



CITY OF NOVI CITY COUNCIL JULY 28, 2025

SUBJECT: Acceptance of a Conservation Easement associated with JSP23-33 Sheetz, for property in Section 13, located west of Haggerty, and south of Twelve Mile Road.

SUBMITTING DEPARTMENT: Community Development, Planning

KEY HIGHLIGHTS:

- The Planning Commission approved a Wetland Permit to allow the construction of a Sheetz gas station and convenience store.
- Wetland mitigation is to be constructed on a nearby site to the south.
- The City Council is asked to accept of a conservation easement to protect the wetland mitigation area, as well as the surrounding existing wetland and woodland area.

BACKGROUND INFORMATION:

The applicant, Sheetz, requested approval to develop a gas station and convenience store. The redevelopment of the site results in wetland impacts requiring wetland mitigation. The Planning Commission approved the wetland permit on October 30, 2024.

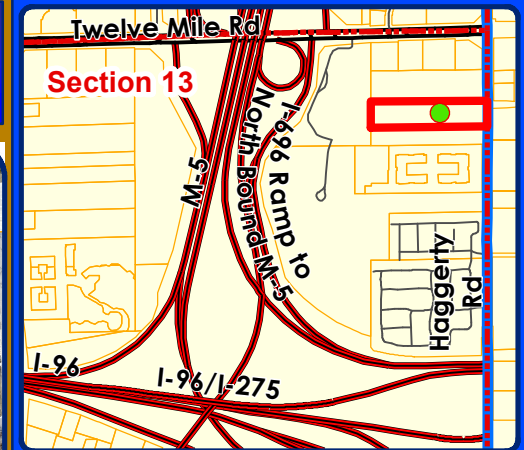
The applicant is offering a Conservation Easement for the purpose of preserving the wetland mitigation being constructed on Parcel 22-13-200-018, as well as the existing wetland and woodland areas surrounding it. The easement states that there shall be no disturbance of the wetlands, woodlands, and/or vegetation within the Easement area unless authorized by permit from the City, and, if applicable, the Michigan Department of Environment, Great Lakes & Energy. The proposed conservation area, shown in Exhibit B of the easement document, totals about 4.23 acres.

The easement has been reviewed by the City's professional staff and consultants. The easement is in a form acceptable to the City Attorney's office for acceptance by the City Council.

RECOMMENDED ACTION: Acceptance of a Conservation Easement associated with JSP23-33 Sheetz, for property in Section 13, located west of Haggerty, and south of Twelve Mile Road.

MAP
Location Map with
Conservation Easement Areas

SHEETZ - OFF-SITE CONSERVATION EASEMENT LOCATION



LEGEND

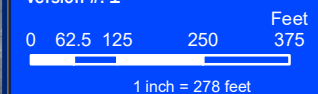
- Subject Property
- Conservation Easement



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: 7/9/25
Project: SHEETZ
Version #: 1

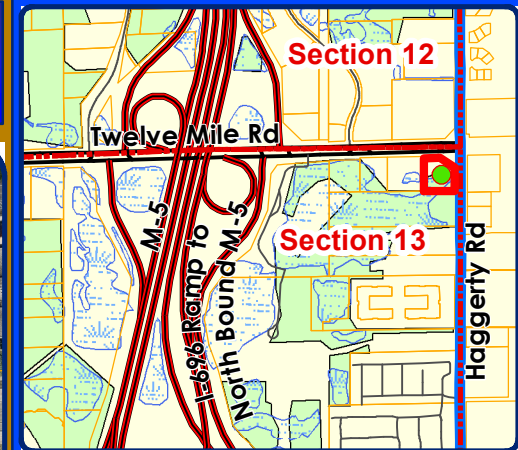
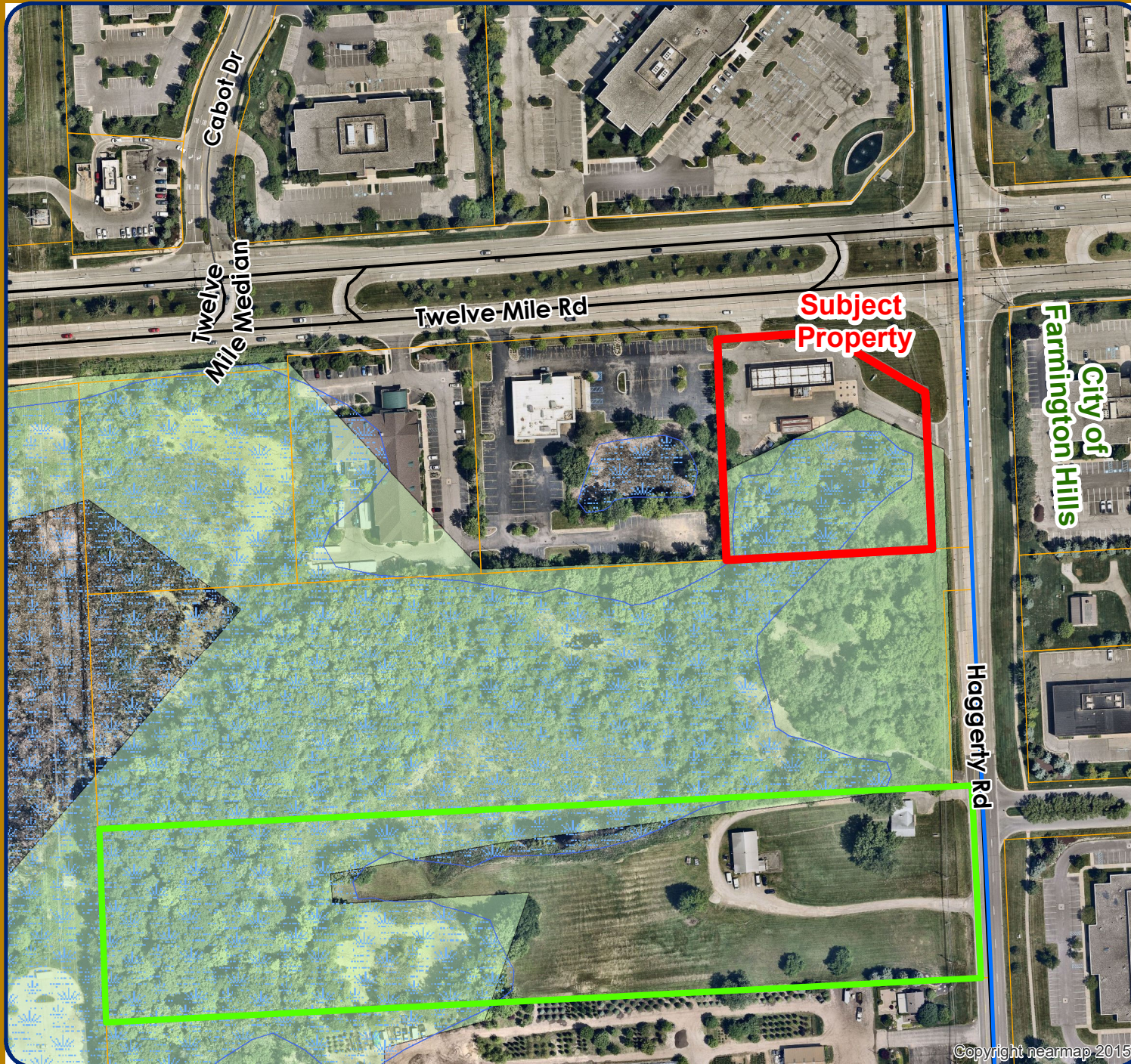


MAP INTERPRETATION NOTICE

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.

SHEETZ

NATURAL FEATURES



LEGEND

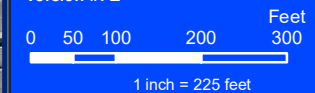
- WETLANDS
- WOODLANDS
- Subject Property
- Off-Site Wetland Mitigation Parcel



City of Novi

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

Map Author: Lindsay Bell
Date: 6/27/24
Project: SHEETZ
Version #: 1



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ATTORNEY'S APPROVAL LETTER

ELIZABETH KUDLA SAARELA
esaarela@rsjalaw.com

27555 Executive Drive, Suite 250
Farmington Hills, Michigan 48331
P 248.489.4100 | F 248.489.1726
rsjalaw.com



ROSATI | SCHULTZ
JOPPICH | AMTSBUECHLER

June 26, 2025

Barb McBeth, City Planner
City of Novi
45175 Ten Mile Road
Novi, MI 48375-3024

RE: Sheetz JSP23-33
Off-Site Wetland Conservation Easement

Dear Ms. McBeth:

We have received and reviewed the original executed off-site Conservation Easement for wetland mitigation plan for the Sheetz Development. The Conservation Easement appears to be in order. All comments have been addressed. The Conservation Easement may be placed on an upcoming City Council Agenda for approval. Once approved, the Conservation Easement should be recorded with the Oakland County Register of Deeds in the usual manner.

This review is subject to additional comments by City Engineering Division and Planner.

Should you have any questions or concerns relating to the issues set forth above, please feel free to contact me in that regard.

