CITY OF NOVI CITY COUNCIL
AUGUST 25, 2025

SUBJECT: Consideration of proposed Amendment to Consent Judgment in *City of Novi v E&M Holdings case* (2001) relating to a previously approved multi-family development located at 12 Mile and Novi Roads in order to approve an alternate development plan under the terms and conditions of the Amendment.

SUBMITTING DEPARTMENT: Community Development Department - Planning

KEY HIGHLIGHTS:

- The original Society Hill Site Plan was approved in 1999. The approval period was then extended by way of a Consent Judgment entered into in 2001 initially for 5 years and then each year by City Council action after that until the present day (current extension ends in October, 2025).
- A proposed revised Preliminary Site Plan was submitted in 2024, with the most recent revised plan submittals reviewed in March 2025, with minor modifications reviewed in July 2025. The proposed new plan has proceeded as an amendment to the Consent Judgment.
- The site contains regulated woodlands and an extensive system of wetland areas.
- City Council considered this request at a duly-noticed public hearing on July 8, 2024, and authorized the City Attorney to draft an amendment to the Consent Judgment for Council's consideration. That document and the current proposed plans are before Council now.

BACKGROUND INFORMATION:

The applicant is proposing changes to the Society Hill development that was originally approved in 1999. The Society Hill project is currently governed by a 2001 Consent Judgment with the City. The Consent Judgment states that the site plan approved in 1999 was to remain in effect for 5 years from the date of execution, after which time the applicant would need to seek approval annually from City Council to extend the final Site Plan approval. The Consent Judgment also includes terms and conditions relating to the settlement of some eminent domain claims and addresses ongoing City obligations to extend sanitary sewer in the area of the property in the absence of a site plan extension. Each year since 2006 the applicant has requested, and City

Council has granted, the site plan extension, **so the 1999 site plan remains an approved project that could be built**.

The applicant has submitted a revised Preliminary Site Plan for review by City Council as an amendment to the Consent Judgment. Like the 1999 Plan, the new proposal for the development of the 33.89-acre property west of Novi Road and south of 12 ½ Mile Road utilizes the existing RM-1 Low Density Multiple Family zoning with the available Planned Development Option (PD-1) as designated on the Future Land Use Map. The current July 2025 Preliminary Site Plan includes 500 units in mid-rise apartment buildings and attached townhouses. The apartment buildings would include a 5-story central building (E) and four 4-story buildings with a total of 400 apartments ranging from studios to three-bedroom units. Sixteen townhome buildings on the north side of the site would have 100 residences with garages – 80 of those in three-story buildings and 20 in 2.5-story buildings. Sixteen of the townhome units would provide a ground floor primary bedroom suite.

Indoor and outdoor amenities are proposed for the residents of the site. The central building (E) contains 15,000 square feet of indoor space for a fitness center, spa facilities, café/bistro, community lounge, co-working space, conference rooms, community kitchen with dining area, library, and an indoor/outdoor terrace on the top floor overlooking the outdoor space. The outdoor amenities consist of two pools, a turf soccer field, tennis courts, sports court, pickleball courts, playground areas, dog park, and over two miles of walking path through the site.

In general, the Staff agrees that the proposed plan is a more modern development type than the 1999 plan. The design, architecture, and façade materials represent an upgrade to the 1999 plan, and the proposed residential neighborhood would support healthy lifestyles through the provision of walking trails, sidewalk connections, and open space amenities within the development.

The unit sizes and types help the City's goal of providing a wide range of housing options, some of which are not currently available in the City and could appeal to a variety of renters who prioritize minimal maintenance, smaller unit sizes, and natural surroundings. The proposed project will protect and maintain areas of the City's woodlands, wetlands, and natural features in a manner that could be seen as consistent and not significantly different from the 1999 plan, or a plan that could otherwise be brought under the PD-1 option on this RM-1 multiple-family zoned property.

The chart below compares the approved 1999 Plan to the proposed 2025 plan to be considered.

	1999 Plan (Existing Development Approval)	**Current Plan (Proposed Development)**
Zoning	RM-1 Low Density Multiple Family with PD-1 Option	RM-1 Low Density Multiple Family with PD-1 Option
Land Area	33.89 acres	33.89 acres
Number of Buildings	23	21

Number of Units	312	500*
Room Count	1,264	1,580*
Average Unit Size	1,758 square feet	1,228 square feet
Lot Coverage	Not known	14.84%
Building Height	2 and 3 story max	5 stories max*
Parking Spaces	693	988*
Parking Ratio	2.22 spaces/unit	1.98 spaces/unit*
Wetland Impacts	0 acres	0.79 acres
Wetland Mitigation	N/A	1.01 acres on-site Some off-site/Wetland bank/Conservation Easement/Enhancement*
Woodland Impacts	1,062 trees	1,338 trees (82 are off-site on City-owned parcel)
Stormwater Management	All on-site (10-year storm)	On-site and Use of City-owned parcel 22-10-400-005 (100-year storm)
Usable Open Space	~ 1 acre programmed outdoor 0% of units had private outdoor space	4.14 acres programmed outdoor* 98% of units have private outdoor space
Ancillary Commercial Use	0 sf	Up to 7,500 sf
Traffic Impact	1,902 trips per day (per 1996 Traffic Study)	2,377 trips per day* (per 10/4/24 F&V Traffic Study)
Curb cuts	1 on Novi Road, 1 on Twelve ½ Mile Road	2 on Novi Road, 1 on Twelve ½ Mile + 2 emergency access points

***Denotes items changed since the Plan was presented for Public Hearing in July 2024.**

The City's staff and consultants reviewed the latest proposal and provided written comments to the applicant on March 2nd. In July, staff received a digital copy of the plans that made a few minor revisions. The Planning Review was updated on August 15th with some changes and corrections. All review letters, as revised, are attached to this packet item.

DEVIATIONS FROM ORDINANCE STANDARDS

In the review of the 2025 Plan provided, City's staff and consultants have identified the following items as non-compliant with our current Codes and Ordinances. Staff's position and/or justification are noted in **Bold Underline**:

1. Maximum Length of Buildings (Sec. 3.8.2.C): The ordinance states building lengths cannot exceed 180 feet. If exceeded, the ordinance allows the Planning Commission to modify the length requirement up to 360 feet if there are recreational or social common areas with a minimum capacity of 50 persons within the building and if building setbacks are increased an additional foot for each 3 foot of building length over 180. Buildings A, B, C, D, E, 3 and 4 each exceed 180 feet. No additional building setbacks are proposed to offset the building lengths. Building E, at 492 feet, also exceeds the maximum length of 360 feet. Only building E appears to have the recreational or social common areas with a minimum capacity of 50 persons. All buildings in the 1999 Plan complied with maximum length. **City Council approval of the deviation in building lengths would be required. Staff does not object to the deviation.**

2. Shoreline Setbacks (Sec 3.31.6.B.iv.e): "A minimum yard setback of 100 feet shall be provided from any lake shoreline including natural or manmade water bodies. Stormwater retention facilities shall be considered as shoreline when they are designed and developed as an integral part of the site's landscaped open space." The site plan locates several buildings, drive aisles and parking areas within about 50 feet of Wetland A and the northeastern stormwater basin. **City Council would need to approve the deviations from this requirement, or the site layout would need to be significantly reconfigured to comply. Staff does not object as most other properties in the City only require a 25-foot buffer be maintained.**

3. Building Setbacks (Sec. 3.1.7.D): Along the western property line, buildings are 50 to 60-feet from the property line rather than the required 75 feet. It appears that all buildings in the 1999 Plan complied with building setbacks. **City Council would need to approve the deviations for the 5 buildings near the western property line.**

4. Parking Setbacks (Sec. 3.6.2.B): A minimum parking setback of 20 feet is required from interior side and rear lot lines, and front/exterior parking setbacks are to comply with the minimum building setback. For Novi Road, that would be 75 feet. In the 1999 Plan, the parking complied with setback requirements. **City Council would need to approve the deviations to allow parking within 14.4 feet along the south side of the property, and 20 feet along Novi Road. Staff does not object to the deviation.**

5. Building Orientation *(Sec. 3.8.2.D):* A Zoning Ordinance deviation is requested to revise the required minimum orientation for buildings along the perimeter of the property from 45 degrees for Buildings A, 12 and 15. In the 1999 Plan, it appears 4 buildings would not have met the minimum required orientation to the property line. **Staff supports this deviation as it allows a more efficient use of space, and therefore potentially less disturbance of natural features. City Council would need to approve the deviations.**

6. Yard Setback Area *(Sec. 3.8.2.D)*: "Within any required front, side or rear yard setback from any property line in an RM-1 or RM-2 district, not more than 30% of such yard area shall be used for off-street parking, maneuvering lanes, service drives or loading areas." The applicant has provided a calculation for the Novi Road frontage that indicates 33%. **City Council would need to approve the deviation. As it is a relatively minor deviation Staff does not object.**

7. Distance Between Buildings (*Sec. 3.8.2.H)*: A Zoning Ordinance deviation is requested to allow the calculated minimum distance between buildings to be less than required in seven locations. This calculation is made using a formula measuring the height and length between adjacent buildings, with a minimum distance of 30 feet required. **Based on the information provided by the applicant, the deviations for the seven locations range from a shortage of 32.47 feet to 1.7 feet. City Council would need to approve the deviations. Staff does not object.**

8. Number of Parking Spaces (Sec. 5.2.12.A*)*: Given the unit mix proposed, the number of required parking spaces is 1,042 according to the standards for a multi-family development (2 spaces per studio/1- and 2-bedroom unit, 2.5 per each 3+ bedroom units). The site plan proposes 988 spaces in both garage and surface lots. The applicant requests a deviation for the deficiency of 54 spaces. **Staff supports the relatively minor deviation to reduce impervious surface area on the site as there are still nearly 2 spaces per unit.**

   The plans also indicate that carports may be placed in certain locations noted on the plans. Each bay of parking where a carport is placed would lose 1-2 parking spots, with a total of an additional 15 spaces that could be removed. This assumption seems to be a worst-case scenario, as it appears to be the most any bay of parking would lose. City Council should make clear if they support granting this latitude, or if this note shall be removed from the plans with any conditions on deviations to be spelled out in the Consent Judgment, if amended. Staff believes the carports or garages would be a good amenity for residents, and has no objection, but attempts should be made to minimize the spaces lost.

9. Wetland Impacts: On Sheet 15, total wetland impacts are calculated as 0.79 acre, and the plan indicates 1.01 acre of mitigation is proposed to be provided on-site. The required mitigation calculation indicates that approximately 1.42 acres would be required for the impacts proposed. **The applicant's response letter states that the remaining 0.41 acre of required mitigation is "to be provided through purchase of credits from an EGLE approved wetland mitigation bank." This is not specifically provided for in the City's Wetland and Watercourse Protection ordinance (Chapter 12 of the Code), which requires mitigation on-site, or off-site within the City's jurisdiction. City Council will need to determine whether to allow the deviation to purchase wetland bank credits in lieu of providing mitigation within the City for the full amount of mitigation required.**

10. Accessory Structures (Sec. 4.19.1): Accessory structures are required to be located in a rear or interior side yard, with a minimum setback of 6 feet. **No more than 2 detached accessory buildings are permitted on a lot of this size, so a**

deviation is needed for four structures. There are several accessory structures proposed, and several ordinance requirements would **require deviations from the City Council**. **Staff does not object to any of these deviations.**

a. **Attendant Booth** is located in the **front yard** by the main entrance and appears to be located **within 6 feet of the property line**. The Façade review notes the Attendant Booth **has an overage of Fiber Cement Panels (flat pattern), and a Section 9 waiver is supported for this condition**.

b. **Maintenance Building** is located in the rear yard, southeast of the pond, and observes the appropriate setback. The building is in conformance with the Façade Ordinance.

c. **Trash Compactor Enclosure** is located southeast of the pond near the maintenance building. The building is in conformance with the Façade Ordinance. Additionally, the applicant has provided a noise impact statement to verify that any noise emanating from the trash compactor will comply with the noise limitations of the ordinance.

d. **Trellis/Gazebo** is located near the pond (rear yard). While concept images are provided, no specific details have been provided at this time.

11. Parking on Major Drive (Sec. 5.10.1.B): Based on the ordinance definition nearly all private drives through the site would be classified as Major Drives if they exceed 600 feet (currently shown as Reserve Blvd, Society Hill Drive, Society Hill Blvd). "Angled and perpendicular parking spaces may be accessed directly from a minor drive or parking lot aisle, but not from a major drive." Perpendicular parking is shown throughout the site on major drives. The 1999 Plan had some areas of visitor parking that were perpendicular to the major drives. **City Council would need to approve the deviation. Staff does not object.**

12. Building Setbacks from Parking (Sec. 3.8.2.F & Sec. 5.10.1.B.vi): Both ordinance sections prohibit parking spaces to be within 25 feet of any wall of a dwelling structure. In several locations parking is closer than 25 feet from the building, and in some cases as close as 12 or 14 feet. It is unclear if the 1999 Plan had parking within 25 feet of the buildings as dimensions were not indicated clearly, and the scale is not accurate. In some cases, there is a parking level adjacent to the parking spaces – not living spaces. **City Council would need to approve the deviation. Staff does not object.**

13. Driveway Spacing Waiver (Code of Ordinances, Ch. 11.216.d.1.e): Deviation to allow a 41-foot driveway spacing from the opposite-side driveway on 12 ½ Mile Road. **This is supported as the Traffic Study indicates only 5% of traffic would likely utilize this entrance/exit. City Council would need to approve the deviation.**

14. Landscape Berm (Sec. 5.5.3.B.ii and iii): Deviation to allow a lack of the required 6-8 foot screening berm along south property line, with alternative screening fence to be provided. **The applicant has agreed to install a fence, but states "the fence is not required if the neighboring property is re-zoned to RM1 or RM2 or**

Property Owner subsequently purchases the parcel." Staff agrees that a fence would not be required if the property is developed with similar multiple-family uses, but we would like to suggest the condition that the fence must be installed prior to any certificate of occupancy on this site if the adjacent property has not been rezoned at that time. City Council would need to approve the deviation.

15. Adjacent to Public ROW (Sec. 5.5.3.B.ii and iii): Deviation to allow a lack of greenbelt berms and street trees for sections of both roads that are being preserved, as well as areas that are developed. **This is supported by Staff because it avoids disturbance of areas to be preserved. In the areas to be developed, significant screening landscaping has been proposed which fulfills the intent of the ordinance. City Council would need to approve the deviation.**

16. Adjacent to Public ROW (Sec. 5.5.3.B.ii and iii): A deviation is required for the shortage in greenbelt landscaping for 12 ½ Mile Road and Novi Road (1 canopy tree along 12 ½ Mile Road, 3 canopy trees and 3 subcanopy trees along Novi Road). **This is supported by Staff due to the required emergency access points on 12 ½ Mile and topography on Novi Road makes providing more trees difficult. City Council would need to approve the deviation, or the plan could be amended.**

17. Landscaped Islands in Parking Areas (Sec. 5.5.3.C.ii.o(4).): No more than 15 parking spaces may be contiguous without a landscaped island with a deciduous canopy tree. In three locations (south of Building A, west of Buildings B and C) there are 16 or more spaces without a tree. **This is not supported by Staff. City Council would need to approve the deviation, or the plans would need to be revised to comply.**

18. Greenbelt Canopy Trees (Sec 5.5.3.B.ii.f): A deviation is required for a shortage in greenbelt subcanopy trees on the City Parcel. **This is supported by Staff because the topography on Novi Road makes providing more trees difficult and there are no buildings present. City Council would need to approve the deviation.**

19. Street Trees (Sec 5.5.3.B.ii.f): A deviation is required for a shortage in street trees on the City Parcel where the stormwater basin is proposed. **This is supported by Staff since there will be no buildings here, and trees are provided to the extent practicable. City Council would need to approve the deviation.**

20. Foundation Landscaping (Sec. 5.5.3.F.iii): Deviation for a shortage of foundation landscaping for Buildings A-D, 8, 9, 10, 11, and 12. **This is supported by Staff for some buildings, but not Buildings A, B and C. City Council would need to approve the deviation, or the applicant would need to revise the plans to comply in those locations.**

21. Retail Signage (Sec.3.31.6.B.iii.c): Deviation to allow exterior signage for the retail component, under the terms listed in the Consent Judgment.

22. Tax Lot Deviations: The applicant has submitted a chart identifying the deviations

from the Zoning Ordinance that are created by the proposed tax lot division of the overall property (Sheet 17 of the Plan Set). That chart is attached for reference and appears to be accurate. In addition to the deviations noted there, the following also appear to be required:

a. All parcels will require deviations from parking setbacks.

b. Parcels 3 and 5 require a deviation for percentage of 1-bedroom units (33% allowed, 53% proposed).

The proposed Amendment to Consent Judgement includes the deviations listed above.

INITIAL CITY COUNCIL REVIEW

The City Council held a duly-noticed public hearing on the proposed alternate development plan on July 8, 2024. Members of the public spoke, and the Developer made a presentation. In addition, Council members made comments on the proposed plan. At the conclusion of the hearing, the City Council directed the City Attorney's office to work on a draft Amendment to Consent Judgment.

CITY COUNCIL ACTION

Among other things, the proposed Amendment to Consent Judgment approves the alternate plan (with related deviations from some standards); it approves the woodlands/wetlands/stormwater permits; it allows the use of the City Parcel for stormwater improvements. It also has a timeline for the expiration/termination of the City's obligation to extend sanitary sewer in the area and for the expiration termination of the 1999 development plan, which at this point is more than 25 years old and dated.

SITE PLAN EXTENSION

The City received a request from E & M, Inc. for a one-year extension of site plan approval for Society Hill, the same as what was received in prior years. It is recommended that, if the City Council determines to approve the amendment to the Consent Judgment, the 1999 site plan be extended one more time to allow for any contingencies in finalizing the terms of the Judgment. This is provided as Part II of the Recommended Action.

RECOMMENDED ACTION:

Note: Two-part Motion

Part I

Approve proposed Amendment to Consent Judgment in *City of Novi v E&M Holdings* case (2001) relating to a previously approved multi-family development located at 12 Mile and Novi Roads in order to approve an alternate development plan under the terms and conditions of the Amendment subject to:

(1) The requirements of the staff and consultant review letters included herein, unless modified by the Amendment or the Exhibits

(2) Final review as to form and content, including the making of necessary modifications or revisions to the Amendment in the interest of the City and to carry out the requirements of any ordinances or other laws and the intent of the Council in approving the proposed Preliminary Site Plan, prior to entry by the Court, by the City Manager and City Attorney

(3) Final review and approval of the Exhibits to the Amendment in a manner satisfactory to the City Manager and City Attorney.

(4) Undertaking all actions necessary, as determined by the City Attorney's office, to secure entry of the proposed Amendment, including but not limited to submitting the proposed Amendment to the Court by appropriate motion.

(5) Entry of the Amendment by the Oakland County Circuit Court.

This motion is made because the alternate proposed Preliminary Site Plan represents an improvement upon the 1999 Final Site Plan extended for the past 25 years under the Consent Judgment in that:

(1) The plan contemplates a more modern development type than the 1999 plan.
(2) The design, architecture, and façade materials represent an upgrade to the 1999 plan;
(3) The proposed residential neighborhood would support healthy lifestyles through the provision of walking trails, sidewalk connections, and open space amenities within the development.
(4) The unit sizes and types help the City's goal of providing a wide range of housing options, some of which are not currently available in the City and could appeal to a variety of renters who prioritize minimal maintenance, smaller unit sizes, and natural surroundings.
(5) The proposed project will protect and maintain areas of the City's woodlands, wetlands, and natural features in a manner that is consistent and not significantly different from the 1999 plan, or a plan that could otherwise be brought under the PD-1 option on this RM-1 multiple-family zoned property.

This motion is also made because the proposed Amendment addresses long-outstanding issues with respect to the sanitary sewer extension and eminent domain proceedings reflected in the 2001 Consent Judgment to the benefit of the City and the City Council believes its entry to be in the public interest.

Part II

Approval of request by E & M, Inc. (Society Hill) for one-year extension, to October 9, 2026, of site plan approval for a 312-unit apartment project developed as a PD-1 Option in a multi-family (RM-1) district, located at the southwest corner of Novi Road and 12 ½ Mile Road, previously extended under a consent judgment and subject to annual extension reviews.

MAPS

Location

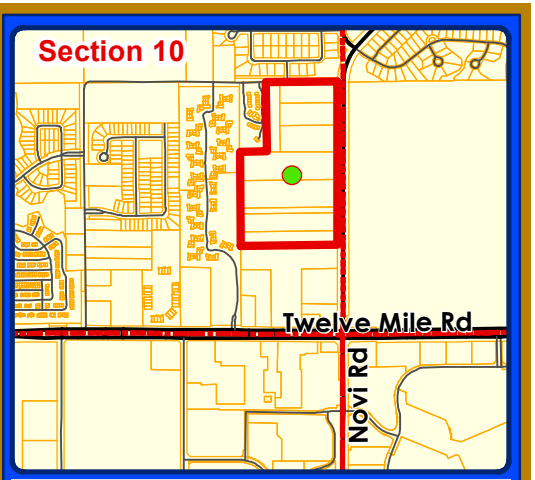
Zoning

Future Land Use

Natural Features

SOCIETY HILL
LOCATION





LEGEND

- Subject Property
- City-Owned 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: 6/12/24
Project: SOCIETY HILL
Version #: 1

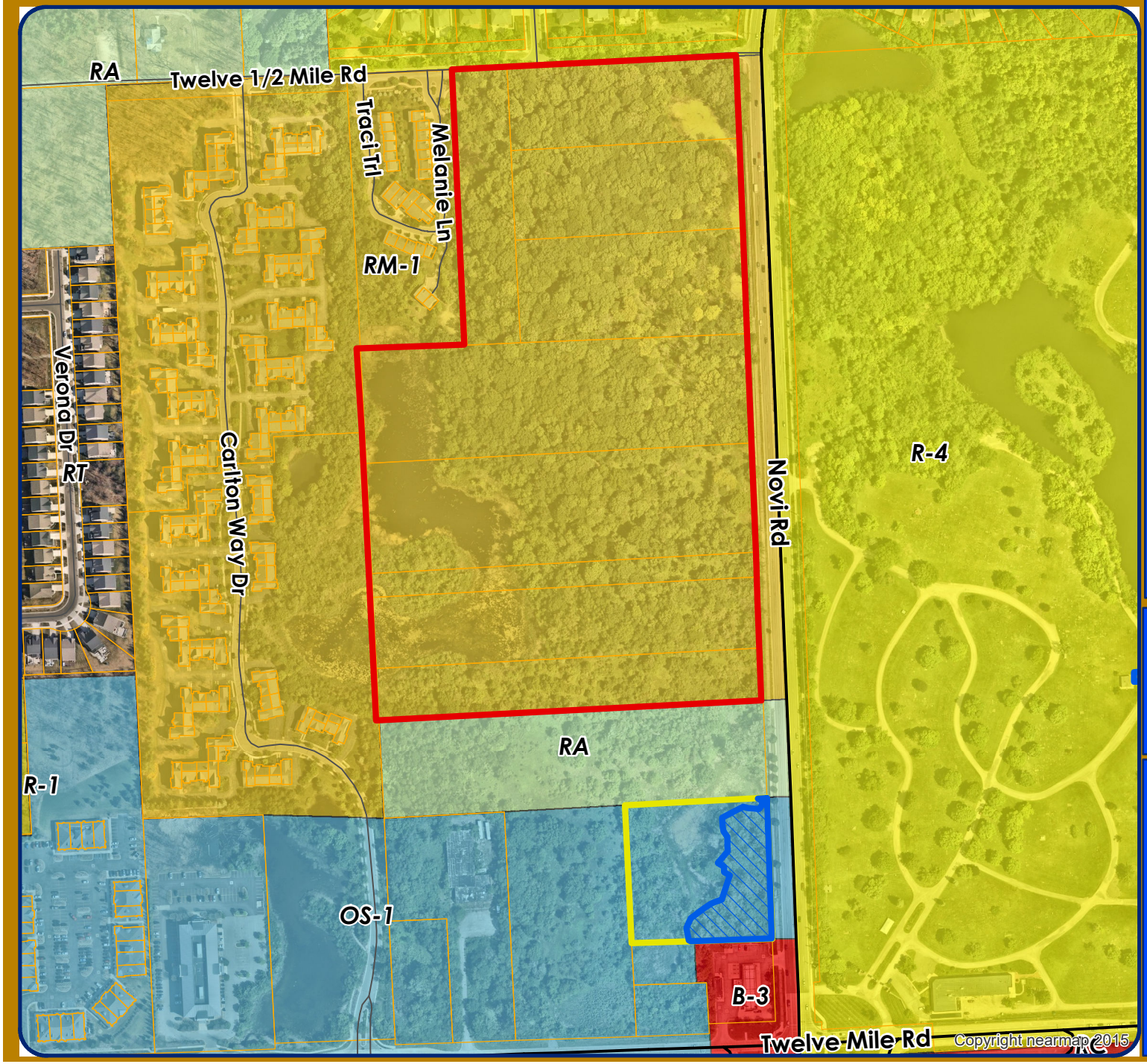
Feet
0 80 160 320 480

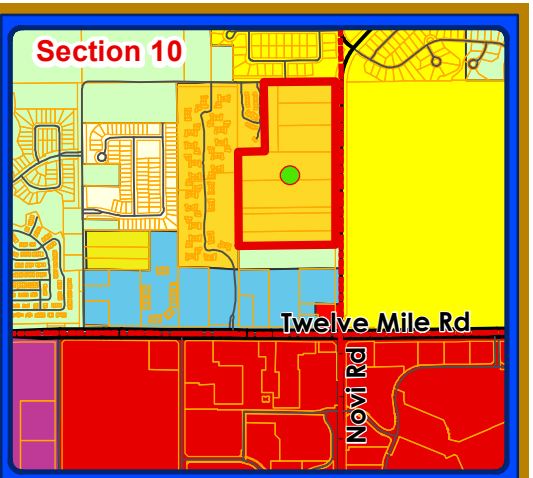
1 inch = 375 feet

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.

