILY
- SUBURBAN LOW RISE



City of Novi

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

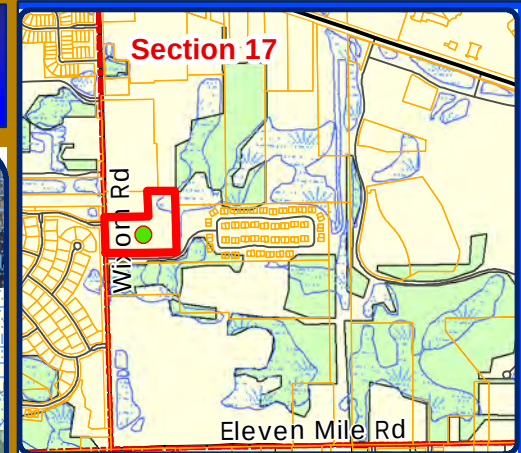


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JSP25-02 CAMELOT PARC TOWNHOMES

NATURAL FEATURES



Legend

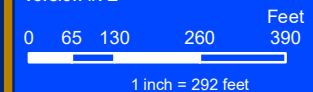
- WETLANDS
- WOODLANDS
- Subject Property



City of Novi

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

Map Author: Lindsay Bell
Date: 9/4/25
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**APPLICANT LETTER AND
DRAFT MAINTENANCE AGREEMENT**

AVALON PARK DEVELOPMENT, LLC

14955 Technology Dr.
Shelby Township, MI 48315
586.944.8660
jpolyzois@yahoo.com

February 20, 2026

City of Novi
Community Development Planning Division
45175 Ten Mile Rd
Novi, MI 48375

Re: Camelot Parc

Dear Mrs. Bell,

Enclosed please find the proposed contribution agreement I presented to the Villas at Stonebrook HOA (VAS) for review and comment on Dec 5, 2025. VAS advised they would not forward this document to their attorney for review until they were satisfied with the scope and percentage of shared expenses.

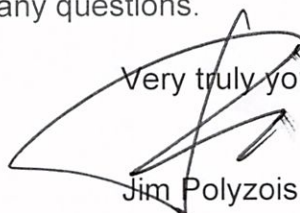
I met with 2 board members in person, exchanged numerous emails and recently held a zoom meeting with 3 board members where we discussed expanding my initial offer. I agreed to expand my contribution of shared expenses of Stonebrook Dr. from Wixom Road to the park entrance. If you recall my original offer was only up to the access easement.

During our discussions I agreed to increase the scope of contributions to include the following items: snow, salting, repair, maintenance and replacement, lawn service, irrigation, and sidewalk clearing, salting, repair, maintenance and replacement, trimming and mulching the trees along Stonebrook Blvd from Wixom Road to the park entrance. The Camelot Parc HOA would be responsible for 21% of these expenses.

Since Camelot is installing a light pole at the access easement I advised there would be no contribution towards electricity. We also happen to have the same HOA insurance agent and he indicated to both parties there is no issue or added liability to VAS having Camelot residents accessing Stonebrook Dr.

Let me know if you have any questions.

Very truly yours,



Jim Polyzois

CONTRIBUTION FOR MAINTENANCE AND REPAIR OF PRIVATE ROAD

This CONTRIBUTION FOR MAINTENANCE AND REPAIR OF PRIVATE ROAD (“Camelot HOA”) made this ____ day of _____, 2025, by AVALON INVESTMENT GROUP (“Developer”), a Michigan limited liability company, whose address is 14955 Technology Dr., Shelby Township, MI 48315 and the VILLAS OF STONEBROOK CONDOMINIUM ASSOCIATION (“Villas HOA”), a Michigan non-profit corporation, whose address is One Heritage Place, Ste. 120, Southgate, MI 48195.

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

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

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

WHEREAS, Developer desires for Camelot HOA to contribute towards the repair and maintenance of the Access Road Easement upon the completion of the development site improvements and receipt of a certificate of occupancy for the first townhome.

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

1. Contribution. The need for any particular act or item of repair or maintenance shall be determined by Villas pursuant to competing bids, which shall be presented to Camelot HOA for review and approval. Upon completion of the development site improvements and receipt of a certificate of occupancy for the first townhome, Camelot HOA shall be responsible for and shall contribute to Villas ____ % of the approved cost to repair and maintain the road, including snow and ice removal as follows: (i) Villas shall pay the one half of the amount determined to be due within thirty (30) days after receipt of written notice of the necessity of a required repair or maintenance project; and (ii) the remaining balance within thirty (30) days after receipt of written notice of completion and acceptance of the work performed by Villas. Villas shall provide Camelot HOA verification of payment of the approved proposal within seven (7) days of payment.

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

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

AVALON INVESTMENT GROUP, LLC
 a Michigan limited liability company

By: _____, Manager

[illegible]

The foregoing instrument was acknowledged before me this _____ day of _____
 _____ 2025, by _____, Manager of Avalon Investment Group, LLC, a Michigan limited
 liability company, on behalf of and by authority of the Company.

_____, Notary Public
_____, County, Michigan
My commission expires: _____

VILLAS OF STONEBROOK CONDOMINIUM
ASSOCIATION
a Michigan non-profit corporation

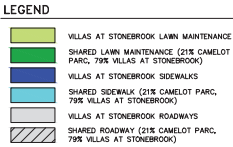
By: _____, Manager

STATE OF MICHIGAN }
COUNTY OF OAKLAND }

}SS

The foregoing instrument was acknowledged before me this _____ day of _____, 2025, by _____, Manager of Villas of Stonebrook Condominium Association, a Michigan non-profit corporation, on behalf of and by authority of the Corporation.

_____, Notary Public
_____, Michigan
My commission expires: _____



ATWELL
 1466.460.4400 www.atwell-planet.com
 TWO TONNE SQUARE, SUITE 700
 SOUTHFIELD, MI 48076
 248.447.2020

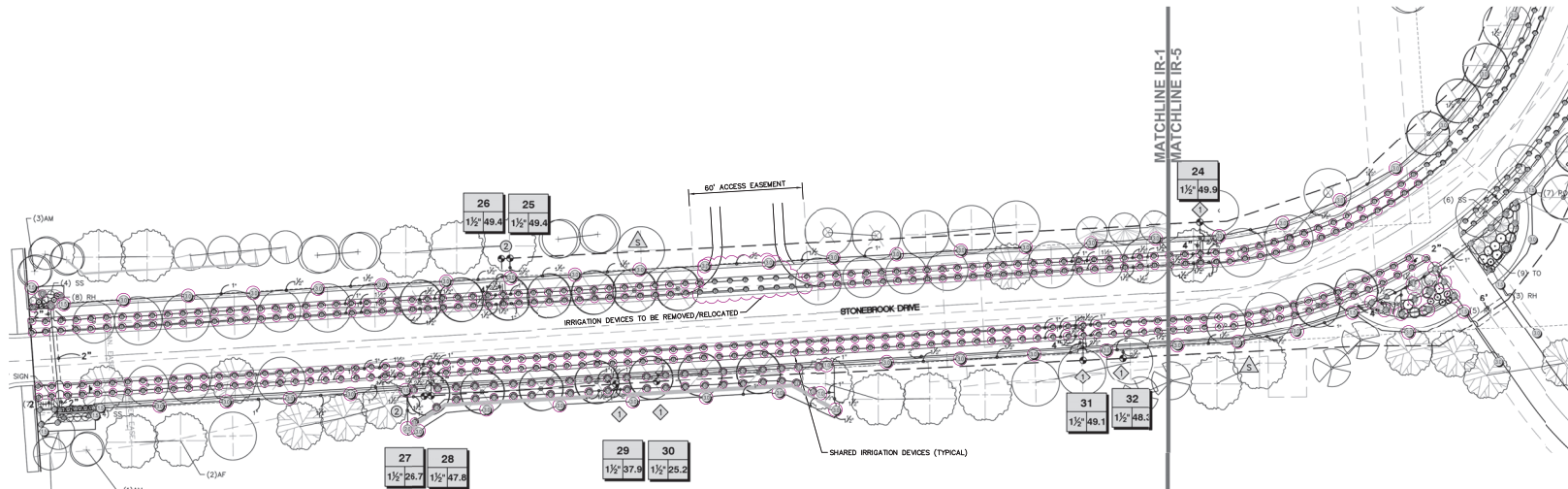
AVALON PARK DEVELOPMENT, LLC
 CAMELOT PARC TOWNHOMES
 PSLR OVERLAY CONCEPT PLAN
 CAMELOT PARC SHARED
 MAINTENANCE PLANS

REVISIONS

NOTE:
ROAD WIDTH 28' BACK OF CURB TO BACK OF CURB

Camelot Parc Shared Sidewalk Maintenance Area (SF)	7,665	21% Camelot / 79% VAS Cost
--	-------	----------------------------

NOT FOR CONSTRUCTION



NOTE: PLANS TAKEN FROM VILLAS AT STONEBROOK FINAL SITE PLANS, DATED 03-08-2019. ATWELL JOB NUMBER: 17000933

VILLAS AT STONEBROOK IRRIGATION CONTRIBUTION CALCULATION

		Percentage of Units
Villas at Stonebrook Condo Units	84	79%
Camelot Parc Townhome Units	22	21%
Total Number of Units	106	100%
Villas at Stonebrook - Total Sprinklers	3,475	
Sprinklers to be removed*	14	
Remaining Sprinklers	3,461	
Exclusive Service to Villas at Stonebrook	2,997	100% VAS Cost
Shared Irrigation devices along Stonebrook Drive	464	21% Camelot / 79% VAS Cost
Camelot Parc Contribution to Shared Irrigation	21%	

*Removal due to Camelot Drive Construction

LEGEND

○ SHARED SPRINKLER (21% CAMELOT PARC, 79% VILLAS AT STONEBROOK)

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL	QTY
△	Rain Bird 1804 15 Strip Series	304
△	Rain Bird 1804 8 Series MPR	1,591
△	Rain Bird 1804 10 Series MPR	70
△	Rain Bird 1804 12 Series MPR	25
△	Rain Bird 1804 15 Series MPR	108
△	Rain Bird 1812 15 Strip Series	166
△	Rain Bird 1812 8 Series MPR	6
△	Rain Bird 1812 10 Series MPR	186
△	Rain Bird 1812 12 Series MPR	125
△	Rain Bird 1812 15 Series MPR	107
SYMBOL	MANUFACTURER/MODEL	QTY
⑩	Rain Bird 5004-FC, FC	130
⑩	Rain Bird 5004-FC, FC	280
⑩	Rain Bird 5004-FC, FC	48
⑩	Rain Bird 5004-FC, FC-LA	71
⑩	Rain Bird 5004-FC, FC-LA	231
⑩	Rain Bird 5004-FC, FC-LA	27
TOTAL SPRINKLER HEADS		3,475

NOT FOR CONSTRUCTION

Know what's below.
Call before you dig.

THE LOCATION OF UTILITIES IS NOT GUARANTEED. THE USER OF THIS INFORMATION SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF UTILITIES PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL UTILITIES. THE USER SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES CAUSED BY THE WORK OF PERSONS OBTAINING THIS INFORMATION. THE USER SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES CAUSED BY THE WORK OF PERSONS OBTAINING THIS INFORMATION. THE USER SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES CAUSED BY THE WORK OF PERSONS OBTAINING THIS INFORMATION.

CONTRACTOR SHALL ATWELL LLC OR REPRESENTATIVE SHALL BE MADE. WITHOUT THE WRITTEN CONSENT OF ATWELL LLC.

ATWELL

CONSTRUCTION & MAINTENANCE
TWO SOUTH MAIN STREET
SUITE 700
OAKLAND, MICHIGAN 48660
TEL: 248.477.2000

SECTION 17

TOWN OF NORTH, RANGE 8 EAST

CITY OF NOVI

OAKLAND COUNTY, MICHIGAN

AVALON PARK DEVELOPMENT, LLC
CAMELOT PARC TOWNHOMES
P&I OVERLAY CONCEPT PLAN
CAMELOT PARC SHARED
MAINTENANCE PLANS

JAN 24, 2025

2025-06-17 PER CITY

2025-06-07 PER CITY

2025-12-15 PER CITY

2026-01-09 PER CITY

2026-02-12 REVISIONS

REVISIONS

DRAWN BY: MM

CHECKED BY: JK

P.M.: JKME

JOB #: 20004113

FILE CODE: -

SHEET NO. 13

APPLICANT LETTERS



ONE COMPANY.
INFINITE SOLUTIONS.

January 9, 2026

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

Re: Camelot Parc – PSLR Overlay Plan Revisions

Dear Ms. Bell:

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

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



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

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

Sincerely,
ATWELL, LLC

Jared M. Kime, PE
Project Manager

AVALON INVESTMENT GROUP, LLC

14955 Technology Dr.
Shelby Township, MI 48315
586-944-8660 - jpolyzois@yahoo.com

November 17, 2025

City of Novi
Lindsay Bell
Community Development/Planning Division
45175 Ten Mile Rd
Novi, MI 48375

Re: Camelot Parc Townhomes

Dear Mrs. Bell:

Please allow this letter to serve as an explanation of the public benefits provided by the proposed Camelot Parc Townhomes in connection with our PSLR request. The proposed development 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. Public benefits are as follows:

1. Shared access location on to Wixom Rd (rather than a separate private entrance) reducing the number of conflict points and congestion along Wixom Rd. thereby improving vehicular safety along this busy corridor.
2. The townhome product serves the often referred to "missing" middle market providing an attractive for-sale home for young professionals in the transitional period of their lives who may not be ready to settle into a larger family home.
3. Natural features preservation – The development proposes a conservation easement over the existing and proposed wetlands and woodlands located on the property to support the community goals of preservation.
4. Habitat enhancement – As part of the development of the property, the developer proposes to enhance the habitat of the preserved natural features within the property which includes:
 - Removal of invasive species (phragmites)

- Native seeding to promote new growth
 - Place new habitat structures within the existing emergent wetland areas
 - Planting of additional trees within the proposed wetland mitigation areas to create higher quality wetlands and reduce the number of trees to be mitigated through payment to the tree fund.
5. \$30,000 contribution toward the desired public improvements for the Wildlife Woods Park pavilion and restrooms along with 2 steel picnic tables. This donation acknowledges the expected impact of our development near the park, which will likely be regularly utilized by our residents. The donation would occur upon final approval to commence construction of the Camelot Parc Townhomes.

If you have any questions, please do not hesitate to contact my office.

Sincerely,



Jim Polyzois

PSLR NARRATIVE



ONE COMPANY.
INFINITE SOLUTIONS.

June 17, 2025

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

Re: Camelot Parc – PSLR Overlay Deviation Request

Dear Ms. Bell:

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

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

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

This proposed development offers the following community benefits:

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

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



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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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



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INFINITE SOLUTIONS.

Sincerely,
ATWELL, LLC

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

Jared M. Kime, PE
Project Manager

PSLR CONCEPT PLAN

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

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 CITY OF WILSON HAS NO JURISDICTION OVER PRIVATE ROADS. THE CITY OF WILSON WILL DEVELOPE WITH PLANNED ACCESS TO THE DEVELOPMENT PARKING. TO REDUCE THE NUMBER OF CURB CUTS ON WILKOM ROAD, ALSO NO SECONDARY ACCESS TO BE REQUIRED TO BE PROVIDED TO THE DEVELOPMENT (SEC. 312.2.A.1).
2. A WAIVER TO THE REQUIREMENT OF A STREET STREET TO THE PROPERTY BOUNDARY AT INTERVALS NOT TO EXCEED 1,300-Feet ALONG THE PERMETER. NO SECONDARY ACCESS STREET IS BEING PROVIDED (ZO SEC. 4.04).
3. REDUCTION IN REQUIRED PARKING DISTANCE FROM THE BUILDINGS (15 FEET REDUCED FROM THE FACADE DOWNS TO 8 FEET DIAGONALLY FROM UNITS 5 AND 6) AND DIAGONALLY FROM UNITS 1 AND 2 TO 312.2.A.2.1).
4. A WAIVER FOR THE REQUIREMENT OF ACTIVE RECREATION AREAS SHALL COMPRISE AT LEAST ONE PERCENT OF THE SITE AREA PROVIDED (SEC. 3.12.2.A.3).
5. A WAIVER FOR THE REQUIREMENT OF ALL BUILDINGS, PARKING LOTS AND LOADING AREAS TO BE SEPARATED FROM SECTION LINE ROAD RIGHTS-OF-WAY BY A 50 FT. LANDSCAPE BUFFER CONTAINING AN UNCLIMBABLE 3' FT. TALL FENCE OR A 10' WIDE BUFFER AREA NORTH OF THE EMERGENCY ACCESS DRIVE (SEC. 312.2.A.1 AND SEC. 5.5.3).
6. A WAIVER FOR THE LANDSCAPE REQUIREMENTS ALONG WILKOM ROAD AND STONEBROOK DRIVE OF 1 DECIDUOUS CANOPY OR EVERGREEN TREE PER 40 LF. AND 2 DECIDUOUS SUB-CANOPY TREE PER 25 LF. AND 1 DECIDUOUS CANOPY TREE PER 15 LF. OF ROAD RIGHT-OF-WAY. AFTER PRESERVING THE EXISTING TREES AND VEGETATION IN THESE AREAS AND HAVING SEPARATION FROM EXISTING UTILITIES THE REQUIREMENT CAN BE MET (SEC. 5.5.3.B.ii)
7. A WAIVER TO ALLOW THE TWO WESTERNMOST BUILDINGS TO BE 25-Feet APART IN LIEU OF THE REQUIRED MINIMUM 30-Feet. (SEC. 312.2.A.1.ii)
8. A WAIVER TO THE REQUIREMENT FOR MINOR DRIVES NOT TO EXCEED 60-Feet.
9. A WAIVER TO ALLOW SIDEWALKS TO BE AT THE BACK OF CURB IN LIEU OF THE REQUIREMENT FOR THE OUTSIDE EDGE OF THE SIDEWALKS IS A MINIMUM OF 15-Feet FROM BACK OF CURB. (DESIGN & CONSTRUCTION STANDARDS)
10. A WAIVER TO ALLOW SIDEWALKS TO BE ONLY ON PART OF THE NORTH SIDE OF AVALON DRIVE IN LIEU OF THE REQUIREMENT TO HAVE 5-FOOT SIDEWALKS ON BOTH SIDES OF PRIVATE ROADWAYS. (CCO SEC. 112-256)
11. A WAIVER TO THE 25-FOOT WETLAND BUFFER NORTH OF AVALON DRIVE. (SEC. 312.2.A.3)
12. A WAIVER TO ALLOW 0.04 ACRES OF WETLAND MITIGATION TO BE CONSTRUCTED OFF-SITE WITHIN THE CITY (DIVISION 3 SECTION 12-5456)

1. ALL FIRE HYDRANTS AND WATER MAINS SHALL BE INSTALLED AND SERVICE PRIOR TO ABOVE FOUNDATION BUILDING CONSTRUCTION AS EACH PHASE IS BUILT.
2. ALL ROADS SHALL BE PAVED AND CAPABLE OF SUPPORTING 35 TONS PRIOR TO CONSTRUCTION ABOVE FOUNDATION.
3. BUILDING ADDRESSES SHALL BE POSTED FACING THE STREET DURING ALL PHASES OF CONSTRUCTION. ADDRESSES SHALL BE A MINIMUM OF THREE INCHES IN HEIGHT ON A CONTRASTING BACKGROUND.
4. PROVIDE 4"Ø DIAMETER OF CONCRETE FINISHED STEEL POST 48" ABOVE FINISH GRADE AT EACH HYDRANT AS REQUIRED.
5. FIRE LANES SHALL BE POSTED WITH "FIRE LANE - NO PARKING" SIGNS IN ACCORDANCE WITH ORDINANCE 085.99.02.

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



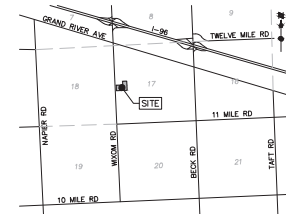
SCALE 1"=60'

CAMELOT PARC TOWNHOMES IS A RESIDENTIAL DEVELOPMENT FEATURING 22 TWO-STORY TOWNHOMES LOCATED ON 8.78 ACRES ON THE EAST SIDE OF WIXOM ROAD BETWEEN WEST 11 MILE ROAD AND GRAND RIVER AVENUE. THE SITE IS CURRENTLY VACANT WITH BOTH WETLAND AND WOODLAND PRESENT. A BERM WAS BUILT ALONG THE SOUTH SIDE TO SCREEN FROM THE PREVIOUS DRIVEWAY FOR AN INDUSTRIAL USE TO THE EAST THAT HAS SINCE BEEN REPLACED WITH A RESIDENTIAL DEVELOPMENT. THE NORTHERN PORTION OF THE SITE CONTAINS AN EXISTING 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 MULTI-FAMILY RESIDENTIAL AS A SPECIAL LAND USE. RESIDENTIAL DEVELOPMENTS ARE LOCATED TO THE EAST (STONEBROOK) AND TO THE WEST (ISLAND LAKE) WITH 2.87 ACRES OF OPEN SPACE, THE DEVELOPMENT CONTAINS A WALKING PATH THAT EMBRACES A PARK LIKE SETTING. THE DEVELOPMENT WILL BE SERVICED BY PUBLIC UTILITIES AND AN ENTRANCE TO STONEBROOK DRIVE (PRIVATE). THERE IS AN EXISTING ACCESSION EASEMENT FOR THIS PARCEL FROM STONEBROOK DRIVE.

THIS PROPOSED PSLR OVERLAY DEVELOPMENT OFFERS THE FOLLOWING COMMUNITY BENEFITS:

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



VICINITY MAP
NOT TO SCALE

Sheet Number	Sheet Title
1	COVER SHEET
2	EXISTING CONDITIONS
3	REMOVAL PLANS
4	LAYOUT PLAN
5	UTILITY PLAN
6	STORM WATER MANAGEMENT AND GRADING PLAN
7	WETLAND MITIGATION PLAN
8	PRESERVATION AREA PLAN & HABITAT ENHANCEMENTS
9	WIND PROTECTION PLAN
10	DETAIL SHEET
11	TREE LIST
12	CAMELOT PARK SHARED MAINTENANCE PLANS
13	CAMELOT PARK SHARED MAINTENANCE PLANS
14 of 2	EXTERIOR PHOTOGRAPHIC PLAN
15 of 2	EXTERIOR PHOTOGRAPHIC PLAN

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

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

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

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

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

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

SETBACKS:

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

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

JSP25-0002
NOT FOR CONSTRUCTION



Know what's **below**.
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER. ITS REPRESENTATIVE THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO LOCATE EXISTING AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:

CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR THE SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER

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WELL
SQUARE, SUITE 700
FIELD, MI 48076
2447.2000



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

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

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

[illegible]

REVISIONS

0 30 60

SCALE: 1" = 60 FEET

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

c:\20004113\DWG\PLAN SETS\PSLR\20004113C-01-CV.DWG 2/12/2026 2:06 PM MATTHEW MYERS

CAP FILE NUMBER

LEGEND

BOUNDARY LINE
 EXIST. EASEMENT
 SECTION LINE
 EXIST. CONTOUR
 PROP. DEMO
 EXIST. CURB AND GUTTER
 EXIST. BUILDING
 EXIST. SOIL BOUNDARY
 EXIST. SOIL TYPE
 EXIST. TREE
 EXIST. TREE DEMO
 EXIST. PHRAGMITES
 EXIST. WATER MAIN
 EXIST. SANITARY
 EXIST. STORM
 EXIST. OVERHEAD ELEC. LINE

SOIL LEGEND

SYMBOL	NAME	SLOPE	USGS
1	CAPAY SANDY LOAM	1-6%	B
2	MARLETTE SANDY LOAMS	1-6%	B
3	BROOKINGTON & COLWOOD LOAMS	0-9%	B
4	HOUGHTON & NORMAN MUCKS	0-9%	B
5	URBAN LAND	NA	NA

WETLAND NOTES

- WETLAND DELINEATION PERFORMED ON APRIL 30, 2023 BY AST. REFER TO THE WETLAND DELINEATION AND JURISDICTIONAL ASSESSMENT REPORT DATED MAY 2, 2023.
- REMOVE ALL PHRAGMITES OR JAPANESE KNOTWEED IN ALL WETLAND AREA.
- A PHRAGMITE KNOWN WAS NOT OBSERVED DURING INVASIVE SPECIES ASSESSMENT.

SURVEY NOTES

- BEARINGS ARE BASED ON MICHIGAN STATE PLANE COORDINATES (NAD83), SOUTH ZONE. GROUND DISTANCES, INTERNATIONAL FEET. MEASURED BEARINGS ARE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO MAP NUMBER 281250000 OF THE FLOOD INSURANCE RATE MAP, EFFECTIVE DATE SEPTEMBER 29, 2006.
- THE SITE SHOWN HEREON IS LOCATED WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO MAP NUMBER 281250000 OF THE FLOOD INSURANCE RATE MAP, EFFECTIVE DATE SEPTEMBER 29, 2006.
- WATER MAIN, STORM SEWER, SANITARY SEWER AND FRANCHISE UTILITY STRUCTURES HAVE BEEN FIELD LOCATED WHERE POSSIBLE. UTILITY AND AS-BUILT MAPS HAVE BEEN REQUESTED AND SOME MAPS HAVE BEEN RECEIVED AT DATE OF THIS SURVEY. FRANCHISE UTILITY MAPS HAVE BEEN REQUESTED FROM THE APPROPRIATE FRANCHISE COMPANIES, BUT NOT ALL MAPS HAVE BEEN RECEIVED AT DATE OF SURVEY.

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

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

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

LEGAL DESCRIPTION AS SURVEYED

DESCRIPTION OF TAX PARCEL 90-22-117-300-019 PER PROPERTY STATUS REPORT BY VANADUR TITLE COMPANY, REFERENCE NO. V9303463, CERTIFIED TO: SEPTEMBER 8, 2021:

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

A PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF SECTION 17, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOKIA, COUNTY OF OAKLAND, STATE OF MICHIGAN AND MORE MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 17; THENCE SOUTH 00 DEGREES 19 MINUTES 14 SECONDS EAST, 118.62 FEET ALONG THE WEST LINE OF SAID SECTION 17 AND THE CENTERLINE OF WIXOM ROAD TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 34 MINUTES 38 SECONDS EAST 475.20 FEET; THENCE NORTH 00 DEGREES 19 MINUTES 14 SECONDS EAST 270.00 FEET; THENCE SOUTH 89 DEGREES 34 MINUTES 38 SECONDS EAST 284.77 FEET; THENCE SOUTH 00 DEGREES 19 MINUTES 49 SECONDS EAST, 156.50 FEET TO THE EAST AND WEST 1/4 LINE OF SAID SECTION 17; SAID POINT BEING NORTH 89 DEGREES 34 MINUTES 40 SECONDS WEST, 189.60 FEET FROM THE CENTER OF SAID SECTION 17; THENCE SOUTH 00 DEGREES 19 MINUTES 14 SECONDS EAST, 118.62 FEET; THENCE SOUTH 89 DEGREES 34 MINUTES 38 SECONDS WEST, 770.00 FEET TO THE WEST LINE OF SAID SECTION 17 AND THE CENTERLINE OF SAID WIXOM ROAD; (SAID POINT BEING NORTH 00 DEGREES 19 MINUTES 14 SECONDS WEST, 128.71 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 17; THENCE NORTH 00 DEGREES 19 MINUTES 14 SECONDS WEST, 305.58 FEET ALONG THE WEST LINE OF SAID SECTION 17 AND THE CENTERLINE OF SAID WIXOM ROAD TO THE POINT OF BEGINNING.

CITY OF NOKIA REFERENCE BENCHMARK:

BENCHMARK #1: 17331 "C" ON NORTH NORTHWEST FLANGE POST OF FIRE HYDRANT ELEVATION: 969.70 (NAVD83)

SITE BENCHMARKS:

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

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

WETLAND NOTES

1. WETLAND DELINEATION PH
2. DELINEATION AND JURISD
3. REMOVE ALL PHRAGMITES
3. JAPANESE KNOTWEED WA

SURVEY NOTES

SURVEY NOTES: NO BEARINGS WERE OBSERVED DURING INVASIVE SPECIES ASSESSMENT.

1. BEARINGS ARE BASED ON MICHIGAN STATE PLANE COORDINATES (NAD83), SOUTH ZONE, GROUND DISTANCES, INTERNATIONAL FEET. MEASURED BEARINGS AS SHOWN DIFFER FROM RECORD TITLE BEARINGS. VERTICAL DATUM IS BASED ON NAVD83.

2. THE SITE SHOWN HEREIN IS LOCATED WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO MAP NUMBER 13252006Q OF THE FLOOD INSURANCE RATE MAP, EFFECTIVE DATE SEPTEMBER 1, 2008.

3. WATER MAIN, STORM SEWER, SANITARY SEWER AND FRANCHISE UTILITY STRUCTURES HAVE BEEN FIELD LOCATED WHERE VISIBLE. UTILITY AND AS-BUILT RECORDS HAVE BEEN REVIEWED FOR ADDITIONAL INFORMATION. THE EXACT LOCATION OF THIS SURVEY, FRANCHISE UTILITY MAPS HAVE BEEN REQUESTED FROM THE APPLICABLE UTILITY COMPANIES, BUT NOT ALL MAPS HAVE BEEN RECEIVED AT DATE OF SURVEY.

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

NOTE TO THE CLIENT – SOURCE INFORMATION FROM PLANS AND MARKINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THE UNDERGROUND UTILITY SYSTEM. THE LOCATION, THE EXACT LOCATION, LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEDUCED. IN ADDITION, IN SOME JURISDICTIONS, BUYER OR OTHER PARTY TO THE TRANSACTION MUST BE ADVISED THAT THE LOCATION OF UTILITIES ON A PLAT OR RECORD MAP MAY BE INCOMPLETE OR THE SURVEYOR SHALL OBTAIN A RECORD MAP OR RECORD PLAT FROM THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT SHOULD REQUEST AN EXCAVATION AND/OR PRIVATE UTILITY LOCATION REQUEST MAY BE NECESSARY.

4. THERE WERE NO PARKING STALLS OBSERVED AT THE DATE OF THE FIELD WORK.

5. NO PARTY WALLS WERE DESIGNATED BY THE CLIENT OR OBSERVED AT THE DATE OF THE FIELD WORK.

6. THE SUBJECT PROPERTY IS LOCATED 2100' NORTH OF THE INTERSECTION OF WIXOM ROAD AND 11 MILE ROAD, ON WIXOM ROAD.

7. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.

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

9. TREE PROTECTION FENCE TO EXTEND TO DRIPPING OF TREES TO BE PROTECTED.

LEGAL DESCRIPTION AS SURVEYED

DESCRIPTION OF TAX PARCEL, 50--22-17-300-019 PER PROPERTY STATUS REPORT BY VANQUAY'S REPORTING, INC. REFERENCE TO: VGL304348, CERTIFIED TO: SEPTEMBER 8, 2021:

LAND SITUATED IN THE CITY OF WOX, COUNTY OF OAKLAND, STATE OF MICHIGAN, MORE OR LESS THE FOLLOWING:

A PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF SECTION 17, TOWN 1 NORTH, RANGE 4 EAST, CITY OF JOHN, COUNTY OF GARGANO, STATE OF MICHIGAN, BEING PART OF THE TRACT OF LAND HEREBY DESCRIBED AS COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 17; THENCE SOUTH 00 DEGREES 19 MINUTES 14 SECONDS EAST, 18.82 FEET TO THE POINT OF BEGINNING; THENCE WEST 89 DEGREES 43 MINUTES 38 SECONDS EAST 475.30 FEET; THENCE NORTH 00 DEGREES 19 MINUTES 14 SECONDS WEST 19.90 FEET; THENCE SOUTH 89 DEGREES 43 MINUTES 38 SECONDS EAST 264.77 FEET; THENCE SOUTH 00 DEGREES 19 MINUTES 14 SECONDS WEST 189.60 FEET TO THE EAST AND WEST 1/4 LINE OF SAID SECTION 17; (SAID POINT BEING NORTH 89 DEGREES 43 MINUTES 38 SECONDS EAST 210.00 FEET FROM THE CENTER OF SAID SECTION 17); THENCE SOUTH 00 DEGREES 19 MINUTES 14 SECONDS WEST 79.00 FEET TO THE WEST 1/4 CORNER OF SAID SECTION 17; (SAID POINT BEING NORTH 89 DEGREES 43 MINUTES 38 SECONDS WEST 79.00 FEET TO THE WEST 1/4 CORNER OF SAID SECTION 17); THENCE SOUTH 00 DEGREES 19 MINUTES 14 SECONDS WEST, 215.87 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 17 TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 19 MINUTES 14 SECONDS WEST, 306.90 FEET ALONG THE WEST LINE OF SECTION 17 TO THE CENTER OF THE SAID SECTION 17 TO THE POINT OF BEGINNING.

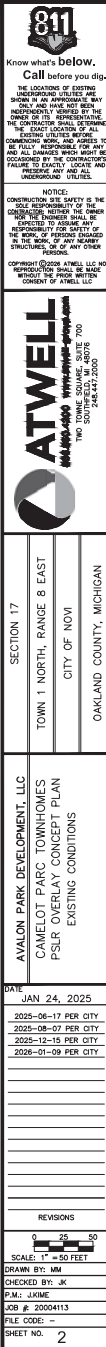
CITY OF JOHN REFERENCE MAPMARK:

ENCLOSURE ID 17325: "X" ON NORTH
NORTHWEST FLANGE BOLT OF FIVE HYDRANT
ELEVATION: 960.59 (NAV80B)

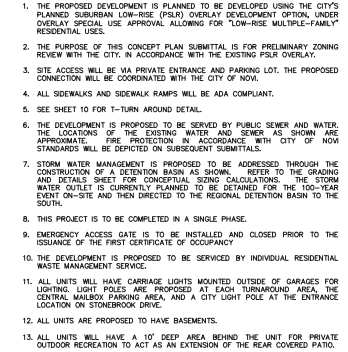
SITE MARKS:

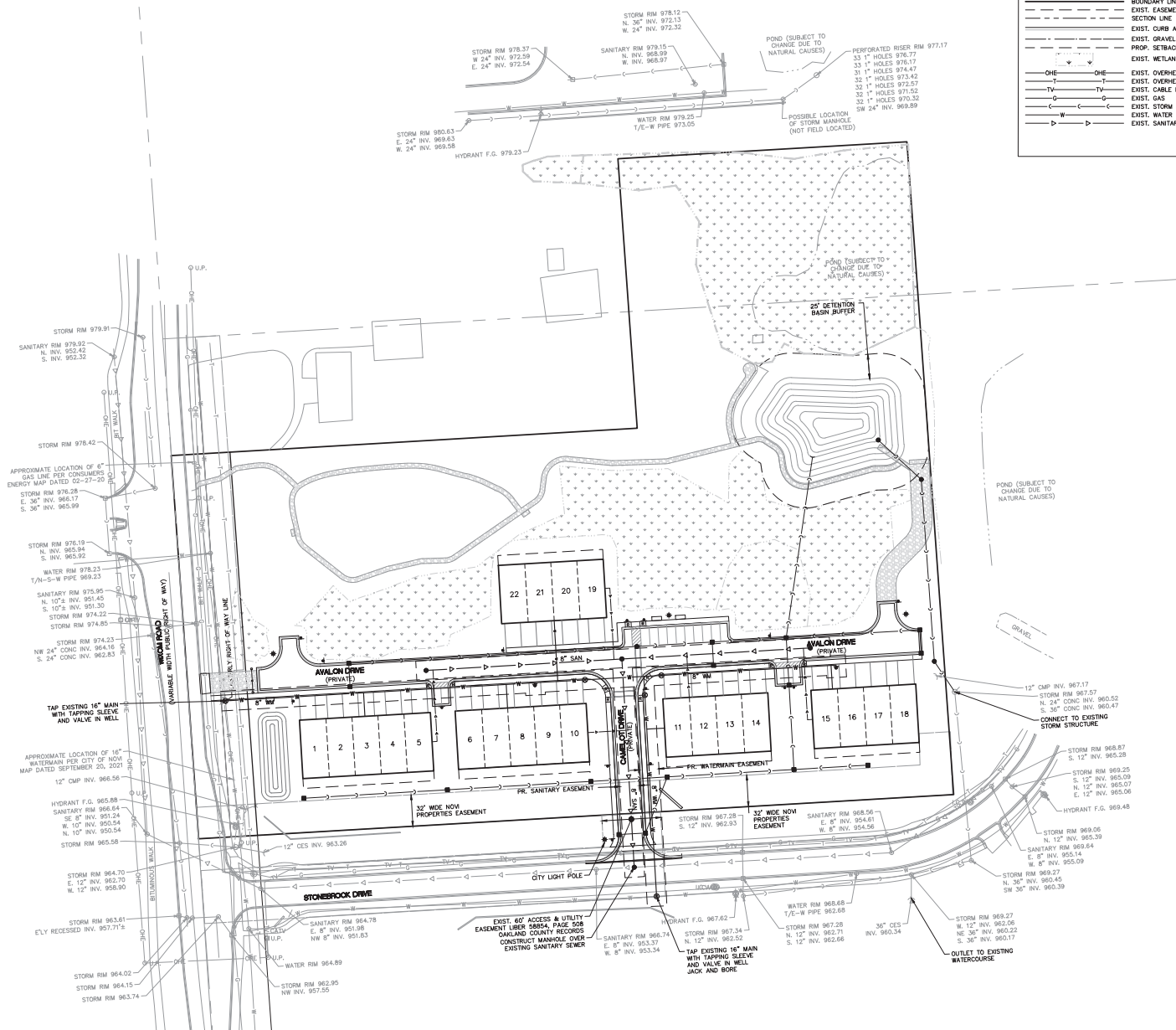
BENCH MARK #1: ARROW ON FIRE HYDRANT
ELEVATION: 960.70 (NAV80B)

BENCH MARK #2: ARROW ON FIRE HYDRANT
ELEVATION: 971.45 (NAV80B)



NOT FOR CONSTRUCTION





LEGEND

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

SANITARY SEWER BASIS OF DESIGN

No. of Units	22	7.5
No. of Sewer Connections	12	7.5
Local Served Properties	10	7.5
Average Flow per Connection	1.0	7.5
Peak Factor	4.0	7.5
Average Flow	10.0	7.5
Peak Flow	28.0	7.5
Pipe Capacity	5	7.5
Manhole Capacity	5	7.5
Velocity	2.0	7.5

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

Know what's below.
Call before you dig.

THE LOCATION OF UTILITIES IS THE RESPONSIBILITY OF THE USER. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE PROTECTION OF ALL UTILITIES. THE USER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE USER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES.

NOTICE: CONSTRUCTION SHALL BE THE SOLE RESPONSIBILITY OF THE USER. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE PROTECTION OF ALL UTILITIES. THE USER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES.

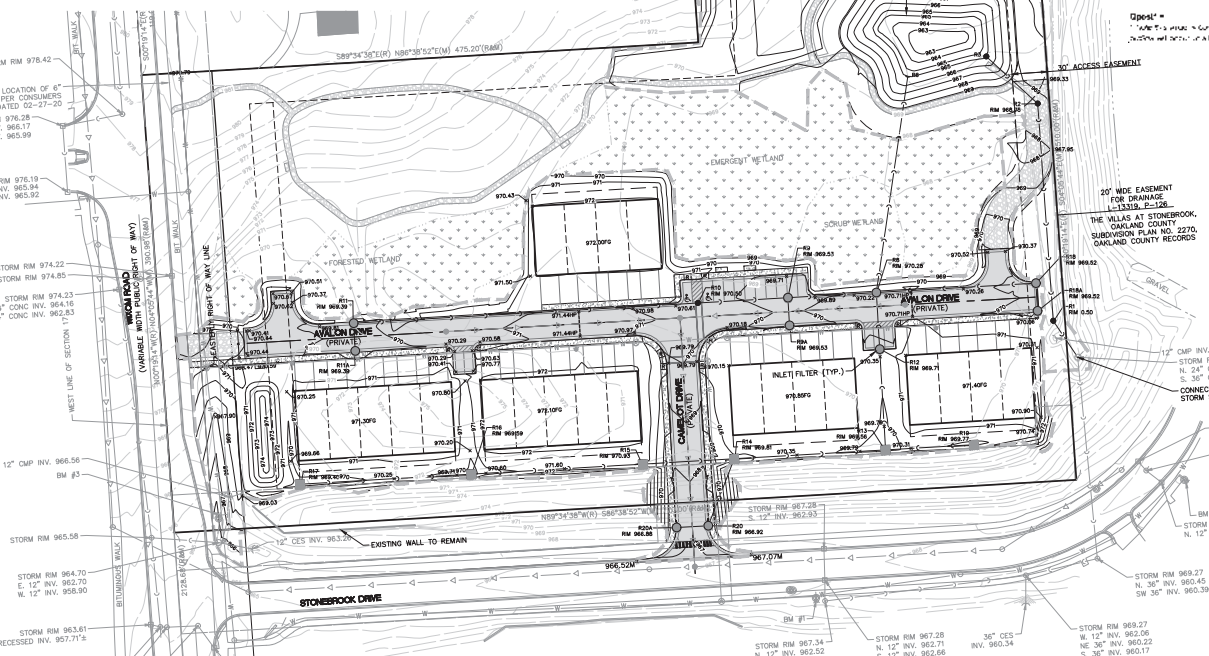
CONSTRUCTION SHALL BE THE SOLE RESPONSIBILITY OF THE USER. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE PROTECTION OF ALL UTILITIES. THE USER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES.

ATWELL
248.447.2000

SECTION 17	TOWN 1 NORTH, RANGE 8 EAST	CITY OF NOVI	OKLAHOMA COUNTY, MICHIGAN
AVALLON PARK DEVELOPMENT, LLC CAMELOT PARK TOWNHOMES PSR OVERLAY CONCEPT PLAN UTILITY PLAN			
DATE: JAN 24, 2025 2025-06-17 PER CITY 2025-07-01 PER CITY 2025-12-15 PER CITY 2026-01-09 PER CITY			
REVISIONS 0 25 50 SCALE: 1" = 50 FEET DRAWN BY: MW CHECKED BY: JK JOB #: 202004113 FILE CODE: - SHEET NO: 5			

GRADING AND SESC NOTES

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



MAINTENANCE SCHEDULE AND NOTES

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

DRAINAGE NARRATIVE

THE SITE IS CURRENTLY PART OF THE WIXOM ROAD DRAINAGE DISTRICT. THE AVON PARK DEVELOPMENT PROJECT WILL BE CAPTURED, DETAINED, AND RELEASED SOUTH INTO THE WIXOM ROAD DRAINAGE DISTRICT. THE PROPOSED PLAN REDUCES THE RUNOFF RATE TO THE WIXOM ROAD DRAINAGE DISTRICT BY DETAINING ON SITE. OFFSITE DRAINAGE FROM ADJACENT PROPERTIES DRAIN INTO EXISTING WETLANDS.

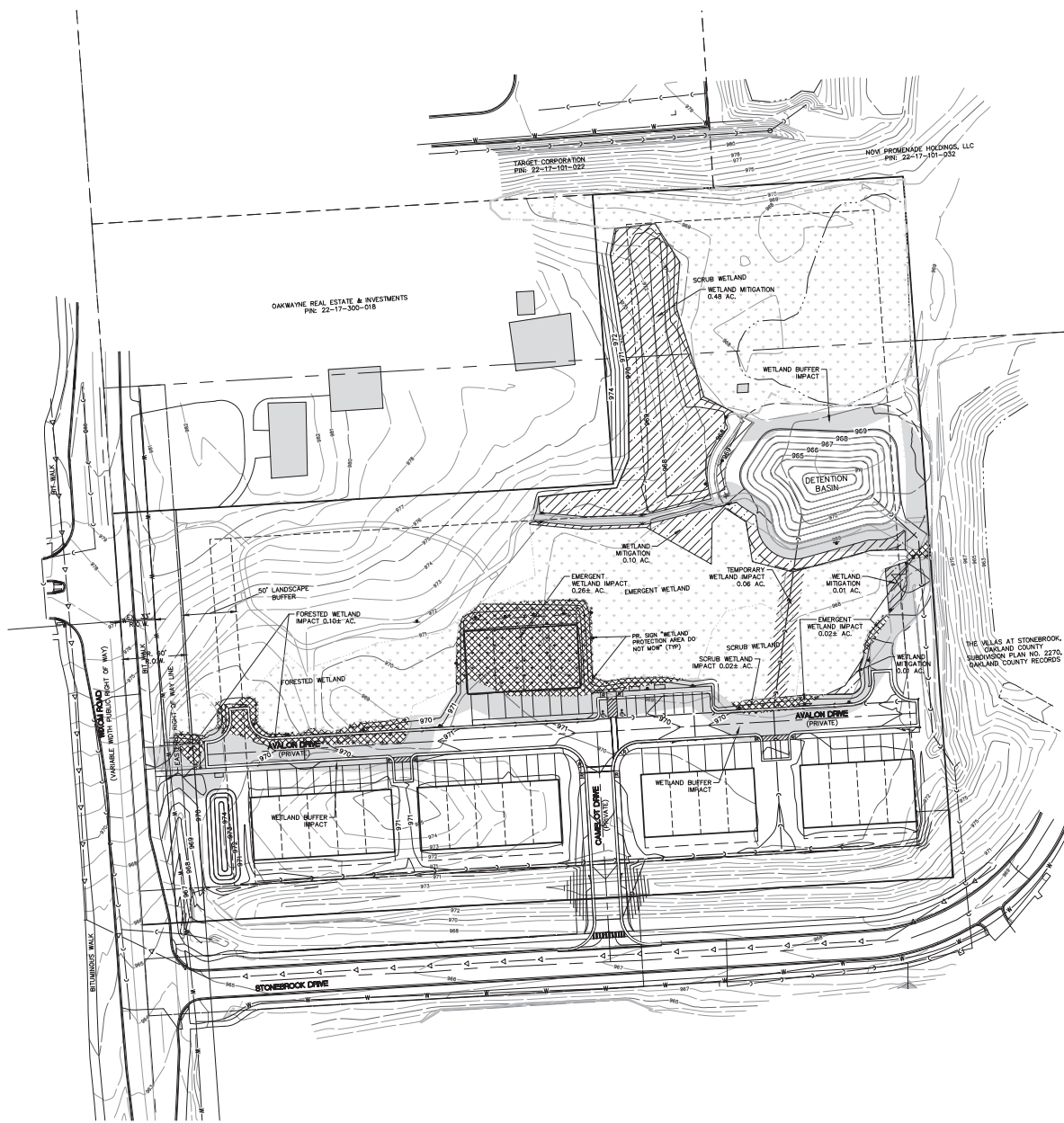
LEGEND

--- BOUNDARY LINE	() EXIST. CULVERT
--- EXIST. EASEMENT	() EXIST. CATCH BASIN/INLET
--- SECTION LINE	() EXIST. HYDRANT
--- EXIST. CURB AND GUTTER	() EXIST. VALVE
--- EXIST. GRAVEL	() EXIST. SANITARY SENER
--- EXIST. CONTOUR	() EXIST. WETLAND BUFFER
--- PROP. CONTOUR	() PROP. BUILDING
--- EXIST. WETLAND	() PROP. BACK OF CURB
--- EXIST. OVERHEAD ELEC. LINE	() PROP. GRADING LIMITS
--- EXIST. UNDERGROUND UTILITY	() PROP. STORM SENER
--- EXIST. CABLE LINE	() PROP. SANITARY
--- EXIST. GAS	() PROP. WATER MAIN
--- EXIST. STORM	() PROP. CATCH BASIN/INLET
--- EXIST. WATER MAIN	() PROP. END SECTION
--- EXIST. SANITARY	() PROP. FIRE HYDRANT
	() PROP. MANHOLE

Pre-Post Flooded: Rational Method

Pre-Development Condition	
1.5" Rain (from 100-year return period)	6.16 cfs
2.5" Rain	10.71 cfs
5.0" Rain	21.42 cfs
10.0" Rain	42.84 cfs
20.0" Rain	85.68 cfs
40.0" Rain	171.36 cfs
80.0" Rain	342.72 cfs
160.0" Rain	685.44 cfs
320.0" Rain	1370.88 cfs
640.0" Rain	2741.76 cfs
1280.0" Rain	5483.52 cfs
2560.0" Rain	10967.04 cfs
5120.0" Rain	21934.08 cfs
10240.0" Rain	43868.16 cfs
20480.0" Rain	87736.32 cfs
40960.0" Rain	175472.64 cfs
81920.0" Rain	350945.28 cfs
163840.0" Rain	701890.56 cfs
327680.0" Rain	1403781.12 cfs
655360.0" Rain	2807562.24 cfs
1310720.0" Rain	5615124.48 cfs
2621440.0" Rain	11230248.96 cfs
5242880.0" Rain	22460497.92 cfs
10485760.0" Rain	44920995.84 cfs
20971520.0" Rain	89841991.68 cfs
41943040.0" Rain	179683983.36 cfs
83886080.0" Rain	359367966.72 cfs
167772160.0" Rain	718735933.44 cfs
335544320.0" Rain	1437471866.88 cfs
671088640.0" Rain	2874943733.76 cfs
1342177280.0" Rain	5749887467.52 cfs
2684354560.0" Rain	11499774935.04 cfs
5368709120.0" Rain	22999549870.08 cfs
10737418240.0" Rain	45999099740.16 cfs
21474836480.0" Rain	91998199480.32 cfs
42949672960.0" Rain	183996398960.64 cfs
85899345920.0" Rain	367992797921.28 cfs
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687194767360.0" Rain	2943942383370.24 cfs
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2748779069440.0" Rain	11775769533480.96 cfs
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43980465111040.0" Rain	188412312535695.36 cfs
87960930222080.0" Rain	376824625071390.72 cfs
175921860444160.0" Rain	753649250142781.44 cfs
351843720888320.0" Rain	1507298500285562.88 cfs
703687441776640.0" Rain	3014597000571125.76 cfs
1407374883553280.0" Rain	6029194001142251.52 cfs
2814749767106560.0" Rain	12058388002284503.04 cfs
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43556142965880123321399556842466331064320.0" Rain	186594516465

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LEGEND

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

WETLAND IMPACTS



NOTES

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

TEMPORARY WETLAND RESTORATION

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

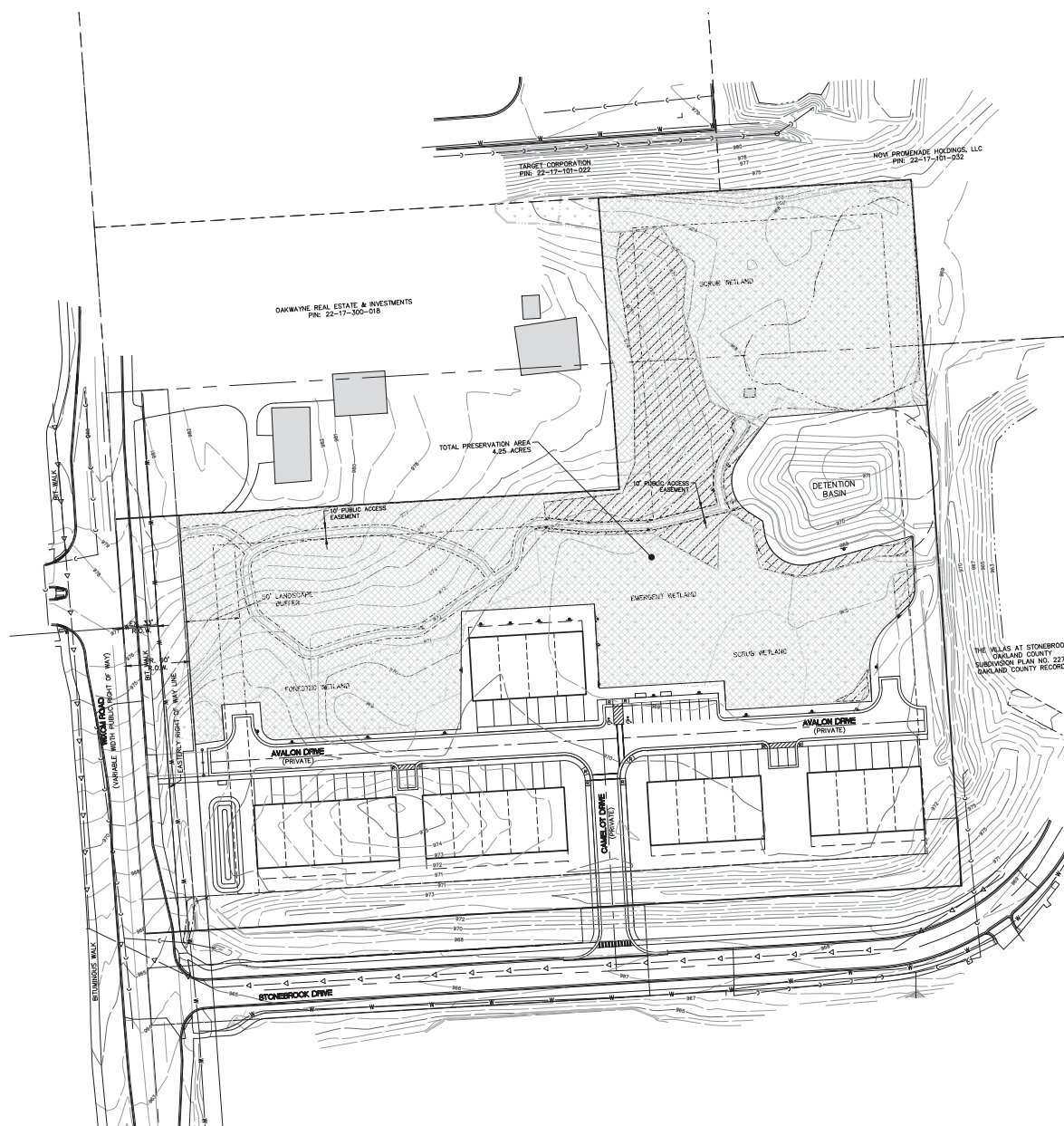
CRP POLLINATOR SEED MIX

GRASSES	PLS. OZ./ACRE	SEEDS/50 FT
ANDROPOGON GERARDI	10.00	2.50
ELYNUS CANADENSIS	14.00	1.67
LITTLE BLUESTEM	24.00	0.58
SCHIZANTHUS SCOPARIUM	16.00	4.41
SORGHASTRUM NUTANS	16.00	16.64
TOTAL GRASSES	80.00	25.70
FORBS	PLS. OZ./ACRE	SEEDS/50 FT
ACRILIA MILEFOLIUM	1.75	0.53
ASCLEPIAS SYRIACA	0.75	0.07
ASCLEPIAS TUBEROSA	0.75	0.07
ASTER NOVAE-ANGIAE	0.25	0.38
CASSIA FASCICULATA (CHAMAECRISTA F.)	4.75	0.39
CELOPSIS LANCEOLATA	4.85	2.23
EDMUNDA PURPUREA	4.75	0.72
HELIOPSIS HELIANTHODES	4.00	0.58
MORONIA FISTULOSA	0.25	0.40
PETALOSTEMUM PURPUREUM (DALEA P.)	3.00	1.24
RAIBERIA PINNATA	3.00	2.07
RUBROCOCA HIRTA	2.80	0.91
SOLIDAGO RUPEA	0.25	0.24
STIFF GOLDENROD	0.25	0.13
ZEAL ALBICA	0.25	0.13
TOTAL FORBS	22.25	10.35

EMERGENT WETLAND MIX

GRASSES, SEDGES & RUSHES	PLS. OZ./ACRE	SEEDS/50 FT
CAREX COMOSA	3.00	2.07
CAREX ORNATA	3.00	1.58
CAREX HYSTERIONA	4.50	3.10
CAREX SPICATA	3.00	1.17
CAREX VULPINICA	3.00	1.17
ELEOCHARIS PALUSTRIS	0.25	0.29
GLYCERIA CANADENSIS	4.00	1.18
GLYCERIA GRANDIS	4.00	1.18
JUNCUS EFFUSUS	4.00	1.18
JUNCUS TORREYI	0.25	0.29
LEIBERIA ORYZOIDES	2.00	0.58
SORBUS ACUTUS (SCHOENOPLECTUS A.)	1.00	0.46
SORBUS ATROVIRENS	2.00	2.12
SORBUS CYPERUS	0.25	0.78
SORBUS FLUVIALIS (BOLOBOSCHONUS F.)	4.00	0.39
SORBUS VILLOSA (S. TAEDERMONTIANI)	4.00	0.39
TOTAL GRASSES	36.00	79.20
FORBS	PLS. OZ./ACRE	SEEDS/50 FT
ACORUS AMERICANUS	3.50	0.53
ALISM. SUBCORNUTUM	4.00	0.51
ASCLEPIAS INCARNATA	2.50	0.28
SWAMP ASTER	0.50	0.92
BIDENS CERNUA	1.00	0.48
CISTA MACULATA	0.75	0.21
EUPATORIUM MACULATUM	0.50	0.98
EUPATORIUM PERFORIATUM	0.75	0.21
IRIS VIRGINICA SOUTHERN	2.00	0.05
LOBELIA CARDINALIS	0.15	1.38
LOBELIA SPICATA	0.15	1.38
MELANTH. VIRGINICA	0.15	1.38
PENTHOM. SEDOIDES	0.50	14.92
POLYDORUM PENSYLVANICUM (PERSICARIA P.)	3.00	0.90
PONTERERA COSATA	8.00	0.23
RUMEX CRUCIATUS	0.25	0.05
SAGITTARIA LATIFOLIA	0.25	0.35
SPARGANUM ERYTHRAEUM	7.00	0.08
VERBENA LACINATA	1.45	0.10
TOTAL FORBS	44.00	45.90
TEMPORARY GRASS COVER	OZ./ACRE	SEEDS/50 FT
ANNUAL RYEGRASS	100.00	30.99
SEED, OATS	30.00	7.76
TOTAL TEMP GRASSES	420.00	38.74

311
Know what's below.
Call before you dig.
THE MICHIGAN DEPARTMENT OF NATURAL RESOURCES HAS A FREE SERVICE TO HELP YOU FIND OUT WHAT'S BELOW YOUR FEET. CALL 1-800-255-5727. IF YOU ARE A HOMEOWNER, CALL 1-800-255-5727. IF YOU ARE A BUSINESS, CALL 1-800-255-5727. IF YOU ARE A GOVERNMENT AGENCY, CALL 1-800-255-5727. IF YOU ARE A PROFESSIONAL, CALL 1-800-255-5727. IF YOU ARE A STUDENT, CALL 1-800-255-5727. IF YOU ARE A RESEARCHER, CALL 1-800-255-5727. IF YOU ARE A DEVELOPER, CALL 1-800-255-5727. IF YOU ARE A PLANNER, CALL 1-800-255-5727. IF YOU ARE A DESIGNER, CALL 1-800-255-5727. IF YOU ARE A CONSULTANT, CALL 1-800-255-5727. IF YOU ARE A CONTRACTOR, CALL 1-800-255-5727. IF YOU ARE A SUBCONTRACTOR, CALL 1-800-255-5727. IF YOU ARE A LABORER, CALL 1-800-255-5727. IF YOU ARE A MANAGER, CALL 1-800-255-5727. IF YOU ARE A SUPERVISOR, CALL 1-800-255-5727. IF YOU ARE A TRAINER, CALL 1-800-255-5727. IF YOU ARE A COORDINATOR, CALL 1-800-255-5727. IF YOU ARE A SPECIALIST, CALL 1-800-255-5727. IF YOU ARE A RESEARCHER, CALL 1-800-255-5727. 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LEGEND	
	BOUNDARY LINE
	EXIST. EASEMENT
	SECTION LINE
	EXISTING RIGHT OF WAY
	EXIST. CURB AND GUTTER
	PROP. DETENTION BASIN BUFFER
	PROP. SETBACK
	PROP. BUILDING
	PROP. BACK OF CURB
	EXIST. WETLAND
	PROP. PRESERVATION AREA
	PROP. WETLAND MITIGATION

HABITAT ENHANCEMENTS

811

Know what's below.
Call before you dig.

THE LOCATIONS OF EXISTING UTILITIES AND STRUCTURES ARE SHOWN IN AN APPROXIMATE MANNER. THEY HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXISTENCE, LOCATION, DEPTH AND CHARACTER OF ALL EXISTING UTILITIES BEFORE COMMENCING ANY WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY DAMAGE TO ANY AND ALL EXISTING BOWNS, MIGHTS OR STRUCTURES CAUSED BY FAILURE TO EXACTLY LOCATE, MARK AND DEPTH OF ANY UTILITIES UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE RESPONSIBLE FOR ASSUMING ANY RESPONSIBILITY FOR SAFETY OF PERSONS OR PROPERTY IN THE WORK, OF ANY NEARBY STRUCTURES, OF ANY OTHER PERSONS.