Very truly yours,

ROSATI SCHULTZ JOPPICH
& AMTSBUECHLER PC

Elizabeth Kudla Saarela

EKS

C: Cortney Hanson, Clerk
Charles Boulard, Community Development Director
Lindsay Bell, Planner
Dan Commer, Planner
Diana Shanahan, Planner

Barb McBeth, City Planner
City of Novi
June 26, 2025
Page 2

Sarah Marchioni, Community Development Building Project Coordinator
Angie Sosnowski, Community Development Bond Coordinator
Stacey Choi, Planning Assistant
Ben Croy, City Engineer
Humna Anjum, Project Engineer
Milad Alesmail, Project Engineer
Kate Purpura, Project Engineer
Holly Demers, Taylor Reynolds & Ted Meadows, Spalding DeDecker
Alyssa Craigie, Administrative Assistant
Sheetz Representative, dbruckel@sheetz.com
Thomas R. Schultz, Esquire

ENGINEERING CONSULTANT'S APPROVAL LETTER

June 20, 2025

Barb McBeth, City Planner
City of Novi
45175 Ten Mile Road
Novi, Michigan 48375

Re: Sheetz - Planning Document Review #3
Novi # JSP23-0033
SDA Job No. NV25-206
APPROVED

Dear Ms. McBeth,

We have reviewed the following document(s) received by our office on June 18, 2025 against the current submitted plan set. We offer the following comments:

Submitted Documents:

1. **Off-Site Conservation Easement –** (executed 05-30-2025)
Exhibits Approved.

The exhibits do not require further revisions for review. The draft exhibits are approved and ready for execution and City Council acceptance.

Sincerely,

SPALDING DEDECKER



Holly Demers
Engineer

Cc (via Email): Taylor Reynolds, Spalding DeDecker
Ben Croy, City of Novi
Cortney Hanson, City of Novi
Diana Shanahan, City of Novi
Sarah Marchioni, City of Novi
Humna Anjum, City of Novi
Beth Saarela, Rosati, Schultz, Joppich, Amtsbuechler
Angie Sosnowski, City of Novi
Melissa Morris, City of Novi
Rebecca Runkel, City of Novi
Alyssa Craigie, City of Novi
Barb McBeth, City of Novi
Lindsay Bell, City of Novi



Ben Nelson, City of Novi
Milad Alesmail, City of Novi
Stacey Choi, City of Novi
Dan Commer, City of Novi
David Bruckelmeyer, Applicant

EXECUTED CONSERVATION EASEMENT

CONSERVATION EASEMENT

THIS CONSERVATION EASEMENT made this _____ day of _____, 2025, by and between HEFCO HAGGERTY LLC, a Michigan limited liability company, whose address is 1564 Henrietta St., Birmingham, MI 48009, and its successors or assigns ("Grantor"), HAGGERTY 12 MILE, LLC, an Ohio limited liability company, whose address is 4270 Morse Rd., Columbus, OH 43230, and its successors or assigns ("Haggerty 12 Grantee"), and the City of Novi, whose address is 45175 Ten Mile Road, Novi, Michigan 48375, and its successors or assigns ("City" or "City Grantee").

RECITATIONS

A. Grantor owns a certain parcel of land situated in the City of Novi, Oakland County, Michigan, described in Exhibit A, attached hereto and made a part hereof ("Grantor Property").

B. Haggerty 12 Grantee owns a certain parcel of land situated in the City of Novi, Oakland County, Michigan, described in Exhibit B, attached hereto and made a part hereof ("Haggerty 12 Grantee Property").

C. Grantor has received preliminary site plan approval from the City for the construction of a commercial building and related site improvements on a portion of the Grantor Property ("Grantor Preliminary Site Plan" is attached as Exhibit C for the "Grantor Project").

D. Haggerty 12 Grantee has received final site plan approval from the City for the construction of a restaurant and fuel station on the Haggerty 12 Grantee Property ("Haggerty 12 Grantee Final Site Plan" is attached as Exhibit D for the "Haggerty 12 Grantee Project"), subject to it receiving a conservation easement on a portion of the Grantor Property from Grantor to mitigate and replace disturbed wetlands on the Haggerty 12 Grantee Property ("Conservation Easement"). Grantor desires to grant the Conservation Easement and Haggerty 12 Grantee and the City Grantee desire to accept the Conservation Easement in order to mitigate and replace those disturbed wetlands arising from the Haggerty 12 Grantee Project and to protect and maintain the easement area as described below.

E. The Conservation Easement area situated on a portion of the Grantor Property is more particularly described and depicted on Exhibit E ("Easement Area").

NOW, THEREFORE, in consideration of the sum of One Dollar (\$1.00), in hand paid, and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, Grantor hereby reserves, conveys and grants the following Conservation Easement, which shall be appurtenant to and run with the land and shall be binding upon the Grantor, Haggerty 12 Grantee and City Grantee, and their respective heirs, successors, assigns and/or transferees and shall be for the benefit of the Grantor, Haggerty 12 Grantee, and City Grantee, and their respective heirs, successors,

assigns and/or transferees. This Conservation Easement is dedicated pursuant to subpart 11 of part 21 of the Natural Resources and Environmental Protection Act being MCL 324.2140, *et seq.*, upon the terms and conditions set forth herein as follows:

1. The purpose of this Conservation Easement is to provide an area for Haggerty 12 Grantee to replace disturbed wetlands pursuant to a wetland mitigation plan (attached as Exhibit F and hereafter referred to as "Wetland Mitigation Plan") and to protect and maintain those wetlands in the Easement Area as required by the City after Haggerty 12 Grantee completes its Wetland Mitigation Plan. The Wetland Mitigation Plan to be completed by Haggerty 12 Grantee on Grantor's Property in the Easement Area shall be completed as required by the City after recording of this Conservation Easement. To coordinate its Wetland Mitigation Plan with the Grantor Project, Haggerty 12 Grantee shall remove phragmites from the Easement Area and contiguous wetland on Grantor's Property, and perform additional grading work to construct the embankment depicted as the "Embankment Consistent with Proposed Mitigation Grading Work" on Sheet 7 of Exhibit C, attached hereto, and described within the Wetland Mitigation Grading Coordination Note on Sheet 7 of Exhibit C, attached hereto, for the Grantor Project using suitable compacted fill material, including the necessary removal of any tree(s) that Grantor has already received approval from the City to be removed (collectively, the "Sheetz Embankment Work"). However, Grantor shall be responsible for any tree replacements required by the removal of such tree(s) to construct the embankment. Once the Wetland Mitigation Plan, and the additional coordination work set forth in this paragraph, has been completed by Haggerty 12 Grantee, the newly created wetlands in the Easement Area shall be perpetually preserved and maintained as wetlands, unless authorized by permit from the City, and, if applicable, the Michigan Department of Environment, Great Lakes & Energy and the appropriate federal agency. Grantor hereby grants to Haggerty 12 Grantee a temporary easement over the Grantor Property to complete the Sheetz Embankment Work. Haggerty 12 Grantee shall provide reasonable advance written notice to Grantor at howard@hefcoproperties.com prior to commencing the Sheetz Embankment Work. Grantor shall select an independent third-party engineer to certify that the Sheetz Embankment Work has been completed in accordance with this agreement, which such review and certification shall be completed within 10 days after receipt of notice from Haggerty 12 Grantee that the Sheetz Embankment Work has been completed. Subject to Section 11, Grantor agrees that after the date the Sheetz Embankment Work is certified by the third party (which such certification shall be deemed given upon Grantor's use of the Grantor Property with the Sheetz Embankment Work constructed), Haggerty 12 Grantee shall have and provide no liability, obligations, warranties, maintenance responsibility, or other duties of any kind whatsoever arising from or related to the Sheetz Embankment Work.

2. Haggerty 12 Grantee shall be solely responsible for maintaining and preserving the Easement Area, and shall have the right of access to maintain and preserve the Easement Area as required by the City Grantee, provided such access and maintenance does not unreasonably interfere with the Grantor Project or Grantor's use of the Grantor Property. Grantor shall have no obligation or responsibility to maintain or preserve the Easement Area unless such maintenance and preservation is caused by Grantor's violation of Sections 5 or 6 below.

3. The existence of the Conservation Easement will not be used as an adverse factor by the City in considering Grantor's final site plan approval for the Grantor Project or other development of the Grantor Property. Grantor shall not be permitted to develop the Grantor Property within the Easement Area, however, Grantor and Haggerty 12 Grantee shall be permitted to alter the grade within the 25 foot wetland buffer (as defined by City Ordinance) adjacent to the Easement Area as depicted

on the approved preliminary site plan attached as Exhibit C, including but not limited to, the detention basin embankment work referenced in Section 1.

4. Subject to Grantor's compliance with any applicable federal and state regulatory requirements for stormwater discharge, the discharge of storm water into the Easement Area from Grantor's Property, whether developed or undeveloped, shall be permitted. Grantor shall also have access to the Easement Area for purposes of constructing its storm water discharge system to be located outside of the Easement Area, and for maintenance and repair of its discharge of storm water and/or storm water discharge system as necessary.