SOCIETY HILL
ZONING





LEGEND

- R-A: Residential Acreage
- R-1: One-Family Residential District
- R-4: One-Family Residential District
- RM-1: Low-Density Multiple Family
- B-3: General Business District
- OS-1: Office Service District
- OST: Office Service Technology
- RC: Regional Center District
- Subject Property
- City-Owned Property

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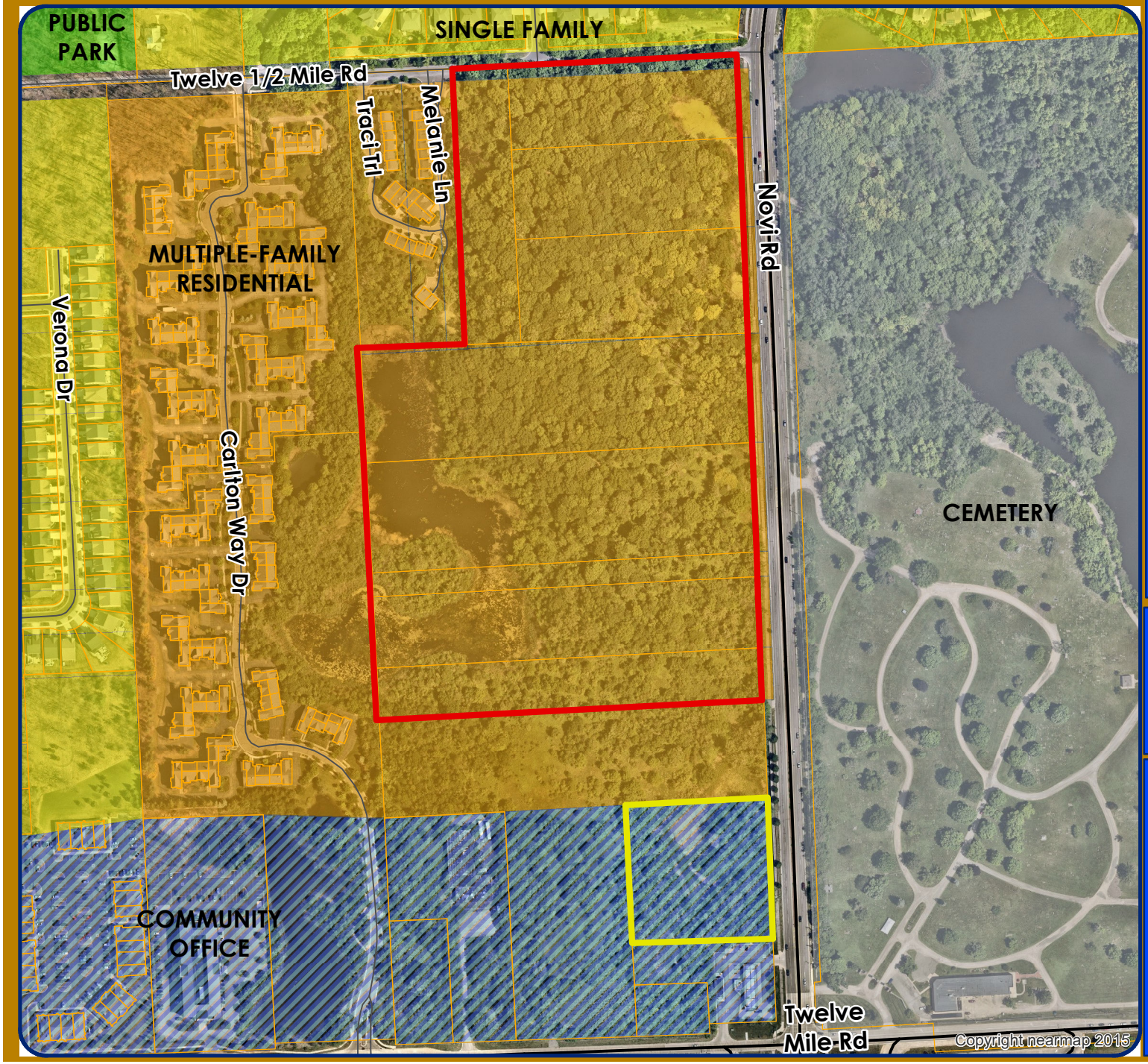
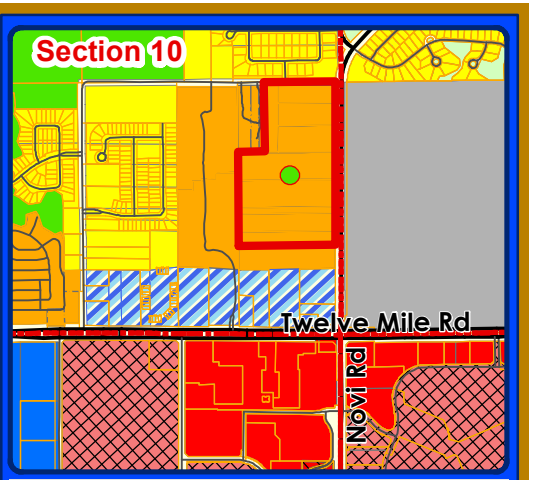
SOCIETY HILL
FUTURE LAND USE





LEGEND

- Single Family
- Multiple-Family Residential
- Community Office
- Office, Research, Development and Technology
- Regional Commercial
- Town Center Commercial
- Town Center Gateway
- Public Park
- Private Park
- Cemetery
- Subject Property
- City-Owned Property

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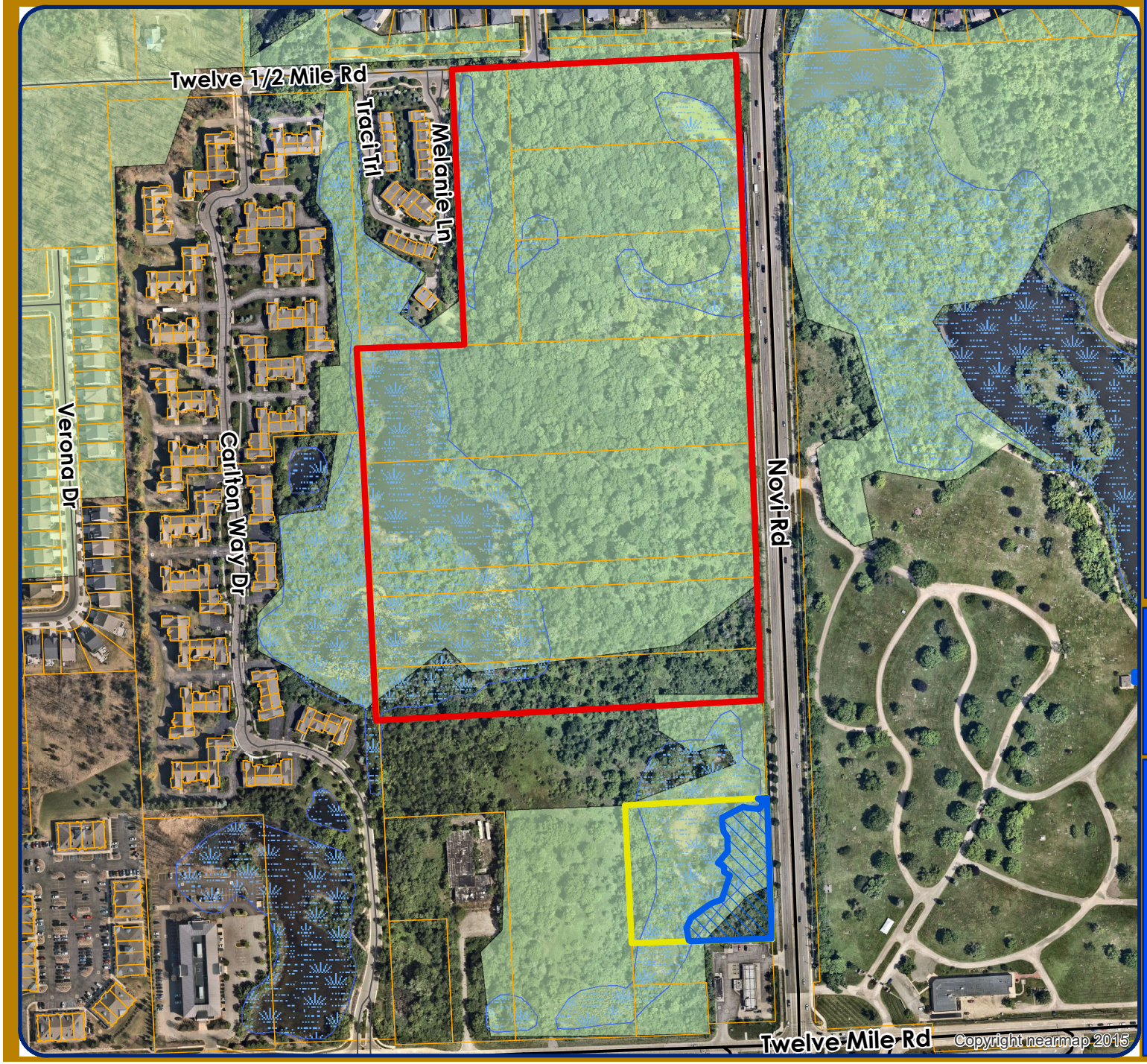
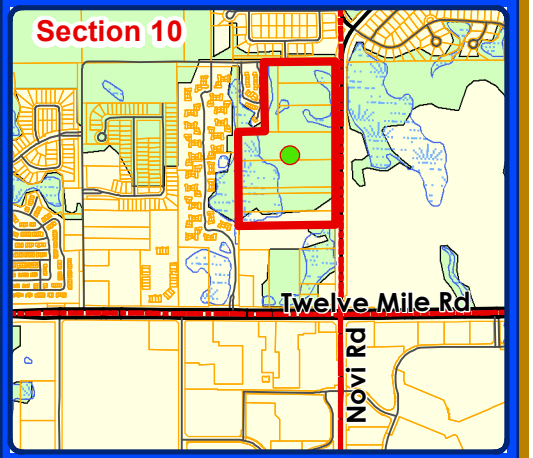
SOCIETY HILL

NATURAL FEATURES





LEGEND

- WETLANDS
- WOODLANDS
- Subject Property
- City-Owned Property

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DRAFT AMENDMENT
TO THE
CONSENT JUDGMENT

STATE OF MICHIGAN

IN THE CIRCUIT COURT FOR THE COUNTY OF OAKLAND

CITY OF NOVI, a Michigan municipal corporation,

Plaintiff,

vs.

Case No. 95-502489-CC
Hon.

E & M HOLDINGS, LLC, a Michigan limited liability company (f/k/a E & M, Inc.),

Defendant.

/

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STIPULATED AMENDMENT TO CONSENT JUDGMENT

At a session of said Court held in the City of Pontiac, County of Oakland, State of Michigan on_____

PRESENT: _____
Circuit Court Judge

Plaintiff City of Novi ("Plaintiff" or "the City") and Defendant E & M Holdings, LLC (f/k/a E & M, Inc.) ("Defendant" or "Developer," and together with Plaintiff or City, the "Parties") wish to amend the Consent Judgment entered in this action on October 9, 2001 (the "Original Consent Judgment") (attached as **Exhibit A**), to revise certain terms and conditions regarding the development of the property subject to the Original Consent Judgment, as well as other obligations of the Parties with respect to construction of a sanitary sewer line and the planting of trees; the

Court having reviewed the terms in this Amendment (the "Amendment," and together with the Original Consent Judgment, the "Amended Consent Judgment") and having specifically found that its terms are fair, just, reasonable, and in the public interest, and that it has been entered into in good faith by the Parties.

THE COURT HEREBY FINDS AND IT IS HEREBY ORDERED AND ADJUDGED as follows:

1. **Background and Procedural History.** The following findings are incorporated within and made part of this Amendment.

a. The above-captioned litigation initially was an eminent domain proceeding brought by the City of Novi against E & M, Inc. and Toltec Structures for the acquisition of property needed for the widening of Novi Road. The area being acquired by the City was part of what is now a roughly 33.9-acre property that is the subject of this Amended Consent Judgment and that is described in the attached **Exhibit B** (the "Property"). Toltec was the owner and land contract vendor of the Property and E & M, Inc. was the purchaser/developer of the Property, so both were named as Defendants in the case.

b. The case was settled in 2001 with the Original Consent Judgment, which resolved not only the monetary just compensation element of the eminent domain proceedings, but also various other issues between Developer and the City.

c. Specifically, the Parties used the Original Consent Judgment to address:

i. An extension of the final site plan for the development of the Property (called "Society Hill"), originally approved in 1999 (the "1999 Original Final Site Plan") for a period of five years from the date of the Original Consent Judgment, with potential one-year extensions thereafter;

ii. The completion of a sanitary sewer line as contemplated in Special Assessment District 94 ("SAD 94"), which had been established by the City in 1987 to extend sanitary sewer service to the area. By 2001 (the date of the Original Consent Judgment), seven of the nine separate parcels that made up (and still make up) the Property had paid the special assessment in full. However, the two remaining parcels (50-22-10-400-027 and 50-22-10-400-028) had not yet been assessed as part of SAD 94 and were only obligated by City ordinance to pay a separate connection charge if and when they were developed and connected to the sewer system. Also by 2001, the SAD sanitary sewer line had been constructed the full length along 12 Mile Road and also north to a point near the western property line of the southernmost parcel (50-22-10-400-027) owned by E & M.

Under the Original Consent Judgment, Developer took over the responsibility to extend the SAD 94 sewer line through its Property, and the City was relieved of any obligation to complete that extension so long as, each year after entry of the original

Consent Judgment, upon Developer's application to extend it, the City granted the application and the1999 Original Final Site Plan was extended. If, however, the City ever denied the Developer's application for extension, terminating the 1999 Original Final Site Plan, then the City's obligation to build the sewer line would be renewed;

iii. The provision of easements from Developer to the City in another part of the City on a road leading to the City's ice arena (Arena Drive, now known as Nick Lidstrom Drive); and

iv. Establishment of the City's obligation to maintain an existing berm along Arena (Nick Lidstrom) Drive and the ability of Developer (or a related entity) to plant replacement trees required for the Society Hill development on the berm or on other land within the City.

d. Developer has not yet constructed the Society Hill development pursuant to the approved and extended 1999 Original Final Site Plan. Instead, Developer has applied for and received 19 extensions from the City to date, with the earliest granted by City Council in 2006 and the last extension granted on July 25, 2024, thereby extending the 1999 Original Final Site Plan approval to October 9, 2025.

e. As a result of the extensions, the 1999 Original Final Site Plan remains in effect and the City has not been required to complete the SAD 94 sanitary sewer line as contemplated in the Original Consent Judgment.

f. The Property is now owned entirely by Developer. Toltec Structures no longer has any interest in the Property.

g. The Original Consent Judgment provided procedures for revising the 1999 Original Final Site Plan. However, Developer has proposed a new preliminary site plan (the "2025 Preliminary Site Plan") for a development consisting of various kinds of multiple-family residential uses and potential ancillary commercial uses (the "2025 Development") as a different development option to the 1999 Original Final Site Plan. The City has reviewed the 2025 Preliminary Site Plan and has determined it to be an acceptable alternative to the 1999 Original Final Site Plan, subject to and conditioned upon the various terms and conditions of this Amendment.

h. This Amendment is intended by the Parties to constitute the approval of the 2025 Preliminary Site Plan, as well as stormwater, woodlands, and wetlands permits in connection therewith, subject to the terms and conditions hereof, including Final Site Plan approval and other permits and approvals described further below.

2. **Amendment to Original Consent Judgment.** This Amendment relates to the site development approvals for the 2025 Development and to the SAD 94 sanitary sewer extension. The Original Consent Judgment is not replaced or voided, and any provisions relating to the full and final resolution of the just compensation issue, the Arena (Nick Lidstrom) Drive easements, and the provisions relating to the berm and/or replacement of trees and landscaping along Arena (Nick Lidstrom) Drive are not affected by this Amendment.

Except as specifically provided below, all of the terms and conditions of the Original Consent Judgment applicable to the 1999 Original Final Site Plan and any development of the Property thereunder also remain in full force and effect; provided, however, that the 1999 Original Final Site Plan and the development approvals related thereto shall be extended pursuant to the terms of paragraph 13 below and shall become null and void as and when provided pursuant to the terms of paragraph 14 below.

Until the 1999 Original Final Site Plan becomes null and void, Developer may elect at its option to pursue development of the 1999 Original Final Site Plan under the terms of the Original Consent Judgment or pursue development of the 2025 Development under the terms of this Amendment.

3. Approval of the 2025 Preliminary Site Plan, Stormwater Plan, and Woodlands and Wetlands Permits. For purposes of development of the 2025 Development, this Amendment confirms and constitutes the City's approval of the following, subject to and conditioned upon the approval motion of the City Council on _____, 2025, attached as **Exhibit C**:

a. 2025 Preliminary Site Plan. Subject to and except as modified or supplemented by the Additional City Permits and Approvals (which are defined below and which include, but are not limited to, Final Site Plan, final stamping set, and engineering approvals), the 2025 Preliminary Site Plan is hereby approved and the 2025 Development shall be as shown in the plans identified in **Exhibit D** (the "2025 Development Plans"). The 2025 Development shall include no more than 21 buildings and shall not exceed 500 residential units with no more than 1,580 rooms and no more than 7,500

square feet of accessory commercial space for use by residents of the development.

b. **Stormwater Plan**. Subject to and except as modified or supplemented by the Additional City Permits and Approvals, the stormwater management plan, which includes a nearby parcel of land owned by the City (Parcel No. 50-22-10-400-055, the "City Parcel"), is hereby approved. Except as set forth below, the stormwater management plan shall comply with the City's stormwater management standards in effect as of the date of this Amendment and shall include stormwater detention basins sized for a 100-year, 24-hour flood event.

The Parties acknowledge and agree that: (a) the current infiltration standards at the Property cannot be accommodated due to the soil conditions; and (b) the requirement adopted by the City in 2024 that the ground water elevation shall be at least three feet below the bottom of the stormwater basin or the permanent pool elevation is not applicable to the Development.

c. **Woodlands Permit**. Subject to and except as modified or supplemented by the Additional City Permits and Approvals, the woodland permit, which includes the City Parcel, is hereby approved. The woodland permit shall be issued at the same time as the Initial Permit (as defined in City Ordinance Sec. 26.5-4, which provides that the "initial permit means a permit for mass grading, building foundations, or utilities, whichever occurs first"). No development work (*i.e.*, work contemplated by or reflected in the 2025

Preliminary Site Plan, or in the 2025 Final Site Plan if and when approved) on the Property for the 2025 Development, including in the woodlands, may commence before issuance of the Initial Permit.

The City's approval of the 1999 Original Final Site Plan allowed Developer to satisfy tree replacement requirements at least in part by planting trees off-site on other property in the City. While Developer has not developed the 1999 Original Final Site Plan and, therefore, has not removed any of the trees on the Property, it asserts that it has planted a number of trees off-site over the years since the entry of the Original Consent Judgment. For purposes of resolving any dispute about the number of replacement credits to which Developer is entitled as a result of such plantings, the Parties agree as follows with respect to replacement trees on the Property for the 2025 Development:

i. Approximately 1,269 trees are approved for removal under the 2025 Preliminary Site Plan on the Property.

ii. 2,131 tree replacement credits are therefore required.

iii. Developer shall receive 637 replacement tree credits for plantings made off-site on and abutting the River Oaks West development and the Highline Club development, by or on behalf of Developer.

The Parties agree that the 637 replacement credits for off-site plantings described in sub-paragraph (iii) above shall also apply if the Property should be developed under the 1999 Original Final Site Plan or any future new site

plan to the extent the site plan is approved by the City as contemplated in paragraph 25 below.

With respect to any additional off-site plantings that Developer intends to seek credit for (whether for the 2025 Development, the 1999 Original Final Site Plan, or a future new site plan), Developer must prepare a plan for the plantings, with appropriate species selection in accordance with the applicable Woodlands Ordinance, and must receive City administrative approval before any trees are planted. The proposed plantings must be new locations, not replacements for trees that failed. The trees planted must be inspected and guaranteed in accordance with the applicable City Code.

With respect to the 2025 Development, conservation easements shall be placed over woodland/wetland areas on the Property as depicted on the 2025 Preliminary Site Plan (subject to any amendments in the Final Site Plan), and any payments into the City's tree fund to satisfy the woodland permit requirements shall be equal to the sum of: (1) $210 per tree payment for the initial 1,025 trees (1,662 required woodland replacements under the 1999 Original Final Site Plan less the 637 offsite credits), *plus* (2) $400 per tree payment for any other woodland replacement tree that is not planted onsite or in an approved off-site location.

The Parties understand that the number of trees to be removed might be adjusted as a result of the Additional City Permits and Approvals for the 2025 Development and agree that the tree replacement requirements shall

be reasonably adjusted to reflect any such changes in final tree removal requirements and shall be reviewed and approved administratively if in compliance with applicable requirements of the City Code.

d. **Woodlands Replacement for the City Parcel**. As provided in paragraph 16 below, the 2025 Development includes the City Parcel, which will be used for stormwater management purposes. Completion of the stormwater work on the City Parcel shall require the removal of approximately 97 trees. Tree replacement or payment into the tree fund (at $400 per tree) shall be required for the trees removed from the City Parcel as provided in the Woodlands Ordinance and in this Amendment.

e. **Wetlands Permit.** Subject to and except as modified or supplemented by the Additional City Permits and Approvals, the wetland permit (which includes the City Parcel) is hereby approved. The wetland permit shall be issued at the same time as the Initial Permit for the first phase of the 2025 Development. No development work (as defined above) on the Property within the wetlands may occur before issuance of the Initial Permit. Removal of invasive species and amphibian relocation activities may take place at times that are appropriate for the species involved.

The City authorizes the required mitigation that cannot be accomplished on site to be provided through purchase of credits from a wetland bank approved by EGLE (Michigan Department of Environment, Great Lakes and Energy), subject to the following:

i. Wetland Mitigation. The monitoring period of the on-site forested wetland mitigation shall be at least five years or such later time until final approval by EGLE.

ii. Invasive Species Management. Environmental enhancement will be conducted on Wetland A by removing invasive species (Common Reed, Buckthorn, Honeysuckle, Autumn Olive, and Asian Bittersweet) for a period of five years. The work will be conducted by a licensed Michigan Department of Agriculture and rural development certified pesticide applicator and will follow EGLE aquatic pesticides guidelines.

iii. Developer will place a conservation easement over Wetland A and the adjacent mitigation areas, and the City will place a conservation easement over the City Parcel to the extent required by EGLE, as shown in the 2025 Development Plans and indicated in the wetland permit. The form of conservation easement is attached as **Exhibit E**, which may be modified by the parties at their mutual discretion and shall be modified to the extent specifically required at a later date by EGLE.

All work and expenses related to the wetlands activities described herein is at Developer's expense and shall be completed at no cost to the City, including as to work done on the City Parcel.

4. Additional Required City Permits and Approvals for the 2025 Development.

For purposes of this Amendment, the term "Final Site Plan" means the "Final Stamping Set" as contemplated by the City's Zoning Ordinance and Site Plan and Development Manual, which includes engineering plans and site construction drawings. The following apply to Final Site Plan and other City approvals relating to the 2025 Development:

a. Final Site Plan. Final Site Plan and all other permits and approvals, including but not limited to soil erosion permits, approved draft easement documents, off-site easements, and utility permits (collectively the "Additional City Permits and Approvals") required to construct the 2025 Development shall be consistent with the 2025 Preliminary Site Plan, this

Amendment, and the terms of the City Code (as defined in paragraph 20 below) in effect at the time of this Amendment that are not inconsistent with and do not vary this Amendment and the development herein approved and depicted in the 2025 Preliminary Site Plan and other exhibits hereto; provided that the parties acknowledge that some changes may be required to the 2025 Preliminary Site Plan at the time of Final Site Plan review and review of Developer's application for the Additional City Permits and Approvals. The Additional City Permits and Approvals shall be handled administratively by the City unless required to be decided by City Council under this Amendment or applicable provisions of the City Code, but in any event shall not require submission to or consideration by the Planning Commission or Zoning Board of Appeals. The Additional City Permits and Approvals shall be approved and issued if consistent with this Amendment, the 2025 Preliminary Site Plan, and applicable provisions of the City Code.

b. **Deviations.** Permitted deviations ("Deviations") from the City Code requirements shall be as set forth on **Exhibit F**. If a deviation not listed in **Exhibit F** is identified after entry of this Amendment and it is determined that (a) such deviation is required in order for the 2025 Development to be completed as depicted in the 2025 Preliminary Site Plan and (b) it cannot be reasonably remedied or addressed by a non-material change or adjustment to the 2025 Preliminary Site Plan in accordance with the standards of Paragraph 20, such deviation shall be considered to be granted.

Exhibit F lists certain Zoning Ordinance deviations (as to density, open space, parking, lot coverage, and building setbacks, including building height to property line setbacks) that are or might be caused by the potential land divisions set forth in **Exhibit H**. Such deviations are expressly granted herein. All other deviations caused by the land divisions (*e.g.*, for landscaping, etc.) shall be considered to be granted.

The Parties acknowledge that there might be minor modifications needed to the Deviations as a result of final design and engineering in connection with the Additional City Permits and Approvals. Any such modifications to the Deviations are to be addressed in the Modification provisions of paragraph 21. Any other deviations outside the scope of the foregoing will require City Council approval.

5. **Phasing of 2025 Development**. The 2025 Development may be constructed in one or more phases as approved by the City. The phasing plan, which is hereby approved by the City, shall be as described in the Phasing Plan and Narrative attached as **Exhibit G (**the "Phasing Plan"**).** Phase 1 will consist of mass grading, stormwater management, wetland mitigation, and construction of the sanitary and water utilities. The City Administration may authorize, in its discretion, modifications to the Phasing Plan, including the combination of phases into a single phase, in connection with the Additional City Permits and Approvals or even after the commencement of construction.

Developer may pursue multiple phases at the same time. After Phase I, each subsequent phase if pursued separately (or a group of phases if pursued concurrently) must stand on its own as a development in the event additional phases are delayed or never completed. There is no time

period within which Developer must commence a subsequent phase after completion of an earlier phase. Except to the extent modified in this Amendment (including in the Phasing Plan), each phase once commenced must also comply with the completion timelines required in Chapter 26.5 of the City Code.

In view of the size and complexity of the 2025 Development, completion times may be extended by the City Administration under Section 26.5, as the same may be modified by this Amendment, provided that Developer is actively pursuing the construction work and/or the delay is caused by circumstances beyond Developer's reasonable control that interfere with the progress of the work.

The Final Site Plan submittal shall be accomplished in a single set of plans with proper phasing notations shown therein. The 2025 Final Site Plan may be amended administratively for a phase as the development proceeds so long as it is generally consistent with the Additional City Permits and Approvals, the 2025 Preliminary Site Plan, and this Amendment. Engineering and landscaping cost estimates shall be calculated by Developer by phase. Traffic control sign tables shall also be divided out by phase. A pre-construction meeting will be required for each phase or for simultaneous phases.

6. Combination of Parcels; Parcel Divisions. The 2025 Development is considered a single development parcel for approval and use purposes. However, Developer intends to submit an application to divide the Property into not more than five new separate parcels (if by land division) or units (if by condominium) for development financing and phasing in the manner generally set forth in **Exhibit H** hereto ("Parcel Division Plan") in order to carry out the 2025 Development. If Developer elects to divide the Property as depicted in **Exhibit H**, it shall submit an application and applicable fees to the City in accordance with the City Code along with a

proposed Declaration of Easements, Covenants and Conditions (the "Declaration") if a land division is requested, or proposed Master Deed and Bylaws (the "Condominium Documents") if a business condominium is proposed. If the City determines that the Declaration or Master Deed complies with the requirements below and if the proposed divisions are in compliance with the land division requirements and procedures of the City, the Michigan Land Division Act and any other applicable State or County requirements for the land division, the City will grant the proposed land divisions, subject to final approval by Oakland County Equalization, if required.

The Declaration or Condominium Documents, as the case may be, shall obligate, to the City's reasonable satisfaction, the Developer and all future owners of the Property or any portions thereof, through a single property manager or other responsible entity (which may be the Developer), to maintain, operate, and repair all roads, drives, entranceways, landscaping, parking lots, walkways, screening, lighting, signage, open areas and amenities, storm drainage utilities, and any other improvements within the 2025 Development in good working order and appearance in accordance with all applicable provisions of the City Code. The Declaration or Condominium Documents shall also provide for all cross-access, utility, and other easements necessary to maintain the 2025 Development as a unified project regardless of ownership. The single property manager or other responsible entity shall also be the main point of contact for the City during the development process for the 2025 Development.

If Developer requests a revision to the Parcel Division Plan, and provided that no more than five parcel divisions or condominium units are proposed, the City Administration shall review the revised Parcel Division Plan to determine if it is generally consistent with the Parcel Division Plan attached as **Exhibit H** and does not create or result in a violation of any law or regulation (unless waived or varied by the City), and, if so, approve such revision as a substitution for **Exhibit**

H. Nothing in this paragraph 6 shall be deemed to preclude the Developer from pursuing with the City condominium approvals in order to convert some or all of the 2025 Development to "for-sale" housing; provided, however, that the requirements of paragraph 18 shall apply.

Notwithstanding the foregoing, this paragraph 6 shall apply specifically to the Property only and the City Parcel shall remain its own tax lot parcel.

7. **Commercial and/or Retail Space**. Developer may (but shall not be obligated to) include up to 7,500 square feet of accessory commercial and/or retail space on the first floor of Building E (which area would otherwise be generally be used for amenities for, or other services available to, residents) as depicted in the 2025 Preliminary Site Plan. Such commercial and/or retail use must be intended to serve only the residents of the 2025 Development and the area depicted shall be limited to the following uses described in the Zoning Ordinance:

(i) Restaurant, sit-down or carryout, that shall not include a drive-through window. This could include a coffee shop, juice bar, bakery or deli.

(ii) Retail businesses whose principal activity is the sale of merchandise in an enclosed building as allowed in the B-1 district.

(iii) Service establishments of an office or workshop nature, or personal service establishments (such as hair stylists, nail salon, pet grooming).

(iv) Fitness studio or health club/spa.

Any signage proposed for these businesses shall be limited to wall signs with a maximum area of 30 square feet, one sign per business up to four signs and subject to all other provisions of the City's sign ordinance and consistent with the Town Center/Gateway (TC-1,GE) provisions thereof, except that the Design Manual referred to in that ordinance shall not apply.

8. **Facades; Designs; Materials**. The Property is in a prominent location in the City and, therefore, the exterior architectural design and materials used for the facades of the

development are very important to the City's decision to enter into this Amendment. The minimum façade material requirements and architectural elevations for the buildings proposed for the 2025 Development shall be consistent with the architectural plans that are a part of the 2025 Preliminary Site Plan. Changes to the façade materials or architectural building design and materials may be made at the time of Final Site Plan approval or thereafter, provided that the City Administration determines that the revisions do not substantially differ from the plans and approved materials contained in the 2025 Preliminary Site Plan as far as quality of design, materials, and appearance, which determination may be referred to the City's façade consultant for recommendation to the City Administration prior to its decision.

9. **Signage**. Signage the 2025 Development shall be as shown on the 2025 Preliminary Site Plan, including the deviations in signage described in the City Council's _____, 2025 approval motion. (**Exhibit C**.) Any additional signage requested by Developer after the date herein shall comply with all applicable provisions of the City Code and shall be reviewed and approved (if in compliance) administratively.

10. **Soil Borings**. Soil borings shall be provided at the time the Final Site Plan is initially submitted (i.e., before final stamping set submission) for: (i) both the off-site and on-site detention basins to show the current groundwater elevations, and (ii) any other City requirements (roads, buildings, or otherwise), in accordance with the Soil Boring Plan attached as **Exhibit I**.

11. **Master-Planned Right-of-Way.** Developer shall dedicate the master-planned right-of-way along 12 1/2 Mile Road before or concurrently with the issuance of the Initial Permit.

12. **Screening Along Southern Property Boundary**. Except as provided below, Developer agrees to install a fence, wall, or any combination of same along the southern property line of the Property ("Southern Boundary Screening"), as shown in the 2025 Preliminary Site Plan,

within two years after the first issuance of a temporary certificate of occupancy for Buildings A, B or E. This obligation, however, shall not apply in the event that, as of the time that the Southern Boundary Screening would be required to be installed as provided above: (i) the adjacent property to the south has been rezoned to a classification other than single-family residential; (ii) or a multiple-family development or non-residential development is being actively pursued on the property; or (iii) Developer or its affiliate is the owner of such adjacent property. This obligation to fence and/or wall along the southern border is only applicable to the developed areas east of the proposed maintenance building.