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

DATE	JAN 24, 2025
	2025-06-17 PER CITY
	2025-08-07 PER CITY
	2025-12-15 PER CITY
	2026-01-09 PER CITY

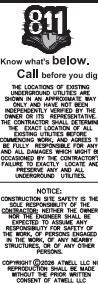
REVISIONS
0 25 50
SCALE: 1" = 50 FEET
DRAWN BY: MM
CHECKED BY: JK
P.M.: J.KIME
JOB #: 20004113
FILE CODE: -
SHEET NO. 8

NOT FOR CONSTRUCTION

Taxa Tag ID	Scientific Name	Common Name	DBH (cm)	Condition	Regulated Woodland	To Be Removed	Critical Root Zone	Control Action
T001	Pinus sylvestris	Scots Pine	25.5	Good	-	-	-	Monitor
T002	Quercus robur	Common Oak	18.2	Fair	-	-	-	Monitor
T003	Alnus glutinosa	Common Alder	12.1	Good	-	-	-	Monitor
T004	Salix caprea	Crack Willow	8.5	Good	-	-	-	Monitor
T005	Populus alba	White Poplar	15.3	Fair	-	-	-	Monitor
T006	Betula pendula	Weeping Birch	10.7	Good	-	-	-	Monitor
T007	Fraxinus excelsior	Common Ash	22.4	Fair	-	-	-	Monitor
T008	Corylus avellana	Common Hazel	9.8	Good	-	-	-	Monitor
T009	Liriodendron tulipifera	Tulip Tree	14.6	Good	-	-	-	Monitor
T010	Thuja occidentalis	Common Yew	11.2	Good	-	-	-	Monitor
T011	Juniperus communis	Common Juniper	7.3	Good	-	-	-	Monitor
T012	Taxus baccata	Common Yew	16.8	Fair	-	-	-	Monitor
T013	Abies balsamea	Common Fir	19.5	Fair	-	-	-	Monitor
T014	Picea canadensis	Common Spruce	21.3	Fair	-	-	-	Monitor
T015	Larix laricina	Common Larch	17.9	Fair	-	-	-	Monitor
T016	Thuja occidentalis	Common Yew	13.4	Good	-	-	-	Monitor
T017	Juniperus communis	Common Juniper	8.7	Good	-	-	-	Monitor
T018	Thuja occidentalis	Common Yew	15.1	Fair	-	-	-	Monitor
T019	Juniperus communis	Common Juniper	10.2	Good	-	-	-	Monitor
T020	Thuja occidentalis	Common Yew	12.8	Fair	-	-	-	Monitor
T021	Juniperus communis	Common Juniper	9.4	Good	-	-	-	Monitor
T022	Thuja occidentalis	Common Yew	14.5	Fair	-	-	-	Monitor
T023	Juniperus communis	Common Juniper	11.7	Fair	-	-	-	Monitor
T024	Thuja occidentalis	Common Yew	13.9	Fair	-	-	-	Monitor
T025	Juniperus communis	Common Juniper	10.6	Good	-	-	-	Monitor
T026	Thuja occidentalis	Common Yew	12.3	Fair	-	-	-	Monitor
T027	Juniperus communis	Common Juniper	9.1	Good	-	-	-	Monitor
T028	Thuja occidentalis	Common Yew	14.8	Fair	-	-	-	Monitor
T029	Juniperus communis	Common Juniper	11.5	Fair	-	-	-	Monitor
T030	Thuja occidentalis	Common Yew	13.2	Fair	-	-	-	Monitor
T031	Juniperus communis	Common Juniper	10.3	Good	-	-	-	Monitor
T032	Thuja occidentalis	Common Yew	12.6	Fair	-	-	-	Monitor
T033	Juniperus communis	Common Juniper	9.6	Good	-	-	-	Monitor
T034	Thuja occidentalis	Common Yew	14.1	Fair	-	-	-	Monitor
T035	Juniperus communis	Common Juniper	11.9	Fair	-	-	-	Monitor
T036	Thuja occidentalis	Common Yew	13.7	Fair	-	-	-	Monitor
T037	Juniperus communis	Common Juniper	10.8	Good	-	-	-	Monitor
T038	Thuja occidentalis	Common Yew	12.4	Fair	-	-	-	Monitor
T039	Juniperus communis	Common Juniper	9.3	Good	-	-	-	Monitor
T040	Thuja occidentalis	Common Yew	14.3	Fair	-	-	-	Monitor
T041	Juniperus communis	Common Juniper	11.4	Fair	-	-	-	Monitor
T042	Thuja occidentalis	Common Yew	13.5	Fair	-	-	-	Monitor
T043	Juniperus communis	Common Juniper	10.5	Good	-	-	-	Monitor
T044	Thuja occidentalis	Common Yew	12.7	Fair	-	-	-	Monitor
T045	Juniperus communis	Common Juniper	9.7	Good	-	-	-	Monitor
T046	Thuja occidentalis	Common Yew	14.6	Fair	-	-	-	Monitor
T047	Juniperus communis	Common Juniper	11.6	Fair	-	-	-	Monitor
T048	Thuja occidentalis	Common Yew	13.6	Fair	-	-	-	Monitor
T049	Juniperus communis	Common Juniper	10.7	Good	-	-	-	Monitor
T050	Thuja occidentalis	Common Yew	12.5	Fair	-	-	-	Monitor
T051	Juniperus communis	Common Juniper	9.5	Good	-	-	-	Monitor
T052	Thuja occidentalis	Common Yew	14.4	Fair	-	-	-	Monitor
T053	Juniperus communis	Common Juniper	11.8	Fair	-	-	-	Monitor
T054	Thuja occidentalis	Common Yew	13.8	Fair	-	-	-	Monitor
T055	Juniperus communis	Common Juniper	10.9	Good	-	-	-	Monitor
T056	Thuja occidentalis	Common Yew	12.9	Fair	-	-	-	Monitor
T057	Juniperus communis	Common Juniper	9.9	Good	-	-	-	Monitor
T058	Thuja occidentalis	Common Yew	14.7	Fair	-	-	-	Monitor
T059	Juniperus communis	Common Juniper	11.7	Fair	-	-	-	Monitor
T060	Thuja occidentalis	Common Yew	13.9	Fair	-	-	-	Monitor
T061	Juniperus communis	Common Juniper	10.6	Good	-	-	-	Monitor
T062	Thuja occidentalis	Common Yew	12.8	Fair	-	-	-	Monitor
T063	Juniperus communis	Common Juniper	9.8	Good	-	-	-	Monitor
T064	Thuja occidentalis	Common Yew	14.9	Fair	-	-	-	Monitor
T065	Juniperus communis	Common Juniper	12.0	Fair	-	-	-	Monitor
T066	Thuja occidentalis	Common Yew	14.0	Fair	-	-	-	Monitor
T067	Juniperus communis	Common Juniper	11.0	Fair	-	-	-	Monitor
T068	Thuja occidentalis	Common Yew	13.0	Fair	-	-	-	Monitor
T069	Juniperus communis	Common Juniper	10.0	Good	-	-	-	Monitor
T070	Thuja occidentalis	Common Yew	12.0	Fair	-	-	-	Monitor
T071	Juniperus communis	Common Juniper	9.0	Good	-	-	-	Monitor
T072	Thuja occidentalis	Common Yew	11.0	Fair	-	-	-	Monitor
T073	Juniperus communis	Common Juniper	8.0	Good	-	-	-	Monitor
T074	Thuja occidentalis	Common Yew	7.0	Good	-	-	-	Monitor
T075	Juniperus communis	Common Juniper	6.0	Good	-	-	-	Monitor
T076	Thuja occidentalis	Common Yew	5.0	Good	-	-	-	Monitor
T077	Juniperus communis	Common Juniper	4.0	Good	-	-	-	Monitor
T078	Thuja occidentalis	Common Yew	3.0	Good	-	-	-	Monitor
T079	Juniperus communis	Common Juniper	2.0	Good	-	-	-	Monitor
T080	Thuja occidentalis	Common Yew	1.0	Good	-	-	-	Monitor

[illegible]

NOT FOR CONSTRUCTION

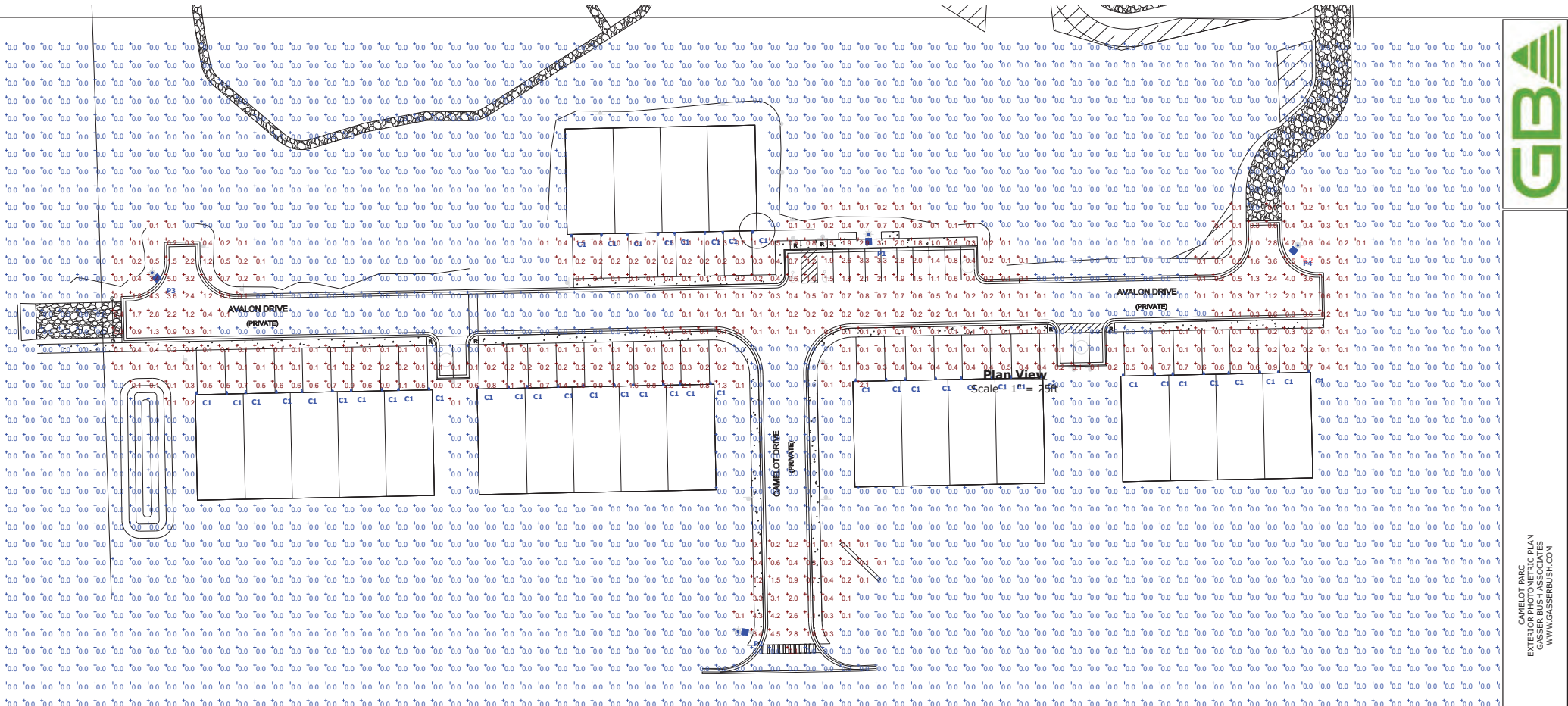


FILE CODE: -
SHEET NO. 13



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

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



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

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

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

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

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

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

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

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

Statistics

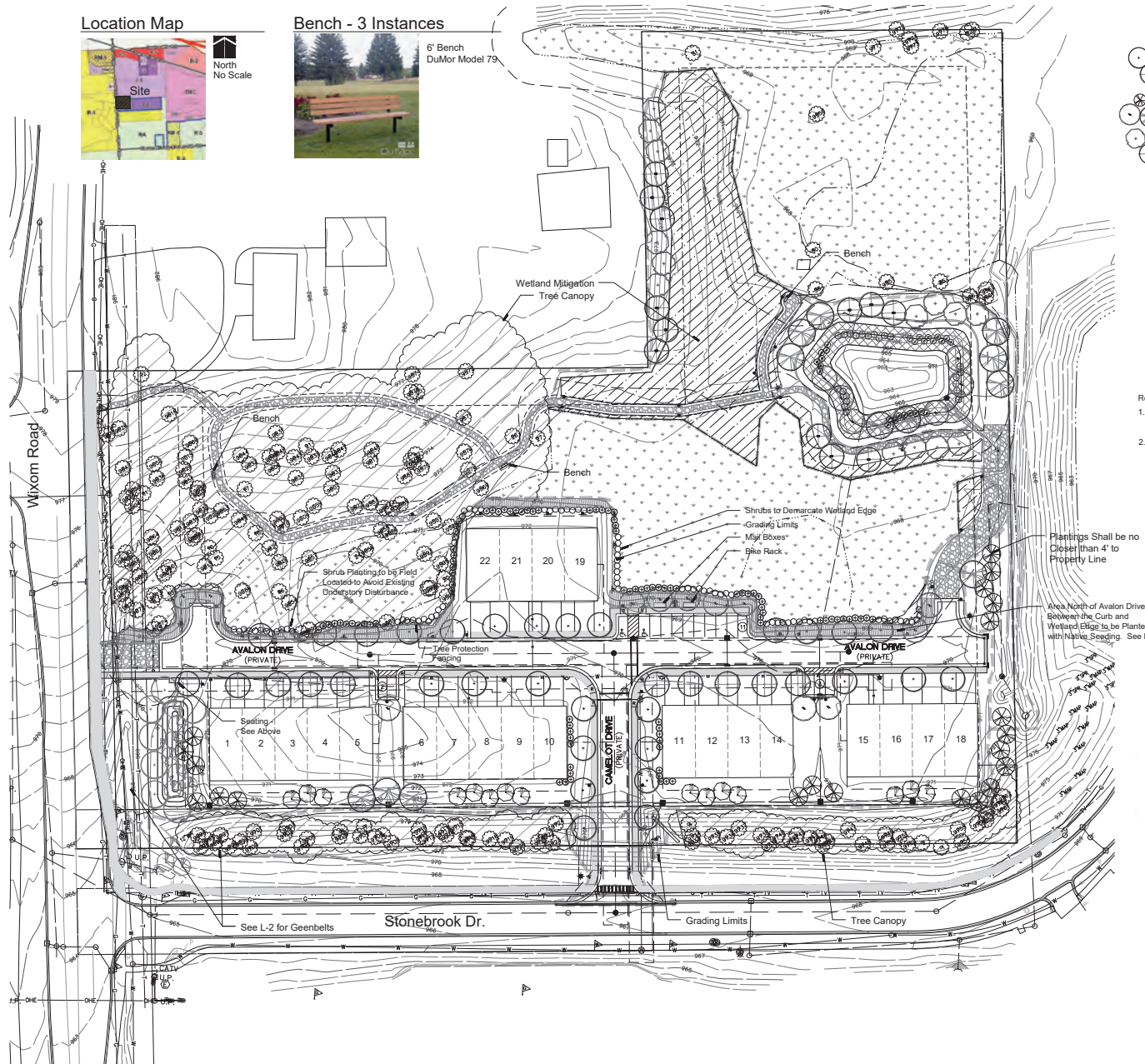
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Overall/Grade	+	0.1 fc	6.2 fc	0.0 fc	N/A	N/A

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



Outdoor

6' Bench
DuMor Model 79N



	Street Trees		1,642 I.f.
	Street Frontage	352 I.f.	
	Less Drives		
	Net Frontage		1,290 I.f.
	Trees Required		36.8 Trees (1,290 / 35)
	Trees Provided		37 Trees
	Multi-Family Trees		
	Total Units		22 Units
	Trees Required		66 Trees (22 x 3)
	Trees Provided		66 Trees
	Woodland Replacement		
	Replacement Required		53 Trees
	Total Trees Provided		40 Trees
	Trees Provided		26 Trees
	Large Strubs		12 Trees (148 @ 61, 30% Max)
	Native Seeding		2 Trees (723 sq @ 70-1, 5% Max)
	Trees to be Paid into Fund		13 Trees
	Detention Pond Plantings		
	10' Low-Water Elevation		324 I.f.
	Required Planting		227 I.f. (70%)
	Planting Provided		245 I.f. (75.6%)
	Pond Frontage for Trees		
	Trees Required		5.4 Trees (190 / 35)
	Trees Provided		8 Trees

- Notes:
 - Soils Information is Shown on Sheet 2.
 - Trees Shall be Planted 10' from Sanitary Sewer, Utility Structures Including Hydrants and 8' from Utility Lines.
 - Trees Shall not be Planted within 4' of Property Lines.
 - Snow Shall be Deposited Adjacent to Drives and within the Curb Lawn. Any Damaged Trees Shall be Replaced as Needed.
 - All Utility Boxes Shall be 5'-0" per Detail on Sheet 1-3. Approximately 8-12 Shrubs will be Required per Box.
 - No Overhead Lines Exist.
 - There are 3 Fire Hydrants Locations and Removal. Japanese Knotweed is not Present on this Site.
 - An Irrigation Plan will be Provided for Stamping Sets.

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.i.f for Deficiency of Wixom Road and Stonebrook Drive Greenbelt Plantings Due to Preservation of Existing Vegetation.

Native Connections

We're a non-profit 501(c)(3) and we're not
just about the plants, we're about the people.

Registration:

An important fee schedule is attached to be submitted by the date, quality and high-quality information. Please refer to the attached fee schedule for more information. The fee schedule is attached to the registration form and is available on our website at www.nativeconnections.org. We are currently accepting registrations for the 2014 Native Connections Conference. The fee schedule is attached to the registration form and is available on our website at www.nativeconnections.org. We are currently accepting registrations for the 2014 Native Connections Conference. The fee schedule is attached to the registration form and is available on our website at www.nativeconnections.org.

Trade Meeting Only: \$24.00 per person
2-30 days in advance - \$38.00 per person
1-30 days in advance - \$48.00 per person
On-site registration - \$58.00 per person

Expense Category & Item	Amount	Total
Registration Fee	\$24.00	\$24.00
Registration Fee	\$38.00	\$38.00
Registration Fee	\$48.00	\$48.00
Registration Fee	\$58.00	\$58.00
Registration Fee	\$68.00	\$68.00
Registration Fee	\$78.00	\$78.00
Registration Fee	\$88.00	\$88.00
Registration Fee	\$98.00	\$98.00
Registration Fee	\$108.00	\$108.00
Registration Fee	\$118.00	\$118.00
Registration Fee	\$128.00	\$128.00
Registration Fee	\$138.00	\$138.00
Registration Fee	\$148.00	\$148.00
Registration Fee	\$158.00	\$158.00
Registration Fee	\$168.00	\$168.00
Registration Fee	\$178.00	\$178.00
Registration Fee	\$188.00	\$188.00
Registration Fee	\$198.00	\$198.00
Registration Fee	\$208.00	\$208.00
Registration Fee	\$218.00	\$218.00
Registration Fee	\$228.00	\$228.00
Registration Fee	\$238.00	\$238.00
Registration Fee	\$248.00	\$248.00
Registration Fee	\$258.00	\$258.00
Registration Fee	\$268.00	\$268.00
Registration Fee	\$278.00	\$278.00
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Registration Fee	\$318.00	\$318.00
Registration Fee	\$328.00	\$328.00
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Registration Fee	\$348.00	\$348.00
Registration Fee	\$358.00	\$358.00
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Registration Fee	\$398.00	\$398.00
Registration Fee	\$408.00	\$408.00
Registration Fee	\$418.00	\$418.00
Registration Fee	\$428.00	\$428.00
Registration Fee	\$438.00	\$438.00
Registration Fee	\$448.00	\$448.00
Registration Fee	\$458.00	\$458.00
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Registration Fee	\$478.00	\$478.00
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Registration Fee	\$598.00	\$598.00
Registration Fee	\$608.00	\$608.00
Registration Fee	\$618.00	\$618.00
Registration Fee	\$628.00	\$628.00
Registration Fee	\$638.00	\$638.00
Registration Fee	\$648.00	\$648.00
Registration Fee	\$658.00	\$658.00
Registration Fee	\$668.00	\$668.00
Registration Fee	\$678.00	\$678.00
Registration Fee	\$688.00	\$688.00
Registration Fee	\$698.00	\$698.00

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

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



Conceptual Landscape Plan

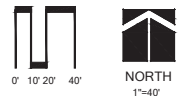
Camelot Parc
Novi, Michigan

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

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

25-006

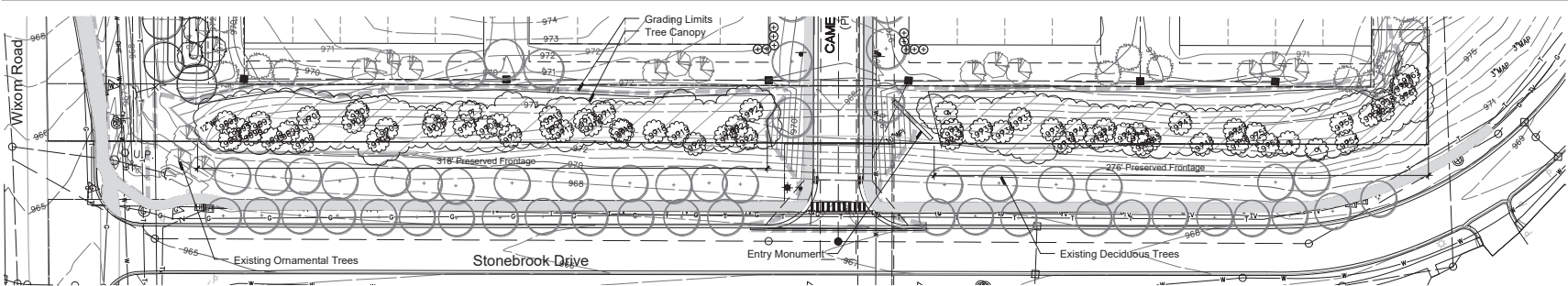
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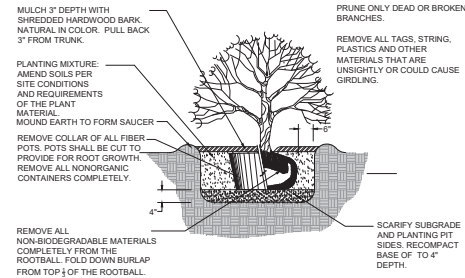
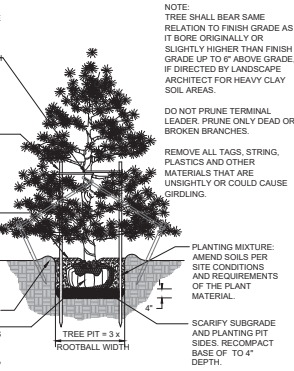
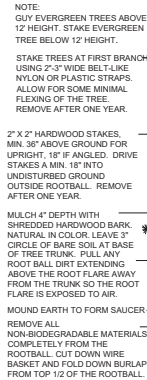
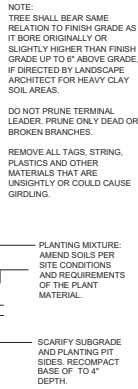
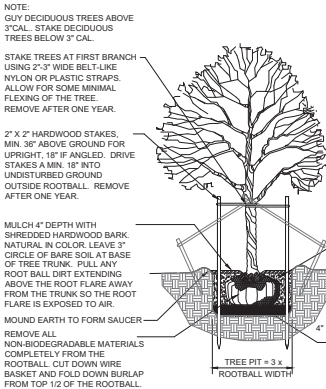


Know what's below.
Call before you dig.

L-1

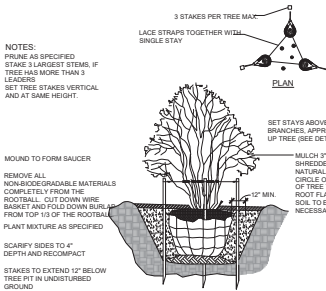
Stonebrook Drive Greenbelt





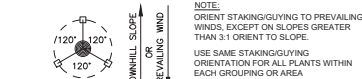
DECIDUOUS TREE PLANTING DETAIL

Not to scale



MULTI-STEM TREE PLANTING DETAIL

NOT TO SCALE



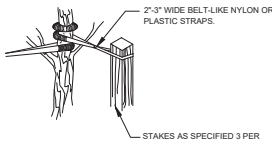
STAKING/GUYING LOCATION



GUYING DETAIL

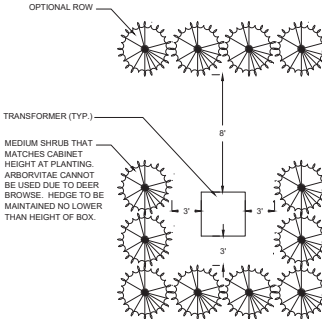
TREE STAKING DETAIL

Not to scale



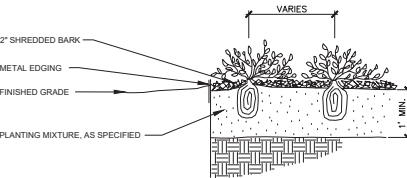
EVERGREEN TREE PLANTING DETAIL

Not to scale



TRANSFORMER SCREENING DETAIL

Not to scale



PERENNIAL PLANTING DETAIL

Not to scale



Berm Detail

HORIZONTAL
SCALE:
1"=10'

SHRUB PLANTING DETAIL

NOT TO SCALE

LANDSCAPE NOTES

- All plants shall be north Midwest American region grown, No. 1 grade plant materials, and shall be true to name, free from physical damage and wind burn.
- Plants shall be full, well-branched, and in healthy vigorous growing condition.
- Plants shall be watered before and after planting is complete.
- All trees must be staked, fertilized and mulched and shall be guaranteed to exhibit a normal growth cycle for at least two (2) full years following City approval.
- All material shall conform to the guidelines established in the most recent edition of the American Standard for Nursery Stock.
- Provide clean backfill soil, using material stockpiled on site. Soil shall be screened and free of any debris, foreign material, and stone.
- "Agrilform" tabs or similar slow-release fertilizer shall be added to the planting pit before being backfilled.
- Amended planting mix shall consist of 1/3 screened topsoil, 1/3 sand and 1/3 compost, mixed well and spread to the depth as indicated in planting details.
- All plantings shall be mulched per planting details located on the sheet. The Landscape Contractor shall be responsible for all work shown on the landscape drawings and specifications.
- No substitutions or changes of location, or plant types shall be made without the approval of the Landscape Architect.
- The Landscape Architect shall be notified in writing of any discrepancies between the plans and field conditions prior to installation.
- The Landscape Contractor shall be responsible for maintaining all plant material in a vertical condition throughout the guaranteed period.
- The Landscape Architect shall have the right, at any stage of the installation, to reject any work or material that does not meet the requirements of the plans and specifications, if requested by owner.
- Contractor shall be responsible for checking plant quantities to ensure quantities on drawings and plant list are the same. In the event of a discrepancy, the quantities on the plans shall prevail.
- The Landscape Contractor shall seed and mulch or sod (as indicated on plans) all areas disturbed during construction, throughout the contract limits.
- A pre-emergent weed control agent, "Preen" or equal, shall be applied uniformly on top of all mulching in all planting beds.
- Sod shall be two year old "Baron/Cherideph" Kentucky Blue Grass grown in a sod nursery on loam soil.

CITY OF NOVI NOTES

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

NOTES:
THE APPROXIMATE DATE OF INSTALLATION FOR THE PROPOSED LANDSCAPE WILL BE MARCH 15 AND NOVEMBER 15.

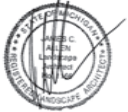
THE SITE WILL BE MAINTAINED BY THE DEVELOPER IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE CITY OF NOVI ZONING ORDINANCE. THIS INCLUDES WEEDING AND WATERING AS REQUIRED BY NORMAL MAINTENANCE PRACTICES.

DEVELOPER SHALL BE RESPONSIBLE FOR REPLACING ANY TREES WITHIN UTILITY EASEMENTS THAT ARE DAMAGED THROUGH NORMAL MAINTENANCE OR REPAIRS.

PLANT MATERIALS SHALL BE GUARANTEED FOR 2 YEARS AND SHALL BE MAINTAINED IN ACCORDANCE WITH CITY ORDINANCES. WARRANTY PERIOD BEGINS AT THE TIME OF CITY APPROVAL. WATERING AS NECESSARY SHALL OCCUR DURING THIS WARRANTY PERIOD.

ANY SUBSTITUTIONS MUST BE SUBMITTED IN WRITING AND APPROVED BY THE CITY.

Seal:



Title:
Landscape Details

Project:

Camelot Parc
Novi, Michigan

Prepared for:

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

Revision:

Revision:	Issued:
Submission	January 24, 2025
Revised	June 16, 2025
Revised	August 7, 2025
Revised	January 9, 2026

Job Number:

21-027

Drawn By:

jca

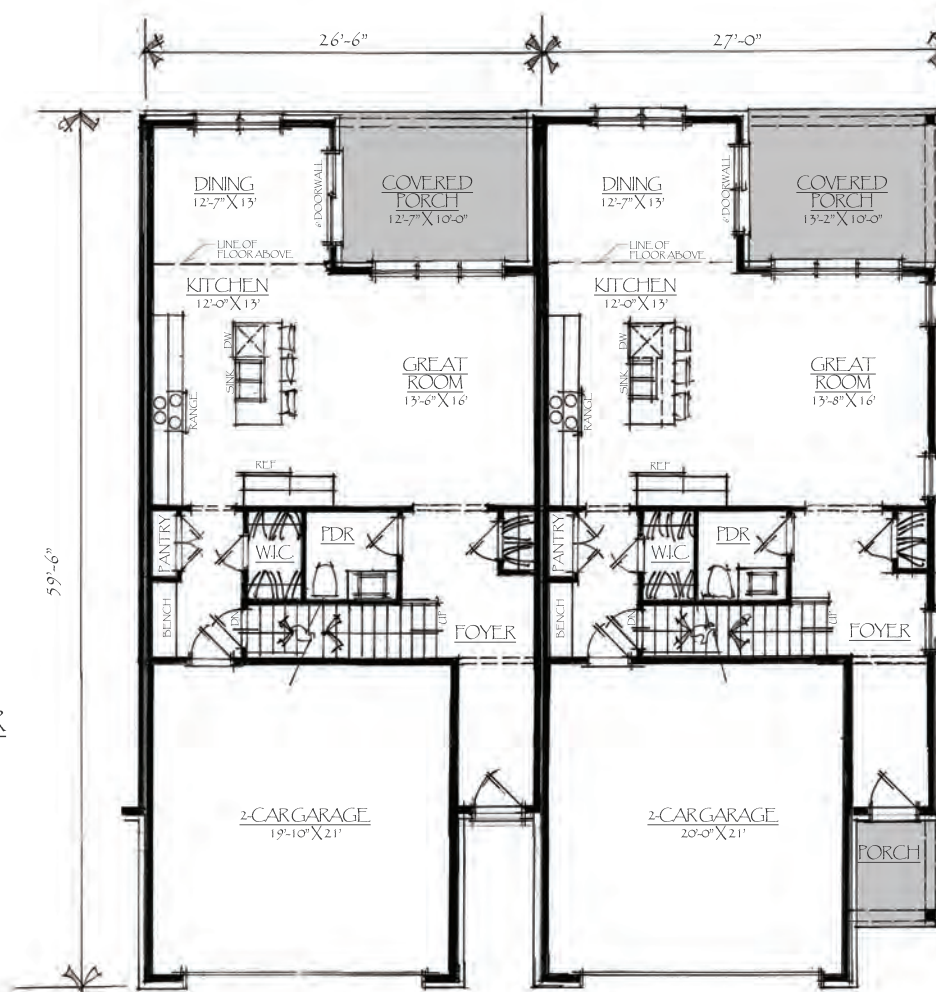
Checked By:

jca

Sheet No.

L-3

Camelot Park



INTERIOR UNIT FIRST FLOOR

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

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

END UNIT FIRST FLOOR

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

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



Camelot Park

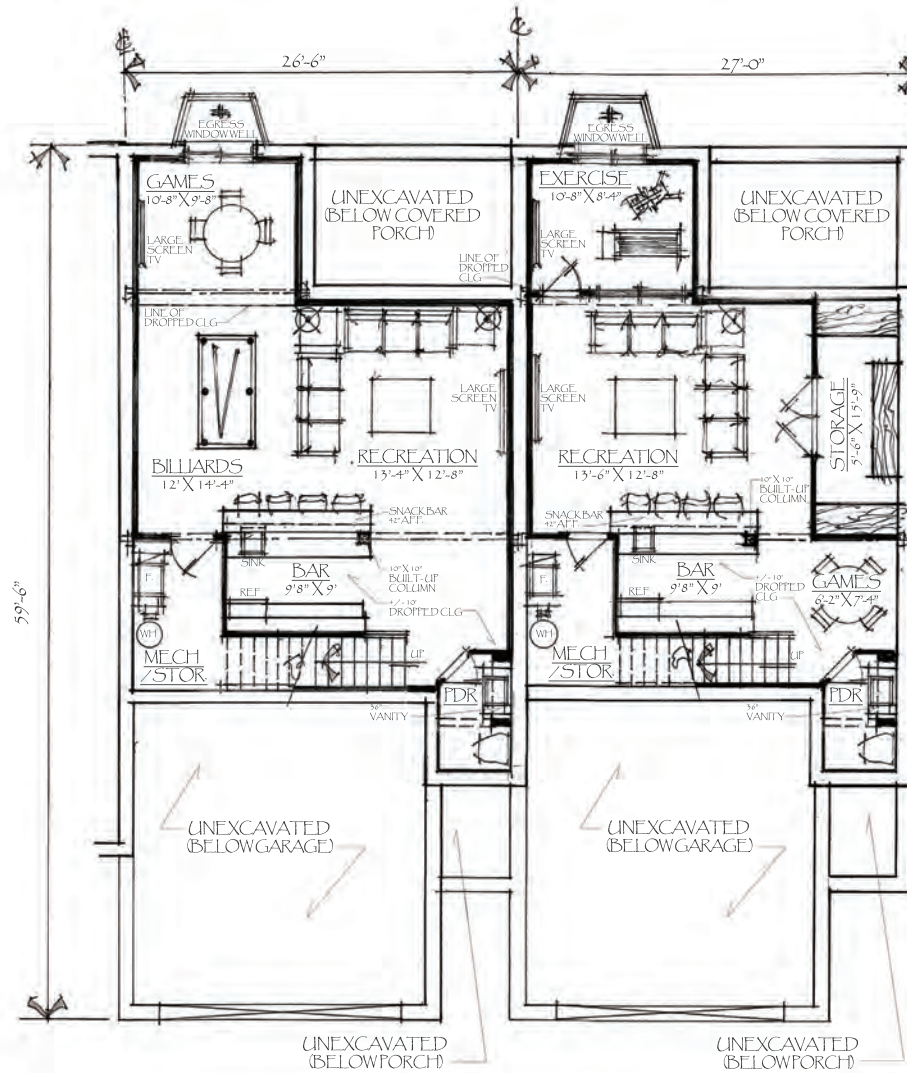


INTERIOR UNIT SECOND FLOOR
SCALE: 1/4" = 1'-0"

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



Camelot Park



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

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



Camelot Park



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

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



Camelot Park



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



Camelot Park



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



Camelot Park



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

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



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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



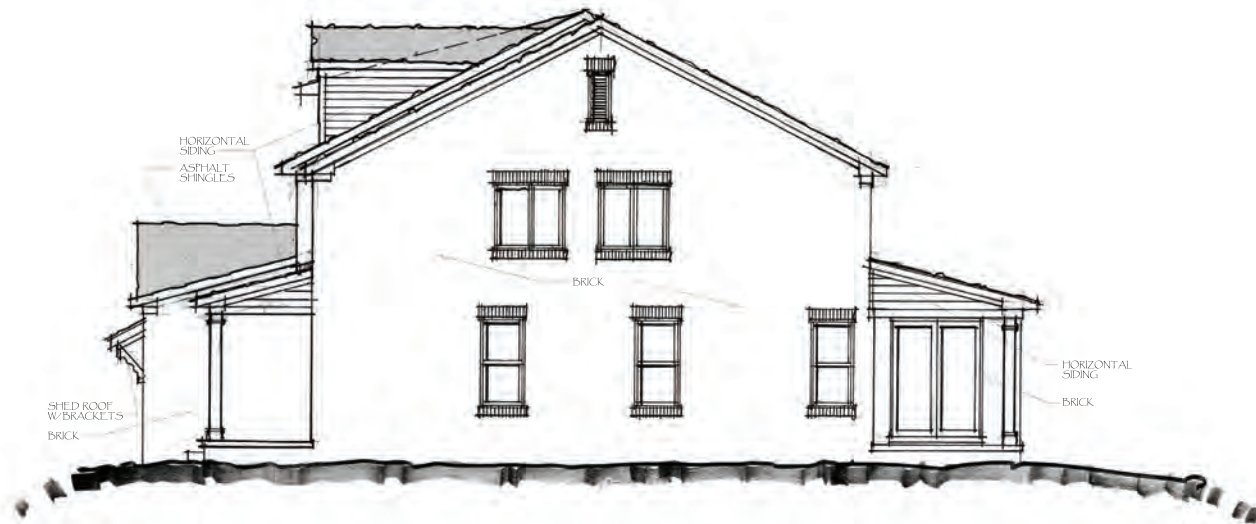
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Camelot Park



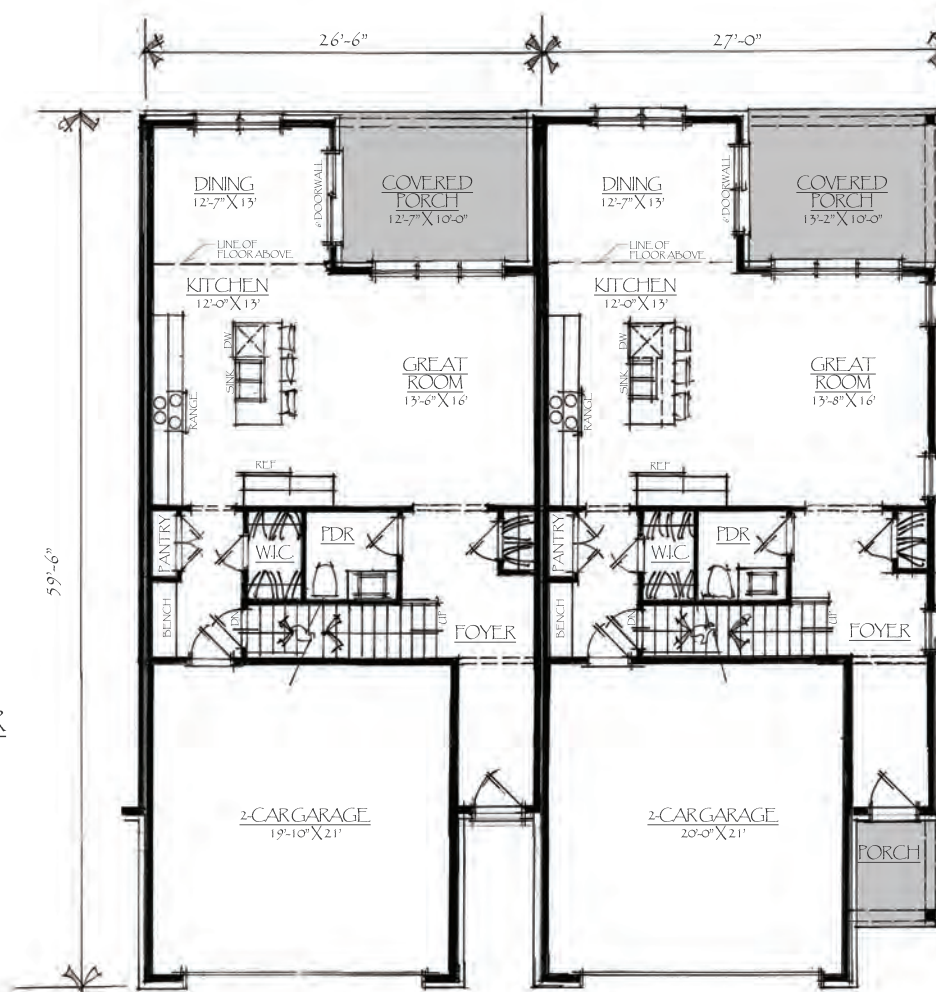
Camelot Park



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



Camelot Park



INTERIOR UNIT FIRST FLOOR

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

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

END UNIT FIRST FLOOR

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

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



Camelot Park

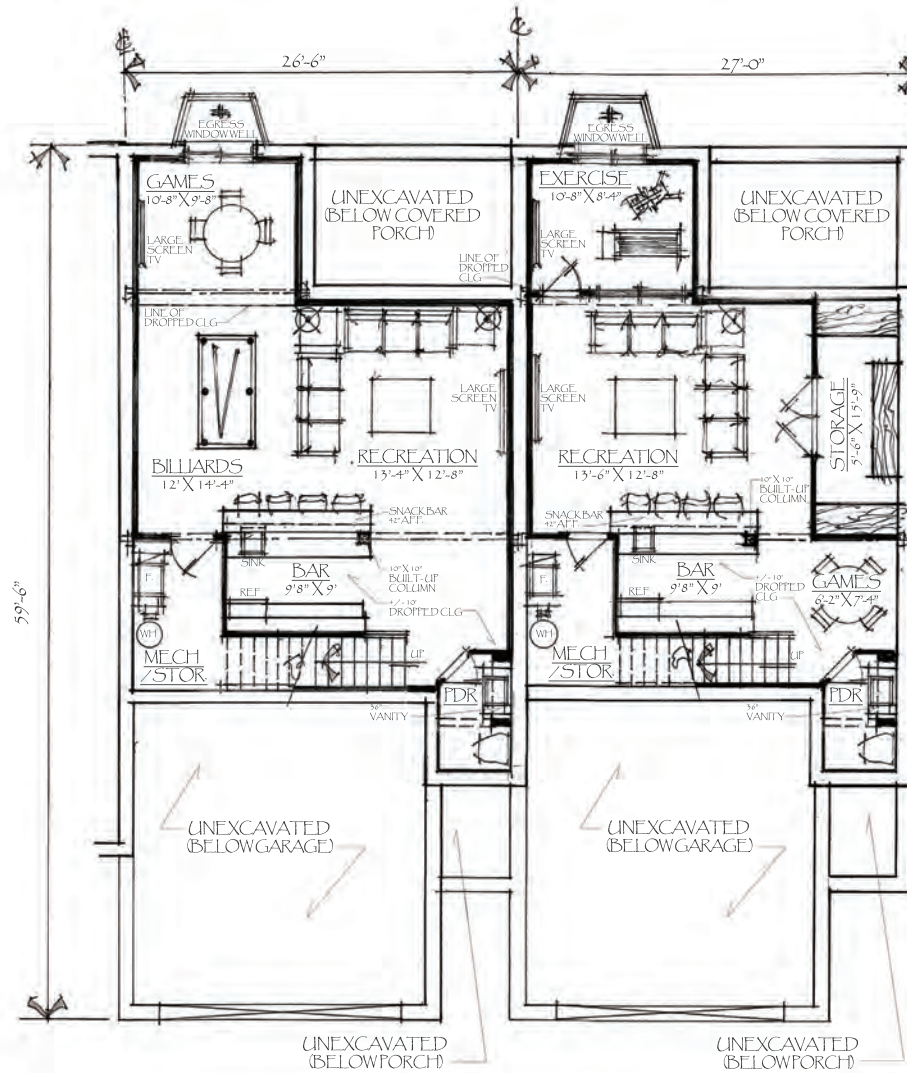


INTERIOR UNIT SECOND FLOOR
SCALE: 1/4" = 1'-0"

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



Camelot Park



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

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



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GROUP

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Camelot Park



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



Camelot Park



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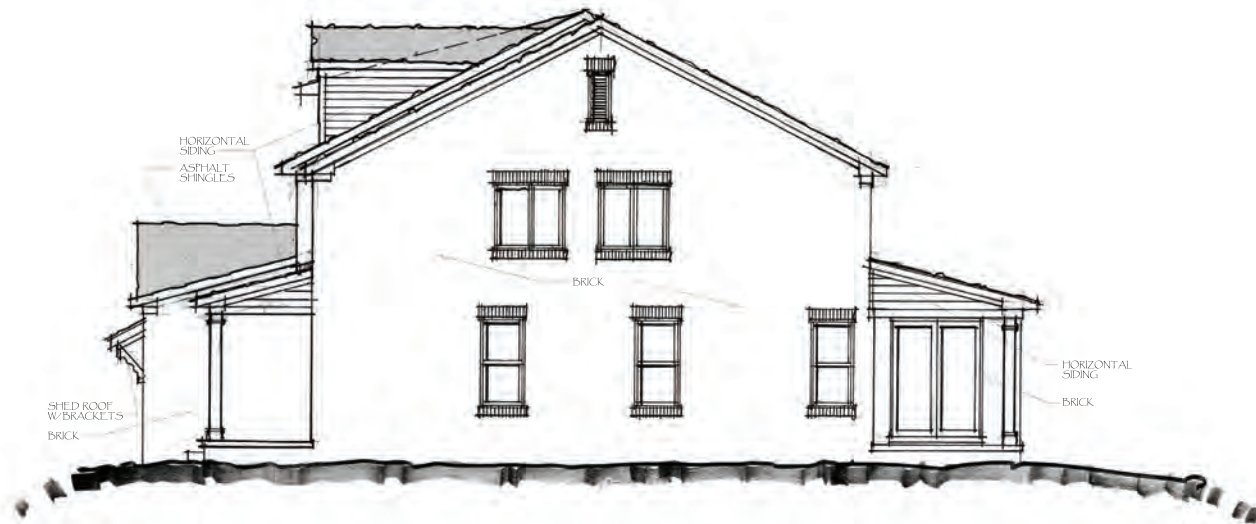
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Camelot Park



Camelot Park



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



PLANNING REVIEW



PLAN REVIEW CENTER REPORT

February 2, 2026

Planning Review

Camelot Parc Townhomes

JSP25-02

PETITIONER

Avalon Park Development, LLC

REVIEW TYPE

2nd Revised PSLR Concept Plan

PROPERTY CHARACTERISTICS

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

PROJECT SUMMARY

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

RECOMMENDATION

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

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

PSLR OVERLAY STANDARDS AND PROCEDURES

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

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

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

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

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

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

Plan.

SPECIAL LAND USE CONSIDERATIONS

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

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

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

ORDINANCE DEVIATIONS

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

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

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

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

ADDITIONAL REVIEW COMMENTS

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

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

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

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

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

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

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

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

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

SUMMARY OF OTHER REVIEWS

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

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

NEXT STEP: CITY COUNCIL

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

STREET AND PROJECT NAME

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

CHAPTER 26.5

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

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



Lindsay Bell, AICP – Senior Planner



PLANNING REVIEW CHART: PSLR Planned Suburban Low-Rise Overlay

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

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

Item	Required Code	Proposed	Meets Code	Comments
Zoning and Use Requirements				
Master Plan (adopted July 27, 2017)	Suburban Low-Rise	Suburban Low-Rise	Yes	
Area Study	The site does not fall under any special category	NA	Yes	
Zoning (Effective January 8, 2015)	R-1 One Family Residential with PSLR (Planned Suburban Low-Rise) overlay	R-1 with PSLR overlay	Yes	PSLR Agreement and Concept Plan must be approved by City Council after recommendation by Planning Commission.
Uses Permitted (Sec 3.1.27.B & C)	Sec 3.1.27.B Principal Uses Permitted. Sec 3.1.27.C Special Land Uses	22 dwelling units – low rise multiple family (2-story)	Yes	Special Land Use Permit required.
Next Steps	1. Planning Commission review, public hearing and recommendation to City Council 2. City Council review and consideration of concept plan and PSLR Agreement 3. Review and approval of site plans per section 6.1.			
Low-Rise Multiple-Family Residential Uses In The PSLR District (Sec. 4.70)				
Low-rise multiple-family residential uses	- In the PSLR district, low-rise multiple-family residential uses are permitted as a special land use up to a maximum of 6.5 dwelling units per net acre, excluding existing road rights-of way.	22 Units on 8.24 net acres = 2.7 Dwelling units per acre	Yes	
3.21 PSLR Required Conditions				
Narrative (Sec. 3.32.3.A)	Explain how the development exceeds the standards of this ordinance	Narrative provided	Yes	
PSLR Overlay Concept Plan:	i. Legal description and dimensions	Provided	Yes	

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

Item	Required Code	Proposed	Meets Code	Comments
	xix. Phasing plan	Phasing not indicated	NA	
Community Impact Statement (Sec. 3.21.1.B)	- All non-residential projects over 30 acres for permitted use - All non-residential over 10 acres for special land use - Residential over 150 units - Mixed use, staff determines - Requirements within study (include: social impacts, environmental factors)	Total project area is 8.78 Acres or 8.24 Net after ROW dedication, units 22	NA	<i>Does not meet threshold for CIS</i>
Traffic Impact Study (Sec. 3.21.1.C)	Study as required by the City of Novi Site Plan and Development Manual	Does not meet requirements for study	NA	
Proposed Ordinance Deviations (Sec. 3.21.1.D)	List all proposed ordinance deviations with supporting narrative.	Deviations listed in applicant narrative.	Yes	See charts and letters for all deviations
City Council may approve deviations from the Ordinance standards as part of a PSLR Overlay Development Agreement provided there are specific, identified features or planning mechanisms deemed beneficial to the City which are designed into the project for the purpose of achieving the objectives for the District. Safeguards shall be provided for each regulation where there is noncompliance on the PSLR Overlay Concept Plan.				
Required PSLR Overlay Use Standards/ Conditions for special land uses (Sec. 3.21.2)				
Site Standards (Sec. 3.21.2.A)				
Building Frontage (Sec. 3.21.2.A.i)	Buildings shall front on a dedicated non-section line public street or an approved private drive	Site fronts on Section line public road and will have access via Stonebrook Drive to proposed private minor drives	Yes	
Building Setbacks (Sec. 3.21.2.A.ii) & (Sec 3.1.27.D) *** The maximum front and exterior side yard setback requirement when adjacent to roads and drives (other than planned or existing section	Minimum front yard setback: 30 ft*** Maximum front yard setback: 75 ft.	30 ft. from units to private dr.	Yes	
	Minimum rear yard setback: 30 ft	30 feet	Yes	
	Exterior side yard adjacent to roads and drives 30 ft***	55 feet to South property line	Yes	
	Exterior side yard adjacent to planned or existing section line road ROW 50 ft	50 feet from Wixom Road	Yes	
	Interior side yard 30 ft	130 ft	Yes	2 Western-most buildings

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

Item	Required Code	Proposed	Meets Code	Comments
	Common open space areas as central to project as possible	Most of the open space in the northern area of the site – existing wetlands and proposed mitigation areas	Yes	
	Active recreation areas shall be provided with at least 50 % of the open spaces dedicated to active recreation	Total open spaces: 2.87 acres Active open space: 0.92 acres (walking trail area)	No	<u>Deviation requested for less than 50% as active, 32% proposed</u>
	Active recreation shall consist 10% of total site area. (0.82 acre)	Active open space 0.92	Yes	<i>Deviation for deficiency no longer required</i>
Other Applicable Zoning Ordinances (Sec. 3.21.2.A.vi, vii and ix)	Loading and Unloading per Section 5.4	Loading spaces are not required	NA	
	Off-street Parking per Section 5.2 and 5.3: 2 spaces per dwelling unit with 2 bedrooms	22 x 2 = 44 required 104 spaces provided	Yes	Two-car garages, 2 apron spaces per unit, and 16 visitor spaces
	Landscaping per Section 5.5, All sites shall include streetscape amenities such as but not limited to benches, pedestrian plazas, etc.	One bench, residential-style wall lights	Yes	Suggest additional benches around the walking path
Building Length (Sec. 3.21.2.A.viii)	Maximum building length as described in Sec 3.21.3.A.vii shall not exceed 180 ft.	Does not exceed. 134 ft max	Yes	
	City Council may modify the minimum length up to a maximum of 360 ft. if: a) Building includes recreation space for min. 50 people b) Building is setback 1 ft. for every 3 ft. in excess of 180 ft. from all residential districts.	Not applicable	NA	
Outdoor Lighting (Sec. 3.21.2.A.x)	Maximum height of light fixtures: 20 ft.	15 ft	Yes	
	Cut-off angle of 90 degrees or less	Provided	Yes	
	No direct light source shall be visible at any property line abutting a section line road right-of-way at ground level.	Light fixture at western end of access aisle may be visible, but it is shielded	Yes	
	Maximum Illumination at property line: 0.5fc	Max proposed 0.5 fc except for entrance drive on Stonebrook Dr.	Yes	

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

Item	Required Code	Proposed	Meets Code	Comments
Note To District Standards (Sec 3.6.2)				
Off-Street Parking in Front Yard (Sec 3.6.2.E)		No front yard parking proposed	NA	
Parking setback screening (Sec 3.6.2.P)	Required parking setback area shall be landscaped per sec 5.5.3.	Parking lots are screened by berm/buildings	Yes	
Modification of parking setback requirements (Sec 3.6.2.Q)	Refer to Sec 3.6.2 for more details	Modifications are not requested	NA	
Additional Road Design, Building Setback, And Parking Setback Requirements, Multiple-Family Uses (Sec. 5.10)				
Road standards (Sec. 5.10)	A private drive network within a cluster, two - family, multiple-family, or non-residential uses and developments shall be built to City of Novi Design and Construction Standards for local street standards (28 feet back-to-back width)	Camelot Dr - 28 feet wide Avalon Dr – 26 feet	Yes	
Major Drives	Width: 28 feet	Stonebrook Dr would be the Major Drive - existing	Yes	
Minor Drive	- Cannot exceed 600 feet - Width: 24 feet with no on-street parking - Width: 28 feet with parking on one side - Parking on two sides is not allowed - Needs turn-around if longer than 150 feet	Avalon Drive exceeds 600 ft length 26-foot wide Parking bays on 1 side Turn-arounds provided	No Yes	Deviation required for minor drive in excess of 600 ft
Parking on Major and Minor Drives	- Angled and perpendicular parking, permitted on minor drive, but not from a major drive; - minimum centerline radius: 100 feet - Adjacent parking and on-street parking shall be limited near curves with less than two-hundred thirty (230) feet of centerline radius - Minimum building	Perpendicular parking proposed on minor drive Parking setback is required to be 15 ft in PSLR standards (see previous note)	Yes	

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

Item	Required Code	Proposed	Meets Code	Comments
Signs <i>Barrier Free Code</i>	accessible parking space.			
Minimum number of Bicycle Parking <i>(Sec. 5.16.1)</i>	One (1) space for each five (5) dwelling units: 5 spaces required	5 spaces shown	Yes	Provide required bike parking
Bicycle Parking General requirements <i>(Sec. 5.16)</i>	- No farther than 120 ft. from the entrance being served - When 4 or more spaces are required for a building with multiple entrances, the spaces shall be provided in multiple locations - Spaces to be paved and the bike rack shall be inverted "U" design - Shall be accessible via 6 ft. paved sidewalk		TBD	Will be reviewed in Final Site Plan submittal
Bicycle Parking Lot layout <i>(Sec 5.16.6)</i>	Parking space width: 7 ft. One tier width: 11 ft. Two tier width: 18 ft. Maneuvering lane width: 4 ft. Parking space depth: 32 in		TBD	Will be reviewed in Site Plan submittals
Dumpster <i>(Sec 4.19.2.F)</i>	- Located in rear yard or interior side yard in case of double frontage - Attached to the building or - No closer than 10 ft. from building if not attached - Not located in parking setback - If no setback, then it cannot be any closer than 10 ft. from property line. - Away from Barrier free Spaces	Not proposed – individual trash pick up	NA	
Dumpster Enclosure <i>(Sec. 21-145.(c) City code of Ordinances)</i>	- Screened from public view - A wall or fence 1 ft. higher than height of refuse bin - And no less than 5 ft. on three sides		NA	

Item	Required Code	Proposed	Meets Code	Comments
	- Posts or bumpers to protect the screening - Hard surface pad. - Screening Materials: Masonry, wood or evergreen shrubbery			
Sidewalk Requirements				
ARTICLE XI. OFF-ROAD NON-MOTORIZED FACILITIES <i>Sec. 11-256. Requirement. (c) & Sub. Ord. Sec. 4.05,</i>	- In the case of new streets and roadways to be constructed as part of the project, a sidewalk shall be provided on both sides of the proposed street or roadway. - Sidewalks along arterials and collectors shall be 6 feet or 8 feet wide as designated by the "Bicycle and Pedestrian Plan," but not along industrial service streets per Subdivision Ordinance - Whereas sidewalks along local streets and private roadways shall be five (5) feet wide.	Existing pathway shown on Wixom Road 5-ft sidewalks both sides of Camelot Dr, 5-ft sidewalk on Avalon Dr for most part	Yes No	<u>Deviation required for absence of sidewalk on portion of north side of Avalon Drive</u>
Pedestrian Connectivity	- Whether the traffic circulation features within the site and parking areas are designed to assure safety and convenience of both vehicular and pedestrian traffic both within the site and in relation to access streets - Building exits must be connected to sidewalk system or parking lot.		No	
Active Mobility Plan	- Pathway gap on Wixom Road		NA	This gap was constructed by the City in 2024
City Code and Other Requirements				
Woodlands (City Code Ch. 37)	Replacement of removed trees		TBD	See Planning and Woodland Reviews

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

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

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

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

NOTES:

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

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 21AA [limestone only if within 100 feet of a watercourse] aggregate base.
47. Sidewalk on site may have a 4" compacted class II sand base, all proposed sidewalk in the right-of-way must have 21 AA aggregate base.
48. Provide top of curb/walk and pavement/gutter grades to indicate height of curb adjacent to parking stalls or drive areas.
49. Soil borings along the proposed road will be required at 500-foot intervals per Section 11-195(d) of the Design and Construction Standards.
50. Per Section 26.5-35(c), a statement is required on any plan containing a private street with the following language: "City of Novi has no responsibility to improve or maintain the private streets contained within or private streets providing access to the property described in this [plan/plat]".

SOIL EROSION & SEDIMENT CONTROL

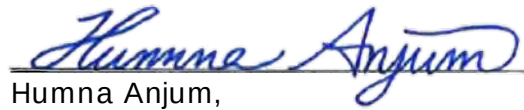
51. A SESC permit is required (link to [Soil Erosion Permit Application](#)). A review will be done when a completed packet is submitted to Sarah Marchioni at Community Development.
52. Application should be submitted at time of Final Site Plan submittal.

THE FOLLOWING MUST BE SUBMITTED WITH THE NEXT SUBMITTAL:

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

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

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



Humna Anjum,
Project Engineer

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

LANDSCAPE REVIEW



PLAN REVIEW CENTER REPORT

January 16, 2026

Camelot Parc Townhomes

Second Revised PSLR Concept Plan - Landscaping

Review Type

Second Revised PSLR Concept Plan Landscape Review

Job

JSP25-0002

Property Characteristics

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

Ordinance Considerations

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

Recommendations:

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

LANDSCAPE DEVIATIONS REQUIRED FOR THE PROPOSED LAYOUT:

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

Ordinance Considerations

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

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

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

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

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

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

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

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

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

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

Plant List (LDM 4, 10)

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

Planting Notations and Details (LDM 10)

Provided

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

Required trees and shrubs are provided.

Irrigation (LDM 10)

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

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



Rick Meader – Landscape Architect

LANDSCAPE REVIEW SUMMARY CHART – Second Revised PS LR Concept Plan

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

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

LANDSCAPE DEVIATIONS THAT ARE REQUIRED FOR THE PROPOSED LAYOUT:

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

Item	Required	Proposed	Meets Code	Comments
Landscape Plan Requirements – Basic Information (LDM (2))				
Landscape Plan (Zoning Sec 5.5.2, LDM 10)	• New commercial or residential developments • Addition to existing building greater than 25% increase in overall footage or 400 SF whichever is less. • 1"-20' minimum with proper North. Variations from this scale can be approved by LA	• Overall Scale 1" = 40' • Foundation planting scale: 1"=30'	Yes	
Owner/Developer Contact Information (LDM 10)	Name, address and telephone number of the owner and developer or association	On Title Block	Yes	
Project Information (LDM 10)	Name and Address	Location map on Sheet L-1	Yes	
Survey information (LDM 10)	Legal description or boundary line survey	Survey and description on Sheet 2	Yes	
Landscape Architect contact information (LDM 10)	Name, Address and telephone number of RLA/PLA/LLA who created the plan	Jim Allen – Allen Design	Yes	
Sealed by LA. (LDM 10)	Requires original signature	Copy of seal and signature	Yes	
Miss Dig Note (800)482-7171	Show on all plan sheets	On Title Block	Yes	

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

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

Item	Required	Proposed	Meets Code	Comments
	required. Refer to Zoning Sec 5.5.9			<u>vision zone for the Stonebrook Drive entrance back per the illustration below (it should be at the ROW line (1 foot behind sidewalk), not the back of curb.</u>
LANDSCAPING REQUIREMENTS				
Berms and ROW Planting				
- All berms shall have a maximum slope of 33%. Gradual slopes are encouraged. Show 1ft. contours - Berm should be located on lot line except in conflict with utilities. - Berms should be constructed with 6" of topsoil.				
Residential Adjacent to Non-residential (Sec 5.5.3.A) & (LDM 1.a)				
Berm requirements (Zoning Sec 5.5.3.A)	<u>Special land use adjacent to residential requires:</u> 4.5-6 foot tall landscaped berm with 6 foot wide crest. - Opacity 80% winter, 90% summer.	A long continuous berm existing on the adjacent property fulfills this requirement for the east and south boundaries.	Yes	
Planting requirements (LDM 1.a.)	LDM Novi Street Tree List	Sufficient existing trees are on the entire berm	Yes	
Adjacent to Public Rights-of-Way (Sec 5.5.3.B) and (LDM 1.b) (RM-1)				
Greenbelt width	- Adj to parking: 20 ft - Not adj to pkg: 34 ft	- Wixom Rd: 50 ft - Stonebrook Dr: 55 ft	Yes	
Min. berm crest width	4 ft	- Wixom Rd: 2 ft - Stonebrook Dr: 3-10 ft – the existing berm is being preserved	Yes	1. No berm is provided north of the emergency access drive. This requires a deviation. 2. As adding the berm would require the removal of trees and there are no buildings or paving proposed in that area, the deviation would be supported by staff.
Min. berm height	3 ft	- Wixom Rd: 4 ft - Stonebrook Dr: 3-10 ft	Yes	See above
3' wall	(4)(7)	Only a sign wall is proposed – no retaining walls		
Canopy deciduous or	1 tree per 35 lf	<u>Wixom Road</u>	• Yes	A deviation is requested

Item	Required	Proposed	Meets Code	Comments
large evergreen trees (7)(10)(11)	<u>Wixom Road</u> 148lf/35 = 4 trees <u>Stonebrook Drive</u> 683lf/35 = 19 trees Deviation to not plant greenbelt trees north of the emergency access lane is requested.	4 canopy trees and <u>Stonebrook Drive</u> 55 existing trees	Yes	to not add any trees north of the emergency access (223lf) to preserve the existing vegetation. This deviation is supported by staff.
Sub-canopy deciduous trees Notes (5)(6)(10)(11)	1 tree per 20 lf <u>Wixom Road</u> 148lf /20 = 7 trees <u>Stonebrook Drive</u> 683/20 = 34 trees	<u>Wixom Road</u> 7 trees <u>Stonebrook Drive</u> 34 trees	- Yes - Yes	See above discussion regarding the lack of trees provided north of the access drive – it is supported for this requirement as well.
Canopy deciduous trees in area between sidewalk and curb (10)	1 tree per 35 lf <u>Wixom Road</u> (390-28)lf /35 = 10 trees <u>Stonebrook Drive</u> Not necessary – the street is not on Avalon Park property	<u>Wixom Road</u> 4 trees south of the access drive <u>Stonebrook Drive</u> Existing street trees are shown	- No - Yes	1. There is no room for street trees north of the emergency access drive between the sidewalk and the road, and the existing vegetation is being preserved in that area behind the sidewalk. 2. A landscape deviation for the lack of trees in this area would also be supported by staff to preserve the existing vegetation.
Multi-Family Residential (Sec 5.5.3.F.iii)				
Multi-family Unit Landscaping (Zoning Sec 5.5.3.F.iii.b)	3 deciduous canopy trees or large evergreen trees per dwelling unit on the first floor. 22 units * 3 = 66 trees - Up to 25% of requirement can be subcanopy trees	66 trees 12 of those are shown along the interior drive in addition to the required trees - No species are called out but are not required at this time.	- Yes - Yes - TBD	<u>Add species no later than Final Site Plans.</u>
Interior Street Landscaping (Zoning Sec 5.5.3.F.iii.b)	1 deciduous canopy tree along interior roads for every 35 lf (both sides), excluding driveways, interior roads adjacent to public rights-of-way	- Avalon Drive: 29 trees - Camelot Drive: 8 trees	Yes	

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

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

Item	Required	Proposed	Meets Code	Comments
	- Ground cover below 4" is allowed up to pad. - No plant materials within 8 ft. from the doors			<u>when their locations are determined.</u> 2. <u>Please add an allowance of 10 shrubs per box on the plant list and label as such</u>
Detention/Retention Basin Planting requirements (Sec. 5.5.3.e, LDM 3)	- Clusters of large native shrubs shall cover 70-75% of the basin rim area at 10 ft away from the permanent water line. - Canopy trees must be located at 1 per 35lf of the pond rim 10 feet away from the permanent water level 10" to 14" tall grass along sides of basin - Refer to wetland for basin mix - Include seed mix details on landscape plan	- A seed mix is proposed for the detention pond - Shrub coverage meets the requirement - Canopy trees are proposed along the east, south and west sides of the pond – multifamily unit trees are used	- Yes - Yes - Yes	1. <u>Please show the permanent water level of the pond too – no seed is required where it will be water, but the native mix should also be planted in the 25 foot buffer around the pond.</u> 2. <u>Please add the seed mix to the cost estimate.</u> 3. <u>Please add complete establishment and maintenance instructions for the native seed mixes (should be available from seed suppliers) – what is provided is not sufficient.</u>
Phragmites and Japanese Knotweed Control (Zoning Sec 6.B)	All populations of Phragmites and/or Japanese Knotweed shall be eliminated from the site	- Phragmites populations are shown on Sheet 3 along with removal instructions. - No Japanese Knotweed was found.	Yes	
Landscape Notes and Details– Utilize City of Novi Standard Notes				
Plant List (LDM 4,11) – Include all cost estimates				
Quantities and sizes		No plant list is provided	Yes	<u>Please add a plant list no later than the Final Site Plan.</u>
Root type		No plant list is provided		<u>See above</u>
Botanical and common names	At least 50% of plant species used, not including seed mixes or woodland replacement trees,	No plant list is provided		<u>See above</u>

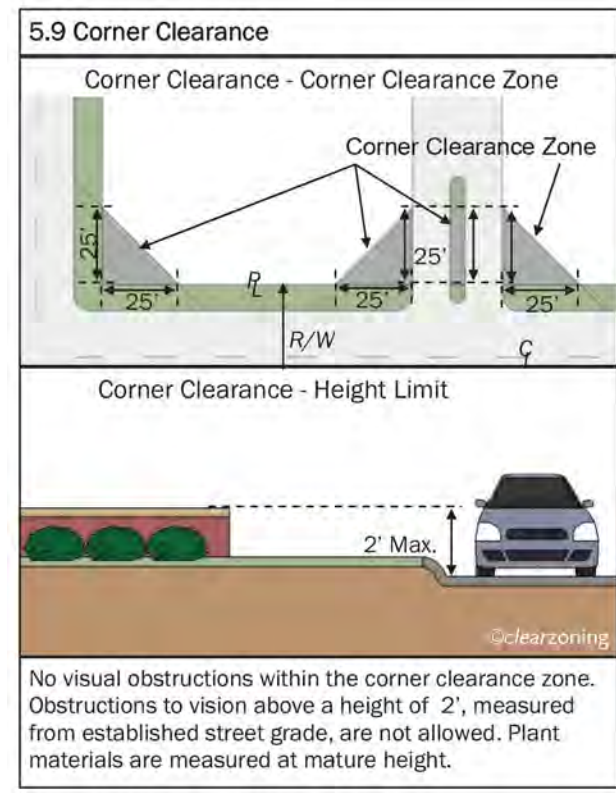
Item	Required	Proposed	Meets Code	Comments
	- must be species native to Michigan. - The non-woodland replacement tree diversity must meet the standards of the Landscape Design Manual section 4.			
Type and amount of lawn		No groundcovers are indicated	TBD	<u>Please clearly show what groundcovers will be used.</u>
Cost estimate (LDM 10.h.(11))	For all new plantings, mulch and sod as listed on the plan	No		<u>Please add the cost estimate to the Final Site Plans.</u>
Planting Details/Info (LDM Part III) – Utilize City of Novi Standard Details				
Canopy Deciduous Tree	Refer to LDM for detail drawings	Yes	Yes	
Evergreen Tree		Yes	Yes	
Shrub		Yes	Yes	
Multi-stem tree		Yes	Yes	
Perennial/ Ground Cover		Yes	Yes	
Tree stakes and guys	Wood stakes, fabric guys.	Yes	Yes	
Cross-Section of Berms (LDM 1. a.(1))				
Slope, height and width	- Label contour lines - Maximum 33% slope - Constructed of loam 6" top layer of topsoil	Yes	Yes	
Type of Ground Cover		Lawn is indicated	Yes	
Setbacks from Utilities	Overhead utility lines and 15 ft. setback from edge of utility or 20 ft. setback from closest pole, 10 feet from structures, hydrants	It appears proper spacing is provided	Yes	
Walls (LDM 10 & Zoning Sec 5.5.3.vi)				
Material, height and type of construction footing	Freestanding walls should have brick or stone exterior with masonry or concrete interior	No retaining walls are proposed – only the sign wall		
Walls greater than 3 ½ ft. should be designed and sealed by an Engineer				
Notes (LDM 10) – Utilize City of Novi Standard Details				

Item	Required	Proposed	Meets Code	Comments
Installation date (LDM 2.l. & Zoning Sec 5.5.5.B)	• Provide intended date • Between Mar 15 – Nov 15	Between Mar 15 – Nov 15	Yes	
Maintenance & Statement of intent (LDM 2.m & Zoning Sec 5.5.6)	• Include statement of intent to install and guarantee all materials for 2 years. • Include a minimum one cultivation in June, July and August for the 2-year warranty period.	Yes	Yes	
Plant source (LDM 2.n & LDM 3.a.(2))	Shall be northern nursery grown, No.1 grade.	Yes	Yes	
Establishment period (Zoning Sec 5.5.6.B)	2 yr. Guarantee	Yes	Yes	
Approval of substitutions. (Zoning Sec 5.5.5.E)	City must approve any substitutions <u>in writing</u> prior to installation.	Yes	Yes	
General Landscape Requirements (LDM)				
General Conditions (LDM 11)	Plant materials shall not be planted within 4 ft. of property line	Yes	Yes	
Irrigation (LDM 10.l.)	A fully automatic irrigation system and a method of draining or an alternative means of providing water sufficient for the plants' establishment and long-term survival is required on the Final Site Plan	• A note indicates that an irrigation system will be provided. • Notes regarding the requirements for the system have also been added	Yes	1. <u>Please include an irrigation plan or information as to how plants will be watered sufficiently for establishment and long- term survival in the Final Site Plan</u> 2. <u>An irrigation system should meet the requirements listed below.</u> 3. <u>If xeriscaping is used, please provide information about plantings included.</u>
Other information (LDM 10.n)	Required by Planning Commission	NA		
Landscape tree credit (LDM11.b.(d))	• Substitutions to landscape standards for preserved canopy trees outside woodlands/ wetlands should be approved by LA. • Refer to Landscape	No		

Item	Required	Proposed	Meets Code	Comments
	tree Credit Chart in LDM			
Plant Sizes for ROW, Woodland replacement and others (LDM 11.b)	• Canopy Deciduous shall be 3" and sub-canopy deciduous shall be 2.5" caliper. • Refer to LDM section 11.b for more details	No		<u>Include on the plant list</u>
Plant size credit (LDM11.b)	NA	None taken		
Prohibited Plants (LDM 11.b)	Do not use any plants on the Prohibited Species List	None are proposed	Yes	
Recommended trees for planting under overhead utilities (LDM 3.e)	Label the distance from the overhead utilities	An overhead line exists along Wixom Road	TBD	The proposed canopy street trees appear to be under the overhead lines. Please check this and use subcanopy trees if necessary, and if there is room for them.
Collected or Transplanted trees (LDM 11.b.(2)(c))		None		
Nonliving Durable Material: Mulch (LDM 12)	• Trees shall be mulched to 3" depth and shrubs, groundcovers to 2" depth • Specify natural color, finely shredded hardwood bark mulch.	In details	Yes	

NOTES:

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



Irrigation System Requirements

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



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

WOODLAND & WETLAND REVIEW

February 3, 2026

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

Submitted electronically to lbell@cityofnovi.org

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

Dear Lindsay,

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

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

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

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

Woodlands (Text retained from July 10, 2025 Review)

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

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

*See clarification request comments

Woodland Review Comments

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

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

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

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

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

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

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

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

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

Wetlands

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

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

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

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

Permits and Regulatory Status

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

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

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

Wetland Review Comments

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

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

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

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

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

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

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

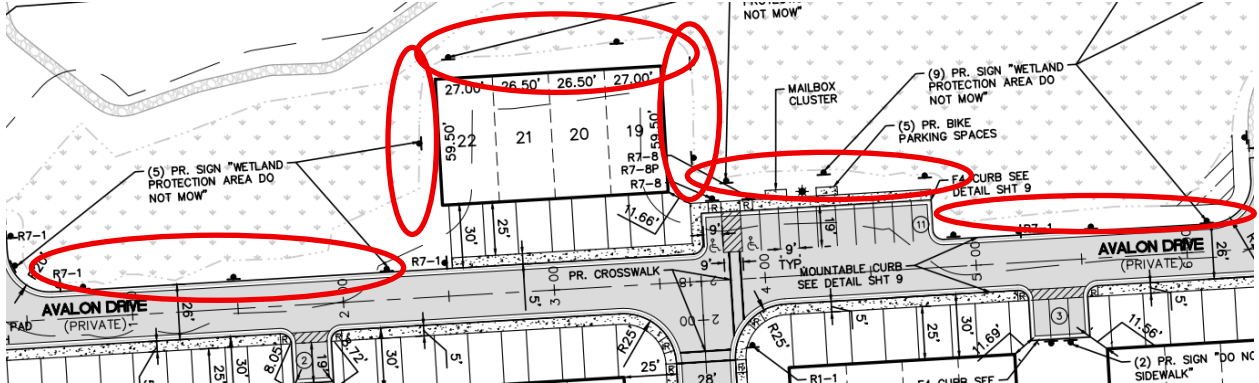
The italicized text and image below are originally from Comment 5 in the July 2025 wetland review and has been addressed in the rrPSLR submittal on Page L-1.