5. Except for the activities which have been expressly authorized herein or by permit, there shall be no disturbance of the wetlands, woodlands, and/or vegetation within the Easement Area, including altering the topography of; placing fill material in; dredging, removing or excavating soil, minerals, or trees, and from constructing or placing any structures on; draining surface water from; or plowing, tilling, cultivating, or otherwise altering or developing, and/or constructing, operating, maintaining any use or development in the Easement Area.

6. No grass or other vegetation shall be planted in the Easement Area after the completion of the Wetland Mitigation Plan, with the exception of plantings approved, in advance, by the City in accordance with all applicable laws and ordinances.

7. The Haggerty 12 Grantee Wetland Mitigation Plan includes the removal of a number of tagged trees in the Easement Area. In the event the City requires tree replacement as a result of the tree removals necessitated by the implementation of the Wetland Mitigation Plan, Haggerty 12 Grantee shall be solely responsible for said tree replacements, including all costs and expenses associated therewith, and should said tree replacements be in the Easement Area on Grantor's Property, the location of same shall be subject to the approval of Grantor and the City. Grantor shall be responsible for any tree replacements necessitated by the development of the Grantor Property outside of the Easement Area.

8. This Conservation Easement does not grant or convey to Haggerty 12 Grantee or the City Grantee, or any member of the general public, any right of ownership, possession or use of the Easement Area, except that, upon reasonable written notice to Grantor, Haggerty 12 Grantee or the City Grantee and their authorized employees and agents (collectively, "Grantee Representatives") may enter upon and inspect the Easement Area to determine whether the Easement Area is being maintained in compliance with the terms of this Conservation Easement.

9. In the event that the Haggerty 12 Grantee shall at any time fail to carry out the responsibilities specified within this Conservation Easement, and/or in the event of a failure to preserve and/or maintain the Easement Area in reasonable order and condition, the City may serve written notice upon the Haggerty 12 Grantee, with a copy to Grantor, setting forth the deficiencies in maintenance and/or preservation. Notice shall also set forth a demand that the deficiencies be cured by Haggerty 12 Grantee 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 the Haggerty 12 Grantee 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, shall determine that maintenance and/or preservation have not been undertaken within the time

specified in the notice, the City shall thereupon have the power and authority, but not obligation to enter upon the Easement Area, or cause its agents or contractors to enter upon the Easement Area and perform such maintenance and/or preservation as reasonably found by the City to be appropriate provided Grantor is given notice and such activities do not unreasonably interfere with Grantor's use of Grantor's Property. 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 the Haggerty 12 Grantee, and such amount shall constitute a lien on the Haggerty 12 Grantee Property. Grantor shall have no responsibility for such costs and expenses, and no lien shall attach to the Grantor Property in connection with any default by Haggerty 12 Grantee. The City may require the payment of such monies from Haggerty 12 Grantee prior to the commencement of work. If such costs and expenses have not been paid within 30 days of a billing to the Haggerty 12 Grantee, all unpaid amounts may be placed on the delinquent tax roll of the City, as to the Haggerty 12 Grantee Property only, and shall accrue interest and penalties, and shall be collected as, and shall be 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 the Haggerty 12 Grantee, and, in such event, the non-prevailing party shall pay all court costs and reasonable attorney fees incurred by the prevailing party in connection with such suit.

10. Within 90 days after the Conservation Easement shall have been recorded, Haggerty 12 Grantee at its sole expense, shall place such signs, defining the boundaries of the Easement Area and, describing its protected purpose, as indicated herein. The location of the signs shall be approved by the City and Grantor.

11. In connection with any of its activities under this Conservation Easement that damages or disturbs Grantor's Property outside of the Easement Area, Haggerty 12 Grantee shall promptly restore Grantor's Property to its condition existing immediately prior to said activities. Haggerty 12 Grantee hereby agrees to, indemnify, defend and hold Grantor and Grantor's Property free and harmless from and against any cost, expense, charge, lien, action or judgment, as well as any claim of a right to any such cost, expense, charge, lien, action or judgment arising directly or indirectly from any act or omission of Haggerty 12 Grantee or any of its employees, agents, contractors or independent contractors or for any services, labor, supplies or materials provided or performed by or on behalf of Haggerty 12 Grantee or any of its employees, agents, contractors or independent contractors, and from and against any personal injury and property damage caused by the act or neglect of Haggerty 12 Grantee or any of its employees, agents, contractors or independent contractors. This indemnification shall survive any termination of its other obligations under this Conservation Easement in perpetuity. Haggerty 12 Grantee, or such person or entity actually doing any work contemplated hereunder shall secure and maintain, at Haggerty 12 Grantee's or such other person or entity's sole cost and expense, the following policies of insurance: (i) comprehensive public liability and property damage insurance, naming Grantor, HEFCO Properties LLC, HEFCO Management Inc, and Howard Friedlaender as additional insureds, with limits of \$5,000,000 for bodily injury to, or death of, any one person, \$5,000,000 for bodily injury to, or death of, more than one person on an occurrence basis, property damage insurance with limits of \$2,000,000 for each accident, and \$2,000,000 policy limit for aggregate operations on an occurrence basis, and (ii) workers' compensation and employer's liability insurance in accordance with the provisions of Michigan law. Haggerty 12 Grantee shall cause the insurance company that issues said insurance to waive any rights of subrogation with respect to such insurance and shall cause the insurance company to issue an endorsement to evidence compliance with

such waiver of subrogation. Prior to entering Grantor's Property hereunder, Haggerty 12 Grantee shall deliver to Grantor certificates of insurance evidencing such coverage, and further evidencing that such coverage may only be terminated or modified upon 30 days' prior written notice to Grantor.

12. This Conservation Easement has been made and given to City Grantee for a consideration of a value less than One Hundred (\$100.00) Dollars, and, accordingly, is (i) exempt from the State Transfer Tax, pursuant to MCL 207.526(a) and (ii) exempt from the County Transfer Tax, pursuant to MCL 207.505(a).

13. Grantor shall state, acknowledge and/or disclose the existence of this Conservation Easement as of the day and year first above set forth.

****SIGNATURES ON THE FOLLOWING PAGES****

GRANTOR:

HEFCO HAGGERTY LLC,
A Michigan Limited Liability Company


By: Howard Friedlaender
Its: Authorized Agent

STATE OF MICHIGAN
COUNTY OF OAKLAND

Acknowledged before me by Howard Friedlaender, Authorized Agent of HEFCO HAGGERTY LLC, a Michigan Limited Liability Company this 25th of May, 2025.


Notary Public Signature

Justin Peoples
Notary name

JUSTIN PEOPLES
Notary Public, State of Michigan
County of Oakland
My Commission Expires 07-05-2027
Acting in the County of Oakland

Notary public, State of Michigan, COUNTY OF
Acting in the County of OAKLAND
My Commission Expires: July 5th, 2027

GRANTEE:

CITY OF NOVI
A Municipal Corporation

By:
Its:

STATE OF MICHIGAN
COUNTY OF OAKLAND

Acknowledged before me by _____, _____ of CITY OF NOVI, a Municipal Corporation this _____ of _____, 2025.


Notary Public Signature

Notary name

Notary public, State of Michigan, COUNTY OF
Acting in the County of OAKLAND
My Commission Expires: _____, 20____

GRANTEE:

Haggerty 12 Mile, LLC,
An Ohio Limited Liability Company


By: Andrew Janitzki
Its: General Counsel

STATE OF Ohio
COUNTY OF Franklin

Acknowledged before me by Andrew Janitzki, General Counsel of Haggerty 12 Mile, LLC,
an Ohio Limited Liability Company this 30th of May, 2025.

Colleen Marchionda
Notary Public Signature

Colleen Marchionda
Notary name

Notary public, State of Ohio, COUNTY OF
Franklin Acting in the County of _____
My Commission Expires: 8/16, 2027



COLLEEN MARCHIONDA
Notary Public, State of Ohio
Commission #: 2022-RE-852769
My Commission Expires 08-16-2027

Drafted By:
Joseph M. Rogowski (P51316)
Friedlaender Nykanen & Rogowski, PLC
1700 W. Big Beaver Rd., Ste. 220
Troy, MI 48306

After Recording, Return to:
Cortney Hanson, Clerk
City of Novi
45175 Ten Mile Road
Novi, Michigan 48375

EXHIBIT A

EXHIBIT A - GRANTOR PROPERTY

PROPERTY DESCRIPTION PER SURVEY BY BOSS ENGINEERING, JOB NO. 2-98017, DATED 7-8-98, LAST REVISED 10-26-98:

Part of the Northeast 1/4 of Section 13, T1N-R8E, City of Novi, Oakland County, Michigan, more particularly described as follows: Commencing at the Northeast Corner of said Section 13; thence along the East line of said Section 13 and the centerline of Haggerty Road (33 foot wide 1/2 Right of Way), Due South, 826.44 feet to the POINT OF BEGINNING of the Parcel to be described; thence continuing along the East line of said Section 13 and the centerline of Haggerty Road (33 foot wide 1/2 Right of Way), Due South, 300.30 feet (previously recorded as 301.18 feet); thence S 89°50'03" W (previously recorded as S 89°52'00" W), 1369.98 feet; thence N 00°02'10" W, 300.30 feet (previously recorded as 301.18 feet); thence N 89°50'03" E (previously recorded as N 89°52'00" E), 1370.17 feet, to the POINT OF BEGINNING, containing 9.47 acres, more or less, and subject to the rights of the public over the existing Haggerty Road. Also subject to any other easements or restrictions of record.