13. Timelines for 2025 Final Site Plan Approval. The 2025 Preliminary Site Plan approval shall remain in effect for five years from the date of entry of this Amendment. The five-year period for the 2025 Preliminary Site Plan may be extended at the discretion of City Council at the request of Developer if the City Council determines that such extension is justified by delays outside the control of the Developer.

Developer agrees to submit a complete application (*i.e.*, the application contains all information, plans, and documents required by the City Code and has been determined by the City to be complete within a reasonable time after submission) for Final Site Plan approval for the 2025 Development within two years of the date of this Amendment. Upon notice by the City that additional information, plans, or documents are required, Developer shall provide the same in a timely manner. Developer shall diligently pursue Final Site Plan approval for the 2025 Development; provided, however, if Developer acquires additional land located immediately adjacent to the south of the Property as described in paragraph 21(d) below, the foregoing two-year time period for submission shall be extended by one year to allow Developer the opportunity to present to the City for consideration preliminary plans and a request for rezoning with a planned

rezoning overlay or planned unit development (if the City should adopt a planned unit development ordinance) for coordinated planned development of the additional land and the Property.

The Final Site Plan for the 2025 Development (the "2025 Final Site Plan") shall remain in effect for ten years from the date of approval. Thereafter, the City Council may approve, upon Developer's application for approval, one-year extensions (or longer) of the 2025 Final Site Plan. There is no limitation on the number of extensions available.

Notwithstanding anything to the contrary in this Amendment, Developer may submit on a concurrent basis with the Final Site Plan applications for any other permit and approval required for the 2025 Development, including for foundation or vertical construction; issuance of any such other approval shall be in accordance with all other provisions in this Amendment.

14. Timeline for Termination of the 1999 Original Final Site Plan. The 1999 Original Final Site Plan shall remain in effect without the need for annual extensions for five years from the date of entry of this Amendment. Thereafter, the five-year period for the 1999 Original Final Site Plan may be extended on an annual basis at the discretion of City Council at the request of Developer. Notwithstanding the foregoing, the 1999 Original Final Site Plan shall terminate and be null and void: (a) upon the City's approval of the 2025 Final Site Plan; (b) upon Developer's failure to timely (i.e., before expiration) submit an annual application for extension; or (c) upon the City's determination not to grant such an extension if timely applied for.

15. Sanitary Sewer; Continuance/Termination of SAD 94. The City represents that there is sufficient capacity in its sanitary sewer and water system to accommodate the development of the Property as proposed in the 2025 Preliminary Site Plan or the 1999 Original Final Site Plan. The City also represents that a sanitary sewer line is located near the western property line of the Property and can be extended to the Property by way of two permanent easements for sanitary

sewer as recorded at Liber 11720, Page 216 and Liber 11949, Page 437 of the Oakland County Records (**Exhibit J**).

The City shall remain obligated to build or complete the remainder of the SAD 94 improvements in accordance with terms of the Original Consent Judgment upon expiration of the 1999 Original Final Site Plan; provided, however, that the City's obligation to build or complete the remaining SAD 94 improvements shall immediately terminate and be null and void upon the earlier of (a) the City's approval of the 2025 Final Site Plan; or (b) Developer commencing construction of the 1999 Original Final Site Plan. In the event that the City's obligation to build the remaining SAD 94 improvements is terminated, the City shall immediately remit to Developer the sum of $_____, which is the amount in the SAD 94 account as of the date of this Amendment, plus any interest on the funds in the SAD 94 account accruing after the date of this Amendment. At the time of approval of the Final Site Plan approval for the 2025 Development or prior to commencement of construction under the 1999 Original Final Site Plan, whichever is applicable, the City shall provide Developer with such permits or approvals as may be necessary to extend the sewer and water lines to and into the Property.

16. <u>Stormwater and Access Easement for the City Parcel for the 2025 Development</u>. The City and Developer shall enter into an easement agreement for the construction, operation and maintenance of stormwater facilities (including for stormwater detention) on the City Parcel, as shown on the 2025 Preliminary Site Plan (the "Stormwater Easement"), in the form attached hereto as **Exhibit K**, before or at the time of issuance of the Initial Permit for the 2025 Development following the posting of required performance guarantees by Developer. The City agrees to provide any required permits or other approvals that are necessary for Developer to tie

into the City's stormwater system in the right-of-way and to construct the stormwater detention on the City Parcel.

Under the wetland permit approved and to be issued by EGLE, dated ___, 2025 (the "EGLE Wetland Permit," attached as **Exhibit L**), a conservation easement is required to be placed on the City Parcel as previously described. To the extent required by EGLE, the City will timely execute the EGLE Wetland Permit in its capacity as owner of the City Parcel. The City also agrees to execute and record the conservation easement in the form required by EGLE (which form shall have been provided to the City for review before the date of this Amendment) on the City Parcel within the time required by the EGLE Wetland Permit. The Parties shall, however, jointly seek EGLE approval for an amendment to the EGLE Wetland Permit to delay the recording of the conservation easement until after approval of the 2025 Final Site Plan and issuance of the Initial Permit.

Upon expiration or termination of the 2025 Final Site Plan, the parties will take all actions necessary to remove the conservation easement from the City Parcel (and similarly any conservation easement on the Property as described in paragraph 3.e. above), including, at a minimum, termination of the easement agreement described herein, the recording of an appropriate notice of such termination, and all actions required, requested, or permitted by EGLE to accomplish such termination.

Developer shall bear any and all costs of any kind in connection with the stormwater activities described in and the requirements set forth in this paragraph.

17. **Tap and Connection Fees for the 2025 Development**. Developer shall pay all required tap and connection fees as and when required by City Code, except that parcels 22-10-400-027, 22-10-400-028 and any additional adjacent properties to the south of the Property that

have the ability to tap into the SAD 94 improvements hereafter acquired by Developer or an affiliated entity shall not be required to pay the capital extension charge associated with SAD 94 as set forth in Sections 34-417 and 34-419 of the City Code unless the City is required to complete the SAD 94 sewer extension as provided in the Amended Consent Judgment.

18. Performance Guarantees for the 2025 Development. The Parties acknowledge that the development of the 1999 Original Final Site Plan is subject to the City Code that was in effect at the time of such approval and, as a result, Section 26.5 of the current City Code does not apply to that development plan. As to the 2025 Development, however, Section 26.5 of the City Code will apply (along with all other applicable provisions of the City Code and Zoning relating to performance guarantees), except as expressly modified herein. The Parties acknowledge and agree that modifications with respect to Performance Guarantees have been allowed by the City in this Amendment because the 2025 Development only contemplates for rent units, and does not include any for sale units.

Nothing herein shall be construed to prevent or bar Developer from converting any rental units to for-sale units. However, Developer's ability to seek to convert rental units to for-sale units notwithstanding, if Developer does in fact convert any rental units to for-sale units, then Developer shall give timely notice to the City of its intention to do so and timely provide for the City's review and approval of all required documents under the Condominium Act, including the Master Deed, Bylaws, and Exhibit B drawings, as well as the City's Code of Ordinances. Provided, however, if Developer converts all or part of the Development into for-sale housing, the Guaranty Caps set forth in paragraph b.i. below shall no longer apply and Developer shall post any and all required guarantees under Chapter 26.5 for the phase(s) affected by the conversion and any phase not yet

completed regardless of any other provision of this paragraph 18 unless Developer seeks and secures a variance for same in accordance with Chapter 26.5.

a. **Specific Performance Guarantees.** For any applicable phase of the 2025 Development, Developer shall, when required, post the following performance guarantees:

i. **Performance Guarantees Consistent with Phasing**. Unless otherwise provided specifically herein, performance guarantees shall be determined by phase consistent with paragraph 5 of this Amendment and the Phasing Plan attached as **Exhibit G** hereto, as such may be amended by the Parties from time to time. The guarantees provided hereunder shall be closed out or reduced on a phase-by-phase basis.

ii. **Wetland Mitigation Guarantee.** Developer shall post the required performance guarantees for any wetland mitigation work or other activities associated with the wetlands permitted by the approvals issued hereunder, unless the City determines, in its discretion, that the financial guarantees posted by Developer in connection with the EGLE Wetland Permit (attached as **Exhibit L**) to provide a comparable level of protection to the City that a City guarantee would provide.

iii. **Performance Guarantees Before Issuance of Initial Permit and Temporary Certificates of Occupancy**. Before (A) issuance of the Initial Permit, or (B) a temporary certificate of occupancy, and in

either case for each phase of the 2025 Development, the Developer shall comply with the applicable provisions of Section 26.5 and the Zoning Ordinance for a multiple-family for rent residential development.

iv. **Site Restoration Guarantees**. The Parties agree that no additional site restoration guarantees beyond the performance guarantees in sub-paragraph iii above are applicable to the 2025 Development.

v. **Private Streets and Accelerated Work**. Developer shall comply with Section 26.5-35 of the City Code, provided, however that (A) Section 26.5-35(a) or any other provision of Section 26.5 shall not prevent Developer from pursuing construction of foundations, including podiums and stair and elevator cores for phases/buildings A-E prior to construction of certain private roads and completion of phase 1 (including utilities and other work), as permitted in the Phasing Plan, and (B) the timelines of Section 26.5-35(c) shall not apply to the 2025 Development.

vi. **Maintenance Guarantees**. Developer shall comply with all of the specific maintenance guarantees required under Section 26.5.

b. **General Conditions Applicable to Guarantees**.

i. **Form of Guarantee Limitations**. Subject to the provisions herein, Developer, in its discretion, may satisfy its obligation to provide a performance guarantee by providing any of the following forms of security: cash, irrevocable letter of credit in a form acceptable to the

City, or performance/payment surety bond. Surety bonds may be provided by Developer or its contractor(s) as the principal under such bond.

Consistent with Section 26.5 of the City Code, the first $250,000 for each phase shall be posted in cash or irrevocable letter of credit; provided, however, that the maximum amount of guarantee that must be posted in cash or letter of credit shall not exceed $750,000, regardless of the number of phases under development, so long as Developer acknowledges and agrees that such cash or letter of credit amounts may be attributed to and be used in connection with any phase and for any purpose for which a guarantee is required. Woodlands and wetlands guarantees may be posted as surety bonds under the City Code; provided, however, that if the amount of the guarantees required for other activities besides woodlands and wetlands at any time falls below $250,000, and there are woodlands and wetlands guarantees still required, then such cash and letters of credit will apply to woodland and wetlands guarantee requirements (and any surety bonds for woodland and wetlands shall be released or reduced accordingly) and reduction of cash or letters of credit below $250,000 may occur only to the extent woodlands and wetlands guarantee requirements fall below that amount. Notwithstanding anything in this Amendment or Section 26.5 of the City Code to the contrary, at no point will Developer be required to

have more than $2,000,000 in outstanding performance guarantees, not including woodlands and wetlands guarantees, cumulative across any and all phases and inclusive of the cash or letters of credit (the "Guarantee Cap").

A performance guarantee shall not include any line item that is already covered under a separate guarantee and each performance guarantee provided shall be reduced or eliminated as provided in Section 26.5 as the work progresses, provided that, to the extent the City has a right to exercise, call upon, or use a performance guarantee, the City may use any outstanding performance guarantee in connection with any phase and for any purpose for which a guarantee is required.

ii. **Timelines to Complete**. Developer shall substantially complete any work that is subject to a performance guarantee for each phase of the 2025 Development within three (3) years of commencement of the work covered by the applicable performance guarantee for each phase (excluding work that may be completed after the issuance of a temporary certificate of occupancy for which a performance guarantee has been provided), provided that all permits and authorizations to commence such work have been given by the City.

If Developer is actively pursuing the completion of such work, or if the work is delayed by circumstances outside of

Developer's control (*e.g.*, labor or material shortages or disruptions, unseasonable weather conditions, etc.), the time to complete such work shall be extended by the City Administration at the request of Developer for a period not to exceed another two years, but may only be requested and approved in one-year increments. Any extensions beyond that may only be granted by the City Council subject to a written completion agreement in accordance with Section 26.5.

iii. **Amendment Controls.** To the extent the terms of this Amendment with respect to performance guarantees varies from or modifies the terms and conditions of Chapter 26.5 of the City Code of Ordinances (collectively "Exceptions"), this Amendment shall control.

19. **Application, Review, and Inspection Fees for the 2025 Development**. Developer shall pay all application and review fees required under the City Code in effect at the time of this Amendment for the 2025 Final Site Plan if submitted within two (2) years as required. Thereafter and for all other applications, reviews, and inspections, fees shall be paid under whatever City ordinance or resolution establishing the same is in effect at the time of the application, review, or inspection.

20. **Application of City Code to 2025 Development.** Except as otherwise specifically stated to the contrary elsewhere in this Amendment, to the extent that any specific terms or provisions in this Amendment and/or any exhibits hereto, including the 2025 Preliminary Site Plan, or the Final Site Plan thereafter, are inconsistent or conflict with any of the provisions or requirements of the City's Zoning Ordinance, Code of Ordinances, wetlands ordinance, woodlands

ordinance, storm water management ordinance, or other codes, ordinances, regulations, or procedures of the City in effect at the time of this Amendment (collectively, the "City Code"), the terms of this Amendment and exhibits hereto shall control. To the extent this Amendment and exhibits are silent on issues regulated by City Code, then the City Code shall control, but only to the extent it does not unreasonably interfere with, prevent, preclude, or reduce the scope of the 2025 Development authorized herein. Subsequent enactments to, modification of, or amendments to the City Code shall apply to the 2025 Development, but only to the extent they would apply to any other development project in the City at a similar stage of approvals and do not unreasonably interfere with, prevent, preclude, reduce the scope, or materially increase the cost of the 2025 Development (including, without limitation with respect to the number of buildings, rooms, and units) authorized herein.

21. **Modifications to the 2025 Development**. The City may administratively approve modifications to the 2025 Preliminary Site Plan and/or Additional City Permits and Approvals (including the 2025 Final Site Plan) thereafter approved, that (i) do not materially deviate from the intent of the 2025 Preliminary Site Plan or 2025 Final Site Plan thereafter or this Amendment, and (ii) do not result in materially increased adverse impacts on surrounding areas and existing infrastructure. These include, but are not necessarily limited to:

a. Changes required at the time of Final Site Plan approval or thereafter due to final review and application of City Code standards and policies as modified by this Amendment, and approved by Developer, which the City Administration determines are consistent with and do not materially alter the character of the 2025 Development, including changes due to modifications in site grading, retaining walls, recreational amenities, storm

water detention basins and facilities, utilities, wetland mitigation, landscaping, building facades and design, conservation easements, road and driveway improvements and off-site drainage.

b. Changes required due to review by other governmental agencies (*e.g.*, EGLE, Oakland County) or public utility corporations that are consistent with and do not materially alter the character of the 2025 Development, including changes caused due to modifications in site grading, retaining walls, recreational amenities, storm water detention basins, utilities, wetland mitigation, landscaping, building facades and design, conservation easements, and facilities, road and driveway improvements and off-site drainage. This includes modifications to the Deviations listed in **Exhibit F** attributable to or relating to the proposed land divisions in **Exhibit H**.

c. Modifications requested by the Developer, such as to the types of amenities offered residents or reducing the number of residential units within a building envelope by enlarging or revising the interior residential unit size or layout, etc., that are consistent with and do not materially alter the character of the 2025 Development.

d. Modifications requested by the Developer in the event the Developer acquires additional land immediately adjacent to the south of the Property (i) in order to provide access and interconnectivity between the properties, and/or (ii) for proper grading and stormwater management considerations. Such modifications shall only be approved if the City Administration

determines that they are consistent with and do not materially alter the character of the 2025 Development.

e. If not already included above, any other modifications that are otherwise permitted to be approved administratively under City Code.

No such modification, however, shall involve a greater number of buildings, rooms, or units or any material reduction to setback or open space requirements. In the event the City Administration does not approve a modification, or in the event the City Administration determines that the modification sought exceeds the limitations set forth in this paragraph, Developer may seek approval from the City Council.

22. **Other Governmental Approvals for the 2025 Development**. The Parties acknowledge that modifications to the 2025 Preliminary Site Plan may result from further engineering or regulatory requirements of other governmental agencies. If any governmental or regulatory entity with jurisdiction over the 2025 Development requires modifications of any plans before issuance of any approvals, permits or licenses, Developer shall notify the City of any such requested modification in accordance with the procedures set forth in paragraph 21 above. The City shall have no obligation to approve any modification that it determines is not consistent with and in compliance with this Amendment and the 2025 Preliminary Site Plan.

23. **Other Applicable Laws**. Nothing contained in this Amendment shall be construed to relieve Developer of the obligation to comply with the provisions of County, State, or Federal law or obtain the approvals of other governmental or regulatory entities.

24. **Conforming Uses and Structures.** The uses and structures permitted by this Amendment, including the 2025 Preliminary Site Plan and/or the 1999 Original Final Site Plan, shall be deemed conforming uses and structures.

25. **Future Alternative Development of the Property**. Nothing in this Amendment shall prevent Developer from pursuing an alternative or different development site plan for the Property either before or after expiration of the 2025 Preliminary Site Plan, the 2025 Final Site Plan or the 1999 Original Site Plan, as the case may be, under the terms and conditions of the City Code in effect at the time of application as a separate and discrete development process unrelated to this Amendment. .

26. **Development Incentives**. Developer intends to seek development incentives, including tax incentives, which may be available for development projects of this nature. Nothing in this Amendment is intended to preclude Developer from seeking such incentives, and nothing in this Amendment is intended to require the City to grant such incentives or to preclude or limit in any way the City from denying such incentives.

GENERAL PROVISIONS

27. **Recording**. This Amendment shall be filed with the Register of Deeds for the County of Oakland. This Amendment shall be deemed to run with the Property. Developer shall pay the costs of recording the Amendment.

28. **Successors and Assigns**. All of the provisions of this Amendment shall be binding upon and inure to the benefit of the City and Developer, and their respective heirs, successors, assigns, and transferees. Developer may assign some or all of its rights and obligations under this Amendment, provided any such assignee(s) shall, by operation of this Amendment, be bound by the terms hereof.

29. **Cooperation for Approvals**. The Parties will cooperate with each other in order to complete all final plans, permits, and approvals necessary for the 2025 Development as reflected in the 2025 Preliminary Site Plan. Such cooperation shall include Developer signing appropriate

documentation reasonably requested by the City confirming the termination/expiration of the 1999 Original Site Plan and the City's obligations under SAD 94 as and when consistent with the terms and conditions of this Amendment.

30. **Dismissal of Toltec, Inc. and Amendment of Caption**. Because Toltec has no interest in the Property, it is dismissed as a party defendant to this action. The Clerk shall make appropriate entries in the Court records to revise the caption of this matter to remove Toltec, Inc. as a defendant and to name E & M Holdings, LLC as a defendant as noted.

31. **Jurisdiction**. The Court shall retain jurisdiction of this matter in order to assure compliance with and enforcement of the terms and conditions of this Amendment and to resolve any disputes that may arise under the terms hereof. The Parties agree that the terms of this Amendment may be specifically enforced through mandatory injunctive or other equitable relief.

32. **Counterparts.** This Amendment may be executed in multiple counterparts, including through electronically imaged signatures such a DocuSign) each of which shall be deemed an original and all of which shall constitute one agreement.)

_____
CIRCUIT COURT JUDGE

Stipulated and agreed to by:

ROSATI, SCHULTZ, JOPPICH & AMTSBUECHLER, P.C.

By:_____
Thomas R. Schultz (P42111)
Attorney for Plaintiff

DYKEMA GOSSETT PLLC

By:_____
Alan M. Greene (P31984)
Attorney for Defendant

CITY OF NOVI, a Michigan municipal corporation

By:_____

Name: _____

Its:_____

E & M HOLDINGS, LLC, a Michigan limited liability company (f/k/a E & M, Inc.)

By:_____

Name: _____

Its:_____

123391.000001 4897-2951-4337.1

INDEX OF EXHIBITS TO
STIPULATED AMENDMENT TO CONSENT JUDGMENT

A. Original Consent Judgment dated October 9, 2001

B. Property Description

C. City Council Meeting Minutes dated _____, 2025

D. 2025 Preliminary Site Plan

E. Conservation Easement

F. List of Deviations

G. Phasing Plan

H. Parcel Division Plan

I. Soil Boring Plan

J. Sanitary Sewer Easements

K. Stormwater Easement for City Property

L. EGLE Wetland Permit

EXHIBIT A

Original Consent Judgment dated October 9, 2001

STATE OF MICHIGAN

IN THE CIRCUIT COURT FOR THE COUNTY OF OAKLAND

In the matter of the petition
of the City of Novi for
condemnation of private property
for the widening of Novi Road
between Twelve Mile and
Twelve Mile and One-Half Mile Road
in the City of Novi, Oakland County,
Michigan:

CITY OF NOVI, a Michigan municipal corporation,

Plaintiff,

-vs-

TOLTEC STRUCTURES, a Michigan Co-Partnership and E & M, Inc., a Michigan corporation,

Defendants.

Case No: 95-502489-CC
HON. Frederick Mester

RECEIVED FOR FILING
OAKLAND COUNTY CLERK
OCT 19.

FRIED, WATSON & BUGBEE, P.C.
By: David M. Fried (P13710)
Dennis Watson (P31300)
Attorneys for Plaintiff
42400 Grand River Avenue, Suite 100
Novi, MI 48375
(248) 380-2000

STEINHARDT, PESICK & COHEN, P.C.
By: Jerome P. Pesick (P29039)
Attorneys for Defendants
28400 Northwestern Highway, Ste. 120
Southfield, MI 48034-8346
(248) 358-5888

CONSENT JUDGMENT

At a session of said Court held in the Courthouse Tower, City of Pontiac, County of Oakland, State of Michigan, held on _____ OCT _____, 2001.

PRESENT: FRED M. MESTER
CIRCUIT COURT JUDGE

FRIED, WATSON & BUGBEE, P.C.
42400 GRAND RIVER AVENUE, SUITE 100, NOVI, MICHIGAN 48375 (248) 380-2000

THIS CONSENT JUDGMENT agreed to and entered as of _____, 2001, by and between Plaintiff, City of Novi ("Novi"), a Michigan municipal corporation, whose address is 45175 W. Ten Mile Road, Novi, Michigan 48375 and Defendant, E & M, Inc. ("E & M"), a Michigan corporation whose address is 32605 W. Twelve Mile Road, Suite 290, Farmington Hills, MI 48334.

This Consent Judgment is entered into based upon the following recitals of fact which each of the parties acknowledges are true:

1. E & M, Inc. owns approximately 33.899 acres of land in the City of Novi, more specifically described as Sidwell Parcel Nos. 50-22-10-400-020, 021, 022, 023, 024, 025, 026, 027 and 028. ("Society Hill Land").

2. Defendant Toltec, Inc. was the land contract vendor to E & M; the land contract has been paid and Toltec no longer holds an interest in the Society Hill Land.

3. River Oaks Limited Partnership, a partnership created by one of the principals of E & M, Inc. developed and operates the River Oaks West apartment complex within Section 26 of the City of Novi.

4. On September 21, 1987 Novi established City of Novi Special Assessment District No. 94 to finance the construction of certain sanitary sewer improvements by specially assessing various properties, which included the Society Hill Land, except for Parcels 50-22-10-400-027 and 028.

5. Parcels 027 and 028 were designated in SAD 94 as parcels specially benefitted by the sewer improvements to be constructed pursuant to the SAD. Because the parcels were not specially assessed they were designated to be charged tap fees for

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contribution for the improvement, when and if connected to the SAD 94 sewer.

6. The SAD 94 fund currently contains approximately $75,956.00 plus interest. Because of wetland issues, the sanitary sewer improvements contemplated to be constructed in SAD 94 are not complete. Novi and E & M want the SAD 94 sanitary sewer improvements to be completed, but the sewer will cost in excess of the estimated $75,956.00 to complete.

7. On October 6, 1999, Novi granted final site plan approval to a site plan and related plans for development of the Society Hill Land. These plans are listed on Exhibit "A" and are incorporated in this Consent Judgment by reference ("Site Plan"). By entry into this Consent Judgment Novi confirms its approval of the Site Plan. Exhibit "A" shall also include all other plans approved for the Society Hill project by the City.

8. On August 16, 1995, Novi filed this condemnation action in the Oakland County Circuit Court against E & M, Inc. and Toltec Structures ("Lawsuit"). On September 1, 1995, Novi filed a second condemnation case to acquire related property, said case being City of Novi v E & M, Inc. and Peter Winter, Trustee, Oakland County Circuit Court Case No: 95-503646-CC.

9. The parties seek to resolve all issues concerning SAD 94, the Society Hill project and the lawsuits by entry of this Consent Judgment.

NOW, THEREFORE, in consideration of the undertakings of the parties, the parties agree and IT IS FURTHER ORDERED AND ADJUDGED AS FOLLOWS:

A. SAD 94 - Novi agrees that it will provide E & M with an easement (construction and permanent) to extend the SAD 94 sanitary sewer line to

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the west line of the Society Hill Land. Upon demand by E & M, Novi agrees to pay E & M the estimated $75,956.00, in the SAD fund together with all interest accrued on that fund ("Funds"). Upon receipt of the Funds and the easement to extend the sewer line to its property line, E & M agrees to complete the sanitary sewer line on the Society Hill Land in accordance with Exhibit "A". There is presently capacity in the City's sanitary sewer system and water distribution system to service the Society Hill development. The City agrees to reserve sufficient sewer tap capacity and water tap capacity for the development. This reservation is: (1) subject to any moratoria, restrictions or limits on capacity imposed by the Michigan Department of Environmental Quality (MDEQ) or other federal, state or county agency having jurisdiction; and (2) and is subject to force majeure and is contingent on strikes, accidents, acts of God, weather conditions, inability to secure labor or other delays beyond the control of the parties. Subject to the above, the Society Hill project shall be permitted to tap into and receive service from the sanitary sewer system and water system upon completion by E & M of the SAD 94 sanitary sewer extension, and of the water line extensions depicted on the Site Plan, and acceptance of such improvements by the City. The permission to tie into the sanitary sewer and water systems shall not relieve the applicant of the obligation to pay applicable charges and fees for such services not related to the construction of SAD 94, including but not limited to, any consumption charges, service charges, debt service charges,

lateral availability fees or connection charges or permit fees.

B. Society Hill - Novi agrees and it is hereby ordered that the approval of the Site Plan described on Exhibit "A" shall remain in effect without the necessity of any site plan extension until five years after the date this Consent Judgment is entered, and that the project may be completed solely in accordance with the ordinances in effect on the date of the final Site Plan approval. Revisions to the Site Plan, which would otherwise require formal site plan review under Section 2516 of Novi's Zoning Ordinance, will be reviewed solely by the City Council after review by the appropriate City consultants. All reviews which may be made administratively under ordinances in effect on the date of the final Site Plan approval, shall be made administratively.

Thereafter, E & M, Inc. must annually seek approval from the City Council to extend final Site Plan approval. For each year the City Council grants E & M, Inc.'s request and extends final Site Plan approval, E & M, Inc.'s obligations under Paragraph A of this Consent Judgment shall remain in full force and effect; otherwise those obligations shall be null, void and of no further force or effect and Novi shall be obligated to complete the SAD 94 sewer line to Twelve ½ Mile Road as originally planned and routed.

C. Arena Drive Easements - E & M, Inc. shall provide to the City for nominal consideration the following easements for the construction of Arena Drive within the City of Novi, said easements to be appropriately executed by the

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River Oaks West Limited Partnership or such persons or entities having an interest in the underlying property, with subordination of all lien interests as necessary:

(1) A permanent easement for constructing, operating, maintaining and/or repairing a highway and public utilities in, over, upon and through the following described premises situated in the City of Novi, County of Oakland, State of Michigan, to-wit:

Beginning at a point distant S 02°47'44" E 1100.00 feet along the west line of Section 26 (nominal centerline of Novi Road) and N 86°54'46" E 33.00 feet from the NW 1/4 corner of said Section 26. Said point of beginning being located on the easterly right-of-way line of Novi Road. Thence N 86°54'56" E 27.00 feet; thence S 02°47'44" E 25.00 feet; thence S 86°54'56" W 27.00 feet to a point on the easterly right-of-way line of Novi Road; thence N 02°47'44" W, along said right-of-way line, 25.00 feet to the point of beginning.

(2) A permanent easement for constructing, operating, maintaining and repairing a storm drainage system in, over, upon and through the following described premises situated in the City of Novi, County of Oakland, State of Michigan, to-wit:

Beginning at a point distant S 02°47'44" E 1100.00 feet along the west line of Section 26 (nominal centerline of Novi Road) and N 86°54'46" E 260.00 feet from the NW 1/4 corner of said Section 26; thence N 86°54'46" E 60.00 feet; thence S 02°47'44" E 30.00 feet; thence S 86°54'46" W 60.00 feet; thence N 02°47'44" W 30.00 feet to the point of beginning.