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

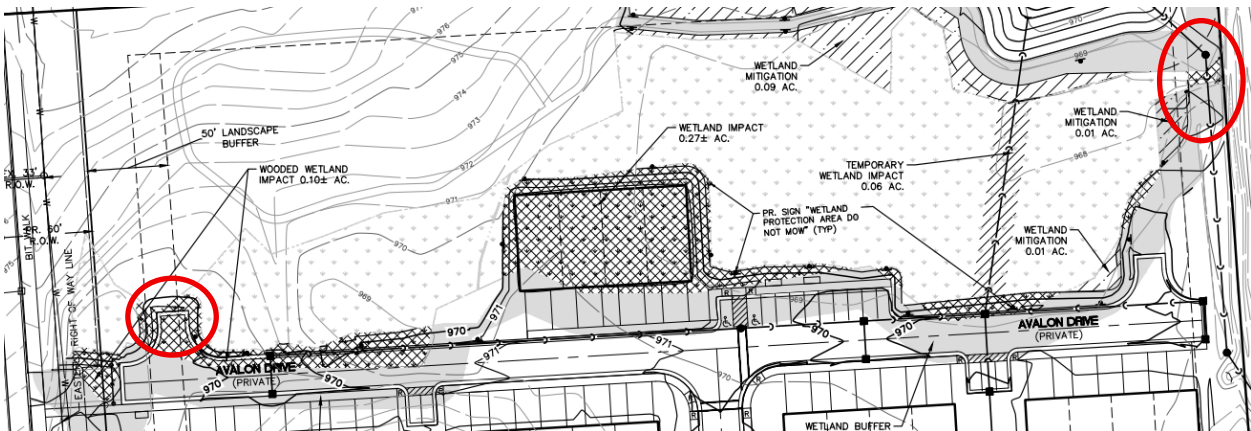
- *Buttonbush (Cephalanthus occidentalis)*
- *Swamp Rose (Rosa palustris)*
- *Winterberry Holly (Ilex verticillata)*
- *Silky Dogwood (Cornus amomum)*
- *Northern Spicebush (Lindera benzoin)*
- *Red-osier Dogwood (Cornus sericea or C. stolonifera)*
- *Black Chokeberry (Aronia melanocarpa)*
- *Meadowsweet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

- Common Elderberry (*Sambucus canadensis*)

Requested Placement locations



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



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

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

Sincerely,

Merjent, Inc.



Jason DeMoss, PWS
Environmental Consultant

Enclosures:

Figure 1 – City of Novi Woodlands Map

Figure 2 – City of Novi Wetlands Map

Attachment A – Site Photos

Attachment B – City of Novi Wetland Mitigation Performance Standards

CC:

Barb McBeth, City of Novi, bmcbeth@cityofnovi.org

Rick Meader, City of Novi, rmeader@cityofnovi.org

Stacey Choi, City of Novi, schoi@cityofnovi.org

Matt Pudlo, Merjent, matt.pudlo@merjent.com



Figure 1. City of Novi Regulated Woodlands Map

Approximate Site boundary is shown in red.

Approximate Regulated Woodland areas are shown in green.

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



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

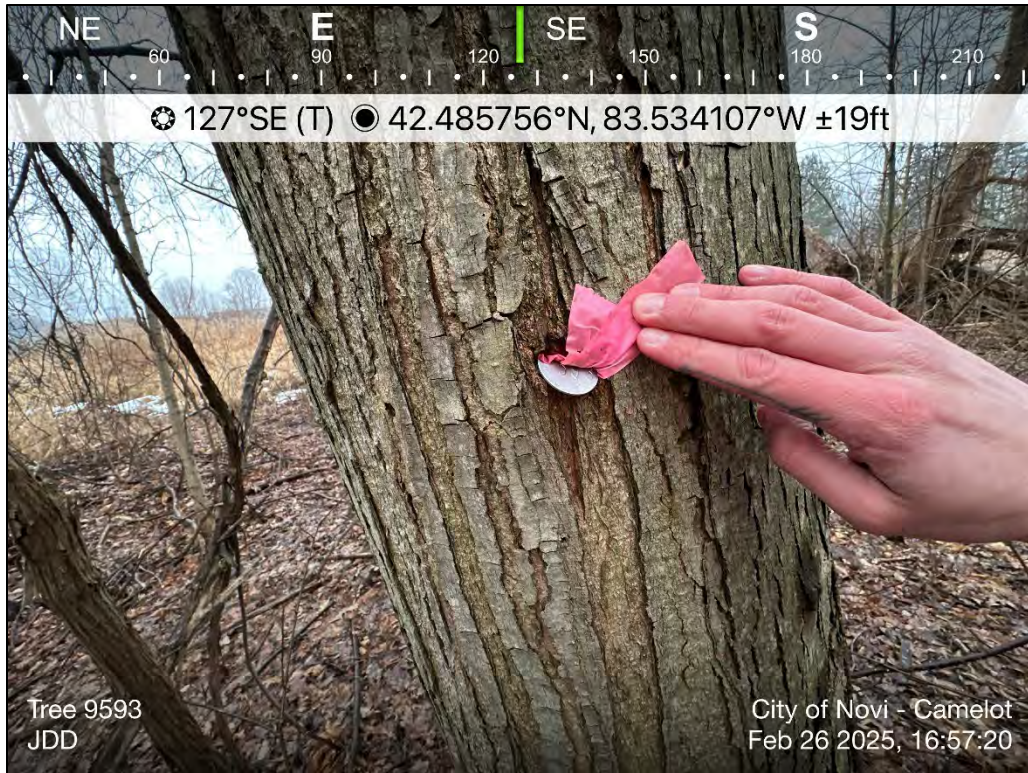
Attachment A
Site Photographs



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



Tree 9593 DBH just under 20inches



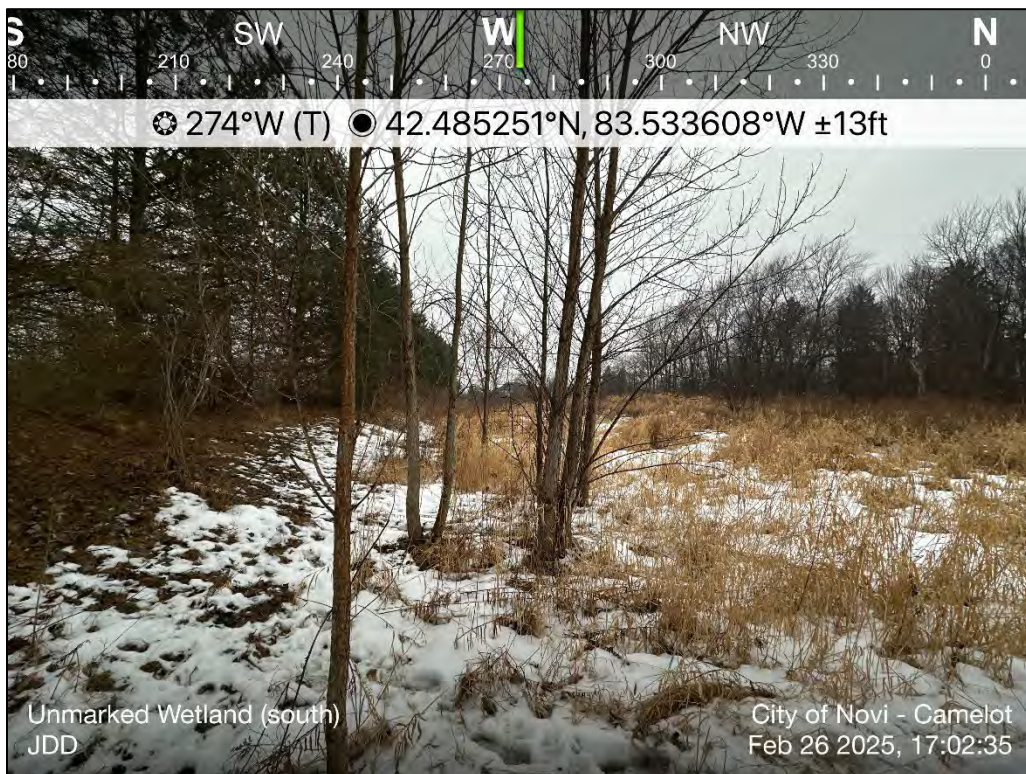
Overview of a tree tag on-site that is half covered by tree growth



DBH of Tree 9596 just over 15 inches



Tree 9772 with a DBH just over 11 inches



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



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



Overview of Wetland A with no flagging



Overview of Wetland B with no flagging



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



Overview of Wetland C with no flagging.

Attachment B
City of Novi Wetland Mitigation Performance Standards

City of Novi Mitigation Performance Standards

August 2024

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

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

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

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

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

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

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

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

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.

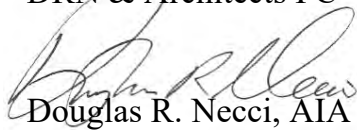
PSLR Ordinance (Section 3.21)		Complies (Yes / No)
C.i	Maximum Height 35', 2.5 Stories	YES
C.11.a(1)	Front Façade Offsets, 4' every 50'	YES
C.11.a(2)	Pedestrian entrance on front and rear façade, not greater than 60'	YES
C.11.a(3)	Pedestrian entrances recessed 4' min. w/ covered porch,	YES
C.11.b(1)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

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Victor Cardenas

Director of Public Safety
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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



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'.

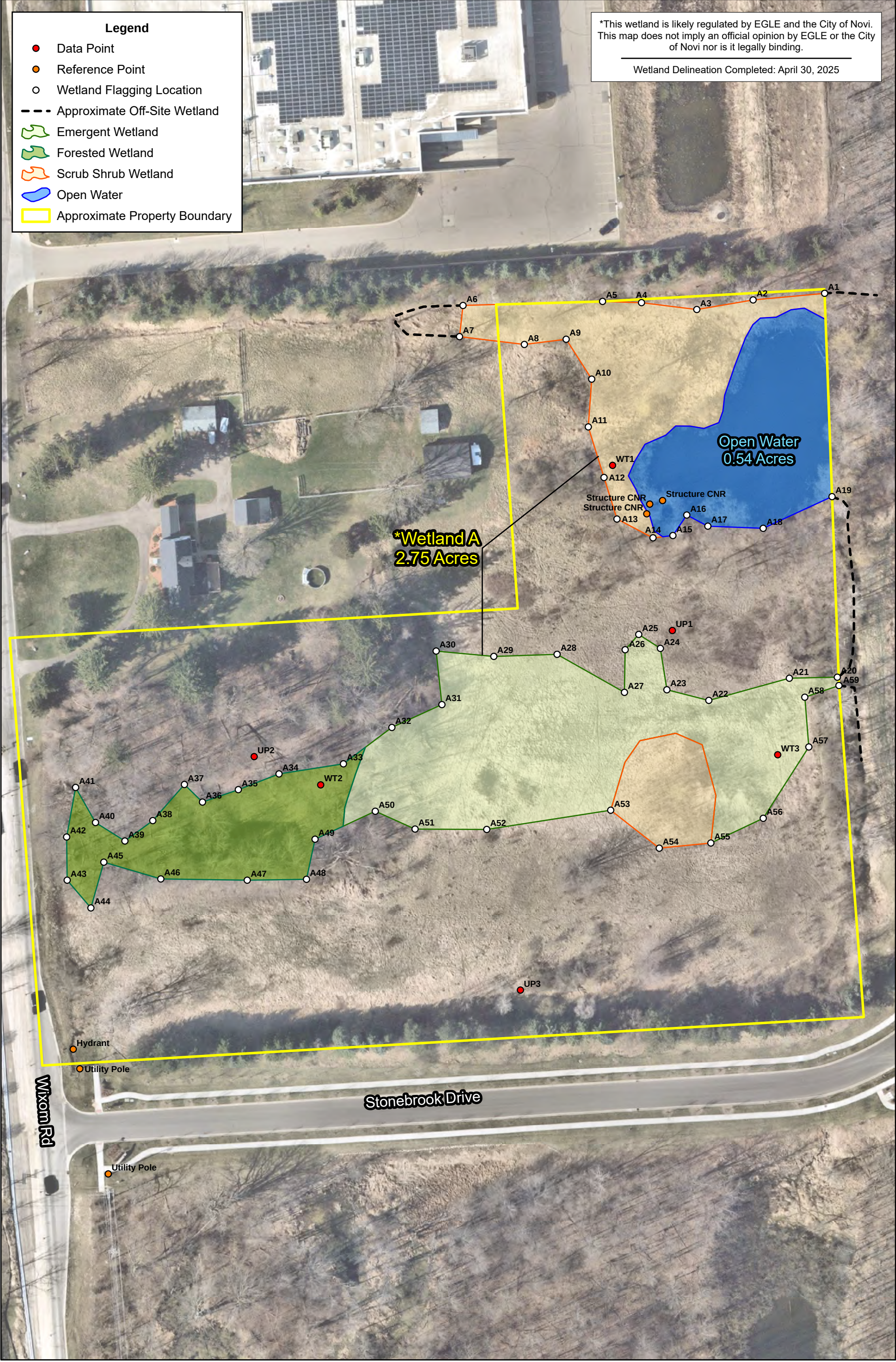
Shane Jennings
Wetland Ecologist

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



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.

City/County: Novi, Oakland Co.

Sampling Date: 4/30/2025

Applicant/Owner: Avalon Investment Group LLC

State: MI

Sampling Point: UP1

Investigator(s): ASTI - SPJ

Section, Township, Range: Sec. 17, T01N, R08E

Landform (hillside, terrace, etc.): Slope

Local relief (concave, convex, none): Convex

Slope (%): 1-2 Lat: 42.486139

Long: -83.532924

Datum: NAD 83

Soil Map Unit Name: Capac sandy loam

NWI classification: None

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

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

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

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

Hydrophytic Vegetation Present? Yes <u> </u> No <u>X</u> 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. 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: ☐ Histosol (A1) ☐ Histic Epipedon (A2) ☐ Black Histic (A3) ☐ Hydrogen Sulfide (A4) ☐ Stratified Layers (A5) ☐ 2 cm Muck (A10) ☐ Depleted Below Dark Surface (A11) ☐ Thick Dark Surface (A12) ☐ Sandy Mucky Mineral (S1) ☐ 5 cm Mucky Peat or Peat (S3)	☐ Sandy Gleyed Matrix (S4) ☐ Sandy Redox (S5) ☐ Stripped Matrix (S6) ☐ Dark Surface (S7) ☐ Loamy Mucky Mineral (F1) ☐ Loamy Gleyed Matrix (F2) ☐ Depleted Matrix (F3) ☐ Redox Dark Surface (F6) ☐ Depleted Dark Surface (F7) ☐ Redox Depressions (F8)	Indicators for Problematic Hydric Soils³: ☐ Coast Prairie Redox (A16) ☐ Iron-Manganese Masses (F12) ☐ Red Parent Material (F21) ☐ Very Shallow Dark Surface (F22) ☐ Other (Explain in Remarks)
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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:			
<u>Primary Indicators (minimum of one is required; check all that apply)</u>		<u>Secondary Indicators (minimum of two required)</u>	
☐ Surface Water (A1)	☐ Water-Stained Leaves (B9)	☐ Surface Soil Cracks (B6)	
☐ High Water Table (A2)	☐ Aquatic Fauna (B13)	☐ Drainage Patterns (B10)	
☐ Saturation (A3)	☐ True Aquatic Plants (B14)	☐ Dry-Season Water Table (C2)	
☐ Water Marks (B1)	☐ Hydrogen Sulfide Odor (C1)	☐ Crayfish Burrows (C8)	
☐ Sediment Deposits (B2)	☐ Oxidized Rhizospheres on Living Roots (C3)	☐ Saturation Visible on Aerial Imagery (C9)	
☐ Drift Deposits (B3)	☐ Presence of Reduced Iron (C4)	☐ Stunted or Stressed Plants (D1)	
☐ Algal Mat or Crust (B4)	☐ Recent Iron Reduction in Tilled Soils (C6)	☐ Geomorphic Position (D2)	
☐ Iron Deposits (B5)	☐ Thin Muck Surface (C7)	☐ FAC-Neutral Test (D5)	
☐ Inundation Visible on Aerial Imagery (B7)	☐ Gauge or Well Data (D9)		
☐ Sparsely Vegetated Concave Surface (B8)	☐ 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

City/County: Novi, Oakland Co.
 State: MI
 Section, Township, Range: Sec. 17, T01N, R08E

Sampling Date: 4/30/2025
 Sampling Point: UP2
 NWI classification: None

Landform (hillside, terrace, etc.): Slope
 Slope (%): 3 Lat: 42.485834
 Soil Map Unit Name: Brookston and Colwood loams

Local relief (concave, convex, none): Convex
 Long: -83.534345
 NWI classification: None

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>)	Absolute % Cover	Dominant Species?	Indicator Status
1. <u>Acer saccharum</u>	60	Yes	FACU
2. <u>Prunus serotina</u>	10	No	FACU
3. <u> </u>			
4. <u> </u>			
5. <u> </u>			
70 =Total Cover			
Sapling/Shrub Stratum (Plot size: <u>15ft</u>)			
1. <u>Prunus serotina</u>	10	Yes	FACU
2. <u>Ligustrum vulgare</u>	5	Yes	FACU
3. <u> </u>			
4. <u> </u>			
5. <u> </u>			
15 =Total Cover			
Herb Stratum (Plot size: <u>5ft</u>)			
1. <u>Rosa multiflora</u>	10	Yes	FACU
2. <u>Fraxinus pennsylvanica</u>	10	Yes	FACW
3. <u>Parthenocissus quinquefolia</u>	10	Yes	FACU
4. <u> </u>			
5. <u> </u>			
6. <u> </u>			
7. <u> </u>			
8. <u> </u>			
9. <u> </u>			
10. <u> </u>			
30 =Total Cover			
Woody Vine Stratum (Plot size: <u>30ft</u>)			
1. <u>None</u>			
2. <u> </u>			
=Total Cover			

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 6 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 16.7% (A/B)

Prevalence Index worksheet:

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>

Hydrophytic Vegetation Indicators:

 1 - Rapid Test for Hydrophytic Vegetation

 2 - Dominance Test is >50%

 3 - Prevalence Index is ≤3.0¹

 4 - Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet)

 Problematic Hydrophytic Vegetation¹ (Explain)

¹Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes No X

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: ☐ Histosol (A1) ☐ Histic Epipedon (A2) ☐ Black Histic (A3) ☐ Hydrogen Sulfide (A4) ☐ Stratified Layers (A5) ☐ 2 cm Muck (A10) ☐ Depleted Below Dark Surface (A11) ☐ Thick Dark Surface (A12) ☐ Sandy Mucky Mineral (S1) ☐ 5 cm Mucky Peat or Peat (S3)	☐ Sandy Gleyed Matrix (S4) ☐ Sandy Redox (S5) ☐ Stripped Matrix (S6) ☐ Dark Surface (S7) ☐ Loamy Mucky Mineral (F1) ☐ Loamy Gleyed Matrix (F2) ☐ Depleted Matrix (F3) ☐ Redox Dark Surface (F6) ☐ Depleted Dark Surface (F7) ☐ Redox Depressions (F8)
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Indicators for Problematic Hydric Soils³:
☐ Coast Prairie Redox (A16)
☐ Iron-Manganese Masses (F12)
☐ Red Parent Material (F21)
☐ Very Shallow Dark Surface (F22)
☐ Other (Explain in Remarks)

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: <u>Primary Indicators (minimum of one is required; check all that apply)</u>				<u>Secondary Indicators (minimum of two required)</u>			
☐ Surface Water (A1)	☐ Water-Stained Leaves (B9)	☐ Surface Soil Cracks (B6)					
☐ High Water Table (A2)	☐ Aquatic Fauna (B13)	☐ Drainage Patterns (B10)					
☐ Saturation (A3)	☐ True Aquatic Plants (B14)	☐ Dry-Season Water Table (C2)					
☐ Water Marks (B1)	☐ Hydrogen Sulfide Odor (C1)	☐ Crayfish Burrows (C8)					
☐ Sediment Deposits (B2)	☐ Oxidized Rhizospheres on Living Roots (C3)	☐ Saturation Visible on Aerial Imagery (C9)					
☐ Drift Deposits (B3)	☐ Presence of Reduced Iron (C4)	☐ Stunted or Stressed Plants (D1)					
☐ Algal Mat or Crust (B4)	☐ Recent Iron Reduction in Tilled Soils (C6)	☐ Geomorphic Position (D2)					
☐ Iron Deposits (B5)	☐ Thin Muck Surface (C7)	☐ FAC-Neutral Test (D5)					
☐ Inundation Visible on Aerial Imagery (B7)	☐ Gauge or Well Data (D9)						
☐ Sparsely Vegetated Concave Surface (B8)	☐ 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	
<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	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>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	
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 :	
☐ Histosol (A1)	☐ Sandy Gleyed Matrix (S4)	☐ Coast Prairie Redox (A16)	³ Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.
☐ Histic Epipedon (A2)	☐ Sandy Redox (S5)	☐ Iron-Manganese Masses (F12)	
☐ Black Histic (A3)	☐ Stripped Matrix (S6)	☐ Red Parent Material (F21)	
☐ Hydrogen Sulfide (A4)	☐ Dark Surface (S7)	☐ Very Shallow Dark Surface (F22)	
☐ Stratified Layers (A5)	☐ Loamy Mucky Mineral (F1)	☐ Other (Explain in Remarks)	
☐ 2 cm Muck (A10)	☐ Loamy Gleyed Matrix (F2)		
☐ Depleted Below Dark Surface (A11)	☐ Depleted Matrix (F3)		
☐ Thick Dark Surface (A12)	☐ Redox Dark Surface (F6)		
☐ Sandy Mucky Mineral (S1)	☐ Depleted Dark Surface (F7)		
☐ 5 cm Mucky Peat or Peat (S3)	☐ 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)	
☐ Surface Water (A1)	☐ Water-Stained Leaves (B9)	☐ Surface Soil Cracks (B6)	
☐ High Water Table (A2)	☐ Aquatic Fauna (B13)	☐ Drainage Patterns (B10)	
☐ Saturation (A3)	☐ True Aquatic Plants (B14)	☐ Dry-Season Water Table (C2)	
☐ Water Marks (B1)	☐ Hydrogen Sulfide Odor (C1)	☐ Crayfish Burrows (C8)	
☐ Sediment Deposits (B2)	☐ Oxidized Rhizospheres on Living Roots (C3)	☐ Saturation Visible on Aerial Imagery (C9)	
☐ Drift Deposits (B3)	☐ Presence of Reduced Iron (C4)	☐ Stunted or Stressed Plants (D1)	
☐ Algal Mat or Crust (B4)	☐ Recent Iron Reduction in Tilled Soils (C6)	☐ Geomorphic Position (D2)	
☐ Iron Deposits (B5)	☐ Thin Muck Surface (C7)	☐ FAC-Neutral Test (D5)	
☐ Inundation Visible on Aerial Imagery (B7)	☐ Gauge or Well Data (D9)		
☐ Sparsely Vegetated Concave Surface (B8)	☐ 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>
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Remarks:
Associated with scrub/shrub portion of Wetland A in the northern portion of the property.

VEGETATION – Use scientific names of plants.

Tree Stratum	(Plot size: <u>30ft</u>)	Absolute % Cover	Dominant Species?	Indicator Status
1. <u>None</u>				
2. <u> </u>				
3. <u> </u>				
4. <u> </u>				
5. <u> </u>				
			=Total Cover	
Sapling/Shrub Stratum	(Plot size: <u>15ft</u>)			
1. <u>Salix interior</u>		<u>60</u>	<u>Yes</u>	<u>FACW</u>
2. <u>Cephalanthus occidentalis</u>		<u>10</u>	<u>No</u>	<u>OBL</u>
3. <u> </u>				
4. <u> </u>				
5. <u> </u>				
		<u>70</u>	=Total Cover	
Herb Stratum	(Plot size: <u>5ft</u>)			
1. <u>Phalaris arundinacea</u>		<u>25</u>	<u>Yes</u>	<u>FACW</u>
2. <u>Phragmites australis</u>		<u>10</u>	<u>Yes</u>	<u>FACW</u>
3. <u>Lythrum salicaria</u>		<u>10</u>	<u>Yes</u>	<u>OBL</u>
4. <u> </u>				
5. <u> </u>				
6. <u> </u>				
7. <u> </u>				
8. <u> </u>				
9. <u> </u>				
10. <u> </u>				
		<u>45</u>	=Total Cover	
Woody Vine Stratum	(Plot size: <u>30ft</u>)			
1. <u>None</u>				
2. <u> </u>				
			=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 4 (A)

Total Number of Dominant Species Across All Strata: 4 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species <u>20</u>	x 1 = <u>20</u>
FACW species <u>95</u>	x 2 = <u>190</u>
FAC species <u>0</u>	x 3 = <u>0</u>
FACU species <u>0</u>	x 4 = <u>0</u>
UPL species <u>0</u>	x 5 = <u>0</u>
Column Totals: <u>115</u> (A)	<u>210</u> (B)
Prevalence Index = B/A = <u>1.83</u>	

Hydrophytic Vegetation Indicators:

 1 - Rapid Test for Hydrophytic Vegetation

X 2 - Dominance Test is >50%

X 3 - Prevalence Index is ≤3.0¹

 4 - Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet)

 Problematic Hydrophytic Vegetation¹ (Explain)

¹Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes X No

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

SOIL

Sampling Point: WT1

[illegible]

HYDROLOGY

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

City/County: Novi, Oakland Co.
 State: MI
 Section, Township, Range: Sec. 17, T01N, R08E

Sampling Date: 4/30/2025
 Sampling Point: WT2
 NWI classification: NAD 83

Landform (hillside, terrace, etc.): Depression
 Slope (%): 1-2 Lat: 42.485761
 Soil Map Unit Name: Brookston and Colwood loams

Local relief (concave, convex, none): Concave
 Long: -83.534121 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>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 forested portion of Wetland A in the southwestern portion of the property.	

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: <u>30ft</u>)	Absolute % Cover	Dominant Species?	Indicator Status																																									
1. <u>Acer saccharinum</u>	40	Yes	FACW	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)																																								
2. <u>Quercus bicolor</u>	30	Yes	FACW																																									
3. <u> </u>																																												
4. <u> </u>																																												
5. <u> </u>																																												
	70	=Total Cover																																										
Sapling/Shrub Stratum (Plot size: <u>15ft</u>)				Prevalence Index worksheet: <table style="width:100%; border-collapse: collapse;"> <tr> <th style="width: 40%;">Total % Cover of:</th> <th style="width: 10%;"></th> <th style="width: 10%;">Multiply by:</th> <th style="width: 10%;"></th> <th style="width: 10%;"></th> </tr> <tr> <td>OBL species</td> <td style="text-align: center;">0</td> <td>x 1 =</td> <td style="text-align: center;">0</td> <td></td> </tr> <tr> <td>FACW species</td> <td style="text-align: center;">140</td> <td>x 2 =</td> <td style="text-align: center;">280</td> <td></td> </tr> <tr> <td>FAC species</td> <td style="text-align: center;">10</td> <td>x 3 =</td> <td style="text-align: center;">30</td> <td></td> </tr> <tr> <td>FACU species</td> <td style="text-align: center;">5</td> <td>x 4 =</td> <td style="text-align: center;">20</td> <td></td> </tr> <tr> <td>UPL species</td> <td style="text-align: center;">0</td> <td>x 5 =</td> <td style="text-align: center;">0</td> <td></td> </tr> <tr> <td>Column Totals:</td> <td style="text-align: center;">155</td> <td></td> <td style="text-align: center;">330</td> <td style="text-align: center;">(B)</td> </tr> <tr> <td colspan="5">Prevalence Index = B/A = <u>2.13</u></td> </tr> </table>	Total % Cover of:		Multiply by:			OBL species	0	x 1 =	0		FACW species	140	x 2 =	280		FAC species	10	x 3 =	30		FACU species	5	x 4 =	20		UPL species	0	x 5 =	0		Column Totals:	155		330	(B)	Prevalence Index = B/A = <u>2.13</u>				
Total % Cover of:		Multiply by:																																										
OBL species	0	x 1 =	0																																									
FACW species	140	x 2 =	280																																									
FAC species	10	x 3 =	30																																									
FACU species	5	x 4 =	20																																									
UPL species	0	x 5 =	0																																									
Column Totals:	155		330	(B)																																								
Prevalence Index = B/A = <u>2.13</u>																																												
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>)				Hydrophytic Vegetation Present? Yes <u>X</u> No <u> </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 :	
☐ Histosol (A1)	☐ Sandy Gleyed Matrix (S4)	☐ Coast Prairie Redox (A16)	
☐ Histic Epipedon (A2)	☐ Sandy Redox (S5)	☐ Iron-Manganese Masses (F12)	
☐ Black Histic (A3)	☐ Stripped Matrix (S6)	☐ Red Parent Material (F21)	
☐ Hydrogen Sulfide (A4)	☐ Dark Surface (S7)	☐ Very Shallow Dark Surface (F22)	
☐ Stratified Layers (A5)	☐ Loamy Mucky Mineral (F1)	☐ Other (Explain in Remarks)	
☐ 2 cm Muck (A10)	☐ Loamy Gleyed Matrix (F2)		
☒ Depleted Below Dark Surface (A11)	☒ Depleted Matrix (F3)		
☐ Thick Dark Surface (A12)	☒ Redox Dark Surface (F6)		
☐ Sandy Mucky Mineral (S1)	☐ Depleted Dark Surface (F7)		
☐ 5 cm Mucky Peat or Peat (S3)	☒ 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 ☐
Remarks:	

HYDROLOGY

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

Field Observations: Surface Water Present? Yes ☐ No ☒ Depth (inches): _____ Water Table Present? Yes ☐ No ☒ Depth (inches): _____ Saturation Present? Yes ☒ No ☐ Depth (inches): 12 (includes capillary fringe)	Wetland Hydrology Present? Yes ☒ No ☐
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 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 emergent portion of Wetland A in the southeastern portion of the property.	

VEGETATION – Use scientific names of plants.

Tree Stratum	(Plot size: <u>30ft</u>)	Absolute % Cover	Dominant Species?	Indicator Status	
1. <u>None</u>					
2. <u> </u>					
3. <u> </u>					
4. <u> </u>					
5. <u> </u>					
			=Total Cover		
Sapling/Shrub Stratum	(Plot size: <u>15ft</u>)				
1. <u>Salix interior</u>		<u>20</u>	<u>Yes</u>	<u>FACW</u>	
2. <u> </u>					
3. <u> </u>					
4. <u> </u>					
5. <u> </u>					
		<u>20</u>	=Total Cover		
Herb Stratum	(Plot size: <u>5ft</u>)				
1. <u>Phragmites australis</u>		<u>35</u>	<u>Yes</u>	<u>FACW</u>	
2. <u>Phalaris arundinacea</u>		<u>10</u>	<u>No</u>	<u>FACW</u>	
3. <u>Solidago altissima</u>		<u>10</u>	<u>No</u>	<u>FACU</u>	
4. <u> </u>					
5. <u> </u>					
6. <u> </u>					
7. <u> </u>					
8. <u> </u>					
9. <u> </u>					
10. <u> </u>					
		<u>55</u>	=Total Cover		
Woody Vine Stratum	(Plot size: <u>30ft</u>)				
1. <u>None</u>					
2. <u> </u>					
			=Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across All Strata: 2 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index worksheet:

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

Hydrophytic Vegetation Indicators:

 1 - Rapid Test for Hydrophytic Vegetation

X 2 - Dominance Test is >50%

X 3 - Prevalence Index is ≤3.0¹

 4 - Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet)

 Problematic Hydrophytic Vegetation¹ (Explain)

¹Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes X No

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

SOIL

Sampling Point: WT3

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

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 :	
☐ Histosol (A1)	☐ Sandy Gleyed Matrix (S4)	☐ Coast Prairie Redox (A16)	
☐ Histic Epipedon (A2)	☐ Sandy Redox (S5)	☐ Iron-Manganese Masses (F12)	
☐ Black Histic (A3)	☐ Stripped Matrix (S6)	☐ Red Parent Material (F21)	
☐ Hydrogen Sulfide (A4)	☐ Dark Surface (S7)	☐ Very Shallow Dark Surface (F22)	
☐ Stratified Layers (A5)	☐ Loamy Mucky Mineral (F1)	☐ Other (Explain in Remarks)	
☐ 2 cm Muck (A10)	☐ Loamy Gleyed Matrix (F2)		
☐ Depleted Below Dark Surface (A11)	☒ Depleted Matrix (F3)		
☐ Thick Dark Surface (A12)	☐ Redox Dark Surface (F6)		
☐ Sandy Mucky Mineral (S1)	☐ Depleted Dark Surface (F7)		
☐ 5 cm Mucky Peat or Peat (S3)	☒ 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 ☐
Remarks:	

HYDROLOGY

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

Field Observations: Surface Water Present? Yes ☐ No ☒ Depth (inches): _____ Water Table Present? Yes ☐ No ☒ Depth (inches): _____ Saturation Present? Yes ☒ No ☐ Depth (inches): 9 (includes capillary fringe)	Wetland Hydrology Present? Yes ☒ No ☐
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:	
Remarks:	

PLANNING COMMISSION MINUTES

SEPTEMBER 10, 2025 EXCERPT



PLANNING COMMISSION MINUTES

CITY OF NOVI
Regular Meeting

September 10, 2025 7:00 PM

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

CALL TO ORDER

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

ROLL CALL

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

Absent Excused: Member Verma

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

PLEDGE OF ALLEGIANCE

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

APPROVAL OF AGENDA

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

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

AUDIENCE PARTICIPATION

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

CORRESPONDENCE

There was not any correspondence.

COMMITTEE REPORTS

There were no Committee reports.

CITY PLANNER REPORT

There was no City Planner report.

CONSENT AGENDA - REMOVALS AND APPROVALS

There were no consent agenda removals or approvals.

PUBLIC HEARINGS

1. JSP25-02 CAMELOT PARC TOWNHOMES

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

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

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

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

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

Planner Bell stated the applicant is proposing Low-rise multiple family residential units utilizing the PSLR overlay option which are otherwise not permitted under R-1. In the PSLR Overlay, low-rise multiple family residential uses are permitted as a special land use up to 6.5 dwellings per acre. As stated in the Ordinance: "The intent of the PSLR, Planned Suburban Low Rise Overlay district is to promote the development of high-quality uses, such as low-density multiple family residential, office, quasi-public, civic, educational, and public recreation facilities that can serve as transitional areas between low-intensity detached one-family residential and higher intensity office and retail uses while protecting the character of neighboring areas by encouraging high-quality development with single-family residential design features that will promote residential character to the streetscape." The PSLR district requires a Development Agreement between the property owner and the City of Novi, which may be approved by City Council following a recommendation from the Planning Commission. This is the same type of development agreement that the Villas of Stonebrook was approved under.

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

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

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

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

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

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

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

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

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

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

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

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

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

Chair Pehrson invited the applicant to address the Planning Commission.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Planner Bell confirmed it does include wetlands.

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

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

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

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

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

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

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

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

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

Chair Pehrson stated there was mention of a rental cap.

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

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

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

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

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

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

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

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

- 1. The PSLR Overlay Development Agreement and PSLR Overlay Concept Plan will result in a recognizable and substantial benefit to the ultimate users of the project and to the community. *[The applicant proposes a walking trail through a 0.77acre area of woodland to be preserved, which is 0.05 acre short of the 10% site area requirement. There is also a requirement for 200 square feet of private open space per unit that is not fully provided, but each unit will have a covered porch of about 125 square feet. There are benches in separate locations as enhancements of the common open spaces shown on the site. Since so much of the property is wetland area and wetland mitigation to be preserved in Conservation Easements, it is difficult to achieve some of the "active" open space requirements. The site would have a connection to Wildlife Woods Park, the extensive pathway system within Ascension Providence Park hospital campus to the east and ITC Trail.]***
- 2. In relation to the underlying zoning or the potential uses contemplated in the City of Novi Master Plan, the proposed type and density of use(s) will not result in an unreasonable increase in the use of public services, facilities and utilities, and will not place an unreasonable burden upon the subject property, surrounding land, nearby property owners and occupants, or the natural environment. *[The estimated number of daily vehicle trips is 132, which is less than the 750 trip threshold for a Traffic Study. Peak hour trips also do not reach the threshold of 100 trips (Estimated: 5 peak hour AM trips, 10 peak hour PM trips). The proposed use is expected to have minimal impacts on the use of public services,***

- facilities, and utilities over what the underlying zoning would allow. The proposed concept plan impacts about 0.37 acres of existing 2.41 acres of wetlands and proposes removal of approximately 20 of the regulated woodland trees. The plan indicates appropriate mitigation measures on-site and payment into the Tree Fund for the replacement credits.]*
3. In relation to the underlying zoning or the potential uses contemplated in the City of Novi Master Plan, the proposed development will not cause a negative impact upon surrounding properties. *[The proposed buildings are buffered by landscaping and preserved natural features. The multi-family residential use is a reasonable transition from the two-family and one-family developments to the west, east and south and the commercial shopping center to the north.]*
 4. The proposed development will be consistent with the goals and objectives of the City of Novi Master Plan, and will be consistent with the requirements of this Article [Article 3.1.27]. *[The proposed development could help provide for missing middle housing needs that are walkable to the commercial areas to the north, which is recommended in the City's Master Plan for Land Use. The area was included in the PSLR overlay in the Master Plan and Zoning Ordinance, which permits multiple-family uses as a special land use. The proposed arrangement of buildings and site layout minimizes the impact on existing natural features.]*
 5. City Council deviations for the following (as the Concept Plan provides substitute safeguards for each of the regulations and there are specific, identified features or planning mechanisms deemed beneficial to the City by the City Council which are designed into the project for the purpose of achieving the objectives for the District as stated in the planning review letter):
 - a. Deviation from Sec. 3.21.2.A.i to allow development to front on an approved private drive, which does not conform to the City standards with respect to required sixty foot right-of-way, as the road was previously approved for the Villas at Stonebrook development, and because the shared access reduces the number of curb cuts on Wixom Road;
 - b. Deviation from Sec. 3.21.2.A.ii.d. to allow two buildings to be a minimum of 25 feet apart (minimum 30 feet required) as the remaining buildings are properly spaced, and the 5-foot deviation is relatively minor;
 - c. Deviation from Sec. 3.21.2.A.iii.c. to allow parking spaces to be within 8 feet of a building (15 feet minimum required), as they are no closer than the driveway parking permitted;
 - d. Deviation from Sec. 3.21.2.A.v to allow a reduction in the minimum required private open space (4,400 square feet total required, 2,750 square feet provided), as constructing additional private open space would cause greater wetland and woodland impacts;
 - e. Deviation from Sec. 3.21.2.A.v to allow reduction of minimum percentage of active recreation areas (50% of open spaces required, approximately 29% provided), and less than 10% of the total site (9.4% proposed), as the development proposes connection to Wildlife Woods Park, which contains connections to the Providence and the ITC trail systems, and providing additional active recreation would cause greater wetland and woodland impacts;
 - f. Deviation from Sec. 3.21.2.A.iii and Sec. 5.5.3 to allow absence of required landscaped berm along Wixom Road north of the emergency access drive due to resulting woodland impacts and there is no development proposed in that area. In addition, the berm south of the access drive is not long enough to provide undulation.
 - g. Deviation from Sec. 3.6.2.M to allow deficiencies in the required 25-foot wetland buffers north of Avalon Drive, with the condition that the developer install signage and plantings to prevent mowing and other disturbance.
 - h. Deviation from Sec. 5.5.3.B(10) to allow a deficiency in street trees along Wixom Road, as the existing utility easements and pathway do not provide room for them.
 - i. Deviation from Sec. 5.10.1.B.ii to allow a minor drive to exceed 600 feet, because the anticipated traffic for 22 units is low and a major drive would require wider road

width and not permit perpendicular visitor parking, and would be unnecessary for this small site and cause greater impacts to natural features.

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

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

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

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

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

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

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

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

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

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

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

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

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

PLEDGE OF ALLEGIANCE

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

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

APPROVAL OF AGENDA:

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

To approve the agenda as presented.

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

PUBLIC HEARINGS:

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

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

PRESENTATIONS:

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

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

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

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

CITY MANAGER REPORT: None

ATTORNEY REPORT: None

AUDIENCE COMMENTS:

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

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

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

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

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

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

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

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

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

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

Roll call vote on CM 25-12-151

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

Nays: None

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Roll call vote on CM 25-12-152

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

Nays: None

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

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

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

Roll call vote on CM 25-12-153

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

Nays: None

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

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

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

Roll call vote on CM 25-12-154

Yeas: Fischer, Casey, Gulumurthy, Heintz, Martinez, Smith, Staudt

Nays: None

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

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



CITY OF NOVI CITY COUNCIL FEBRUARY 23, 2026

SUBJECT: Consideration of final approval for rezoning property north of Eight Mile Road, west of Garfield Road. The development is Mariella Estates, a 10-lot single-family project. The zoning will change from Residential Acreage to R-1 with a Planned Rezoning Overlay.

SUBMITTING DEPARTMENT: Community Development Department - Planning

KEY HIGHLIGHTS:

- Rezoning 9.4 acres on Eight Mile Road to allow development of 10 single-family lots in R-1 District. Under the current zoning, 6 single-family lots could be built.
- Redevelopment of a vacant parcel surrounded by single family developments.
- City Council's initial consideration of the proposal was on May 19, 2025.
- Planning Commission recommended approval of the Formal PRO Plan on August 20, 2025.
- City Council granted tentative approval on September 22, 2025.

BACKGROUND INFORMATION:

Bracirole Brothers, LLC is requesting a Zoning Map Amendment for approximately 9.4 acres of property on the north side of Eight Mile Road, to the west of Garfield Road, utilizing the Planned Rezoning Overlay option. The site is currently vacant and was formerly farmland. The current zoning is Residential Acreage.

As shown in the PRO Concept Plan, the applicant proposes to rezone to R-1 Single Family District and develop the property with 10 single family lots. The lot sizes are a minimum of ½ acre, which meets the requirements of the R-1 District. As shown in the parallel plan provided by the applicant, the property could be developed with six single family homes under the current RA zoning standards when an access road is provided to city standards. Therefore, the net increase of the rezoning is four homes.

The current zoning of the property is Residential Acreage. The properties to the north, east and west are also zoned RA, but have developed under the Residential Unit Development option, or RUD, which allows reductions in lot sizes when natural features preservation is achieved.

The Future Land Use Map identifies this property and those around it as Single Family. The density map shows a maximum planned density of 0.8 dwellings per acre.

The natural features map does not show any regulated features on the property, however current and historic aerial photos show a pond feature in the southeast corner of the property, which has now been delineated and is proposed to be preserved. The tree survey also indicates trees that are greater than 36-inches in diameter, which are regulated by the woodland ordinance, and will require a woodland permit for removal.

The applicant had wanted to use the RUD option, which is how the adjacent Ballentyne and Parc Vista developments were approved, however that option requires a minimum site size of 20 acres. Therefore, they have proposed to utilize the Planned Rezoning Overlay to rezone the property to R-1 One Family Residential to achieve a similar and complementary development. The PRO plan shows 10 single family lots. The development is accessed by a private gated street with one entrance off Eight Mile Road.

The proposal could help fulfill the goals and objectives contained in the Master Plan for Land use, as well as other positive outcomes, such as:

1. The goal to ensure the availability of a wide range of attractive housing choices that are protected from noise, traffic and other impacts of non-residential development.
2. The goal to encourage the development of neighborhood open space within residential developments.
3. The objective to maintain the semi-rural character of the southwest quadrant of the City that is created by low-density residential development and undeveloped land.
4. The objective to maintain existing housing stock and related infrastructure, as no existing homes would be removed to develop this plan.
5. The impacts on traffic and public utilities are expected to be similar to development under the existing zoning.
6. Submittal of a Concept Plan and any resulting PRO Agreement, provides assurance to the Planning Commission and the City Council of the manner in which the property will be developed, and can provide benefits that would not be likely to be offered under standard development options.

The request to rezone includes the condition to limit the use of the property to the use and number of lots indicated on the site plan, which would provide restrictions, unless the agreement is amended. Additional conditions proposed include exceeding the open space requirement and providing landscape buffers. The full list of proposed conditions and deviations requested is included in the draft PRO Agreement.

PLANNING COMMISSION

The Planning Commission held a Public Hearing on the formal PRO Plan on August 20, 2025 and recommended approval to the City Council.

PREVIOUS CITY COUNCIL ACTION

The City Council granted tentative approval of the request at the September 22, 2025 meeting, and directed the City Attorney's Office to prepare a PRO Agreement.

CITY COUNCIL ACTION

The City Council is now asked to consider the actual text of the PRO Agreement and give final approval of the agreement, the PRO Plan, and the rezoning. Following Council's final approval, the applicant will submit for Site Plan approval under typical review procedures, including Planning Commission approvals.

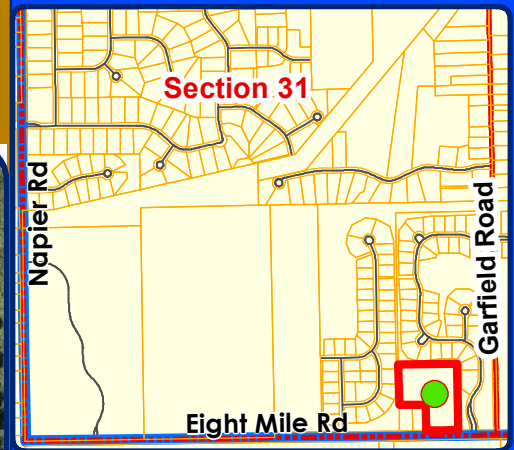
RECOMMENDED ACTION: Approval of the request for Mariella Estates JZ24-43 with Zoning Map Amendment 18.750, to rezone from Residential Acreage to R-1, subject to the attached Planned Rezoning Overlay (PRO) Agreement and exhibits including the corresponding PRO Plan, the conditions of this Motion, and the conditions listed in the staff and consultant review letters, and also subject to any changes and/or conditions as discussed at the City Council meeting, with any final minor alterations required in the determination of the City Manager and City Attorney to be incorporated by the City Attorney's office prior to the execution of the final agreement.

This motion is made for the following reasons, and only upon the assumption that all conditions and requirements of this motion and the PRO Agreement, will be satisfied:

- A. The proposed R-1 zoning district is consistent with the Single-Family use recommended in the Future Land Use Map, and fulfills the intent of the Master Plan for Land Use, and because:
 - 1) The additional homes allowed under the new R-1 District designation will not detract from the project area and, given the anticipated quality of the custom homes, the development generally will be an enhancement to the project area.
 - 2) The amount of open space on the site and the landscaped buffers mirror what has been provided in recent adjacent developments, and exceed what can be required in the R-1 District.
 - 3) The preservation of the wetland area is beneficial to the environment, providing aesthetic, habitat, and stormwater functions.
- B. For the foregoing reasons and the conditions contained in the PRO Agreement, the proposal will result in an enhancement of the project area as compared to a "straight" R-1 designation, and will result in benefits to the public that would not otherwise be available with a straight rezoning R-1, and the deviations listed in the Agreement are necessary to secure the enhancements listed above and in the PRO Agreement.
- C. This motion is made because the proposed R-1 zoning district is a reasonable alternative to the density recommended in the Future Land Use Map, and fulfills the intent of the Master Plan for Land Use, and because of the site specific development features that will result in an overall benefit to the public that outweighs any detrimental impacts of the project.

MAPS
Location
Zoning
Future Land Use
Natural Features

JZ24-43 MARIELLA ESTATES LOCATION



Legend

 Subject Area



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: 4/23/25
Project: MARIELLA ESTATES PRO
Version #: 1

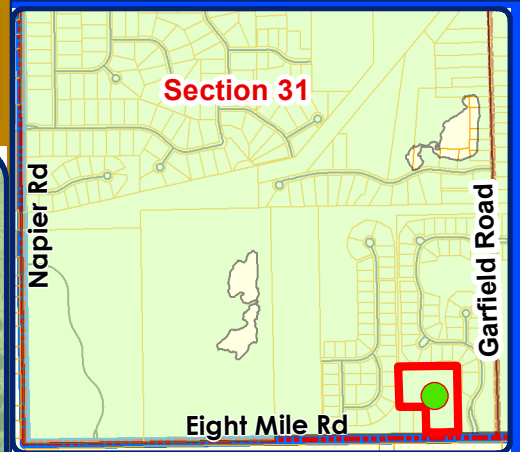
0 55 110 220 330 Feet
1 inch = 250 feet



MAP INTERPRETATION NOTICE

Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.

JZ24-43 MARIELLA ESTATES ZONING



Legend

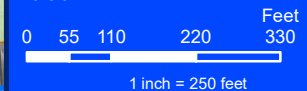
- R-A: Residential Acreage
- Subject Area



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: 9/18/25
Project: MARIELLA ESTATES PRO
Version #: 2

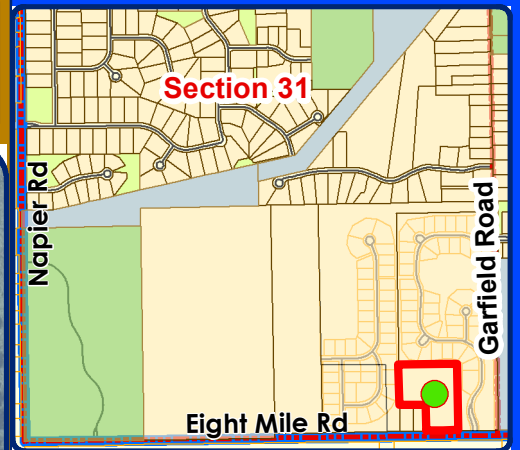


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JZ24-43 MARIELLA ESTATES

FUTURE LAND USE



Legend

Future Land Use (2025)

Land Use Code

- PUBLIC/QUASI PUB
- PUBLIC PARK
- PRIVATE PARK
- SINGLE FAMILY
- Subject Area



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: 9/18/25

Project: MARIELLA ESTATES PRO

Version #: 2

0 55 110 220 330

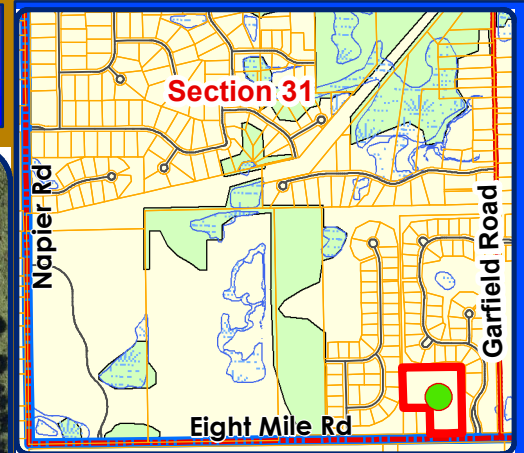
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JZ24-43 MARIELLA ESTATES NATURAL FEATURES



Legend

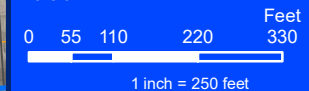
- WETLANDS
- WOODLANDS
- Subject Area



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: 9/18/25
Project: MARIELLA ESTATES PRO
Version #: 2



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DRAFT PRO AGREEMENT

WITH EXHIBITS

PLANNED REZONING OVERLAY (PRO) AGREEMENT

MARIELLA ESTATES

AGREEMENT ("Agreement"), by and between **BRACIOLE BROTHERS, LLC**, a Michigan Limited Liability Company whose address is 7871 Chubb Road, Northville, MI 48168 (referred to as "**Developer**"); and the **CITY OF NOVI**, whose address is 45175 Ten Mile Road, Novi, MI 48375-3024 (referred to as the "**CITY**").

RECITATIONS:

- A. Developer, the owner and developer of approximately 9.4 acres of property on the north side of Eight Mile Road, to the west of Garfield Road, proposed to rezone Property from Residential Acreage (RA) to R-1 Single Family District and to develop the property with ten (10) single family residential lots.
- B. The "**Property**" is more particularly described and depicted on **Exhibit A**, attached hereto and incorporated herein. The RA classification shall be referred to as the "**Existing Classification**" and the R-1 classification shall be referred to as the "**Proposed Classification**."
- C. The Proposed Classification would provide Developer with certain material development options not available under the Existing Classification and would be a distinct and material benefit and advantage to the Developer.
- D. The City has reviewed the petition from Developer to amend the Existing Classification of the Property to the Proposed Classification, including the Developer's proposed PRO Plan (including the uses authorized in this Agreement as the only uses permitted on the Property and the site layout) attached hereto and incorporated herein as **Exhibit B** (the "**PRO Plan**") under the terms of the Planned Rezoning Overlay (PRO) provisions of the City's Zoning Ordinance. The PRO Plan is a conceptual or illustrative plan for the potential development of the Property under the Proposed Classification. Approval by the City of the PRO Plan is not an approval to construct the proposed improvements shown thereon, as any development on the Property will require site plan approval from the City as provided by this Agreement.

The City has further reviewed both (i) the requested deviations as contained in this Agreement (the "**Deviations**") from the strict terms of the City's Zoning Ordinance and other land use ordinances and regulations (collectively, the "**City Ordinances**") and (ii) the proposed PRO Conditions (as defined in Paragraph G.iii. below) offered or accepted by Developer, and has concluded that the proposed R-1 Single Family zoning district is a reasonable alternative to and fulfills the intent of the Master Plan for Land Use and meets the requirements of the Zoning Ordinance as relates to Planned Rezoning Overlays, because it includes site specific features as part of the PRO Conditions that are more restrictive than could otherwise be required by ordinance and because, in the specific circumstances of the project, the benefits to the public of the project outweigh any detrimental impacts of the project.

The City therefore finds that the project as a whole is in the public interest. Without the PRO Conditions as set forth herein and Developer's (and/or its successors' and assigns') continuing obligations to comply with the terms of this Agreement, however, the City would not have made such a finding and would not have approved the rezoning to the Proposed Classification or the Deviations.

- E. Developer desires to proceed with obtaining the site plan and engineering approval and the issuance of permits required to develop the Property in accordance with the approved PRO Plan (collectively, the "**Development**"). The City desires to ensure that all of the land that is depicted on the PRO Plan is developed in accordance with and is used only for the specific uses permitted by this Agreement, the related documents and undertakings of Developer, and all applicable laws, City Ordinances, regulations, and standards of the City and other regulatory bodies. This Agreement will govern the development of the Property and is to be recorded with the Register of Deeds for the County of Oakland following execution by the parties.
- G. As an integral part of the Developer's request to the City for rezoning to the Proposed Classification, Developer agrees to develop and construct the sanitary sewer, storm water sewer system, utilities, municipal water system, sidewalks, and other infrastructure necessary to develop and use the Property in conformance with the following undertakings and forbearances by Developer (such undertakings and forbearances hereafter referred to as the "**Undertakings**"):
 - i. **Uses Permitted.** The PRO Plan proposes ten (10) single family residential lots. The development is accessed by a private gated street with one entrance off Eight Mile Road. A pond feature in the southeast corner of the property, is proposed to be preserved.
 - ii. **Compliance with Applicable Laws and Regulations.** Except as expressly authorized herein, the Property shall be developed in accordance with this Agreement, the PRO Plan, all applicable State, County and City

statutes, codes, ordinances, regulations, and the City Ordinances, including all applicable requirements of the Zoning Ordinance under the Proposed Classification, and further including all storm water and soil erosion requirements and measures during the design and construction phases of the Development and during the subsequent use of the Property as contemplated in this Agreement (collectively, the “**Legal Requirements**”).

The deviations from the provisions of the City Ordinances, rules, or regulations are depicted in the PRO Plan and are approved by this Agreement; however, except as to the Authorized Deviations listed below, the Property shall be subject to and developed in accordance with all applications, reviews, approvals, permits, and authorizations required under applicable Legal Requirements, including, but not limited to, site plan approval, storm water management plan approval, woodlands and wetlands permits, façade approval, landscape approval, and engineering plan approval.

- iii. **PRO Conditions.** As part of its approval of the PRO Plan and this Agreement, the City Council made certain findings as required by the Zoning Ordinance. Those findings were based in part on the fact that the Developer has agreed that the following conditions shall apply to the Property (collectively, the “**PRO Conditions**”). The Developer (or its successors or assigns) shall be responsible for obtaining all permits, licenses, or approvals required for the development, construction, use, and occupancy of the Development.

a. Development Enhancements offered by Developer.

1. The use is limited to a maximum of ten (10) single family residential lots, with the lot layout as shown in the PRO Plan.
2. The overall density shall not exceed 1.07 dwelling units per acre.
3. The small wetland area in southeast corner of site shall be preserved. A conservation easement over the wetland and buffer will be provided in an approvable and executed format within sixty (60) days of issuance of the Final Site Plan approval and shown on the Master Deed. Lot 1 shall include wetland buffer delineation and signage to prevent encroachment/mowing/removal of vegetation.
4. A minimum 25-foot perimeter landscape buffer shall be maintained from the individual lots to the property boundary.
5. The PRO Plan includes proposed open space of 28% which shall be preserved in an easement and shown on the Master Deed, as this represents an enhancement beyond what is typically required for an

R-1 district. The form of the easement will be mutually agreed upon between the Developer and the City, and shall be executed within sixty (60) days of issuance of the Final Site Plan approval.

- b. Woodlands. The tree survey also indicates trees that are greater than 36-inches in diameter, which are regulated by the woodland ordinance, and will require a woodland permit for removal.
- c. Wetlands. The natural features map does not show any regulated features on the property, however current and historic aerial photos show a pond feature in the southeast corner of the property, which has been delineated and will be preserved.
- d. Site Utilities and Access. All of the municipal utilities (water, sewer, and storm water) servicing the Development shall be constructed according to the approved Utility Plan provided as part of the PRO Plan, subject to final engineering plan approval by the City at the time of site plan approval. Such Utility Plan may be amended or modified during the site plan approval process as approved by the City. The utilities shall be complete to the extent required for building permit issuance.
- e. Access. The location of roads, drives, and curb cuts shall be determined at the time of preliminary site plan approval. The installation of roads, drives, and curb cuts shall be completed to the extent required prior to building permit issuance. The interior roads are proposed to be private roads and the development shall be gated.
- f. Water and Sewer. Developer shall construct and install the improvements and/or connections tying into the municipal water and sewage systems.

All water and sewer improvements shall be designed and constructed by Developer in accordance with the approved PRO Plan and all applicable Legal Requirements, subject to final engineering plan approval at the time of site plan review Developer shall obtain all required off-site easements prior to stamping set approval. Such water and sanitary sewer facilities, including any on-site and off-site facilities, if any extensions, and easements to reach the area to be served, shall be provided by and at the sole expense of the Developer prior to stamping set approval.

- g. Storm Water. The storm water management system for the Property shall be approved by the City as part of the review and approval of

the site plan for the Property. In general, the storm water collection, pre-treatment, storage, and transportation facilities shall be included as part of the final engineering plan for the Development. The Development shall be constructed to achieve a storm water management system that assures that the quality and quantity of storm water will be in accordance with all applicable ordinances, regulations, and laws.

- iv. **Performance Guarantees.** The City shall require Developer to provide performance and financial guarantees for the completion of the improvements, including, without limitation, road, right-of-way improvements, water mains, sanitary sewers, storm drains, site amenities, woodland fence (if required), wetland (if required), soil erosion, traffic control, floodplain (if required), and landscaping and tree planting activities. Such financial guarantees shall cover the site improvements for the project as determined by the City. Such financial guarantees may include cash deposits or letters of credit as allowed by the current provisions of the City's Code of Ordinances. Deposit and administration of financial guarantees shall be subject to the requirements and conditions of Chapter 26.5 of the City of Novi Code and any other related rules or regulations. Any deviations or requests for relief from this provision shall be considered by City Council as a deviation from Chapter 26.5, and will not require an amendment to the PRO Agreement or PRO Plan if approved by the City Council.
- v. **Compliance with Laws.** The development and use of the Property shall be in accordance with all applicable laws, ordinances, and regulations, including all applicable setback requirements of the Zoning Ordinance under the Proposed Classification, except as expressly authorized herein, all storm water and soil erosion requirements and measures, both throughout the site during the design and construction phases of the Development and during the subsequent use of the Property as contemplated in this Agreement, and all traffic laws.
- vi. **Other City Authority.** Nothing in this Agreement shall prevent the City from exercising its regulatory and other authority with respect to the Property and the Development in a manner consistent with the PRO Plan and this Agreement.
- vii. **Application Fees; Connection Fees.** The Developer shall be responsible for paying all application and review fees as and when required under the City Ordinances, including but not limited to planning, engineering, legal, and any consultant fees in connection with the review and approval of the Development. Such amounts shall be due upon invoice, and failure to pay amounts owed shall entitle the City to cease review, approval, and/or issuance of permits. In addition, the Developer shall pay all required water

and sewer connection and tap charges and fees, without reduction, as provided in the City Ordinances. Such fees may be paid by others in connection with the development of individual unit owners.