Bearings are based on Michigan State Plane Coordinate System, South Zone.

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February 13, 2025

Job Number: 22-455-3C
Sheet: 1 of 1

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HOWELL, MICHIGAN
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www.bosseng.com



CHRISTOPHER S. FERGUS, P.S.

EXHIBIT B

**EXHIBIT B -
HAGGERTY 12
GRANTEE PROPERTY**

PROPERTY DESCRIPTION PER OAKLAND COUNTY TAX ROLL (#22-13-200-016):

T1N, R8E, SEC 13 PART OF NE 1/4 BEG AT NE SEC COR, TH S 02-24-06 E 458.35 FT, TH S 86-56-35 W 379.12 FT, TH N 02-24-06 W 458.35 FT, TH N 86-56-35 E 379.12 FT TO BEG EXC THOSE PARTS TAKEN FOR RD DESC AS BEG AT NE SEC COR, TH S 02-24-06 E 458.35 FT, TH S 86-56-35 W 60 FT, TH N 02-24-06 W 243.87 FT, TH N 59-50-38 W 184.80 FT, TH S 86-05-17 W 163.40 FT, TH N 02-24-06 W 115.69 FT, TH N 86-56-35 E 379.12 FT TO BEG 2.34 A 12-16-91 CORR 6-17-93 CORR

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February 13, 2025

Job Number: 22-455-3A
Sheet: 1 of 1

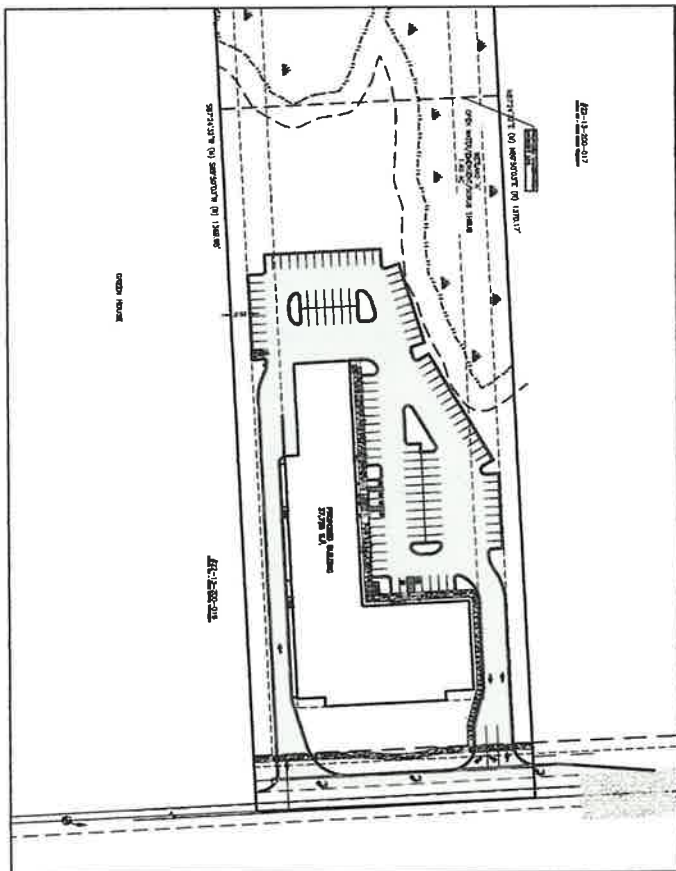
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HOWELL, MICHIGAN
517-546-4836
www.bosseng.com



CHRISTOPHER S. FERGUS, P.S.

EXHIBIT C

HEFCO HAGGERTY LLC
PART OF NE QUARTER, SECTION 13
CITY OF NOVI, OAKLAND COUNTY, MI



NO SCALE

PERMITS & APPROVALS	
DATE ASSIGNED	DATE SUBMITTED
	CITY ENGINEERING DEPARTMENT
-	DESIGN
-	ISSUE
-	REVIEW
-	APPROVE SITE PLAN
-	FINAL REVIEW
-	FILE - PERMITS
-	FILE - RETAIN
10/19/2024	9/30/2024

INDEMNIFICATION STATEMENT:

THE CONTRACTOR SHALL HOLD HARMLESS THE DESIGN PROFESSIONAL, MUNICIPALITY, COUNTY, STATE AND ALL OF ITS SUB CONSULTANTS, PUBLIC AND PRIVATE UTILITY COMPANIES, AND LANDOWNERS FOR DAMAGES TO INDIVIDUALS AND PROPERTY, REAL OR OTHERWISE, DUE TO THE OPERATIONS OF THE CONTRACTOR AND/OR THEIR SUBCONTRACTORS.

PREPARED FOR:

HEFCO HAGGERTY LLC
1564 HENRIETTA
BIRMINGHAM, MI 48009
CONTACT: HOWARD FRIEDLAENDER
PHONE: 248.977.7212
EMAIL: HOWARD@HEFCOPROPERTIES.COM

PREPARED BY:



BEBLOSS
Engineering, Inc.
3121 E. GRAND RIVER AVE.
HOWELL, MI 48863
517.564.4836 FAX 517.564.1670
CONTACT: SCOTT@BEBLOSS.COM

P-11212	125' RAIN COUPLERS	142724	
P-11213	125' RAIN COUPLERS	142724	
P-11214	125' RAIN COUPLERS	142724	
P-11215	125' RAIN COUPLERS	142724	