D. Replacement of Trees - The City has constructed dirt berming along Arena Drive within the City of Novi adjacent to the River Oaks West apartment development. The River Oaks West Limited Partnership shall have the right to place landscaping and trees on such berming, provided that it shall be responsible for the maintenance of any such landscaping and trees. The City shall otherwise be responsible for the maintenance of the berm. E & M

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may place any required replacement trees, which cannot be placed on the Society Hill Land or the River Oaks West berm on other land within the City. If replacement trees are to be planted upon other land within the City, E & M shall be responsible for obtaining permission from the underlying property owner.

E. The estimated compensation previously paid in this matter (Docket No. 95-502489-CC) and in Docket No. 95-503646-CC shall be the full compensation paid for all property interests acquired, and shall be inclusive of all costs, interest, witness fees and attorney fees.

F. The covenants contained in this Consent Judgment are binding upon and shall inure to the benefit of the respective successors, assigns and contractors of each of the parties.

G. This Consent Judgment resolves the last pending claim and closes the case.

FRED M. MESTER
CIRCUIT COURT JUDGE

APPROVED AS TO FORM AND SUBSTANCE
AND NOTICE OF ENTRY WAIVED:

FRIED, WATSON & BUGBEE, P.C.

By: _____
DENNIS WATSON (P31300)

STEINHARDT, PESICK & COHEN, P.C.

By: _____
JEROME P. PESICK (P29039)

A TRUE COPY
G. [illegible]
Oakland County Register of Deeds
By _____
Deputy

FRIED, WATSON & BUGBEE, P.C.
42400 GRAND RIVER AVENUE, SUITE 100, NOVI, MICHIGAN 48375 (248) 380-2000

EXHIBIT "A"

SHEET INDEX	SHEET DESCRIPTION	DATE
SITE PLANS:		
1.	Cover Sheet	06/12/01
2.	Topographic and Boundary Sheet	04/10/97
3.	General Plan	06/23/99
4.	Paving and Grading Plan	04/23/01
5.	Paving and Grading Plan	04/23/01
6.	Paving and Grading Plan	04/23/01
7.	Sanitary/Water Main Plan	04/14/99
8.	Sanitary/Water Main Plan	04/14/99
9.	Sanitary/Water Main Plan	06/11/99
10.	Sanitary Sewer Profiles	12/08/98
11.	Sanitary Sewer Profiles	12/08/98
12.	Storm Sewer Profiles	06/28/99
13.	Storm Sewer Profiles	04/23/99
14.	Storm Sewer Profiles	06/28/99
15.	Soil Erosion/Drainage Area Plan	06/23/99
16.	Soil Erosion/Drainage Area Plan	06/23/99
17.	Soil Erosion/Drainage Area Plan	04/23/99
18.	Soil Erosion/Drainage Area Plan	06/16/99
19.	Details Calculations	06/23/99
20.	Retaining Wall Details	12/08/98
21.	City of Novi Sanitary Sewer Details	06/15/98
22.	City of Novi Sanitary Sewer Details	06/15/98
23.	City of Novi Sanitary Sewer Details	06/15/98
24.	City of Novi Water Main Details	06/15/98
25.	City of Novi Water Main Details	06/15/98
26.	City of Novi Storm Sewer Details	06/15/98
LANDSCAPE PLANS:		
SP-1	Site Plan	07/01/99
SP-2	Summary Information	08/14/01
WE-1	Wetland Plan	07/01/99
WO-1	Woodland Plan	08/27/99
L-1	Landscape Plan	08/27/99
L-2	Entry Plan	08/27/99
L-3	Plant List	08/27/99

MISCELLANEOUS SITE PLANS:

	Construction Phase Diagram	04/12/99
	Site Lighting/Mail Box Plan	12/08/98

ARCHITECTURAL DRAWINGS (CLUBHOUSE)

CC-1	Cover Sheet	03/17/99
C1.0	Building Foundation Plan	06/04/99
C2.0	Building Lower Level Floor Plan	06/04/99
C2.1	Building First Floor Plan	06/04/99
C3.0	Building Elevations	06/04/99
C3.1	Building Elevations	06/04/99
C4.0	Building Sections	06/04/99
C5.0	Roof Plan	06/04/99
CE1.0	Electrical Plans	06/04/99
CS1.0	Structural Plans	06/04/99
CD-1	Details	06/04/99
CD-2	Details	06/04/99
CD-3	Details	06/30/99
UT-1	Utility Building Plans and Evaluations	03/25/99
UT-2	Utility Building Wall Sections	03/25/99
UT-3	Trash Compactor Plans and Elevations	NO DATE
GH-1	Guard House Plans and Elevations	03/31/99

ARCHITECTURAL DRAWINGS (23 BUILDINGS):

CS-1	Cover Sheet	10/30/98
	(23'-8"/30'-0" Back-To-Back Townhome Units):	
BB-1	Building Foundation and 1st Floor Plan	07/21/98
BB-2	Building 2nd and 3rd Floor Plan	07/21/98
BB-3	Building Roof Plan	08/27/98
BB-4	Building Elevations	08/27/98
BB-4.1	Optional Building Elevations	07/21/98
BB-A1	Foundation Slab Plans	07/21/98
BB-A1.1	Foundation Opt. Walk-Out Basement	06/12/01
BB-A2	1st Floor Plans	09/17/98
BB-A2.1	1st Floor Plans – Opt. Walk-Out Basement	06/12/01
BB-A3	2nd Floor Plans	07/21/98
BB-A4	3rd Floor Plans	06/26/98
BB-A5	Building Section/Roof Plan	06/26/98
BB-A6	Elevations	06/26/98

BB-A7	Opt. Rear Elevations	06/26/98
BB-S1	Structural Foundation/Walk-Out Basement Plans	06/12/01
BB-S2	Structural 1st and 2nd Floor Plans	06/12/01
BB-S3	Structural Roof Framing	10/15/98

(22'-0" Townhouse/Flat – Townhouse Over Flat Units):

TF-1	Building Foundation and Ground Floor Plans	NO DATE
TF-2	Building 1st and 2nd Floor Plans	12/04/98
TF-3	Building 3rd Floor and Roof Plans	12/04/98
TF-4	Building Elevations	12/04/98
TF-4.1	Opt. Building Elevations	12/04/98
TF-A1	Foundation/Slab Plans	06/12/01
TF-A2	1st and 2nd Floor Plans	12/04/98
TF-A3	3rdFloor and Roof Plans	12/04/98
TF-A3.1	Optional Third Floor Plan	06/12/01
TF-A4	Building Section	NO DATE
TF-A5	Building Section	12/04/98
TF-A6	Front Elevation	12/05/98
TF-A7	Rear Elevation	12/05/98
TF-A8	Side Elevation	12/05/98
TF-A9	Side Elevation – Alt. Condition.	11/20/98
TF-S1	Structural Foundation and 1st Floor Plans	12/04/98
TF-S2	Structural 2nd and 3rd Floor Plans	12/04/98
TF-S3	Structural Roof Plans	NO DATE
CD-1	Details	10/30/98
CD-2	Details	10/30/98
CD-3	Details	10/30/98

(Plumbing):

P-1	Building #18 and #12 Underground Plumbing	12/14/98
P-2	Building #6 Underground Plumbing	12/14/98
P-3	25'-8" Unit Plumbing	12/14/98
P-4	Townhouse/Flat Units – Ground and 1st Floors Internal and End Plumbing	12/14/98
P-5	Townhouse/Flat Units – 2nd and 3rd Floors Internal and End Plumbing	12/14/98
P-6	30'-0" Unit Plumbing	12/14/98
P-7	Plumbing Specifications	12/14/98

(Electrical):

E-1	Townhouse/Flat Electrical Floor Plans	12/14/98
E-2	Back-To-Back Electrical Floor Plans	12/14/98
E-3	30'-0" Unit Electrical Plans	12/14/98

E-4	30'-0" and 25'-8" Unit Electrical Power Plans	12/14/98
E-5	Lighting Panels and Building Load Summaries	12/14/98
E-6	Electrical Notes, Schedules and Building Service Entrance Wiring Diagram	12/14/98
	(Mechanical):	
M-1	Townhouse/Flat Unit Plans – HVAC	12/14/98
M-2	Back-To-Back/25'-8" Unit Plans – HVAC	12/14/98
M-3	30'-0" Unit Plans – HVAC	12/14/98
M-4	Walk-Out 25'-8" Units Plans – HVAC	12/14/98
M-5	Walk-Out 30'-0" Unit Plans – HVAC	12/14/98
M-6	30'-0" Unit Opt. 3rd Floor Plan – HVAC	12/14/98
B1-BB1	25'-8"/30'-0" Back-To-Back Foundation and 1st Floor Plans	06/12/01
B1-BB2	25'-8"/30'-0" Back-To-Back 2nd and 3rd Floor Plans	07/21/98
B1-BB3	25'-8"/30'-0" Back-To-Back Roof Plan	08/27/98
B1-BB4	25'-8"/30'-0" Back-To-Back Elevations	06/12/01
B2-BB1	25'-8"/30'-0" Back-To-Back Foundation and 1st Floor Plans	06/12/01
B2-BB2	25'-8"/30'-0" Back-To-Back 2nd and 3rd Floor Plans	07/21/98
B2-BB3	25'-8"/30'-0" Back-To-Back Roof Plan	08/27/98
B2-BB4	25'-8"/30'-0" Back-To-Back Elevations	06/12/01
B3-BB1	25'-8"/30'-0" Back-To-Back Foundation and 1st Floor Plans	06/12/01
B3-BB2	25'-8"/30'-0" Back-To-Back 2nd and 3rd Floor Plans	07/21/98
B3-BB3	25'-8"/30'-0" Back-To-Back Roof Plan	08/27/98
B3-BB4	25'-8"/30'-0" Back-To-Back Elevations	06/12/01
B4-BB1	25'-8"/30'-0" Back-To-Back Foundation and 1st Floor Plans	06/12/01
B4-BB2	25'-8"/30'-0" Back-To-Back 2nd and 3rd Floor Plans	07/21/98
B4-BB3	25'-8"/30'-0" Back-To-Back Roof Plan	08/27/98
B4-BB4	25'-8"/30'-0" Back-To-Back Elevations	06/12/01
B5-BB1	25'-8"/30'-0" Back-To-Back Foundation and 1st Floor Plans	06/12/01
B5-BB2	25'-8"/30'-0" Back-To-Back 2nd and 3rd Floor Plans	07/21/98
B5-BB3	25'-8"/30'-0" Back-To-Back Roof Plan	08/27/98
B5-BB4	25'-8"/30'-0" Back-To-Back Elevations	06/12/01
B6-BB1	25'-8"/30'-0" Back-To-Back Foundation and 1st Floor Plans	07/21/98
B6-BB2	25'-8"/30'-0" Back-To-Back 2nd and 3rd Floor Plans	07/21/98
B6-BB3	25'-8"/30'-0" Back-To-Back Roof Plan	08/27/98
B6-BB4	25'-8"/30'-0" Back-To-Back Back Elevations	08/27/98
B8-BB1	25'-8"/30'-0" Back-To-Back Foundation and 1st Floor Plans	06/12/01
B8-BB2	25'-8"/30'-0" Back-To-Back 2nd and 3rd Floor Plans	07/21/98
B8-BB3	25'-8"/30'-0" Back-To-Back Roof Plan	08/27/98
B8-BB4	25'-8"/30'-0" Back-To-Back Back Elevations	06/12/01
B10-BB1	25'-8"/30'-0" Back-To-Back Foundation and 1st Floor Plans	07/21/98
B10-BB2	25'-8"/30'-0" Back-To-Back 2nd and 3rd Floor Plans	07/21/98

B10-BB3	25'-8"/30'-0" Back-To-Back Roof Plan	08/27/98
B10-BB4	25'-8"/30'-0" Back-To-Back Back Elevations	06/12/01
B11-TF1	22'-0" Townhouse/Flat Foundation and Ground Floor Plans	12/04/98
B11-TF2	22'-0" Townhouse/Flat 1st and 2nd Floor Plans	12/04/98
B11-TF3	22'-0" Townhouse/Flat 3rd Floor and Roof Plans	12/04/98
B11-TF4	22'-0" Townhouse/Flat Elevations	12/04/98
B12-TF1	22'-0" Townhouse/Flat Foundation and Ground Floor Plans	12/04/98
B12-TF2	22'-0" Townhouse/Flat 1st and 2nd Floor Plans	12/04/98
B12-TF3	22'-0" Townhouse/Flat 3rd Floor and Roof Plans	12/04/98
B12-TF4	22'-0" Townhouse/Flat Elevations	12/04/98
B14-TF1	22'-0" Townhouse/Flat Foundation and Ground Floor Plans	12/04/98
B14-TF2	22'-0" Townhouse/Flat 1st and 2nd Floor Plans	12/04/98
B14-TF3	22'-0" Townhouse/Flat 3rd Floor and Roof Plans	12/04/98
B14-TF4	22'-0" Townhouse/Flat Elevations	12/04/98
B18-TF1	22'-0" Townhouse/Flat Foundation and Ground Floor Plans	12/04/98
B18-TF2	22'-0" Townhouse/Flat 1st and 2nd Floor Plans	12/04/98
B18-TF3	22'-0" Townhouse/Flat 3rd Floor and Roof Plans	12/04/98
B18-TF4	22'-0" Townhouse/Flat Elevations	12/04/98
B19-BB1	25'-8"/30'-0" Back-To-Back Foundation and 1st Floor Plans	07/21/98
B19-BB2	25'-8"/30'-0" Back-To-Back 2nd and 3rd Floor Plans	07/21/98
B19-BB3	25'-8"/30'-0" Back-To-Back Roof Plan	08/27/98
B19-BB4	25'-8"/30'-0" Back-To-Back Elevations	08/27/98
B20-BB1	25'-8"/30'-0" Back-To-Back Foundation and 1st Floor Plans	07/21/98
B20-BB2	25'-8"/30'-0" Back-To-Back 2nd and 3rd Floor Plans	07/21/98
B20-BB3	25'-8"/30'-0" Back-To-Back Roof Plan	08/27/98
B20-BB4	25'-8"/30'-0" Back-To-Back Elevations	08/27/98
B23-BB1	25'-8"/30'-0" Back-To-Back Foundation and 1st Floor Plans	07/21/98
B23-BB2	25'-8"/30'-0" Back-To-Back 2nd and 3rd Floor Plans	07/21/98
B23-BB3	25'-8"/30'-0" Back-To-Back Roof Plan	08/27/98
B23-BB4	25'-8"/30'-0" Back-To-Back Elevations	08/27/98

MISC. ITEMS:

–	Floor Plans	NO DATE
–	Woodland Survey	08/27/99
–	Society Hill Specifications	NO DATE

DELIB:2242136.2\106741-00001

NOVI ROAD (120 FT. WD.)

12 1/2 MILE ROAD (66 FT. WD.)

EAST LINE OF SECTION 10

EAST-WEST LINE OF SECTION 10

Society Hill Boulevard

Society Hill Drive

Society Hill Court

Society Hill Way

Society Hill Way

Society Hill Way

WETLAND

WETLAND

WETLAND

WETLAND

25' WETLAND BUFFER

25' WETLAND BUFFER

DETENTION BASIN NO.1

DETENTION BASIN NO.2

BUILDING 1

BUILDING 2

BUILDING 3

BUILDING 4

BUILDING 5

BUILDING 6

BUILDING 7

BUILDING 8

BUILDING 9

BUILDING 10

BUILDING 11

BUILDING 12

BUILDING 13

BUILDING 15

BUILDING 16

BUILDING 17

BUILDING 18

BUILDING 19

BUILDING 20

BUILDING 21

BUILDING 22

BUILDING 23

CLUB HOUSE

POOL

TENNIS COURTS

MAINTENANCE BUILDING

ANIMAL CROSSING CULVERT ONLY

DUMPSTER TRASH COMPACTOR

P.O.B.

S00°14'00"E 43.00'

S00°14'00"E 744.74'

N89°24'00"E 1006.72'

N00°52'00"W 678.59'

N00°52'00"W 280.09'

DUE EAST

DUE WEST

959.56'

1659.40'

1645.77'

43.00'

BENCHMARK ELEVATION 953.50

BENCHMARK ELEVATION 955.45

BENCHMARK ELEVATION 960.60

BENCHMARK ELEVATION 955.39

BEAM GUARD RAIL

6' ASPHALT SAFETY PATH

8' ASPHALT SAFETY PATH

60' R.O.W. LINE

2 HR. BLOCK RET. WALL

4' UNDERDRAIN

6' UNDERDRAIN

8' UNDERDRAIN

8' COND. WALK

4" W.M. GAS

FIBER OPTIC TELE. CABLE

OVERHEAD LINES

12" STORM

15" STORM

18" STORM

24" WATERMAIN

ESTIMATED QUANTITIES

SECTION I - PAVEMENT ON SITE

DESCRIPTION	QUANTITY	UNITS
DEEP STRENGTH ASPHALT	17,635	S.Y.
4" CONCRETE DRIVEWAY	8,533	S.Y.
6" CONCRETE CURB & GUTTER	8,786	L.F.
4" CONCRETE SIDEWALK	13,807	S.F.
M.D.O.T. TYPE 'M' OPENING	4,175	L.F.
4" MOUNTABLE CURB & GUTTER	1,180	L.F.

SECTION IA - PAVEMENT OFF SITE

DESCRIPTION	QUANTITY	UNITS
11" DEEP STRENGTH ASPHALT	220	S.Y.
M.D.O.T. F8 CURB & GUTTER	93	L.F.
6" CONCRETE CURB & GUTTER	28	L.F.
M.D.O.T. TYPE 'M' OPENING	120	L.F.
8' WIDE ASPHALT PATH	22	S.Y.
4" CONC. SIDEWALK 5' WD.	923	S.F.

SECTION II - STORM SEWER

DESCRIPTION	QUANTITY	UNITS
36" C-76, CLASS III, SEWER PIPE	66	L.F.
30" C-76, CLASS III, SEWER PIPE	148	L.F.
27" C-76, CLASS III, SEWER PIPE	130	L.F.
24" C-76, CLASS IV, SEWER PIPE	424	L.F.
21" C-76, CLASS IV, SEWER PIPE	530	L.F.
21" C-76, CLASS III, SEWER PIPE	33	L.F.
18" C-76, CLASS IV, SEWER PIPE	604	L.F.
15" C-76, CLASS IV, SEWER PIPE	819	L.F.
12" C-76, CLASS IV, SEWER PIPE	2,150	L.F.
13"x17" CMP-ARCH PIPE	50	L.F.
8" PVC, SCHEDULE 40, SEWER PIPE	1,704	L.F.
4' DIA. MANHOLE COMP.	2	EA.
4' DIA. MH W/ 2' SUMP	8	EA.
4' DIA. MH W/ 4' SUMP & OIL / GAS SEPERATOR	8	EA.
4' DIA. CATCH BASIN W/ 2' SUMP	3	EA.
4' DIA. CMP OVERFLOW STRUCTURE	21	EA.
3' DIA. REAR YARD CATCH BASIN	2	EA.
2' DIA. INLET	9	EA.
36" END SECTION W/ BAR SCREEN	23	EA.
30" END SECTION W/ BAR SCREEN	1	EA.
21" END SECTION W/ BAR SCREEN	1	EA.
18" END SECTION	3	EA.
	1	EA.

SECTION II - SANITARY SEWER

DESCRIPTION	QUANTITY	UNITS
12" ABS TRUSS SEWER PIPE	2,475	L.F.
8" ABS TRUSS SEWER PIPE	1,304	L.F.
6" PVC, SDR 26 SEWER LEAD	1,754	L.F.
4' DIA. SANITARY MANHOLE COMP.	18	EA.
SEWER TAP W/ INTERIOR DROP CONN.	1	EA.

SECTION IV - WATERMAIN

DESCRIPTION	QUANTITY	UNITS
12" CLASS 54, D.I. WATERMAIN	2,173	L.F.
8" CLASS 54, D.I. WATERMAIN	1,413	L.F.
6" CLASS 54, D.I. WATERMAIN	74	L.F.
6" HYDRANT ASSEMBLY-COMPLETE	12	EA.
12" GATE VALVE & WELL-COMPLETE	4	EA.
8" GATE VALVE & WELL-COMPLETE	4	L.F.
12"X24"X24" TAPPING SLEEVE W/ 12" GATE VALVE & WELL	1	EA.

LEGAL DESCRIPTION

Part of the S.E. 1/4 of Section 10, T.1N., R.8E., City of Novi, Oakland County, Michigan, being more particularly described as commencing at the E. 1/4 corner said Section 10; thence along the East-West 1/4 line of said Section 10, S. 89° 24' 00" W., 60.00 feet; thence S. 00°14' 00" E., 43.00 feet to the point of beginning; thence along the West right-of-way line of Novi Road (120.00 feet wide), S. 00°14' 00" E., 1645.77 feet; thence due West 1006.72 feet; thence N. 00° 52' 00" W., 959.56 feet; thence due East 280.09 feet; thence N. 00° 52' 00" W., 678.59 feet; thence along the South right-of-way line of 12 1/2 Mile Road (proposed 86.00 feet wide), N. 89° 24' 00" E., 744.74 feet to the point of beginning. Containing 1,476,650 square feet or 33.899 acres. Subject to easements and restrictions of record.

LEGEND

EXISTING SANITARY SEWER
SAN. CLEAN OUT
EXISTING WATERMAIN
EXISTING STORM SEWER
EX. R. Y. CATCH BASIN
EXISTING BURIED CABLES
OVERHEAD LINES
UTILITY POLE
GUY
EXISTING GAS MAIN
PR. SANITARY SEWER
PR. WATERMAIN
PR. STORM SEWER
PR. R. Y. CATCH BASIN
SOILS BOUNDARY (SEE 'H' SHEET)

MISS DIG CALL MISS DIG BEFORE YOU DIG 1-800-482-7171

DATE	REVISIONS
6-23-99	REV. PVMT. SEC. PER CITY
8-11-99	REV. WAL PER CITY
4-23-99	REV. PER CITY / CLIENT

NOWAK & FRAUS
Civil Engineers Land Surveyors
1310 N. Stephenson Highway Tel. (248) 399-0886
Royal Oak, Michigan 48067-1508 Fax. (248) 399-0805

GENERAL PLAN

PART OF THE SOUTH EAST 1/4 OF SECTION 10, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

CLIENT: THE SOLOMON GROUP

SCALE	DESIGNED	JOB NUMBER
1" = 50'	A. WIEDMAN	3-7946
ISSUE DATE	DRAWN T. BROCKI / A. WIEDMAN	SHEET NUMBER
12-08-98	APPROVED T. OBERMAN	3 of 26

SAN MH RIM 955.38 INV. 12" S 933.08 INV. 12" NE 933.18

D:\FILES\7946\7946_GEN.dwg Tue Jun 29 11:46:25 1999 Nowak & Fraus, P.L.L.C.

EXHIBIT B

Property Description

EXHIBIT C

2025 Preliminary Site Plan

Society Hill

West Side of Novi Rd. Between 12 Mile Rd. & 12-1/2 Mile Rd.

Owner

E&M Holdings, LLC
Attn: Jordan Sasson
32605 W. 12 Mile Rd., Ste. 290
Farmington Hills, MI 48334
P-248.640.8720

Architect

Krieger Klatt Architects Inc.
400 E. Lincoln Ave.
Royal Oak, MI 48067
P-248.414.9270
F-248.414.9275

Civil Engineer

Seiber Keast Lehner
39205 Country Club Dr., Suite C8
Farmington Hills, MI 48331
P-248.308.3331

Landscape Architect

Allen Design
557 Carpenter
Northville, MI 48167
P-248.467.4668

Land Planner/Architect

MPFP, PLLC
120 Broadway Floor 20
New York, NY 10271
P-212.477.6366
F-212.346.0813



North

Location Map

NTS



Civil Sheet Index

Sheet No.	Title	11-22-2023 Pre-App Submittal	03-25-2024 Preliminary Site Plan	10-04-2024 Revised Preliminary Site Plan	01-20-2025 Rev. Prelim. Site Plan #2	07-08-2025 Rev. Prelim. Site Plan #3
1	Cover Sheet	•	•	•	•	•
2	Overall Survey Plan	•	•	•	•	•
3	Topographic Survey - North		•	•	•	•
4	Topographic Survey - South		•	•	•	•
5	Overall Site Plan	•	•	•	•	•
6	Grading and Paving Plan	•	•	•	•	•
7	Grading and Paving Plan	•	•	•	•	•
8	Grading and Paving Plan		•	•	•	•
9	Off-Site Detention Plan		•	•	•	•
10	Utility Plan	•	•	•	•	•
11	Utility Plan	•	•	•	•	•
12	Stormwater Management Plan	•	•	•	•	•
13	Pre/Post Development Run-Off Plan		•	•	•	•
14	Open Space Plan	•	•	•	•	•
15	Wetland Plan		•	•	•	•
16	Truck Route Plan		•	•	•	•
17	Proposed Tax Lot Subdivision		•	•	•	•
18	Potential Carport or Garage Loc.		•	•	•	•
19	Site / Grading / Detention Basin		•	•	•	•
20	Site / Grading / Detention Basin		•	•	•	•
21	Utilities Installation		•	•	•	•
22	Utilities Installation		•	•	•	•
23	Road/R.O.W. Installation Phasing		•	•	•	•
24	Foundation & Vertical Phasing		•	•	•	•
25	Townhome Phasing Requirements		•	•	•	•
26	Apartment Phasing Requirements		•	•	•	•
27	Amenity Phasing		•	•	•	•
ND	Notes and Details		•	•	•	•

Landscape Sheet Index

Sheet No.	Title	11-22-2023 Pre-App Submittal	03-25-2024 Preliminary Site Plan	10-04-2024 Revised Preliminary Site Plan	01-20-2025 Rev. Prelim. Site Plan #2	07-08-2025 Rev. Prelim. Site Plan #3
L-1	Landscape Plan		•	•	•	•
L-01	Render Plan		•			
L-2	Landscape Plan		•	•	•	•
L-02	Site Plan		•			
L-3	Detention Plan		•	•	•	•
L-03	Gazebo Precedents				•	•
L-4	Greenbelt Plan			•	•	•
L-5	Unit Typicals			•	•	•
L-6	Unit Typicals			•	•	•
L-7	Landscape Details			•	•	•
L-8	Detention Woodland Plan			•	•	•
L-9	Woodland Plan			•	•	•
L-10	Tree List			•	•	•
L-11	Tree List			•	•	•
L-12	Tree List			•	•	•
L-13	Tree List				•	•
L-14	Tree List				•	•
WM-1	Wetland Mitigation					•
WM-2	Wetland Mitigation					•
WM-3	Wetland Mitigation					•

Architectural Sheet Index

Sheet No	Title	11-22-2023 Pre-App Submittal	03-25-2024 Preliminary Site Plan	10-04-2024 Revised Preliminary Site Plan	01-20-2025 Rev. Prelim. Site Plan #2	07-08-2025 Rev. Prelim. Site Plan #3
G.001	Cover Sheet	•	•	•	•	•
G.002	Renderings	•				
G.003	Renderings	•				
G.004	Renderings	•				
G.005	Renderings	•				
G.006	Renderings	•				
G.007	Renderings	•				
G.008	Rendered Site Plan	•				
G.009	Rendered Isometrics	•		•	•	•
1 of 2	Photometric Site Plan			•	•	•
2 of 2	Photometric Site Plan			•	•	•
1 of 4	Photometric Elevations			•	•	•
2 of 4	Photometric Elevations			•	•	•
3 of 4	Photometric Elevations			•	•	•
4 of 4	Photometric Elevations			•	•	•
A.100	Building E - Lower Level Floor Plan	•	•	•	•	•
A.101	Building E - First Floor Plan	•	•	•	•	•
A.102	Building E - Second Floor Plan	•	•	•	•	•
A.103	Building E - Third Floor Plan	•	•	•	•	•
A.104	Building E - Fourth Floor Plan	•	•	•	•	•
A.105	Building E - Fifth Floor Plan	•	•	•	•	•
A.106	Buildings A-D - Floor Plans	•	•	•	•	•

Architectural Sheet Index

Sheet No	Title	11-22-2023 Pre-App Submittal	03-25-2024 Preliminary Site Plan	10-04-2024 Revised Preliminary Site Plan	01-20-2025 Rev. Prelim. Site Plan #2	07-08-2025 Rev. Prelim. Site Plan #3
A.107	Buildings A-D - Floor Plan	•	•	•	•	•
A.108	Buildings A-D - Floor Plan	•	•	•	•	•
A.109	Buildings A-D - Floor Plan	•	•	•	•	•
A.110	3-Story T.H. Floor Plans (7 Unit Mockup)	•	•	•	•	•
A.111	3-Story T.H. Floor Plans (7 Unit Mockup)	•	•	•	•	•
A.112	2-Story T.H. Floor Plans (6 Unit Mockup)	•	•	•	•	•
A.113	Signage 1 Plan & Elevations	•	•	•	•	•
A.114	Signage 2 Plan & Elevations	•	•	•	•	•
A.115	Signage 3 Plan & Elevations				•	•
A.116	Attendant Booth Plan & Elevations				•	•
A.117	Maintenance Building Plan & Elevs.				•	•
A.118	Dumpster Enclosure Plan & Elevations				•	•
A.200	Building E - Exterior Elevations	•	•	•	•	•
A.201	Buildings A-D - Exterior Elevations	•	•	•	•	•
A.202	Buildings A-D - Exterior Elevations	•	•	•	•	•
A.203	3-Story T.H. - Exterior Elevations			•	•	•
A.204	3-Story T.H. - Exterior Elevations			•	•	•
A.205	2-Story T.H. - Exterior Elevations			•	•	•
A.206	Apt. Buildings - Exterior Material Board				•	•
A.207	Townhouse - Exterior Material Board				•	•

NOVI PROJECT #: JSP 24-0004

KRIEGER KLATT ARCHITECTS
400 E. Lincoln Ave. | Royal Oak, MI 48067
P: 248.414.9270 F: 248.414.9275
www.kriegerklatt.com

Client:
E&M Holdings, LLC
32605 W. 12 Mile Rd., Ste. 290
Farmington Hills, MI 48334

Project:
Society Hill
Novi Rd.
Novi, MI 48337

Issued	Description	By
11-22-2023	Pre-App Submittal	
03-25-2024	Preliminary Site Plan	
10-04-2024	Revised Preliminary Site Plan	
07-08-2025	Revised Preliminary Site Plan #3	

PRELIMINARY NOT FOR CONSTRUCTION

Seal:



Note:
Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field.