- viii. **Property Maintenance Obligations.** Developer agrees, at its expense, to operate, maintain, repair, manage, and improve the entire Development site during buildout of the development, and shall assign such ongoing responsibilities to the Condominium Homeowners Association after transition of control pursuant to the Master Deed for the Development. Developer shall be responsible to preserve and maintain the storm water drainage facilities, driveways, sidewalks and pathways, and any and all areas disturbed in connection with the Development to ensure that the same continue to function as intended, and are stabilized, and meet all standards of applicable laws and ordinances for property maintenance, including, but not limited to regular snow and ice removal. Developer shall establish a regular and systematic program of maintenance for the development to ensure that the physical condition and intended function of such areas and facilities shall be perpetually preserved and maintained.

Notwithstanding any other remedies in this Agreement, in the event that Developer shall at any time fail to carry out the responsibilities above, and/or in the event of a failure to preserve and/or maintain such areas or facilities in reasonable order and condition, the City may serve written notice upon Developer setting forth the deficiencies in maintenance and/or preservation. Notice shall also set forth a demand that the deficiencies be cured within a stated reasonable time period, and the date, time, and place of the hearing before the City Council, or such other Council, body, or official delegated by the City Council, for the purpose of allowing Developer to be heard as to why the City should not proceed with the maintenance and/or preservation which has not been undertaken.

At the hearing, the time for curing the deficiencies and the hearing itself may be extended and/or continued to a date certain. If, following the hearing, the City Council or other body or official designated to conduct the hearing determines that the required maintenance and/or preservation have not been undertaken within the time specified in the notice, the City shall have the power and authority, but not the obligation, to enter upon the property, or cause its agents or contractors to enter upon the property, and perform such maintenance and/or preservation as reasonably found by the City to be appropriate. The cost and expense of making and financing such maintenance and/or preservation, including the cost of notices by the City and reasonable legal fees incurred by the City, plus an administrative fee in the amount of 25% of the total of all costs and expenses incurred, shall be paid by Developer, and such amount shall constitute a lien on the property.

The City may require the payment of such monies prior to the commencement of work. If such costs and expenses have not been paid within thirty (30) days of a billing to the Developer, all unpaid amounts may be placed on the delinquent tax roll of the City and shall accrue interest and penalties, and be collected as, and deemed delinquent real property taxes, according to the laws made and provided for the collection of delinquent real property taxes. In the discretion of the City, such costs and expenses may be collected by suit initiated against Developer, and, in such event, the Developer shall pay all court costs and reasonable attorney fees incurred by the City in connection with such suit.

- ix. **Staff and Consultant Review Letters.** Developer shall comply with all conditions listed in the staff and consultant review letters not inconsistent with the terms of this Agreement.
- x. **Developer Representations.** Developer hereby makes the following acknowledgments, representations, and warranties to City, which representations and warranties shall be true and correct as of the date hereof:
 - a. Developer is duly organized and validly existing, in good standing under the laws of the state of Michigan, authorized to do business under the laws of the state of Michigan and has all requisite power and authority to own and operate its assets and properties, to carry on its business as now being conducted, and to enter into and perform the terms of this Agreement. Developer has provided City with an accurate and complete copy of its Articles of Organization and Certificate of Good Standing in effect as of the date of this Agreement ("Organizational Documents") and agrees to provide accurate and complete copies of any revisions or modifications to the Organizational Documents.
 - b. Developer has no notice of and there is no pending litigation, administrative action or examination, claim or demand before any court or any federal, state or municipal governmental department, commission, board, bureau, agency or instrumentality thereof which would affect Developer or its principals from carrying out the covenants and promises made herein.
 - c. Developer is financially able to complete the Development.
 - d. Developer shall construct all improvements for the Development in a good and workmanlike manner employing quality contractor(s), construction manager(s), and other professional possessing the

requisite experience and competency to construct such improvements.

- e. Developer represents that it has sufficient control of its contractors, employees, agents, suppliers, clients, and other that it can comply with all provisions of this PRO Agreement.

NOW, THEREFORE, IT IS AGREED AS FOLLOWS:

1. **Developer Obligations.** Upon execution of this Agreement by the parties:
 - a. The Property shall be developed only in accordance with the Undertakings, the PRO Plan, the PRO Conditions, Legal Requirements, City Ordinances (as amended), and this Agreement (collectively, the "**PRO Documents**");
 - b. Developer shall comply with the PRO Documents;
 - c. Developer shall forbear from acting in a manner inconsistent with the PRO Documents;
 - d. Developer shall complete all actions necessary to carry out all of the obligations in the PRO Documents.
2. **Authorized Deviations.** The following deviations from the standards of the Zoning Ordinance are hereby authorized pursuant to §3402.D.1.c of the City's Zoning Ordinance:
 - a. A Zoning Ordinance deviation from Section 3.1.2.D to reduce the required lot width for lots 4 and 5 to 98 feet (120 feet required). The deviation is requested for the two pie-shaped lots near the corner of the road. These lots still provide adequate space for the intended housing product, are the two largest lots proposed, and exceed the R-1 minimum lot area requirements for over 10,000 square feet and 5,000 square feet respectively.
 - b. Design and Construction Standards deviation (Code of Ordinances, Sec. 11-194.b.2) for proposed street with 90-foot centerline radius (230-foot radius standard). This does not provide a safety concern given the short distance of the road, the low travel speed, and the minimal traffic volumes expected with 10 homes.
3. **Revocation of Rights.** In the event Developer attempts to or proceeds with actions to complete improvement of the Land in any manner other than as described herein and shown on **Exhibit B**, or if Developer refuses to or cannot comply with the PRO Conditions, the City shall be authorized to revoke all

outstanding building permits and certificates of occupancy issued for such building and use.

4. **Modifications; Required Amendments.** Minor modifications to the approved PRO Plan may be approved administratively if the Zoning Ordinance (interpreted as though the approved PRO Plan is an approved site plan for purposes of this Paragraph only) would otherwise allow an administrative site plan review and approval, so long as the City Planner determines that the modifications (i) are minor, (ii) do not deviate from the general intent of the PRO Plan, and (iii) do not result in increased impacts on the surrounding development and existing infrastructure. The Planning Commission shall also be permitted to authorize amendments to the PRO Plan in its review of the site plans for the Development, with regard to parking-related, landscaping-related, and façade-related requirements, provided it would otherwise have that authority under the Zoning Ordinance.

5. **General Provisions:**

- a. The Zoning Board of Appeals (the “**ZBA**”) shall have no jurisdiction over the Property or the application of this Agreement, except for sign permits, until after site plan approval and construction of the Development as approved therein. In no event shall the ZBA be permitted to vary any terms or conditions of this Agreement.
- b. A breach of this Agreement shall constitute a nuisance *per se, which shall be abated*. Developer and the City therefore agree that, in the event of a breach of this Agreement by Developer, the City, in addition to any other relief to which it may be entitled at law or in equity, or any other provisions of this Agreement, shall be entitled under this Agreement to relief in the form of specific performance (except as to construction of the buildings, unless construction of a building has commenced) and an order of the court requiring abatement of the nuisance *per se*. In the event of a breach of this Agreement, the City may notify Developer of the occurrence of the breach and issue a written notice requiring the breach be cured within thirty (30) days; provided, however, that if the breach, by its nature, cannot be cured within thirty (30) days, Developer shall not be in the breach hereunder if Developer commences the cure within the thirty (30) day period and diligently pursues the cure to completion. Failure to comply with such notice shall, in addition to any other relief to which the City may be entitled in equity or at law, render Developer liable to the City in any suit for enforcement for actual costs incurred by the City including, but not limited to, reasonable attorneys’ fees, expert witness fees and the like.
- c. This Agreement may not be amended except in writing signed by the parties and recorded in the same manner as this Agreement. In the event the

Developer desires to propose an amendment, an application shall be made to the City's Department of Community Development, which shall process the application in accordance with the procedures set forth in the Zoning Ordinance.

- d. The parties understand and agree that if any part, term, or provision of this Agreement is held by a court of competent jurisdiction, and as a final enforceable judgment, to be illegal or in conflict with any law of the State of Michigan or the United States, the validity of the remaining portions or provisions shall not be affected, and the rights and obligations of the parties shall be construed and enforced as if this Agreement did not contain the particular part, term, or provisions held to be invalid.
- e. This Agreement shall be governed by the laws of the State of Michigan, both as to interpretation and performance. Any and all suits for any and every breach of this Agreement may be instituted and maintained in any court of competent jurisdiction in the County of Oakland, State of Michigan.
- f. No waiver of any breach of this Agreement shall be held to be a waiver of any other or subsequent breach. A delay in enforcement of any provision of this Agreement shall not be construed as a waiver or estoppel of the City's rights to eventually enforce, or take action to enforce, the terms of this Agreement. All remedies afforded in this Agreement shall be taken and construed as cumulative; that is, all remedies afforded in this Agreement are in addition to every other remedy provided by law.
- g. The signers of this Agreement warrant and represent that they have the authority to sign this Agreement on behalf of their respective principals and the authority to bind each party to this Agreement according to its terms. Further, each of the parties represents that the execution of this Agreement has been duly authorized and is binding on such parties as and when provided herein.
- h. This Agreement and all of its covenants, restrictions, and conditions are made for the benefit of the property and the community and shall run with the land described herein as the Property and bind the parties, their heirs, successors, and assigns. The Parties acknowledge that the Property is subject to changes in ownership and/or control at any time, but that heirs, successors, and assigns shall take their interest subject to the terms of this Agreement. All references to the "Developer" in this Agreement shall also include all respective heirs, successors, and assigns of Developer, all future owners of any parcels or units created by the proposed land divisions or condominium(s). The City shall have the right to enforce the Agreement and its covenants, restrictions, and conditions against Developer or its heirs, successors, and assigns.

- i. This Agreement shall be recorded in the Oakland County Register of Deeds.
- j. Developer has negotiated with the City the terms of the PRO Plan, the PRO Conditions, and this Agreement, and such documentation represents the product of the joint efforts and mutual agreements of the Parties. Developer fully accepts and agrees to the final terms, conditions, requirements and obligations of the PRO Plan and PRO Agreement, and Developer shall not be permitted in the future to claim that the effect of the PRO Plan and PRO Agreement results in an unreasonable limitation upon uses of all or a portion of the Property, or claim that enforcement of the PRO Plan and PRO Agreement causes an inverse condemnation, other condemnation or taking of all or any portion of the Property. Developer, and the City agree that this Agreement and its terms, conditions, and requirements are lawful and consistent with the intent and provisions of local ordinances, state and federal law, and the Constitutions of the State of Michigan and the United States of America. Developer specifically has offered and agreed to proceed with the Undertakings, the PRO Conditions, and any other obligations as set forth in this Agreement in order to protect the public health, safety, and welfare and provide material advantages and development options for Developer, all of which Undertakings, PRO Conditions, and other obligations Developer and the City agree are necessary in order to ensure public health, safety, and welfare, to ensure compatibility with adjacent uses of land, to promote use of the Property in a socially, environmentally, and economically desirable manner, and to achieve other reasonable and legitimate objectives of the City and Developer, as authorized under applicable City ordinances and the Michigan Zoning Enabling Act, MCL 125.3101, *et seq.*, as amended.

Developer further agrees and acknowledges that the terms, conditions, obligations, and requirements of this Agreement are clearly and substantially related to the burdens to be created by the development and use of the Property under the PRO Plan, and are, without exception, clearly and substantially related to the City's legitimate interests in protecting the public health, safety and general welfare.

- k. Developer acknowledges that, at the time of the execution of this Agreement, Developer has not yet obtained site plan or engineering approvals for the Property. Developer acknowledges that the Planning Commission and City engineering staff/consultants may impose additional conditions other than those contained in this Agreement during site plan and engineering reviews and approvals as authorized by law; provided, however, that any such additional conditions shall not be inconsistent with the PRO Plan and this Agreement and shall not change or eliminate any development right authorized thereby. Such conditions shall be incorporated into and made a part of this Agreement.

- l. None of the terms or provisions of this Agreement shall be deemed to create a partnership or joint venture between the Parties.
- m. The Recitations contained in this Agreement and all exhibits attached to this Agreement and referred to herein shall for all purposes be deemed to be incorporated in this Agreement by this reference and made a part of this Agreement. Headings are descriptive only. The Exhibits attached hereto are as follows:

Exhibit A - Description & Depiction of the Property

Exhibit B - PRO Plan

Exhibit C – Staff and Consultant Review Letters

- n. This Agreement is intended as the complete integration of all understandings between the Parties related to the subject matter herein. No prior contemporaneous addition, deletion, or other amendment shall have any force or effect whatsoever, unless embodied herein in writing. No subsequent notation, renewal, addition, deletion or other amendment shall have any force or effect unless embodied in a written amendatory or other agreement executed by the parties required herein, other than additional conditions which may be attached to site plan approvals as stated above.
- o. The Parties intend that this Agreement shall create no third-party beneficiary interest except for an assignment pursuant to this Agreement. The Parties are not presently aware of any actions by them or any of their authorized representatives which would form the basis for interpretation construing a different intent and expressly disclaim any such acts or actions, particularly in view of the integration of this Agreement.
- p. Where there is a question with regard to applicable regulations for a particular aspect of the development, construction and use of all or any portion of the Property, or with regard to clarification, interpretation, or definition of terms or regulations, and there are no express provisions of the PRO Plan and this Agreement which apply, the City, in the reasonable exercise of its discretion, shall determine the regulations of the City's Zoning Ordinance, as such Ordinance may have been amended, or other City Ordinances that shall be applicable, provided that such determination is not inconsistent with the nature and intent of the PRO Plan and this Agreement and does not delay, change or eliminate any development rights authorized by the PRO Plan and this Agreement. In the event of a conflict or inconsistency between two or more provisions of the PRO Plan (including notes thereto) and/or this Agreement, or between such documents and

applicable City ordinances, the more restrictive provision, as determined in the reasonable discretion of the City, shall apply.

- q. The Parties acknowledge and agree that they have had the opportunity to have the PRO Plan and this Agreement reviewed by legal counsel.
- r. This Agreement is subject to termination and/or expiration in accordance with and as provided by the City's Zoning Ordinance.
- s. This Agreement may be signed in counterparts.

{Signatures begin on following page}

DEVELOPER:
BRACIOLE BROTHERS, LLC, a Michigan
Limited Liability Company

By: Antonello Stante
Its: Managing
Member _____

STATE OF MICHIGAN)
) ss
COUNTY OF OAKLAND)

On this _____ day of _____, 2026, before me appeared
_____ of **BRACIOLE BROTHERS, LLC, a**
Michigan Limited Liability Company, on its behalf.

Notary Public
_____ County
Acting in _____ County
My commission expires: _____

{Signatures continue on following page}

CITY OF NOVI

By: Justin Fischer
Its: Mayor

By: Cortney Hanson
Its: Clerk

STATE OF MICHIGAN)
) ss
COUNTY OF OAKLAND)

On this _____ day of _____, 2026, before me appeared **Justin Fischer and Cortney Hanson**, who stated that they had signed this document of their own free will on behalf of the **City of Novi** in their respective official capacities, as stated above.

Notary Public
_____ County
Acting in _____ County
My commission expires: _____

Drafted by:

Elizabeth Kudla Saarela
Rosati, Schultz, Joppich & Amstbuechler, PC
27555 Executive Drive, Suite 250
Farmington Hills, MI 48331-5627

When recorded return to:

Cortney Hanson, Clerk
City of Novi
45175 Ten Mile Road
Novi, MI 48375

{Exhibits commence on following page}

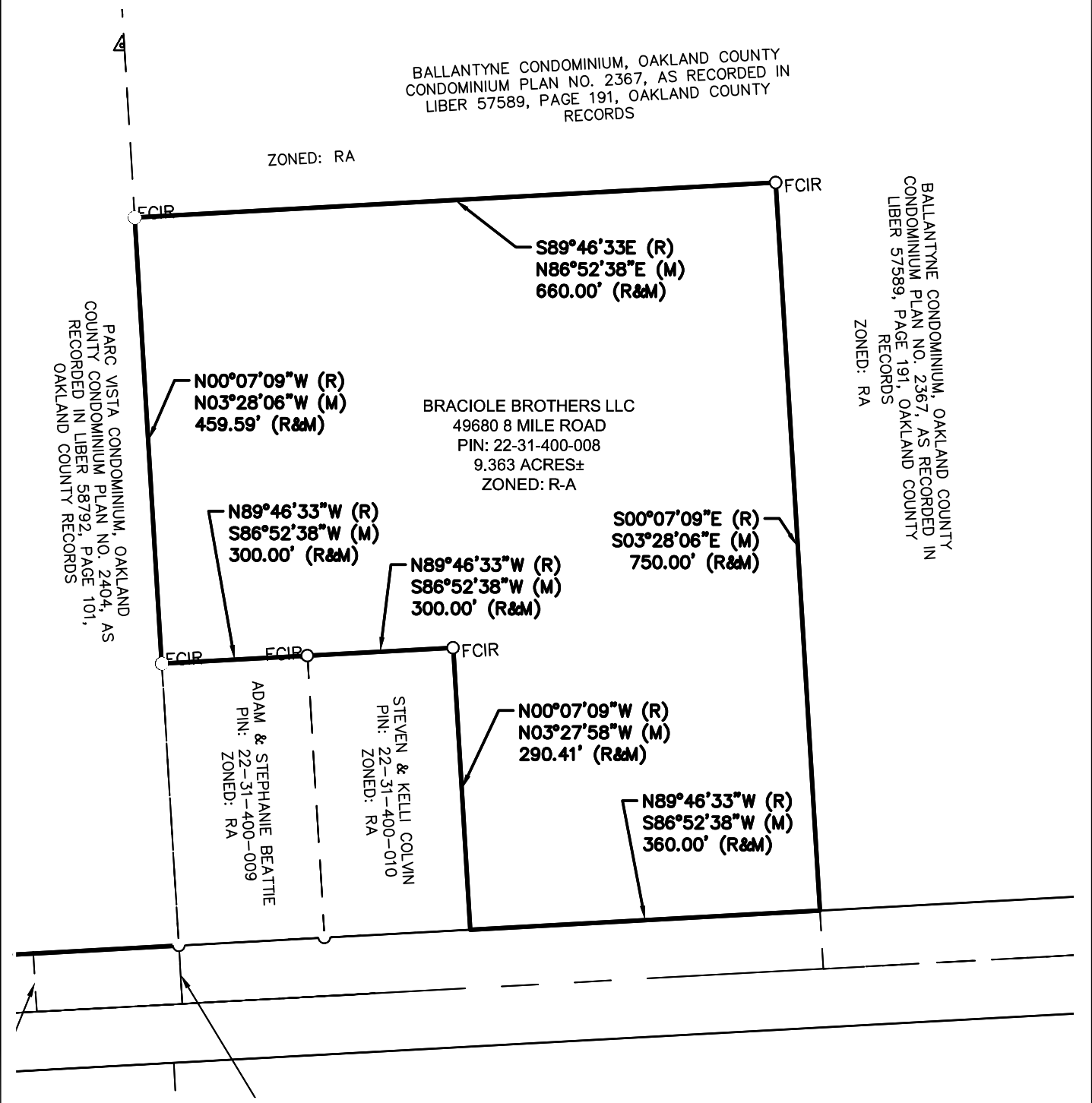
Exhibit A

Description & Depiction of the Property

MARIELLA ESTATES

LOCATION

SECTION 31, T01N, R08E P.M., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN



CLIENT Braciale Brothers, LLC MARIELLA ESTATES BOUNDARY EXHIBIT	JOB: 23002817	CAD --
	DR. EA	CH. SK
	BOOK --	PG. --
	SHEET 01 OF 02	DATE: 10-06-25
	FILE CODE: XX	
SECTION 31 TOWN 01 NORTH, RANGE 08 EAST CITY OF NOVI OAKLAND COUNTY	PREPARED BY:  ATWELL 866.850.4200 www.atwell.com TWO TOWNE SQUARE, SUITE 700 SOUTHFIELD, MI 48076 248.447.2000	
SCALE: 1 INCH = 150 FEET		

MARIELLA ESTATES

LOCATION

SECTION 31, T01N, R08E P.M., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

LEGAL DESCRIPTION

DESCRIPTION OF TAX PARCEL NUMBER 22-31-400-008 PER WARRANTY DEED RECORDED IN LIBER 57580, PAGE 432, OAKLAND COUNTY RECORDS:

SITUATED IN THE CITY OF NOVI, COUNTY OF OAKLAND, STATE OF MICHIGAN, TO WIT:

A PART OF THE SOUTHEAST 1/4 OF SECTION 31, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 31; THENCE NORTH 89°46'33" WEST 440.00 FEET ALONG THE SOUTH LINE OF SAID SECTION 31 AND THE CENTERLINE OF EIGHT MILE ROAD; THENCE NORTH 00°07'09" WEST 60.00 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF SAID EIGHT MILE ROAD, AND THE POINT OF BEGINNING; THENCE NORTH 89°46'33" WEST 360.00 FEET ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID EIGHT MILE ROAD; THENCE NORTH 00°07'09" WEST 290.41 FEET; THENCE NORTH 89°46'33" WEST 300.00 FEET; THENCE NORTH 00°07'09" WEST 459.59 FEET; THENCE SOUTH 89°46'33" EAST 660.00 FEET; THENCE SOUTH 00°07'09" EAST 750.00 FEET TO THE POINT OF BEGINNING.

CLIENT Bracirole Brothers, LLC MARIELLA ESTATES BOUNDARY EXHIBIT	JOB: 23002817	CAD --
	DR. EA	CH. SK
	BOOK --	PG. --
	SHEET 02 OF 02	DATE: 10-06-25
	FILE CODE: XX	
SECTION 31 TOWN 01 NORTH, RANGE 08 EAST CITY OF NOVI OAKLAND COUNTY	PREPARED BY:  ATWELL 866.850.4200 www.atwell.com TWO TOWNE SQUARE, SUITE 700 SOUTHFIELD, MI 48076 248.447.2000	
SCALE: 1 INCH = 150 FEET	075150 	

Exhibit B

PRO Plan

DEVELOPMENT TEAM

DEVELOPER/APPLICANT
BRACIOLE BROTHERS, LLC
47955 ANNA COURT
WYOMI, MI 48393
CONTACT: ANTONELLO STANTE
PHONE: (248) 380-9922

ENGINEER
ATWELL, LLC
311 NORTH MAIN STREET
ANN ARBOR, MICHIGAN 48104
CONTACT: CHRIS ROTHHAAR, P.E.
PHONE: (947) 886-9874

SITE DATA

EXISTING SITE ZONING: RA, RESIDENTIAL ACREAGE
PROPOSED ZONING: PRO, PLANNED REZONING OVERLAY (R-1)
PARCELS NO.: 22-31-400-008
EXISTING SITE AREA: 9.36 ACRES
NO. OF SINGLE FAMILY LOTS: 10
ANTICIPATED POPULATION: 35 (3.5 PER LOT)
MIN. LOT SIZE: 21,780 SQ. FT. (0.5 ACRE)
TYP. LOT WIDTH: 120' MINIMUM
PROPOSED DENSITY: 1.07 DU/ACRE
RA REQUIRED: 0.80 DU/ACRE
R-1 REQUIRED: 1.65 DU/ACRE
BUILDING SIZE: 35 FEET
HEIGHT: 2
FLOOR AREA PER UNIT: 3,200 TO 4,300 SF
OPEN SPACE: ± 2.65 AC (28%)

FIRE DEPARTMENT NOTES

1. ALL FIRE HYDRANTS AND WATER MAINS SHALL BE INSTALLED AND IN SERVICE PRIOR TO ABOVE FOUNDATION BUILDING CONSTRUCTION AS EACH PHASE IS BUILT.
2. ALL ROADS SHALL BE PAVED AND CAPABLE OF SUPPORTING 35 TONS PRIOR TO CONSTRUCTION ABOVE FOUNDATION.
3. BUILDING ADDRESSES SHALL BE POSTED FACING THE STREET DURING ALL PHASES OF CONSTRUCTION. ADDRESSES SHALL BE A MINIMUM OF THREE INCHES IN HEIGHT ON A CONTRASTING BACKGROUND.
4. FIRE LANES SHALL BE POSTED WITH "FIRE LANE - NO PARKING" SIGNS IN ACCORDANCE WITH ORDINANCE #85.90.02.

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE CITY OF NOVI'S CURRENT STANDARDS AND SPECIFICATIONS, UNLESS OTHERWISE APPROVED IN THE PRO AGREEMENT.
2. THE CONTRACTOR MUST OBTAIN A PERMIT FROM THE ROAD COMMISSION FOR OAKLAND COUNTY FOR ANY WORK WITHIN THE RIGHT-OF-WAY OF EIGHT MILE ROAD.
3. ALL PAVEMENT MARKINGS, TRAFFIC CONTROL SIGNS, AND PARKING SIGNS SHALL COMPLY WITH THE DESIGN AND PLACEMENT REQUIREMENTS OF THE 2011 MICHIGAN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
4. THE 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.

SUMMARY OF PUBLIC BENEFITS

- ITC PARK DONATION: AS PART OF THE DEVELOPMENT THE DEVELOPER PROPOSES A DONATION OF \$40,000 TO BE USED ON IMPROVEMENTS TO THE NEARBY ITC PARK. DETAILS REGARDING SPECIFIC IMPROVEMENTS CAN BE FOUND IN THE LETTER INCLUDED WITH THE SUBMITTAL.
- PERIMETER LANDSCAPE BUFFERS: THE DEVELOPMENT PROPOSES A MINIMUM 25' PERIMETER LANDSCAPE BUFFER FROM THE LOTS TO THE PROPERTY BOUNDARY.
- INCREASED OPEN SPACE: THE DEVELOPMENT PROPOSES AN EXTENSIVE AMOUNT OF OPEN SPACE FOR A SINGLE-FAMILY DEVELOPMENT (28%) AND A MAJORITY OF THE PROPOSED OPEN SPACE IS USABLE ACTIVE OPEN SPACE.
- REDUCED DENSITY: A REDUCED DENSITY OF 1.07 UNITS PER ACRE IS BEING PROPOSED. R-1 ZONING ALLOWS UP TO 1.65 UNITS PER ACRE.

DEVIATIONS

- LOTS WIDTHS FOR LOTS 4 AND 5 ARE 98 WIDE. THIS IS 22' BELOW THE 120' MINIMUM LOT WIDTH REQUIRED UNDER R-1 ZONING AS MEASURED AT THE FRONT SETBACK LINE. THESE LOTS STILL PROVIDE ADEQUATE SPACE FOR THE INTENDED HOUSING PRODUCT, ARE THE TWO LARGEST LOTS PROPOSED, AND EXCEED THE R-1 MINIMUM LOT AREA REQUIREMENTS FOR OVER 10,000 SQUARE FEET AND 5,000 SQUARE FEET RESPECTIVELY.
- NO CUL-DE-SAC IS BEING PROVIDED. GIVEN THE LOW VOLUME OF TRAFFIC THAT THIS SUBDIVISION WILL ENCOUNTER A T-TURNAROUND IS BEING PROPOSED DUE TO GEOMETRIC CONSTRAINTS AND A WAY TO REDUCE TOTAL PAVEMENT ON SITE. THE DIMENSIONS OF THE PROPOSED TURNAROUND MEETS CURRENT INTERNATIONAL FIRE CODE (IFC) REQUIREMENTS.
- A REDUCED CENTERLINE RADIUS OF 90 DEGREES IS PROPOSED DUE TO GEOMETRIC SITE CONSTRAINTS. THIS DOES NOT PROVIDE A SAFETY CONCERN GIVEN THE SHORT DISTANCE OF THE ROAD, THE LOW TRAVEL SPEED AND THE MINIMAL TRAFFIC VOLUMES EXPECTED.

CONCEPTUAL PLANNED REZONING OVERLAY (PRO)

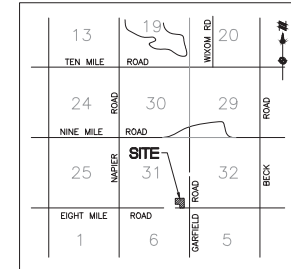
MARIELLA ESTATES

A SINGLE-FAMILY RESIDENTIAL DEVELOPMENT

CITY OF NOVI, OAKLAND COUNTY, MICHIGAN



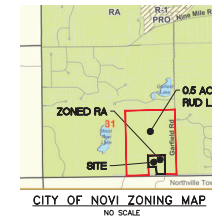
DEVELOPMENT MAP
SCALE: 1" = 60'



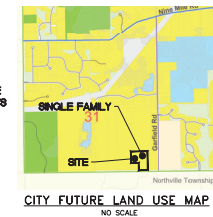
VICINITY MAP
NO SCALE

SHEET INDEX

- 01 COVER SHEET
- 02 EXISTING CONDITIONS
- 03 TREE LIST
- 04 LAYOUT PLAN
- 05 UTILITY PLAN
- 06 GRADING & STORM WATER MANAGEMENT PLAN
- 07 8 MILE FRONTAGE PLAN
- 08 CONCEPTUAL AMENITIES PLAN
- 09 STANDARD DETAILS
- 10 UNDERGROUND DETENTION DETAILS 1
- 11 UNDERGROUND DETENTION DETAILS 2
- 12 UNDERGROUND DETENTION DETAILS 3
- 13 UNDERGROUND DETENTION DETAILS 4
- L-1 LANDSCAPE PLAN
- L-2 GREENBELT & DETENTION
- L-3 LANDSCAPE DETAIL
- L-4 WOODLAND PLAN



CITY OF NOVI ZONING MAP
NO SCALE



CITY FUTURE LAND USE MAP
NO SCALE

PROJECT NARRATIVE

THE MARIELLA ESTATES PROJECT IS A PROPOSED SINGLE FAMILY RESIDENTIAL COMMUNITY LOCATED ON AN APPROXIMATELY 9-ACRE SITE IN THE CITY OF NOVI, OAKLAND COUNTY, MICHIGAN. THE PROPOSED DEVELOPMENT IS ON 8-MILE ROAD, WEST OF GARFIELD ROAD, AND BETWEEN THE BALLANTYNE AND PARC VISTA RUD COMMUNITIES. THE SUBJECT PARCEL IS CURRENTLY ZONED RA AND IS USED AS A RESIDENTIAL PROPERTY. THE DEVELOPMENT WILL UTILIZE THE CITY'S PLANNED REZONING OVERLAY (PRO) OPTION TO ALLOW FOR SINGLE FAMILY HOUSING AT A LOT SIZE AND DENSITY THAT WILL MATCH THE DIRECTLY ADJACENT BALLANTYNE AND PARC VISTA DEVELOPMENTS TO THE EAST AND WEST. LANDSCAPE BERMS WILL BE PROVIDED AT THE ENTRANCE TO SCREEN THE DEVELOPMENT FROM 8 MILE ROAD.

THE DEVELOPMENT WILL CONTAIN PRIVATE ROADS AND IS ALSO PROPOSED TO BE SERVED BY PUBLIC SEWER AND WATER LOCATED WITHIN THE 8-MILE ROAD RIGHT-OF-WAY. THESE PUBLIC UTILITIES WILL HAVE THE CAPACITY TO SERVE THE DEVELOPMENT PER THE CITY'S ENGINEERING STANDARDS. STORM WATER MANAGEMENT IS PROPOSED TO BE ADDRESSED THROUGH THE CONSTRUCTION OF AN UNDERGROUND INFILTRATION/RETENTION BASIN ON THE WEST SIDE OF THE PROPERTY. THE POND WILL BE DESIGNED IN ACCORDANCE WITH THE CITY'S REQUIREMENTS.

THE DEVELOPMENT IS PLANNED TO BE CONSTRUCTED IN ONE PHASE.



THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS NOT KNOWN AND HAS NOT BEEN DETERMINED. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION WORK. ANY UTILITIES NOT SHOWN ON THIS MAP ARE THE RESPONSIBILITY OF THE CONTRACTOR. ANY UTILITIES NOT SHOWN ON THIS MAP ARE THE RESPONSIBILITY OF THE CONTRACTOR. ANY UTILITIES NOT SHOWN ON THIS MAP ARE THE RESPONSIBILITY OF THE CONTRACTOR.

NOTICE: OVERSIGHT AND/OR OMISSIONS ARE THE SOLE RESPONSIBILITY OF THE ENGINEER. THE ENGINEER SHALL BE RESPONSIBLE TO MAINTAIN THE WORK OF REPORTS CHANGED IN THE WORK OF ANY OTHER PERSONS.

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ATWELL
ANN ARBOR, MI 48104
734.984.4000

SECTION 31
TOWN 01 NORTH, RANGE 08 EAST
CITY OF NOVI
OAKLAND COUNTY, MICHIGAN

BRACIOLE BROTHERS, LLC
MARIELLA ESTATES
CONCEPTUAL PLANNED
REZONING OVERLAY
COVER SHEET

DATE: NOVEMBER 6, 2024
02/28/2025 PER CITY
06/27/2025 PER CITY

REVISIONS

SCALE: 0 30 60
1" = 60 FEET
SK SK CH CR
P.M. CR
BOOK
JOB 230022817
SHEET NO. 01

PRELIMINARY - NOT FOR CONSTRUCTION



LEGEND	
	BOUNDARY LINE
	EXIST. EASEMENT
	SECTION LINE
	BOUNDARY/PROPERTY LINE
	EXIST. TREE LINE
	EXIST. FENCE
	EXIST. 1' CONTOUR
	EXIST. 5' CONTOUR
	EXIST. WETLAND
	EXIST. WETLAND BUFFER
	EXIST. WATER MAIN
	EXIST. SANITARY SEWER
	EXIST. STORM SEWER
	EXIST. GAS
	EXIST. HYDRANT
	EXIST. CULVERT
	EXIST. CATCH BASIN/INLET
	EXIST. VALVE
	EXIST. SANITARY SEWER

SITE INFORMATION

- SITE LOCATION: SECTION 31, T.2N., R.5E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN
- ULTIMATE RECEIVING WATER: N/A (ON SITE)
1. SITE SOILS INFORMATION: PER THE NATIONAL RESOURCES CONSERVATION SERVICE (NRCS) SOIL SURVEY, OAKLAND COUNTY, MICHIGAN.
2. APPROXIMATE AREA OF DISTURBANCE: 8.8.39 ACRES

EXISTING CONDITIONS NOTES

1. SOILS INFORMATION REFERENCED FROM USDA NRCS WEB SOILS SURVEY, ACCESSED 2022.
2. SOIL TYPES REFERENCED IN THESE PLANS PER SOIL SURVEY STAFF, NATURAL RESOURCES CONSERVATION SERVICE, UNITED STATES DEPARTMENT OF AGRICULTURE, OAKLAND COUNTY WEB SOIL SURVEY, AVAILABLE ONLINE AT [HTTP://WEBSOILSURVEY.NRCS.USDA.GOV/](http://websoilsurvey.nrcs.usda.gov/).
3. REFER TO INFILTRATION STUDY PROVIDED BY PEI GROUP, JOB #24-0212, DATED 3/6/2024, TEST PIT LOCATIONS SHOWN IN THESE PLANS PER THE ABOVE REFERENCED REPORT.
4. NO REGULATED FLOODPLAIN EXISTS ON SITE PER FEMA FIRM PANEL F028125C0608F AND F028125C0608F DATED 9/29/2006.
5. NO REGULATED WETLAND ZONES ARE WITHIN THE PROJECT BOUNDARY. BASED ON INFORMATION GATHERED ONLINE AT [HTTPS://NOVI.MAPS.ARCGIS.COM/APPS/WEBAPPVIEWER/INDEX.HTML](https://novi.maps.arcgis.com/apps/webappviewer/index.html).

SURVEY NOTES

1. BEARINGS ARE BASED ON MICHIGAN STATE PLANE COORDINATES (NAD83), SOUTH ZONE, GROUND DISTANCES, INTERNATIONAL FEET. VERTICAL DATUM IS BASED ON NAVD83.
2. THE SITE SHOWN HEREON IS LOCATED WITHIN ZONE 4 (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO MAP NUMBERS 88125C0608F & 88125C0608F OF THE FLOOD INSURANCE RATE MAP, EFFECTIVE DATE SEPTEMBER 29, 2006.
3. WATER MAIN, STORM SEWER, SANITARY SEWER AND FRANCHISE UTILITY STRUCTURES HAVE BEEN FIELD LOCATED WHERE VISIBLE. UTILITY AND AS-BUILT MAPS HAVE BEEN REQUESTED AND SOME MAPS HAVE BEEN RECEIVED AT DATE OF THIS SURVEY. FRANCHISE UTILITY MAPS HAVE BEEN REQUESTED FROM THE APPROPRIATE FRANCHISE COMPANIES, BUT NOT ALL MAPS HAVE BEEN RECEIVED AT DATE OF SURVEY.
- NOTE: THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED.
- NOTE TO THE CLIENT, INSURER, AND LENDER - SOURCE INFORMATION FROM PLANS AND MARKINGS WILL BE COMBINED WITH OBSERVED EXISTING UTILITIES PURSUANT TO SECTION 5.1.V. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EVIDENCE, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, R11 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAN OR MAP HOW THIS AFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.
4. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS MAY EXIST THAT ARE NOT SHOWN HEREON.
5. SNOW AND ICE CONDITIONS EXISTED IN THE FIELD THAT MAY RESULT IN SOME PHYSICAL FEATURES NOT BEING VISIBLE AND THEREFORE MAY NOT BE LOCATED AS PART OF THIS SURVEY.

SOILS LEGEND

Map Unit	Map Unit Name	Depth to	Flood	Pending
181	Fert sandy loam, 18 plain, 2 to 6 percent slopes	-80 inches	None	None
203	Glymesand loam, 2 to 6 percent slopes	12 to 20"	None	None

BENCHMARK NOTES

- SOURCE BENCHMARK:
- CITY OF NOVI BENCHMARK C-3233
- BENCH TIE IN WEST FACE OF POWER POLE 180 FEET NORTH OF CENTERLINE OF 8 MILE ROAD AND CANTERED ROAD ELEVATION: 974.31 (NAVD83)
- SITE BENCHMARKS:
- BM #1: ARROW ON FIRE HYDRANT IN BENCH TIE IN WEST FACE OF POWER POLE 180 FEET NORTH OF CENTERLINE OF 8 MILE ROAD AND CANTERED ROAD ELEVATION: 977.04 (NAVD83)
- BM #2: SET RAILROAD SPIKE IN SOUTH FACE OF UTILITY POLE IN NORTH RIGHT OF WAY OF 8 MILE ROAD ELEVATION: 978.38 (NAVD83)

LEGAL DESCRIPTION

DESCRIPTION OF TAX PARCEL NUMBER 22-31-400-008 PER WARRANTY DEED RECORDED IN LIBER 57905, PAGE 432, OAKLAND COUNTY RECORDS.

SITUATED IN THE CITY OF NOVI, COUNTY OF OAKLAND, STATE OF MICHIGAN, TO WIT:

A PART OF THE SOUTHWEST 1/4 OF SECTION 31, TOWN 1 NORTH, RANGE 5 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 31; THENCE NORTH 89°45'31" WEST 440.00 FEET ALONG THE SOUTH LINE OF SAID SECTION 31 AND THE CENTERLINE OF EIGHT MILE ROAD; THENCE NORTH 0°07'09" WEST 60.00 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF SAID EIGHT MILE ROAD; AND THE POINT OF BEGINNING; THENCE NORTH 89°45'31" WEST 380.00 FEET ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID EIGHT MILE ROAD; THENCE NORTH 0°07'09" WEST 290.41 FEET; THENCE NORTH 89°45'31" WEST 300.00 FEET; THENCE NORTH 0°07'09" WEST 459.59 FEET; THENCE SOUTH 89°45'31" EAST 660.00 FEET; THENCE SOUTH 0°07'09" EAST 750.00 FEET TO THE POINT OF BEGINNING.



Know what's below.
Call before you dig.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES, WATER MAIN, GAS, AND WASTE WATERS SHALL BE DETERMINED BY THE CONTRACTOR. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES, WATER MAIN, GAS, AND WASTE WATERS TO BE EXCAVATED. FOR ANY AND ALL DAMAGES WHICH MAY BE INCURRED BY THE CONTRACTOR IN THE WORK OF EXCAVATION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES AND ALL UNDERGROUND UTILITIES.

NOTICE: OVERSIGHT OF THE 811 SERVICE IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES, WATER MAIN, GAS, AND WASTE WATERS TO BE EXCAVATED. FOR ANY AND ALL DAMAGES WHICH MAY BE INCURRED BY THE CONTRACTOR IN THE WORK OF EXCAVATION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES AND ALL UNDERGROUND UTILITIES.

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SECTION 31	TOWN 01 NORTH, RANGE 08 EAST	CITY OF NOVI	OAKLAND COUNTY, MICHIGAN
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BRACIOLE BROTHERS, LLC	MARELLA ESTATES	CONCEPTUAL PLANNED REZONING OVERLAY	EXISTING CONDITIONS
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DATE	NOVEMBER 6, 2024
02/28/2025 PER CITY	
06/21/2025 PER CITY	

REVISIONS	
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SCALE	0 25 50
1" = 50 FEET	

DR	SK	CH	CR
BOOK	---	---	---

JOB	23002817
SHEET NO.	02



Know what's below.
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES HAVE BEEN LOCATED AND MARKED BY THE 811 SERVICE. THE 811 SERVICE CANNOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED. THE 811 SERVICE CANNOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY ANY ACTS OF NEGLIGENCE OR OTHER ACTIONS OF ANY PARTY. THE 811 SERVICE CANNOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY ANY ACTS OF NEGLIGENCE OR OTHER ACTIONS OF ANY PARTY. THE 811 SERVICE CANNOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY ANY ACTS OF NEGLIGENCE OR OTHER ACTIONS OF ANY PARTY.

NOTICE:
 CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE USER. THE USER SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL PERSONS AND ALL DAMAGES WHICH MIGHT BE CAUSED BY ANY ACTS OF NEGLIGENCE OR OTHER ACTIONS OF ANY PARTY. THE USER SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL PERSONS AND ALL DAMAGES WHICH MIGHT BE CAUSED BY ANY ACTS OF NEGLIGENCE OR OTHER ACTIONS OF ANY PARTY. THE USER SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL PERSONS AND ALL DAMAGES WHICH MIGHT BE CAUSED BY ANY ACTS OF NEGLIGENCE OR OTHER ACTIONS OF ANY PARTY.

ATWELL
 311 N. MAIN ST.
 ANN ARBOR MI 48104
 734.994.4000

SECTION 31

TOWN OF NORTH, RANGE 08 EAST

CITY OF NOVI

OAKLAND COUNTY, MICHIGAN

BRADCOE BROTHERS, LLC

MARELLA ESTATES

CONCEPTUAL PLANNED

REZONING OVERLAY

TREE LIST

DATE

NOVEMBER 6, 2024

02/28/2025 PER CITY

06/27/2025 PER CITY

REVISIONS

SCALE

0

NO SCALE

DATE

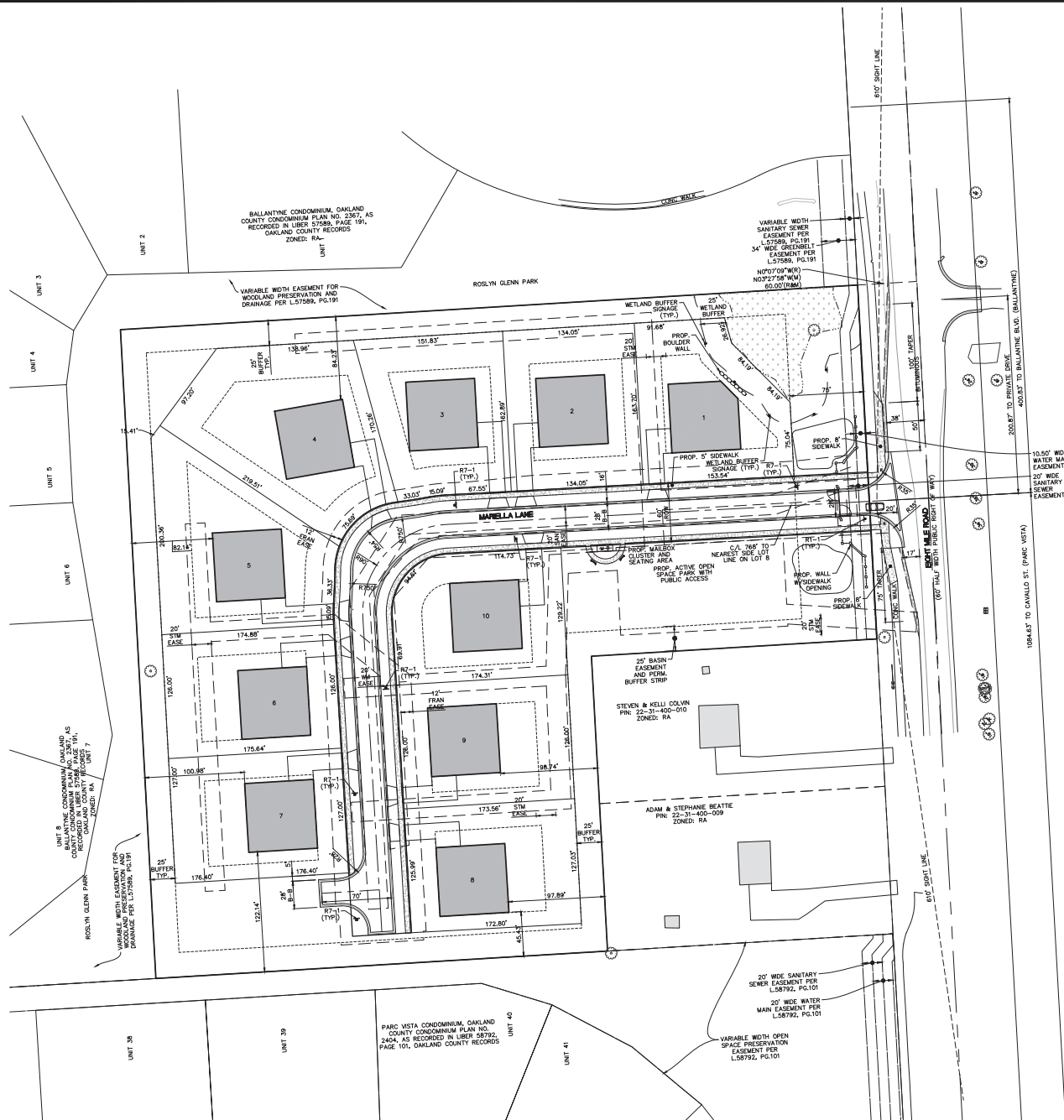
SK **CH** **OR**

BOOK

230022817

SHEET NO.

03

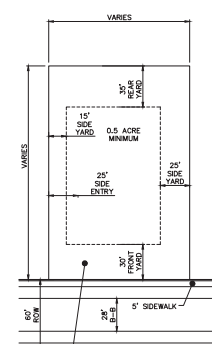


LAYOUT NOTES

1. THE DEVELOPMENT WILL CONTAIN PRIVATE ROADS. THE PROPOSED CONNECTION WILL BE COORDINATED WITH THE ROAD COMMISSION OF OAKLAND COUNTY.
2. THE ROAD WILL NOT BE GATED.
3. LANDSCAPE BUFFERS WILL BE PROVIDED ON THE SIDES OF THE DEVELOPMENT AS SHOWN BUFFERING THE PROPERTY FROM THE ADJACENT USES.
4. LANDSCAPING SHOWN IS PRELIMINARY AND SUBJECT TO CHANGE.
5. ALL SIDEWALKS AND SIDEWALK RAMPS SHALL BE ADA COMPLIANT AND SHALL COMPLY WITH BARRIER FREE DESIGN STANDARDS.
6. NO ON-STREET PARKING IS PROPOSED. UNIT GARAGE AND DRIVEWAY PARKING EXCEEDS CITY PARKING REQUIREMENTS. NO PARKING SIGNAGE TO BE PLACED IN AREAS OF ROAD CURVE RADIUS LESS THAN 230'.
7. ALL ON-SITE SIGNAGE AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE LIMITEDS.
8. PROPOSED BUILDING FACADES WILL HAVE A MINIMUM OF 30R BRICK OR STONE.
9. THE TOTAL PROPOSED FLOOR SQUARE FOOTAGE OF EACH DWELLING UNIT VARIES FROM 3,200 TO 4,300 SQUARE FEET.
10. SIGHT DISTANCE TRIANGLES SHOWN FOR 1.5' EYE HEIGHT IN ACCORDANCE WITH MOST TRAFFIC AND SAFETY STANDARDS APRIL 22, 2015 (2011 AASHTO, TABLE 9-6, 9-38). SIGHT DISTANCE FOR SPEED LIMIT FOR 55 MPH AND 2 LANES OF TRAFFIC IS 410'.
11. CITY OF NOV HAS NO RESPONSIBILITY TO IMPROVE OR MAINTAIN THE PRIVATE STREETS CONTAINED WITHIN OR PRIVATE STREETS PROVIDING ACCESS TO THE PROPERTY DESCRIBED IN THIS PLAN.

WETLAND SUMMARY

TOTAL WETLAND AREA: 0.11 ACRES
IMPACT AREA: 0.00 ACRES



TYPICAL LOT DETAIL

SCALE: 1" = 50 FEET
DISTANCE BETWEEN DRIVE AND LOT LINE VARIES, WILL BE FINALIZED IN FUTURE PLANS



SIGN QUANTITIES

SIGN TYPE	SIGN SIZE	QUANTITY
R1-1	30"x30"	1
R7-1	18"x12"	5

NOTE: ALL TRAFFIC SIGNAGE WILL COMPLY WITH CURRENT LIMITED STANDARDS.

PAVING QUANTITIES

PAVING	Quantity	Unit
Bituminous Surface Course (1.5")	3,004	S.Y.
Bituminous Base Course (2")	3,004	S.Y.
8" 21AA Aggregate Base	3,602	S.Y.
Concrete Curb & Gutter	1,922	L.F.
Concrete Sidewalk (4" conc.)	9,933	S.F.

LEGEND

BOUNDARY LINE	EXIST. EASEMENT	SECTION LINE	BOUNDARY/PROPERTY LINE
EXIST. WETLAND	PROP. DETENTION	PROP. ROAD CENTERLINE	PROP. ASPHALT
PROP. BUILDING	PROP. WALK	PROP. STOP SIGN (R1-1)	PROP. NO PARKING SIGN (R7-1)

Know what's below.
Call before you dig.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES, PIPES, AND WELLS HAVE BEEN DETERMINED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MUST BE REPAIRED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MUST BE REPAIRED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MUST BE REPAIRED BY THE CONTRACTOR.

NOTICE: THE LOCATION OF EXISTING UNDERGROUND UTILITIES, PIPES, AND WELLS HAVE BEEN DETERMINED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MUST BE REPAIRED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MUST BE REPAIRED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MUST BE REPAIRED BY THE CONTRACTOR.

CONTRACTOR: ATWELL LLC
PROJECT: 230022817
SHEET NO. 04

ATWELL
LANDSCAPE ARCHITECTS
741.004.4000
ANN ARBOR, MI 48106

CLIENT: BRADIE BROTHERS, LLC
PROJECT: MARELLA ESTATES
CONCEPTUAL PLANNED
REZONING OVERLAY
LAYOUT PLAN

SECTION 31
TOWN OF NORTH, JANE OF EAST
CITY OF NOV
OAKLAND COUNTY, MICHIGAN

DATE: NOVEMBER 6, 2024
02/28/2025 PER CITY
06/27/2025 PER CITY

REVISIONS

NO.	DATE	DESCRIPTION
1	11/06/24	ISSUED FOR PERMIT

SCALE: 0 25 50
1" = 50 FEET

DR. SK. CH. CR.
P.M. CR.
BOOK
JOB: 230022817
SHEET NO. 04

DATE: 06/27/2025 PER CITY



QUANTITIES

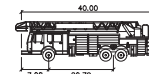
WATER	Quantity	Unit
8" DIP CL54	779	L.F.
Hydrant Assembly	2	EA.
8" x 8" x 8" Cut-in-Tee	1	EA.
8" Valve in Well	1	EA.

SANITARY	Quantity	Unit
6" PVC SDR 26	857	L.F.
4' Manhole	5	EA.

STORM	Quantity	Unit
12" C-76 RCP Storm Sewer	2,150	L.F.
2" Inlet	4	EA.
4" Manhole	12	EA.
4" Catch Basin	13	EA.

LEGEND

	BOUNDARY LINE
	EXIST. EASEMENT
	BOUNDARY/PROPERTY LINE
	EXIST. WETLAND
	EXIST. WETLAND BUFFER
	EXIST. WATER MAIN
	EXIST. SANITARY
	EXIST. GAS
	EXIST. STORM
	EXIST. CULVERT
	EXIST. CATCH BASIN/INLET
	EXIST. HYDRANT
	EXIST. VALVE
	PROP. SANITARY SEWER
	PROP. DETENTION
	PROP. ROAD CENTERLINE
	PROP. ASPHALT
	PROP. WALK
	PROP. BUILDING
	PROP. SANITARY
	PROP. STORM SEWER
	PROP. CATCH BASIN/INLET
	PROP. WATER MAIN
	PROP. END SECTION
	PROP. STORM MANHOLE
	PROP. SANITARY MANHOLE
	PROP. HYDRANT



T-2 Fire Truck feet
Width : 6.90
Track : 6.90
Lock to Lock Time : 6.0
Steering Angle : 50.0

T-2 FIRETRUCK DETAIL

NOT TO SCALE

UTILITY NOTES

- THE DEVELOPMENT WILL BE SERVED BY PUBLIC WATER AND SANITARY SEWER. THE LOCATIONS OF THE EXISTING WATER AND SEWER AS SHOWN ARE APPROXIMATE. FIRE PROTECTION IN ACCORDANCE WITH CITY OF NOVA STANDARDS WILL BE DETAIL ON SUBSEQUENT SUBMITTALS.
- ALL FIRE HYDRANTS AND WATER MAINS SHALL BE INSTALLED AND IN SERVICE PRIOR TO ABOVE FOUNDATION BUILDING CONSTRUCTION.
- WATERMAIN AND SANITARY SEWER SHALL BE LOCATED APPROXIMATELY 8.5' OFF THE BACK OF CURB
- IT IS ASSUMED THAT THE BALANTINE PROJECT DIRECTLY TO THE NORTH & EAST WILL BE COMPLETED PRIOR TO THE START OF CONSTRUCTION OF THIS PROJECT.
- WATERMAIN SHALL BE 8" D.I.P.
- SANITARY SEWER SHALL BE 8" SDR-26
- SANITARY SEWER LEADS SHALL BE SDR-23.5
- 8-INCH HYDRANT LEADS ARE ALLOWED FOR LEADS LESS THAN OR EQUAL TO 25 FEET IN LENGTH. 8-INCH LEADS ARE REQUIRED FOR LEADS GREATER THAN 25 FEET IN LENGTH.
- ALL GATE VALVES 8" OR LARGER SHALL BE PLACED IN A WELL WITH THE EXCEPTION OF A HYDRANT SHUT OFF VALVE. A VALVE SHALL BE PLACED IN A BOX FOR WATER MAIN SMALLER THAN 6".
- SANITARY LEADS SHALL BE BURIED AT LEAST 5 FEET DEEP WHERE UNDER THE INFLUENCE OF PAVEMENT.

SANITARY BASIS OF DESIGN

Service Areas	On site:	9.36 Acres
	Off site:	0 Acres
	Total:	9.36 Acres
Number of Single Family Units	On site:	10 REUs
	Off site (assuming 4 REUs acre):	0 REU
	Total:	10 REUs
No. of Users per Unit:		3.2 persons
Total Expected Population Served:		32 persons
Average Daily Flow (per capita):		100 G.P.D.
Design Population Densities:		3.4 persons/acre
Peaking Factor:		4.00 POP less than 500)
Average Flow:	POP * 100 =	0.0032 M.G.D.
	=	2.22 G.P.M.
	=	0.0050 C.F.S.
Peak Flow:	0.0032 * 1.49 =	0.0128 M.G.D.
	=	8.89 G.P.M.
	=	0.0198 C.F.S.
Pipe Capacity:	8 in. diameter	A= 0.349 sf
	0.40% slope	R= 0.167 ft
	0.013 Manning's 'n'	
	Manning's Capacity =	0.786 C.F.S.
	Velocity Flowing Full =	2.20 F.P.S.

WATER BASIS OF DESIGN

Number of Single Family Units:		10 Units
Residential Equivalent Units:		10 REUs
No. of Users per Unit:		3.2 persons
Total Expected Population Served:		32 persons
Average Daily Flow (per capita):		100 G.P.D.
Peaking Factor:		2.50 (Per Now Code for Population less
Average Flow:	POP * 100 =	0.0032 M.G.D.
Peak Flow:	0.0032 * 2.50 =	0.0080 M.G.D.

Know what's below.
Call before you dig.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES MAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE CONTRACTOR. THE CONTRACTOR SHALL ESTIMATE THE EXACT LOCATION OF ALL UTILITIES BASED ON THE CONTRACTING RECORDS AND ANY OTHER INFORMATION AVAILABLE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE INCURRED BY THE CONTRACTOR IN THE WORK OF REPORTS OBTAINED IN THE WORK OF ANY OTHER STRUCTURES OR ANY OTHER UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL PERSONS AND PROPERTY IN THE AREA OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL PERSONS AND PROPERTY IN THE AREA OF THE PROJECT.

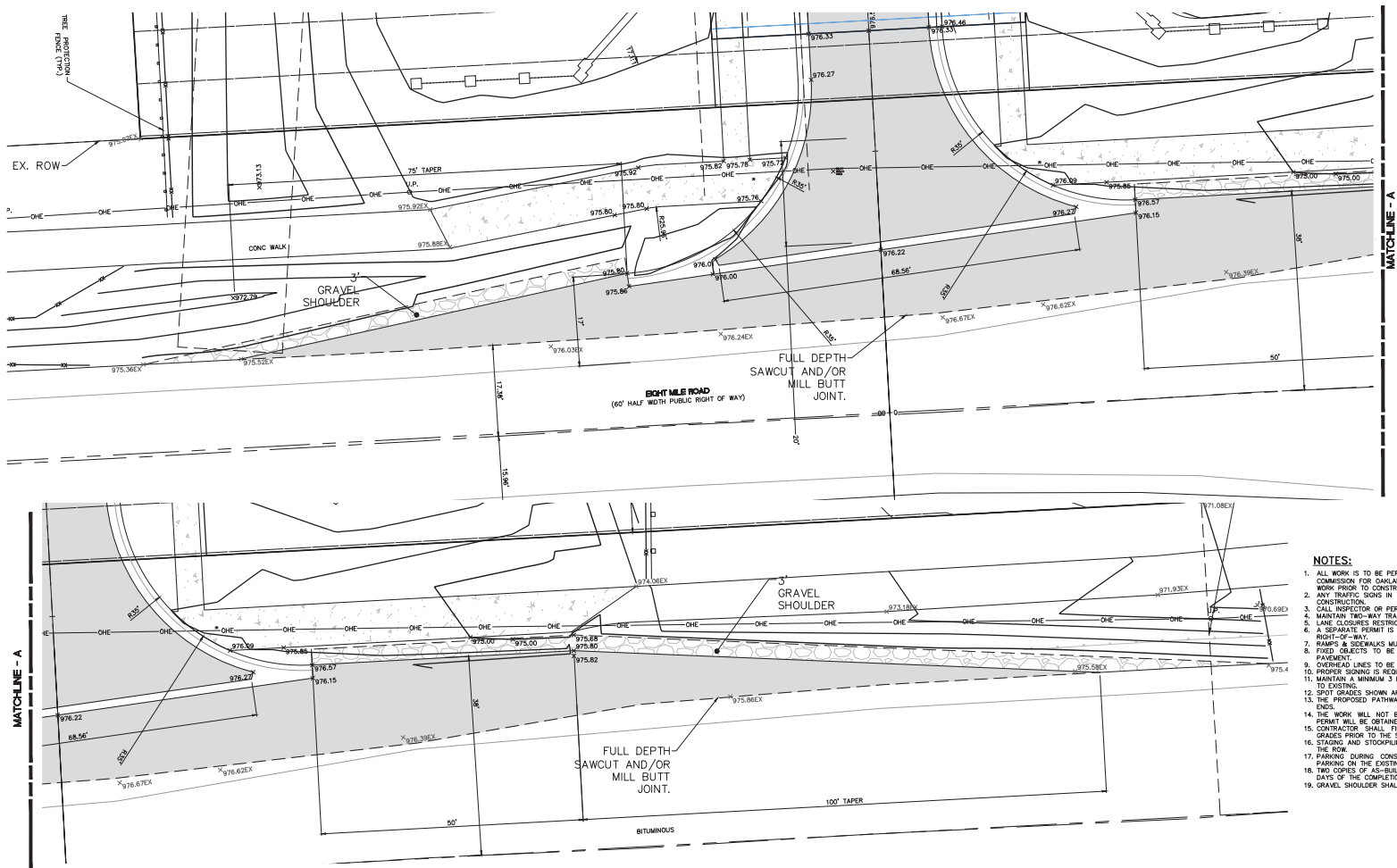
CONTRACTOR: BRAGIOLE BROTHERS, LLC
PROJECT: CONCEPTUAL PLANNED ZONING OVERLAY
SHEET NO. 05

SECTION 31
TOWN OF NORTH, RANGE 08 EAST
CITY OF NOVA
OAKLAND COUNTY, MICHIGAN
UTILITY PLAN

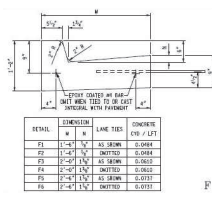
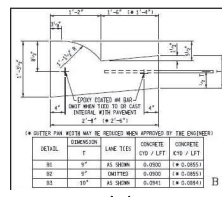
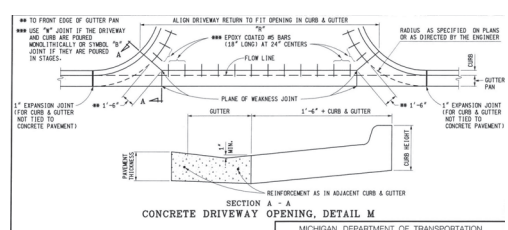
DATE: NOVEMBER 6, 2024
02/28/2025 PER CITY
06/27/2025 PER CITY

REVISIONS

SCALE	0	25	50
1" = 50 FEET			
SK	SK	CH	CR
P.M.	CR		
BOOK			
JOB	230022817		
SHEET NO.			



- NOTES:**
1. ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ROAD COMMISSION FOR OAKLAND COUNTY (RCOC). RCOC MUST PROVIDE APPROVALS FOR ALL WORK PRIOR TO CONSTRUCTION.
 2. ANY TRAFFIC SIGNS IN THE RCOC RIGHT-OF-WAY WILL BE INSTALLED BY RCOC BEFORE CONSTRUCTION.
 3. CALL INSPECTOR OR PERMIT SUPERVISOR BEFORE RIGHT-OF-WAY CONSTRUCTION.
 4. MAINTAIN TWO-WAY TRAFFIC AT ALL TIMES.
 5. LANE CLOSURES RESTRICTED TO 9AM-5PM, MONDAY-FRIDAY.
 6. A SEPARATE PERMIT IS REQUIRED FOR ALL UNDERGROUND UTILITIES WITHIN THE RCOC RIGHT-OF-WAY.
 7. RAMP & SIDEWALKS MUST MEET ADA SPECIFICATIONS.
 8. FIXED OBJECTS TO BE MINIMUM 6 FEET OFF BACK OF CURB OR 12' OFF EDGE OF PAVEMENT.
 9. CHANGEOVER LINES TO BE A MINIMUM OF 14 FEET 6 INCHES ABOVE TOP OF PAVEMENT.
 10. PROPER SIGNING IS REQUIRED BEFORE ANY WORK IN RCOC RIGHT-OF-WAY IS STARTED.
 11. MAINTAIN A MINIMUM 3' FOOT FLAT AREA BACK OF CURB AND A MINIMUM 1' ON 3' SLOPE TO EXISTING.
 12. SPOT GRADES SHOWN ARE TOP OF CURB, EDGE OF METAL AND DITCH FLOW LINE.
 13. THE PROPOSED PATHWAY WITHIN THE R.O.W. SHALL MATCH EXISTING GRADES AT BOTH ENDS.
 14. THE WORK WILL NOT BE WITHIN 500' OF A WATERBODY OR WATERCOURSE. A DESC PERMIT WILL BE OBTAINED AS PART OF THE ONSITE WORK.
 15. CONTRACTOR SHALL FILL, VERIFY, ALL EXISTING UTILITY LOCATIONS, INVERTS, AND GRADES PRIOR TO THE START OF ANY WORK.
 16. PARKING DURING CONSTRUCTION WILL BE PROVIDED ONSITE. THERE SHALL BE NO PARKING ON THE EXISTING NON-MOTORIZED PATHWAY.
 17. TWO COPIES OF AS-BUILT PLANS SHALL BE SUBMITTED TO THE CITY ENGINEER WITHIN 30 DAYS OF THE COMPLETION OF THE UTILITY INSTALLATION.
 18. GRAVEL SHOULDER SHALL CONSIST OF 8" OF MDOT 23A COMPACTED AGGREGATE.