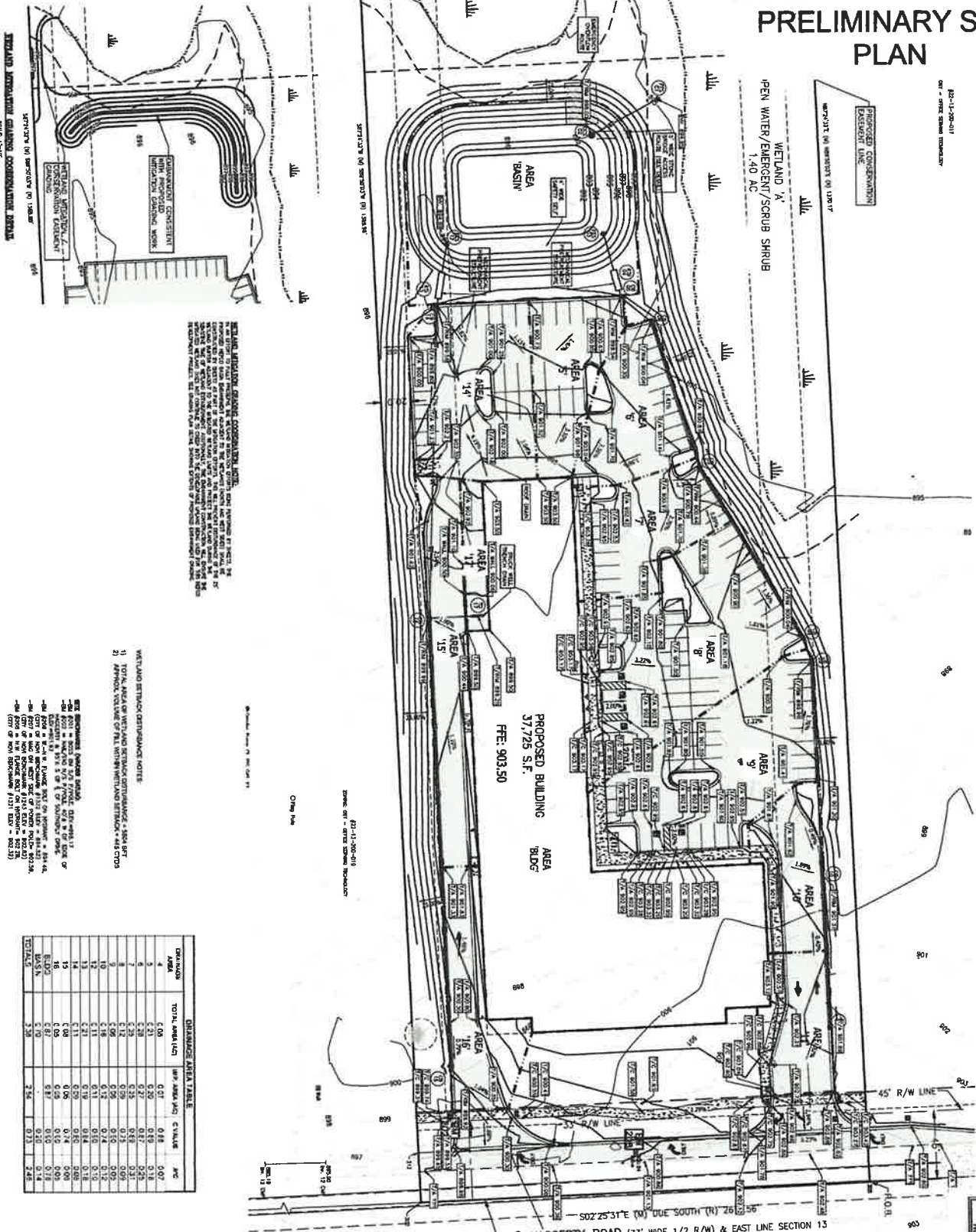
1

SHEET INDEX	
SHEET NO.	DESCRIPTION
1	COVER SHEET
2	GENERAL NOTES & LEGEND
3	EXISTING CONDITIONS
4	DEMOLITION PLAN
5	SITE PLAN
6	DRIVE APPROACH, RIGHT DISTANCE PLAN
7	GRADING & DRAINAGE PLAN
8	LANDSCAPE & SITE DRAINAGE PLAN
9	UTILITY PLAN
10	CIRCULATION PLAN
11	LANDSCAPE PLAN DETAILS
11A	STORM WATER MANAGEMENT PLAN
12	EXISTING STRUCTURE DETAILS
13	NEW STRUCTURE DETAILS
14	SECTION, ELEVATION PLAN & PROFILE
15	CONSTRUCTION DETAILS
16	MORTAR DETAILS
17	STORM SEWER & PAVING DETAILS
18	WATERMAIN DETAILS
19	SEWER DETAILS
20	SEWER, STORM & WATERMAIN DETAILS
LIGHTING PLANS - BY OTHERS (GASPER BUSH)	
1	PHOTOMETRIC PLAN
2-3	PHOTOMETRIC PLAN DETAILS
ARCHITECTURAL PLANS - BY OTHERS (OX STUDIO)	
SK-01	COVER SHEET
SK-02	FRONT FACADE FROM NORTH (RENDERING)
SK-03	FRONT FACADE FROM SOUTH (RENDERING)
SK-04	REAR FACADE (RENDERING)
SK-05	GROUND FLOOR PLAN
SK-06	GROUND FLOOR PLAN
SK-07	SECTION
SK-08	OVERALL ELEVATIONS - BRICK CALCULATIONS
SK-09	OVERALL ELEVATIONS - BRICK CALCULATIONS
SK-10	MATERIAL SELECTIONS

SHEET INDEX

NO SCALE

EXHIBIT C - GRANTOR PRELIMINARY SITE PLAN



- WETLAND SETBACK DISTANCE NOTES:**
- 1) TOTAL AREA OF WETLAND SETBACK DISTANCE - 854.87
 - 2) APPROX. VOLUME OF FILL WITHIN WETLAND SETBACK - 448.07
- WETLAND SETBACK DISTANCE:**
- 10' SETBACK - 854.87 S.F. (2.0 AC)
 - 20' SETBACK - 854.87 S.F. (2.0 AC)
 - 30' SETBACK - 854.87 S.F. (2.0 AC)
 - 40' SETBACK - 854.87 S.F. (2.0 AC)
 - 50' SETBACK - 854.87 S.F. (2.0 AC)
 - 60' SETBACK - 854.87 S.F. (2.0 AC)
 - 70' SETBACK - 854.87 S.F. (2.0 AC)
 - 80' SETBACK - 854.87 S.F. (2.0 AC)
 - 90' SETBACK - 854.87 S.F. (2.0 AC)
 - 100' SETBACK - 854.87 S.F. (2.0 AC)
 - 120' SETBACK - 854.87 S.F. (2.0 AC)
 - 150' SETBACK - 854.87 S.F. (2.0 AC)
 - 200' SETBACK - 854.87 S.F. (2.0 AC)
 - 250' SETBACK - 854.87 S.F. (2.0 AC)
 - 300' SETBACK - 854.87 S.F. (2.0 AC)
 - 350' SETBACK - 854.87 S.F. (2.0 AC)
 - 400' SETBACK - 854.87 S.F. (2.0 AC)
 - 450' SETBACK - 854.87 S.F. (2.0 AC)
 - 500' SETBACK - 854.87 S.F. (2.0 AC)
 - 550' SETBACK - 854.87 S.F. (2.0 AC)
 - 600' SETBACK - 854.87 S.F. (2.0 AC)
 - 650' SETBACK - 854.87 S.F. (2.0 AC)
 - 700' SETBACK - 854.87 S.F. (2.0 AC)
 - 750' SETBACK - 854.87 S.F. (2.0 AC)
 - 800' SETBACK - 854.87 S.F. (2.0 AC)
 - 850' SETBACK - 854.87 S.F. (2.0 AC)
 - 900' SETBACK - 854.87 S.F. (2.0 AC)
 - 950' SETBACK - 854.87 S.F. (2.0 AC)
 - 1000' SETBACK - 854.87 S.F. (2.0 AC)

DATA	TOTAL AREA (AC)	WETLAND AREA (AC)	WETLAND SETBACK DISTANCE (AC)
1	0.00	0.00	0.00
2	0.00	0.00	0.00
3	0.00	0.00	0.00
4	0.00	0.00	0.00
5	0.00	0.00	0.00
6	0.00	0.00	0.00
7	0.00	0.00	0.00
8	0.00	0.00	0.00
9	0.00	0.00	0.00
10	0.00	0.00	0.00
11	0.00	0.00	0.00
12	0.00	0.00	0.00
13	0.00	0.00	0.00
14	0.00	0.00	0.00
15	0.00	0.00	0.00
16	0.00	0.00	0.00
17	0.00	0.00	0.00
18	0.00	0.00	0.00
19	0.00	0.00	0.00
20	0.00	0.00	0.00
21	0.00	0.00	0.00
22	0.00	0.00	0.00
23	0.00	0.00	0.00
24	0.00	0.00	0.00
25	0.00	0.00	0.00
26	0.00	0.00	0.00
27	0.00	0.00	0.00
28	0.00	0.00	0.00
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30	0.00	0.00	0.00
31	0.00	0.00	0.00
32	0.00	0.00	0.00
33	0.00	0.00	0.00
34	0.00	0.00	0.00
35	0.00	0.00	0.00
36	0.00	0.00	0.00
37	0.00	0.00	0.00
38	0.00	0.00	0.00
39	0.00	0.00	0.00
40	0.00	0.00	0.00
41	0.00	0.00	0.00
42	0.00	0.00	0.00
43	0.00	0.00	0.00
44	0.00	0.00	0.00
45	0.00	0.00	0.00
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61	0.00	0.00	0.00
62	0.00	0.00	0.00
63	0.00	0.00	0.00
64	0.00	0.00	0.00
65	0.00	0.00	0.00
66	0.00	0.00	0.00
67	0.00	0.00	0.00
68	0.00	0.00	0.00
69	0.00	0.00	0.00
70	0.00	0.00	0.00
71	0.00	0.00	0.00
72	0.00	0.00	0.00
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75	0.00	0.00	0.00
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86	0.00	0.00	0.00
87	0.00	0.00	0.00
88	0.00	0.00	0.00
89	0.00	0.00	0.00
90	0.00	0.00	0.00
91	0.00	0.00	0.00
92	0.00	0.00	0.00
93	0.00	0.00	0.00
94	0.00	0.00	0.00
95	0.00	0.00	0.00
96	0.00	0.00	0.00
97	0.00	0.00	0.00
98	0.00	0.00	0.00
99	0.00	0.00	0.00
100	0.00	0.00	0.00