North Arrow:

Sheet Title:
Cover Sheet

Project Number:
23-065

Scale:

Sheet Number:
G.001



Rendered Isometric Looking Northwest



Rendered Isometric Looking Southwest



Rendered Isometric Looking Southeast



Rendered Isometric Looking Northeast

PRELIMINARY NOT FOR CONSTRUCTION

KRIEGER KLATT ARCHITECTS

400 E. Lincoln Ave. | Royal Oak, MI 48067
P: 248.414.9270 F: 248.414.9275
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Client:

E&M Holdings, LLC
32605 W. 12 Mile Rd., Ste. 290
Farmington Hills, MI 48334

Project:

Society Hill
Novi Rd.
Novi, MI 48337

Issued	Description	By
10-04-2024	Revised Preliminary Site Plan	
07-08-2025	Revised Preliminary Site Plan #3	

Seal:



Note:

Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field.

North Arrow:

Sheet Title:

Rendered Isometrics

Project Number:

23-065

Scale:

Sheet Number:

G.009

PRELIMINARY SITE PLANS FOR:

SOCIETY HILL

¼ SECTION 10, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

LEGAL DESCRIPTION

PART OF THE S.E. 1/4 OF SECTION 10, T.1N., R.8E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE E. 1/4 CORNER SAID SECTION 10; THENCE ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION 10, S. 89° 24' 00" W., 60.00 FEET; THENCE S. 00°14' 00" E., 43.00 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF NOVI ROAD (120.00 FEET WIDE), S. 00°14' 00" E., 1645.77 FEET; THENCE DUE WEST 1006.72 FEET; THENCE N. 00° 52' 00" W., 959.56 FEET; THENCE DUE EAST 280.09 FEET; THENCE N. 00° 52' 00" W., 678.59 FEET; THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF 12 1/2 MILE ROAD (PROPOSED 86.00 FEET WIDE), N. 89° 24' 00" E., 744.74 FEET TO THE POINT OF BEGINNING. CONTAINING 1,476,650 SQUARE FEET OR 33.899 ACRES. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

NOTES:

(EXCEPT AS SET FORTH IN THE CONSENT JUDGEMENT AND AS OUTLINED IN THE PHASING PLAN WHICH SUPERSEDES THE BELOW)

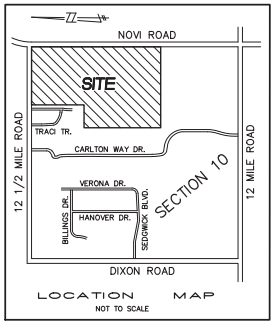
1. ALL WORK SHALL CONFORM TO THE CITY OF NOVI'S CURRENT STANDARDS AND SPECIFICATIONS.
2. THE CONTRACTOR MUST OBTAIN A PERMIT FROM THE CITY OF NOVI FOR ANY WORK WITHIN THE RIGHT-OF-WAY OF NOVI ROAD AND 12 1/2 MILE ROAD.
3. ALL PAVEMENT MARKINGS, TRAFFIC CONTROL SIGNS, AND PARKING SIGNS SHALL COMPLY WITH THE DESIGN AND PLACEMENT REQUIREMENTS OF THE 2011 MICHIGAN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

FIRE DEPARTMENT NOTES

(EXCEPT AS SET FORTH IN THE CONSENT JUDGEMENT AND AS OUTLINED IN THE PHASING PLAN WHICH SUPERSEDES THE BELOW)

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. 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.
3. Provide 4–6" diameter concrete filled steel posts 48" above finish grade at each hydrant as required.
4. Fire lanes shall be posted with "Fire Lane – No Parking" signs in accordance with Ordinance #85.99.02.
5. Street names on suitable poles shall be established and installed prior to construction above the foundation.
6. All access gates will be provided with a knox box for fire department access.





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24. FOUNDATION & VERTICAL PHASING
25. TOWNHOME PHASING REQUIREMENTS
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27. AMENITY PHASING

ND. NOTES AND DETAILS

NOVI PROJECT # : JSP 24–0004

PREPARED FOR:
E & M HOLDINGS, LLC
32605 WEST TWELVE MILE ROAD,
SUITE 290
FARMINGTON HILLS, MI 48334
CONTACT: MR. JORDAN SASSON
PHONE: 248.640.8720

SEIBER KEAST LEHNER
ENGINEERING | SURVEYING

ARCHITECTURAL DESIGN PREPARED BY:
KREIGER KLATT ARCHITECTS
1412 E. 11 MILE ROAD
ROYAL OAK, MI 48067
PHONE: 248.414.9270

LANDSCAPE PLANS PREPARED BY:
MPFP PLLC
120 BROADWAY, FLOOR 20
NEW YORK, NY 10271
PHONE 212.477.6366

PROPERTY BOUNDARY & TOPO INFORMATION
NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MICHIGAN 48342
PHONE: 248.332.8257

REVISIONS

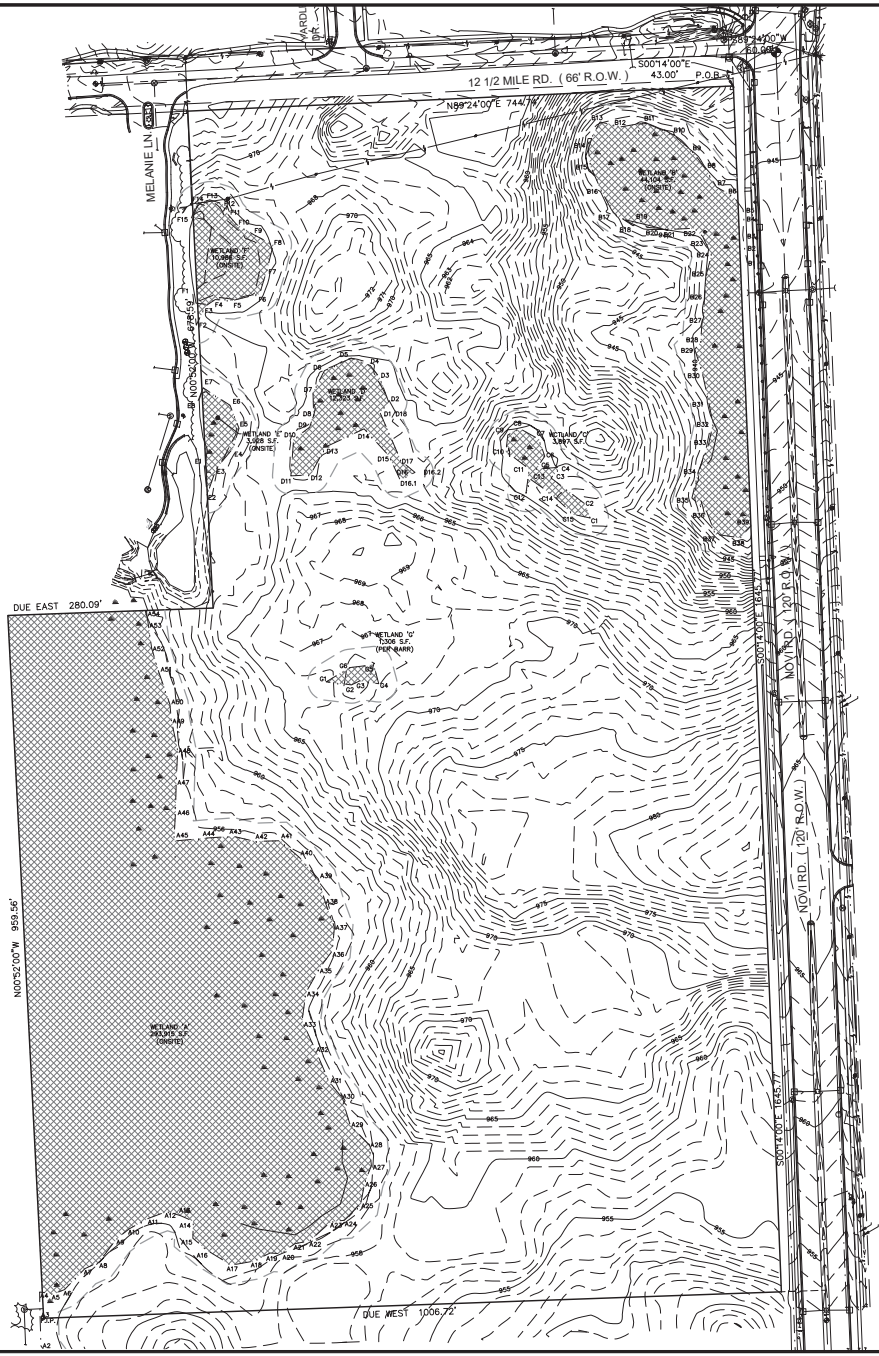
NO.	ITEM	DATE
1.	PRE-APP SUBMITTAL	11-22-23
2.	PRELIMINARY SITE PLAN SUBMITTAL	03-25-24
3.	PER CITY REVIEW LETTERS	07-30-24
4.	REVISED PRELIMINARY SITE PLAN	10-4-24
5.	REVISED PRELIMINARY SITE PLAN #2	01-20-25
6.	REVISED PRELIMINARY SITE PLAN #3	07-08-25

ENGINEER'S SEAL

STATE OF MICHIGAN
ROBERT JAMES EMERINE ENGINEER No. 6201061053
LICENSED PROFESSIONAL ENGINEER

DATE: 11-22-2023 | DESIGNED BY: A.A | CHECKED BY: R.E.

JOB NUMBER: 23-307
DRAWING FILE: 1-23207-CV.dwg







LEGAL DESCRIPTION

PART OF THE S.E. 1/4 OF SECTION 10, T.1N., R.8E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE E. 1/4 CORNER SAID SECTION 10; THENCE ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION 10, S. 89° 24' 00" W., 60.00 FEET; THENCE S. 00°14' 00" E., 43.00 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF NOVI ROAD (120.00 FEET WIDE), S. 00°14' 00" E., 1645.77 FEET; THENCE DUE WEST 1006.72 FEET; THENCE N. 00° 52' 00" W., 959.56 FEET; THENCE DUE EAST 280.09 FEET; THENCE N. 00° 52' 00" W., 678.59 FEET; THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF 12 1/2 MILE ROAD (PROPOSED 86.00 FEET WIDE), N. 89° 24' 00" E., 744.74 FEET TO THE POINT OF BEGINNING. CONTAINING 1,479,650 SQUARE FEET OR 33.999 ACRES. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

FLOOD HAZARD NOTE

THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A 'SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN ZONE X OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS MAP NO. 26125C0488F AND 26125C0626F EACH BEARING AN EFFECTIVE DATE OF 09-29-2006.

MISS DIG / UTILITY DISCLAIMER NOTE

A MISS DIG TICKET NUMBER 20230119014G0, PURSUANT TO MICHIGAN PUBLIC ACT 174 WAS ENTERED FOR THE SURVEYED PROPERTY. DUE TO THE EXTENDED REPORTING PERIOD FOR UNDERGROUND FACILITY OWNERS TO PROVIDE THEIR RECORDS, THE SURVEY MAY NOT REFLECT ALL THE UTILITIES AT THE TIME THE SURVEY WAS ISSUED ON FEBRUARY 9, 2023. THE SURVEY ONLY REFLECTS THOSE UTILITIES WHICH COULD BE OBSERVED BY THE SURVEYOR IN THE FIELD OR AS DEPICTED BY THE UTILITY COMPANY RECORDS FURNISH PRIOR TO THE DATE THIS SURVEY WAS ISSUED. THE CLIENT AND/OR THEIR AUTHORIZED AGENT SHALL VERIFY WITH THE FACILITY OWNERS AND/OR THEIR AUTHORIZED AGENTS, THE COMPLETENESS AND EXACTNESS OF THE UTILITIES LOCATION.

DTE DISCLAIMER NOTE

PLEASE NOTE THAT DTE HAS NEW REGULATIONS THAT MAY IMPACT DEVELOPMENT OUTSIDE THEIR EASEMENT OR THE PUBLIC RIGHT OF WAY. CLIENT SHALL CONTACT DTE TO DETERMINE THE "NEW STRUCTURES AND POWER LINE" REQUIREMENTS AS THEY MAY APPLY TO ANY FUTURE BUILDING OR RENOVATION OF A STRUCTURE. DTE ENERGY CAN BE CONTACTED AT 800-477-4747

TOPOGRAPHIC SURVEY NOTES

ALL ELEVATIONS ARE EXISTING ELEVATIONS, UNLESS OTHERWISE NOTED.

UTILITY LOCATIONS WERE OBTAINED FROM MUNICIPAL OFFICIALS AND RECORDS OF UTILITY COMPANIES, AND NO GUARANTEE CAN BE MADE TO THE COMPLETENESS, OR EXACTNESS OF LOCATION.

THIS SURVEY MAY NOT SHOW ALL EASEMENTS OF RECORD UNLESS AN UPDATED TITLE POLICY IS FURNISHED TO THE SURVEYOR BY THE OWNER.

LEGEND

MANHOLE(MH)	EXISTING SANITARY SEWER
CO	EXISTING SAN. CLEAN OUT
HYDRANT(HYD) / GATE VALVE(GVW)	EXISTING WATER MAIN
MANHOLE(MH) / CATCH BASIN(CB)	EXISTING STORM SEWER
CBB	EX. BEEHIVE CATCH BASIN
UTILITY POLE / GUY POLE	EX. UNDERGROUND (UG.) CABLE
UP / GUY WIRE	OVERHEAD (OH.) LINES
LP	LIGHT POLE
	SIGN
	EXISTING GAS MAIN
ASPH.	ASPHALT
CONC.	CONCRETE
FD. / FND.	FOUND
RET. WALL	RETAINING WALL
R.O.W.	RIGHT-OF-WAY
SPK	SET PK NAIL
(TYP)	TYPICAL
(R)	RECORD
(M)	MEASURED
C/L	CENTERLINE
P/L	PROPERTY LINE
GM	GAS METER
EM	ELECTRIC METER
L/S	LANDSCAPE
DS	DOWNSPOUT
GP	GUARD POST
MB	MAIL BOX

NF ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257
WWW.NOWAKFRAUS.COM

SEAL

STATE OF MICHIGAN
KEVIN CHRISTOPHER NAVAROLI
License No. 4001053503
PROFESSIONAL SURVEYOR

PROJECT
Society Hill
Novi, MI

CLIENT
E & M Holdings, LLC
600 Madison Avenue
New York, NY 10022
Contact:
Mr. Jordan Sasson
Ph: 248-640-8720

PROJECT LOCATION
Part of the SE. ¼
of Section 10,
T. 1 North, R. 8 East,
City of Novi,
Oakland County, MI

SHEET
Overall Survey Plan

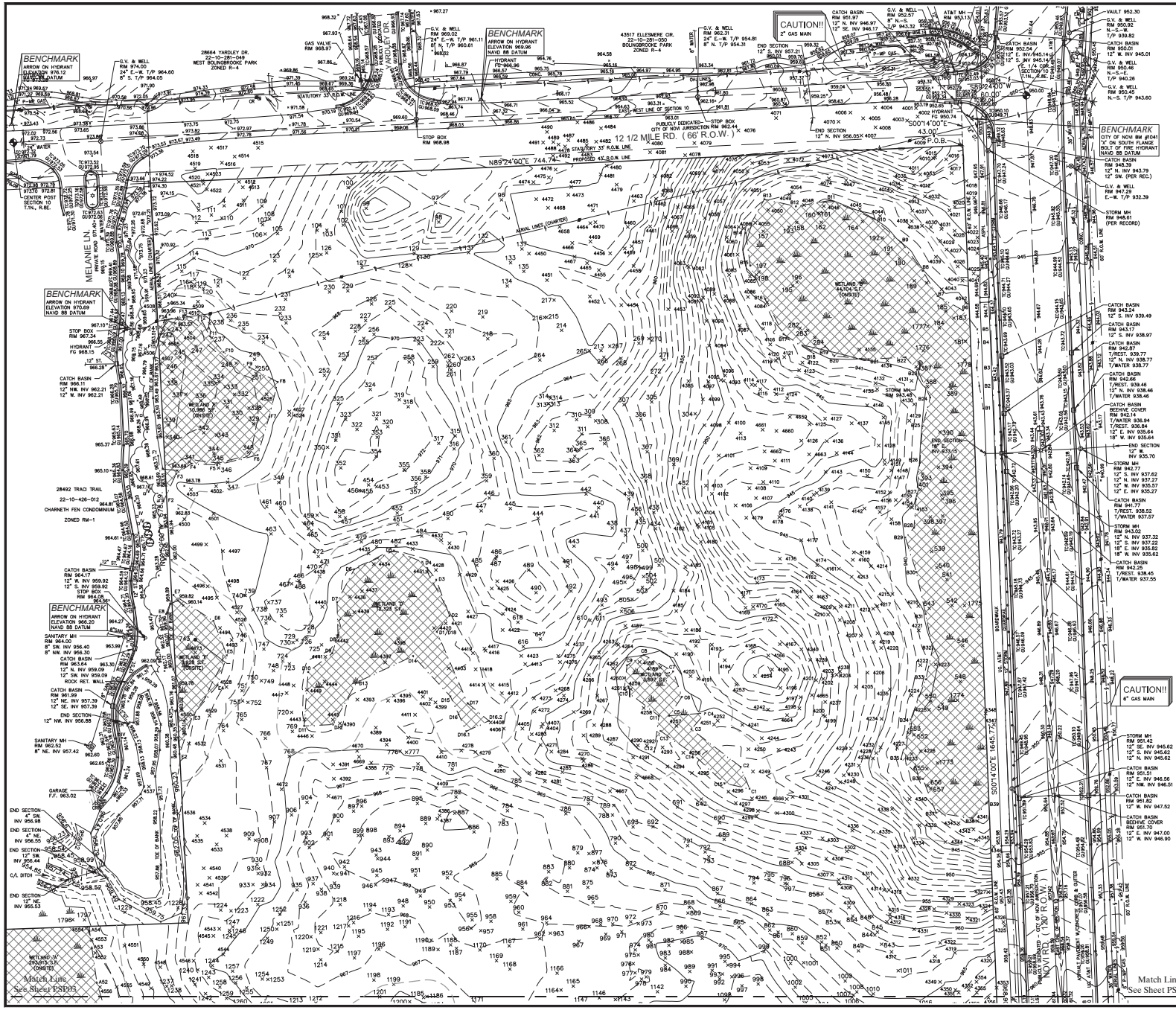
811
Know what's below
Call before you dig.

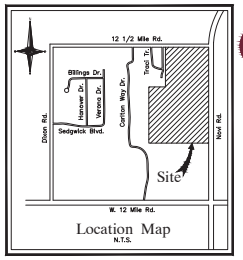
DATE	ISSUED/REVISED
08-25-23	PRE-APP SUBMITTAL

DRAWN BY: M. Carnaghi
DESIGNED BY: B. Brickel
APPROVED BY: K. Navaroli
DATE: May 9, 2023
SCALE: 1" = 80'

80 40 0 40 80 120

NFE JOB NO. 7946-02
SHEET NO. 2







LEGEND

MANHOLE(MH)	EXISTING SANITARY SEWER
CO	EXISTING SAN. CLEAN OUT
HYDRANT(HYD) GATE VALVE(GVW)	EXISTING WATER MAIN
MANHOLE(MH) CATCH BASIN(CB)	EXISTING STORM SEWER
CBB	EX. BEEHIVE CATCH BASIN
UTILITY POLE GUY POLE GUY WIRE	EX. UNDERGROUND (UG.) CABLE
UP LP	OVERHEAD (OH.) LINES
	LIGHT POLE
	SIGN
	EXISTING GAS MAIN
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SEAL

STATE OF MICHIGAN
KEVIN CHRISTOPHER NAVAROLI
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PROFESSIONAL ENGINEER

PROJECT
Society Hill
Novi, MI

CLIENT
E & M Holdings, LLC
600 Madison Avenue
New York, NY 10022
Contact:
Mr. Jordan Sasson
Ph: 248-640-8720

PROJECT LOCATION
Part of the SE. ¼
of Section 10,
T. 1 North, R. 8 East,
City of Novi,
Oakland County, MI

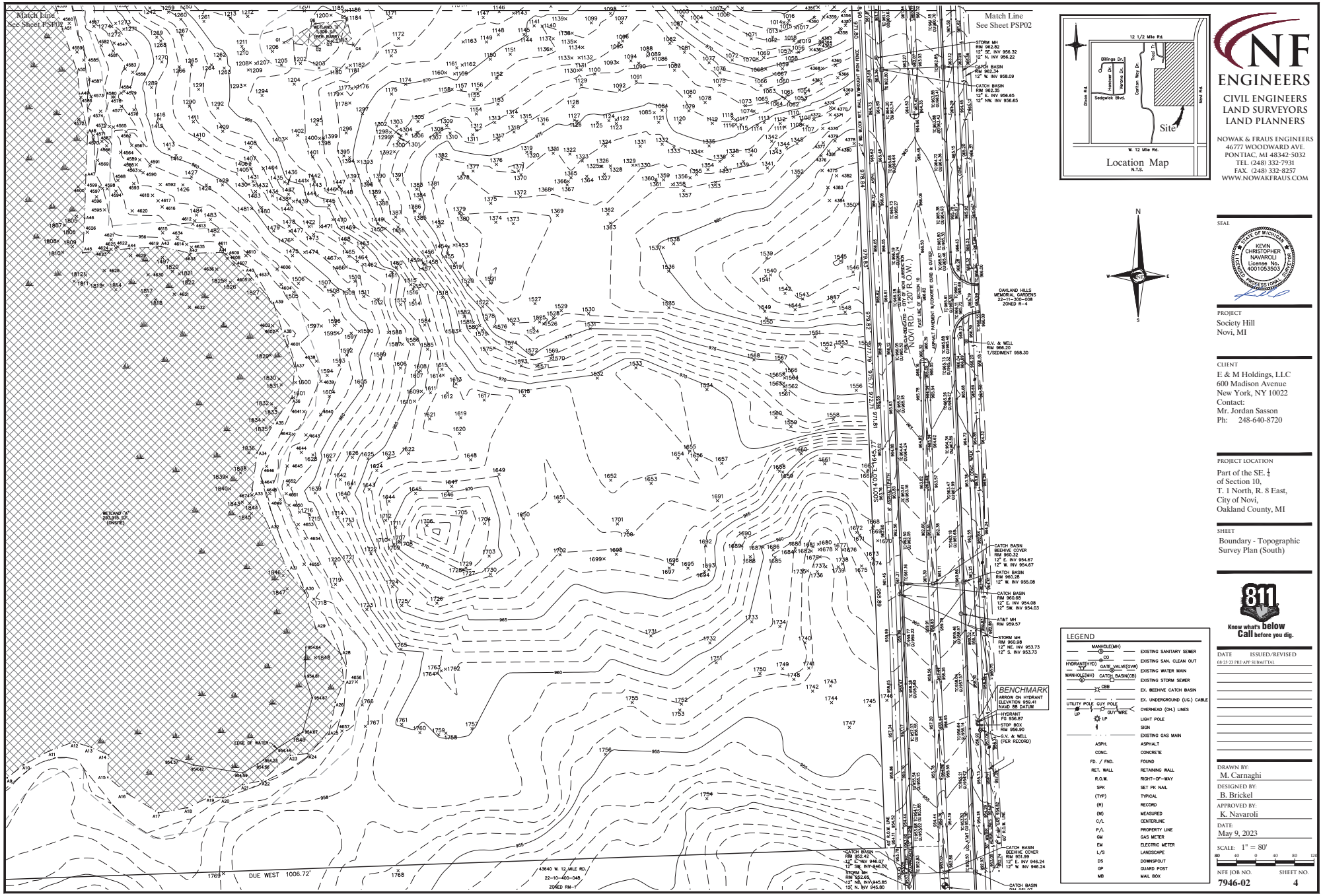
SHEET
Boundary - Topographic
Survey Plan (North)

Know what's below
Call before you dig.

DATE	ISSUED/REVISED
08-25-23	PRE-APP SUBMITTAL

DRAWN BY: M. Carnaghi
DESIGNED BY: B. Brickel
APPROVED BY: K. Navaroli
DATE: May 9, 2023
SCALE: 1" = 80'

NFE JOB NO. 7946-02
SHEET NO. 3



LEGEND

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HYDRANT(HYD) GATE VALVE(GVW)	EXISTING WATER MAIN
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SEAL

STATE OF MICHIGAN
KEVIN CHRISTOPHER NAVAROLI
License No. 4001053503
REGISTERED PROFESSIONAL ENGINEER

PROJECT
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Novi, MI

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600 Madison Avenue
New York, NY 10022
Contact:
Mr. Jordan Sasson
Ph: 248-640-8720

PROJECT LOCATION
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T. 1 North, R. 8 East,
City of Novi,
Oakland County, MI

SHEET
Boundary - Topographic
Survey Plan (South)

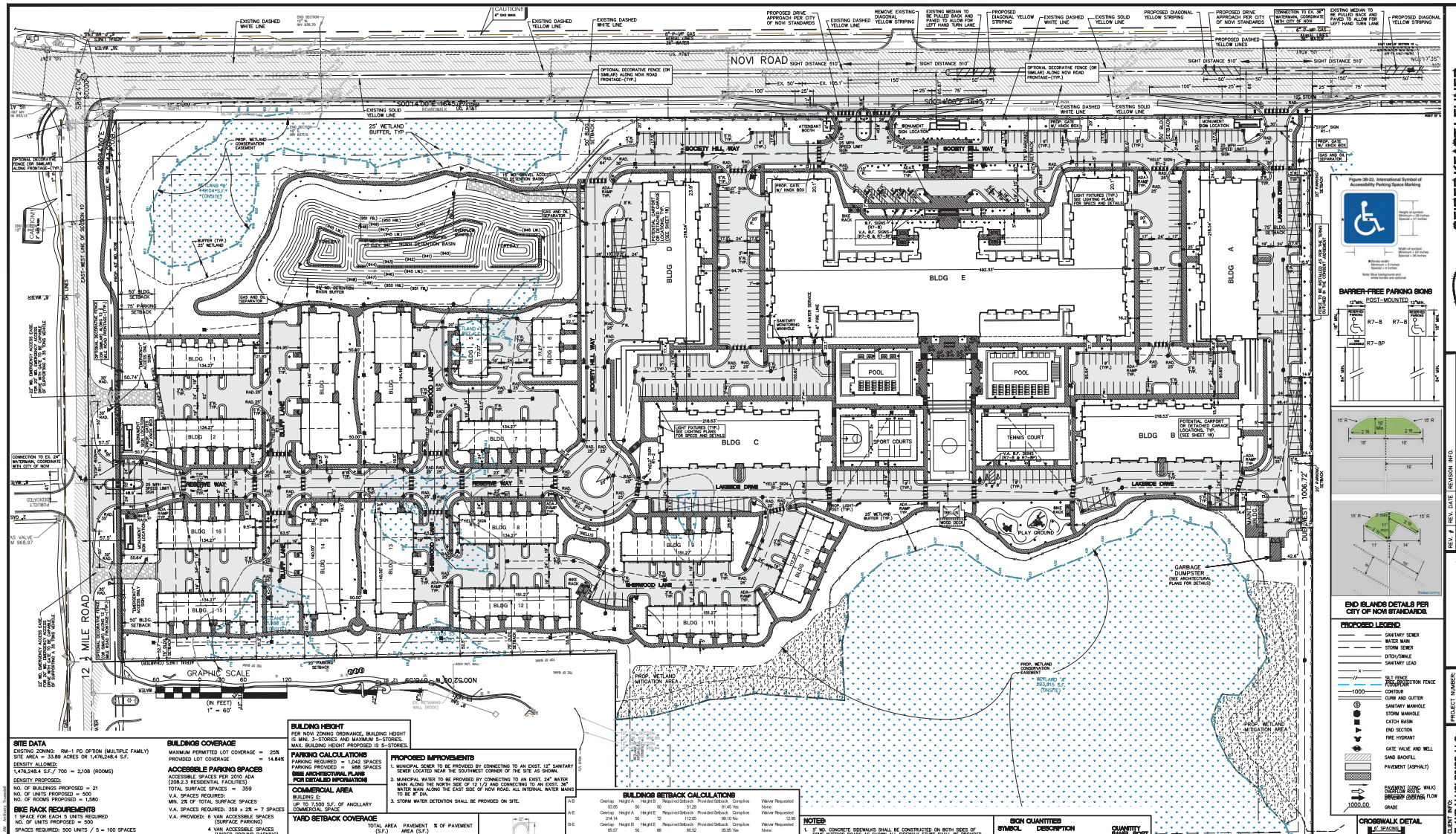
811
Know what's below
Call before you dig.