LEGEND

BOUNDARY LINE	EXIST. EASEMENT	SECTION LINE	BOUNDARY/PROPERTY LINE
EXIST. WETLAND	PROP. DETENTION	PROP. ASPHALT (100,182 SF)	PROP. BUILDING
PROP. ROAD CENTERLINE	PROP. WALK (37,610 SF)	PROP. WALK (37,610 SF)	PROP. ACCESS PATH

Know what's below.
Call before you dig.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS SHOWN ONLY AND HAVE NOT BEEN INDICATED BY THE CONTRACTOR. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE CONSTRUCTION. ANY AND ALL UTILITIES WHICH MUST BE RELOCATED BY THE CONTRACTOR SHALL BE INDICATED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL UNDERGROUND UTILITIES.

NOTICE: OVERLAP OF THE 811 IS THE ONLY REASON WHY THE 811 CALLER MUST BE CALLED. FOR THE 811 CALLER TO BE CALLED, THE 811 CALLER MUST BE CALLED. THE 811 CALLER MUST BE CALLED. THE 811 CALLER MUST BE CALLED.

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ATWELL
CONCEPTUAL PLANNING & DESIGN
ANN ARBOR, MI 48106
734.684.4000

SECTION 31
TOWN 01 NORTH, RANGE 08 EAST
CITY OF NOVI
OAKLAND COUNTY, MICHIGAN

CLIENT
BRADGIE BROTHERS, LLC
MARIELLA ESTATES
CONCEPTUAL PLANNED
REZONING OVERLAY
8 MILE FRONTAGE PLAN

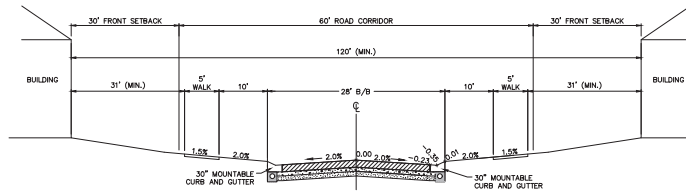
DATE
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02/28/2025 PER CITY
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REVISIONS

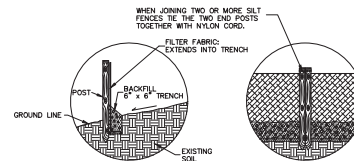
NO.	DATE	DESCRIPTION
1	11/06/24	ISSUED FOR PERMIT

SCALE: 0 15 30
1" = 30 FEET

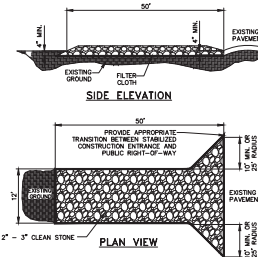
DR. SK. CH. CR.
P.M. CR.
BOOK
JOB 23002817
SHEET NO. 07



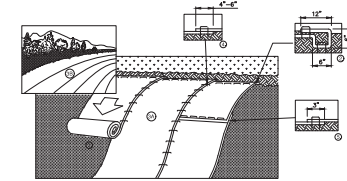
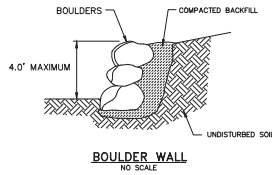
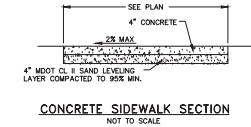
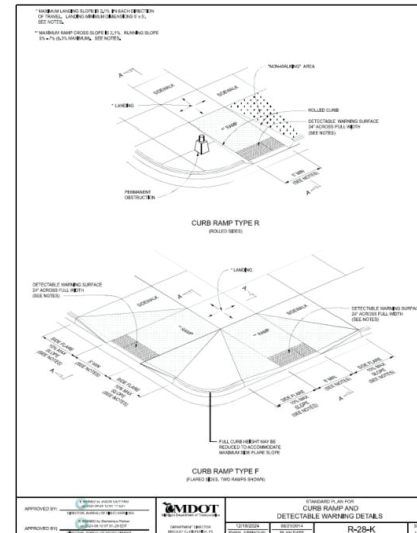
TYPICAL ROAD CROSS SECTION
NO SCALE



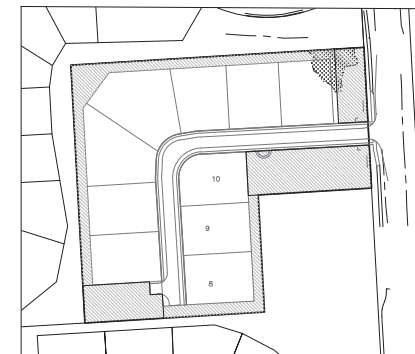
GEOTEXTILE SILT FENCE
NO SCALE



STABILIZED CONSTRUCTION ENTRANCE AND STONE LAYDOWN
NOT TO SCALE



1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 4\"/>



OPEN SPACE EXHIBIT
SCALE: 1\"/>

TOTAL OPEN SPACE = 2.65 ACRES
TOTAL USABLE OPEN SPACE = 1.55 ACRES

PRELIMINARY - NOT FOR CONSTRUCTION

Know what's below.
Call before you dig.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES MAY ONLY AND HAVE NOT BEEN INDICATED BY THE CONTRACTOR SHALL DETERMINE THE EXISTENCE OF ALL UTILITIES BEFORE ANY CONSTRUCTION WORK. ANY ADDRESS TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MUST BE INCURRED BY THE CONTRACTOR IN THE WORK OF REPORTS OBTAINED IN THE WORK OF ANY REPORT STRUCTURES OF ANY OTHER PERSONS.

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE OWNER. THE ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE WORK OF REPORTS OBTAINED IN THE WORK OF ANY REPORT STRUCTURES OF ANY OTHER PERSONS.

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SECTION 31
TOWN OF NORTH, RANGE 08 EAST
CITY OF NOVI
OAKLAND COUNTY, MICHIGAN

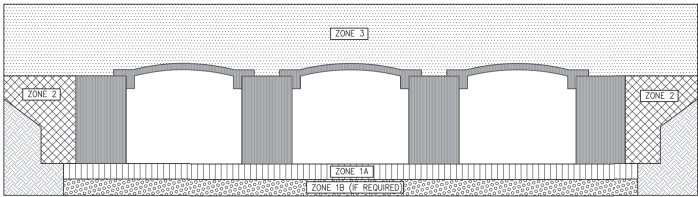
BRAGIONE BROTHERS, LLC
MARIELLA ESTATES
CONCEPTUAL PLANNED
REZONING OVERLAY
STANDARD DETAILS

DATE: NOVEMBER 6, 2024
02/28/2025 PER CITY
06/27/2025 PER CITY

REVISIONS
SCALE: 0\"/>

STORM ARC INSTALLATION SPECIFICATIONS

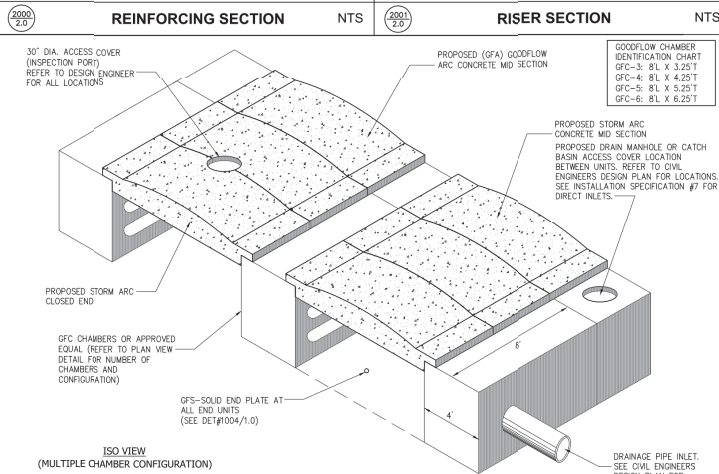
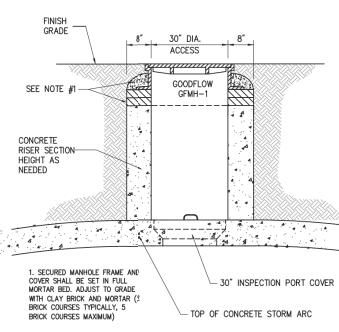
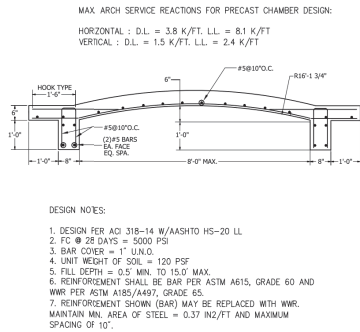
1. THE FILL PLACED AROUND THE STORM ARC MODULES MUST BE DEPOSITED ON BOTH SIDES AT THE SAME TIME AND TO APPROXIMATELY THE SAME ELEVATION. AT NO TIME SHALL THE FILL BEHIND ONE SIDE WALL BE MORE THAN 2'-0" HIGHER THAN THE FILL ON THE OPPOSITE SIDE. BACKFILL SHALL EITHER BE COMPACTED AND/OR VIBRATED TO ENSURE THAT BACKFILL AGGREGATE/STONE MATERIAL IS WELL SEATED AND PROPERLY INTERLOCKED. CARE SHALL BE TAKEN TO PREVENT ANY WEDGING ACTION AGAINST THE STRUCTURE, AND ALL SLOPES WITHIN THE AREA TO BE BACKFILLED MUST BE STEPPED OR SERVED TO PREVENT WEDGING ACTION. BACKFILL MUST BE FREE-DRAINING MATERIAL.
2. DURING PLACEMENT OF MATERIAL, OVERTOP THE SYSTEM, AT NO TIME SHALL MACHINERY BE USED OVERTOP THAT EXCEEDS THE DESIGN LIMITATIONS OF THE SYSTEM. WHEN PLACEMENT OF MATERIAL, OVERTOP, MATERIAL SHALL BE PLACED SUCH THAT THE DIRECTION OF PLACEMENT IS PARALLEL WITH THE OVERALL LONGITUDINAL DIRECTION OF THE SYSTEM WHENEVER POSSIBLE.
3. THE FILL PLACED OVERTOP THE SYSTEM SHALL BE PLACED IN A MINIMUM OF 6" LIFTS. AT NO TIME SHALL MACHINERY OR VEHICLES GREATER THAN THE DESIGN HS-20 LOADING CRITERIA TRAVEL OVERTOP THE SYSTEM WITHOUT THE MINIMUM DESIGN COVERAGE. IF TRAVEL IS NECESSARY OVERTOP THE SYSTEM PRIOR TO ACHIEVING THE MINIMUM DESIGN COVER, IT MAY BE NECESSARY TO REDUCE THE ULTIMATE LOAD/SURFON OF THE OPERATING MACHINERY SO AS TO NOT EXCEED THE DESIGN CAPACITY OR THE SYSTEM, IN SOME CASES, IN ORDER TO ACHIEVE REQUIRED COMPACTION. HAND COMPACTION MAY BE NECESSARY IN ORDER NOT TO EXCEED THE ALLOTTED DESIGN LOADING. SEE CHART FOR TRACKED VEHICLE WIDTH AND ALLOWABLE MAXIMUM PRESSURE PER TRACK.
4. FREE DRAINING AGGREGATE - MINIMUM 85% AGGREGATE RETAINED ON 3/4" SIEVE. MAJORITY OF FREE DRAINING SIEVE BETWEEN 3/4" AND 1 1/2", MAXIMUM OF 5% OF MATERIAL PASSING #3/8 SIEVE.
5. FREE DRAINING, NO FINES, 3" AGGREGATE - MAJORITY OF STONE SIZE IN BETWEEN 1 1/2" AND 3" - VERY SIMILAR TO AASHTO (#1 #2 #3 & #4) STONE AGGREGATE GRADATION.
6. CRUSHED CONCRETE AGGREGATE IS KNOWN TO REACT WITH WATER AND CAN INCREASE THE PH VALUE OF THE GROUND WATER. PRIOR TO USING CRUSHED CONCRETE AGGREGATE IN ZONE 1B, IT IS IMPERATIVE THAT THE USE OF SUCH MATERIAL SHALL BE VERIFIED BY THE ENGINEER OF RECORD AND/OR THE PROJECT GEOTECHNICAL ENGINEER.
7. WHERE DIRECT INLETS ARE TO BE INSTALLED IN THE STORMARC SECTIONS OR A CFC CHAMBER, A 4" CONCRETE ANTI SCOUR PAD OR SIMILAR DEVICE SHALL BE EMPLOYED BELOW THE DIRECT INLET.



BACKFILL DETAIL

APPROVED ZONE 2 BACKFILL OPTIONS	
OPTION	REMARKS
1-1/2" STONE AGGREGATE	THE STONE AGGREGATE SHALL CONSIST OF CLEAN AND FREE DRAINING ANGULAR MATERIAL. THE SIZE OF THIS MATERIAL SHALL HAVE 100% PASSING THE 2" SIEVE WITH 0% TO 10% PASSING THE 3/4" SIEVE (ASTM SIZE #4). THIS AGGREGATE MATERIAL SHALL BE SEPARATED FROM NATIVE MATERIAL BY USING GEOTEXTILE AROUND THE PERIMETER OR THE BACKFILL AS DETERMINED BY THE GEOTECHNICAL ENGINEER.
SAND	IMPORTED PURE SAND IS PERMITTED TO BE USED AS BACKFILL IF IT IS CLEAN AND FREE DRAINING. THE SAND USED FOR BACKFILLING SHALL HAVE LESS THAN 40% PASSING #40 SIEVE AND LESS THAN 5% PASSING #200 SIEVE. THIS MATERIAL SHALL BE SEPARATED FROM NATIVE MATERIAL BY USING GEOTEXTILE AROUND THE PERIMETER OF THE SAND BACKFILL.
CRUSHED CONCRETE AGGREGATE	CLEAN, FREE DRAINING CRUSHED CONCRETE AGGREGATE MATERIAL CAN BE USED AS CRUSHED BACKFILL FOR THE STORM ARC MODULES. THE SIZE OF THIS MATERIAL SHALL HAVE 100% CONCRETE PASSING THE 1" SIEVE OR 5% PASSING THE #40 SIEVE. THIS MATERIAL SHALL BE SEPARATED FROM NATIVE MATERIAL USING GEOTEXTILE AROUND THE PERIMETER OF THE BACKFILL.
ROAD PACK	STONE AGGREGATE 100% PASSING THE 1-1/2" SIEVE WITH LESS THAN 12% PASSING THE #200 SIEVE (ASTM SIZE #47). GEOTEXTILE AS PER GEOTECHNICAL ENGINEER RECOMMENDATION.

ZONE CHART			
ZONES	ZONE DESCRIPTION	REMARKS	
ZONE 1 A	FOUNDATION AGGREGATE	#4 (1 1/2") STONE AGGREGATE (SEE NOTE 4)	
ZONE 1 B (IF REQUIRED)	FOUNDATION AGGREGATE (INFILTRATION ALLOWED)	3" STONE AGGREGATE (SEE NOTE 5)	
ZONE 2	BACKFILL	3" RECYCLED CRUSHED CONCRETE (SEE NOTES 5 & 6)	
ZONE 3	FINAL COVER OVERTOP	MATERIALS NOT TO EXCEED 120 PCF	
FILL DEPTH	TRACK WIDTH	MAX. VEHICLE WEIGHT (KIPS)	MAX. GROUND PRESSURE
12"	12"	51.8	1690 PSF
12"	18"	56.1	1219 PSF
12"	24"	68.1	1111 PSF
12"	30"	76.7	1000 PSF
12"	36"	85.0	924 PSF
NOTES:			
TRACK LENGTH NOT TO EXCEED 15'-4".			
ONLY TWO TRACKS PER VEHICLE.			



SYSTEM SIZING CALCULATIONS

TOTAL STORAGE VOLUME REQUIRED = XXXXXXXX C.F.

PROPOSED SYSTEM DESIGN:

XX ROWS OF X.25" TALL GFC CHAMBERS WITH X STORM ARC ROWS (SEE CROSS SECTION DETAIL).

OVERALL DIMENSIONS: XXXXX FT X XXX FT.

STORAGE AVAILABLE PER XX FT SECTION = XXXXXXXX C.F.

6'-0" BASE OF 1.5" DOUBLE WASHED CRUSHED STONE NOT INCLUDED IN STORAGE VOLUME.

XXXXX C.F. / XXXXXX C.F. = XXXX X FT SECTIONS - USE XX SECTIONS

XX SECTIONS X XX FT = XXX FT

TOTAL STORAGE PROVIDED: XXXXXX C.F. X XXX = XXXXXXXX C.F.

STONE BASE TO EXTEND 1 FT BEYOND CHAMBERS

TOTAL PERIMETER OF SYSTEM INCLUDING STONE BASE = XXXXXX FT.

TOTAL AREA OF SYSTEM INCLUDING STONE BASE = XXXXXX SF.

GOODFLOW MATERIALS REQUIRED:

X' GFC CHAMBERS: XX TOTAL

X' CORNER UNITS

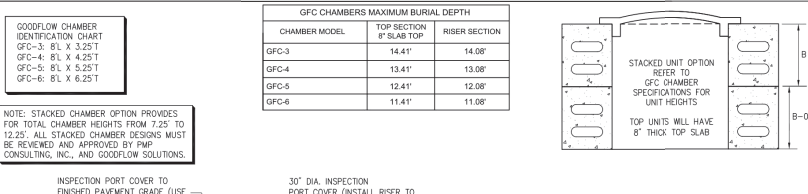
X END UNITS

XX SIDE UNITS

XXXX MIDDLE UNITS

STORM ARC SECTIONS: XXXX TOTAL

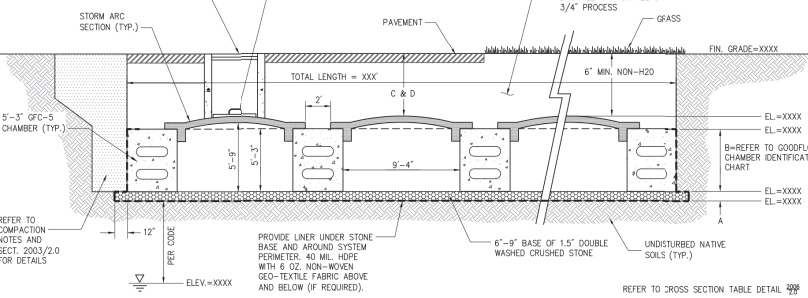
STORM ARC BACKFILL SPECIFICATIONS CHARTS



ELEVATION STORAGE CHART

NOTE: STORAGE SHOWN IS FOR THE INITIAL CROSS-SECTION OF 1 STORM ARC SECTION, 2 CHAMBER ROWS, AND FOR A SINGLE 8' L.F. SECTION. JOB SPECIFIC STAGE-STORAGE CHARTS CAN BE PROVIDED UPON REQUEST.

ELEVATION	STAGE STORAGE	CUMULATIVE STORAGE
0.00 FT.	0.00 C.F.	0.00 C.F.
1.00 FT.	120.06 C.F.	120.06 C.F.
2.00 FT.	240.12 C.F.	240.12 C.F.
3.00 FT.	360.18 C.F.	360.18 C.F.
4.00 FT.	480.24 C.F.	480.24 C.F.
5.00 FT.	600.30 C.F.	600.30 C.F.
6.00 FT.	720.36 C.F.	720.36 C.F.
7.00 FT.	840.42 C.F.	840.42 C.F.
8.00 FT.	960.48 C.F.	960.48 C.F.
9.00 FT.	1080.54 C.F.	1080.54 C.F.
10.00 FT.	1200.60 C.F.	1200.60 C.F.
11.00 FT.	1320.66 C.F.	1320.66 C.F.
12.00 FT.	1440.72 C.F.	1440.72 C.F.
13.00 FT.	1560.78 C.F.	1560.78 C.F.
14.00 FT.	1680.84 C.F.	1680.84 C.F.
15.00 FT.	1800.90 C.F.	1800.90 C.F.
16.00 FT.	1920.96 C.F.	1920.96 C.F.
17.00 FT.	2041.02 C.F.	2041.02 C.F.
18.00 FT.	2161.08 C.F.	2161.08 C.F.
19.00 FT.	2281.14 C.F.	2281.14 C.F.
20.00 FT.	2401.20 C.F.	2401.20 C.F.
21.00 FT.	2521.26 C.F.	2521.26 C.F.
22.00 FT.	2641.32 C.F.	2641.32 C.F.
23.00 FT.	2761.38 C.F.	2761.38 C.F.
24.00 FT.	2881.44 C.F.	2881.44 C.F.
25.00 FT.	3001.50 C.F.	3001.50 C.F.
26.00 FT.	3121.56 C.F.	3121.56 C.F.
27.00 FT.	3241.62 C.F.	3241.62 C.F.
28.00 FT.	3361.68 C.F.	3361.68 C.F.
29.00 FT.	3481.74 C.F.	3481.74 C.F.
30.00 FT.	3601.80 C.F.	3601.80 C.F.
31.00 FT.	3721.86 C.F.	3721.86 C.F.
32.00 FT.	3841.92 C.F.	3841.92 C.F.
33.00 FT.	3961.98 C.F.	3961.98 C.F.
34.00 FT.	4082.04 C.F.	4082.04 C.F.
35.00 FT.	4202.10 C.F.	4202.10 C.F.
36.00 FT.	4322.16 C.F.	4322.16 C.F.
37.00 FT.	4442.22 C.F.	4442.22 C.F.
38.00 FT.	4562.28 C.F.	4562.28 C.F.
39.00 FT.	4682.34 C.F.	4682.34 C.F.
40.00 FT.	4802.40 C.F.	4802.40 C.F.
41.00 FT.	4922.46 C.F.	4922.46 C.F.
42.00 FT.	5042.52 C.F.	5042.52 C.F.
43.00 FT.	5162.58 C.F.	5162.58 C.F.
44.00 FT.	5282.64 C.F.	5282.64 C.F.
45.00 FT.	5402.70 C.F.	5402.70 C.F.
46.00 FT.	5522.76 C.F.	5522.76 C.F.
47.00 FT.	5642.82 C.F.	5642.82 C.F.
48.00 FT.	5762.88 C.F.	5762.88 C.F.
49.00 FT.	5882.94 C.F.	5882.94 C.F.
50.00 FT.	6003.00 C.F.	6003.00 C.F.



GOODFLOW SOLUTIONS

Manufacturer of Innovative Septic & Drainage Systems

23 Ryan Street
Stamford, CT 06907
www.GoodFlow.com

PH: (203) 869-2969
F: (203) 869-2977
info@goodflow.com

THIS DRAWING WAS PREPARED TO SUPPORT THE PROJECT ENGINEER OF RECORD FOR THE PROPOSED SYSTEM. IT IS THE ULTIMATE RESPONSIBILITY OF THE PROJECT ENGINEER OF RECORD TO ENSURE THAT THE GOODFLOW SYSTEMS DESIGN IS IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS AND REGULATIONS. IT IS THE PROJECT ENGINEER OF RECORD'S RESPONSIBILITY TO ENSURE THAT THE GOODFLOW PRODUCTS ARE DESIGNED IN ACCORDANCE WITH GOODFLOW'S MINIMUM REQUIREMENTS. GOODFLOW DOES NOT APPROVE PLANS, SIZING, OR SYSTEM DESIGNS.

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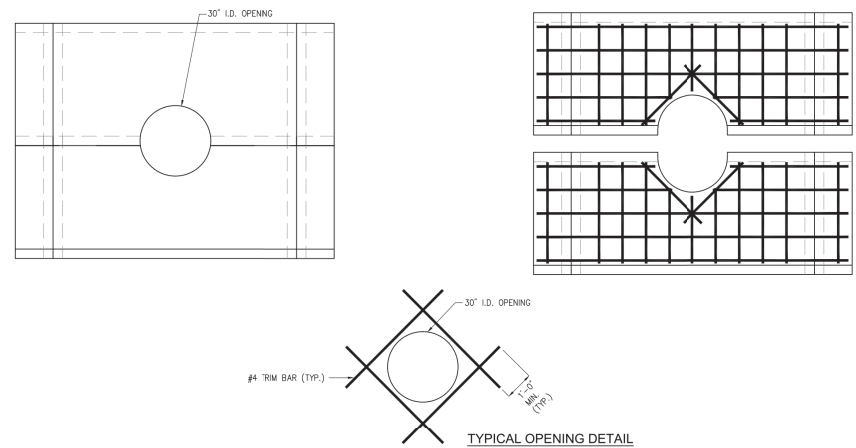
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ADDRESS_1:

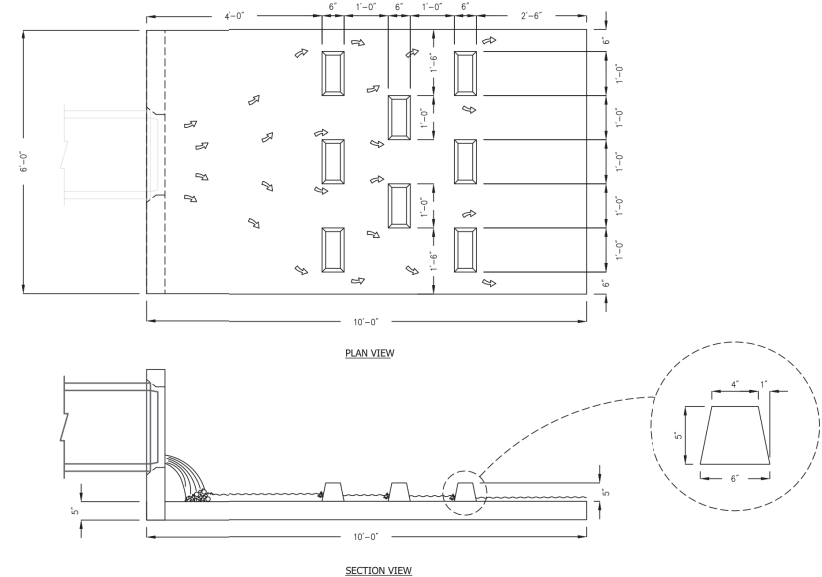
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PRECAST SOLID STORM ARC-001	
PROJECT NO: XXXXXXXXXX	DATE: XX-XX-XXXX
DESIGNED BY: XXXXXXXXXX	CHECKED BY: XXXXXXXXXX
SCALE: AS NOTED	SHEET NO: 2 OF 4

3004 3.0 STORM ARC - END PLATE NTS	3002 3.0 STORM ARC - END SECTION LEFT SIDE VIEW NTS	3001 3.0 STORM ARC - END SECTION RIGHT SIDE VIEW NTS							
3004 3.0 STORM ARC - END PLATE FRONT VIEW NTS	3003 3.0 STORM ARC - MID SECTION SIDE VIEW NTS	3000 3.0 STORM ARC - END SECTIONS NTS							
	3003 3.0 STORM ARC - MID SECTION SIDE VIEW NTS 1. CONCRETE MUST BE 5000 PSI AT 28 DAYS. 2. MAXIMUM SIZE AGGREGATE LESS THAN 5/8" W/C RATIO LESS THAN .45 PRIOR TO ADDITION OF ANY HRMR OR MINER. 3. REBAR IS TO BE TIED @ 10" O.C.E.W. UNLESS NOTED OTHERWISE. 4. MINIMUM CONCRETE COVERAGE IS 1.50".	3000 3.0 STORM ARC - END SECTIONS NTS							
3004 3.0 STORM ARC - END PLATE DETAILS NTS	3003 3.0 CONCRETE SPECIFICATIONS								
GOODFLOW SOLUTIONS Manufacturer of Innovative Septic & Drainage Systems 23 Ryan Street Stamford, CT 06907 PH: (203) 869-2969 F: (203) 869-2977 info@goodflow.com	THIS DRAWING WAS PREPARED TO SUPPORT THE PROJECT ENGINEER OF RECORD FOR THE PROPOSED SYSTEM. IT IS THE ULTIMATE RESPONSIBILITY OF THE PROJECT ENGINEER OF RECORD TO ENSURE THAT THE GOODFLOW SYSTEMS DESIGN IS INFULL COMPLIANCE WITH ALL APPLICABLE LAWS AND REGULATIONS. IT IS THE PROJECT ENGINEER OF RECORD'S RESPONSIBILITY TO ENSURE THAT THE GOODFLOW PRODUCTS ARE DESIGNED IN ACCORDANCE WITH GOODFLOW'S MINIMUM REQUIREMENTS. GOODFLOW DOES NOT APPROVE PLANS, SIZING, OR SYSTEM DESIGNS.	PROJECT_NAME: CITY_STATE: ADDRESS_1: ADDRESS_2:	PRECAST SOLID STORM ARC-001 <table><tr><td>PROJECT NO: XXXXXXXXX</td><td>DATE: XX-XX-XXXX</td></tr><tr><td>DESIGNED BY: XXXXXXXXX</td><td>CHECKED BY: XXXXXXXXX</td></tr><tr><td>SCALE: AS NOTED</td><td>SHEET NO: 3 OF 4</td></tr></table>	PROJECT NO: XXXXXXXXX	DATE: XX-XX-XXXX	DESIGNED BY: XXXXXXXXX	CHECKED BY: XXXXXXXXX	SCALE: AS NOTED	SHEET NO: 3 OF 4
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DESIGNED BY: XXXXXXXXX	CHECKED BY: XXXXXXXXX								
SCALE: AS NOTED	SHEET NO: 3 OF 4								

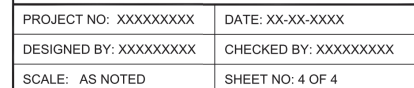


STORM ARC - 30" I.D. OPENING

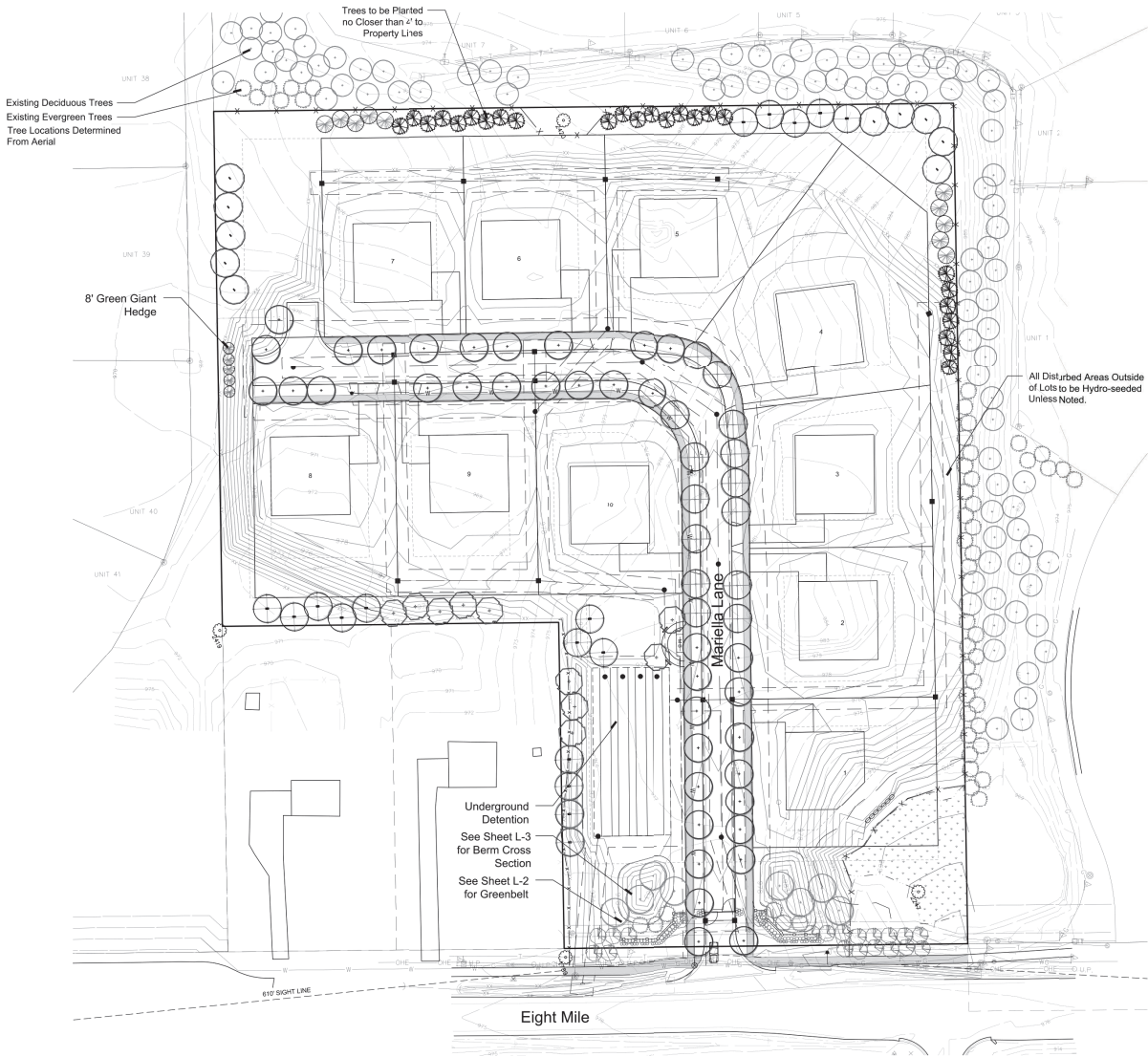


SECTION VIEW

STORM ARC - SCOUR CONCRETE PAD



┌



Location Map



Bench

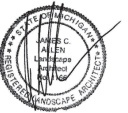


Landscape Summary

Street Trees	1,788 L.F.
Street Frontage	51 Trees (1,788 / 35)
Trees Required	51 Trees
Trees Provided	51 Trees
Woodland Replacement	
Trees Required	10 Trees
Trees Provided	10 Trees
Sheet L-1	10 Trees

- Notes:
1. Soils Information is Found on Sheet 2.
 2. Trees Shall be Planted no Closer than 10' Driveways, Sanitary Sewer, Utility Structures Including Hydrants and 5' from Utility Lines.
 3. Trees Shall not be Planted within 4' of Property Lines.
 4. Utility Boxes Shall be Screen per Detail on Sheet L-3.
 5. Phragmites and Japanese Knotweed are Not Present on this Site.
 6. Overhead Power Lines are Indicated on the Plan Along 8 Mile.
 7. An Irrigation Plan will be Provided for Stamping Sets.
 8. Snow Deposit will be Along the Streets Between the Curb and Sidewalk.

Seal:



Title:

Landscape Plan

Project:

Mariella Estates
Novi, Michigan

Prepared for:

Braciale Brothers, LLC
48955 Anna Court
Livonia, Michigan 48150
Antonnello Stante, 248.380.9922

Revision:

Submission
Revised
Revised
Revised

Issued:

May 1, 2024
November 6, 2024
February 28, 2025
June 27, 2025

Job Number:

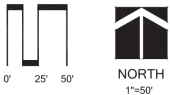
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Drawn By:

jca

Checked By:

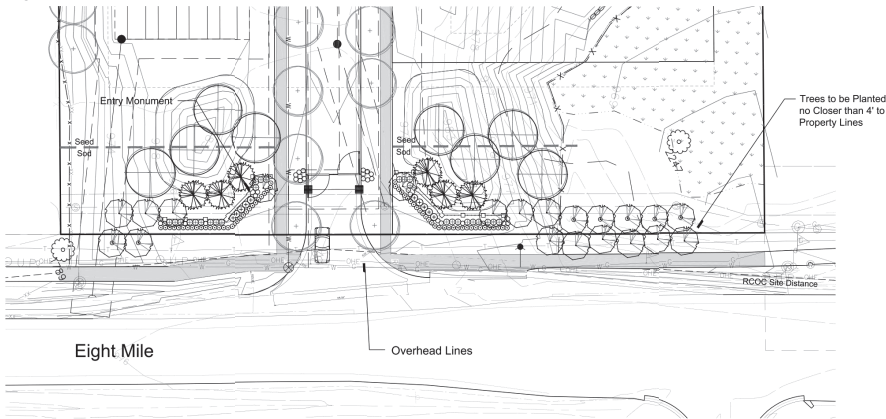
jca



Sheet No.

L-1

Eight Mile Greenbelt



Landscape Summary

Greenbelt Plantings	
Eight Mile	
Total Street Frontage	360 l.f.
Less ROW	28 l.f.
Net Frontage	332 l.f.
Canopy Trees Required	8.3 Trees (332 / 40)
Canopy Trees Provided	8 Trees
Sub-Canopy Trees Required	13.3 Trees (332 / 25)
Sub-Canopy Trees Provided	13 Trees
Street Trees	
Eight Mile	
Total Street Frontage	360 l.f.
Less RCOC Site Vision	294 l.f.
Net Frontage	66 l.f.
Trees Required	1.9 Trees (66 / 35)
Ornamental Trees Provided	5 Trees (1.5 Ornamental per Tree)
Note:	
1. Trees Shall be Planted no Closer than 10' Driveways, Sanitary Sewer, Utility Structures Including Hydrants and 5' from Utility Lines.	
2. Trees Shall not be Planted within 4' of Property Lines.	

Seal:



Title:

Greenbelt and
Detention

Project:

Mariella Estates
Novi, Michigan

Prepared for:

Braciale Brothers, LLC
48955 Anna Court
Wixom, Michigan 48393
Antonello Stante, 248.380.9922

Revision:

Issued:

Submission	May 1, 2024
Revised	November 6, 2024
Revised	February 28, 2025
Revised	June 27, 2027

Job Number:

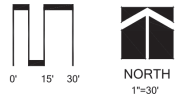
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Drawn By:

jca

Checked By:

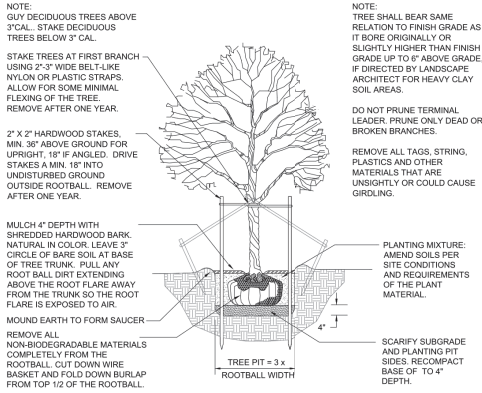
jca



Sheet No.

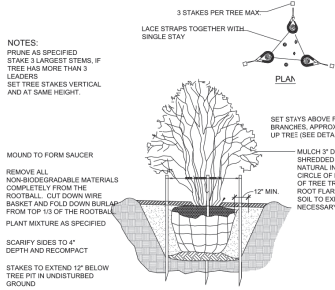
L-2





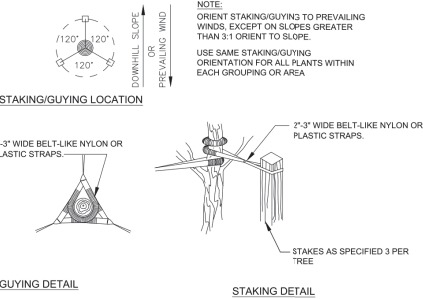
DECIDUOUS TREE PLANTING DETAIL

Not to scale



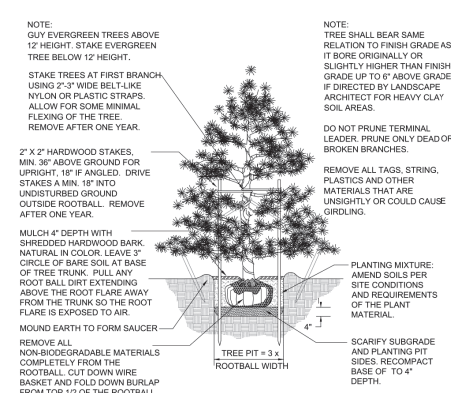
MULTI-STEM TREE PLANTING DETAIL

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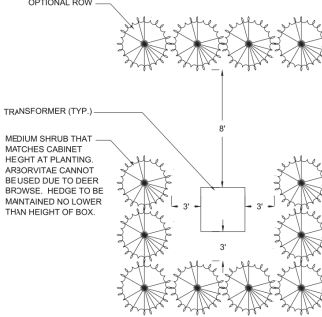
TREE STAKING DETAIL

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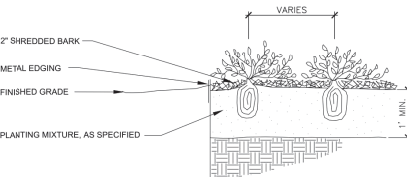
EVERGREEN TREE PLANTING DETAIL

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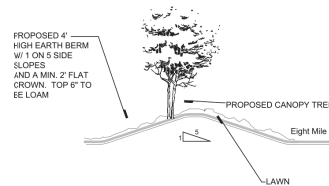
TRANSFORMER SCREENING DETAIL

Not to scale



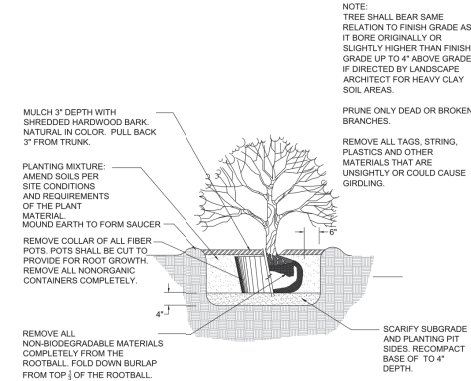
PERENNIAL PLANTING DETAIL

Not to scale



Berm Detail - 8 Mile

Not to scale



SHRUB PLANTING DETAIL

Not to scale

LANDSCAPE NOTES

- All plants shall be north Midwest American region grown, No. 1 grade plant materials, and shall be true to name, free from physical damage and wind burn.
- Plants shall be full, well-branched, and in healthy vigorous growing condition.
- Plants shall be watered before and after planting is complete.
- All trees must be staked, fertilized and mulched and shall be guaranteed to exhibit a normal growth cycle for at least two (2) full years following City approval.
- All material shall conform to the guidelines established in the most recent edition of the American Standard for Nursery Stock.
- Provide clean backfill soil, using material stockpiled on site. Soil shall be screened and free of any debris, foreign material, and stone.
- *Agrilom* tabs or similar slow-release fertilizer shall be added to the planting site before being backfilled.
- Amended planting mix shall consist of 1/3 screened topsoil, 1/3 sand and 1/3 compost, mixed well and spread to the depth as indicated in planting details.
- All plantings shall be matched per planting details located on this sheet.
- The Landscape Contractor shall be responsible for all work shown on the landscape drawings and specifications.
- No substitutions or changes of location, or plant types shall be made without the approval of the Landscape Architect.
- The Landscape Architect shall be notified in writing of any discrepancies between the plans and field conditions prior to installation.
- The Landscape Contractor shall be responsible for maintaining all plant material in a vertical condition throughout the guaranteed period.
- The Landscape Architect shall have the right, at any stage of the installation, to reject any work or material that does not meet the requirements of the plans and specifications, if requested by owner.
- Contractor shall be responsible for checking plant quantities to ensure quantities on drawings and plant list are the same. In the event of a discrepancy, the quantities on the plans shall prevail.
- The Landscape Contractor shall seed and mulch or sod (as indicated on plans) all areas disturbed during construction, throughout the contract limits.
- A pre-emergent weed control agent, "Preen" or equal, shall be applied uniformly on top of all mulching in all planting beds.
- Sod shall be two year old "Baron/Cheridaph" Kentucky Blue Grass grown in a sod nursery on loam soil.

CITY OF NOVI NOTES

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

NOTES:
THE APPROXIMATE DATE OF INSTALLATION FOR THE PROPOSED LANDSCAPE WILL BE MARCH 15 AND NOVEMBER 15.

THE SITE WILL BE MAINTAINED BY THE DEVELOPER IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE CITY OF NOVI ZONING ORDINANCE. THIS INCLUDES WEEDING AND WATERING AS REQUIRED BY NORMAL MAINTENANCE PRACTICES.

DEVELOPER SHALL BE RESPONSIBLE FOR REPLACING ANY TREES WITHIN UTILITY EASEMENTS THAT ARE DAMAGED THROUGH NORMAL MAINTENANCE OR REPAIRS.

PLANT MATERIALS SHALL BE GUARANTEED FOR 2 YEARS AND SHALL BE MAINTAINED IN ACCORDANCE WITH CITY ORDINANCES. WARRANTY PERIOD BEGINS AT THE TIME OF CITY APPROVAL. WATERING AS NECESSARY SHALL OCCUR DURING THIS WARRANTY PERIOD.

ANY SUBSTITUTIONS MUST BE SUBMITTED IN WRITING AND APPROVED BY THE CITY.

Seal:



Title:

Landscape Details

Project:

Mariella Estates
Novi, Michigan

Prepared for:

Bracile Brothers, LLC
48555 Anna Court
Livonia, Michigan 48150
Antoniello Stante, 248.380.9922

Revision:	Issued:
Submission	May 1, 2024
Revised	November 6, 2024
Revised	February 28, 2025
Revised	June 27, 2025

Job Number:

22-010

Drawn By: Checked By:

jca

jca

Sheet No.



L-3



Title:

Woodland Plan

Project:

Mariella Estates
Novi, Michigan

Prepared for:

Braciolo Brothers, LLC
48955 Anna Court
Wixom, Michigan 48393
Antonello Stante, 248.380.9922

Revision: Issued:

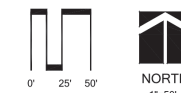
Submission	May 1, 2024
Revised	November 6, 2024
Revised	February 28, 2025
Revised	June 27, 2025

Job Number:

24-023

Drawn By: _____ Checked By: _____

ica



Sheet No.

L-4



Tree Tag #	Scientific Name	Common Name	DBH (inches)	Condition	Comments	To Be Removed	Replacements	Credits
1365	<i>Acer glabrum</i>	Norway Spruce	28	Good		Yes		
1366	<i>Picea glauca</i>	White Spruce	18	Fair	Dead Branches	Yes		
1367	<i>Aster asperum</i>	Silver Maple	12	Good		Yes	4	
1368	<i>Aster asperum</i>	Silver Maple	22	Fair	Support for Utility Line	Yes		
1369	<i>Aster asperum</i>	Silver Maple	18	Good		Yes		
1370	<i>Mimus alpestris</i>	Aspen/Campoplex	18	Fair	Tree Trunk 121, 15 Dead Main Branches	Yes		
1371	<i>Juniperus communis</i>	Scotch Pine	6.5	Good	20 Dead Branches	Yes		
1372	<i>Juniperus communis</i>	Scotch Pine	14.5	Fair	Dead Branches, Missing Bark	Yes		
1373	<i>Alnus incana</i>	Hazel	10	Good	Three Trunks 127, 128, 8	Yes		
1374	<i>Aster asperum</i>	Silver Maple	35.5	Good		Yes		
1375	<i>Aster asperum</i>	Silver Maple	20	Good		Yes		
1376	<i>Aster asperum</i>	Silver Maple	20	Good		Yes		
1377	<i>Aster asperum</i>	Silver Maple	25	Good		Yes		
1378	<i>Aster asperum</i>	Silver Maple	25	Good		Yes		
1379	<i>Thuja occidentalis</i>	Arborvitae	10	Good	Green Trunk 127, 128, 8, 3, 4, 5, 6, 5, 5	Yes		
1380	<i>Thuja occidentalis</i>	Arborvitae	12.5	Fair	Unremoved dead branches	Yes		
1381	<i>Thuja occidentalis</i>	Arborvitae	15	Good	127, 14, 14, 6, 14, 6, 14, 6, 14, 6, 14, 6	Yes	4	
1382	<i>Aster asperum</i>	Silver Maple	20	Good		Yes		
1383	<i>Aster asperum</i>	Silver Maple	20	Good		Yes		
1384	<i>Aster asperum</i>	Silver Maple	20	Good		Yes		
1385	<i>Aster asperum</i>	Silver Maple	20	Good		Yes		
1386	<i>Aster asperum</i>	Silver Maple	20	Good		Yes		
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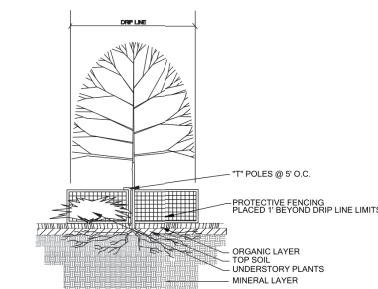
Woodland Summary

Total Trees	44 Trees
Regulated Trees Removed	12 Trees

Replacement Required		
Trees 8" - 11"	0 trees x 1=	0 Trees
Trees 11" - 20"	0 trees x 2=	0 Trees
Trees 20" - 30"	0 trees x 3=	0 Trees
Trees 30"+	4 trees x 4=	16 Trees
Multi-Stemmed Trees (0 Trees)		0 Trees
Net Replacement Required		16 Trees
Less Credits		6 Trees
Replacement Required		10 Trees

Tree Fence Installation and Removal \$9,102 (1,517 l.f. x \$6 l.f.)

Tree Protection Fencing



1. Either Fence or Wood Orange Sign Fencing Shall be Installed at or Beyond the Driveway, Unless More Substantial Fencing is Required.
2. Gates Shall be at Least 7'10" Posts Spaced no Further than 12'.
3. Fencing Shall not be Installed in the Front Yard, or the Front Yard of Those Homes to be Saved.
4. Special Circumstances Shall be Reviewed by the City.
5. Fencing Shall be Installed on the Property of the Home to be Sited. The Sign Shall include, but not be limited to:
 - a. No Solenoids or Chemicals Within Protected Area.
 - b. Building Materials or Chemicals Within Protected Areas.
 - c. No Grade Changes, Including Fill, Within Protected Areas.
 - d. Removal of Vegetation, or Removal of the Ground Without Protection from the Proper Reviewing Authority, including the Woodbury's Review Board.
6. Any Required Swales Near or Within the Protected Area, Instances Where Swales are Approached Through a Protected Area, the Swales need to be HAND DUG, Machinery of Any Kind, or Heavy Equipment is Prohibited.
7. Regulated Woodwork or Regulated Tree Adjacent to the Property are Also Required



Know what's below.
Call before you dig.

Exhibit C

Staff and Consultant Review Letters



PLAN REVIEW CENTER REPORT

Planning Review

July 18, 2025

JZ24-43 Mariella Estates PRO

(fka Preserves of Maybury)

Zoning Map Amendment No. 18.750

APPLICANT

Braciolo Brothers, Inc

REVIEW TYPE

Formal PRO Plan

Rezoning Request from RA Residential Acreage to R-1 One Family Residential with a Planned Rezoning Overlay

PROPERTY CHARACTERISTICS

Section	31	
Site Location	West of Garfield Road and North of Eight Mile Road (Parcel 22-31-400-008)	
Site School District	Northville Community School District	
Site Zoning	RA Residential Acreage	
Adjoining Zoning	North	RA Residential Acreage
	East	RA Residential Acreage
	West	RA Residential Acreage
	South	(Northville Township) Maybury State Park
Current Site Use	Farmland	
Adjoining Uses	North	Single Family Residential (under construction)
	East	Single Family Residential
	West	Single Family Residential (under construction)
	South	Maybury State Park/Single Family Residential
Site Size	9.36 acres	
Plan Date	June 27, 2025	

PROJECT SUMMARY

The subject property is located on the north side of Eight Mile Road, west of Garfield Road in Section 31 of the City of Novi. The property to be rezoned totals about 9.36 acres and is currently vacant. The applicant is proposing to develop a 10-unit single family residential development. The development proposes a private street with one entrance off Eight Mile Road with a gated entrance. The applicant is requesting to rezone the site from RA Residential Acreage to R-1 One Family Residential with a Planned Rezoning Overlay.

PRO OPTION

The PRO option creates a "floating district" with a conceptual plan attached to the rezoning of a parcel. As part of the PRO, the underlying zoning is proposed to be changed (in this case from RA

to R-1), and the applicant submits a conceptual plan for development of the site. After Staff and consultant review, the proposed request goes through initial review by the Planning Commission and City Council. Each of those bodies will provide feedback and comments on whether the project meets the eligibility criteria for the PRO process.

The applicant can then make any changes to the Concept Plan based on the feedback received, and resubmit for formal review. The Planning Commission holds a public hearing and makes a recommendation to City Council. The City Council reviews the Concept Plan, and if the plan receives tentative approval, it directs the preparation of an agreement between the City and the applicant, which also requires City Council approval. Following final approval of the PRO concept plan and PRO agreement, the applicant will submit for Preliminary and Final Site Plan approval under standard site plan review procedures. The PRO runs with the land, so future owners, successors, or assignees are bound by the terms of the agreement, absent modification by the City of Novi, or unless otherwise stated in the agreement or terminated.

RECOMMENDATION

Staff recommends approval of the Formal PRO Plan. There will not be a significant change in the number of units as a result of the rezoning, with lots that are similar in size to the RUD developments adjacent. The three deviations requested are minor and will not detract from the development. The benefits of rezoning appear to outweigh the detriments.

PROJECT HISTORY

The project was submitted and reviewed by staff and consultants in a pre-application submittal in January 2024. Comments were provided on the concept plans submitted, but no recommendations for approval were made at that time.

The initial PRO plan was submitted and reviewed in December 2024, with a revised initial PRO plan submitted and reviewed in March 2025. The Planning Commission held a public hearing on April 23, 2025 and provided feedback on the proposal. On May 19, 2025, City Council considered the request and provided feedback to the applicant. Minutes from both meetings are included as attachments to this letter.

REVIEW CONCERNS

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), Section 7.13 (Amendments to Ordinance) and any other applicable provisions of the Zoning Ordinance. **Please see the attached chart for additional information pertaining to ordinance requirements.** Items in **bold** below must be addressed and incorporated as part of the next submittal:

1. Supporting Documentation: The applicant has provided the following as part of their application packet:
 - a. **Narrative:** The narrative provided states that Rezoning allows for development consistent with the adjacent communities that have developed under a Residential Unit Development (RUD) Agreement – Ballyntine and Parc Vista. This property is not eligible for an RUD as it is less than 20 acres in size, therefore the applicant is seeking a rezoning to R-1 in order to create similar-sized lots. **The applicant indicates 6 lots could be feasibly developed under the existing RA standards when providing an access road and stormwater detention. A “Parallel Plan” has been provided to demonstrate the potential lot layout under RA standards. The change in Residential Equivalent Units (REUs) would be from 6 under the current zoning to 10 with the proposed zoning.**
 - b. The statement also notes the conditions and deviations proposed, as well as public benefits. **Proposed benefit statement and deviation request received.**

- c. **Traffic Impact Study:** Not required as does not meet the threshold (rezoning to residential category two or more higher).
 - d. **Sign Location Plan:** A sign placement plan and rezoning sign mock-up have been provided for review. **Approved signage was placed as required.**
2. Wetland Delineation: The applicant has provided a statement from Atwell indicating the likely presence of a wetland on the site prior to grading that was conducted earlier, however that evaluation was based on a February site visit when no vegetation was growing, and no soil borings were taken. The wetland area has been delineated, and is now shown on the plans, and extends onto Lot 1. **The applicant has provided a wetland delineation and endangered species assessment prepared by Atwell, dated June 26, 2025. See the Wetland Review for detailed comments on these documents. Further, the applicant has proposed a boulder wall within the wetland buffer on Lot 1, as well as wetland buffer signage in two locations to discourage disturbance of the buffer. Both the boulder wall and the signage should be relocated to be at the edge of the 25-foot buffer to more effectively delineate the buffer area. Additional signs should also be placed, and the buffer shall be planted with a native seed mix as mentioned in the Wetland Review. Staff suggests a conservation easement over the wetland area as an additional benefit in the interest of the general public.**
3. Wetland Boundary on Lot 1: As mentioned above, the wetland boundary extends onto Lot 1 of the proposed plan. The Wetland and Watercourse Protection ordinance states that lot boundaries not extend into wetland areas (Section 12-174.(4) of City Code): "Where the proposed activity is the development of a site condominium, the boundaries of building sites, as defined in section [6.3] of the City of Novi Zoning Ordinance, shall not extend into a wetland or watercourse. This shall not prohibit the inclusion of wetland or watercourse areas within a site condominium development." **The City also prefers to keep 25-foot wetland buffers out of private lot boundaries to better protect them from disturbance. The applicant will need to adjust the Lot 1 boundaries to exclude the delineated wetland, which would not cause new deviations for lot width, but may affect the lot area. The applicant shall calculate the lot area of the redrawn Lot 1 to determine if any additional deviations need to be requested, or other lot adjustments need to be made.**
4. Active Mobility Plan: The City's Active Mobility Plan, adopted in 2024, recommends improvements to the Eight Mile Road crosswalk (flashing beacons or HAWK signal), and coordinating with Maybury State Park to provide a non-motorized connection between the crosswalk and the park entrance. Currently cyclists and pedestrians must use the narrow shoulder on the south side of 8 Mile to access the entrance to the park. While the south side of 8 Mile is in Northville Township, improved safety enhancements to access this important regional recreational destination would benefit Novi residents as well. **Based on feedback from City Council, the applicant is no longer proposing any modifications to the existing crosswalk on Eight Mile Road. See ITC Park improvements now proposed on page 9.**
5. Plan Review Chart: **The attached chart provides additional comments on many of the Ordinance review standards. Please refer to it in detail and note deviations that may be required if not corrected in the Formal PRO submittal.**
6. Other Reviews:
 - a. **Engineering:** Engineering recommends approval of the Formal PRO Plan. Negative impacts to public utilities are not expected with the requested change in zoning. Additional comments shall be addressed in the Site Plan submittal.
 - b. **Landscape:** Landscape review recommends approval with minor comments to be address during site plan review.

- c. **Traffic:** Traffic review notes that the applicant would need a deviations for centerline radius of the proposed private road, which are below the City standards. Approval is recommended.
- d. **Woodlands:** The site does not contain regulated woodlands. However, there are 4-5 trees on the site that are regulated as they are 36 inches diameter or greater. A woodland permit would be required for their removal.
- e. **Wetlands:** Wetlands review recommends approval. No impact to the wetland are indicated, however additional enhancements to the wetland buffer are suggested.
- f. **Façade:** No elevations of future homes have been provided for review.
- g. **Fire:** Fire has some additional concerns to be addressed in future submittals. Conditional approval is recommended.

LAND USE AND ZONING: FOR SUBJECT PROPERTY AND ADJACENT PROPERTIES

Figure 1: Current Zoning

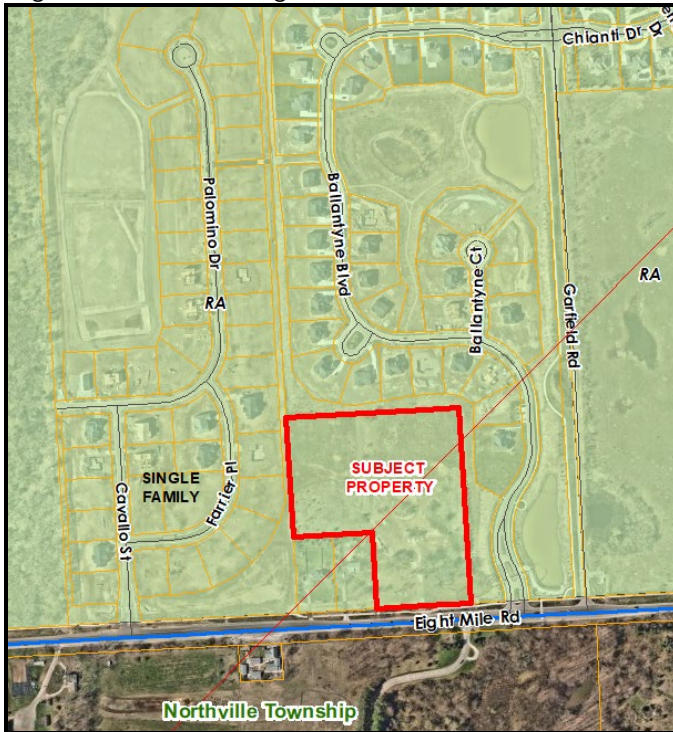
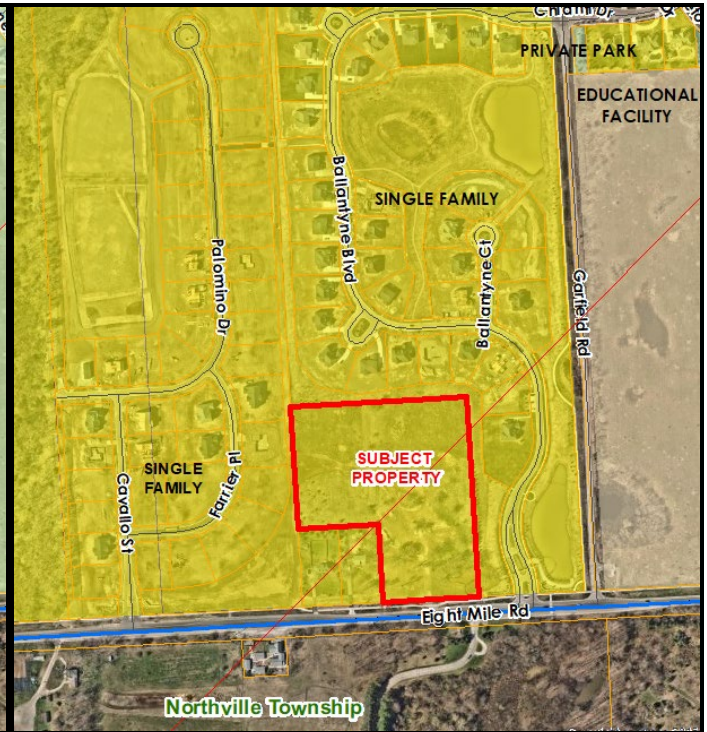


Figure 2: Future Land Use



The following table summarizes the zoning and land use status for the subject property and surrounding properties.

	Existing Zoning	Existing Land Use	Master Plan Land Use Designation
Subject Property	Residential Acreage	Vacant	Single Family
Northern Parcels	Residential Acreage	Single family homes	
Eastern Parcels	Residential Acreage	Single family homes	Single Family
Western Parcels	Residential Acreage	Single family homes	Single Family
Southern Parcels		State Parkland	Public Park

Compatibility with Surrounding Land Use

The subject property is located along the north side of Eight Mile Road, west of Garfield Road. It is surrounded by single family lots and subdivisions. The area to the south of Eight Mile is Maybury State Park in Northville Township. The proposed use consistent with the surrounding existing uses.

The applicant's narrative notes that they have attempted to create a layout that is similar to the adjacent new-construction communities that developed under the Residential Unit Development (RUD) provisions of the Ordinance. Because the subject property is less than 20 acres in size, it is not eligible for RUD consideration.



Figure 3: Names of surrounding developments

Comparison of Zoning Districts

The following table provides a comparison of the current (RA) and proposed (R-1) zoning classifications. The two districts are not significantly different from one another in terms of the types of uses allowed and building style permitted for homes. Differences are noted in bold text.

	RA (EXISTING)	R-1 (PROPOSED)
Principal Permitted Uses	One-family dwellings Farms and Greenhouses Publicly owned and operated parks, parkways and outdoor recreation facilities Home occupations Family day care homes Accessory buildings and uses customarily incidental to any of the	One-family dwellings Farms and Greenhouses Publicly owned and operated parks, parkways and outdoor recreation facilities Home occupations Family day care homes Accessory buildings and uses customarily incidental to any of the

	RA (EXISTING)	R-1 (PROPOSED)
	above uses	above uses
Special Land Uses	- Raising of nursery plant materials - Dairies - Keeping and raising of livestock - Places of worship - Public, parochial and private elementary, intermediate or secondary schools - Utility and public service buildings and uses (without storage yards) - Group day care homes, day care centers, and adult day care - Private noncommercial recreational areas, institutional or community recreation centers, nonprofit swimming pool clubs - Golf courses - Colleges, universities, and other such institutions of higher learning - Private pools - Cemeteries - Railroad right-of-way, but not including terminal freight facilities, transfer and storage tracks - Mortuary establishments - Bed and Breakfasts - Limited non-residential use of historic buildings - Accessory buildings and uses incidental to the above	- Places of worship - Public, parochial and private elementary, intermediate or secondary schools - Utility and public service buildings and uses (without storage yards) - Group day care homes, day care centers, and adult day care - Private noncommercial recreational areas, institutional or community recreation centers, nonprofit swimming pool clubs - Golf courses - Colleges, universities, and other such institutions of higher learning - Private pools - Cemeteries - Railroad right-of-way, but not including terminal freight facilities, transfer and storage tracks - Mortuary establishments - Bed and Breakfasts - Accessory buildings and uses incidental to the above
Lot Size	1 acre	21,780 sf (1/2 acre)
Lot Width	150 feet	120 feet
Lot Coverage	25%	25%
Building Height	35 ft or 2.5 stories, whichever is less	35 ft or 2.5 stories, whichever is less
Building Setbacks	Front: 45 feet Rear: 50 feet Side: 20 feet min, total 50 ft two sides	Front: 30 feet Rear: 35 feet Side: 15 feet min, total 40 ft two sides
Minimum Floor Area	1000 sf	1000 sf
Dwelling unit density maximum	0.8 dwellings/acre	1.65 dwellings/acre

DEVELOPMENT POTENTIAL

The land is currently vacant. Development under the current Residential Acreage zoning could result in 7 single family lots, based strictly on density permitted. However, the parallel plan provided shows only 6 lots could be fit onto the site given road, lot and stormwater configuration.

The current concept plan proposes the development of 10 single family lots (density of 1.07 dwellings per acre) for a single-family development, which is below the 1.65 dwellings/acre maximum density allowed in the R-1 zoning district. The lots all meet the ½-acre minimum lot size, and all comply with the minimum lot width except units 4 and 5 which are somewhat narrower than the 120-foot minimum due to being on the corner of the road. While the provision of "open space" is not required for standard R-1 developments, the proposed plan includes 2.65 acres of open space within the development to mimic what was provided with the adjacent RUD developments.