HEFCO HAGGERTY LLC

HEFCO HAGGERTY LLC

1000 HERRINGTOWN ROAD

ROCKFORD, IL 60087

312.446.4836 FAX 312.446.1670

BEBOSS Engineering

Engineers Surveyors Planners Architects

3121 E. GRAND RIVER AVE.

HOWELL, MI 48843

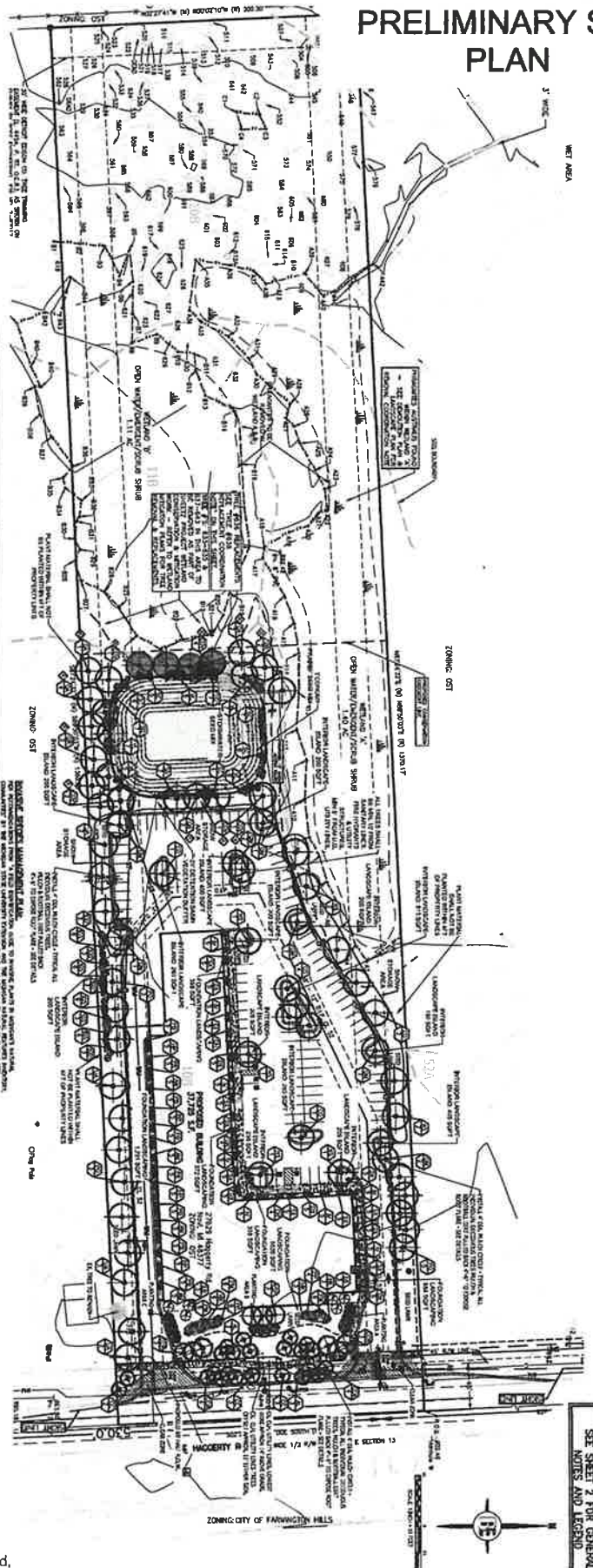
517.546.4836 FAX 517.546.1670

SEE SHEET 2 FOR GENERAL NOTES & LEGEND SHEET

DATE: 09/18/2024

7

**EXHIBIT C - GRANTOR
PRELIMINARY SITE
PLAN**



SEE SHEET 2 FOR GENERAL NOTES AND LEGEND.

[illegible]

1. NAME OF THE COMPANY **THE SOUTH PACIFIC CORPORATION**

2. ADDRESS OF THE COMPANY **1000 K STREET, N.W., WASHINGTON, D.C. 20004**

3. NAME OF THE PERSON **MR. JAMES H. HARRIS**

4. ADDRESS OF THE PERSON **1000 K STREET, N.W., WASHINGTON, D.C. 20004**

5. DATE OF BIRTH **10/10/1910**

6. DATE OF DEATH **10/10/1910**

7. DATE OF ENTRY **10/10/1910**

8. DATE OF EXIT **10/10/1910**

9. DATE OF RETURN **10/10/1910**

10. DATE OF DEPARTURE **10/10/1910**

11. DATE OF ARRIVAL **10/10/1910**

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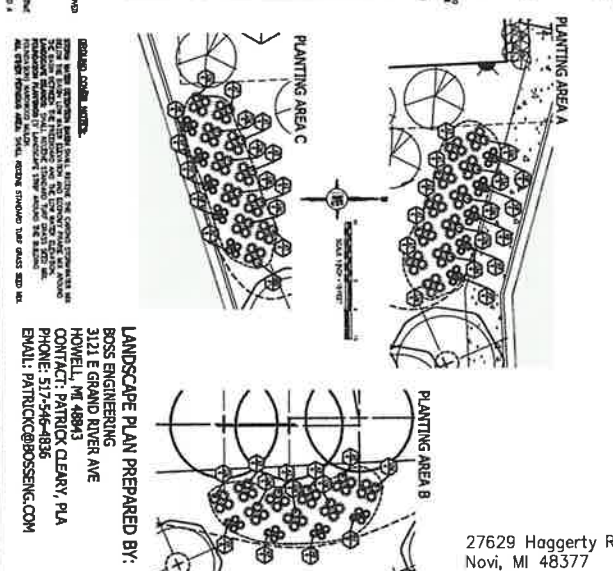
118. DATE OF DEPARTURE **10/10/1910**

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121. DATE OF ARRIVAL **10/10/1910**

122. DATE OF DEPARTURE



27629 Haggerty Rd.
Novi, MI 48377

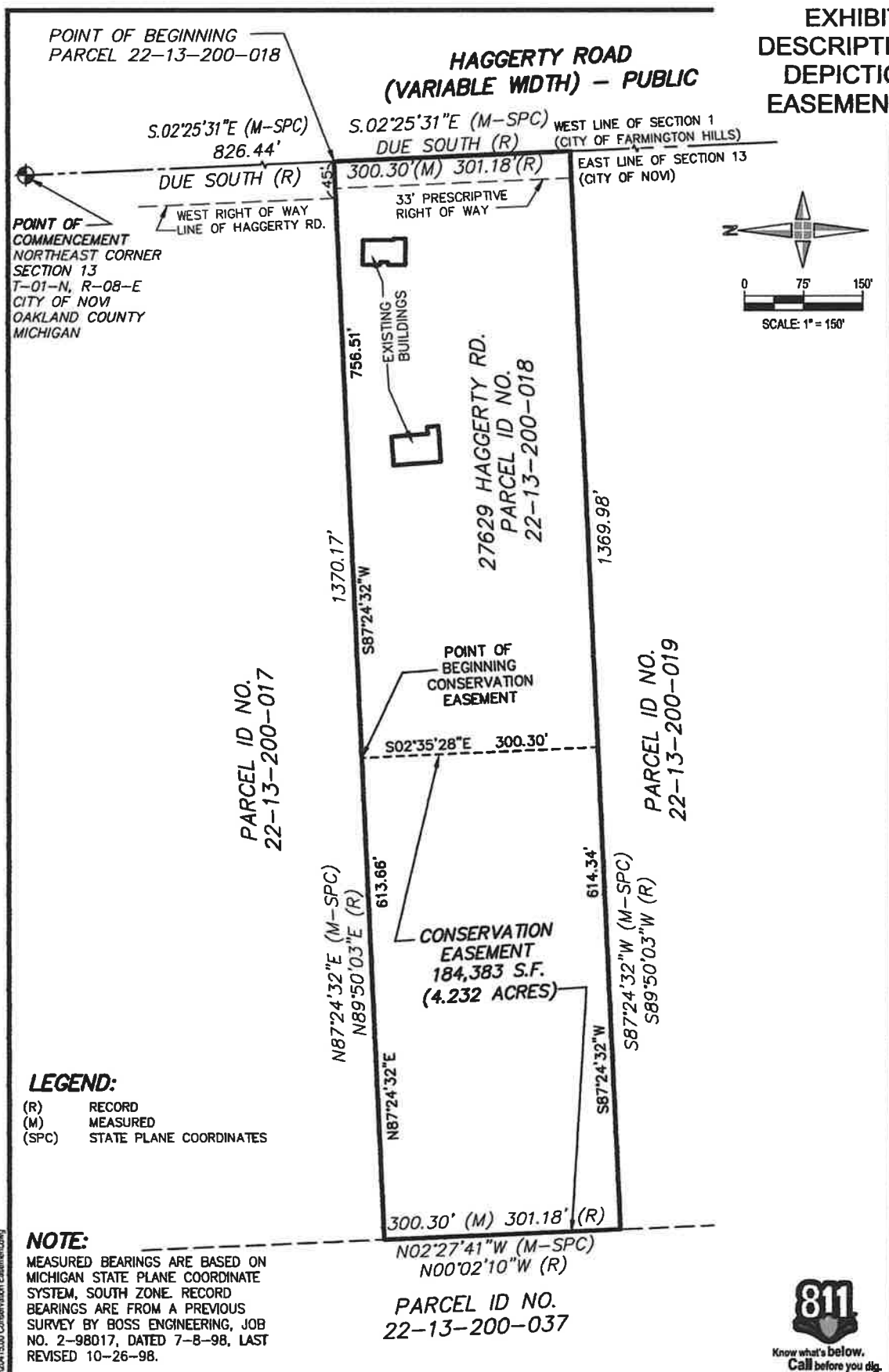
LANDSCAPE PLAN PREPARED BY:

3121 E GRAND RIVER AVE
HOWELL, MI 48843
CONTACT: PATRICK CLEARY, PLA
PHONE: 517-546-4836
EMAIL: PATRICKC@BOSSENG.COM

EXHIBIT D

EXHIBIT E

EXHIBIT E - DESCRIPTION AND DEPICTION OF EASEMENT AREA



PARCEL ID NO. 22-13-200-018

City of Novi, Oakland County, Michigan

Conservation Easement

**giffels
webster**
Engineers Surveyors Planners
Landscape Architects

28 West Adams Road
Suite 1200
Detroit, MI 48226
p (313) 962-4442
f (313) 962-6068
www.giffelswebster.com

Enveloper: CAA
Manager: A.L.G.
Designer: L.D.A.
Quality Control: A.L.G.
Section: 13
T-01-N R-08-E