DATE	ISSUED/REVISED
08-25-23	PRE-APP SUBMITTAL

DRAWN BY: M. Carnaghi
DESIGNED BY: B. Brickel
APPROVED BY: K. Navaroli
DATE: May 9, 2023
SCALE: 1" = 80'

80 40 0 40 80 120

NFE JOB NO. 7946-02
SHEET NO. 4



SITE DATA

EXISTING ZONING: RM-1 PD OPTION (MULTIPLE FAMILY)
SITE AREA = 33.89 ACRES OR 1,476,248.4 S.F.

DENSITY ALLOWED:
1,476,248.4 S.F./ 700 = 2,108 (ROOMS)

DENSITY PROPOSED:
NO. OF BUILDINGS PROPOSED = 21
NO. OF UNITS PROPOSED = 500
NO. OF ROOMS PROPOSED = 1,060

BIKE RACK REQUIREMENTS

1 SPACE FOR EACH 5 UNITS REQUIRED
NO. OF UNITS PROPOSED = 500

SPACES REQUIRED: 500 UNITS / 5 = 100 SPACES

SPACES PROVIDED:
SURFACE PARKING = 32 SPACES (AS SHOWN)
UNDERGROUND PARKING = 70 SPACES (SEE ARCHITECTURAL PLANS)

TOTAL SPACES PROVIDED: = 102 SPACES

BUILDINGS COVERAGE

MAXIMUM PERMITTED LOT COVERAGE = 25%
PROVIDED LOT COVERAGE = 14.84%

ACCESSIBLE PARKING SPACES

ACCESSIBLE SPACES PER 2010 ADA (208.2.3 RESIDENTIAL FACILITIES)
TOTAL SURFACE SPACES = 359
V.A. SPACES REQUIRED:
MIN. 2% OF TOTAL SURFACE SPACES
V.A. SPACES REQUIRED: 359 x 2% = 7 SPACES
V.A. PROVIDED: 6 VAN ACCESSIBLE SPACES (SURFACE PARKING)
4 VAN ACCESSIBLE SPACES (UNDER GROUND PARKING)
4 ADA SPACES (1 EA. IN BLDGS A, B, C, D)

TOTAL H.P. SPACES PROVIDED = 14
ANY REDUCTION IN PARKING SPACES TO ACCOMMODATE CARPORTS AND/OR DETACHED GARAGES SHALL BE PERMITTED.

UNIT / PARKING TABLE

	A-Story A	A-Story B	A-Story C	A-Story D	Podium E	Total Apt.	Tot. Apt. Ratio	2-St. TH	3-St. TH	Total TH	Tot. TH Ratio	Grand Total	Total Site Ratio
Society Hill													
Studio w/Den	0	0	0	0	30	30	2.9%			0	0.0%	30	2.0%
1Bed	22	22	22	22	28	136				0		136	
1Bed w/Den	2	2	2	2	24	32	37.0%			0	0.0%	32	29.6%
2Bed	23	23	23	23	44	136				36	36	172	
2Bed w/Den	4	4	4	4	74	90	55.5%			0		90	51.9%
3Bed	0	0	0	0	0	0				4		4	
3Bed w/Den	0	0	0	0	18	18	4.5%			34	56.0%	52	14.8%
4Bed w/Den	0	0	0	0	2	2	0.5%			8	8.0%	10	2.0%
Total	51	51	51	51	196	430				100		500	
Garage Parking	15	15	25	25	196	296				104		400	
Per Parking Gar.						454				164		339	
Surface Parking						331				28		359	
Total						650				356		998	
Ratio						1.58				3.56		1.98	

BUILDING HEIGHT

PER NOVI ZONING ORDINANCE, BUILDING HEIGHT IS MIN. 3-STORIES AND MAXIMUM 5-STORIES.
MAX. BUILDING HEIGHT PROPOSED IS 5-STORIES.

PARKING CALCULATIONS

PARKING REQUIRED = 1,042 SPACES
PARKING PROVIDED = 988 SPACES
SEE ARCHITECTURAL PLANS FOR DETAILED INFORMATION

COMMERCIAL AREA

BUILDING E:
UP TO 7,500 S.F. OF ANCILLARY COMMERCIAL SPACE

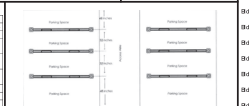
YARD SETBACK COVERAGE

	TOTAL AREA (S.F.)	PAVEMENT AREA (S.F.)	% OF PAVEMENT
FRONT YARD (NOVI RD.)	123,403	41,047	33.26% *
FRONT YARD (12 1/2 MILE RD.)	50,199	6,374	12.70%
WEST SIDE YARD	36,772	0	0
SOUTH SIDE YARD	18,250	1,851	10.15%
OVERALL	228,614	49,272	21.55%

* VARIANCE REQUIRED

PROPOSED IMPROVEMENTS

1. MUNICIPAL SEWER TO BE PROVIDED BY CONNECTING TO AN EXIST. 12" SANITARY SEWER LOCATED NEAR THE SOUTHWEST CORNER OF THE SITE AS SHOWN.
2. MUNICIPAL WATER TO BE PROVIDED BY CONNECTING TO AN EXIST. 24" WATER MAIN ALONG THE NORTH SIDE OF 12 1/2 AND CONNECTING TO AN EXIST. 36" WATER MAIN ALONG THE EAST SIDE OF NOVI ROAD. ALL INTERNAL WATER MAINS TO BE 8" DIA.
3. STORM WATER DETENTION SHALL BE PROVIDED ON SITE.



INVERTED 'U' FOR BICYCLE RACKS



6' WD. CONC. WALK AT BIKE RACK PAD (TYP.)

8 BIKES RACK PARKING LAYOUT (3" HIGH BIKE RACKS)

BUILDINGS SETBACK CALCULATIONS

A,B	Overlap	Height A	Height B	Required Setback	Provided Setback	Complies		Waiver Requested	
	53.85		50		51.26	91.45	Yes		
A,E	Overlap	Height A	Height E	Required Setback	Provided Setback	Complies		Waiver Requested	
	214.14		50		112.05	66.10	No		12.95
B,E	Overlap	Height B	Height E	Required Setback	Provided Setback	Complies		Waiver Requested	
	65.57		50		66	95.85	Yes		None
C,E	Overlap	Height C	Height E	Required Setback	Provided Setback	Complies		Waiver Requested	
	67.71		50		66	61.24	100.72	Yes	None
C,D	Overlap	Height C	Height D	Required Setback	Provided Setback	Complies		Waiver Requested	
	55.36		50		50	51.79	96.54	Yes	None
D,E	Overlap	Height D	Height E	Required Setback	Provided Setback	Complies		Waiver Requested	
	214.14		50		72	112.05	66.46	No	16.59
Bldg. 1 to 2	Overlap	Height 1	Height 2	Required Setback	Provided Setback	Complies		Waiver Requested	
	134.25		32.7	32.7	66.55	58.85	No		7.70
Bldg. 1/2 to 3	Overlap	Height 1	Height 3	Required Setback	Provided Setback	Complies		Waiver Requested	
	49		32.7	26.7	33.13	65	Yes		None
Bldg. 3 to 4	Overlap	Height 3	Height 4	Required Setback	Provided Setback	Complies		Waiver Requested	
	77.27		26.7	32.7	45.96	60	Yes		None
Bldg. 4 to 5	Overlap	Height 4	Height 5	Required Setback	Provided Setback	Complies		Waiver Requested	
	77.27		26.7	32.7	45.96	62	Yes		None
Bldg. 5 to 6	Overlap	Height 5	Height 6	Required Setback	Provided Setback	Complies		Waiver Requested	
	77.27		32.7	32.7	47.96	62	Yes		None
Bldg. 5/6 to 7	Overlap	Height 5/6	Height 7	Required Setback	Provided Setback	Complies		Waiver Requested	
	49		32.7	32.7	35.13	61.5	Yes		None
Bldg. 15 to 16	Overlap	Height 15	Height 16	Required Setback	Provided Setback	Complies		Waiver Requested	
	134.25		32.7	32.7	66.55	58.85	No		7.70
Bldg. 14 to 13	Overlap	Height 14	Height 13	Required Setback	Provided Setback	Complies		Waiver Requested	
	149		26.7	26.7	64.47	50	No		14.47
Bldg. 8/12 to 13	Overlap	Height 8/12	Height 13	Required Setback	Provided Setback	Complies		Waiver Requested	
	49		32.7	26.7	33.13	65	Yes		None
Bldg. 9 to 11	Overlap	Height 9	Height 11	Required Setback	Provided Setback	Complies		Waiver Requested	
	116.25		32.7	32.7	60.55	58.85	No		1.70
Bldg. 8/12 to 9/11	Overlap	Height 8/12	Height 9/11	Required Setback	Provided Setback	Complies		Waiver Requested	
	14.27		32.7	32.7	26.56	107.14	Yes		None

NOTES:

1. 5' WD. CONCRETE SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF SOME INTERIOR ROADS AS SHOWN. ALL SIDEWALK STUBS SHALL BE PROVIDED WITH A.D.A. COMPLIANT RAMPS AND DETECTABLE WARNING SURFACES.
2. ALL ROADWAYS TO BE PRIVATE.
3. A CITY OF NOVI RIGHT-OF-WAY PERMIT IS REQUIRED FOR WORK WITHIN ANY PUBLIC ROAD RIGHT-OF-WAY.
4. ALL SIDEWALKS AND SIDEWALK RAMPS SHALL BE A.D.A. COMPLIANT.
5. ALL WORK SHALL CONFORM TO THE CURRENT CITY OF NOVI STANDARDS AND SPECIFICATIONS EXCEPT AS SET FORTH IN THE CONSENT JUDGEMENT AND AS OUTLINED IN THE PHASING PLAN WHICH SUPERSEDES.
6. ALL PAVEMENT MARKINGS, TRAFFIC CONTROL SIGNS, AND PARKING SIGNS SHALL COMPLY WITH THE DESIGN & PLACEMENT REQUIREMENTS OF THE 2011 MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. ALL ROADWAY SIGNS SHOULD BE INSTALLED TWO FEET FROM THE FACE OF CURB OR EDGE OF SIDEWALK TO THE NEAR EDGE OF THE SIGN.
7. PROP. WATER MAIN AND PROP. SANITARY SEWER TO BE CENTERLINE OF 20' WS. PUBLIC EASEMENT.
8. ALL ON-SITE EXISTING POWER POLES AND OVERHEAD WIRES SHOULD BE RELOCATED AND/OR REMOVED.
9. COMPACTED SAND BACKFILL WILL BE PROVIDED FOR ALL UTILITIES WITHIN THE INFLUENCE OF PAVED AREAS.
10. A 3' BUFFER DISTANCE SHALL BE PROVIDED BETWEEN THE SIDEWALK AND ANY FIXED OBJECTS.
11. THE CITY OF NOVI HAS NO RESPONSIBILITY TO IMPROVE OR MAINTAIN PRIVATE STREETS CONTAINED WITHIN OR PRIVATE STREETS PROVIDING ACCESS TO THE PROPERTY DESCRIBED IN THIS PLAN.
12. DEWATERING IS NOT ANTICIPATED FOR THIS PROJECT. IF DEWATERING IS REQUIRED, A DEWATERING PLAN MUST BE SUBMITTED TO NOVI FOR APPROVAL.

SIGN QUANTITIES

SYMBOL	DESCRIPTION	QUANTITY PANEL	POST
	R1-1 30" "STOP" SIGN W/ STREET SIGN	3	3
	R1-2 30" "YIELD" SIGN W/ STREET SIGN	9	9
	R2-1(25) "25 MPH SPEED LIMIT" SIGN	3	3
	12" D3-1 STREET NAME ATOP "STOP" SIGN	12	0
	"EMERGENCY ACCESS ONLY" SIGN (SURFACE)	4	4
	BARRIER FREE SIGN (R7-8)	6	6
	VAN ACCESSIBLE SIGN (R7-8P) (UNDER GROUND PARKING)	4	0
	BARRIER FREE SIGN (R7-8)	4	0
	VAN ACCESSIBLE SIGN (R7-8P)	4	0

SIGNAGE NOTES

1. STREET NAME SIGNS SHOULD BE PLACED A TOP THE INTERIOR YIELD SIGNS AND THE EXITING STOP SIGNS.
2. ALL STREET-NAME SIGNS SHALL COMPLY WITH THE CITY OF NOVI DESIGN STANDARDS.
3. ALL TRAFFIC SIGNAGE SHALL COMPLY WITH THE CURRENT MMUTSD STANDARDS.

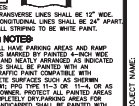
SEE PHOTOMETRIC PLANS FOR LIGHTING DETAILS.

SIGNING NOTES

NOTE: ACCESSIBLE PARKING SPACE SIGNS SHALL HAVE A MIN. HEIGHT AND SIZE TO PERMIT THE SPACE TO BE EASILY IDENTIFIED AND ARE ELEVATED SUCH THAT THEY SHALL NOT PRESENT A HAZARD TO PERSONS WALKING NEAR THE SIGN.

1. ALL SIGNS SHALL HAVE A MINIMUM BOTTOM MOUNTING HEIGHT OF 7' FROM FINAL GRADE FOR GROUND MOUNTED SIGNS. WALL MOUNTED SIGNS MAY HAVE A BOTTOM MOUNTING HEIGHT OF 5'.
2. ALL SIGN POSTS SHOULD BE INSTALLED 3' FROM THE FACE OF THE CURB TO THE NEAR EDGE OF THE SIGN.
3. SINGLE SIGNS WITH NOMINAL DIMENSIONS OF 12"x18" OR SMALLER IN SIZE SHALL BE MOUNTED ON 2" GALVANIZED 2 LB. U-CHANNEL POST. MULTIPLE SIGNS AND/OR SIGNS WITH NOMINAL DIMENSIONS GREATER THAN 12"x18" SHALL BE MOUNTED ON A GALVANIZED 3 LB. OR GREATER U-CHANNEL POST AS DICTATED BY THE WEIGHT OF THE PROPOSED SIGNS.
4. TRAFFIC CONTROL SIGNS SHALL USE THE FHWA STANDARD ALPHABET SERIES.
5. TRAFFIC CONTROL SIGNS SHALL HAVE A HIGH INTENSITY PRISMATIC (HIP) SHEETING TO MEET FHWA RETROREFLECTIVITY REQUIREMENTS.

CROSSWALK DETAIL



NOTES:
1. TRANSVERSE LINES SHALL BE 12" WIDE.
2. LONGITUDINAL LINES SHALL BE 24" APART.
3. ALL STRIPING TO BE WHITE PAINT.

STRIPING NOTES

1. PARKING LOTS SHALL HAVE PARKING AREAS AND RAMP PAVEMENT MARKINGS MARKED BY PAINTED 4-INCH WIDE LINES ACCURATELY AND NEATLY ARRANGED AS INDICATED ON THE PLAN. LINES SHALL BE PAINTED WITH AN APPROVED WHITE TRAFFIC PAINT COMPATIBLE WITH BITUMINOUS/CONCRETE SURFACES SUCH AS SHERWIN WILLIAMS NO. 82 9WI; PPG TYPE 11--3 OR 11--4, OR AS APPROVED BY THE OWNER. PROTECT ALL PAINTED AREAS UNTIL PAINT IS COMPLETELY DRY.PARKING AREAS FOR THE PHYSICALLY HANDICAPPED SHALL BE PAINTED WITH BLUE PAINT AS SPECIFIED. EACH SPACE SHALL BE PAINTED WITH THE INTERNATIONAL SYMBOL FOR ACCESSIBILITY AND STRIPING SHALL BE PROVIDED IN TWO COATS.
2. THE INTERNATIONAL SYMBOL FOR ACCESSIBILITY SHALL BE WHITE OR WHITE WITH BLUE BACKGROUND
3. WHEN A BARRIER FREE PARKING SPACE IS ADJACENT TO A STANDARD PARKING SPACE, BLUE AND WHITE LINES ALTERNATING EACH OTHER SHALL BE PROVIDED.

BARRIER-FREE PARKING SIGNS

POST-MOUNTED

END ISLANDS DETAILS PER CITY OF NOVI STANDARDS.

PROPOSED LEGEND

SANITARY SEWER
WATER MAIN
STORM SEWER
DITCH/SWALE
SANITARY LEAD
SILT FENCE
TREE PROTECTION FENCE
1000 CONTOUR
CURB AND GUTTER
SANITARY MANHOLE
STORM MANHOLE
CATCH BASIN
END SECTION
FIRE HYDRANT
GATE VALVE AND WELL
SAND BACKFILL
PAVEMENT (ASPHALT)
PAVEMENT (CONC. WALK) DEPRESSED CURB
DIRECTION OF DRAINAGE FLOW
1000.00 GRADE

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REV. #	REV. DATE	REVISION INFO.
1.	01-22-23	PRE-APP SUBMITTAL
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3.	07-30-24	PER CITY REVIEW LETTERS
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5.	01-20-25	REVISED PRELIMINARY SITE PLAN #2
6.	07-09-25	REVISED PRELIMINARY SITE PLAN #3

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OR "MISSDIG.ORG"

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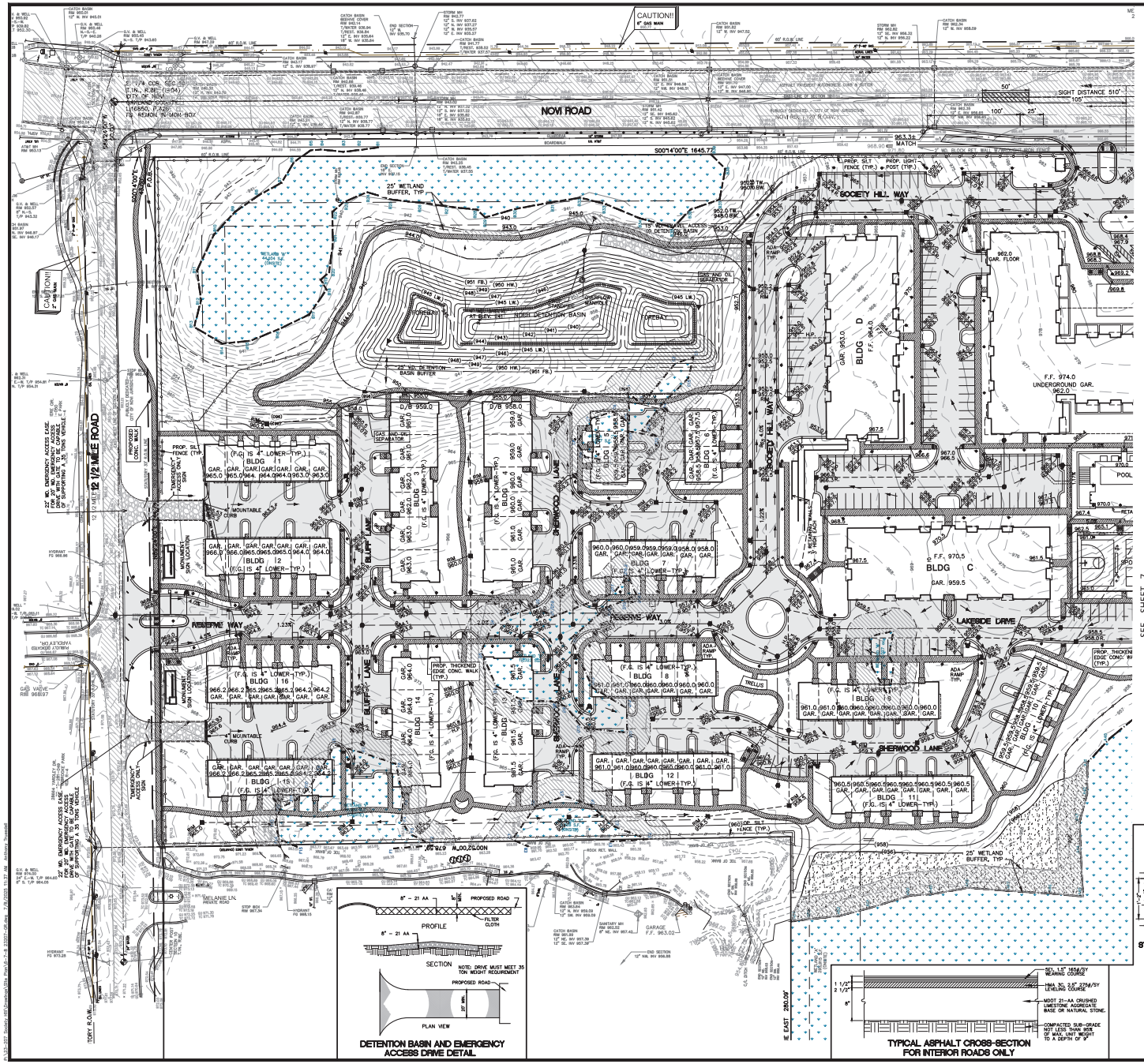
PROJECT MANAGER: B. EMERINE
DRAWN BY: A.A.
CHECKED BY: R.K.E.
DATE: 11/22/23

CLIENT INFO:
ELAND M HOLDINGS, LLC
JORDAN SASSON
32605 W. TWELVE MILE RD.
SUITE 290
FARMINGTON HILLS, MI
48334

PROJECT NAME:
SOCIETY HILL
PART OF THE NW ¼ OF SEC. 19, T1N, R9E, CITY OF NOVI, OAKLAND COUNTY, MI

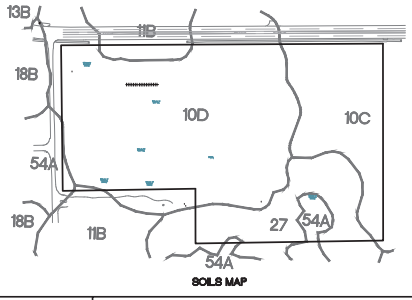
SHEET TITLE:
OVERALL SITE PLAN

PAGE No.:
5

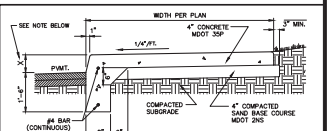


GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1" = 50'

Map Unit Symbol	Map Unit Name
10B	Marlette sandy loam, 1 to 6 percent slopes
10C	Marlette sandy loam, 6 to 12 percent slopes
10D	Marlette loam, 12 to 18 percent slopes
11B	Capac sandy loam, 0 to 4 percent slopes
13B	Oshtemo-Boyer loamy sands, 0 to 6 percent slopes
18B	Fox sandy loam, till plain, 2 to 6 percent slopes
27	Houghton and Adrian mucks
54A	Matherton sandy loam, 0 to 3 percent slopes

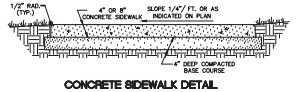


SOILS MAP



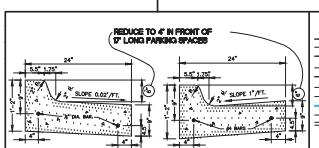
NOTE:
THICKENED EDGE SIDEWALK HEIGHT IS 6" HIGH IN FRONT OF 19' LONG PARKING SPACES AND IS 4" HIGH IN FRONT OF 17' LONG PARKING SPACES.

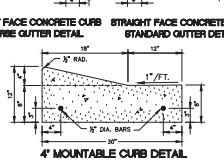
THICKENED EDGE SIDEWALK DETAIL



CONCRETE SIDEWALK DETAIL

NOTES:
1. REFER TO CITY OF NOVI PAVING STANDARD DETAIL SHEET – TYPICAL BITUMINOUS ROADWAY SECTION (DETAIL 1B) FOR ASPHALT PAVING CROSS SECTION (1 1/2" WEARING COURSE, 2 1/2" LEVELING COURSE ON 8" 21AA BASE COURSE).
2. COMPACTED SAND BACKFILL TO BE PROVIDED FOR ALL UTILITIES WITHIN THE INFLUENCE OF PAVED AREAS.
3. INSTALL A BACKFLOW PREVENTION (RPZ) AT EACH TAB TO THE PUBLIC WATER SUPPLY.
4. SANITARY LEADS WILL BE BURRIED AT LEAST 5 FEET DEEP WHERE UNDER THE INFLUENCE OF PAVEMENT.
5. STORM SEWER SHALL MAINTAIN MINIMUM 3 FEET OF COVER.





4" MOUNTABLE CURB DETAIL

PROPOSED LEGEND
- SANITARY SEWER
- WATER MAIN
- STORM SEWER
- DITCH/SWALE
- SANITARY LEAD
- TREE PROTECTION FENCE
- SILT FENCE
- FLOODPLAIN
- 1000 CONTOUR
- CURB AND GUTTER
- SANITARY MANHOLE
- SANITARY CLEANOUT
- STORM MANHOLE
- CATCH BASIN
- END SECTION
- FIRE HYDRANT
- GATE VALVE AND WELL
- SAND BACKFILL
- PAVEMENT (ASPHALT)
- PAVEMENT (CONC. SIDEWALK)
- DIRECTION SURFACE FLOW
- OVERFLOW ROUTE
- DRIVEWAY LOCATION
- 1000.00 GRADE

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FARMINGTON HILLS, MICHIGAN

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5.	07-08-25	REVISED PRELIMINARY SITE PLAN #2
6.	07-08-25	REVISED PRELIMINARY SITE PLAN #3

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811
OF UNDERGROUND FACILITIES

PROJECT NUMBER: 23-207
PROJECT MANAGER: R.E.
DRAWN BY: A. AMAD
CHECKED BY: R.E.
DATE: 10-4-24
OFFICE: FARMINGTON HILLS

CLIENT INFO:
E AND M HOLDINGS, LLC
JORDAN SASSON
32605 W. TWELVE MILE RD.
SUITE 290
FARMINGTON HILLS, MI
48334

PROJECT NAME:
SOCIETY HILL

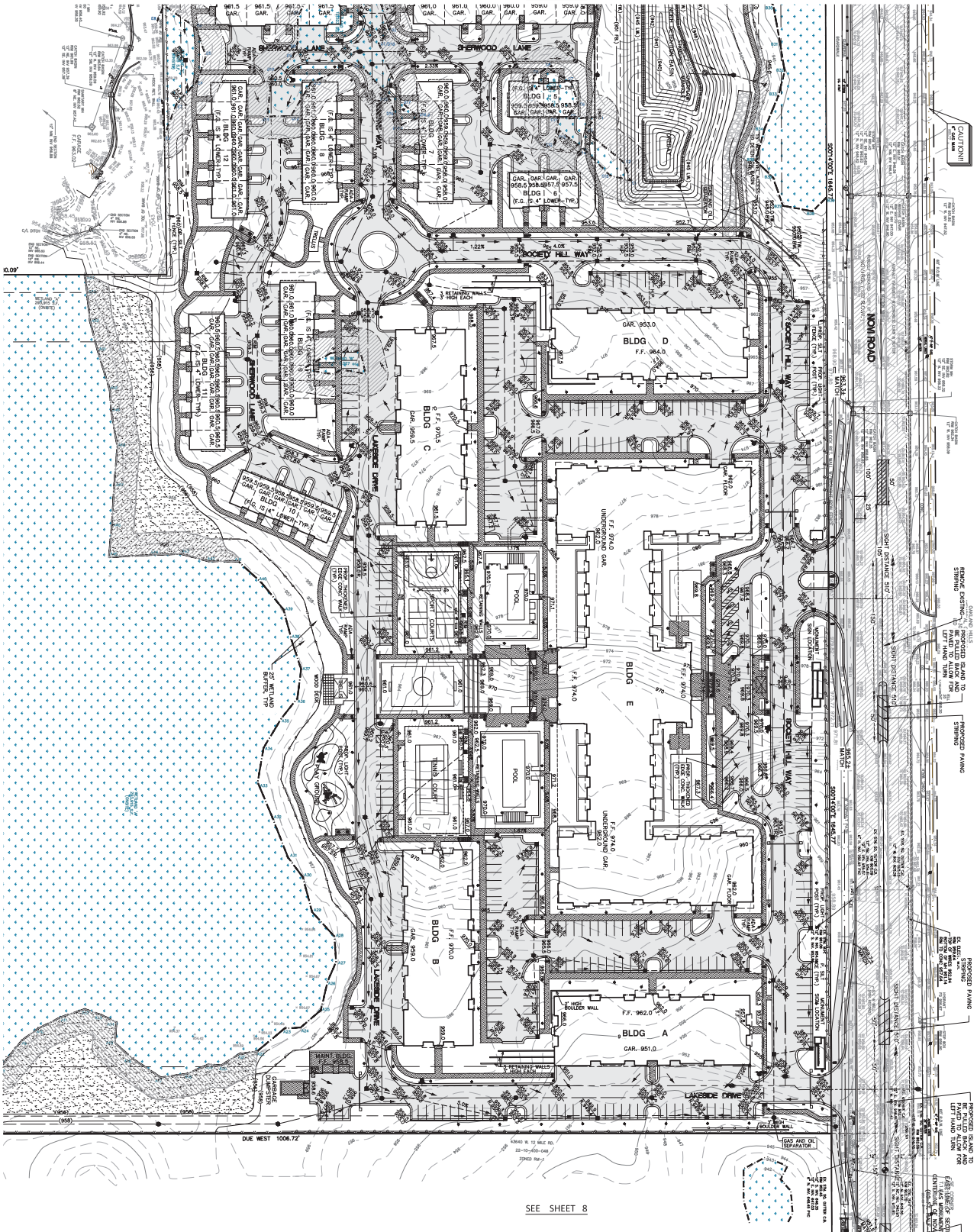
PART OF THE SE 1/4 OF SECTION 10, T.1N., R.8E., CITY OF NOVI, OAKLAND COUNTY, MI