This includes a 25-foot buffer between the lot areas and the adjacent developments, which matches similar buffers on in those developments.

The RUD option allows the City Council to approve deviations from lot size requirements if the development dedicates a portion of the overall land for open space/preservation of natural features. However, the overall density cannot exceed the underlying zoning district. The adjacent Ballantyne and Parc Vista developments both have RUD Agreements that allowed a majority of the lots to meet R-1 District standards (rather than the R-A standards) in exchange for the preservation of a significant area of open space and/or existing wetland and woodland areas. The Parc Vista development preserved 44% of the site and Ballantyne preserved 35.7% of the site as open space while maintaining an overall density of 0.8 dwellings per acre.

The Master Plan for Land Use states the anticipated density for this area is 0.8 dwellings per acre, which is consistent with the existing Residential Acreage zoning.

The applicant provides a reasonable justification for the change of use, but greater density is proposed and less open space is maintained compared to the adjacent developments. This is generally due to the smaller area of land available for development. The small wetland area is now proposed to be retained. There are relatively few deviations required for this proposed development.¹

2016 MASTER PLAN FOR LAND USE: GOALS AND OBJECTIVES

The proposed use is currently not recommended by the 2016 Master Plan for Land Use. The following objectives as listed in the Master Plan are applicable for the proposed development. However, at this time the plan follows only a few. **The applicant should consider revisions to the plan to comply with as many goals as possible. Please refer to staff comments in bold and revisions recommended in bold and underline.**

1. General Goal: Quality and Variety of Housing

- a. Provide residential developments that support healthy lifestyles. Ensure the provision of neighborhood open space within residential developments. **The development proposes the required sidewalks along the private street. A portion of the site is to remain undeveloped in open space.**
- b. Safe housing and neighborhoods. Enhance the City of Novi's identity as an attractive community in which to live by maintaining structurally safe and attractive housing choices and safe neighborhoods.
- c. Maintain existing housing stock and related infrastructure. **No homes would be removed to create the development.**
- d. Provide a wide range of housing options. Attract new residents to the City by providing a full range of quality housing opportunities that meet the housing needs of all demographic groups including but not limited to singles, couples, first time home buyers, families and the elderly. **The development would provide additional housing options in Novi.**

2. General Goal: Community Identity

¹ The developer has committed to a contribution of \$40,000 to be used on improvements to the nearby ITC Park should the development proceed. The applicant proposes to work with the Parks Department to either make some specific improvements to be determined by the Parks Department or in connection with the ITC Park expansion. **The letter from Parks, Recreation and Cultural Services Director, Jeff Muck, indicates support for either of these options to benefit ITC Park.**

- a. Maintain quality architecture and design throughout the City. **No architectural drawings have been provided.**
3. **General Goal: Environmental Stewardship**
 - a. Protect and maintain the City's woodlands, wetlands, water features, and open space. The concept plan proposes additional removal of regulated woodlands. **Please refer to the wetland review letter for opportunities to further protect this natural feature.**
 - b. Increase recreational opportunities in the City. **The applicant proposes to contribute to ITC Park with the aim of furthering this goal.**
 - c. Encourage energy-efficient and environmentally sustainable development through raising awareness and standards that support best practices. **The applicant should consider sustainable, energy-efficient and best-practice design for site elements and building materials, such as LEED recommended strategies.**
 4. **General Goal: Infrastructure**
 - a. Provide and maintain adequate water and sewer service for the City's needs. **Please refer to the Engineering memo.**
 - b. Provide and maintain adequate transportation facilities for the City's needs. Address vehicular and non-motorized transportation facilities. **A private street with sidewalks is proposed.**
 5. **General Goal: Economic Development / Community Identity**
 - a. Ensure compatibility between residential and non-residential developments. **Please refer to comments about compatibility with surrounding development earlier in this review.**

ORDINANCE DEVIATIONS

Section 7.13.2.D.i.c(2) permits deviations from the strict interpretation of the Zoning Ordinance within a PRO agreement. These deviations must be accompanied by a finding by City Council that ***"each Zoning Ordinance provision sought to be deviated would, if the deviation were not granted, prohibit an enhancement of the development that would be in the public interest, and that approving the deviation would be consistent with the Master Plan and compatible with the surrounding areas."*** Such deviations must be considered by City Council, who will make a finding of whether to include those deviations in a proposed PRO agreement. A proposed PRO agreement would be considered by City Council only after tentative approval of the proposed concept plan and rezoning.

The Concept Plan submitted with an application for a rezoning with a PRO is not required to contain the same level of detail as a preliminary site plan. Staff has reviewed the applicant's Concept Plan in as much detail as possible to determine what deviations from the Zoning Ordinance are currently shown. The applicant may choose to revise the concept plan to better comply with the standards of the Zoning Ordinance, or may proceed with the plan as submitted with the understanding that those deviations would have to be approved by City Council in a proposed PRO agreement. The previous concept plan required 8 deviations. The revised submittal has reduced that number to 6.

The following are Ordinance deviations that have been requested by the applicant:

1. **Lot Width (Sec 3.1.2.D):** A Zoning Ordinance deviation is requested to reduce the required lot width for lots 4 and 5 to 98 feet (120 feet required). *The deviation is requested for the two pie-shaped lots near the corner of the road.*
Applicant Justification: *These lots still provide adequate space for the intended housing product, are the two largest lots proposed, and exceed the R-1 minimum lot area requirements for over 10,000 square feet and 5,000 square feet respectively.*

2. **Lack of Cul-de-Sac** (Code of Ord, Figure VIII-F): A deviation is required to provide a T-turnaround in lieu of a cul-de-sac at the end of the roadway. **(Note: this deviation is no longer required as the road design meets the appropriate standards.)**
Applicant Justification: Given the low volume of traffic that this subdivision will encounter a T-turnaround is being proposed due to geometric constraints and a way to reduce total pavement on site. The dimensions of the proposed turnaround meets current International Fire Code requirements.
3. **Road Centerline Radius** (Code of Ordinances, Sec. 11-194.b.2): Design and Construction Standards deviation for proposed street with 90-foot centerline radius (230-foot radius standard).
Applicant Justification: This does not provide a safety concern given the short distance of the road, the low travel speed, and the minimal traffic volumes expected.

All deviations from the ordinance requirements shall be identified and included in PRO Agreement. Any additional deviations identified during Site Plan Review (after the Concept Plan and PRO Agreement is approved), will require amendment of the PRO Agreement.

APPLICANT'S BURDEN UNDER PRO ORDINANCE

The Planned Rezoning Overlay ordinance (PRO) requires the applicant to demonstrate that certain requirements and standards are met. The applicant should be prepared to discuss these items, especially in number 1 below, where the ordinance suggests that the enhancement under the PRO request would be unlikely to be achieved or would not be assured without utilizing the Planned Rezoning Overlay. Section 7.13.2.D.ii states the following:

1. (Sec. 7.13.2.D.ii.a) The PRO accomplishes the integration of the proposed land development project with the characteristics of the project area in such a manner that results in an enhancement of the project area as compared to the existing zoning that would be unlikely to be achieved or would not be assured in the absence of the use of a Planned Rezoning Overlay.
2. (Sec. 7.13.2.D.ii.b) Sufficient conditions shall be included on and in the PRO Plan and PRO Agreement such that the City Council concludes, in its discretion, that, as compared to the existing zoning and considering the site specific land use proposed by the applicant, it would be in the public interest to grant the Rezoning with Planned Rezoning Overlay. In determining whether approval of a proposed application would be in the public interest, the benefits which would reasonably be expected to accrue from the proposal shall be balanced against, and be found to clearly outweigh the reasonably foreseeable detriments thereof, taking into consideration reasonably accepted planning, engineering, environmental and other principles, as presented to the City Council, following recommendation by the Planning Commission, and also taking into consideration the special knowledge and understanding of the City by the City Council and Planning Commission.

The applicant has listed the following conditions in the public interest for consideration:

1. Perimeter Landscape Buffers: The development proposes a minimum 25-foot perimeter landscape buffer from the lots to the property boundary. **There are approximately 70 trees proposed to be planted to enhance this buffer.**
2. Increased Open Space: The development proposes an extensive amount of open space for a single-family development (28%) and a majority of the proposed open space is usable

active open space. **Compared to the adjacent RUD developments, this proposal has a lower percentage of open space preserved, but providing open space in the R-1 District is not required, so this is an enhancement beyond what would typically be required. The wetland area near 8 Mile is now proposed for preservation.**

3. **Reduced Density:** Overall density shall not exceed 1.07 dwelling units per acre. **This would be more limiting than the 1.6 dwelling units per acre allowed in the R-1 District, and closer to what has been developed in the surrounding neighborhoods.**
4. **Wetland Preservation:** Impacts to the small wetland on site are not proposed. **The applicant should consider placing the wetland in a conservation easement, which would be considered an additional enhancement to the project.**
5. **Wetland Buffer Protection:** The applicant has included two signs to indicate the presence of the wetland buffer and discourage disturbance. There is also a boulder wall indicated on Lot 1 within the wetland buffer. **Both the signage and the wall should be relocated to the outer edge of the 25-foot buffer to more effectively limit disturbance, including mowing, cutting, planting and removal of vegetation. The number of signs should also be increased to allow placement at 50-foot intervals.**

This is a PRO in which the applicant seeks both a rezoning and a list of ordinance deviations. The Planning Commission and City Council should offer their thoughts on whether the proposed benefits are sufficient.

NEXT STEP: PLANNING COMMISSION PUBLIC HEARING

With all reviewers recommending approval or conditional approval, Planning Commission will hold a public hearing on the rezoning request from RA (Residential Acreage) to R-1 (One Family Residential) with a Planned Rezoning Overlay. Following the public hearing, they will make a recommendation to City Council whether to approve or deny the request, or may postpone making a recommendation if they determine additional information or changes are needed.

The next available date for the Planning Commission for the public hearing on the Formal PRO Plan is Wednesday, August 20, 2025. **Please provide a response letter that addresses all comments as needed, including a full list of deviations and conditions to be included in the PRO Agreement, no later than Wednesday, August 13th.**

CITY COUNCIL CONSIDERATION

After the Planning Commission makes its recommendation, the PRO Concept Plan will be scheduled for consideration by the City Council. If the City Council grants tentative approval at that time, they will direct the City Attorney to draft a PRO Agreement describing the terms of the rezoning approval. Once the PRO Agreement has been drafted and approved by the applicant's attorney, it will return City Council for final approval.

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: Rezoning to R-1 with PRO

Review Date: July 17, 2025
Review Type: Formal PRO Plan
Project Name: JZ24-43 MARIELLA ESTATES PRO
Plan Date: June 27, 2025
Prepared by: Lindsay Bell, AICP, Senior Planner
Contact: E-mail: lbell@cityofnovi.org; Phone: (248) 347-0484

Bold To be addressed in Formal PRO Plan submittal
Underline To be addressed with Preliminary Site Plan submittal
Bold and Underline Possible deviations to be included as part of PRO agreement
Italics Items to be noted

Item	Required Code	Proposed	Meets Code	Comments
Zoning and Use Requirements				
Master Plan <i>(adopted July 26, 2017)</i>	Single Family, with master planned 0.8 maximum dwelling units per acre.	10 Unit single family residential development (1.07 du/ac)	No	
Zoning <i>(Effective January 8, 2015)</i>	RA: Residential Acreage district	R-1 with PRO	No	PRO Rezoning Requested
Uses Permitted <i>(Sec.3.1.1)</i>	Single Family Dwellings	Single Family dwellings	Yes	
Planned Rezoning Overlay Document Requirements (SDM link: Site Plan & Development Manual)				
Written Statement <i>(Site Plan & Development manual) The statement should describe the following</i>	Potential development under the proposed zoning and current zoning	Provided, including parallel plan	Yes	
	Identified benefit(s) of the development	Stated	Yes	
	Conditions proposed for inclusion in the PRO Agreement (i.e., Zoning Ordinance deviations, limitation on total units, etc.)	Stated	Yes	
Sign Location Plan <i>(Page 23, SDM)</i>	Installed within 15 days prior to public hearing Located along all road frontages	Provided and installed	Yes	
Traffic Impact Study <i>(Site Plan & Development manual)</i>	A Traffic Impact Study as required by the City of Novi Site Plan and Development Manual.		NA	
Community Impact Statement	- Over 30 acres for permitted non-residential projects		NA	

Item	Required Code	Proposed	Meets Code	Comments
(Sec. 2.2)	- Over 10 acres in size for a special land use - All residential projects with more than 150 units A mixed-use development, staff shall determine			
Market Study	Optional: a Market study to provide a market demand analysis for the proposed project.		NA	
R-1 One-Family Residential, Height, bulk, density and area limitations (Sec. 3.1.2)				
Lot Size (Sec 3.1.2.D)	R-1 zoning requires: • 21,780 sf lot area • 120 ft. lot widths	Minimum area : 21,780 sf Lot width: 98-feet shown in lot table sheet 04 for lots 4 and 5	Yes No	 <u>Lots 4 and 5 require a deviation for lot width</u>
Building Setbacks (Sec 3.1.2.D)	Front: 30 ft.	30 ft	Yes	Proposed to comply based on building footprints
	Side: 15 ft. one side, 40 ft. two sides	40 total, 15-ft minimum	Yes	
	Rear: 35 ft.	35 ft	Yes	
Maximum % of Lot Area Covered (By All Buildings) (Sec 3.1.2)	25%	Not shown	TBD	Details reviewed at plot plan phase
Minimum Floor Area (Sec 3.1.2)	1,000 Sq.ft.	3,200-4,300 sq ft. per unit indicated	Yes	Details reviewed at plot plan phase
Building Height (Sec 3.1.2)	35 ft. or 2.5 stories whichever is less	35 feet, 2 stories indicated	Yes	Details reviewed at plot plan phase
Frontage on a Public Street. (Sec. 5.12)	No lot or parcel of land shall be used for any purpose permitted by this Ordinance unless said lot or parcel shall front directly upon a public street, unless otherwise provided for in this Ordinance.	All units front on a proposed private road within the proposed condominium, with access to Eight Mile Road	Yes	Frontage on Private road for individual lots is permitted for a Condominium development
Note to District Standards (Sec 3.6)				
Area Requirements (Sec 3.6A & Sec. 2.2)	- Lot width shall be measured between two lines where a front setback line intersects with side setback lines.	Lot widths clarified	Yes?	

Item	Required Code	Proposed	Meets Code	Comments
	- Distance between side lot lines cannot be less than 90% between the front setback line and the main building.			
Additional Setbacks (Sec 3.6.B)	NA	No off-street parking lots	NA	
Exterior Side yard abutting Streets (Sec 3.6.C)	NA	Side yards abutting residential districts	NA	
Wetland/Water-course Setback (Sec 3.6.M)	25ft. from boundary of a wetland and 25ft. from the ordinary highwater mark of a watercourse is required	Small wetland in SE corner of property – wetland buffer extends onto Lot 1	Yes?	Lot 1 shall include buffer delineation to prevent encroachment/mowing/removal of vegetation
Subdivision Ordinance				
Blocks (Subdivision Ordinance: Sec. 4.01)	- Maximum length for all blocks shall not exceed 1,400 ft. - Widths of blocks shall be determined by the conditions of the layout.	Small site, so blocks not longer than 1400 ft.	Yes	
Lots: Sizes and Shapes (Subdivision Ordinance: Sec. 4.02A)				
Lot Depth Abutting a Secondary Thoroughfare (Subdivision Ordinance: Sec. 4.02.A5)	Lots abutting a major or secondary thoroughfare must have a depth of at least 140'	No lots abutting 8 Mile	Yes	
Depth to Width Ratio (Subdivision Ordinance: Sec. 4.02.A6)	Single Family lots shall not exceed a 3:1 depth to width ratio	Maximum of 1.7:1 ratio is maintained	Yes	
Arrangement (Subdivision Ordinance: Sec. 4.02.B)	- Every lot shall front or abut on a street. - Side lot lines shall be at right angles or radial to the street lines, or as nearly as possible thereto.	- All lots front on proposed street - All lots conform to shape requirement	Yes	
Streets (Subdivision Ordinance: Sec. 4.04)	Extend streets to boundary to provide access intervals not to exceed 1,300 ft. unless one of the following exists:	No stub streets proposed – recent abutting developments do not have any connecting points to take advantage of	Yes	Extension to the north and west is impractical as the approved subdivisions have no streets available for connection

Item	Required Code	Proposed	Meets Code	Comments
	- practical difficulties because of topographic conditions or natural features - Would create undesirable traffic patterns			
Topographic Conditions (Subdivision Ordinance Sec 4.03)				
A. Flood plain	Compliance with applicable state laws and City Code Areas in a floodplain cannot be platted	Not Applicable	NA	
B. Trees and Landscaping	Compliance with Chapter 37 and Article 5 of City Zoning Code	Tree survey and Landscape Plans are provided	Yes	
C. Natural Features	To be preserved Lots cannot extend into a wetland or watercourse	Wetland appears to exist on southeast corner of the site – not delineated	No?	
D. Man-made Features	To be built according to City standards	Underground detention proposed	Yes	See Engineering Review letter for detail on SWM Plan comments
E. Open Space Areas	Any Open Space Area shall meet the following: - Require performance guarantee - Shall be brought to a suitable grade - Compliance with zoning ordinance - Except for wooded areas, all ground area should be top dressed with a minimum of 25% of red fescue and a maximum of 20% perennial rye.	Over 2.5 acres of open space are proposed	Yes	
F. Non-Access Greenbelt Easements	Along rear or side property lines for reverse frontage lots	75 ft greenbelt between 8 Mile and side yards of nearest lot	Yes	
G. Zoning Boundary Screening	A non-residential development abutting a residential development would need screening		NA	
Sidewalks Requirements				

Item	Required Code	Proposed	Meets Code	Comments
Active Mobility Plan	AMP recommends upgrading nearby crosswalk and providing a trail connection to entrance of Maybury State Park; New subdivision entrances	Not proposed		
Public Sidewalks (Chapter 11, Sec.11-276(b), Subdivision Ordinance: Sec. 4.05)	An 8' wide public sidewalk shall be constructed along all arterial and collector roads except in industrial districts	8' sidewalk existing along Eight Mile Road within ROW	Yes	
Other Requirements				
Development and Street Names	Development and street names must be approved by the Street Naming Committee	Mariella Estates proposed Mariella Lane proposed	Yes	The committee has considered and approved the requested names
Development/ Business Sign	Signage if proposed requires a permit.		TBD	<u>Sign permits are reviewed separately.</u>
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.				



July 15, 2025

Lindsay Bell
Senior Planner
City of Novi Community Development

CITY COUNCIL

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**Director of Parks, Recreation &
Cultural Services**

Jeffrey A. Muck

Deputy Director

Tracie Ringle

Lindsay,

I've reviewed the public benefits proposed for the Marielle Estates PRO by Atwell, LLC. Novi Parks, Recreation and Cultural Services is amenable to either option.

The acquisition of 88 acres to the east of ITC Community Sports Park does necessitate the need for a new conceptual plan for the entire park. We would provide Atwell with the conceptual plan that was completed for the original park property and work with them on identifying new features and amenities for future development.

If the Planning Commission and/or City Council would prefer the proposed improvements to the existing park, PRCS would work with our Parks and Municipal Property team to identify the areas of highest need and implement the improvements as soon as possible to benefit park users.

Thankyou and please let me know if I can be of further assistance.

Sincerely,

Jeffrey A. Muck, CPRP
Director
Novi Parks, Recreation & Cultural Services



City of Novi

45175 Ten Mile Road
Novi, Michigan 48375
248.347.0400
248.347.3286 fax

cityofnovi.org



PLAN REVIEW CENTER REPORT

03/20/2025

Engineering Review

Mariella Estates
JSP24-0043

APPLICANT

Braciolo Brothers LLC

REVIEW TYPE

Revised Initial PRO Plan

PROPERTY CHARACTERISTICS

- Site Location: Located on the north side of 8 Mile Road west of Garfield Road located in section 31 of the City of Novi
- Site Size: 9.36 acres
- Plan Date: 02/28/2025
- Design Engineer: Atwell Group

PROJECT SUMMARY

- Planned Rezoning Overlay Site Plan (PRO): Currently zoned R-A (Residential Acreage), applicant wishes to rezone to R-1.
- Construction of a 10-unit single family residential home development. Site access would be provided via 8 Mile Road.
- Water service would be provided by an extension from the existing 12-inch water main along the north side of 8 Mile Road, 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 8 Mile Road.
- Storm water would be collected by a single storm sewer collection system and discharged to an on-site underground detention system.

RECOMMENDATION

Approval of the revised Initial PRO Plan is **recommended** at this time, the plan meets the general requirements of the design and construction standards as set forth in [Chapter 11 of the City of Novi Code of Ordinances](#), the Storm Water Management Ordinance and the [Engineering Design Manual](#) with the following items to be addressed at the time of site plan submittal:

COMMENTS

1. Based on the existing zoning RA zoning six homes could be proposed on this site, the new zoning will allow for 10 homes. Engineering does not have any concerns with the 4 additional REUs that would be allowed with this rezoning.
2. Applicant must obtain RCOC approval for the approach tapers prior to final PRO plan approval. Permit will not be required at that time, but applicant must have RCOC review the approach location. Engineering does not have concerns with the proposed approach tappers.
3. Sheet 04 Layout Notes state that the road will not be gated and that roads will be private, the plan shows a gate at the entrance and the road is labeled with 60' ROW. Clarify if roads will be private, revise note to state 60' private road ROW.
4. Provide a utility crossing table at the time of the site plan submittal.
5. Generally, all proposed trees shall remain outside utility easements. Where proposed trees are required within a utility easement, the trees shall maintain a minimum 5-foot horizontal separation from water main and storm sewer and 10-foot horizontal separation from sanitary sewer.
6. Indicate if an entrance streetlight shall be proposed. The City of Novi has a streetlighting program where the city pays for one standard streetlight at the entrance of subdivisions. This would be an agreement with DTE, if a decorative streetlight is proposed the applicant/HOA will need to pay the difference in cost.

WATER MAIN

7. All public water main shall be within a dedicated water main easement.
8. Additional details shall be provided at time of site plan submittal. Profiles shall be needed at time of final site plan submittal.
9. EGLE water main permit will be required for the main extension, the application can be submitted at time of final site plan submittal.

SANITARY SEWER

10. All public sanitary sewer shall be within a dedicated sanitary sewer easement.
11. Sanitary sewer should be relocated outside of the pavement to the east and north side of Mariella Lane.
12. EGLE sanitary sewer extension permit shall be required prior to the pre-con meeting, EGLE application can be submitted at time of final site plan submittal.

STORM SEWER

13. A minimum cover depth of 3 feet shall be maintained over all proposed storm sewer. Provide profiles for all storm sewer 12-inch and larger at time of site plan submittal.
14. Provide Storm sewer basis of design table at time of site plan submittal.

STORM WATER MANAGEMENT PLAN

15. The proposed outlet location is acceptable, the applicant should ensure that the existing driveway culverts have adequate capacity and are cleaned out as part of this project.
16. The Ballantyne storm water detention basin does not outlet to the wetlands near the entrance of Mariella Estates.
17. Provide supporting calculations for the runoff coefficient determination. C factor greenspace shall be based on hydrologic soil type.
18. Provide the overland routing that would occur in the event the underground system cannot accept flow. This route shall be directed to a recognized drainage course or drainage system.
19. Provide a soil boring in the vicinity of the proposed underground detention system to determine bearing capacity and the high-water elevation of the groundwater table.
20. Provide inspection ports throughout the underground detention system at the midpoint of all storage rows. Additional inspection ports may be required for systems larger than 200 feet. Inspection ports shall be a minimum of 8-inches.
21. For piped/chamber systems the underground storage system shall include 4-foot diameter manholes at one end of each row for maintenance access purposes. Manholes are shown on plans.
22. Provide critical elevations for the detention system. Also, provide a cross-section for the underground detention system. Ensure that there is at least 1 foot of freeboard between the 100-year elevation and the subgrade elevation beneath the proposed park area.
23. The underground detention system shall be kept outside of the influence of any planting areas. Show manhole locations on landscaping sheets.

PAVING & GRADING

24. Provide a construction materials table on the Paving Plan listing the quantity and material type for each pavement cross-section being proposed.
25. Label specific ramp locations on the plans where the detectable warning surface is to be installed.
26. Provide existing and proposed contours on the Grading Plan at the time of the Final Site Plan submittal.
27. Site grading shall be limited to 1V:4H (25-percent), regrade or relocate the proposed home and driveway on lot 8 so that the slopes steeper than 1V:4H are not on the proposed on the residential lot.
28. Retaining walls that are 48-inches or larger shall need a permit from Building Department.
29. A retaining wall that has a grade change of 30" or more within a 3' horizontal distance will require a guardrail.
30. Soil borings along the proposed road will be required at 500-foot intervals per Section 11-195(d) of the Design and Construction Standards.

OFF-SITE EASEMENTS

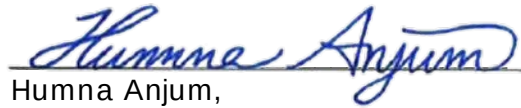
31. No off-site easements anticipated at this time.

THE FOLLOWING MUST BE SUBMITTED WITH THE NEXT SUBMITTAL:

32. 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
Ben Croy, City Engineer



PLAN REVIEW CENTER REPORT

July 3, 2025

Mariella Estates

Formal PRO Concept Plan - Landscaping

Review Type

Formal PRO Concept Plan Landscape Review

Job #

JZ24-43

Property Characteristics

- Site Location: 8 Mile Road west of Ballantyne
- Site Acreage: 9.36 ac.
- Site Zoning: RA
- Adjacent Zoning: North, East, West: RA, South: Maybury State Park
- Plan Date: 6/27/2025

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 Preliminary Site Plan submittal. Underlined items must be addressed on the Final Site Plans. Please follow guidelines of the Zoning Ordinance and Landscape Design Guidelines. This review and the accompanying Landscape Chart are summaries and are not intended to substitute for any Ordinance.

RECOMMENDATION:

This project is **recommended for approval of the Formal PRO Plan**. Some minor additions and revisions are needed on the Final Site Plans.

No landscape deviations are required for the proposed layout.

Ordinance Considerations

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

1. Tree survey is provided.
2. There are no regulated woodlands on the site but some regulated trees that are 36" dbh or greater are on the site and are shown as being removed.
3. Woodland replacement calculations are provided, and all 10 of the required replacements are shown as being planted on the site.
4. There is a pond at the southeast corner of the site that extends into Lot 1. **See the Merjent and Planning letter regarding this pond.**

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

1. The project is only adjacent to other single-family residential property so no screening between the developments is required.
2. A dense evergreen hedge is proposed on the west end of the drive and screening trees are proposed between the project and Ballantyne, and the residents south of lots 8 and 9.

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

1. Both required berms are proposed, except in the pond frontage. Please extend the western berm to the west as much as possible to enhance the screening.
2. All greenbelt landscaping requirements are met or exceeded by the proposed plantings.
3. The required street trees are provided.

Interior Street Trees (Zoning Sec 5.5.3.F.iii)

The required street trees are shown.

Plant List (LDM 4, 10)

Please provide a plant list on the Final Site Plans at the very latest.

Planting Notations and Details (LDM 10)

Provided

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

Underground detention is proposed. If that is approved by engineering, no detention basin landscaping is required.

Irrigation (LDM 10)

1. If an irrigation system will be used, a plan for it must be provided with Final Site Plans.
2. If alternative means of providing water to the plants for their establishment and long-term survival, information regarding that is also required with Final Site Plans.

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



Rick Meader – Landscape Architect

LANDSCAPE REVIEW SUMMARY CHART – Formal PRO Concept Plan

Project name: JZ24-43: Mariella Estates
 Property location: 8 Mile Road, west of Ballantyne subdivision
 Plan Date: June 27, 2025
 Review Date: July 3, 2025
 Reviewed by: Rick Meader, Landscape Architect, LLA rmeader@cityofnovi.org, (248) 735-5621

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

There are no landscape deviations required for the proposed plan.

Item	Required	Proposed	Meets Code	Comments
Landscape Plan Requirements (LDM (2))				
Landscape Plan (Zoning Sec 5.5.2, LDM 2.e.)	• 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 • Consistent with plans throughout set	• Overall: 1" = 50' • Greenbelt plan: 1" = 30'	Yes	
Project Information (LDM 2.d.)	Name and Address	Location map provided	Yes	
Owner/Developer Contact Information (LDM 2.a.)	Name, address and telephone number of the owner and developer or association	On title block	Yes	
Landscape Architect contact information (LDM 2.b.)	Name, Address and telephone number of RLA/PLA/LLA who created the plan	Jim Allen – Allen Design	Yes	
Sealed by LA. (LDM 2.g.)	Requires original signature	Copy of signature and seal	Yes	
Miss Dig Note (800) 482-7171 (LDM.3.a.(8))	Show on all plan sheets	On title block	Yes	
Zoning (LDM 2.f.)	Include all adjacent zoning	<u>Shown on location map</u> Site: RA North, East & West: RA South: Northville Twp	Yes	

Item	Required	Proposed	Meets Code	Comments
Survey information (LDM 2.c.)	- Legal description or boundary line survey - Existing topography	Sheet 2	Yes	
Existing plant material Existing woodlands or wetlands (LDM 2.e.(2))	- Show location type and size. Label to be saved or removed. - Plan shall state if none exists.	- Tree survey on L-4 - All tree removals are indicated on L-4 - Woodland replacement calculations and 10 trees are provided	- Yes - Yes - Yes	- Please provide a current wetland delineation. - See the Merjent review for a complete discussion of the trees and wetlands. - Will trees #2401 and #2402 be removed? It appears they are within the wetland that is not being changed.
Soil types (LDM.2.r.)	- As determined by Soils survey of Oakland Co. - Show types, boundaries	Sheet 2 – Fox Sandy loam and Glynwood loam	Yes	
Existing and proposed improvements (LDM 2.e.(4))	Existing and proposed buildings, easements, parking spaces, vehicular use areas, and R.O.W	Yes	Yes	
Existing and proposed utilities (LDM 2.e.(4))	- Overhead and underground utilities, including hydrants - Show all proposed light posts	- Proposed storm water system, including underground storage, is shown - Water and sanitary lines and structures are also shown - Sufficient spacing for the street trees appears to be proposed.	- Yes - Yes - Yes	
Proposed grading. 2' contour minimum (LDM 2.e.(1))	Provide proposed contours at 2' interval	Sheet 6	Yes	
Snow deposit (LDM.2.q.)	Show snow deposit areas on plan	- No areas are shown - A note indicates that snow will be deposited along the road, between the curb and sidewalk	TBD	

LANDSCAPING REQUIREMENTS

Parking Area Landscape Requirements LDM 1.c. & Calculations (LDM 2.o.)

Item	Required	Proposed	Meets Code	Comments
General requirements (LDM 1.c)	• Clear sight distance within parking islands • No evergreen trees	No parking areas are required or proposed		
Name, type and number of ground cover (LDM 1.c.(5))	As proposed on planting islands	NA		
General (Zoning Sec 5.5.3.C.ii)				
Parking lot Islands (a, b. i)	• A minimum of 300 SF to qualify • 6" curbs • Islands minimum width 10' BOC to BOC	NA		
Curbs and Parking stall reduction (c)	Parking stall can be reduced to 17' and the curb to 4" adjacent to a sidewalk of minimum 7ft.	NA		
Plantings around Fire Hydrant (d)	No plantings with matured height greater than 12' within 10 ft. of fire hydrants or other utility structures, and 5 feet from underground utility lines	It appears that trees are correctly spaced from structures and utility lines	Yes	
Landscaped area (g)	Areas not dedicated to parking use or driveways exceeding 100 sq. ft. shall be landscaped	NA		
Clear Zones (LDM 2.3.(5))	• 25 ft corner clearance required at Garfield Road entry. Refer to diagram from Section 5.5.9 • RCOC guidelines to determine required clear vision zone for 8 Mile Road entry.	The RCOC clear zone is shown and no trees are located within it	Yes	<u>If the RCOC does not allow any or all of the street trees shown along 8 Mile Road, they do not need to be planted, but a copy of their decision must be provided to the City.</u>
Berms, Walls and ROW Planting Requirements				
Berms				
• 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 (Zoning Sec 5.5.3.A and LDM 1.a)				
Berm requirements (Zoning Sec 5.5.A)	Adjacent Zoning is RA	No berm is required or provided		
Planting requirements (LDM 1.a.)	LDM Novi Street Tree List	Lines of evergreens are provided at west end of the drive and between lots 8 and 9 and the	Yes	

Item	Required	Proposed	Meets Code	Comments
		residences south of them, and screening trees are also provided between lots 4-7 and the Ballantyne subdivision.		
Adjacent to Public Rights-of-Way (Zoning Sec 5.5.3.A and LDM 1.b)				
Cross-Section of Berms (Zoning Sec 5.5.3.B and LDM 2.j)				
Slope, height and width (Zoning Sec 5.5.3.A.v)	- Label contour lines - Maximum 33% slope - Min. 4 feet crest	Provided	Yes	
Type of Ground Cover		Lawn	Yes	
Setbacks from Utilities	Overhead utility lines and 15 ft. setback from edge of utility or 20 ft. setback from closest pole	Overhead utilities are shown along 8 Mile Road	Yes	
Walls (LDM 2.k & 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	A small retaining wall is proposed on Lot 1.		
Walls greater than 3 ½ ft. should be designed and sealed by an Engineer		TBD		<u>Walls taller than 4 feet need to be designed by an engineer</u>
ROW Landscape Screening Requirements (Sec 5.5.3.B. ii)				
Greenbelt width (2)(3) (5)	34 ft./40-foot non-access easement	75 ft	Yes	
Min. berm crest width	4 ft.	- Berms are proposed on each side of the entry. - Crests are 2-5 feet wide	No	1. <u>Please widen the crest of the eastern berm</u> 2. <u>If possible, please lengthen the western berm to the west.</u>
Minimum berm height (9)	4 ft.	Both berms are approximately 5 feet tall	Yes	
3' wall (4) (7)	NA	No walls are proposed in the greenbelts.	Yes	
Canopy deciduous or large evergreen trees (Sec 5.5.3.B)	1 tree per 40 l.f.; 8 Mile Road (360-28)/40= 8 trees	8 trees	Yes	
Sub-canopy deciduous trees (Sec 5.5.3.B)	1 tree per 25 l.f.; 8 Mile Road (360-28)/25= 13 trees	18 trees	Yes	

Item	Required	Proposed	Meets Code	Comments
Street Trees (Sec 5.5.3.B and LDM 2)	<u>External Trees</u> • 1 tree per 35 l.f.; • 8 Mile Road (360-294)/35= 2 trees or 3 subcanopy trees <u>Internal streets</u> • 1 tree per 35 lf • 1788/35 = 51 trees	<u>8 Mile Road:</u> 8 subcanopy trees <u>Internal streets:</u> 51 trees	• Yes • Yes	
Island & Boulevard Planting (Zoning Sec5.5.3.f.ii & LDM 1.d.(1)(e))	• Must be landscaped & irrigated • Mix of canopy/sub-canopy trees, shrubs, groundcovers, etc. • No plant materials between heights of 3-6 feet as measured from street grade	No islands are proposed		
Transformers/Utility boxes (LDM 1.e from 1 through 5)	• A minimum of 2ft. separation between box and the plants • Ground cover below 4" is allowed up to pad. • No plant materials within 8 ft. from the doors	None shown	TBD	<u>When the location of transformer/utility boxes is determined, add landscaping per city requirements.</u>
Detention/Retention Basin Requirements (Sec. 5.5.3.E.iv)				
Planting requirements (Sec. 5.5.3.E.iv)	• Clusters of large shall cover 70-75% of the basin rim area at 10 feet from the bottom or permanent water level. • Canopy trees at 1/35 lf measured at 10 feet above the bottom or permanent water level around the east, west and south sides of the basins -woodland replacement trees may be used to meet this requirement. • 10" to 14" tall grass along sides of basin	An underground detention basin is proposed	NA	
Phragmites and Japanese Knotweed Control (Sec 5.5.6.B.i)	• Any and all populations of Phragmites australis and/or Japanese Knotweed on site shall be included on tree	A note indicates that there is no Phragmites or Japanese knotweed on the site	Yes	

Item	Required	Proposed	Meets Code	Comments
	survey. • Treat populations per MDEQ guidelines and requirements to eradicate the weed from the site.			
LANDSCAPING NOTES, DETAILS AND GENERAL REQUIREMENTS				
Landscape Notes – Utilize City of Novi Standard Notes				
Installation date (LDM 2.l. & Zoning Sec 5.5.5.B)	Intended dates of planting should be between Mar 15 – Nov 15	Mar 15-Nov 15	Yes	
Maintenance & Statement of intent (LDM 2.m & Zoning Sec 5.5.6)	• Include statement of intent to install and guarantee all materials for 2 years. • Include a minimum one cultivation in June, July and August for the 2-year warranty period.	Both notes included	Yes	
Plant source (LDM 2.n & LDM 3.a.(2))	Shall be northern nursery grown, No.1 grade	Yes	Yes	
Irrigation plan (LDM 2.s.)	A fully automatic irrigation system and a method of draining is required with Final Site Plan or alternative means of providing sufficient water for plant establishment and long-term survival	No		1. <u>Need for final site plan</u> 2. <u>The system should meet the requirements listed at the end of this review.</u>
Other information (LDM 2.u)	Required by Planning Commission	NA		
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 in writing prior to installation.	Yes	Yes	
Plant List (LDM 4, 11) – Include all cost estimates				
Quantities and sizes	See Table 11.b.(2)(a).i	Show on plant list		
Root type	• B&B or Cont	Show on plant list		
Botanical and common names	• Species native to Michigan shall constitute at least 50% (preferably more) of the plants used, not including woodland replacements or seed	No plant list is provided	TBD	<u>Please provide a plant list no later than the Final Site Plans, preferably on Preliminary Site Plans</u>

Item	Required	Proposed	Meets Code	Comments
	mix species. • Non-woodland replacement trees shall conform to the LDM Section 4 standards for diversity			
Type and amount of lawn		Not shown on plans	TBD	<u>Please clearly indicate which areas are to be seeded with which type of seed on plan view</u>
Cost estimate (LDM 2.t)	For all new plantings, mulch and sod as listed on the plan	No		<u>Need for Final Site Plan</u>
Planting Details/Info (LDM 2.i) – Utilize City of Novi Standard Details				
Canopy Deciduous Tree	Refer to LDM for detail drawings	Yes	Yes	
Evergreen Tree		Yes	Yes	
Multi-stem Tree		Yes	Yes	
Shrub		Yes	Yes	
Perennial/ Ground Cover		Yes	Yes	
Tree stakes and guys. (Wood stakes, fabric guys)		Yes	Yes	
Tree protection fencing	Located at Critical Root Zone (1' outside of dripline)	Yes	Yes	
Other Plant Material Requirements (LDM 3)				
General Conditions (LDM 3.a)	Plant materials shall not be planted within 4 ft. of property line	A callout indicates this	Yes	
Plant Materials & Existing Plant Material (LDM 3.b)	Clearly show trees to be removed and trees to be saved.	• All but 2 of the trees on-site will be removed. • Silt fence and tree protection fencing are shown on Sheet 6	• Yes • Yes	
Landscape tree credit (LDM3.b.(d))	Substitutions to landscape standards for preserved canopy trees outside woodlands/ wetlands should be approved by LA. Refer to Landscape tree Credit Chart in LDM	None		
Plant Sizes for ROW, Woodland replacement and others	Refer to Chapter 37, LDM for more details	No plant list is provided	TBD	<u>Please use correct sizes for plant material on the plant list when it is provided.</u>

Item	Required	Proposed	Meets Code	Comments
(LDM 3.c)				
Plant size credit (LDM3.c.(2))	NA			
Prohibited plants (LDM 11.b(2)b)	No plants on City Invasive Species List	No species are specified	TBD	
Recommended trees for planting under overhead utilities (LDM 3.e)	Label the distance from the overhead utilities			
Collected or Transplanted trees (LDM 3.f)		None		
Nonliving Durable Material: Mulch (LDM 4)	- Trees shall be mulched to 3" depth and shrubs, groundcovers to 2" depth - Specify natural color, finely shredded hardwood bark mulch. Include in cost estimate.	Yes	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.

July 15, 2025

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

Submitted electronically to lbell@cityofnovi.org

Re: Mariella Estates Planned Rezoning Overlay Wetland Review (Formal PRO; JZ24-43)

Dear Lindsay,

Merjent, Inc. (Merjent) has conducted a site plan review of the planned rezoning overlay (PRO) for the Formal PRO Plan for Mariella Estates (site). Two sets of plans were provided:

- One plan prepared by Atwell dated June 27, 2025. This plan contains the primary design/engineering information for the Formal PRO Plan.
- One plan prepared by Allen Design dated June 27, 2025. This plan contains the landscape and woodland replacement information for the Formal PRO Plan.

Merjent reviewed the plans for conformance with the City of Novi's (City) current Wetlands and Watercourse Protection Ordinance, Chapter 12 Article V. The site is located approximately at 49680 Eight Mile Road in Section 31 of the City (Parcel No. 50-22-31-400-008). The site contains a City-regulated wetland (**Figure 1**).

An Initial Concept Plan review of woodlands was completed for the site on December 3, 2024 and deficiencies were found that required addressing wetland issues at the site. It should be noted that this project was previously identified as "JZ24-43 Preserves of Maybury" and all future correspondence will refer to this project as "Mariella Estates."

A revised Initial Concept Plan review of wetlands was completed for the site on March 20, 2025 and approval was recommended with requests for minor edits.

Wetlands

Wetland Recommendation: Merjent **recommends approval** of the Mariella Estates Formal PRO **with requests for edits** for future submittals. Additional comments have been provided to meet the City's Wetlands and Watercourse Protection Ordinance.

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 1**). Although not depicted on the City of Novi's interactive regulated wetland map viewer (**Figure 1**), this should be used as an initial planning tool and does not constitute the presence or absence of City-regulated wetlands.

- ☐ 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 (map provided in Wetland Boundary 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 (map provided in Wetland Boundary Review).

Permits and Regulatory Status

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

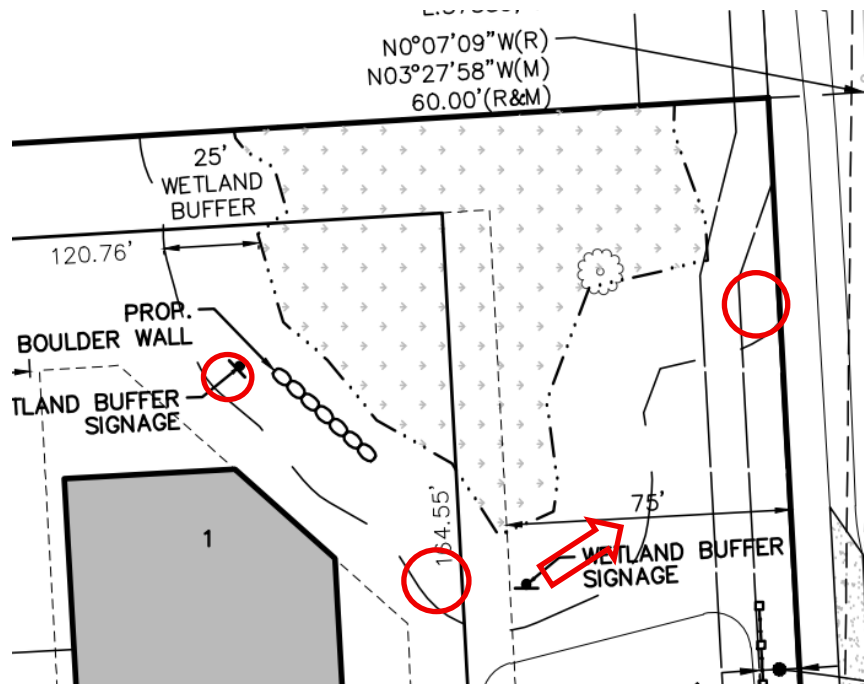
Item	Required/Not Required
Wetland Permit (specify Non-minor or Minor)	Not Required
Wetland Mitigation	Not Required
Environmental Enhancement Plan	Not Required
Wetland Buffer Authorization	Required
EGLE Wetland Permit	Likely Not Required*
Wetland Conservation Easement	Recommended/Requested

*Final determination is at the discretion of EGLE

Wetland Review Comments

1. The applicant provided an updated *Wetland Delineation and Threatened and Endangered Species Assessment* dated June 26, 2025. The applicant identified one mixed emergent and forested wetland in the southeast portion of the site. The area is also characterized by a flooded/open water portion. Merjent conducted a site visit on July 1, 2025 and found flagging on-site consistent with the site plan. Photos from the site visit are included as **Attachment A**.
 - a. Due to the presence of multiple wildlife species utilizing the water resource on-site, the on-site water resource should be considered essential to the City of Novi due to meeting the criteria under Section 12-174(b)(6).
2. Pursuant to Section 12-172 (f), *the applicant shall have the boundary lines of any watercourses or wetlands on the property flagged or staked, and the flagging or staking shall remain in place throughout the conduct of the permit activity*. The applicant will need to ensure the area is marked/staked in the field prior to and during construction, if approval is granted for the full extent of the project.
3. The applicant has proposed no impacts to the wetland on-site. Therefore, a wetland permit is not required for this project from the City of Novi. However, due to the proximity of grading and development to the wetlands, the City may request on-site inspections before, during, and/or after construction to ensure water resources are protected pursuant to the site plans.
4. In addition to wetlands, the City of Novi regulates wetland and watercourse buffers/setbacks. Section 3.6(2)(M) of the Zoning Ordinance, Schedule of Regulations, 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

- a. Impacts resulting from the proposed boulder wall should be quantified (cubic yards and square feet) in future submittals.
- b. Impacts from proposed grading should be quantified (cubic yards and square feet) in future submittals. Additionally, if grading is proposed within the wetland setback, it should be identified with a unique symbol.
- c. It is requested that additional wetland and wetland buffer signage be placed around the remaining wetland to ensure the area will not be mowed or disturbed in the future. If possible, the signs should be placed as close to the outside edge of the setback buffer to ensure the full 25-foot setback is not mowed. In future submittals, an example sign rendering should be provided in the site plan. If a conservation easement is placed around the remaining wetland/wetland setback (Comment 4), the signs should indicate that the area is a protected conservation easement.



- 

easement must be returned to the City Attorney within 60 days of the issuance of the City of Novi Wetland and Watercourse permit.

- a. If final approval is granted for this project, it is recommended that the wetland and subsequent remaining buffer on-site be retained in a conservation easement. This will include the prevention of mowing, which could have impacts to the future resident(s) of the proposed Lot 1.

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 and Wetlands Map
Attachment A – Site Photographs

CC:

Stacey Choi, City of Novi, schoi@cityofnovi.org

Rick Meader, City of Novi, rmeader@cityofnovi.org

Barbara McBeth, City of Novi, bmcbeth@cityofnovi.org

Matt Pudlo, Merjent, matt.pudlo@merjent.com

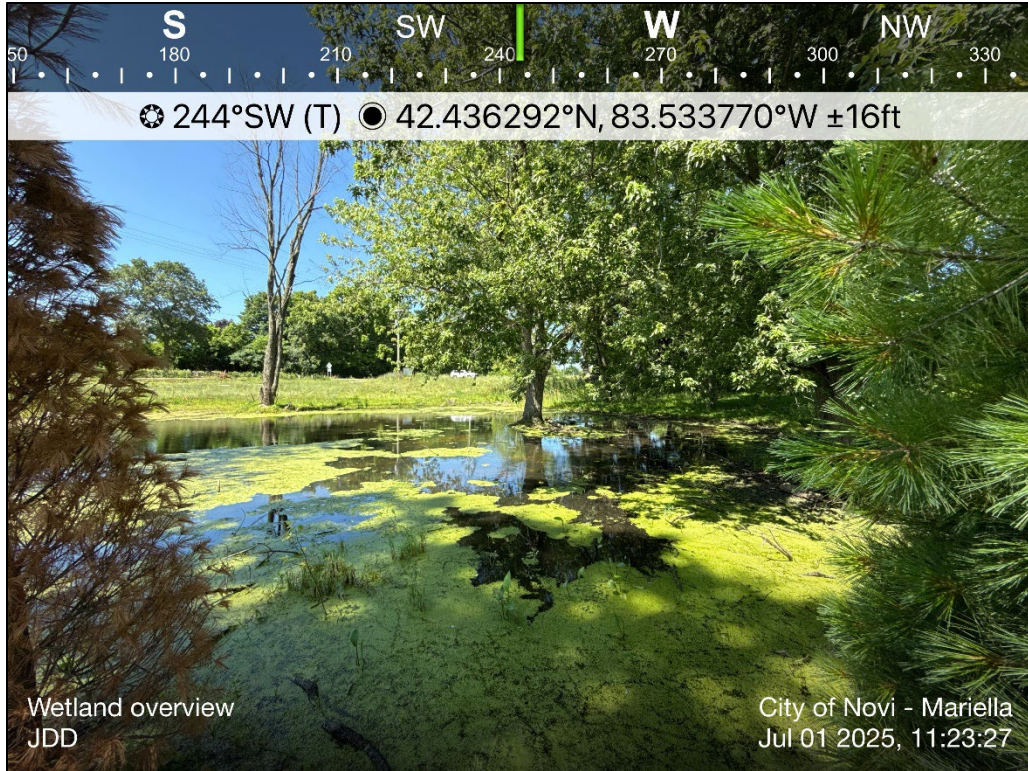
Attachment A
Site Photographs



Flagging around wetland



Overview of wetland on-site



Overview of wetland on-site from the adjacent Ballantyne development



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

Project name:

JZ24-43 – Mariella Estates Revised Initial PRO
Traffic Review

To:

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

From:

AECOM

Date:

March 20, 2025

CC:

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

Memo

Subject: JZ24-43 – Mariella Estates Revised Initial PRO Traffic Review

The revised initial PRO concept site plan was reviewed to the level of detail provided and AECOM recommends **approval** as long as the comments provided below are adequately addressed to the satisfaction of the City.

GENERAL COMMENTS

1. The applicant, Braciolo Brothers, LLC, is proposing a ten home single-family subdivision.
2. The development is located on the north side of Eight Mile Road, west of Garfield Road. Eight Mile Road is under the jurisdiction of the Road Commission of Oakland County and Garfield Road is under the jurisdiction of the City of Novi.
3. The site is zoned R-A (Residential Acreage) and the applicant is utilizing the PRO option.
4. There are following traffic related deviations are being requested by the applicant:
 - a. Below standard centerline radius.

TRAFFIC IMPACTS

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

ITE Code: 210 – Single-Family Detached Housing
Development-specific Quantity: 10 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	9	7	100	No
PM Peak-Hour Trips	11	7	100	No
Daily (One-Directional) Trips	121	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	-
------	---

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	35'	Met	
2	Driveway Width O Figure IX.3	28'	Met	
3	Driveway Taper O Figure IX.11			
3a	Taper length	75' and 100'	Met	
3b	Tangent	0' and 50'	Met	
4	Emergency Access O 11-194.a.19	-	N/A	
5	Driveway sight distance O Figure VIII-E	610'	Met	
6	Driveway spacing			
6a	Same-side O 11.216.d.1.d	400.83' and 1084.63'	Met	
6b	Opposite side O 11.216.d.1.e	200.87' to private drive	Met	
7	External coordination (Road agency)	Indicated coordination with RCOC	Met	
8	External Sidewalk Master Plan & EDM	8' proposed, tying into existing	Met	
9	Sidewalk Ramps EDM 7.4 & R-28-K	Indicated	Partially Met	Update detail to latest R-28-K version in future submittal.
10	Any Other Comments:			

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

INTERNAL SITE OPERATIONS				
No.	Item	Proposed	Compliance	Remarks
12	Trash receptacle ZO 5.4.4	Not indicated	Inconclusive	Indicate if individual trash collection is to be present for single family homes.
13	Emergency Vehicle Access	Turning movements not provided	Inconclusive	Provide turning movements in future submittal.
14	Maneuvering Lane ZO 5.3.2	-	N/A	
15	End islands ZO 5.3.12			
15a	Adjacent to a travel way	-	N/A	
15b	Internal to parking bays	-	N/A	
16	Parking spaces ZO 5.2.12	On-street parking not allowed	Met	
17	Adjacent parking spaces ZO 5.5.3.C.ii.i	-	N/A	
18	Parking space length ZO 5.3.2	-	N/A	
19	Parking space Width ZO 5.3.2	-	N/A	
20	Parking space front curb height ZO 5.3.2	-	N/A	
21	Accessible parking – number ADA	-	N/A	
22	Accessible parking – size ADA	-	N/A	
23	Number of Van-accessible space ADA	-	N/A	
24	Bicycle parking			
24a	Requirement ZO 5.16.1	-	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	-	N/A	
25	Sidewalk – min 5' wide Master Plan	5' proposed	Met	
26	Sidewalk ramps EDM 7.4 & R-28-K	None proposed	N/A	
27	Sidewalk – distance back of curb EDM 7.4	10' proposed	Met	
28	Cul-De-Sac O Figure VIII-F	-	N/A	
29	EyeBrow O Figure VIII-G	54' radius proposed	Met	
30	Turnaround ZO 5.10	Proposed and dimensioned	Met	
31	Any Other Comments:	Proposed 90' centerline radius is below 230' standard per Section 11-194.b.2 of the City's Code of Ordinances. The applicant is requesting a deviation.		

SIGNING AND STRIPING				
No.	Item	Proposed	Compliance	Remarks
32	Signing: Sizes MMUTCD	Indicated	Met	
33	Signing table: quantities and sizes	Indicated	Met	Remove "typ." from the sign labels on site plan.

SIGNING AND STRIPING				
No.	Item	Proposed	Compliance	Remarks
34	Signs 12" x 18" or smaller in size shall be mounted on a galvanized 2 lb. U-channel post MMUTCD	Not indicated	Inconclusive	Provide in future submittal.
35	Signs greater than 12" x 18" shall be mounted on a galvanized 3 lb. or greater U-channel post MMUTCD	Not indicated	Inconclusive	Provide in future submittal.
36	Sign bottom height of 7' from final grade MMUTCD	Not indicated	Inconclusive	Provide in future submittal.
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	Not indicated	Inconclusive	Provide in future submittal.
38	FHWA Standard Alphabet series used for all sign language MMUTCD	Not indicated	Inconclusive	Provide in future submittal.
39	High-Intensity Prismatic (HIP) sheeting to meet FHWA retro-reflectivity MMUTCD	Not indicated	Inconclusive	Provide in future submittal.
40	Parking space striping notes	-	N/A	
41	The international symbol for accessibility pavement markings ADA	-	N/A	
42	Crosswalk pavement marking detail	-	N/A	
43	Any Other Comments:	The applicant is proposing flashing beacon signs on 8 Mile Road that will be installed by RCOC.		

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.

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
Project Manager



November 14, 2024

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

RE: Preserves of Maybury – Initial PRO

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

JZ24-43

Project Description: Build new subdivision on 9.36 acres, with 10 Single family homes.

Comments:

- **All fire hydrants *MUST* be installed and operational prior to any combustible material is brought on site. **IFC 2015 3312.1.** **ONE additional hydrant is needed near lot #1. Sheet #5 only shows 2 hydrants being added to new water main.****
- Fire lanes will be designated by the Fire Chief or his designee when it is deemed necessary and shall comply with the Fire Prevention Ordinances adopted by the City of Novi. The location of all “fire lane – no parking” signs are to be shown on the site plans. **(Fire Prevention Ord.).** **Additional “No Parking signs” needed at end of proposed Maybury Dr, near cul-de-sac turnaround.**
- 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)).** **Sheet #5 indicates 45’ turning radii. Have this updated and include 50’ turning capabilities.**
- **All other Fire Department notes (from sheet 1) will be followed for next review.**

Recommendation:

Approved w/Conditions to be followed from list above for next review.

Sincerely,

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

cityofnovi.org

Andrew Copeland – Acting Fire Marshal
City of Novi Fire Department
cc: file

CITY COUNCIL MINUTES
EXCERPT September 22, 2026

**REGULAR MEETING OF THE COUNCIL OF THE CITY OF NOVI
MONDAY, SEPTEMBER 22, 2025, AT 7:00 P.M.**

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

PLEDGE OF ALLEGIANCE

ROLL CALL: Mayor Fischer, Mayor Pro Tem Casey, Council Members Gurumurthy, Heintz, Smith, Staudt, Thomas (*absent/excused*)

ALSO PRESENT: Victor Cardenas, City Manager
Tom Schultz, City Attorney

APPROVAL OF AGENDA:

CM 25-09-119 Moved by Casey, seconded by Smith; MOTION CARRIED: 6-0

To approve the agenda as presented.

Roll call vote on CM 25-09-119	Yeas: Casey, Gurumurthy, Heintz, Smith, Staudt, and Fischer Nays: None Absent: Thomas
---------------------------------------	--

PRESENTATIONS: None

PUBLIC HEARINGS: None

CITY MANAGER REPORT: None

ATTORNEY REPORT: None

AUDIENCE COMMENTS:

Gary Zack, 359 South Lake Dr., said he lives in the north end where there has been some ordinance enforcement going on. He said he had been written up for the fascia of his home, the board just below the top of the roof. He said he agrees it hasn't been stained in about 5 years, and he has not gotten to it recently, but he stained the whole front of the house last year, except the top piece because it takes a very big ladder. He said he got a notice saying he has to have it done in 30 days. He said that they have an all-wood house, not vinyl or fiber cement. He said he is a senior citizen, on a fixed income and prides himself on maintaining his own house. He said now he has this write up, and it feels a bit like nitpicking. He said the side of his house is in pretty good shape. He said an old wood house is kind of like a battleship or the mackinaw bridge. He said at any given time it is going to have some places where it needs a bit of paint. He said as a homeowner, he would like to prioritize the needs that he thinks are the most crucial period he said he had a rotted windowsill that the enforcement officers didn't see that he would like to fix. He said the fascia was not his biggest concern, but they gave him only 30 days to do it. He said the work he has done was not easy for a 72-year-old period he said what really bothers him is he has looked at the mess of an entrance to his neighborhood not for 30 days but 30 years plus. He said there are probably several ordinance violations there. He

surrounding area, or would enhance or preserve such natural features and resources;

- D. That the proposed deviation would not be injurious to the safety or convenience of vehicular or pedestrian traffic; and***
- E. That the proposed deviation would not cause an adverse fiscal or financial impact on the City's ability to provide services and facilities to the property or to the public as a whole.***

This motion is made because the plan is otherwise in compliance with Article 3, Article 4, and Article 5 of the Zoning Ordinance, and with Chapters 11 and 12 of the Code of Ordinances, and all other applicable provisions of the Ordinance.

Roll call vote on CM 25-09-124

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

Nays: None

Absent: Thomas

4. Consideration of tentative approval of Mariella Estates, a 10-lot single family development, located north of Eight Mile Road, west of Garfield Road, to include a Zoning Map Amendment rezoning from Residential Acreage to R-1 with a Planned Rezoning Overlay. FIRST READING

City Manager Cardenas said the City Council initially saw this proposal back in May, and the Planning Commission then recommended this for a formal PRO plan approval back in August. He said this is a 10-lot proposal located on Eight Mile Rd. on 9.4 acres allowing developments in the R1 district.

Bill Anderson, Atwell Development Consultants, said as indicated they appeared before the Council in May and have made modifications to their proposal. He said they are proposing a small luxury residential community on Eight Mile Rd. He said all consultants, staff, and Planning Commission have seen the proposal and recommended approval. He said the subject property is about 9.4 acres surrounded by two existing communities. He said both of them of similar lot size at half an acre. He said those were done under an RUD proposal. He said their proposal is a PRO, but the lot sizes are consistent with the surrounding communities down Eight Mile. He said their proposed plan is 10 single family homes, half acre lots, just over 1 unit in acre effectively. He said from the planned highlights they have significant open space. He said they have about 28% open space and a perimeter buffer around the entire development. He said they have nice frontage set back off of Eight Mile. He said it's going to feel nice driving along eight mile and coming into the community and they are excited about it. He said again, large active open space 0.75 acres as you come into the development on the right. He said it is going to be a gated community, and they are proposing having a little mailbox kiosk and a bench at the north end of a little park for daily pickup and such. He said briefly on the public benefits this is one of the bigger discussions. He said they were initially going to make improvements to a crosswalk on Eight Mile with close proximity to their community

and possibly make some improvements to get across the street to Mayberry Park. He said after further discussions with staff and feedback from the Council, they have met with the Parks Department, and they have decided to make a monetary contribution to ITC Park. He said they added another 40 acres to ITC, so they have some design work that needs to be done and there is another list of improvements they would like to see such as resurfacing a basketball court and adding some walkways. He said another additional benefit they are proposing is a conservation easement over the existing wetland. He said they have an existing wetland in the southeast corner which is a nice natural feature. He said it is not regulated or anything, but they are looking to have a conservation easement over it. He said they have perimeter buffer landscape as well. He said as far as the conservation easement, it is not state regulated, but it is a nice sight feature, and they are proposing to preserve the wetland. He said they moved lot 1 physically out of the wetland so that the homeowner will not have access. He said they were going to put a boulder wall in signage right at the buffer, the 25-foot point, and put the conservation easement over both the wetland in the buffer so that the wetland will be preserved in perpetuity there as part of the development. He said this will be a luxury community and they are excited about it. He said he worked with the gentleman, and they did a nice development in Northville Township years ago off Seven Mile, Bella Vista, with beautiful homes there. He said he thinks they will be very pleased when this development gets to the City of Novi.

Mayor Pro Tem Casey asked if they had an idea about how large the footprint of the home will be and if they are talking 5,000 to 6,000 square feet. Mr. Anderson nodded, yes. Mayor Pro Tem Casey asked if they could discuss the screening between this development and the one to the north and what kind of trees they are talking about placing, and the depth with the trees. She said she is genuinely concerned about screening between developments as they go in. Mr. Anderson said they are proposing a 25-foot buffer in addition to the size of the lot. He said he thinks they have about 70 trees that they will be supplementing along the perimeter as well. He said it will be a lush perimeter development to development when they are done. Mayor Pro Tem Casey said that obviously benefits the future residents and everybody else as well. She said everyone loves their neighbor but doesn't necessarily want to see them all day. She said that it sounds fantastic. She said she was pleased with the decision to keep the wetlands, even if it is not regulated, but to keep it and to protect it with the conservation easement. She said she thinks that it really adds more to the development itself, and she is glad to see them move away from the crosswalk across Eight Mile. She said she expressed concerns last time about the speed of the road and having pedestrians trying to cross the road without any kind of productive pedestrian island or anything alike. She said she's pleased with what the developers have come back with period she said she believes this will be a nice ad to the community.

Member Heintz said It seems like the developers put a lot of thought and effort into the natural emphasis with more significant open space, the wetlands, the conservation easement and everything else proposed. He said it seems like it fits in nicely, especially with it being across from a State Park. He said he recognizes people's interests in living in a location like that. He said he appreciates the thoughtfulness gone into it.

Member Smith said he appreciates the open space they are keeping. He said he grew up in a neighborhood that had something similar, and it was a great place to go. He said the conservation easement was good. He said he would like to know how they are going above and beyond the basics for energy conservation. He said it is assumed that they are meeting the code for insulation, has double pane windows, but is there anything else they are doing to go above and beyond other than minimizing pavement. Mr. Anderson said he hasn't directed anything necessarily for the homes. He said he knows people vary on their desire for solar. He said it is a low-density development, which reduces heat and fraction. He said he doesn't have anything other than the green area. He said they are using best management practices on all the stormwater drains. He said as far as energy conservation, he doesn't have anything particular for the proposal. Member Smith asked if they could get fiber into the area. Mr. Anderson said yes. Member Smith asked if that will be built into the subdivision or into the development. Mr. Anderson said yes, into the subdivision.

Member Gurumurthy said the last time this was proposed it was not clear in terms of the wetlands. She said she appreciates what they have delineated and that the wetland is preserved. She said she also appreciates doing the buffer, and doing everything to make sure it is consistent with other developments.

Member Staudt said it is always great to see single family homes built in Novi. He said we don't quite see as many as we used to. He said he would assume, for the purposes of the folks that are west of the development, that these homes are going to start at least \$1.2 to \$1.5 million in probably go up. Mr. Anderson said that is a fair guess. Member Staudt said the only reason he says that is because he knows many of the homes to the west start in the 1.5 million range. He said he wants them to be comfortable to know it will not cause property values to go down. He said he doesn't believe that these custom-built homes will have any effect on their property values. He said thank you for bringing a nice development to Novi, and that he will be supporting it.

Mayor Fischer said It is not often that the Council doesn't feel like they are trying to jam 10 pounds of stuff into an 8-pound bag. He said he thinks the developers haven't asked for too much, and it was a very fair presentation and fair request. He said he looks forward to supporting this. He asked City Attorney Schultz, regarding the public benefit, were there other situations where cash has been a contribution that has been offered. He said he didn't think that was the spirit or intent of the ordinance in the PRO process. City Attorney Schultz said something may have been lost in the translation with the developer. He said the City is not asking for \$40,000. He said it will not be listed in the PRO agreement as one of the public benefits, because it is not related to the development and this is typically the connection that they need to make. He said he thinks it's great and he is happy that developer has offered \$40,000. He said that it is not a part of the motion to approve the development, and it isn't really a proper consideration under this set of circumstances here. Mayor Fischer said that between the open space, the conservation easement, and a lot of what they have done in the development itself he finds there to be them meeting the intent of some of the public benefit. He said the contribution related

to ITC Park, which is something they can work out with City staff directly. It is not something that the Council considers as part of this approval process. He said he believes the plan stands on its own. He said as he mentioned before it is a very nice development and he looks forward to seeing it come to fruition.