DATE	ISSUE
04.07.2025	REVISE NOTE

Date: 03.12.2025
Scale: 1" = 150'
Sheet: 1 of 2
Project: 20415.00

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PROPERTY DESCRIPTION

EXHIBIT E - DESCRIPTION AND DEPICTION OF EASEMENT AREA

(PER SURVEY BY BOSS ENGINEERING, JOB NO. 2-98017, DATED 7-8-98, LAST REVISED 10-26-98)

PART OF THE NORTHEAST 1/4 OF SECTION 13, T1N-R8E, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 13; THENCE ALONG THE EAST LINE OF SAID SECTION 13 AND THE CENTERLINE OF HAGGERTY ROAD (33 FOOT WIDE 1/2 RIGHT OF WAY), DUE SOUTH, 826.44 FEET TO THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED; THENCE CONTINUING ALONG THE EAST LINE OF SAID SECTION 13 AND THE CENTERLINE OF HAGGERTY ROAD (33 FOOT WIDE 1/2 RIGHT OF WAY), DUE SOUTH, 300.30 FEET (PREVIOUSLY RECORDED AS 301.18 FEET); THENCE S 89°50'03" W (PREVIOUSLY RECORDED AS S 89°52'00" W), 1369.98 FEET; THENCE N 00°02'10" W, 300.30 FEET (PREVIOUSLY RECORDED AS 301.18 FEET); THENCE N 89°50'03" E (PREVIOUSLY RECORDED AS N 89°52'00" E), 1370.17 FEET, TO THE POINT OF BEGINNING, CONTAINING 9.47 ACRES, MORE OR LESS, AND SUBJECT TO THE RIGHTS OF THE PUBLIC OVER THE EXISTING HAGGERTY ROAD. ALSO SUBJECT TO ANY OTHER EASEMENTS OR RESTRICTIONS OF RECORD.

TAX PARCEL ID NO. 22-13-200-018

CONSERVATION EASEMENT DESCRIPTION

PART OF THE NORTHEAST 1/4 OF SECTION 13, T1N-R8E, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 13; THENCE ALONG THE EAST LINE OF SAID SECTION 13 AND THE CENTERLINE OF HAGGERTY ROAD (VARIABLE WIDTH), SOUTH 02 DEGREES 25 MINUTES 31 SECONDS EAST, 826.44 FEET; THENCE SOUTH 87 DEGREES 24 MINUTES 32 SECONDS WEST, 756.51 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 02 DEGREES 35 MINUTES 28 SECONDS EAST, 300.30 FEET; THENCE SOUTH 87 DEGREES 24 MINUTES 32 SECOND WEST, 614.34 FEET; THENCE NORTH 02 DEGREES 27 MINUTES 41 SECONDS WEST, 300.30 FEET; THENCE NORTH 87 DEGREES 24 MINUTES 32 SECOND EAST, 613.66 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.232 ACRES.

PART OF PARCEL TAX ID NO. 22-13-200-018



Know what's below.
Call before you dig.

PARCEL ID NO. 22-13-200-018

City of Novi, Oakland County, Michigan

Conservation Easement

**giffels
webster**
Engineers Surveyors Planners
Landscape Architects

28 West Adams Road
Suite 1200
Detroit, MI 48226
p (313) 962-4442
f (313) 962-6068
www.giffelswebster.com

Executive:	C.A.A.
Manager:	A.L.G.
Designer:	L.D.A.
Quality Control:	A.L.G.
Section:	13
	T-01-N R-08-E

DATE:	ISSUE:
04.07.2025	REVISE NOTE

Date:	03.12.2025
Scale:	NA
Sheet:	2 of 2
Project:	20415.00

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EXHIBIT F

ARE



Number of Trees in Mitigation Area Woodlands:
MITIGATION SITE TREE REMOVAL COUNT
DEVELOPMENT SITE TREE REMOVAL COUNT
TOTAL REQUIRED* CUTLER REPLACEMENT TREES =
TOTAL NOT PLANTED REQUIRED REPLACEMENTS:
77 REQUIRED REPLACEMENT TREES
82 ACQUIRED REPLACEMENT TREES
159 TOTAL REPLACEMENT TREES
169 TREES PAID INTO THE TREE FUND

Grand Total = 78

Figure 1

[illegible]

DATE	NAME
01/04/2004	STANLEY PHILLIPS JR
01/04/2004	STANLEY PHILLIPS JR
08/07/2004	STANLEY PHILLIPS JR
01/12/2004	STANLEY PHILLIPS JR
07/12/2004	STANLEY PHILLIPS JR
06/24/2004	STANLEY PHILLIPS JR

PR SLT FENCE
EX WETLAND LIMIT
PR CONSERVATION SIGN
PR CONTIGUOUS MAJOR (1)
PR CONTIGUOUS MAJOR (2)
PR MITIGATION AREA



Conservation easement sign
 1010 5000

Engineers
Surveyors
Planners
Landscape Architects

1025 East Maple Road
Suite 100
Barnington, NH 04008
P (243) 852-1100
(113) 862-5084
www.giffelsilver.com



Know what's below.
Call before you dig.

DATE	NAME	STATUS
01/24/2024	RECEIVED INQUIRY	NEW LEAD
06/07/2024	RECEIVED INQUIRY	NEW LEAD
07/12/2024	RECEIVED INQUIRY	NEW LEAD
07/21/2024	RECEIVED INQUIRY	NEW LEAD
08/23/2024	RECEIVED INQUIRY	NEW LEAD
09/10/2024	RECEIVED INQUIRY	NEW LEAD
11/12/2024	RECEIVED INQUIRY	NEW LEAD
12/08/24	RECEIVED INQUIRY	NEW LEAD
01/02/2025	RECEIVED INQUIRY	NEW LEAD
03/12/2025	RECEIVED INQUIRY	NEW LEAD
07/01/2025	RECEIVED INQUIRY	NEW LEAD

<p>SKILKEN GOLD Road Estate Development 4370 JONES ROAD COLUMBUS, GA 31909</p> <p>614/412.1700</p>	<p>MITIGATION PROPERTY GRADING PLAN</p> <p>SHEET NO.1, N4 (PAGES 17)</p>	<p>CITY OF NOKI 1000 NOKI AVENUE NOKI, MI 49444</p>	<p>DATE: 11/04/2003 TIME: 1:42P USER: CJD PRINTED: 2011/5/9</p>
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EXHIBIT F - WETLAND MITIGATION PLAN

MITIGATION PERFORMANCE STANDARDS

- [illegible]

COST ESTIMATE:

EGLE APPROXIMATE COST WHICH INCLUDES CLEANING, GRADING SOIL, PLACEMENT, STABILIZATION AND PLANTING: \$80,000/ACRE
 \$80,000 x 0.82 ACRES = \$65,600
 MONITORING = \$5,000 PER YEAR x 5 YEARS = \$25,000
 TOTAL ESTIMATED COST: \$90,600

- [illegible]

Habitat Structures

Wedding To

Wetland Trees

Wetland trees to be installed horizontally within wetland areas. Trees shall be a minimum of 20 feet long (including root ball) and 12 inches in diameter at breast height (dbh). Do not turn down live portions of trunks. Trees to be placed prior to placement of topsoil. At least 50% of entire structure shall extend 8 inches above projected high water level.



Lead Piles

Log Piles
Logs of a variety of lengths and diameters piled in groups of three. Logs shall be a minimum of 15 feet in length and 12 inches in diameter. At least 50% of log pile shall be above projected high water level.



Tree Stump

Tree Stump

Tree stumps to be installed horizontally within wetland areas. Stumps shall be a minimum of 10 feet in length (including root ball) and 24 inches in diameter at breast height (dbh). Stumps to be placed prior to final placement of in-pipe.



Female	NS
Male	NS
Day	NS
Only Out	NS
Score	13
TOWN MORE	

www.gutenberg.org/files/12000/

811
Know what's below.
Call before you dig.

[illegible]**SKILKEN... GOLD**

Rabi Estate Development
4270 MORRIS ROAD
COLUMBUS, OH 43230

014A1B5104

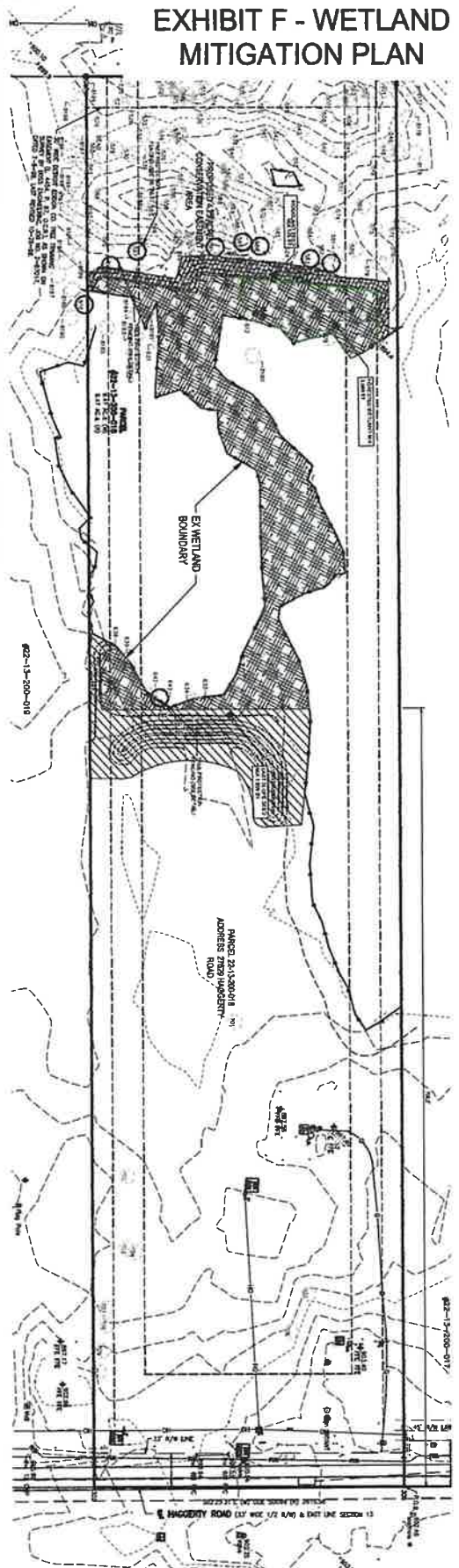
MITIGATION NOTES

SHEETZ NOV, M
(HAGGERTY)