SHEET TITLE:
GRADING AND PAVING PLAN

PAGE No.:
6

P:\23-207 Society Hill\Drawings\Site Plan\6-7-8 23207-GR.dwg 7/8/2025 11:37 AM Anthony Truesdell

SEE SHEET 6



SEE SHEET 8

GRAPHIC SCALE
0 25 50 100
(IN FEET)
1" = 50'

PROPOSED LEGEND

1000.00	PROPOSED SPOT ELEVATION
	GRADE
	DIRECTION OF SURFACE FLOW
	DRIVEWAY LOCATION
	SAND BACKFILL
	PAVEMENT (ASPHALT)
	PAVEMENT (CONC. SIDEWALK)
1000	CONTOUR
x	SILT FENCE
	TREE PROTECTION FENCE
	SANITARY LEAD
	SANITARY MANHOLE
	SANITARY CLEANOUT
	STORM MANHOLE
	CATCH BASIN
	END SECTION
	FIRE HYDRANT
	GATE VALVE AND WELL
	CURB AND GUTTER
	STORM SEWER
	WATER MAIN

PROJECT NAME:	SOCIETY HILL
	PART OF THE SE 1/4 OF SECTION 10, T.1N., R.8E., CITY OF NOVI, OAKLAND COUNTY, MI
SHEET TITLE:	GRADING AND PAVING PLAN
PAGE No.:	7

CLIENT INFO:
E AND M HOLDINGS, LLC
JORDAN SASSON
32605 W. TWELVE MILE RD.
SUITE 290
FARMINGTON HILLS, MI
48334

PROJECT NUMBER:	23-207
PROJECT MANAGER:	B. EMERINE
DRAWN BY:	A. AWAD
CHECKED BY:	RJE
DATE:	11/22/23
OFFICE:	FARMINGTON HILLS

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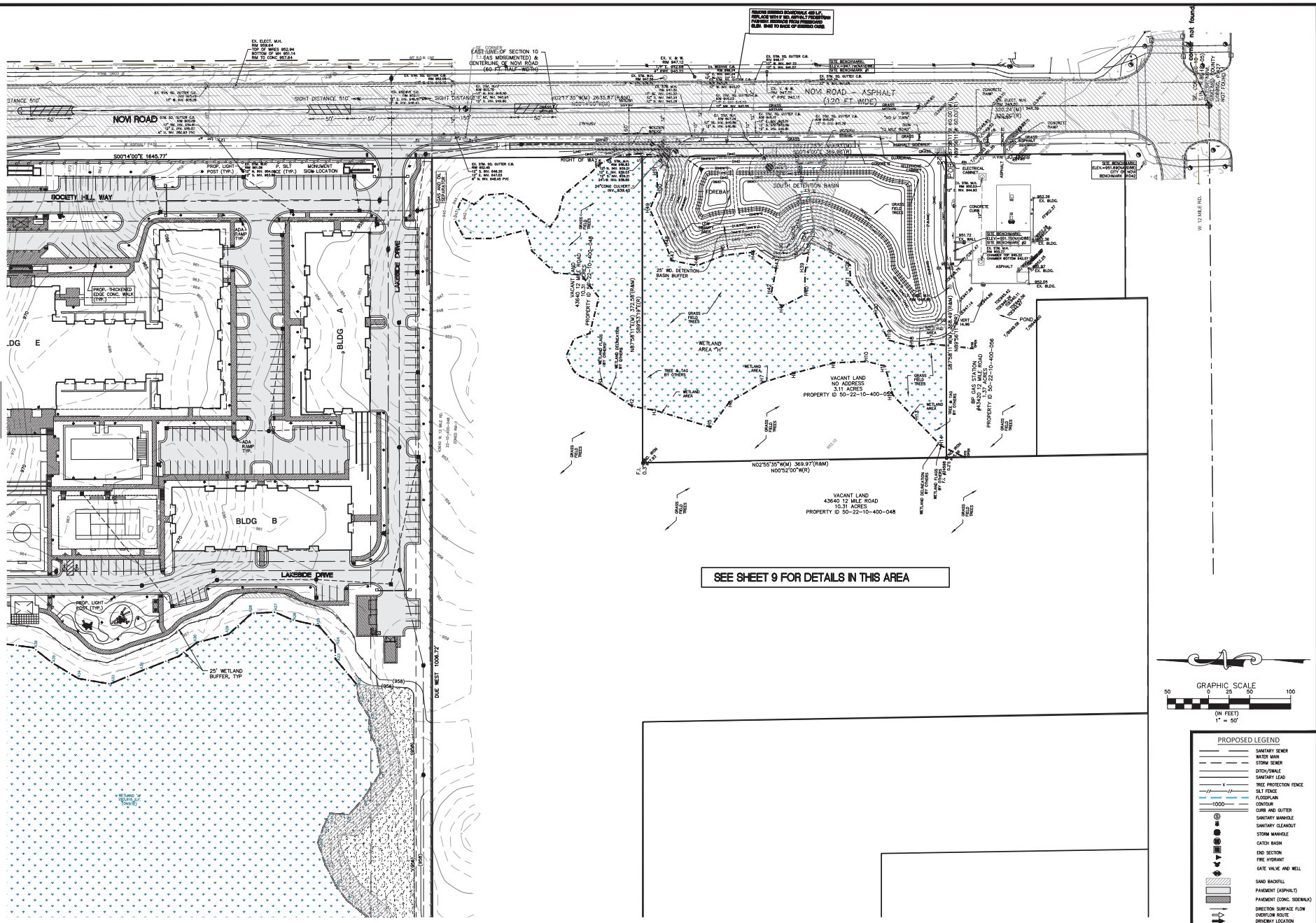
(586) 726-1234
FARMINGTON HILLS OFFICE
33663 GRAND RIVER AVENUE
FARMINGTON HILLS, MI 48335
(248) 553-2099



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DIAL 811 OR 1-800-482-7171 BEFORE YOU DIG
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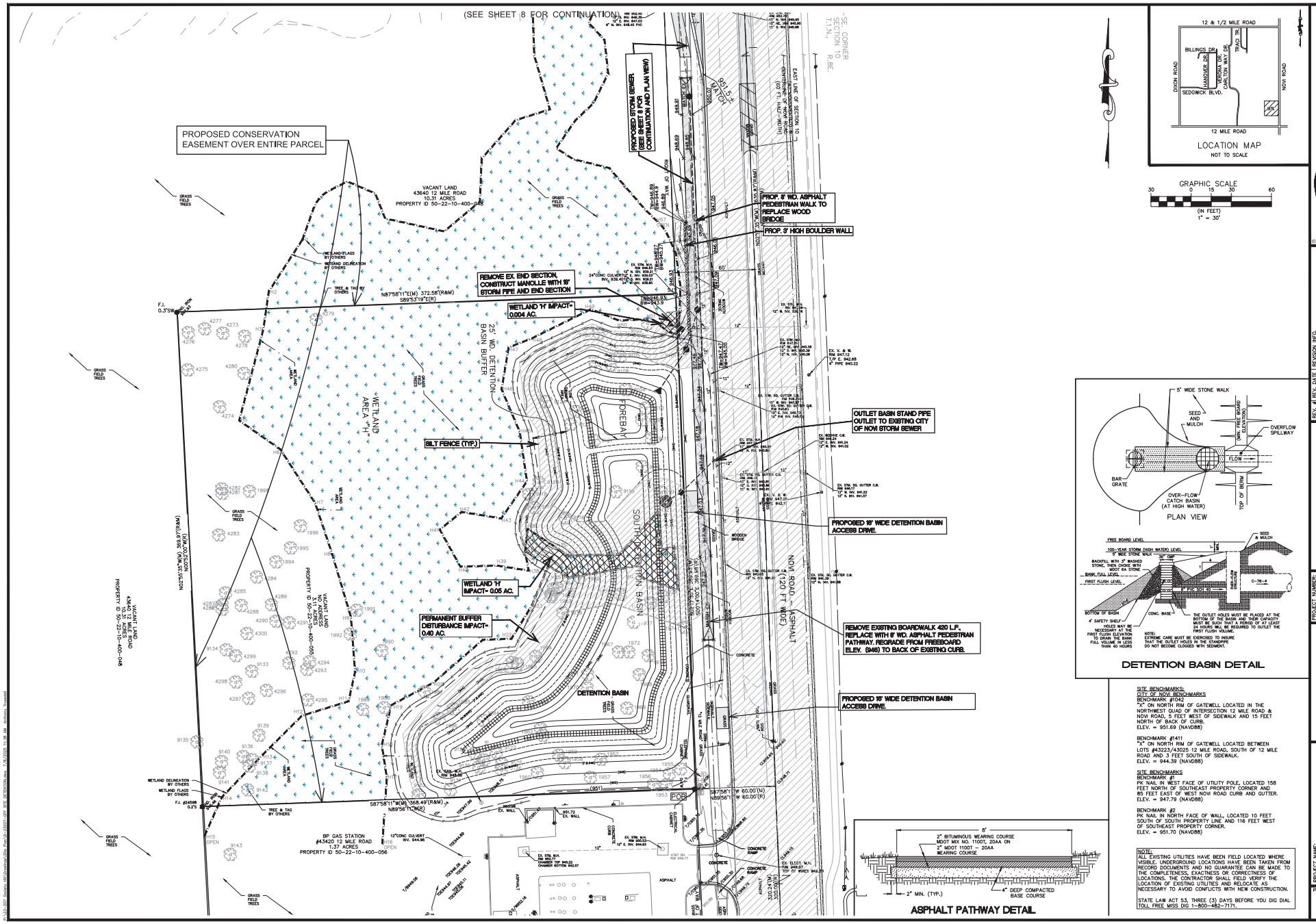
48334

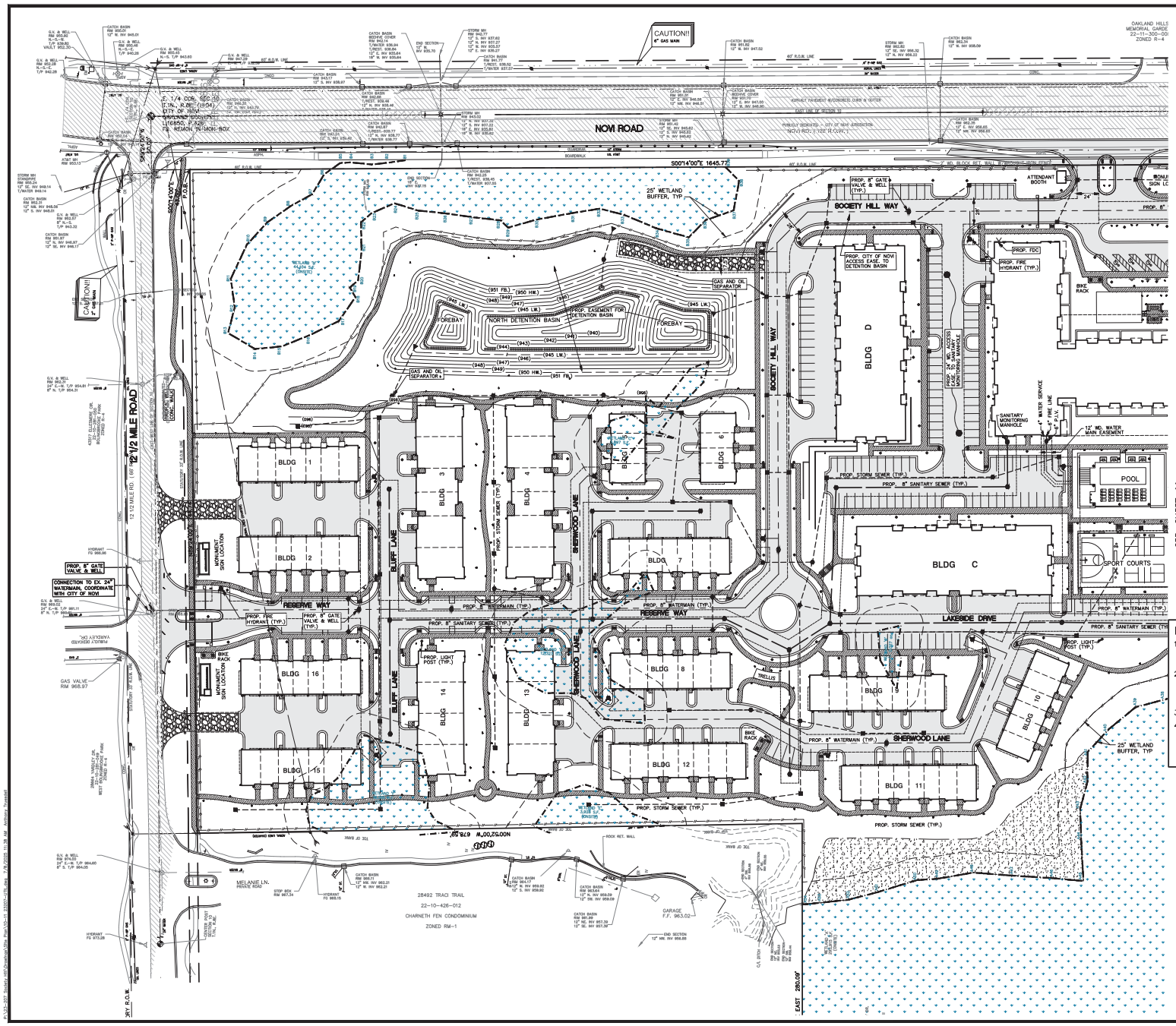
PROJECT NAME:
SOCIETY HILL

PART OF THE SE 1/4 OF SECTION 10,
T1N, R.9E., CITY OF NOVI, OAKLAND COUNTY, MI

SHEET TITLE:
GRADING AND PAVING PLAN

PAGE No.:
8


(SEE SHEET 8 FOR CONTINUATION)
PROPOSED CONSERVATION EASEMENT OVER ENTIRE PARCEL
PROPOSED STORM SEWER. (SEE SHEET 8 FOR CONTINUATION AND PLAN VIEW)
SE CORNER SECTION 10 T.1N., R.8E.
EAST LINE OF SECTION 10
WEST LINE OF NORTHEAST 1/4 OF SECTION 10
981.5 ± MANOR
PROP. 8' WD. ASPHALT PEDESTRIAN WALK TO REPLACE WOOD BRIDGE
PROP. 8' HIGH BOULDER WALL
REMOVE EX. END SECTION, CONSTRUCT MANOLLE WITH 18" STORM PIPE AND END SECTION
WETLAND 'H' IMPACT= 0.004 AC.
25' WD. DETENTION BASIN BUFFER
"WETLAND AREA "H""
FOREBAY
SOUTH DETENTION BASIN
OUTLET BASIN STAND PIPE OUTLET TO EXISTING CITY OF NOW STORM SEWER
SILT FENCE (TYP.)
PROPOSED 16' WIDE DETENTION BASIN ACCESS DRIVE.
WETLAND 'I' IMPACT= 0.05 AC.
PERMANENT BUFFER DISTURBANCE IMPACT= 0.40 AC.
NOVI ROAD (120 FT WIDE) ASPHALT
REMOVE EXISTING BOARDWALK 420 L.F., REPLACE WITH 6' WD. ASPHALT PEDESTRIAN PATHWAY. REGRADE FROM FREEBOARD ELEV. (946) TO BACK OF EXISTING CURB.
DETENTION BASIN
PROPOSED 16' WIDE DETENTION BASIN ACCESS DRIVE.
POB
S87°58'11"W 60.00'(M) S89°56'11"W 60.00'(R)
VACANT LAND 43640 12 MILE ROAD 10.31 ACRES PROPERTY ID 50-22-10-400-048
VACANT LAND NO ADDRESS ASSIGNED 1.15 ACRES PROPERTY ID 50-22-10-400-045
VACANT LAND 43640 12 MILE ROAD 10.31 ACRES PROPERTY ID 50-22-10-400-048
BP GAS STATION #43420 12 MILE ROAD 1.37 ACRES PROPERTY ID 50-22-10-400-056
N87°58'11"E(M) 372.58'(R&M) S89°53'19"E(R)
N02°52'35"W(M) 369.97'(R&M) N02°52'20"W(R)
S87°58'11"W(M) 368.49'(R&M) S89°56'11"W(R)
WETLAND DELINEATION BY OTHERS
WETLAND FLAGS BY OTHERS
TREE & TAG BY OTHERS
GRASS FIELD TREES
F.I. #24598 0.2'S
F.I. 0.3'SW
BENCH MARK #1042 ELEV.= 951.69
951.72 EX. WALL
12"CONC CULVERT INV. 944.86
24"CONC CULVERT INV. 939.40/939.21
12" E. INV. 939.21
24" W. INV. 939.40
12" S. INV. 939.21
12" N. INV. 939.21
EX. STM. MH RIM 950.77 12" E. INV. 944.93
EX. STM. MH RIM 950.57 CHAMBER TOP 949.82 CHAMBER BOTTOM 942.97
EX. ELECT. M.H. RIM 949.87 SW 6" INV. 944.39
EX. STM. MH RIM 950.53
EX. STM. MH RIM 950.77
EX. STM. MH RIM 950.57



NOTE:
ALL 8" SANITARY SEWERS AND 8" WATERMAINS TO BE CENTERLINE OF 20' WIDE EASEMENT AS SHOWN.

PROPOSED IMPROVEMENTS

1. MUNICIPAL SEWER TO BE PROVIDED BY CONNECTING TO AN EXIST. SANITARY SEWER MANHOLE LOCATED NEAR THE SOUTHWEST CORNER OF THE SITE AS SHOWN.
2. MUNICIPAL WATER TO BE PROVIDED BY CONNECTING TO AN EXIST. 24" WATER MAIN ALONG THE NORTH SIDE OF 12 1/2 MILE ROAD AND CONNECTING TO AN EXIST. 36" WATER MAIN ALONG THE EAST SIDE OF NOVI ROAD. ALL INTERNAL WATER MAINS TO BE 8" DIA.
3. STORM WATER DETENTION SHALL BE PROVIDED ON SITE.
4. PER THE TEN STATES STANDARDS ARTICLE 8.8.3, ONE FULL 20' PIPE LENGTHOF WATER MAIN SHALL BE USED WHENEVER STORM SEWER OR SAN. SEWER IS CROSSED, AND THE PIPE SHALL BE CENTERED ON THE CROSSING, IN ORDER TO ENSURE 10' SEPARATION BETWEEN WATER MAIN AND SEWERS.

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1" = 50'

PROPOSED LEGEND
- SANITARY SEWER
- WATER MAIN
- STORM SEWER
- DITCH/SWALE
- SANITARY LEAD
- TREE PROTECTION FENCE
- SILT FENCE
- FLOODPLAIN
- 1000 CONTOUR
- CURB AND GUTTER
- SANITARY MANHOLE
- SANITARY CLEANOUT
- STORM MANHOLE
- CATCH BASIN
- END SECTION
- FIRE HYDRANT
- GATE VALVE AND WELL
- SAND BACKFILL
- PAVEMENT (ASPHALT)
- PAVEMENT (CONC. SIDEWALK)
- DIRECTION SURFACE FLOW
- OVERFLOW ROUTE
- DRIVEWAY LOCATION
- 1000.00 GRADE

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TRANSPORTATION PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
FARMINGTON HILLS, MICHIGAN

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OF UNDERGROUND FACILITIES

PROJECT NUMBER: 23-207
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CHECKED BY: RJE
DATE: 11-22-23
OFFICE: FARMINGTON HILLS

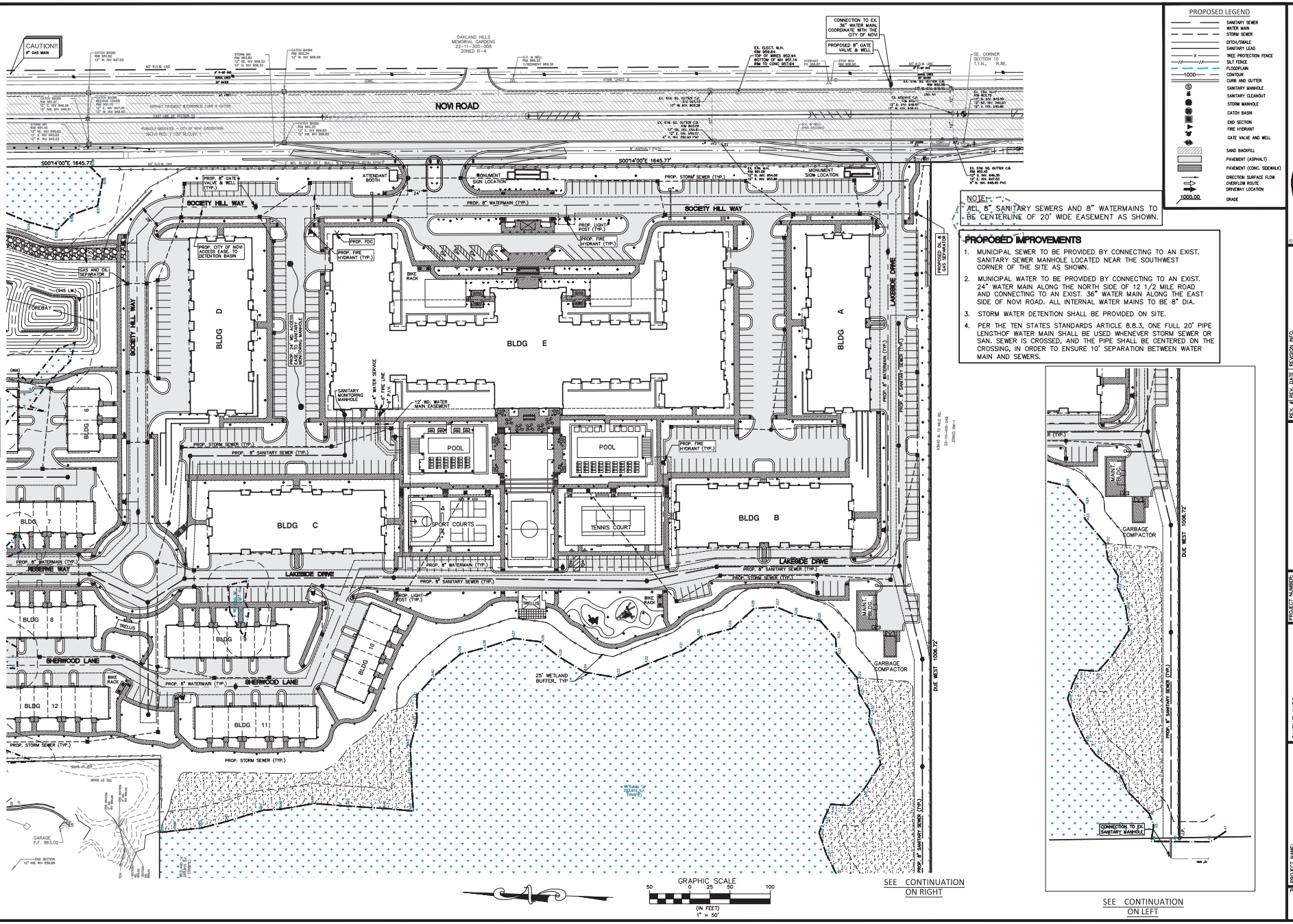
CLIENT INFO:
E AND M HOLDINGS, LLC
JORDAN SASSON
32605 W. TWELVE MILE RD.
SUITE 290
FARMINGTON HILLS, MI
48334

PROJECT NAME:
SOCIETY HILL

PART OF THE SE 1/4 OF SECTION 10, T.1N., R.9E., CITY OF NOVI, OAKLAND COUNTY, MI

SHEET TITLE:
UTILITY PLAN

PAGE No.:
10



PROPOSED LEGEND

- SANITARY SEWER
- WATER MAIN
- STORM SEWER
- DITCH/SWALE
- SANITARY LEAD
- TREE PROTECTION FENCE
- SILT FENCE
- FLOODPLAIN
- CONTOUR
- CURB AND GUTTER
- SANITARY MANHOLE
- SANITARY CLEANOUT
- STORM MANHOLE
- CATCH BASIN
- END SECTION
- FIRE HYDRANT
- GATE VALVE AND WELL
- SAND BACKFILL
- PAVEMENT (ASPHALT)
- PAVEMENT (CONC. SIDEWALK)
- DIRECTION SURFACE FLOW
- OVERFLOW ROUTE
- DRIVEWAY LOCATION
- 1000.00 GRADE

NOTE:
ALL 8" SANITARY SEWERS AND 8" WATERMAINS TO BE CENTERLINE OF 20' WIDE EASEMENT AS SHOWN.

PROPOSED IMPROVEMENTS

1. MUNICIPAL SEWER TO BE PROVIDED BY CONNECTING TO AN EXIST. SANITARY SEWER MANHOLE LOCATED NEAR THE SOUTHWEST CORNER OF THE SITE AS SHOWN.
2. MUNICIPAL WATER TO BE PROVIDED BY CONNECTING TO AN EXIST. 24" WATER MAIN ALONG THE NORTH SIDE OF 12 1/2 MILE ROAD AND CONNECTING TO AN EXIST. 36" WATER MAIN ALONG THE EAST SIDE OF NOVI ROAD. ALL INTERNAL WATER MAINS TO BE 8" DIA.
3. STORM WATER DETENTION SHALL BE PROVIDED ON SITE.
4. PER THE TEN STATES STANDARDS ARTICLE 8.8.3, ONE FULL 20' PIPE LENGTHOF WATER MAIN SHALL BE USED WHENEVER STORM SEWER OR SAN. SEWER IS CROSSED, AND THE PIPE SHALL BE CENTERED ON THE CROSSING, IN ORDER TO ENSURE 10' SEPARATION BETWEEN WATER MAIN AND SEWERS.