CM 25-09-125 Moved by Casey, seconded by Gurmurthy: MOTION CARRIED: 6-0

Tentative indication that Council may approve the request for Mariella Estates JZ24-43 with Zoning Map Amendment 18.750, to rezone from Residential Acreage to R-1 subject to a Planned Rezoning Overlay (PRO) Agreement, and corresponding PRO Concept Plan, FIRST READING, and direction to the City Attorney to prepare the PRO Agreement including items A through C:

A. All deviations from the ordinance requirements shall be identified and included in PRO Agreement, including:

- 1. A Zoning Ordinance deviation from Section 3.1.2.D to reduce the required lot width for lots 4 and 5 to 98 feet (120 feet required). The deviation is requested for the two pie-shaped lots near the corner of the road. These lots still provide adequate space for the intended housing product, are the two largest lots proposed, and exceed the R-1 minimum lot area requirements for over 10,000 square feet and 5,000 square feet respectively.**
- 2. Design and Construction Standards deviation (Code of Ordinances, Sec. 11-194.b.2) for proposed street with 90-foot centerline radius (230-foot radius standard). This does not provide a safety concern given the short distance of the road, the low travel speed, and the minimal traffic volumes expected with 10 homes.**

B. The following conditions shall be requirements of the PRO Agreement:

- 1. The use is limited to a maximum of 10 single family lots, with the lot layout as shown in the PRO Plan.**
- 2. The overall density shall not exceed 1.07 dwelling units per acre.**
- 3. The small wetland area in southeast corner of site shall be preserved. As the applicant indicates in their response letter, a conservation easement will be placed over the wetland and buffer prior to construction. Lot 1 shall include**

buffer delineation and signage to prevent encroachment/mowing/removal of vegetation.

- 4. A minimum 25-foot perimeter landscape buffer shall be maintained from the individual lots to the property boundary.**
- 5. The proposed open space (28%) as shown in the PRO Plan shall be preserved in an easement, as this represents an enhancement beyond what is typically required for an R-1 district.**

C. This motion is made because the proposed R-1 zoning district is a reasonable alternative to the density recommended in the Future Land Use Map, and fulfills the intent of the Master Plan for Land Use, and because of the site specific development features that will result in an overall benefit to the public that outweighs any detrimental impacts of the project:

- 1. The additional homes allowed under the new R-1 District designation will not detract from the project area and, given the anticipated quality of the custom homes, the development generally will be an enhancement to the project area.**
- 2. The amount of open space on the site and the landscaped buffers mirror what has been provided in recent adjacent developments and exceed what can be required in the R-1 District.**
- 3. The preservation of the wetland area is beneficial to the environment, providing aesthetic, habitat, and stormwater functions.**
- 4. The project as a whole is in the public interest.**

Roll call vote on CM 25-09-125

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

Nays: None

Absent: Thomas

- 5. Consideration of recommendation from the Finance and Administration Committee (FAC) to authorize Plante Moran Realpoint to begin negotiations with both firms who appeared before them at their September 15th meeting to provide design and related services for the Police and Fire Facilities building project.**

PROJECT NARRATIVE



August 14, 2025

Ms. Lindsay Bell
City of Novi – Planning Department
45175 West Ten Mile Road
Novi, Michigan 48375

Re: Mariella Estates
Planned Rezoning Overlay (PRO) Submittal Package
JZ24-43

Dear Ms. Bell,

We are pleased to present to you a proposed single family residential development by Braciolo Brothers LLC. Please accept this letter document, accompanying plans, and supplemental information as the Conceptual PRO submittal for our client's Preserves of Maybury development. We are providing these plans for your distribution and comments.

PROJECT OVERVIEW

The Preserves at Maybury project is a single-family residential community proposed on approximately 9-acres in the City of Novi, Oakland County, Michigan. The proposed development is located on the north side of 8-Mile Road, just west of Garfield Road. The subject property is directly adjacent and surrounded by two RUD developments on either side, the Ballantyne and Parc Vista. The subject parcel and surrounding parcels in the area are currently zoned RA and prominently support development of 1/2-acre lots. The development will utilize the City's Planned Rezoning Overlay (PRO) option to allow for single family housing at a lot size and density more in line with that of the directly adjacent RUD developments. Multiple public benefits are being proposed as a part of the PRO that are at the scale appropriate for a residential development with 10 houses being proposed.

The development will contain private roads and is proposed to be served by public sewer and water located within the 8-mile road right-of-way. These public utilities will have the capacity to serve the development per the city's engineering standards. Storm water management is proposed to be addressed through the construction of an underground detention vault on the west side of the property. The vault will be designed in accordance with the city's requirements.

The development is planned to be constructed in one phase.

PARALLEL PLAN

Under the current RA zoning a maximum of 9 lots would be allowed based on site acreage. However, given geometric challenges of the property as well as providing an access road and stormwater detention, 6 lots are represented on the enclosed parallel plan.

PUBLIC BENEFITS FOR REZONING

The requested R-1 underlay zoning, with a PRO Development Agreement would be the most cohesive option for development of this site to maintain a consistent lot size and product type between the two adjacent developments. Additionally, R-1 zoning is in compliance with the "Single-Family" designation listed for this site in the City of Novi Master Plan. As required with all PRO requests, we offer the following specific public benefits with the PRO project:

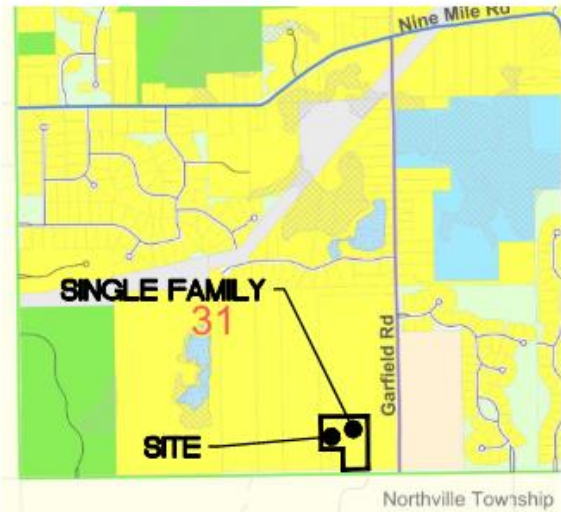
- ITC Park Donation: As part of the development the developer proposes a donation of \$40,000 to be used on improvements to the nearby ITC park. Details regarding specific improvements can be found in the letter included with the submittal.
- Perimeter Landscape Buffers: The development proposes a minimum 25' perimeter landscape buffer from the lots to the property boundary.
- Increased Open Space: The development proposes an extensive amount of open space for a single-family development (28%) and a majority of the proposed open space is usable active open space.
- Reduced Density: A reduced density of 1.07 units per acre is being proposed. R-1 zoning allows up to 1.65 units per acre.
- Conservation Easement over the Existing Wetland: The applicant will provide a conservation easement over the existing wetland and wetland buffer.

REQUESTED ORDINANCE DEVIATIONS

Three deviations are being requested, as follows:

- Lots widths for lots 4 and 5 are 98' wide. This is 22' below the 120' minimum lot width required under R-1 zoning as measured at the front setback line. These lots still provide adequate space for the intended housing product, are the two largest lots proposed, and exceed the R-1 minimum lot area requirements for over 10,000 square feet and 5,000 square feet respectively.
- No cul-de-sac is being provided. Given the low volume of traffic that this subdivision will encounter a T-turnaround is being proposed due to geometric constraints and a way to reduce total pavement on site. The dimensions of the proposed turnaround meets current International Fire Code (IFC) requirements.
- A reduced centerline radius of 90 degrees is proposed due to geometric site constraints. This does not provide a safety concern given the short distance of the road, the low travel speed and the minimal traffic volumes expected.

ZONING AND FUTURE LAND USE MAPS (FOR REFERENCE)



CONCLUSION

We look forward to hearing the Planning Commissions feedback and hopeful recommendation for approval. We appreciate your continued assistance and cooperation with respect to this project. If you should have any questions or need any additional information, please contact us.

Sincerely,
ATWELL, LLC

Chris Rothhaar, P.E.
Project Manager

PUBLIC BENEFITS DECLARATION LETTER



July 11, 2025

Novi City Council
45175 Ten Mile Road
Novi, MI 48375

RE: JZ24-43 MARIELLA ESTATES PRO

Dear Members of Council, Planning Commission, and City Staff,

In response to feedback from the Planning Commission, City Council, and City Staff, we've worked with the applicant to identify public benefits that we can offer as part of the PRO that are both meaningful to the community and appropriate for the scale of the project. We propose the following:

- **ITC Park Improvements:** A \$40,000 contribution toward improvements at the nearby ITC Park. The specific improvements to be provided will be based on the current needs of the park, as determined by the City Parks Department. Based on preliminary discussions with the Parks Department, known needs at ITC Park include the following-
 - New picnic tables, benches, and trash cans
 - New basketball hoops
 - Resurfacing of the existing basketball court
 - Paving of additional walkways
- **Concept planning for the ITC park expansion:** As an alternative to the physical improvements outlined above, the applicant will cover the cost of concept planning for the planned park expansion on the newly acquired 88-acre site directly east of the existing park. It is anticipated that the concept planning would cost approximately \$20,000. If the City would like to pursue the concept planning option, the cost of the concept planning would be subtracted from the total \$40,000 pledge. Any remaining balance would be spent on physical park improvements outlined above.

We appreciate the City's continued review and assistance with this project. We will remain committed to working closely with the City to ensure a smooth and timely review process. Should you have any remaining questions regarding the public benefits or other aspects of the project, please do not hesitate to contact me directly at (947) 886-9874.

Sincerely,
ATWELL, LLC

A handwritten signature in blue ink, appearing to read "Chris Rothhaar", written over a horizontal line.

Chris Rothhaar, P.E.
Land Development- Project Manager



CITY OF NOVI CITY COUNCIL FEBRUARY 23, 2026

SUBJECT: Approval of the **FIRST READING** of Text Amendment 18.306 to reclassify auto washes from Principal Permitted Uses to Special Land Uses in the B-3 District, and to add use standards to be met by new Auto Wash establishments.

SUBMITTING DEPARTMENT: Community Development - Planning

KEY HIGHLIGHTS:

- Over the last few years, there has been an increased interest by the development community seeking approval to build new auto washes in Novi.
- The City Council's Ordinance Review Committee (ORC) met to review possible Zoning Ordinance text amendments related to auto washes, with an interest in allowing greater discretion by the Planning Commission through the Special Land Use process, and subject to a number of use standards that would need to be met by new Auto Wash establishments.
- The ORC made a recommendation that the draft ordinance be forwarded to the City Council for approval to send to the Planning Commission for a public hearing and recommendation back to the City Council.
- On September 10, Planning Commission held the public hearing and recommended approval of the text amendment to City Council.

BACKGROUND INFORMATION:

The City Council's Ordinance Review Committee (ORC) met on April 21, 2025 and on June 23, 2025 to review possible text amendments to auto wash facilities as regulated by the Zoning Ordinance. During the April 21st ORC meeting, the Committee discussed the recent interest in the development of new auto washes. The current ordinance considers auto washes principal permitted uses only in the B-3, General Business District. The Committee asked staff and the City Attorney to work on an ordinance amendment and return to a subsequent ORC meeting.

At the June 23rd meeting, the Committee discussed a memo regarding trends and issues surrounding auto washes, a summary of the built and proposed auto wash facilities in the City of Novi, and draft ordinance language for consideration.

The Committee discussed the attached map that shows the locations of the existing and proposed auto washes in Novi. The white labels reference existing car washes, while the green labels note existing smaller car washes that are accessory to a gas station. The two yellow labels represent new auto washes that have been submitted for site plan review – both are on properties zoned B-3, so the use is currently principal permitted, or permitted as of right (without the discretion for approval that a Special Land Use would allow).

	Name	Location	Parcel size	Type	Status
1	Squeaky Shine	Novi Road	1.56 ac	Automatic tunnel	Opened 2020
2	Pure Wash	Meadowbrook /10 Mile	1.09 ac	Automatic tunnel	Opened 2024
3	Original \$6 Car Wash	Novi Road /Grand River	0.54 ac	Automatic tunnel	Proposed rebranding to El Car Wash in process – existing non-conforming in TC District
4	El Car Wash	Grand River / 12 Mile	1.29 ac	Automatic tunnel	Under Construction
5	BP Gas Station	12 Mile / Novi Road	1.37 ac	Small accessory use	Built 1991
6	Mobile Gas Station	Grand River/Haggerty	1.87 ac	Small accessory use	Built 1987
7	Quick Pass	Novi Road / 10 Mile	4.8 ac	Automatic tunnel	PC approved PSP
8	Grand/Beck Development	Grand River /Beck Road	3.7 ac	Automatic tunnel	PC approved Preliminary Site Plan

EXISTING ORDINANCE STANDARDS

In the City of Novi, Auto Washes are a principal permitted use only in the B-3 General Business District. There are no specific use standards in Section 4.32 except for the requirement that car washes shall be completely enclosed in a building. Otherwise, car washes are expected to comply with the requirements of the B-3 District for building and parking setbacks, and building height (Section 3.1.12).

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

Modern car washes often have outdoor vacuum stations as an accessory use, which does require an outdoor component. This should be addressed in any proposed text amendment.

PROPOSED DRAFT ORDINANCE

The text amendment as recommended for approval by the Planning Commission would change the use from Principal Permitted Use to the more discretionary Special Land Use in the B-3 District. This would not impact the smaller accessory car washes that are sometimes found at gas stations. The specific use standards in Section 4.32 are included in the draft text amendment in this packet, and summarized here:

1. Minimum lot size of 2 acres.
2. A 40-foot minimum front yard setback.
3. Minimum 100-foot setback from residential properties (includes building, vacuums, vehicle stacking).
4. All wash facilities shall be within enclosed building.
5. Outdoor vacuum stations shall not be in front yard, with noise controlled by sound barriers to meet noise performance standards (Section 5.14).
6. Overhead doors shall not face residential-zoned properties, or must be screened by another building or wall.
7. Vehicle stacking spaces shall be outside the public right-of-way and meet the drive-through requirements of Section 5.3.11.
8. By-pass lane (10-foot) required.
9. Overhead doors shall be oriented to face away from residentially-zoned or -used properties within 100 feet, unless screening is provided.
10. Auto washes approved by the Planning Commission prior to the adoption of this ordinance amendment shall be considered permitted under the ordinance standards at the time of approval.
11. Applicants shall be required to submit a plan for decommissioning and removal of the auto wash if the use ceases for a period of two years.

The draft ordinance language may be further modified as the City Council completes its reviews and approvals.

NON-CONFORMITIES CREATED

If the proposed text amendment is adopted as proposed, all of the existing car washes will become non-conforming with the new standard for a minimum lot size of two acres. Only one is on a parcel less than 1 acre – however this is the existing non-conforming car wash in the Town Center District. However, condition ten (10) states that those auto washes that have been approved by the Planning Commission prior

to the adoption of this ordinance shall be considered permitted under the standards in place at the time of that approval.

	Name	Location	Parcel size Conformance	Setback Conformance	Other Conformance
1	Squeaky Shine	Novi Road	No	Yes	Across Novi Road from residential, but greater than 100 feet
2	Pure Wash	Meadowbrook/10 Mile	No	Yes	
3	Original \$6 Car Wash	Novi Road / Grand River	No	Yes	Non-conforming in TC District
4	El Car Wash	Grand River / 12 Mile	No	Yes	
5	Quick Pass	Novi Road / 10 Mile	Yes	Yes	
6	Grand/Beck Development	Grand River /Beck Road	Yes	Yes	

RECOMMENDED ACTION: Approval of Zoning Ordinance Text Amendment 18.306 to amend various sections of the Zoning Ordinance to reclassify auto washes from Principal Permitted Uses to Special Land Uses in the B-3 District, and to add use standards to be met by new Auto Wash establishments along with other minor changes, subject to further modifications as determined necessary by the City Manager's Office or City Attorney's Office. **FIRST READING**

This motion is made because the ordinance amendment addresses the increasing complexity of the features provided at auto wash facilities, and allows greater discretion by the Planning Commission because the use will be subject to Special Land Use consideration.

**DRAFT STRIKE-THROUGH ORDINANCE
CAR WASHES
FIRST READING**

STATE OF MICHIGAN

COUNTY OF OAKLAND

CITY OF NOVI

ORDINANCE NO. 18.306

AN ORDINANCE TO AMEND THE CITY OF NOVI CODE OF ORDINANCES, ORDINANCE 14-271, ZONING ORDINANCE, AT THE FOLLOWING LOCATIONS: ARTICLE 3, SECTION 3.1.12 "B-3 GENERAL BUSINESS DISTRICT"; AND ARTICLE 4, SECTION 4.32 "AUTO WASHES"; IN ORDER TO RECLASSIFY AUTO WASHES FROM PRINCIPAL PERMITTED USES TO SPECIAL LAND USES IN THE B-3 DISTRICT, AND TO ADD USE STANDARDS TO BE MET BY NEW AUTO WASH ESTABLISHMENTS; AND ARTICLE 5, "SITE STANDARDS," SECTION 5.3, "OFF-STREET STACKING SPACE, LAYOUT STANDARDS, CONSTRUCTION AND MAINTENANCE," TO ADDRESS BYPASS LANE WIDTH.

THE CITY OF NOVI ORDAINS:

Part I.

That the City of Novi Zoning Ordinance, as amended, Article 3, Zoning Districts, Section 3.1.12, "B-3 General Business District," is hereby amended to read as follows:

Section 3.1.12 B-3 General Business District

A. [unchanged]

B. Principal Permitted Uses

- i. Retail businesses use ☐
- ii. Retail business service uses ☐
- iii. Dry cleaning establishments, or pick-up stations, dealing directly with the consumer §4.24
- iv.- Business establishments which perform services on the premises
- v. Professional services ☐
- vi. Retail business or retail business service establishments §4.27
- vii. Professional and medical offices, including laboratories
- viii. Fueling station ☐ §4.29
- ix. Sale of produce and seasonal plant materials outdoors §4.30
- ~~x. Auto wash §4.32~~
- xi. Bus passenger stations
- xii. New and used car salesroom, showroom, or office
- xiii. Other uses similar to the above uses
- ~~xiii~~iv. Tattoo parlors ☐
- xiv. Publicly owned and operated parks, parkways and outdoor recreational facilities
- xv. Accessory structures and uses ☐ §4.19 customarily incident to the above permitted uses
- xvii. Public or private health and fitness facilities and clubs §4.34
- xviii. Microbreweries ☐ §4.35
- ~~xiii~~ix. Brewpubs ☐ §4.35
- ~~xix~~. Day care centers, and adult day care centers §4.12.2

C. Special Land Uses

- i. Outdoor space for exclusive sale of new or used automobiles, campers, recreation vehicles, mobile homes□, or rental of trailers or automobiles §4.36
- ii. Motel□ §4.28
- iii. Business in the character of a drive-in or open front store §4.37
- iv. Veterinary hospitals□ or clinics□ §4.31
- v. Plant materials nursery□ §4.6
- vi. Public or private indoor and private outdoor recreational facilities §4.38
- vii. Mini-lube or oil change establishments□ §4.39
- viii. Sale of produce and seasonal plant materials outdoors §4.30
- ix. Restaurant in the character of a fast food carryout□, drive-in□, fast food drive through, □ or fast food sit-down□ §4.40
- x. Auto Wash §4.32

D. [unchanged]

Part II.

That the City of Novi Zoning Ordinance, as amended, Article 4, "Use Standards," Section 4.32, "Auto Washes," is hereby amended to read as follows:

Section 4.32 Auto Washes

In the B-3 District, Auto Wash is a Special Land Use and subject to the following standards:
~~permitted use when completely enclosed in a building.~~

- 1. A minimum lot size of 2 acres;
- 2. All buildings shall have a front yard setback of not less than 40 feet;
- 3. All buildings, vehicular stacking space, vacuums, or other outside use area except parking, shall be located no closer than one-hundred (100) feet from a residentially-zoned and/or -used property, unless such property is separated from the Auto Wash by a major thoroughfare or railroad right-of-way;
- 4. All washing facilities shall be within a completely enclosed building;
- 5. Vacuuming and drying areas may be located outside the building but shall not be in the required front yard, and shall not be closer than one-hundred (100) feet from any residential district. Noise from vacuuming or blow-drying equipment shall be controlled by appropriate enclosures or sound barrier walls. All noise from such equipment shall comply with the noise performance standards of Section 5.14.
- 6. All vehicle stacking spaces shall be provided outside of any public right-of-way, and shall meet the requirements of drive-throughs as applicable in Section 5.3.11;
- 7. One 10-foot bypass lane shall be provided as a means of exiting the wash queue without having to enter the auto wash building;
- 8. Ingress and egress points shall be located at least one-hundred (100) feet from the intersection of any two streets;
- 9. All buildings shall be oriented such that bay doors and/or open bays face away from residentially-zoned and/or -used property within one-hundred (100) feet unless screened from such property by a building or wall.
- 10. Any auto wash proposed and approved by the Planning Commission prior to the formal adoption of this ordinance shall be considered a permitted use under the adopted ordinance standards at that time.
- 11. Because the nature of the building and other above-ground improvements are such that they are not readily or easily convertible to a non-auto wash use, and because the construction tends to involve a limited variety of relatively low-cost materials (e.g.,

block) as part of the submission for special land use approval, the applicant shall submit a plan for the decommissioning of the auto wash and the removal of all above-ground building improvements, together with any accessory uses or items such as vacuums, air hoses, and the like if the use ceases. Cessation for a period of two years shall be presumed to constitute abandonment, but the City Council may extend the period upon good cause shown by the property owner. The plan shall include an acknowledgement by the applicant and the property owner (if different) that the decommissioning and removal are required. This requirement of a plan for decommissioning and removal is intended to insure compatibility with adjacent uses of land, and to promote the use of land in a socially and economically desirable manner, and is intended to meet the intent and purpose of the zoning regulations for an auto wash and therefore failure to submit the plan required hereunder shall be grounds for denial of the requested special land use.

Part III.

That the City of Novi Zoning Ordinance, as amended, Article 5, "Site Standards," Section 5.3, "Off-Street Stacking Space, Layout Standards, Construction and Maintenance," is hereby amended to read as follows:

1-10. [unchanged]

11. Any lane, route, or path in which vehicles are directed expressly for the purposes of receiving or dispensing persons, goods, or services without the driver leaving the vehicle (hereinafter referred to as a drive-through lane) shall comply with the following requirements:

A-C. [unchanged]

D. Drive-through facilities shall provide one bypass lane to allow unobstructed travel for vehicles to pass those waiting to be served. Such bypass lane shall be a minimum of ~~ten (10) eighteen (18)~~ feet in width, unless otherwise determined by the Fire Marshal.

E-I. [unchanged]

12-13. [unchanged]

PART IV.

Severability. Should any section, subdivision, clause, or phrase of this Ordinance be declared by the courts to be invalid, the validity of the Ordinance as a whole, or in part, shall not be affected other than the part invalidated.

PART V.

Savings Clause. The amendment of the Novi Code of Ordinances set forth in this Ordinance does not affect or impair any act done, offense committed, or right accruing, accrued, or acquired or liability, penalty, forfeiture or punishment, pending or incurred prior to the amendment of the Novi Code of Ordinances set forth in this Ordinance.

PART VI.

Repealer. All other Ordinance or parts of Ordinance in conflict herewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

PART VII.

Effective Date: Publication. Public hearing having been held hereon pursuant to the provisions of Section 103 of Act 110 of the Public Acts of 2006, as amended, the provisions of this Ordinance

shall be published within fifteen (15) days of its adoption by publication of a brief notice in a newspaper circulated in the City of Novi stating the date of enactment and effective date, a brief statement as to its regulatory effect and that a complete copy of the Ordinance is available for public purchase, use and inspection at the office of the City Clerk during the hours of 8:00 A.M. to 5:00 P.M., Local Time. The provisions of this Ordinance shall become effective seven (7) days after its publication.

MADE, PASSED, AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, ON THE ____ DAY OF _____, 2026.

JUSTIN P. FISCHER, MAYOR

CORTNEY HANSON, CITY CLERK

Ayes:
Nays:
Abstentions:
Absent:

**PLANNING COMMISSION
MEETING MINUTES EXCERPT
SEPTEMBER 10, 2025**



PLANNING COMMISSION MINUTES EXCERPT

CITY OF NOVI
Regular Meeting

September 10, 2025 7:00 PM

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

CALL TO ORDER

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

ROLL CALL

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

Absent Excused: Member Verma

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

PLEDGE OF ALLEGIANCE

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

APPROVAL OF AGENDA

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

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

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

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

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

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

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

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

Planner Bell referenced a map on the screen showing the locations of the existing and proposed car washes in Novi. The white labels reference existing car washes, while the green labels note existing smaller car washes that are accessory to a gas station. The two yellow labels represent new car washes that have been submitted for site plan review – both are on properties zoned B-3, so the use is principal permitted, or permitted as of right (*without* the discretion for approval that a Special Land Use would allow).

Planner Bell stated staff reviewed other communities' ordinances and found there are many differing standards for car washes. Farmington Hills recently amended its Zoning Ordinance to state that in the B-3 District, vehicle washes are only permitted on properties that had a legally conforming vehicle wash as of the date of their ordinance amendment. They also have specific use standards to be met. In Farmington, automobile washes are a Special Land Use in the C-3 District. In Plymouth, automobile car washes are permitted as a Special Land Use in the B-3 and ARC (Ann Arbor Road Corridor) Districts, subject to several use standards. In Wixom, car washes are a Special Land Use in their B-3 District, and a permitted use in the FS District. There are a few use standards that must be met.

In June, the City Council's Ordinance Review Committee (ORC) discussed the draft text amendment and made suggestions for revisions. One suggestion was the condition that car wash buildings that become vacant would need to be torn down. This has been added to the draft text amendment you received tonight in the packet – as shown in italics. The Committee also increased the minimum lot size from 1 acre to 2 acres. The Committee unanimously voted to recommend the text amendment to City Council for consideration. On August 11th, City Council approved the referral of Zoning Ordinance Text Amendment 18.306 to the Planning Commission for public hearing and recommendation to City Council.

Planner Bell stated the text amendment proposed would change the use from Principal Permitted to the more discretionary Special Land Use in the B-3 District. This would not impact the smaller accessory car washes that are sometimes found at gas stations. The specific use standards car washes would include a minimum lot size of 2 acres, 40-foot minimum front yard setback, minimum 100-foot setback from residential properties, outdoor vacuum stations shall not be in front yard, with noise controlled by sound barriers if necessary to meet noise performance standards (Section 5.14), overhead doors shall not face residential-zoned properties, or must be screened by another building or wall, and any new auto wash proposed that has been approved by the Planning Commission prior to formal adoption of this ordinance shall be considered a permitted use under the adopted ordinance standards at that time. If the proposed text amendment is adopted as proposed, some of the existing car washes will become non-conforming with the new standards. All of the existing car washes are on parcels less than 2 acres. The other standards appear to be able to be met. The two proposed car washes are both on properties greater than 2 acres.

The Planning Commission is asked to hold the scheduled Public Hearing and consider making a recommendation to the City Council on the proposed ordinance amendment.

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

Mr. Scott Griffin and Mr. Jamie Burke with Quick Pass Car Wash inquired if they would be negatively affected by the text amendment.

Seeing no others and confirming there was no correspondence received Chair Pehrson closed the audience participation and turned the matter over to the planning commission.

Member Lynch stated he trusts the judgement of the experts.

Member Dismondy inquired if Jax Car Wash is located at Fountain Walk.

Planner Bell confirmed that Jax was not approved by the City Council.

Member Roney had no further comment.

Member Avdoulos stated he had a question related to item eleven which states if the car wash is vacated it will have to be destroyed. He inquired if that would include the non-conforming car washes.

Planner Bell stated the way it was written it would be grandfathered in.

Chair Pehrson inquired if the current ordinance includes noise conditions for new car washes.

Planner Bell stated Special Land Use would rise to the level of requiring a noise study.

Chair Pehrson inquired if touchless car washes fall into the same standard.

Planner Bell confirmed that touchless car washes would still be considered a car wash and fall under the same standard.

Motion to recommend adoption to the City Council of Text Amendment 18.306 – Proposed Amendments to Car Wash Standards as presented made by Member Avdoulos and seconded by Member Lynch.

ROLL CALL VOICE VOTE ON MOTION TO RECOMMEND ADOPTION TO THE CITY COUNCIL OF TEXT AMENDMENT 18.306 – PROPOSED AMENDMENTS TO CAR WASH STANDARDS AS PRESENTED MOVED BY MEMBER AVDOULOS AND SECONDED BY MEMBER LYNCH. *Motion carried 5-0.*

**ORDINANCE REVIEW COMMITTEE
MEETING MINUTES
JUNE 23, 2025**

ORDINANCE REVIEW COMMITTEE
June 23, 2025 | 6:00 p.m.

Mayor Fischer called the meeting to order at 5:37 P.M.

ROLL CALL: Mayor Fischer, Mayor Pro Tem Casey, Council Member Staudt

ALSO PRESENT: Victor Cardenas, City Manager
Thomas Schultz, City Attorney
Cortney Hanson, City Clerk
Charles Boulard, Director of Community Development
Barb McBeth, City Planner

APPROVAL OF AGENDA:

ORCM 25-06-08 Moved by Staudt, seconded by Fischer; CARRIED UNANIMOUSLY:

To approve the agenda as presented.

AUDIENCE COMMENT: None

MATTERS FOR DISCUSSION:

1. Approval of minutes from May 5, 2025:

ORCM 25-06-09 Moved by Staudt, seconded by Fischer; CARRIED UNANIMOUSLY:

To approve the Ordinance Review Committee meeting minutes from May 5, 2025.

2. Review permitted uses under the B-3 Zoning Classification.

Ms. McBeth explained the content of the memo provided by the Planning Department outlining the background, existing ordinance standards, comparisons to neighboring jurisdictions, and proposed amendments to the ordinance. Mayor Fischer asked about other zoning districts besides B-3, like Light Industrial, that may be a better fit for car washes since B-3 districts seem to be along major thoroughfares. Staff explained the Light Industrial properties offered a lot more acreage in available land. Mayor Fischer asked with the proposed changes, would they affect existing or pending car washes. Ms. McBeth stated only one is currently non-conforming and has been for a while. There are two that are proposed, one of which would not meet the proposed setback. Mayor Fischer asked if it would be possible to grandfather those that are proposed and through the final site plan phase. City Attorney Schultz said there would be a way to find an exemption.

Mayor Pro Tem Casey stated she would prefer a minimum parcel size of 2 acres and that a business would have to tear the building down if they were to close.

ORCM 25-06-10 Moved by Casey, seconded by Staudt; CARRIED UNANIMOUSLY:

To recommend Ordinance Amendment 18.306 to City Council for consideration.

3. Discussion on amendments to Chapter 24, Article II related to Outdoor Gatherings.

Director Boulard explained the Outdoor Gathering Application process and the challenges staff face in ensuring the events meet the expected public safety standards. The proposed changes to the ordinance include eliminating sections that have never been enforced and sections that are not pertinent. The date to submit an application for an outdoor assembly was modified from 10 days in advance of the event to 14 days in advance.

ORCM 25-06-11 Moved by Casey, seconded by Staudt; CARRIED UNANIMOUSLY:

To recommend the proposed amendments to Chapter 24, Article II related to Outdoor Gatherings.

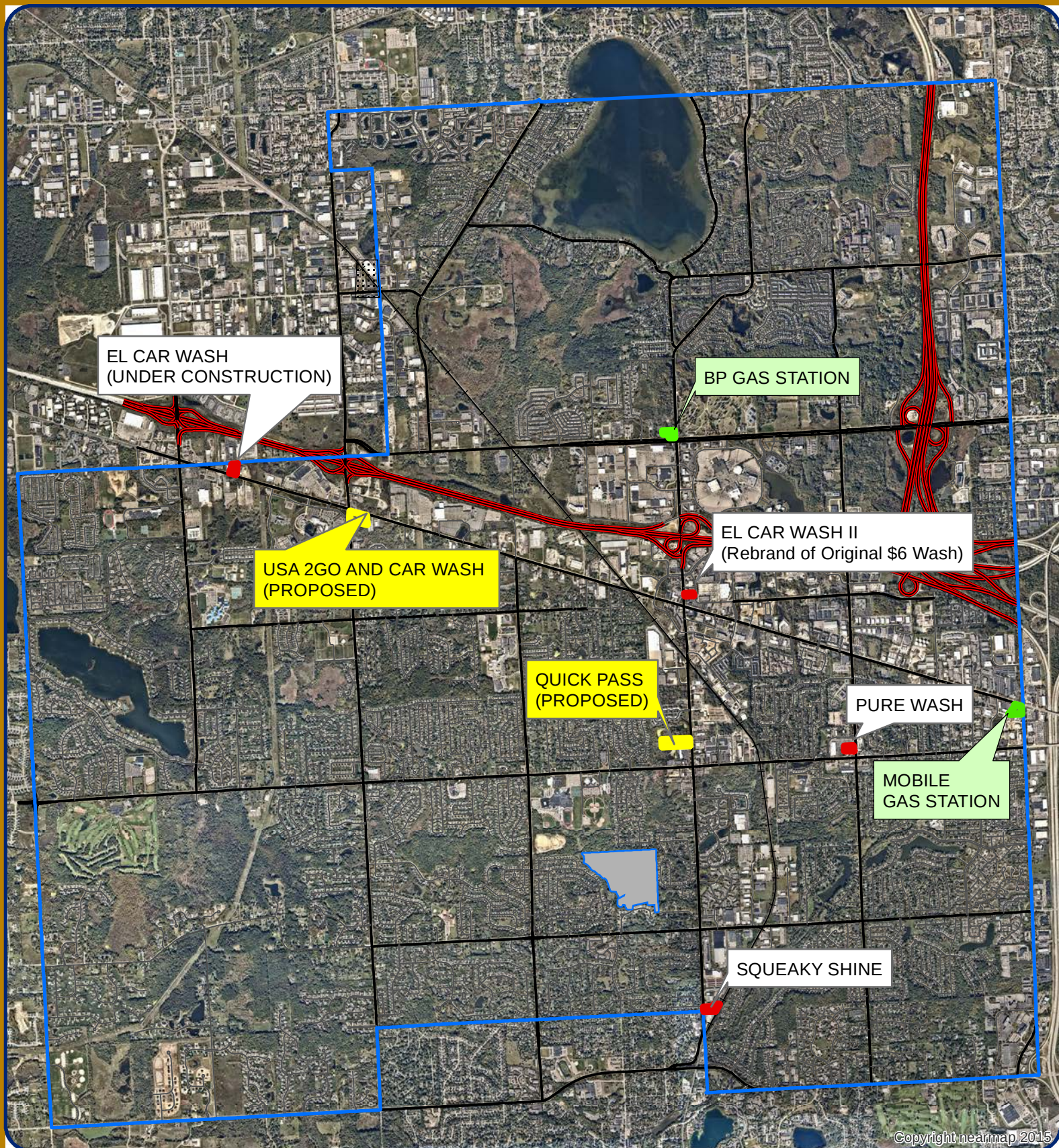
The meeting was adjourned at 6:22 p.m.

Recorded by: Cortney Hanson, City Clerk

**EXISTING AND PROPOSED CAR WASHES
EXHIBIT FROM
ORDINANCE REVIEW COMMITTEE PACKET**

Car Washes

EXISTING AND PROPOSED



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: 4-10-25
Project: Car Wash Survey
Version #: 1



0 900 1,800 3,600 5,400 Feet

MAP INTERPRETATION NOTICE

Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.



1 – Squeaky Shine, Novi Road



2 – Pure Wash, Meadowbrook Road & 10 Mile



**3 – Original \$6 Car Wash, Novi Road
(Proposed rebranding to El Car Wash)**



**4 – El Car Wash, Grand River Ave & 12 Mile
(Under Construction)**



5 – BP Gas Station with accessory car wash, 12 Mile and Novi Road



6 – Mobile Gas Station with accessory car wash, Grand River & Haggerty



303 VACUUMS RENDERING
A300 SCALE: NO SCALE



302 NORTHWEST RENDERING
A300 SCALE: NO SCALE

7 – Proposed Quick Pass, Novi Road & 10 Mile



301 SOUTHEAST RENDERING
A300 SCALE: NO SCALE



7 – Proposed Car Wash with Grand Beck Development, Grand River & Beck Road

**REGULAR MEETING OF THE COUNCIL OF THE CITY OF NOVI
MONDAY, FEBRUARY 9, 2026, AT 7:00 P.M.**

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

PLEDGE OF ALLEGIANCE

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

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

APPROVAL OF AGENDA:

CM 26-01-010 Moved by Casey, seconded by Martinez; MOTION CARRIED: 7-0

To approve the agenda as presented.

**Roll call vote on CM 26-01-010 Yeas: Casey, Gurumurthy, Heintz, Martinez,
Smith, Staudt, Fischer
Nays: None**

PUBLIC HEARINGS: None

PRESENTATIONS:

Capital Improvement Program (CIP) Millage

Mayor Fischer said City Manager Cardenas has been moving quickly on one of Council's goals, the Capital Improvement Program (CIP) Millage renewal. He said oftentimes, he and his colleagues don't talk very much after a presentation because the presenters do such a good job, but there were a couple of decision points, based on the memo that had been sent to Council by the City Manager's office that might have required some discussion and thoughts at the meeting. Mayor Fischer said he was giving Council advance notice to pay close attention to what City Manager Cardenas had to say and they should be prepared to discuss it.

City Manager Cardenas said they have three decisions points that he wanted Council to discuss. This is a current goal as well as a goal from the last goal-setting session. They've been looking at this for quite some time. They had to wait until the public safety bond was approved last year. To review, back in 2016, this was put before voters on the August election. It was approved. It was a 10-year millage up to 1 mill. A Capital mill (or CIP) means anything over \$25,000. The main purpose of the millage was to support parks, new city facilities, some pathway sidewalks, fire apparatuses (which have gotten very expensive in the last 10 years), or any other kind of infrastructure possibilities that the Council may deem a priority. He showed a slide called "2016 City of Novi Capital Improvement Program (CIP) Millage Staff Fact Sheet Tuesday, August 2" and said this was

some of the public relations they had. It included the information, the promise to the voters and laid out what amount they asked for and what it would cost.

City Manager Cardenas said as he looked into this, he was very impressed by what they were able to accomplish. He showed a slide called "Major Accomplishments (2017 – Present)" that highlights some of the big projects they were able to do such as Lakeshore Park building/renovations, park land acquisitions/preservation and shoreline stabilization, fire apparatus replacements (3 engines, 1 ladder) and the DPW expansion. He said he is surprised by everything they've been able to take advantage of and finance in the last 10 years. He said Council got right to work in 2017. He went into more detail about the fire apparatuses. He said they were able to acquire three engines. One of them is a ladder truck which was very expensive but well needed. Chief Martin loves his ladder truck. He said the DPW expansion was a big thing as was the ITC Trail and many, many other projects.

City Manager Cardenas showed a slide called "Lakeshore Park Building and Renovations" and said it is completely different now. The building is a jewel that is well-used by Novi's camps. His own kids attended the camp there. The pavilion to the south of that is also brand new. The whole area with the library machine and the tunnel that was constructed recently have breathed new life into Lakeshore Park. There were a bunch of Parkland acquisitions, like Shawood Lake, the Northwest Park, the ITC Community Sports Park to the east of that, and Bosco fields and all of the developments there with the land transfer from our friends at Novi schools, providing much-needed capacity for Novi's soccer-loving residents and kids.

City Manager Cardenas said recently, for preservation purposes, Council decided to acquire the property at the corner of 12 Mile and Novi Road. This was from the County in a tax foreclosure. It is several acres that are now in Council's hands for preservation purposes for the foreseeable future.

City Manager Cardenas put up a slide called "DPW Expansion and Redesign" and said that a big thing for Novi's staff was the Public Works expansion and redesign of the facility. He said the pictures shown didn't fully capture how impressive the building is. He said for roughly 30 males, there were only two urinals and one bathroom stall. Now that there are several different facilities that support a modern-day Public Works facility, they don't need to bring in bathrooms in the summer for seasonal and full-time staff. One of the other major improvements with this facility is the ability to house all the trucks under one roof. This really increases the longevity of the vehicles.

City Manager Cardenas said another addition to Novi's facilities was Jessica's Splash Pad at Bosco Fields. The number of attendees for the splash pad increases each year.

City Manager Cardenas said it's time to be thinking about this now because Council has seen it as a priority to renew it. The last tax collection will be this summer. It will not show up in the fiscal year 2026-2027 if it is not approved by the voters. It provides stable funding for our capital needs such as anything over \$25,000, which, unfortunately, all the costs

have increased from normal light-duty vehicles, large trucks, Novi's plow trucks and the fire apparatuses. It also supports the long-range plans for the 2050 efforts as well.

City Manager Cardenas showed another slide called "Decision #1: Election Timing" and echoed what Mayor Fischer said about there being three decisions City Council needs to advise them on. There are two elections coming up that are already planned---the August election and the November election. They believe there is a countywide enhancement millage for the intermediate school district that is going to occur on the August ballot. In November, there will be a very busy ballot with the congressional, the U.S. Senate, all the state representatives, the state senators, the governor, the secretary of state and the attorney general. The filing dates are listed for them to get the language in for either election.

City Manager Cardenas said the second decision is how long City Council would like the millage to last. 10 years ago, they went to voters with a 10-year guarantee. They have an option for 10 years, 20 years or an indefinite timeline which would require a charter amendment, and which would have a little bit sooner of a requirement according to City Attorney Schultz because that would have consideration by the Attorney General's Office as well as the Secretary of State.

The third decision City Manager Cardenas put before Council is the rate. One mill is what they went to the voters with 10 years ago. Since then, the Headlee rollbacks have occurred, so instead of one, it's down to .94 which would give Council \$4.9 million. One mill would return up to about \$5.1 million all told. These figures are based on 2025 values. 2026 will be a little bit more than \$5.1 million if they go back to one mill.

City Manager Cardenas outlined different ideas of what City Council could consider where those funds could go. The ITC redevelopment in terms of not only the current ITC in that parcel, but also the parcel to the east of it from the last 10 years' proceeds. They could reimagine that whole area. There have been many discussions at the Council's table about a community center and/or a senior activity space. Fire apparatuses need to be maintained and replaced every 6-10 years. They could opt for more acquisition and pre-preservation of lands similar to what they did at 12 Mile and Novi Road. They could continue sidewalk and boardwalk enhancements and connections where gaps exist currently throughout the city.

City Manager Cardenas showed a slide called "Next Steps" that outlines what staff needs from Council to move forward. He said once they get direction from Council, they will draft the language, make sure they get all the different resolutions they need to get on that date's ballot, and then come up with a public engagement strategy similar to what they did with the bond initiative--visiting HOAs, talking to community groups, adding information sessions to HOA breakfasts, all the things they've been successful with, not only with the first CIP millage, but also the road millage override and expansion they did about 10, maybe 12 years ago. They've had good luck with different initiatives to support the infrastructure and support the needs of the city. They would mirror that for this initiative as well, if that is what Council decides.

Mayor Fischer said that was a good report about what has been accomplished by city administration and prior councils and the promises that were kept from 10 years ago and some exciting things that can come.

Member Staudt said about 14-15 years ago, he and Mayor Gatt started talking about this initiative. They were coming out of a very difficult time, a recession. Things looked very difficult in terms of having available funding for capital improvement projects. They had \$100 million worth of projects to get done for the City. Over a couple of years, they worked their way through it and came up with the final proposal they put in front of the voters. In a very narrow race, the voters approved it. Part of the reason they went with a 10-year term rather than a 20-year or an unlimited term was that they felt like they needed to prove to the voters that they could responsibly handle their money. He said if you look at the outcome from how Council has spent that money over the years, it was a resounding yes. He said they are going to turn to the voters, and he feels like they have a responsibility to do another 10-year program to show that they can responsibly spend their money on things that are of benefit and of need to the City. Some of the things are related to parks. Some of the things will be related to public safety. None of the things will be road related. Road funding is a separate, entirely different pot of money. This money will be for all the things they all want to have done, but responsibly, they can't do 100% of it.

Member Staudt said the two things that are most important to him are the community senior center that he hopes will be built on the property of the current police station and the expansion and enhancement of the ITC park. He was a Park Commissioner in 2000 and they were talking about how outdated the park was then. That was 25 years ago. They have purchased 91 acres so they can expand the park. He said they have so much to do there. The irrigation systems and the drainage are just not acceptable for a first-class facility. Those are just two of the things; they have a whole list of many, many things they'd like to get done. He had a pop-up on his computer on YouTube that highlighted the 10 best cities to live in in Michigan. Novi was rated #5. He said Council and staff are always striving for #1. Without having these additional funds to fund programs like these, he doesn't believe Novi will get there. They have to continue to push and this money gives them the ability to do that. \$5 million a year or more for the next 10 years is \$50-60 million, a minimum of \$20 million of that will go into ITC park. He said it gets more and more difficult every year. Money becomes more and more important to really working hard to spend it in a wise and frugal manner. He said he didn't know he'd be here 10 years later, but here he is. This is an opportunity for him to be able to vote on the successor bill.

Member Staudt said he hopes the citizens of Novi really understand that this isn't just like "Hey, we don't really need this." These are the fire trucks. These are the things that, in addition to parks, woodlands and wetlands, these are things we really need. He's looking forward to advancing this proposal. He believes they should renew the 1 mill for 10 years by asking the voters for their support again so Council can prove to them that they're responsible and forward-thinking.

Member Smith said he agrees with Member Staudt. The CIP has been a great tool for getting the things that the City needs like fire trucks, police cars and things like that. It has also helped them get things they want like more land and better parks. One of the things he hears consistently from residents is they'd like to preserve land. Realistically, the only way they can preserve land as a city is to buy it. The CIP gives them the tools to be able to react when things become available such as the 90 acres east of the ITC park. They were able to get that without impacting the rest of the budget adversely. It's a great tool and he supports renewing it wholeheartedly. He believes the August election is probably the best time to do it. Normally, he would be in favor of doing it in November, but there is already an election scheduled in August and the November ballot is going to be crowded. He wants to make sure they are able to talk to voters and get them out to come support this. He said renewing it for 10 or 20 years would be great and for one mill. They have seen the effects of the Headlee rollbacks on the last 10 years. If they renew it at that current rate of .94, they'd just see that erode again. He suggested starting off at one mill and letting Headlee do its thing and erode that. He reiterated that he supports putting this on the August ballot for one mill for either 10 or 20 years and they'll continue to do good things with the money.

Member Gulumurthy complimented the City team for doing an amazing job using the CIP to get so many above and beyond projects completed. She fully supports the renewal. From the list, one of the things she is passionate about is finding out what the Novi community wants in terms of the community center and the senior activity center. Before they begin anything, she feels like this is an important first step. She said Council has been procuring a lot of land, the ITC land and the adjacent lands, and this will help them develop it and make it more accessible to residents. She supports putting it on the August ballot because it is less crowded and it also gives Council some time to react based on what they get from the results. She supports a 10-year timeframe with inflation going on. She believes it would be best to keep things the same so residents don't feel overwhelmed by committing to something for 20 years. She supports one mill.

Member Heintz echoed what other members have said. He loved seeing the list. It's so impressive to see what has been done with the money and he thanked staff for putting that together. He supports the idea of a 10-year term with the thoughts that Member Staudt shared. It holds Council accountable, making sure they are doing things in a responsible way. All of the things they've talked about using the money for such as the community center, the ITC park, and purchasing land for green preservation are very important. He believes having the one mill rate seems important. In terms of election timing, he is open to whatever is the most successful. The discussion focused on the August election, and he is supportive of that.

Member Martinez echoed the appreciation to the staff for working on this. He said the CIP has been a great project that everyone has taken on over the past 10 years. What he believes is the most successful part is that Council has been effective at showing the residents how this millage touches virtually every service they provide as a city. He'd like to think that that remains the forefront of their pitch to the residents, reminding them of the quality of life that we all enjoy in Novi. The services that are provided are top-notch,

but they're top-notch for a reason. It's because the residents are willing to take that step and make the investment in the city and where they live.

Member Martinez said he is generally averse to August ballot questions like this because he has not seen an August election yet that has brought the community out in droves to have their voices heard. Whether that's a yes or a no vote, he hasn't seen it happen either way. His thinking is that they have a November election where it's all but certain they'll get a higher voter turnout than the August election. He said even if you account for ballot drop-off and people who don't want to finish the ballot all the way, from his review of the data, they'll still have more people getting to those questions in the November ballot than the August ballot. From that standpoint, it makes sense to put it on the November ballot. That way, they can go forward confidently with a mandate from the residents. Hopefully, a majority of voters will come out in support of this. It allows Council to show their cards to the residents, tell them that Council values their input, that they want to hear from the voters, and that they want to know what matters to the residents. He said he knows the City team is going to do a great ground game to get that message out and make sure they are connecting with the residents. The November election strikes him as the more palatable option in order to get the consensus from the residents. As far as how long the term of the millage should be, he leans more toward the 10-year option because they want to be able to show the residents that they are being good stewards of the finances that the voters are providing them. 10 years would give them the opportunity to do that. He is not offended by a 20-year plan because they are already doing some work on the Novi 2050 plan. Having some of that context here can help them. It reinforces the point to residents that they are forward thinking, that they are looking down the line and that if the voters were to trust them with a 20-year millage, they could show them a list of all the things they believe they could do in that time. He said he didn't want to deviate from what the 2050 plan is already focusing on, but he thinks there is an element of this millage that could be really important there. He thinks that Member Smith said it about the Headlee rollbacks and all of that being in effect, it makes sense to put the one mill no matter what, regardless of when you do it and for how long.

Mayor Pro Tem Casey said she is proud of the work the City has done to use the CIP millage funds as wisely as they have. She believes they have done some good things and some great things. She noted that Council members are subject to the millage payments just like other residents. She believes they have a good story they can use to tell the residents they can trust the Council to do good things with the money they are asking the voters to give them. She said the projects the CIP money has been spent on are not things the general fund could have paid for. They are seeing increases in costs, in some cases almost double the cost for items like fire engines. They know costs are going up. They would have hard trade-offs if they weren't able to get the millage passed. With the money they've got in the general fund, they wouldn't be able to do a lot of the things they want to do, not just the big things, but they'd be having trade-offs with some of the things they do on a general basis. From that perspective, she believes this is an important conversation. It's an important millage for them to have the voters and residents trust them with. She absolutely supports one mill for 10 years. She believes asking residents to renew the opportunity they had initially is the right way to go. She appreciates the

comments about a 20-year term and tying it to 2050, but they'll have the opportunity in 10 years to come back and continue to show value and ask for funding. She is leaning toward one mill for 10 years and she is comfortable with an August ballot. She said that's because of the way elections run these days where you don't have to go in person and it's easy to get a mail-in ballot. She feels comfortable that the people who want to vote will have the opportunity to vote. They don't have to go to a precinct. They can vote in the comfort of their own home. We are not excluding people who aren't in town or who are busy and can't attend.

Mayor Fischer said he appreciated all his colleagues being forthcoming and participating in the dialogue. He agreed with many of the comments that were made. He said the list of the things they've been able to do is amazing. There are some wants in there like a splash pad, things that they wouldn't have been able to do, there are some preservation of woodlands and wetlands which they all know is very near and dear to many residents. They also had some needs that were taken care of as well. He believes the DPW expansion, the fire trucks and the ladder truck could not have been purchased without the funding from this plan. He said it was said during goal setting how important this is because if this does not go forward, if they can't convince voters that they've done the right thing, they are back to funding all these things through the general fund. They would need to figure out how to get \$5 million or so each year from the general fund and they certainly don't want to go down that path.

Mayor Fischer said as far as the different decisions, he is not offended by the 20-year term. He was originally leaning that way, but he gotten his head around the whole renewal concept. He would like to go back to voters and say they had a program of 10 years and one mill. They think they've done a great job, and they'd like the voters to renew it for them. He believes August is a good time to go because that election is already scheduled. There are going to be a couple of different items on there, but it gives people the opportunity to know it is coming. He said sometimes when you get something like a November ballot, there's so much stuff on it that people don't have the opportunity to research and make an educated decision. The State of Michigan gives Council four dates each year to choose for elections. He asked Clerk Hanson for clarification—February, May and August—three dates they can choose. He believes August is a fair date that will not cost the City additional funds to run another election, but at the same time, it won't be overly burdensome to understand what is on the ballot.

Mayor Fischer told City Manager Cardenas that he believes they heard some consensus that should help the staff to keep the work going. He asked if there was anything else City Manager Cardenas needed from Council. City Manager Cardenas said no, he believes this is a great, clear direction. He said they'll package it all up and bring it back, most likely at the next meeting in February, so they can get off and running with education efforts for Novi residents and stakeholders.

CITY MANAGER REPORT: None

ATTORNEY REPORT: None

AUDIENCE COMMENTS:

The property owner at 723 South Lake Drive said she invested money into a lot on South Lake Drive 20 years ago. She saved the property for her kids and now her son is married with children and they'd like to build a house. She is having a problem with her next-door neighbor. She paid \$2,400 for a survey. She said he put a fence up on her property. When she asked him to move it and do it right, without fighting, he said it wouldn't happen. He has been trying to buy her property for 20 years and she doesn't want to sell it because she has saved it for her kids. When she asked, they said she had to get a lawyer. She doesn't want to deal with the police, and she doesn't want to go into very expensive legal fighting and paying for lawyers. She said she has paid taxes all these years on an empty lot. She's happy that her kids want to build a house, and she hopes they don't have problems after that.

CONSENT AGENDA REMOVALS AND APPROVALS:

CM 26-01-011 Moved by Casey, seconded by Smith; MOTION CARRIED: 7-0

To approve the Consent Agenda as presented.

- A. Approve Minutes of:
January 26, 2026- Regular Meeting
- B. Approval of request to transfer ownership of an existing 2025 Class C license from CH Novi LLC to Bloomfield 14, LLC (dba Emagine Theater), located at 44425 W Twelve Mile Rd., Novi, MI 48377.
- C. Approval of Traffic Controls Order 26-01 through 26-10 for various regulatory signs for Bolingbrooke Lane, Ellesmere Circle, and Yardley Drive within the Bolingbrooke subdivision.
- D. Conditional approval of a Pawnbroker License requested by Thomas Blaine, Novi Jewelry & Coin, Inc., located at 41990 Grand River Avenue.
- E. Approval of Resolution authorizing a Renewal of a Uniform Video Service Local Franchise Agreement with DIRECTV, LLC, as transferee of AT&T Michigan.
- F. Approval to award an annual contract to Eganix, Inc., for a FOG (Fats, Oils and Grease) Prevention Program.
- G. Approval of an annual contract with KUBRA for use of their water utility customer portal, Dropcountr, in the amount of \$26,231 per year. The contract term is three years.
- H. Enter Executive Session immediately following the regular meeting of February 9, 2026, in the Council Annex for the purpose of discussing union negotiations.

I. Approval of claims and warrants – Warrant 1196.

Roll call vote on CM 26-01-011

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

MATTERS FOR COUNCIL ACTION:

1. Consideration of the award of the Village Wood Road Reconstruction project contract to Fonson Company, Inc, in the amount of \$1,527,724.

City Manager Cardenas said this project includes reconstruction of Village Wood Road between Cranbrook and Haggerty. Along with the construction of the road will be the installation of storm and sewer and a 6' sidewalk on the north side of the road.

Mayor Pro Tem Casey asked City Manager Cardenas about the timing of the construction. She asked if it would be spring/summer. He said they're looking at getting the construction underway in June and completing it in mid-September.

CM 26-01-012 Moved by Casey, seconded by Martinez: MOTION CARRIED: 7-0

Approval to award the Village Wood Reconstruction project contract to Fonson Company, Inc, the qualified low bidder, in the amount of \$1,527,724.

Roll call vote on CM 26-01-012

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

2. Consideration of approval of resolution to authorize Budget Amendment #2026-3

CM 26-01-013 Moved by Casey, seconded by Gurumurthy: MOTION CARRIED 7-0

Approval of resolution to authorize Budget Amendment #2026-3.

Roll call vote on CM 26-01-013

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

3. Consideration of Ordinance 26-184.01 to amend the City of Novi Code of Ordinances, Chapter 16, "Garbage and Refuse", to allow for rates to be set by user fee. FIRST READING

City Manager Cardenas said when they chose a consolidated single hauler, the ordinance was written in a way that the City can only charge what was bid for those services. Unfortunately, since then, the cost of recycling has gone up. Novi is, per capita,

the biggest recycling entity in our consortium. To that end, those costs are not being passed on to the user, so the general fund is being tasked for a lot more. Right now, the general fund has been absorbing some of the costs to the tune of \$400,000-\$500,000 a year for Novi's recycling efforts. The cost per car for household hazardous waste events is also increasing. They are looking at making small increases to the charges that our residents pay for recycling. This ordinance amendment allows them to do so.

Member Heintz said he appreciates the support of this program because it demonstrates how Novi prioritizes recycling. He would like to continue to support residents recycling at the rates they are. He asked if there is anything they can do to ensure they're not adding any undue burden, whether it be contaminant material or anything like that, to make sure things are as streamlined as possible.

CM 26-01-014 Moved by Heintz, seconded by Smith: MOTION CARRIED 7-0

Approval of Ordinance 26-184.01 to amend the City of Novi Code of Ordinances, Chapter 16, "Garbage and Refuse", Article IV, "Collection, Recycling and Disposal," section 16-71, "Rates and Payment to Waste Hauler," and section 16-72, "Rate to be Adopted by Resolution," to allow for rates to be set by user fee. FIRST READING

Member Martinez addressed City Attorney Schultz. He said that recently, there was discussion at the Supreme Court over franchise fees and how those were being treated. He thinks the Supreme Court ended up ruling that they were an unlawful tax. He asked if there are any concerns on that end that this could fall into that same fate or is this well within Council's boundaries and what they're able to do. City Attorney Schultz said it's well within Council's boundaries. There is case law that talks about using rates to pay for garbage and refuse services. He said it's pretty standard.

Roll call vote on CM 26-01-014

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

CONSENT AGENDA REMOVALS: None

AUDIENCE COMMENT: None

COMMITTEE REPORTS:

1. Ordinance Review Committee – Mayor Fischer

Mayor Fischer said they met before the Council meeting to discuss the potential creation of a brownfield authority in the City of Novi. There is some good information in Council's packet. The committee asked City Manager Cardenas and City Attorney Schultz to put the appropriate documents in front of Council for consideration to move forward with that authority. That will be forthcoming.

2. Environmental Sustainability Committee - Councilmember Smith

Member Smith said they met just before the Council meeting. They discussed the proposal from My Green Michigan for a pilot program for food waste composting. That would be kind of like how recycling started in Novi where you would take it to a location rather than having a curbside pickup. They will be doing some more work on that. He said they expect to bring something to Council for that sometime in March. They also discussed the upcoming Arbor Day celebration in Novi. They want to talk to residents and start the education and outreach process to encourage people to look at what they're recycling, what they're planting in their gardens and what they've got growing on their property. He said this includes things like invasive species removal such as buckthorn, Bradford pears and other plants that were sold by home centers that are invasive. They'll meet again in March.

MAYOR AND COUNCIL ISSUES: None

COMMUNICATIONS: None

ADJOURNMENT – There being no further business to come before Council, the meeting was adjourned at 7:41 P.M.

Cortney Hanson, City Clerk

Justin Fischer, Mayor

Transcribed by Diana Charles
Customer Service Representative

Date approved: February 23, 2026



CITY OF NOVI CITY COUNCIL
FEBRUARY 23, 2026

SUBJECT: Consideration of Ordinance 26-184.01 to amend the City of Novi Code of Ordinances, Chapter 16, "Garbage and Refuse", to allow for rates to be set by user fee. **SECOND READING**

SUBMITTING DEPARTMENT: City Clerk

KEY HIGHLIGHTS:

- Increases in recycling costs and additional tipping (also known as the gate fee at landfills) fees are impacting the General Fund
- Amended language allows for flexibility in adjusting garbage and refuse rates
- First reading was approved on February 9, 2026

BACKGROUND INFORMATION:

The City has participated in RRRASOC since the early 2000s and currently sends all curbside recycling collected in Novi to the facility for processing. Rising processing expenses, reflected in market values for recyclable materials, have shifted fluctuating costs to member communities. As a result, recycling expenses have increased as forecasted below.

	2023-24 ACTIVITY	2024-25 ACTIVITY	2025-26 ESTIMATES	2026-27 ESTIMATES
R.R.R.A.S.O.C. Consortium/ Member Contribution	88,980	92,275	131,822	140,000
Recycling center/ HHW Costs	132,461	150,414	160,000	175,000
R.R.R.A.S.O.C Tip Fees			86,700	173,400
Total	221,441	242,689	378,522	488,400

An amendment to the ordinance provides flexibility for recovering costs that exceed bid prices. Under the existing ordinance, the City may charge only the bid prices for trash hauling, which caps the annual service fee at \$145 per household in the current fiscal year. The proposed amendment would allow the City to recover increased recycling processing costs and other service-related expenses, such as hazardous waste collection days or debris collection and removal associated with unforeseen

weather events.

This information was presented at the Ordinance Review Committee (ORC) on January 21, 2026. ORC recommended the attached amendment to the ordinance language included in the packet.

RECOMMENDED ACTION: Approval of Ordinance 26-184.01 to amend the City of Novi Code of Ordinances, Chapter 16, "Garbage and Refuse", Article IV, "Collection, Recycling and Disposal," section 16-71, "Rates and Payment to Waste Hauler," and section 16-72, "Rate to be Adopted by Resolution," to allow for rates to be set by user fee. **SECOND READING**

STATE OF MICHIGAN
COUNTY OF OAKLAND
CITY OF NOVI

ORDINANCE NO. 26-184.01

AN ORDINANCE TO AMEND THE CITY OF NOVI CODE OF ORDINANCES, CHAPTER 16, “GARBAGE AND REFUSE”, ARTICLE IV, “COLLECTION, RECYCLING AND DISPOSAL,” SECTION 16-71, “RATES AND PAYMENT TO WASTE HAULER,” AND SECTION 16-72, “RATE TO BE ADOPTED BY RESOLUTION,” TO ALLOW FOR RATES TO BE SET BY USER FEE.

THE CITY OF NOVI ORDAINS:

PART I. That Chapter 16, “Garbage and Refuse,” Article IV, “Collection, Recycling and Disposal,” Section 16-71, “Collection, Recycling and Disposal,” and Section 16-72, “Rate To Be Adopted by Resolution,” is hereby amended to read as follows:

Sec. 16-71. Rates and payment to waste hauler.

Rates for solid waste collection, recycling and disposal services for residential premises shall be determined and established by the city by resolution from time to time and shall, at a minimum, be sufficient to cover the payment for services provided for in the contract for solid waste collection described herein~~-based upon competitive bids in accordance with this article.~~

Sec. 16-72. ~~Rate to be adopted by resolution.~~ Reserved

~~Following such bidding, the city shall adopt resolutions from time to time specifying the rates. Such resolution shall be published in order to provide notice to the public.~~

PART II.

Severability. Should any section, subdivision, clause, or phrase of this Ordinance be declared by the courts to be invalid, the validity of the Ordinance as a whole, or in part, shall not be affected other than the part invalidated.

PART III.

Savings Clause. The amendment of the Novi Code of Ordinances set forth in this Ordinance does not affect or impair any act done, offense committed, or right accruing, accrued, or acquired or liability, penalty, forfeiture or punishment, pending or incurred prior to the amendment of the Novi Code of Ordinances set forth in this Ordinance.

PART IV.

Repealer. All other Ordinances or parts of Ordinances in conflict herewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

PART V.

Effective Date. The provisions of this Ordinance are ordered to take effect following publication in the manner prescribed by the Charter of the City of Novi.

PART VI.

Adoption. This ordinance is hereby declared to have been adopted by the Novi City Council in a meeting thereof duly held and called on the ____ day of February, 2026, in order to be given publication in the manner prescribed by the Charter of the City of Novi.

Justin Fischer, Mayor

Cortney Hanson, City Clerk

STATE OF MICHIGAN
COUNTY OF OAKLAND
CITY OF NOVI

ORDINANCE NO. 26-184.01

AN ORDINANCE TO AMEND THE CITY OF NOVI CODE OF ORDINANCES, CHAPTER 16, “GARBAGE AND REFUSE”, ARTICLE IV, “COLLECTION, RECYCLING AND DISPOSAL,” SECTION 16-71, “RATES AND PAYMENT TO WASTE HAULER,” AND SECTION 16-72, “RATE TO BE ADOPTED BY RESOLUTION,” TO ALLOW FOR RATES TO BE SET BY USER FEE.

THE CITY OF NOVI ORDAINS:

PART I. That Chapter 16, “Garbage and Refuse,” Article IV, “Collection, Recycling and Disposal,” Section 16-71, “Collection, Recycling and Disposal,” and Section 16-72, “Rate To Be Adopted by Resolution,” is hereby amended to read as follows:

Sec. 16-71. Rates and payment to waste hauler.

Rates for solid waste collection, recycling and disposal services for residential premises shall be determined and established by the city by resolution from time to time and shall, at a minimum, be sufficient to cover the payment for services provided for in the contract for solid waste collection described herein.

Sec. 16-72. Reserved

PART II.

Severability. Should any section, subdivision, clause, or phrase of this Ordinance be declared by the courts to be invalid, the validity of the Ordinance as a whole, or in part, shall not be affected other than the part invalidated.