City	11/01/2023
State	NA
Street	CITIA
Postal	20115.00

1111

EXHIBIT F - WETLAND MITIGATION PLAN



SCRUB-SHRUB PLANTINGS

ONCE AGAIN, NOTED STUDIES AT A DISTANCE OF 200 METERS FROM A SOURCE OF THE DISEASE, IT IS ANTICIPATED THAT THE SPECIFIC PLANTING DENSITY WILL BE AN INDICATION OF PLANT GROWTH OR PLANT DISEASE AND WILL INCLUDE THE FOLLOWING STUDIES:

[illegible]

FORESTED WETLAND PLANTINGS

24-INCH HEMLOCK PLANTED AND 2.5-INCH CUPRESSUS ROOT SPREADER. ALL TREES TO HAVE PROTECTION GAWPS. TREE PLANTING DENSITY WILL BE 300 TREES/ACRE AND WILL INCLUDE THE FOLLOWING SPECIES:

IDENTITY NAME	COUNTRY NAME	NUMBER
QUEBEC BIODOM	SNAPE WHITE OAK	10
QUEBEC BIODOM P27 CALIFERN	SNAPE WHITE OAK	10
QUEBEC PALMISTIS D27 CALIFERN	PIN OAK	9
QUEBEC PALMISTIS	PIN OAK	10
KCIRI BIODOM	BETTER WHITE	10

PLANTING AND SEEDING SPECIFICATIONS

GENERAL MOTTER.

- PLANTS SHALL ONLY BE THE RECOMBINATION AND REARRANGEMENT OF AND ONLY A MATHEMATICAL STANDARD HEREDITARY STOCK PLANTS SHALL BE REALITY. MODERN STOCK GROWING A RECOMBINATION IN ACCORDANCE WITH GOOD INDUSTRIAL PRACTICE AND FREE OF MODERN STOCK LITTLE AND BEING AS MUCH AS MODERN, MODERN PLANTS OR COMBINATIONS.

Summary

1. CONDUCTOR PAUL, LEADY HELEN AND COLLEEN, CHAIRMAN OF THE BOARD, REQUESTED THAT YOU ASSIST IN THE RECRUITMENT OF THE WORKER PAUL AND PROVIDE A LETTER OF RECOMMENDATION.
2. COMPLETE THE MOVER PLANNING BETWEEN MARCH 1 AND 30 OCTOBER 1, MONDAY TO 30 SEPTEMBER AND BE COMPLY ON 30 SEPTEMBER.
3. ALL ITEMS IN THE PLANNING ARE PLANNED AND NOT FINISHED.
4. WORKER PAUL, LEADY HELEN AND COLLEEN, CHAIRMAN OF THE BOARD, REQUESTED THAT YOU ASSIST IN THE RECRUITMENT OF THE WORKER PAUL AND PROVIDE A LETTER OF RECOMMENDATION.
5. COMPLETE THE MOVER PLANNING BETWEEN MARCH 1 AND 30 OCTOBER 1, MONDAY TO 30 SEPTEMBER AND BE COMPLY ON 30 SEPTEMBER.
6. ALL ITEMS IN THE PLANNING ARE PLANNED AND NOT FINISHED.

Summary

- [illegible]

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CONTRACTOR SHALL PROVIDE TO THE WETLAND CONSULTANT THE FOLLOWING SUBMITTALS: WETLAND FIELD SURVEY REPORT, WETLAND DRAINAGE MAP, WETLAND DRAINAGE ORDER AND RECEIPT

FORESTED WETLAND
ESTABLISHMENT MIX

Nature Connections
2014 International Day of the Girl
11-12 November 2014
11-12 November 2014
11-12 November 2014

A1: 2000		A1: 2000	
Year	Value	Year	Value
1990	1.00	1990	1.00
1991	1.00	1991	1.00
1992	1.00	1992	1.00
1993	1.00	1993	1.00
1994	1.00	1994	1.00
1995	1.00	1995	1.00
1996	1.00	1996	1.00
1997	1.00	1997	1.00
1998	1.00	1998	1.00
1999	1.00	1999	1.00
2000	1.00	2000	1.00
2001	1.00	2001	1.00
2002	1.00	2002	1.00
2003	1.00	2003	1.00
2004	1.00	2004	1.00
2005	1.00	2005	1.00
2006	1.00	2006	1.00
2007	1.00	2007	1.00
2008	1.00	2008	1.00
2009	1.00	2009	1.00
2010	1.00	2010	1.00
2011	1.00	2011	1.00
2012	1.00	2012	1.00
2013	1.00	2013	1.00
2014	1.00	2014	1.00
2015	1.00	2015	1.00
2016	1.00	2016	1.00
2017	1.00	2017	1.00
2018	1.00	2018	1.00
2019	1.00	2019	1.00
2020	1.00	2020	1.00
2021	1.00	2021	1.00
2022	1.00	2022	1.00
2023	1.00	2023	1.00
2024	1.00	2024	1.00
2025	1.00	2025	1.00
2026	1.00	2026	1.00
2027	1.00	2027	1.00
2028	1.00	2028	1.00
2029	1.00	2029	1.00
2030	1.00	2030	1.00
2031	1.00	2031	1.00
2032	1.00	2032	1.00
2033	1.00	2033	1.00
2034	1.00	2034	1.00
2035	1.00	2035	1.00
2036	1.00	2036	1.00
2037	1.00	2037	1.00
2038	1.00	2038	1.00
2039	1.00	2039	1.00
2040	1.00	2040	1.00
2041	1.00	2041	1.00
2042	1.00	2042	1.00
2043	1.00	2043	1.00
2044	1.00	2044	1.00
2045	1.00	2045	1.00
2046	1.00	2046	1.00
2047	1.00	2047	1.00
2048	1.00	2048	1.00
2049	1.00	2049	1.00
2050	1.00	2050	1.00
2051	1.00	2051	1.00
2052	1.00	2052	1.00
2053	1.00	2053	1.00
2054	1.00	2054	1.00
2055	1.00	2055	1.00
2056	1.00	2056	1.00
2057	1.00	2057	1.00
2058	1.00	2058	1.00
2059	1.00	2059	1.00
2060	1.00	2060	1.00
2061	1.00	2061	1.00
2062	1.00	2062	1.00
2063	1.00	2063	1.00
2064	1.00	2064	1.00
2065	1.00	2065	1.00
2066	1.00	2066	1.00
2067	1.00	2067	1.00
2068	1.00	2068	1.00
2069	1.00	2069	1.00
2070	1.00	2070	1.00
2071	1.00	2071	1.00
2072	1.00	2072	1.00
2073	1.00	2073	1.00
2074	1.00	2074	1.00
2075	1.00	2075	1.00

WOODLAND MIX

Native Connections
2010 is the year of the Native American in Canada. Celebrate the rich and diverse cultures of the continent with this special issue of *Native Woodland* this year.

[illegible]

☒ EAST SLOPE SEED MIX

NatRe Connections
2015-16
www.natreconnections.org
natreconnections@att.net
www.natreconnections.org

Project Name	Start Date	End Date	Duration	Progress	Notes
Project A	2023-01-01	2023-03-15	75 days	100%	Completed
Project B	2023-02-01	2023-04-30	90 days	80%	On Track
Project C	2023-03-01	2023-05-15	75 days	60%	Minor Delay
Project D	2023-04-01	2023-06-30	90 days	40%	At Risk
Project E	2023-05-01	2023-07-15	75 days	20%	Not Started
Project F	2023-06-01	2023-08-31	91 days	10%	Planning
Project G	2023-07-01	2023-09-15	75 days	5%	Initiation
Project H	2023-08-01	2023-10-31	91 days	0%	Not Started
Project I	2023-09-01	2023-11-15	75 days	0%	Not Started
Project J	2023-10-01	2023-12-31	91 days	0%	Not Started