PART III.

Savings Clause. The amendment of the Novi Code of Ordinances set forth in this Ordinance does not affect or impair any act done, offense committed, or right accruing, accrued, or acquired or liability, penalty, forfeiture or punishment, pending or incurred prior to the amendment of the Novi Code of Ordinances set forth in this Ordinance.

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Repealer. All other Ordinances or parts of Ordinances in conflict herewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

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Effective Date. The provisions of this Ordinance are ordered to take effect following publication in the manner prescribed by the Charter of the City of Novi.

PART VI.

Adoption. This ordinance is hereby declared to have been adopted by the Novi City Council in a meeting thereof duly held and called on the ____ day of February, 2026, in order to be given publication in the manner prescribed by the Charter of the City of Novi.

Justin Fischer, Mayor

Cortney Hanson, City Clerk



CITY OF NOVI CITY COUNCIL
FEBRUARY 23, 2026

SUBJECT: Acceptance of a highway easement from the property owner of 26255 Beck Road, parcel 50-22-17-400-044, for the reconstruction and widening of Beck Road between 11 Mile Road and Grand River Avenue.

SUBMITTING DEPARTMENT: Department of Public Works, Engineering Division

KEY HIGHLIGHTS:

- A highway easement is needed for the property to complete the planned Beck Road Reconstruction and Widening project.
- Staff must follow MDOT real estate guidelines when using federal funds.
- Providence Hospital donated easement.

BACKGROUND INFORMATION:

Beck Road reconstruction and widening between 11 Mile Road and Grand River Avenue is planned to start construction in spring of 2026. At 26255 Beck Road (parcel 50-22-17-400-044), limited public right-of-way exists. To make the proposed improvements to the road, additional right-of-way is needed. Since the road project is receiving federal funding, staff followed MDOT's real estate guidance for easement acquisition. This included an appraisal of the easement areas and an appraisal review, which determined the just compensation to be \$19,800. However, the owner of the parcel, Providence Hospital & Medical Center, chose to donate the easement to the City. The City Attorney reviewed the signed easement favorably (Beth Saarela, February 9, 2026).

RECOMMENDED ACTION: Acceptance of a highway easement from the property owner of 26255 Beck Road, parcel 50-22-17-400-044, for the reconstruction and widening of Beck Road between 11 Mile Road and Grand River Avenue.

26255 Beck Road Highway Easement



ELIZABETH KUDLA SAARELA
esaarela@rsjalaw.com

27555 Executive Drive, Suite 250
Farmington Hills, Michigan 48331
P 248.489.4100 | F 248.489.1726
www.rsjalaw.com



ROSATI | SCHULTZ
JOPPICH | AMTSBUECHLER

February 9, 2026

Rebecca Runkel, Project Engineer
City of Novi
Field Services Complex
26300 Lee BeGole Drive
Novi, MI 48375

**RE: Beck Road Reconstruction Project– Project Easements
26255 Beck Road.**

Dear Ms. Runkel:

We have received and reviewed the following easement donated by Providence Hospital and Medical Centers for the Beck Road Reconstruction Project:

- Highway Easement

The Highway Easement is acceptable as provided and is consistent with the title search obtained for the Property.

The Highway Easement may be placed on an upcoming City Council Agenda for acceptance. Once accepted, the Highway Easement should be recorded by the City Clerk's Office with the Oakland County Register of Deeds in the usual manner. It is our understanding that the City's Engineering Division has the original document for recording.

Please feel free to contact me with any questions or concerns in regard to this matter.

Very truly yours,

ROSATI SCHULTZ JOPPICH
& AMTSBUECHLER PC

Elizabeth Kudla Saarela

Rebecca Runkel, Project Engineer
City of Novi
February 9, 2026
Page 2

EKS

Enclosures

C: Cortney Hanson, Clerk
Ben Croy, City Engineer
Thomas R. Schultz, Esquire

HIGHWAY EASEMENT

KNOW ALL PERSONS that, Providence Hospital and Medical Centers, a Michigan Non-Profit Corporation ("Grantor"), whose address is 4040 Vincennes Circle, Indianapolis, Indiana 46268, for and in consideration of One Dollar (\$1.00), paid to Grantor by the City of Novi, a Michigan Municipal Corporation, ("Grantee"), whose address is 45175 Ten Mile Road, Novi, Michigan 48375, does hereby grant to the Grantee, a permanent easement for all public highway purposes ("Highway Easement") and to construct, operate, maintain, repair, and/or replace roadways, utilities, sidewalk, and other infrastructure improvements in, over, under, upon, and through a portion of the following described premises ("Property") situated in the City of Novi, County of Oakland, State of Michigan as such Highway Easement is more particularly described, drawn and depicted on the attached Exhibit A.

Tax Parcel No.: 50-22-17-400-044

The Highway Easement consists of a variable width easement described as follows:

SEE HIGHWAY EASEMENT DRAWING, ATTACHED AS EXHIBIT "A,"

This Highway Easement includes, but is not limited to, the consent of the Grantor, within the Highway Easement area, to the removal of any trees, shrubs, and/or vegetation, to grading, to the occupancy of the Property by public utilities, and to other matters which, in the sole discretion of the Grantee, may be necessary in connection with all public highway purposes and the construction, operation, maintenance, repair, and/or replacement of roadways, utilities, and other infrastructure improvements in, over, under, upon, and through the Highway Easement. Grantor waives further notice of such actions.

The premises so disturbed by reason of the exercise of any of the foregoing powers shall be restored at Grantee's sole cost and expense to substantially the condition that existed prior to construction by the Grantee, its agents, employees or contractors.

This Highway Easement runs with the land and shall bind the Grantor and the Grantor's heirs, representatives, successors, and assigns. This Highway Easement contains the entire understanding of the Grantor and the Grantee, and there are no other verbal promises between the Grantor and the Grantee except as shown herein.

IN WITNESS WHEREOF, the undersigned hereunto affixed their signatures this 18 day of December, 2025.

GRANTOR

Providence Hospital and Medical Centers, a Michigan Non-Profit Corporation

BY: 
Robin S. Damshroder, President & CFO

STATE OF MICHIGAN)
) SS.
COUNTY OF Wayne)

The foregoing consent to easement was acknowledged before me this 18 day of December, 2025, by Robin Damshroder, the President, Val. Based Contr. SCFO of HPH, a Michigan _____, on its behalf.



MELISSA MULLIN
My Commission Expires
June 9, 2031
County of Oakland
Acting in the County of Wayne

Melissa Mullin
Notary Public
Oakland County, _____
My Commission Expires: June 9, 2031

Parcel No. 50-22-17-400-044

Drafted by:
Elizabeth Saarela, Esq.
27555 Executive Drive, Suite 250
Farmington Hills, MI 48331

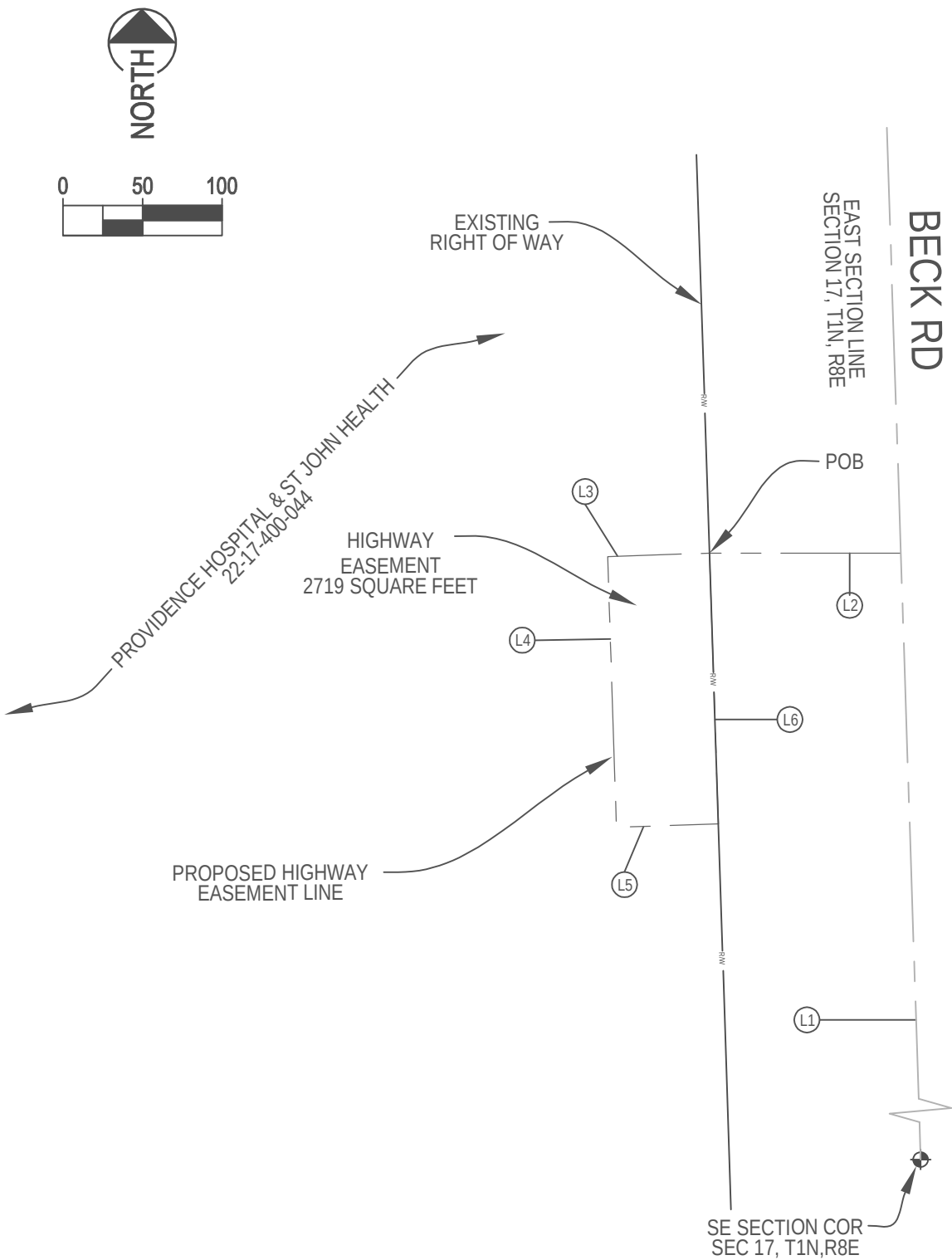
When recorded return to:

Courtney Hanson, Clerk
City of Novi
45175 Ten Mile Rd.
Novi, MI 48375

RECORDING FEE _____ REVENUE STAMPS _____

HIGHWAY EASEMENT

PART OF SECTION 17, T1N-R8E, CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN



HIGHWAY EASEMENT LEGAL DESCRIPTION

A PORTION OF LAND SITUATED IN SECTION 17, T1N, R8E, CITY OF NOVI,
COUNTY OF OAKLAND AND STATE OF MICHIGAN MORE PARTICULARLY
DESCRIBED AS FOLLOWS:
COMMENCING FROM THE SOUTH EAST SECTION CORNER N01°52'21"W, A
DISTANCE OF 979.75 FEET; THENCE N90°00'00"W, A DISTANCE OF 60.00 FEET
TO THE POINT OF BEGINNING; THENCE S88°07'39"W, A DISTANCE OF 32.00
FEET; THENCE S01°52'21"E, A DISTANCE OF 85.00 FEET; THENCE
N88°07'39"E, A DISTANCE OF 32.00 FEET; THENCE N01°52'21"W, A DISTANCE
OF 85.00 FEET TO THE POINT OF BEGINNING CONTAINING 2719 SQUARE
FEET MORE OR LESS

LINE TABLE		
LINE #	DIRECTION	DISTANCE
L1	N01°52'21"W	979.75'
L2	N90°00'00"W	60.00'
L3	S88°07'39"W	32.00'
L4	S01°52'21"E	85.00'
L5	N88°07'39"E	32.00'
L6	N01°52'21"W	85.00'

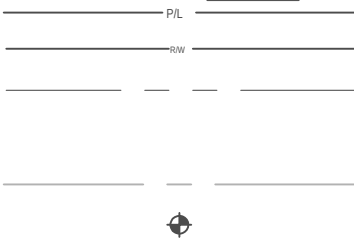
COPYRIGHT © 2025, All Rights Reserved



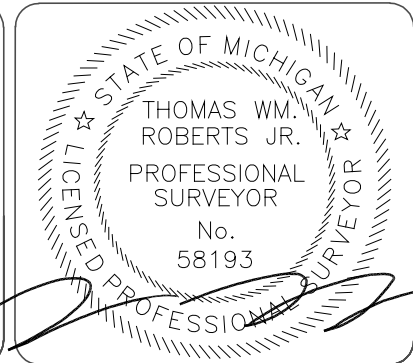
PROVIDENCE HOSPITAL & ST JOHN HEALTH
26255 BECK
NOVI, MI

LEGEND

SURVEY FOR:
CITY OF NOVI
DATE: 7/7/2025
JOB NO. : 60694162
DRAWN: TAS
CHECKED BY: TWR



PROPERTY LINE
EXIST R/W LINE
PROPOSED
HIGHWAY
EASEMENT
SECTION LINE
SECTION CORNER



File No : **63-25961193-SSP**

Commonly Known As: 26255 Beck Rd, Novi, MI 48374

TITLE SEARCH

Date: July 3, 2025

The land referred to in this search is situated in the City of Novi, County of Oakland, State of Michigan, as follows:

SEE EXHIBIT A

Last grantee of record:

Providence Hospital and Medical Centers, a Michigan Non-Profit Corporation

1. Rights of the public and of any governmental unit in any part of the land taken, used or deeded for a public or private street, drive, road or highway purpose.
2. Terms, conditions and provisions which are recited in Sanitary Easement recorded in [Liber 20010, Page 714](#), and in [Liber 20221, Page 74](#), Oakland County Records.
3. Terms, conditions and provisions which are recited in Storm Drainage Facility Maintenance Agreement recorded in [Liber 27873, Page 546](#), and amended in [Liber 43279, Page 22](#), Oakland County Records.
4. Terms, conditions and provisions which are recited in Agreement of Conservation Easement recorded in [Liber 35538, Page 514](#), and in [Liber 48589, Page 154](#), Oakland County Records.
5. Terms, conditions and provisions which are recited in Declaration recorded in [Liber 38246, Page 430](#), and amended in [Liber 38418, Page 113](#), and amended in [Liber 40469, Page 687](#), and amended in [Liber 46030, Page 88](#), and amended in [Liber 47833, Page 522](#), and amended in [Liber 48966, Page 129](#), and amended in [Liber 49631, Page 836](#), and amended in [Liber 51459, Page 766](#), Oakland County Records.
6. Terms, conditions and provisions which are recited in AT&T Easement recorded in [Liber 39072, Page 889](#), Oakland County Records.
7. Terms, conditions and provisions which are recited in Access and Utility Easement recorded in [Liber 39338, Page 431](#), Oakland County Records.
8. Terms, conditions and provisions which are recited in Sidewalk Easement recorded in [Liber 42627, Page 701](#), Oakland County Records.
9. Terms, conditions and provisions which are recited in Water Main Easement recorded in [Liber 42716, Page 819](#), and in [Liber 42716, Page 845](#), and in [Liber 48553, Page 574](#), Oakland County Records.

ATA National Title Group, LLC
36800 Gratiot Avenue
Clinton Township, MI 48035
Ph:(586) 463-7200 Fax:(586) 463-6114

TITLE SEARCH - CONTINUED

10. Terms, conditions and provisions which are recited in Sanitary Sewer Easement recorded in [Liber 42716, Page 826](#), and in [Liber 42716, Page 838](#), Oakland County Records.
11. Terms, conditions and provisions which are recited in Memorandum of Ground Lease recorded in [Liber 48324, Page 354](#), Oakland County Records.
12. Terms, conditions and provisions which are recited in Planned Suburban Low-Rise (PSLR) Overlay Development Agreement recorded in [Liber 48329, Page 683](#), and amended in [Liber 50438, Page 342](#), Oakland County Records.
13. Terms, conditions and provisions which are recited in Sanitary Sewer Access Easement recorded in [Liber 48553, Page 564](#), Oakland County Records.
14. Terms, conditions and provisions which are recited in Cross Access Easement Agreement recorded in [Liber 48553, Page 585](#), Oakland County Records.
15. Terms, conditions and provisions which are recited in Pathway Easement recorded in [Liber 48553, Page 602](#), Oakland County Records.
16. Terms, conditions and provisions which are recited in Wetland Conservation Easement recorded in [Liber 48553, Page 612](#), Oakland County Records.
17. Terms, conditions and provisions which are recited in Woodlands Conservation Easement recorded in [Liber 48553, Page 627](#), Oakland County Records.
18. Terms, conditions and provisions which are recited in Storm Drainage Facility Maintenance Easement Agreement recorded in [Liber 48553, Page 646](#), Oakland County Records.

19. PAYMENT OF TAXES: Tax Parcel No.: 22-17-400-044

2025 Summer Taxes in the amount of \$6,106.54 are DUE

2024 Winter Taxes in the amount of \$2,660.39 are PAID

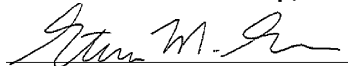
Special Assessments: NONE

- 2025 State Equalized Value: \$569,450.00
- 2025 Taxable Value: \$160,050.00

The amounts shown as due do not include collection fees, penalties or interest.

[Vesting Deed](#)

COUNTERSIGNED:
ATA National Title Group, LLC



Steven M. Greco
AUTHORIZED SIGNATORY

TITLE SEARCH - CONTINUED

Terms and Conditions

1. This document is a search only. It is neither an insurance product nor an opinion of law or title and should not be relied upon as such. In addition, it runs only to the named customer and should not be relied upon for any purpose by any person or entity other than the named customer and/or its duly appointed representatives and agents.
2. By receiving and using this product, the customer agrees that the liability of the Company, its subsidiaries and affiliates, for any direct or indirect loss shall be limited to either the amount of the loss or the amount paid for this search, whichever is less.

TITLE SEARCH - CONTINUED

EXHIBIT "A"

The land referred to in this search is described as follows: City of Novi, County of Oakland, State of Michigan

Part of Southeast 1/4 of Section 17, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan, described as beginning at point distance South 87 degrees 17 minutes 07 seconds West 60 feet and South 01 degrees 21 minutes 47 seconds East 1424.81 feet from East 1/4 corner, thence South 01 degrees 21 minutes 47 seconds East 546.93 feet, thence South 87 degrees 20 minutes 58 seconds West 777.29 feet, thence North 01 degrees 54 minutes 30 seconds West 141.47 feet, thence North 42 degrees 42 minutes 54 seconds East 69.93 feet, thence along curve to right, radius 320 feet, chord bears North 51 degrees 13 minutes 58 seconds East 94.79 feet, distance of 95.14 feet, thence North 59 degrees 45 minutes 02 seconds East 71.84 feet, thence along curve to left, radius 530 feet, chord bears North 48 degrees 04 minutes 48 seconds East 214.42 feet, distance of 215.91 feet, thence North 36 degrees 24 minutes 34 seconds East 109.30 feet, thence along curve to right, radius 168 feet, chord bears North 61 degrees 40 minutes 10 seconds East 143.38 feet, distance of 148.13 feet, thence South 85 degrees 13 minutes 39 seconds East 100.27 feet, thence North 88 degrees 30 minutes 39 seconds East 134.26 feet to beginning.



CITY OF NOVI CITY COUNCIL
FEBRUARY 23, 2026

SUBJECT: Acceptance of a highway easement and a temporary construction easement from the property owner of 47460 11 Mile Road (parcel 50-22-17-400-028) for the future construction of a roundabout at 11 Mile Road and Beck Road, in the amount of \$76,600.

SUBMITTING DEPARTMENT: Department of Public Works, Engineering Division

KEY HIGHLIGHTS:

- A highway easement and temporary construction easement are needed for the property for a planned roundabout at 11 Mile Rd and Beck Rd.

FINANCIAL IMPACT

	FY 2025/26
EXPENDITURE REQUIRED	\$ 76,600.00
BUDGET	
Major Street Fund 202-449.20-975.274	\$ 2,577,057.68
APPROPRIATION REQUIRED	\$ 0
FUND BALANCE IMPACT	\$ 0

BACKGROUND INFORMATION:

Beck Road reconstruction and widening between 11 Mile Road and Grand River Avenue is planned to start construction in spring of 2026. Originally, the project included construction of a roundabout (RAB) at Beck Road and 11 Mile Road. However, the RAB was removed from the project due to time constraints, with the intent of constructing it after the Beck Road reconstruction project. To construct the RAB, additional right-of-way is needed. An appraisal of the easement area was completed, which determined the just compensation to be:

Permanent Highway Easement	\$74,600.00
Temporary Construction Easement	<u>\$2,000.00</u>
Total Just Compensation	\$76,600.00

Patricia Cyr, the owner of 47460 11 Mile Road, has agreed to the Good Faith Offer of \$76,600 for the easements. The City Attorney reviewed the signed easements favorably (Beth Saarela, February 9, 2026).

RECOMMENDED ACTION: Acceptance of a highway easement and a temporary construction easement from the property owner of 47460 11 Mile Road (parcel 50-22-17-400-028) for the future construction of a roundabout at 11 Mile Road and Beck Road, in the amount of \$76,600.

47460 11 Mile Road

Approximate Proposed Easement Location



Map Author: Runkel
Date: 6-17-25
Version #: 1.0

MAP INTERPRETATION NOTICE
Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.



Proposed Highway Easement



Proposed Temporary Grading Easement



City of Novi

Engineering Division
Department of Public Works
26300 Lee BeGole Drive
Novi, MI 48375
cityofnovi.org



0 15 30 60 90
Feet
1 inch = 90 feet

ELIZABETH KUDLA SAARELA
esaarela@rsjalaw.com

27555 Executive Drive, Suite 250
Farmington Hills, Michigan 48331
P 248.489.4100 | F 248.489.1726
www.rsjalaw.com



ROSATI | SCHULTZ
JOPPICH | AMTSBUECHLER

February 9, 2026

Rebecca Runkel, Project Engineer
City of Novi
Field Services Complex
26300 Lee BeGole Drive
Novi, MI 48375

**RE: 11 Mile Rd and Beck Rd Roundabout Project– Project Easements
47460 11 Mile Rd.**

Dear Ms. Runkel:

We have received and reviewed the following easements that the City is acquiring for the 11 Mile Rd and Beck Rd Roundabout Project:

- Highway Easement (\$74,600)
- Temporary Construction Easement (\$2,000)

The City obtained an appraisal for the easements over these parcel. The property owner accepted the offer of just compensation in the total amount of \$76,600 for the Highway Easement and Temporary Construction Easement. The Highway Easement and Temporary Construction Easement acceptable as provided and is consistent with the title search obtained for the Property.

The Highway Easement and Temporary Construction Easement may be placed on an upcoming City Council Agenda for acceptance. Once accepted, the Highway Easement should be recorded by the City Clerk's Office with the Oakland County Register of Deeds in the usual manner. It is our understanding that the City's Engineering Division has the original document for recording.

Please feel free to contact me with any questions or concerns in regard to this matter.

Rebecca Runkel, Project Engineer
City of Novi
February 9, 2026
Page 2

Very truly yours,

ROSATI SCHULTZ JOPPICH
& AMTSBUECHLER PC



Elizabeth Kudla Saarela

EKS

Enclosures

C: Cortney Hanson, Clerk
Ben Croy, City Engineer
Thomas R. Schultz, Esquire

HIGHWAY EASEMENT

KNOW ALL PERSONS that, Patricia J. Cyr, Successor Trustee of the Joanne M. Ward Revocable Living Trust ("Grantor"), whose address is 46140 West Park Drive, Novi, MI 48377, for and in consideration of Seventy-four thousand six-hundred Dollars (\$74,600.00), paid to Grantor by the City of Novi, a Michigan Municipal Corporation, ("Grantee"), whose address is 45175 Ten Mile Road, Novi, Michigan 48375, does hereby grant to the Grantee, a permanent easement for all public highway purposes ("Highway Easement") and to construct, operate, maintain, repair, and/or replace roadways, utilities, sidewalk, and other infrastructure improvements in, over, under, upon, and through a portion of the following described premises ("Property") situated in the City of Novi, County of Oakland, State of Michigan as such Highway Easement is more particularly described, drawn and depicted on the attached Exhibit A.

Tax Parcel No.: 50-22-17-400-028

The Highway Easement consists of a variable width easement described as follows:

SEE HIGHWAY EASEMENT DRAWING, ATTACHED AS EXHIBIT "A,"

This Highway Easement includes, but is not limited to, the consent of the Grantor, within the Highway Easement area, to the removal of any trees, shrubs, and/or vegetation, to grading, to the occupancy of the Property by public utilities, and to other matters which, in the sole discretion of the Grantee, may be necessary in connection with all public highway purposes and the construction, operation, maintenance, repair, and/or replacement of roadways, utilities, and other infrastructure improvements in, over, under, upon, and through the Highway Easement. Grantor waives further notice of such actions.

The premises so disturbed by reason of the exercise of any of the foregoing powers shall be restored at Grantee's sole cost and expense to substantially the condition that existed prior to construction by the Grantee, its agents, employees or contractors.

This Highway Easement runs with the land and shall bind the Grantor and the Grantor's heirs, representatives, successors, and assigns. This Highway Easement contains the entire understanding of the Grantor and the Grantee, and there are no other verbal promises between the Grantor and the Grantee except as shown herein.

IN WITNESS WHEREOF, the undersigned hereunto affixed their signatures this 5th day of February, 2026.

GRANTOR

Patricia J. Cyr, Successor Trustee of the Joanne M. Ward
Revocable Living Trust

BY: Patricia J. Cyr

STATE OF MICHIGAN)
COUNTY OF Oakland) SS.

The foregoing consent to easement was acknowledged before me this 5th day of
February, 2026, by Patricia Cyr, the owner
of 47460 11 mile Rd, a Michigan resident, on its behalf.

REBECCA RUNKEL
NOTARY PUBLIC, STATE OF MI
COUNTY OF LIVINGSTON
MY COMMISSION EXPIRES Aug 13, 2029
ACTING IN COUNTY OF Oakland

Rebecca Runkel
Notary Public
Oakland County, MI
My Commission Expires: 8/13/2029

Parcel No. 50-22-17-400-028

Drafted by:
Elizabeth Saarela, Esq.
27555 Executive Drive, Suite 250
Farmington Hills, MI 48331

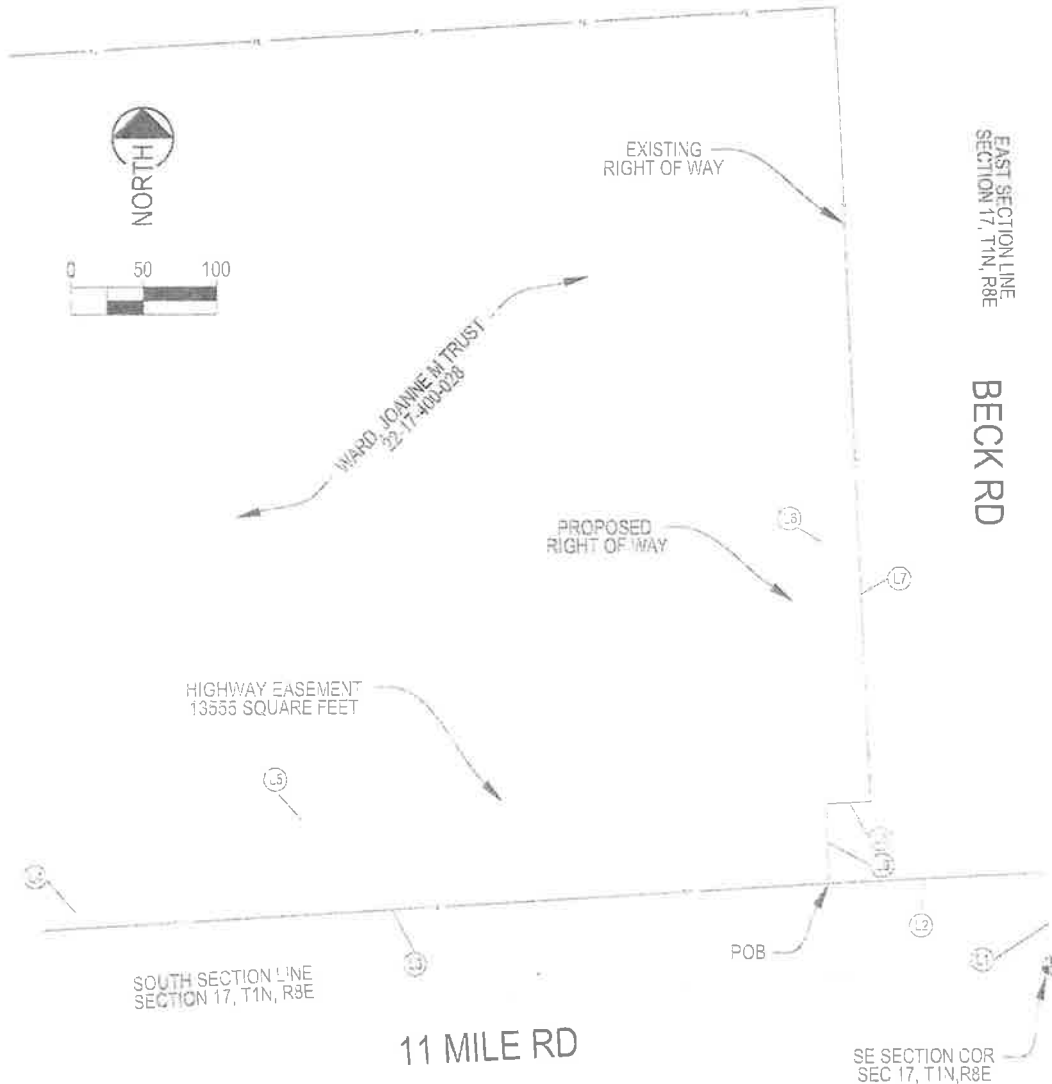
When recorded return to:

Cortney Hanson, Clerk
City of Novi
45175 Ten Mile Rd.
Novi, MI 48375

RECORDING FEE _____ REVENUE STAMPS _____

HIGHWAY EASEMENT

PART OF SECTION 17, T1N-R8E, CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN



HIGHWAY EASEMENT LEGAL DESCRIPTION

A PORTION OF LAND SITUATED IN SECTION 17, T1N, R8E, CITY OF NOVI,
COUNTY OF OAKLAND AND STATE OF MICHIGAN MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

COMMENCING FROM THE SOUTH EAST SECTION CORNER N01°52'21"W, A
DISTANCE OF 32.25 FEET; THENCE S87°22'03"W, A DISTANCE OF 75.10 FEET TO
THE POINT OF BEGINNING, THENCE S87°01'35"W, A DISTANCE OF 259.75 FEET;
THENCE N01°27'29"W, A DISTANCE OF 14.15 FEET; THENCE N73°54'04"E, A
DISTANCE OF 245.55 FEET; THENCE N23°03'52"E, A DISTANCE OF 36.20 FEET;
THENCE S01°52'21"E, A DISTANCE OF 120.30 FEET, THENCE S86°50'19"W, A
DISTANCE OF 14.75 FEET; THENCE S01°52'21"E, A DISTANCE OF 27.00 FEET TO
THE POINT OF BEGINNING CONTAINING 13555 SQUARE FEET MORE OR LESS.

LINE TABLE		
LINE #	DIRECTION	DISTANCE
L1	N01°52'21"W	32.25
L2	S87°22'03"W	75.10
L3	S87°01'35"W	259.75
L4	N01°27'29"W	14.15
L5	N73°54'04"E	245.55
L6	N23°03'52"E	36.20
L7	S01°52'21"E	120.30
L8	S86°50'19"W	14.75
L9	S01°52'21"E	27.00

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AECOM

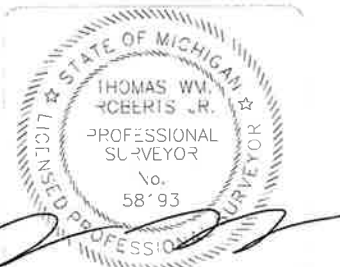
WARD, JOANNE M TRUST
47460 11 MILE
NOVI, MI

LEGEND

SURVEY FOR:

CITY OF NOVI
DATE: 5/1/2025
JOB NO.: 60694162
DRAWN: TAS
CHECKED BY: TWR

PROPERTY LINE
EXIST RIGHT OF
WAY LINE
PROPOSED RIGHT
OF WAY LINE
SECTION LINE
SECTION CORNER



TEMPORARY CONSTRUCTION EASEMENT

For, \$ 2,000 Temporary Construction Easement (Annually), Patricia J. Cyr, Successor Trustee of the Joanne M. Ward Revocable Living Trust ("Grantor"), whose address is 46140 West Park Drive, Novi, MI 48377, as the Owner of the property described as 47460 11 Mile Road, City of Novi, Oakland County, Michigan (parcel 50-22-17-400-028) grant the City of Novi and its contractor (or subcontractors) permission to access, move men and equipment on and through, the right to store materials and excavated earth, remove vegetation and alter the underlying land in, over, upon and through the properties described above in the particular areas shown in Exhibit A, attached.

All portions of the Premises damaged or disturbed by Novi's exercise of temporary easement rights shall be reasonably restored by Novi to the condition that existed prior to the damage or disturbance.

I understand this only grants permission to the Contractor to perform work directly relating to the listed project and upon completion of required grading operations the property will be fully restored.

The Temporary Construction Easement shall start as of the date the contractor commences work on the above project and shall terminate on November 20, 2027.

Patricia J. Cyr, Successor Trustee of the Joanne M. Ward Revocable Living Trust

Patricia J. Cyr
By: _____

2-6-2026
Date _____

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 5th day of February, 2026, by Patricia Cyr, the Successor Trustee of the Joanne M. Ward Revocable Living Trust.

REBECCA RUNKEL
NOTARY PUBLIC, STATE OF MI
COUNTY OF LIVINGSTON
MY COMMISSION EXPIRES Aug 13, 2029
ACTING IN COUNTY OF

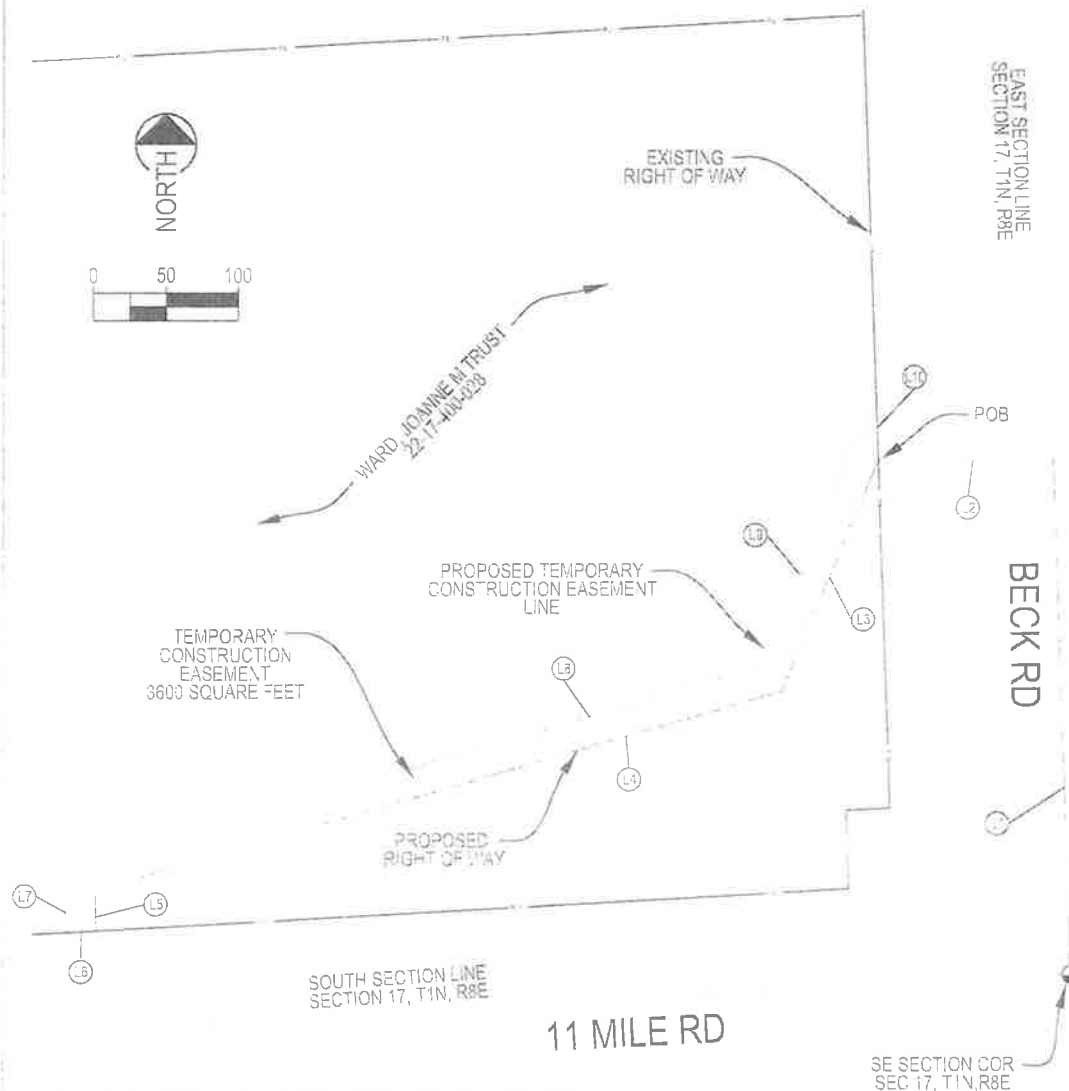
Rebecca Runkel
Notary Public
Acting in Oakland County, Michigan
My Commission Expires: 8/13/2009

Drafted by:
Elizabeth K. Saarela, Esquire
Rosati, Schultz, Joppich & Amtsbeuchler, PC
27555 Executive Drive, Suite 250
Farmington Hills, Michigan 48331

TEMPORARY CONSTRUCTION EASEMENT

TEMPORARY CONSTRUCTION EASEMENT

PART OF SECTION 17, T1N-R8E, CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN



TEMPORARY CONSTRUCTION EASEMENT LEGAL DESCRIPTION

A PORTION OF LAND SITUATED IN SECTION 17, T1N, R8E, CITY OF NOVI, COUNTY OF OAKLAND AND STATE OF MICHIGAN MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING FROM THE SOUTH EAST SECTION CORNER N01°52'21"W, A DISTANCE OF 176.95 FEET; THENCE N90°00'00"W, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING; THENCE S23°03'52"W, A DISTANCE OF 86.20 FEET; THENCE S73°55'25"W, A DISTANCE OF 245.90 FEET; THENCE S01°27'29"E, A DISTANCE OF 14.15 FEET; THENCE S37°01'35"W, A DISTANCE OF 10.00 FEET; THENCE N01°27'29"W, A DISTANCE OF 22.15 FEET; THENCE N73°55'25"E, A DISTANCE OF 245.90 FEET; THENCE N23°03'52"E, A DISTANCE OF 102.90 FEET; THENCE S01°52'21"E, A DISTANCE OF 23.70 FEET TO THE POINT OF BEGINNING CONTAINING 3600 SQUARE FEET MORE OR LESS.

LINE TABLE		
LINE #	DIRECTION	DISTANCE
1	N01°52'21"W	176.95
2	N90°00'00"W	60.00
3	S23°03'52"W	86.20
4	S73°55'25"W	245.90
5	S01°27'29"E	14.15
6	S37°01'35"W	10.00
7	N01°27'29"W	22.15
8	N73°55'25"E	245.90
9	N23°03'52"E	102.90
10	S01°52'21"E	23.70

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AECOM

WARD, JOANNE M TRUST

47460 11 MILE
NOVI, MI

LEGEND

PROPERTY LINE
EXIST R/W LINE
PROPOSED R/W
LINE
PROPOSED TEMP
CONSTR ESMT
LINE
SECTION LINE
SECTION CORNER

SURVEY FOR:

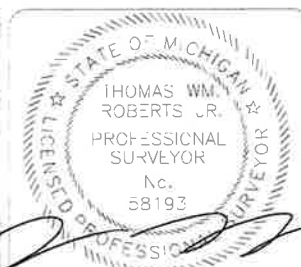
CITY OF NOVI

DATE: 5/1/2025

JOB NO. 60894162

DRAWN: TAS

CHECKED BY: TWR



File No : **63-25954611-SSP**

Commonly Known As: 47460 W 11 Mile Rd, Novi, MI 48374

TITLE SEARCH

Date: May 20, 2025

The land referred to in this search is situated in the City of Novi, County of Oakland, State of Michigan, as follows:

SEE EXHIBIT A

Last grantee of record:

Patricia J. Cyr, Successor Trustee of the Joanne M. Ward Revocable Living Trust dated March 9, 2016

1. Rights of the public or any governmental unit in any part of captioned land taken, used, dedicated or deeded for road purposes.
2. Easement for water main purposes vested in City of Novi by instrument recorded in [Liber 10816, Page 448](#), Oakland County Records.
3. Terms, conditions and provisions which are recited in Consent Judgement recorded in [Liber 15584, Page 146](#) and in [Liber 20511, Page 92](#), Oakland County Records.
4. Terms, conditions and provisions which are recited in Declaration of Taking recorded in [Liber 19780, Page 692](#), Oakland County Records.

5. PAYMENT OF TAXES: Tax Parcel No.: 22-17-400-028

2024 Summer Taxes in the amount of \$11,053.08 are PAID, includes trash in the amount of \$70.72

2024 Winter Taxes in the amount of \$4,409.12 are PAID, includes trash in the amount of \$70.72

Special Assessments: none

- 2024 State Equalized Value: \$389,440.00

The amounts shown as due do not include collection fees, penalties or interest.

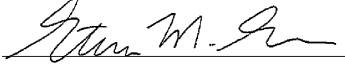
[Vesting Deed](#)

ATA National Title Group, LLC
36800 Gratiot Avenue
Clinton Township, MI 48035
Ph:(586) 463-7200 Fax:(586) 463-6114

TITLE SEARCH - CONTINUED

COUNTERSIGNED:

ATA National Title Group, LLC



Steven M. Greco

AUTHORIZED SIGNATORY

Terms and Conditions

1. This document is a search only. It is neither an insurance product nor an opinion of law or title and should not be relied upon as such. In addition, it runs only to the named customer and should not be relied upon for any purpose by any person or entity other than the named customer and/or its duly appointed representatives and agents.
2. By receiving and using this product, the customer agrees that the liability of the Company, its subsidiaries and affiliates, for any direct or indirect loss shall be limited to either the amount of the loss or the amount paid for this search, whichever is less.

TITLE SEARCH - CONTINUED

EXHIBIT "A"

The land referred to in this search is described as follows: City of Novi, County of Oakland, State of Michigan

Part of the Southeast 1/4 of Section 17, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan, beginning at Southeast corner of said Section 17; thence due West along the South Section line, 830.95 feet; thence North 0 degrees 44 minutes 30 seconds East 667.10 feet; thence due East parallel to the South Section line, 260 feet; thence South 0 degrees 44 minutes 30 seconds West 333.55 feet; thence due East parallel to the South Section line, 570.95 feet; thence South 0 degrees 44 minutes 30 seconds West along East Section line 333.55 feet to the point of beginning.



CITY OF NOVI CITY COUNCIL
FEBRUARY 23, 2026

SUBJECT: Approval of claims and warrants – Warrant 1197

SUBMITTING DEPARTMENT: Finance

BACKGROUND INFORMATION:

Per Section 8.10 of the City's charter all funds drawn by the treasury department must be approved by City Council. This approval occurs through a warrant system and appears on all City Council's agenda. The most recent Warrant #1197 comes before City council for approval.

RECOMMENDED ACTION: Approval of claims and warrants – Warrant 1197

CITY OF NOVI
Warrant 1197
Monday, February 23, 2026

Check	Vendor Name	Description	Amount
202336 - 202395	DTE ENERGY	ELECTRICITY	63,320.53
202396	AMAZON.COM SERVICES LLC	ACCOUNT 254267679401	92.38
202397	ARROW OFFICE SUPPLY CO	INVOICE 426501	480.12
202398	BAY AREA NARCOTICS ENFORCEMENT TEAM	OVERTIME OCTOBER 2025 MICHIGAN STATE POLICE	9,863.20
202399	BORIEO, SANDRA	PROFESSIONAL SERVICES	2,340.00
202400	BRADY INDUSTRIES	INVOICE 11217410	352.78
202401	CARAHSOFT TECHNOLOGY CORPORATION	INVOICE 59682429INV	6,336.53
202402	COMCAST BUSINESS	ACCOUNT 8529 10 205 0785285	959.43
202403	FITZGERALD WOODSHOP LLC	INVOICE 109	550.00
202404	GREEN, STEVEN	REIMBURSE TRAVEL EXPENSES	1,508.69
202405	LIONHEART ALLIANCE, LLC	INVOICE 60134	11,109.37
202406	OAKLAND COUNTY NARCOTIC ENFORCEMENT	2025 NET OT	3,055.30
202407	SOUTHWEST ENFORCEMENT TEAM	DECEMBER 2025 OT	9,801.31
202408	STATE OF MICHIGAN	INVOICE 551-670744	2,761.54
202409	THOMSON REUTERS - WEST	INVOICE 853170050	107.36
202410	TRANSUNION RISK AND ALTERNATIVE	INVOICE 2556421-202601-1	1,080.00
202411	VERIZON WIRELESS	ACCOUNT 587087682-00001	253.22
202412	WEST MICHIGAN ENFORCEMENT TEAM	OVERTIME DECEMBER 2025	10,612.41
202413	WEX BANK	ACCOUNT 0496-00-369029-4	186.33
202414	A AND R PLUMBING LLC	WATER LINE MAINTENANCE	5,570.37
202415	ADDISON TOWNSHIP PUBLIC LIBRARY	LIBRARY BOOK FINES	27.95
202416	ADVANCED TURF SOLUTIONS, INC.	GROUNDS MAINTENANCE	477.75
202417	AECOM GREAT LAKES, INC	PROFESSIONAL SERVICES	9,289.92
202418	ALLIED BUILDING SERVICE COMPANY	BUILDING MAINTENANCE	1,227.50
202419	AMAZON	LIBRARY BOOKS	1,355.05
202420	AMERI-TIME LLC	VEHICLE MAINTENANCE	109.00
202421	AMERICAN GENERATORS SALES AND	BUILDING MAINTENANCE	1,158.50
202422	AMERICAN HEART ASSOCIATION INC.	MCOLES	960.81
202423	ANAGO OF METRO DETROIT	BUILDING MAINTENANCE	440.00
202424	ANDERSON, GAIL	REIMBURSEMENT	94.26
202425	APPLICANTPRO	PROFESSIONAL SERVICE	473.00
202426	APPLIED INNOVATION	EQUIPMENT RENTAL/LEASE	407.15
202427	ARK ELECTRICAL SOLUTIONS LLC	LIFT STATION MAINTENANCE	1,888.78
202428	ARMSTRONG, ROGER EARL	2025 SUM TAX REFUND 50-22-23-409-018	789.39
202429	ARROWHEAD FORENSICS	OPERATING SUPPLIES	62.40
202430	ASCENSION PROVIDENCE HOSPITAL	OPERATING SUPPLIES	336.00
202431	AZTECA SYSTEMS, INC.	INTERNAL TECHNOLOGY	95,101.84
202432	BARNHILL III, JOHN H.	YOUTH BASKETBALL	378.00
202433	BERKLEY PUBLIC LIBRARY	LIBRARY BOOK FINES	25.95
202434	BESK, DANIEL	YOUTH BASKETBALL	588.00
202435	BLOOMFIELD TWP PUBLIC LIBRARY	LIBRARY BOOK FINES	18.00
202436	BRIGHTSOURCE LIGHTING SOLUTIONS LLC	BUILDING MAINTENANCE	598.80
202437	BRODART CO.	LIBRARY BOOKS LENDING	8,625.17
202438	CANON FINANCIAL SERVICES INC	PRINTING AND PUBLISHING	1,382.35
202439	CAVENDISH SQUARE PUBLISHING LLC	LIBRARY BOOKS	305.64
202440	CBTS LLC	TELEPHONE MAINTENANCE	50.00
202441	CDW GOVERNMENT LLC	INTERNAL TECHNOLOGY	2,160.04
202442	CENTER POINT LARGE PRINT	LIBRARY BOOKS	201.36
202443	CENTERLINE ELECTRIC INC	BLDG. PAYMENT REFUND (ESCROW)	85.00
202444	CHANG, SHERRY	2025 WIN TAX REFUND 50-22-24-376-015	1,249.47
202445	CINTAS CORP	SUPPLIES UNIFORMS	1,334.46
202446	CORELOGIC TAX SERVICES	2025 WIN TAX REFUND 50-22-24-451-424	150.00
202447	CORELOGIC TAX SERVICES, LLC	2025 WIN TAX REFUND 50-22-21-251-021	70.49
202448	COSTAR REALTY INFORMATION INC	INTERNAL TECHNOLOGY	2,003.72
202449	CRIMBOLI NURSERY AND LANDSCAPE INC.	FALL 2025 & SPRING 2026 TREE & LANDSCAPE	10,130.00
202450	DELL MARKETING L.P.	SEVER REPLACE CAMERAS	31,157.40

202451	DETROIT SALT COMPANY LLC	WINTER MAINTENANCE	29,410.01
202452	DITCH WITCH SALES OF MICHIGAN	EQUIPMENT MAINTENANCE	940.91
202453	DLT SOLUTIONS	KACE SYSTEMS MAINTENANCE RENEWAL QUOTE	6,012.32
202454	DORNBOS SIGN & SAFETY INC	TRAFFIC CONTROL SIGN REPLACEMENT PROGRAM	474.00
202455	DRL BUILDING CO. LLC	UTILITY ENCLSRE & ELEC VILLA BARR	4,850.00
202456 - 202460	DRN & ASSOCIATES, ARCHITECTS, PC	PROFESSIONAL SERVICES	16,850.00
202461	DTE ENERGY	STREET LIGHTING	22,580.94
202462	DTN, LLC	INTERNAL TECHNOLOGY	2,342.26
202463	EGANIX, INC	FOG PREVENTION PROGRAM	2,650.00
202464	EJ USA, INC.	SEWER LINE MAINTENANCE	1,286.56
202465	ERICKSON, CHELSEA	DANCE PROGRAMS	17,727.60
202466	ETHERLY, JERRAN	YOUTH BASKETBALL	210.00
202467	ETNA SUPPLY	WATER LINE MAINTENANCE	586.20
202468	FARKAS, JULIE	PETTY CASH	38.85
202469	FARKAS, JULIE	REIMBURSEMENT	38.45
202470	FELLHAUER, STEVEN	PER DIEM MPARKS CONFERENCE	110.00
202471	FIRE SYSTEMS OF MICHIGAN	BUILDING MAINTENANCE	984.10
202472	G2 CONSULTING GROUP, LLC.	MATERIAL TESTING: WEST PARK DRIVE REHAB	600.00
202473	GALE/CENGAGE LEARNING	LIBRARY BOOKS	280.71
202474	GDI SERVICES INC	JANITORIAL CONTRACTS	21,812.00
202475	GILLINGHAM, JOHN	PER DIEM MPARKS CONFERENCE	110.00
202476	GORDON FOOD SERVICE PAYMENT PROC.	VALENTINE DADS/DAUGHTER	149.48
202477	GRAINGER INC, W W	OPERATING SUPPLIES	137.88
202478	GRAY, SCOTT	YOUTH VOLLEYBALL	252.00
202479	GREAT AMERICA FINANCIAL SERVICES	OPERATING SUPPLIES	102.00
202480	GREAT LAKES ACE	CUSTODIAL SUPPLIES	9.98
202481	GREAT LAKES POWER & LIGHTING INC.	STREET LIGHTING MAINTENANCE	2,627.98
202482	GREAT LAKES PROFILES, INC.	PRE EMPLOYMENT TESTING	160.00
202483	HANS AUTO ELECTRIC	VEHICLE MAINTENANCE	365.00
202484	HARTFORD, THE	EMPLOYEE INSURANCE	10,298.14
202485	HL LAWN SERVICES	WINTER MAINTENANCE	14,688.22
202486	HOME DEPOT	BUILDING MAINTENANCE	283.37
202487	HOME DEPOT CREDIT SERVICES	WATER LINE MAINTENANCE	2,732.82
202488	HOME SERVICE CORP	BLDG. PAYMENT REFUND (ESCROW)	56.00
202489	HYDROMAX USA LLC	VALVE EXERCISING, CONDITION ASSESSMENT	86,385.00
202490	IMAGE 360 - NOVI	OPERATING SUPPLIES	100.00
202491	IMPERIAL BAG & PAPER CO. LLC	BUILDING MAINTENANCE	806.71
202492	IMS INFRASTRUCTURE MGMT SERVICES	ROAD CONDITION SURVEY	5,695.00
202493	JACK DOHENY SUPPLIES INC	SEWER LINE MAINTENANCE	3,721.38
202494	JOHNSON, DAVION	YOUTH BASKETBALL	210.00
202495	KANOPY INC	ELECTRONIC MEDIA	2,000.00
202496	KENNEDY INDUSTRIES INC	LIFT STATION MAINTENANCE	700.00
202497	KIESER, KATRINA	PER DIEM MPARKS CONFERENCE	110.00
202498	KIESLER'S POLICE SUPPLY, INC.	6 RIFLES (QUOTE Q161624)	1,034.44
202499	KNIGHT TECHNOLOGY GROUP, INC	COMPUTER SUPPLIES	700.00
202500	KOMARAGIRI, SRI RAVALI	PROFESSIONAL SERVICES	6,375.00
202501	KOUDA, MAJD	TUITION REIMBURSEMENT	356.80
202502	L&W SUPPLY	OPERATING SUPPLIES	1,289.60
202503	LANGUAGE LINE SERVICES	EMERGENCY COMMUNICATION SERVICE	450.66
202504	LENNY'S HOME SERVICES	HCD	379.00
202505	LIBERTY, MARVIN	YOUTH BASKETBALL	504.00
202506	LIBRARY IDEAS LLC	AUDIO VISUAL MATERIALS	212.78
202507	LIMB WALKERS TREE & SNOW	FORESTRY MAINTENANCE	15,143.75
202508	LIVONIA CIVIC CENTER LIBRARY	LIBRARY BOOKS FINES	12.99
202509	LIVONIA PUBLIC LIBRARY SANDBURG BR	LIBRARY BOOKS FINES	15.99
202510	LOOMIS	ARMORED CAR SERVICES	780.36
202511	LOOSE, MILAH	PER DIEM MPARKS CONFERENCE	110.00
202512	LYNGSOE SYSTEMS INC	AUTOMATED RETURN SYSTEM	51,883.65
202513	M-2 AUTO PARTS, INC.	VEHICLE MAINTENANCE	33.26
202514	MARK'S OUTDOOR POWER EQUIPMENT	EQUIPMENT MAINTENANCE	717.14
202515	MATHESON HEATING & AIR CONDITIONING	HCD	8,650.00
202516	MC AULIFFE, MICHAEL	YOUTH BASKETBALL	336.00
202517	MCCORMICK CONSULTING	LIBRARY PROGRAMMING	400.00
202518	MCKENNA ASSOCIATES INC	HCD	1,380.00

202519	MCLEOD, CATHY	2025 WIN TAX REFUND 50-22-34-201-021	688.30
202520	MEDLINE INDUSTRIES, LP	MEDICAL SUPPLIES	321.88
202521	MEDSTAR INC	OPERATING SUPPLIES	300.00
202522	MELVINDALE PUBLIC LIBRARY	LIBRARY BOOKS FINES	17.99
202523	MES SERVICE COMPANY LLC	OPERATING SUPPLIES	108.66
202524	MICHIGAN RURAL WATER	CONFERENCE	2,635.00
202525	MIDWEST COLLABORATIVE FOR LIBRARY	CONFERENCE	100.00
202526	MIDWEST TAPE, LLC	AUDIO VISUAL MATERIALS	21,503.05
202527	MILFORD PUBLIC LIBRARY	LIBRARY BOOK FINES	7.99
202528	MISSION COMMUNICATIONS, LLC	SEWER LINE MAINTENANCE	629.40
202529	MUCK, JEFF	PER DIEM MPARKS	110.00
202530	NATIONAL RECREATION & PARK ASSOC	MEMBERSHIPS	3,000.00
202531	NATIONAL TIME & SIGNAL	BUILDING MAINTENANCE	367.48
202532	NORTHSTAR MAT SERVICE	BUILDING MAINTENANCE	322.45
202533	NOVI CHAMBER OF COMMERCE	COMMUNITY PROMOTION	135.00
202534	NOVI, CITY OF	CITY'S SHARE OF FEES COLLECTED	643.00
202535	NOVI, CITY OF	LAND ACQUISITION	21,067.98
202536	O'REILLY AUTO PARTS	VEHICLE MAINTENANCE	260.85
202537	OAKLAND COUNTY REGISTER OF DEEDS	ADDITIONAL RECORDING FEES	17.20
202538	OAKLAND COUNTY REGISTER OF DEEDS	RECORDING FEES	43.00
202539	OAKLAND COUNTY REGISTER OF DEEDS	DRIFTWOOD WSE	30.00
202540	OAKLAND COUNTY REGISTER OF DEEDS	ADELL CENTER SDFMEA	30.00
202541	OAKLAND COUNTY REGISTER OF DEEDS	BECK NORTH UNIT 24 SSSE	30.00
202542	OAKLAND COUNTY REGISTER OF DEEDS	BECK NORTH UNIT 24 INGRESS/EGRESS EASEMENT	30.00
202543	OAKLAND COUNTY REGISTER OF DEEDS	BEACON HILL TRAILHEAD PH 2 WSE	30.00
202544	OAKLAND COUNTY TREASURER	TRAILER TAX DECEMBER 2025	4,677.50
202545	OAKLAND COUNTY TREASURERS	SEWAGE TREATMENT COSTS	901,448.33
202546	OCCUPATIONAL HEALTH CENTERS	MEDICAL SERVICE	175.00
202547	ODEH, FRANK	YOUTH BASKETBALL	126.00
202548	ODP BUSINESS SOLUTIONS, LLC	OFFICE SUPPLIES	78.53
202549	OOMA INC	TELEPHONE	109.70
202550	ORCHARD, HILTZ & MC CLIMENT	PROFESSIONAL SERVICES	7,035.00
202551	ORKIN	BUILDING MAINTENANCE	92.71
202552	OVERDRIVE, INC.	ELECTRONIC MEDIA	4,925.78
202553	OVERWATCH EMERGENCY	VEHICLE MAINTENANCE	317.75
202554	PEOPLE'S EXPRESS	OLDER ADULTS TRANSPORTATION	5,778.00
202555	PERFECT CLEANERS OF DETROIT, INC	2025-26 UNIFORM CLEANING	1,017.20
202556	PLM LAKE AND LAND MANAGEMENT INC	INVASIVE SPECIES REMOVAL	3,000.00
202557	PLUMMER, STEPHEN	LIBRARY PROGRAMMING	1,400.00
202558	POSTMASTER	RETURN ENVELOPES CROSS CONNECTION PROGRAM	1,000.00
202559	PRICE, TAYLOR	TUITION REIMBURSEMENT	3,500.00
202560	PRIORITY WASTE LLC	RUBBISH	189,371.56
202561	PROFESSIONAL HEALTH SERVICES, INC	NOVI FIRE DEPARTMENT ANNUAL PHYSICALS 20	10,811.00
202562	PROSCREENING, LLC	PROFESSIONAL SERVICES	1,304.00
202563	PUREFIT PILATES & YOGA	OLDER ADULTS FITNESS	1,512.00
202564	QUICK SILVER MARKETING SOLUTIONS	YOUTH BASKETBALL	2,517.50
202565	QUILL CORPORATION	OFFICE SUPPLIES	98.99
202566	REASON CONSULTING CORPORATION	LEGAL FEES	3,333.00
202567	REASON, DANIEL A	YOUTH BASKETBALL	126.00
202568	RESOURCE RECOVERY AND RECYCLING	RECYCLING CENTER	2,046.00
202569	RINGLE, TRACIE	PER DIEM MPARKS CONFERENCE	110.00
202570	ROGUE INDUSTRIAL SERVICES LLC	SANITARY CLEANING & TELEVISIONING CONTRACT	135,378.26
202571	ROSATI, SCHULTZ, JOPPICH	LEGAL FEES	800.90
202572	ROSEN PUBLISHING	LIBRARY BOOKS	275.00
202573	RUGGIRELLO, CHARLES	YOUTH BASKETBALL	378.00
202574	SALOWICH, KEITH	PER DIEM CONFERENCE REIMBURSEMENTS	134.00
202575	SALTY JAKES LLC	VEHICLE MAINTENANCE	1,224.50
202576	SAM'S CLUB DIRECT	VALENTINES DADS/DAUGHTERS	45.85
202577	SEOG, TODD	PER DIEM CPSE EXCELLENCE CONFERENCE	338.00
202578	SHERWIN-WILLIAMS	BUILDING MAINTENANCE	237.69
202579	SHIFMAN FOURNIER, PLC	LEGAL FEES	1,702.00
202580	SHOCKEY CONSULTING SERVICES	SPECIAL PROJECTS	27,947.50
202581	SKILLPATH SEMINARS	CONFERENCE	299.00
202582	SKILLPATH SEMINARS	CONFERENCE	349.00

202583	SMART BUSINESS SOURCE LLC	OPERATING SUPPLIES	308.79
202584 - 202586	SPALDING DE DECKER	PROFESSIONAL SERVICES	6,660.20
202587	SPRINGLINE EXCAVATING, LLC	CONSTRUCT: LEE BEGOLE/ PUBLIC SAFETY BUILDING	299,205.00
202588	STAPLES BUSINESS ADVANTAGE	SUPPLIES	959.96
202589	STATE OF MICHIGAN	FY2024 QUALIFIED HEAVY EQUIPMENT RENTAL	261,445.31
202590	STATE OF MICHIGAN	SOR REGISTRATION	30.00
202591	SYMETRI USA LLC	INTERNAL TECHNOLOGY DPS	1,320.00
202592	T-MOBILE USA, INC	TELEPHONE	996.83
202593	TEDDY'S LAWN & LANDSCAPE, INC	WINTER MAINTENANCE	36,000.00
202594	TELNET WORLDWIDE INC.	TELEPHONE	909.67
202595	THOMSON REUTERS - WEST	OUTSIDE DATA PROCESSING	747.80
202596	TRAVELERS	INSURANCE DEDUCTIBLES	67.96
202597	UNIFIRST FIRST AID & SAFETY	OPERATING SUPPLIES	719.33
202598	USA BLUEBOOK	OPERATING SUPPLIES	688.58
202599	VARIPRO	PROFESSIONAL SERVICES	5,486.27
202600	VARSITY LINCOLN, INC	VEHICLE MAINTENANCE	1,023.44
202601	VERIZON WIRELESS	TELEPHONE	508.24
202602	VESCO OIL CORPORATION	VEHICLE MAINTENANCE	860.00
202603	WEINGARTZ SUPPLY CO INC	EQUIPMENT MAINTENANCE	291.92
202604	WITMER PUBLIC SAFETY GROUP INC	VEHICLE MAINTENANCE	198.66
202605	WIXOM COLLISION	INSURANCE DEDUCTIBLES	5,647.36
202606	WOLOSZYK, MICHAEL T.	LIBRARY PROGRAMMING	150.00
202607	WOODHILL GROUP LLC, THE	PROFESSIONAL SERVICES	14,400.00
202608	YU, CHUAN BAO, CHUNYA	BLDG. PAYMENT REFUND (ESCROW)	112.00
202609	LAWNET-MICHIGAN DEPT OF STATE	3SI SECURITY SYSTEMS 2026	3,720.00
202610	SOUTHWEST ENFORCEMENT TEAM	REIMBURSE TRAVEL EXPENSES	1,481.78
202611	STATE OF MICHIGAN	INVOICE 551-670741	371.73
202612	VERIZON WIRELESS	ACCOUNT 942421817-00001	4,396.64

GRAND TOTAL

\$ 2,673,463.26

GENERAL FUND	101	658,958.78
MAJOR STREET FUND	202	16,974.97
LOCAL STREET FUND	203	16,958.49
MUNICIPAL STREET FUND	204	24,566.99
PARKS, REC & CULTURAL SVCS FUND	208	52,375.56
DRAIN FUND	211	10,216.33
TREE FUND	213	16,641.50
RUBBISH COLLECTION FUND	226	189,086.56
LIBRARY FUND	271	61,967.24
LIBRARY CONTRIBUTION FUND	272	51,922.10
COMMUNITY DVLPMNT BLOCK GRANT FUND	274	10,409.00
STREET LIGHTING 204109 - WEST OAKS ST	281	428.78
STREET LIGHTING 204 81 - WEST LAKE DRIVE	286	163.11
STREET LIGHTING 204108 - TOWN CENTER ST	287	1,747.49
CAPITAL IMPROVMENT PRGRM (CIP) FUND	401	21,067.98
PUBLIC SAFETY BUILDING	464	296,235.00
SENIOR HOUSING FUND	574	407.15
WATER AND SEWER FUND	592	1,160,242.06
AGENCY FUND	701	8,726.40
CURRENT TAX COLLECTION FUND	703	2,947.65
MI HIDTA	725	71,420.12

GRAND TOTAL

\$ 2,673,463.26