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ENGINEERING | SURVEYING
Professional Engineers, Surveyors & Landscape Architects
TROY OFFICE: 248.519.1111
FARMINGTON HILLS OFFICE: 248.615.1111
FARMINGTON HILLS, MICHIGAN

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6.	07-08-25	REVISED PRELIMINARY SITE PLAN #3

3 WORKING DAYS BEFORE YOU DIG
CALL MISS DIG
1-800-482-7171
OF UNDERGROUND FACILITIES

PROJECT NUMBER: 23-207
PROJECT MANAGER: R.J.E.
DRAWN BY: A. AMAD
CHECKED BY: R.J.E.
DATE: 11/17/23
OFFICE: FARMINGTON HILLS

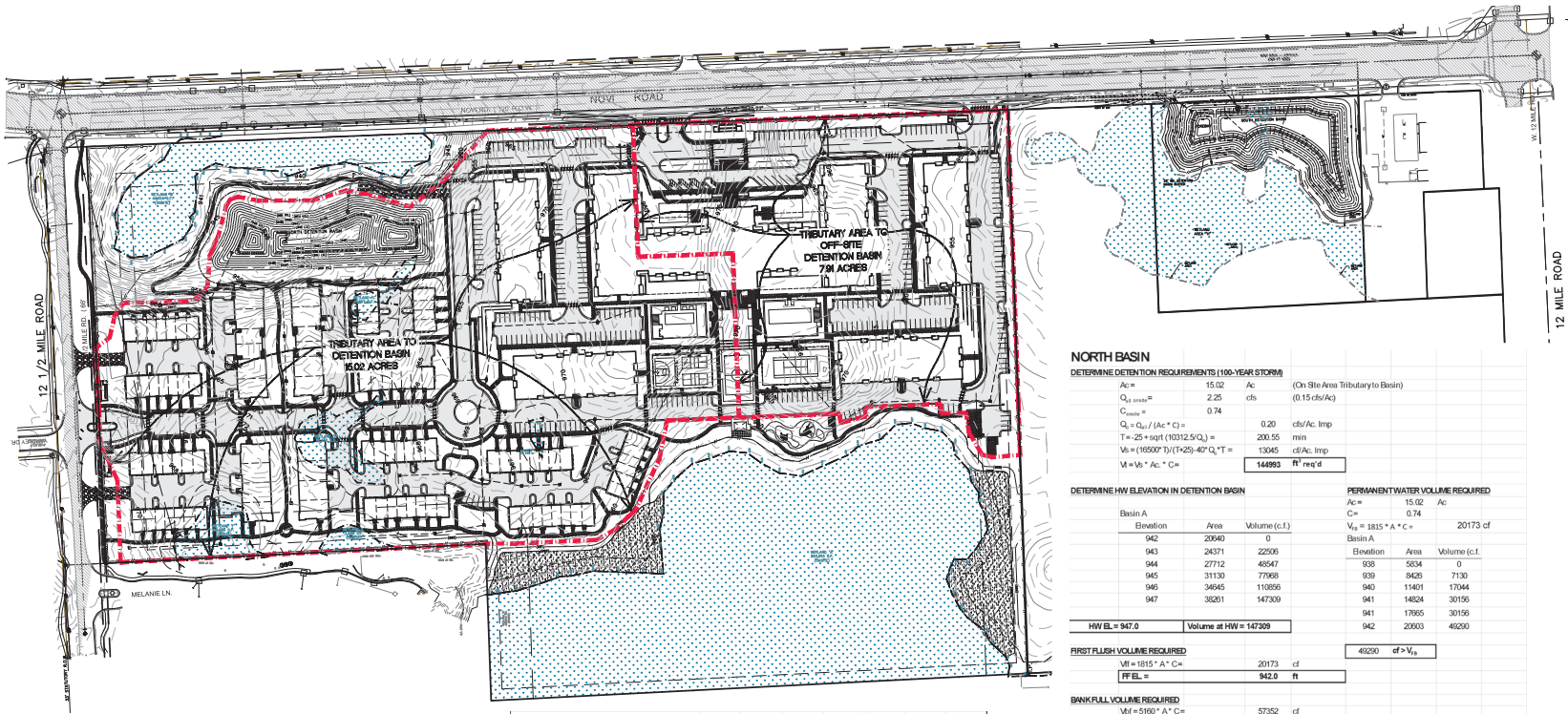
CLIENT INFO:
E AND M HOLDINGS, LLC
JORDAN SASSON
32605 W. TWELVE MILE RD.
SUITE 290
FARMINGTON HILLS, MI
48334

PROJECT NAME:
SOCIETY HILL

PART OF THE SE 1/4 OF SECTION 10, T.1N., R.8E., CITY OF NOVI, OAKLAND COUNTY, MI

SHEET TITLE:
UTILITY PLAN

PAGE No.:
11



NORTH BASIN

DETERMINE DETENTION REQUIREMENTS (100-YEAR STORM)

Ac =	15.02	Ac	(On Site Area Tributary to Basin)
Q_{ot} onsite =	2.25	cfs	(0.15 cfs/Ac)
C_{onsite} =	0.74		
$Q_o = Q_{ot} / (Ac * C)$ =	0.20	cfs/Ac. Imp	
T = -25 + sqrt (10312.5/Q_o) =	200.55	min	
Vs = (16500* T)/(T+25)-40* Q_o * T =	13045	cf/Ac. Imp	
Vt = Vs * Ac. * C=	**144993**	**ft³ req'd**	

DETERMINE HW ELEVATION IN DETENTION BASIN

Basin A

Elevation	Area	Volume (c.f.)
942	20640	0
943	24371	22506
944	27712	48547
945	31130	77968
946	34645	110856
947	38261	147309

HW EL = 947.0 | **Volume at HW = 147309**

PERMANENT WATER VOLUME REQUIRED

Ac = 15.02 Ac
C= 0.74
V_{18} = 1815 * A * C = 20173 cf

Basin A

Elevation	Area	Volume (c.f.
938	5834	0
939	8426	7130
940	11401	17044
941	14824	30156
941	17665	30156
942	20603	49290

49290 **cf > V_{18}**

FIRST FLUSH VOLUME REQUIRED

Vff = 1815 * A * C= 20173 cf
FF EL. = **942.0 ft**

BANK FULL VOLUME REQUIRED

Vbf = 5160 * A* C= 57352 cf
BF EL. = **944.3 ft**

Storm Water North Basin
Average "C" Factor

TRIBUTARY AREA: 15.02 AC.

A	B	C	D	E	F	G	H	I	
Building		Pavement		Lawn		Low Water		Total	Average "C" Factor
Area (Ac.)	"C" Factor	Area (Ac.)	"C" Factor	Area (Ac.)	"C" Factor	Area (Ac.)	"C" Factor	Area (Ac.)	((AxB)+(CxD)+(ExF)+(GxH))/I
3.650	0.950	5.580	0.950	5.320	0.350	0.470	1.000	15.020	0.74

SOUTH OFF-SITE DETENTION BASIN

CHANNEL PROTECTION VOLUME CONTROL - CPVc

A =	7.91	Ac	(Area Tributary to Detention Basin)
Ac_{off} =	0.00	Ac	(Offsite Acreage Trib. to Det. Basin)
C =	0.73		
Vcpvc= 4,719 x C x A =	27,249	ft³ required	(Required Infiltration Volume)

CHANNEL PROTECTION RATE CONTROL - CPRC EXTENDED DETENTION

A =	7.91	Ac	(Area Tributary to Detention Basin)
Ac_{off} =	0.00	Ac	(Offsite Acreage Trib. to Det. Basin)
C =	0.73		
Ved-r = 6,897 x C x A =	39,825	ft³ required	

FIRST FLUSH VOLUME REQUIRED

A =	7.91	Ac	
C =	0.73		
V_{ff} = 3,630 x C x A =	20,961	ft³ required < Vr-a	ok

DETERMINE DETENTION REQUIREMENTS (100-YEAR STORM)

Ac =	7.91	Ac	(Onsite Area Tributary to Basin)
Ac_{off} =	0.00	Ac	(Offsite Area Tributary to Basin)
Q_{ot} =	2.87	cfs	Allowable Outflow (12" Restricted Pipe Flow)

CALCULATE VARIABLE RELEASE RATE

Qvrr = 1.1055-0.206 ln(A) — Qrr= Allowable release rate in cfs/acre

A= Contributing area in acres

Qvrr = 0.68 cfs/acre

Q100p = Qvrr x A =	5.37	cfs	Q100p= Allowable 100-year post-development peak flow rate in cfs
Q100p =	2.87	cfs	**Q100P is the lesser of:**
			1- The restricted rate for the drain (cf/Acre) GOVERNS
			2- The prorated share of the drain's capacity (cf/Acre)
			3 - The Variable Release Rate (Qvrr) (cf/Acre)

Storm Water South Basin
Average "C" Factor

TRIBUTARY AREA: 7.91 AC.

A	B	C	D	E	F	G	H	I	
Building		Pavement		Lawn		Basin Low Water		Total	Average "C" Factor
Area (Ac.)	"C" Factor	Area (Ac.)	"C" Factor	Area (Ac.)	"C" Factor	Area (Ac.)	"C" Factor	Area (Ac.)	((AxB)+(CxD)+(ExF)+(GxH))/I
2.170	0.950	2.840	0.950	2.080	0.350	0.430	1.000	7.520	0.73

CALCULATE 100-YEAR RUNOFF VOLUME (V100D)

Ac =	7.91	Ac	(Onsite Area Tributary to Basin)
Ac_{off} =	0.00	Ac	(Offsite Area Tributary to Basin)
V100r=18985 x C x A			V100r= Post-Development 100-Year Runoff Volume in cubic feet
V100r=	109,625	cubic feet	

CALCULATE 100-YEAR PEAK INFLOW RATE (Q100IN)

Ac =	7.91	Ac	(Onsite Area Tributary to Basin)
Ac_{off} =	0.00	Ac	(Offsite Area Tributary to Basin)
Q100IN = C x I100 x A			Q100IN= 100-Year Post-Development Peak Inflow Rate in cfs
I100=83.18/(Tc+9.17)^0.81			I100 = 100-year peak rainfall intensity in inches/hour
I100 =	5.413	in/hr	Tc= 20.00 min
Q100IN=	31.26	cfs	

CALCULATE STORAGE CURVE FACTOR FOR THE 100-YEAR DETENTION VOLUME (R)

R= [0.206-0.15ln (Q100P/Q100IN)] — R=STORAGE CURVE FACTOR

R = 0.564

CALCULATE 100-YEAR REQUIRED DETENTION BASIN VOLUME

V100D= (V100R x R) - VCP-P — V100D = Required 100-year detention volume in cf

VCP-P = 0 — V100R = 100-Year runoff volume in cf

R= Storage curve factor

Vcp-p = Provided CVPC Voume in cf

V100D>=VED

V100D = 61,848 cubic feet

The site plan must be designed to accommodate the following volumes:

V_{ff}=	20,961	cubic feet
V_{cpvc}=	27,249	cubic feet
V_{crr}=	39,825	cubic feet
V_{1000}=	61,848	cubic feet

h_{ff} = 943.8 ft
h_{1000} = 944.6 ft

DETERMINE HW ELEVATION IN DETENTION BASIN

Basin A

Elevation	Area (Total)	Volume (c.f.)
942	18876	0
943	22582	20729
944	26230	45135
945	29970	73235
946	0	
947	0	

HW EL = 945.0 | **Volume at HW = 73235**

PERMANENT WATER VOLUME REQUIRED

Ac = 7.91 Ac
C= 0.73
V_{18} = 3,630 * A * C = 20961 cf

Basin A

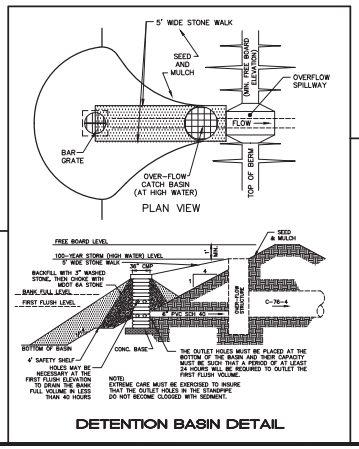
Elevation	Area	Volume (c.f.
939	6378	0
940	9227	7803
941	12445	18639
941	15609	18639
942	18876	35881

35881 **cf > V_{ff}**

MAINTENANCE SCHEDULE:

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

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



PROPOSED LEGEND

- SANITARY SEWER
- WATER MAIN
- STORM SEWER
- DITCH/SWALE
- SANITARY LEAD
- TREE PROTECTION FENCE
- SILT FENCE
- FLOODPLAIN
- 1000 CONTOUR
- CURB AND GUTTER
- SANITARY MANHOLE
- SANITARY CLEANOUT
- STORM MANHOLE
- CATCH BASIN
- END SECTION
- FIRE HYDRANT
- GATE VALVE AND WELL
- SAND BACKFILL
- PAVEMENT (ASPHALT)
- PAVEMENT (CONC. SIDEWALK)
- DIRECTION SURFACE FLOW
- OVERFLOW ROUTE
- DRIVEWAY LOCATION
- 1000.00 GRADE

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FARMINGTON HILLS OFFICE: 24725 W. 12 Mile Road, Suite 110, Southfield, MI 48034 (248) 353-2920

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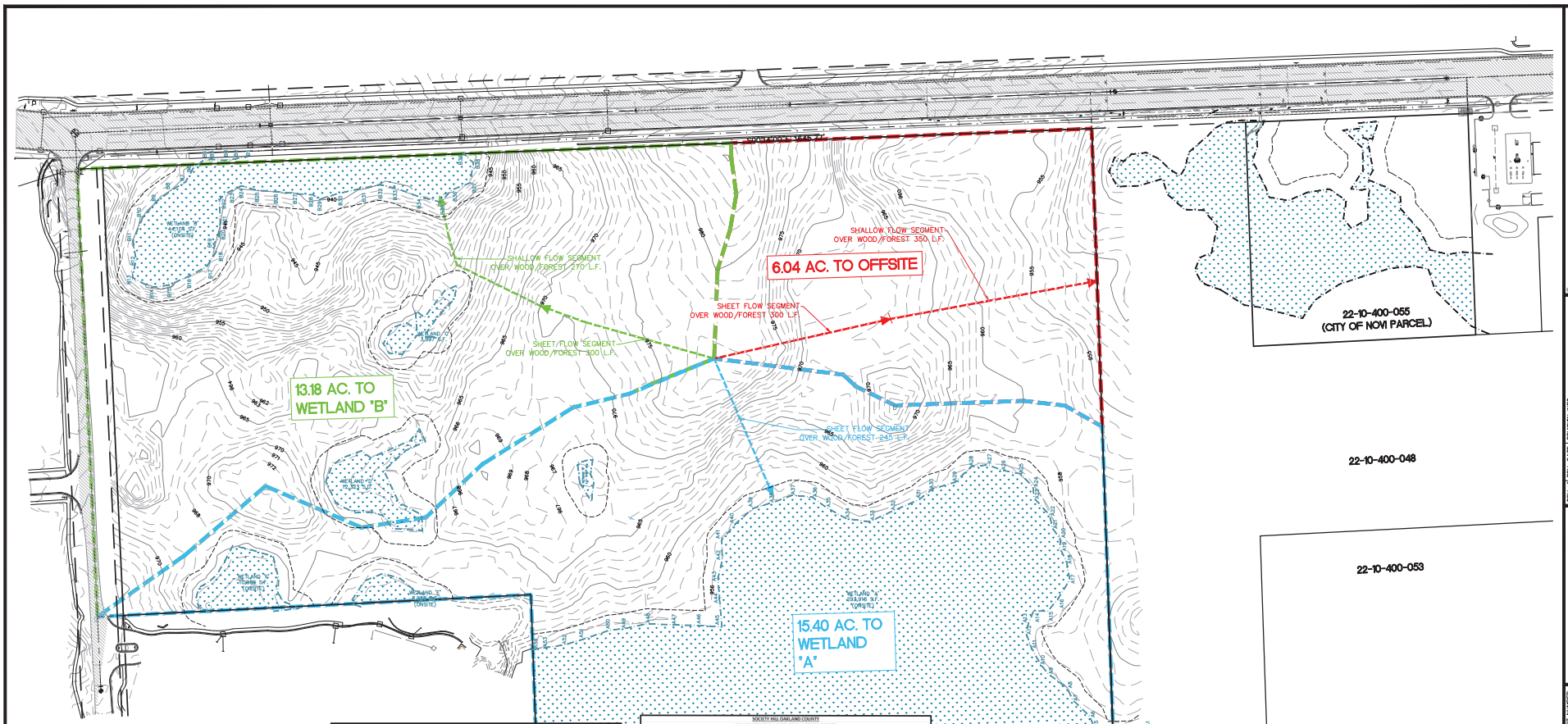
PROJECT NUMBER: 23-207
PROJECT MANAGER: JAH
DRAWN BY: A. AHMAD
CHECKED BY: RJE
DATE: 11-17-23
OFFICE: FARMINGTON HILLS

CLIENT INFO:
E AND M HOLDINGS, LLC
JORDAN SASSON
32605 W. TWELVE MILE RD.
SUITE 290
FARMINGTON HILLS, MI
48334

PROJECT NAME:
SOCIETY HILL
PART OF THE SE 1/4 OF SECTION 10, T.1N., R.9E., CITY OF NOVI, OAKLAND COUNTY, MI

SHEET TITLE:
STORMWATER MANAGEMENT PLAN

PAGE No.:
12



SOCIETY HILL OAKLAND COUNTY
PRE-CONSTUCTION SURFACE RUNOFF TO WETLAND "A"
USING SCS METHOD - 24 HOUR RAINFALL

		Area =	15.4	acres	
		5 year rain'all (P) =	2.91	in.	
		10 year rain'all (P) =	3.37	in.	NOAA ATLAS 14
		100 year rain'all (P) =	5.29	in.	
RUNOFF CURVE NUMBER		-from Oak. Co. Soil Maps			
	Hydrologic Soil Group	Land Use	RCN	Area (Ac.)	
	C	WOODS OR FOREST, GOOD COVER	70	8.51	595.7
	C	WETLAND/WATER BODY	100	6.89	689
		Composite RCN =	**Total** 83	**15.4**	**1284.7**
		S = 1000/RCN - 10 =	1.99	in	
RUNOFF (inches)					
			1.40 in	5 year	
Surface Runoff	SRO = (P-0.2S)^2 / (P+0.8S) =		1.76 in	10 year	
			3.48 in	100 year	
VOLUME OF RUNOFF	(area x depth)				
			99,592 cubic feet	10 year	
			194,562 cubic feet	100 year	
TIME OF CONCENTRATION					
Sheet Flow					
	L=	245	ft		
	Dif. In Elev. =	978- 956 =	22		
	Average Slope S=	100*22/(245) =	8.98 %		
	n=	0.24			
	p=	2-year, 24-hr rainfall (in)	2.41		
	Tc =	0.007(nL)$^{0.8}$ /(p)$^{0.5}$ S$^{0.4}$	0.308 hrs		18.47 min.
Shallow Concentrated Flow	S=		ft/ft		
	L=	0	ft		
	V =	3.2	ft/s (TR-55, Fig. 3-1 for S = 0.04 ft/ft)		
	Tc =	L/(V*3600)	0.000 hrs		0.00 min.
			Total Time of Concentration (Tc)=		**18.47 min**
					0.31 hr
Unit Hydrograph Peak		Unit Hydrograph Peak (Q_{up})= 238.6 * Tc$^{-0.85}$ =			627.01 cfs/in/mi^2
Peak rate of runoff					
% Swamp	0.00%				
% Lake	0.00%				
50 Year		Peak Rate of Runoff (Q) = Area (mi^2) * SRO * Q_{up} =			26.88 cfs
		Adjustment Ponding - Swamp:		1	
		Lake		1	
				1.000	
			10 year Peak Q =		**26.9 cfs**
100 Year		Peak Rate of Runoff (Q) = Area (mi^2) * SRO * Q_{up} =			52.49 cfs
		Adjustment Ponding - Swamp:		1	
		Lake		1	
				1.000	
			100 year Peak Q =		**52.5 cfs**
		Pre-Construction Max Runoff Rate =			**52.5 cfs (100 Yr Storm)**

SOCIETY HILL OAKLAND COUNTY
PRE-CONSTUCTION SURFACE RUNOFF TO WETLAND "B"
USING SCS METHOD - 24 HOUR RAINFALL

		Area =	13.18	acres	
		5 year rain'all (P) =	2.91	in.	
		10 year rain'all (P) =	3.37	in.	NOAA ATLAS 14
		100 year rain'all (P) =	5.29	in.	
RUNOFF CURVE NUMBER		-from Oak. Co. Soil Maps			
	Hydrologic Soil Group	Land Use	RCN	Area (Ac.)	
	C	WOODS OR FOREST, GOOD COVER	70	11.78	824.6
	C	WETLAND/WATER BODY	100	1.4	140
		Composite RCN =	**Total** 73	**13.18**	**964.6**
		S = 1000/RCN - 10 =	3.66	in	
RUNOFF (inches)					
			0.81 in	5 year	
Surface Runoff	SRO = (P-0.2S)^2 / (P+0.8S) =		1.10 in	10 year	
			2.53 in	100 year	
VOLUME OF RUNOFF	(area x depth)				
			52,811 cubic feet	10 year	
			120,867 cubic feet	100 year	
TIME OF CONCENTRATION					
Sheet Flow					
	L=	300	ft		
	Dif. In Elev. =	978- 970 =	8		
	Average Slope S=	100*8/300 =	2.67 %		
	n=	0.24			
	p=	2-year, 24-hr rainfall (in)	2.41		
	Tc =	0.007(nL)$^{0.8}$ /(p)$^{0.5}$ S$^{0.4}$	0.588 hrs		35.30 min.
Shallow Concentrated Flow	S=	(970-940)/270 =	0.104 ft/ft		
	L=	270	ft		
	V =	1.75	ft/s (TR-55, Fig. 3-1 for S = 0.04 ft/ft)		
	Tc =	L/(V*3600)	0.043 hrs		2.57 min.
			Total Time of Concentration (Tc)=		**37.87 min**
					0.63 hr
Unit Hydrograph Peak		Unit Hydrograph Peak (Q_{up})= 238.6 * Tc$^{-0.85}$ =			348.00 cfs/in/mi^2
Peak rate of runoff					
% Swamp	0.00%				
% Lake	0.00%				
50 Year		Peak Rate of Runoff (Q) = Area (mi^2) * SRO * Q_{up} =			7.91 cfs
		Adjustment Ponding - Swamp:		1	
		Lake		1	
				1.000	
			10 year Peak Q =		**7.9 cfs**
100 Year		Peak Rate of Runoff (Q) = Area (mi^2) * SRO * Q_{up} =			18.11 cfs
		Adjustment Ponding - Swamp:		1	
		Lake		1	
				1.000	
			100 year Peak Q =		**18.1 cfs**
		Pre-Construction Max Runoff Rate =			**18.1 cfs (100 Yr Storm)**

SOCIETY HILL OAKLAND COUNTY
PRE-CONSTUCTION SURFACE RUNOFF TO OFFSITE
USING SCS METHOD - 24 HOUR RAINFALL

		Area =	6.04	acres	
		5 year rain'all (P) =	2.91	in.	
		10 year rain'all (P) =	3.37	in.	NOAA ATLAS 14
		100 year rain'all (P) =	5.29	in.	
RUNOFF CURVE NUMBER		-from Oak. Co. Soil Maps			
	Hydrologic Soil Group	Land Use	RCN	Area (Ac.)	
	C	WOODS OR FOREST, GOOD COVER	70	6.04	422.8
		Composite RCN =	**Total** 70	**6.04**	**422.8**
		S = 1000/RCN - 10 =	4.29	in	
RUNOFF (inches)					
			0.66 in	5 year	
Surface Runoff	SRO = (P-0.2S)^2 / (P+0.8S) =		0.93 in	10 year	
			2.25 in	100 year	
VOLUME OF RUNOFF	(area x depth)				
			20,364 cubic feet	10 year	
			49,416 cubic feet	100 year	
TIME OF CONCENTRATION					
Sheet Flow					
	L=	300	ft		
	Dif. In Elev. =	978- 968 =	10		
	Average Slope S=	100*8/300 =	3.33 %		
	n=	0.24			
	p=	2-year, 24-hr rainfall (in)	2.41		
	Tc =	0.007(nL)$^{0.8}$ /(p)$^{0.5}$ S$^{0.4}$	0.538 hrs		32.28 min.
Shallow Concentrated Flow	S=	(968-951)/350 =	0.049 ft/ft		
	L=	350	ft		
	V =	3.6	ft/s (TR-55, Fig. 3-1 for S = 0.04 ft/ft)		
	Tc =	L/(V*3600)	0.027 hrs		1.62 min.
			Total Time of Concentration (Tc)=		**33.90 min**
					0.57 hr
Unit Hydrograph Peak		Unit Hydrograph Peak (Q_{up})= 238.6 * Tc$^{-0.85}$ =			383.04 cfs/in/mi^2
Peak rate of runoff					
% Swamp	0.00%				
% Lake	0.00%				
50 Year		Peak Rate of Runoff (Q) = Area (mi^2) * SRO * Q_{up} =			3.34 cfs
		Adjustment Ponding - Swamp:		1	
		Lake		1	
				1.000	
			10 year Peak Q =		**3.3 cfs**
100 Year		Peak Rate of Runoff (Q) = Area (mi^2) * SRO * Q_{up} =			8.10 cfs
		Adjustment Ponding - Swamp:		1	
		Lake		1	
				1.000	
			100 year Peak Q =		**8.1 cfs**
		Pre-Construction Max Runoff Rate =			**8.1 cfs (100 Yr Storm)**

SOCIETY HILL OAKLAND COUNTY
POST-CONSTUCTION SURFACE RUNOFF
3/11/2024

TO SOUTH OFF-SITE BASIN				
	Ac =	7.91	Ac	(On Site Area Tributary to Basin)
	BASIN OUTLET $Q_{allonsite}$ =	**1.19**	**cfs**	(0.15 cfs/Ac) - ENG. DESIGN MANUAL FOR CITY OF NOVI 2014
TO NORTH BASIN				
	Ac =	15.02	Ac	(On Site Area Tributary to Basin)
	BASIN OUTLET $Q_{allonsite}$ =	**2.25**	**cfs**	(0.15 cfs/Ac) - ENG. DESIGN MANUAL FOR CITY OF NOVI 2014

RUNOFF CALCULATION SUMMARY

TO WETLAND "B"	Pre-Construction Max Runoff Rate =	18.1 cfs (100 Yr Storm)
	Post- Construction Max Runoff Rate =	2.25 cfs (0.15 cfs/Ac)
TO OFFSITE	Pre-Construction Max Runoff Rate =	8.1 cfs (100 Yr Storm)
	Post- Construction Max Runoff Rate =	1.19 cfs (0.15 cfs/Ac)

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PROJECT MANAGER: B. EMERINE
DRAWN BY: M.A.
CHECKED BY: R.E.
DATE: 11/22/23
OFFICE: FARMINGTON HILLS

CLIENT INFO:
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PART OF THE SE 1/4 OF SECTION 10, T.1N., R.8E., CITY OF NOVI, OAKLAND COUNTY, MI

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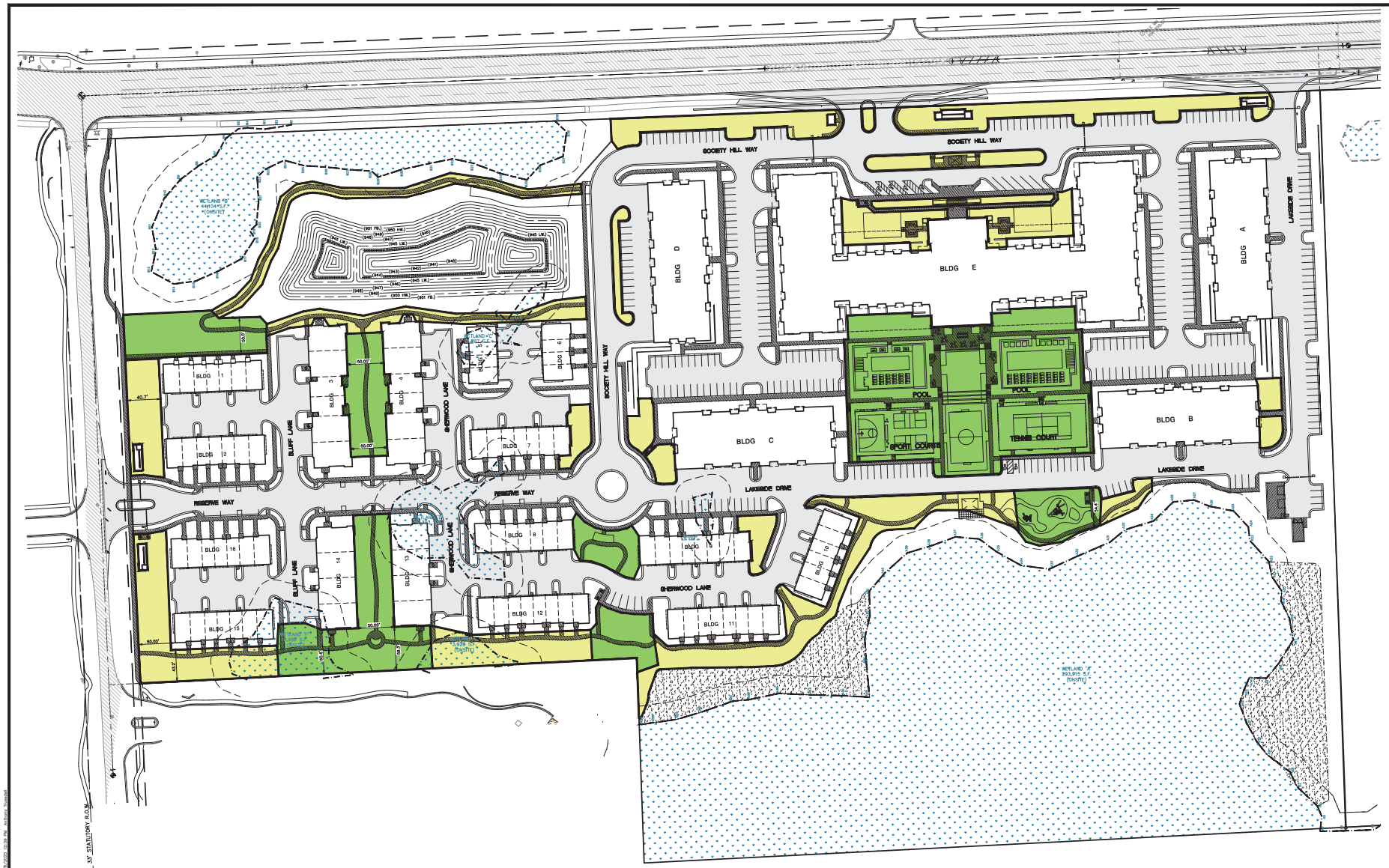

Usable Open Space Calculations

TOTAL No. OF RESIDENTIAL UNITS	=	500
USABLE OPEN SPACE REQUIRED	=	200 S.F. PER UNIT
	=	100,000 S.F.= **2.29 AC.**
USABLE OPEN SPACE		
BUILDING BALCONIES	=	54,542 S.F.= 1.25 AC.
USABLE AREA	=	126,027 S.F.= 2.89 AC.
USABLE OPEN SPACE PROVIDED	=	163,127 S.F.= **4.14 AC.**
OPEN SPACE		
OPEN SPACE PROVIDED	=	126,433 S.F.= 2.90 AC.
TOTAL OPEN SPACE PROVIDED	=	**4.14 + 2.90 = 7.04 AC.**

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REV. #	REV. DATE	REVISION INFO.
1.	11-22-23	PRE-APP SUBMITTAL
2.	03-25-24	PRELIMINARY SITE PLAN SUBMITTAL
3.	07-30-24	PER CITY REVIEW LETTERS
4.	10-4-24	REVISED PRELIMINARY SITE PLAN
5.	01-09-25	REVISED PRELIMINARY SITE PLAN #2
6.	07-08-25	REVISED PRELIMINARY SITE PLAN #3

3 WORKING DAYS BEFORE YOU DIG
CALL MISS DIG
1-800-482-7171
811
OF UNDERGROUND FACILITIES

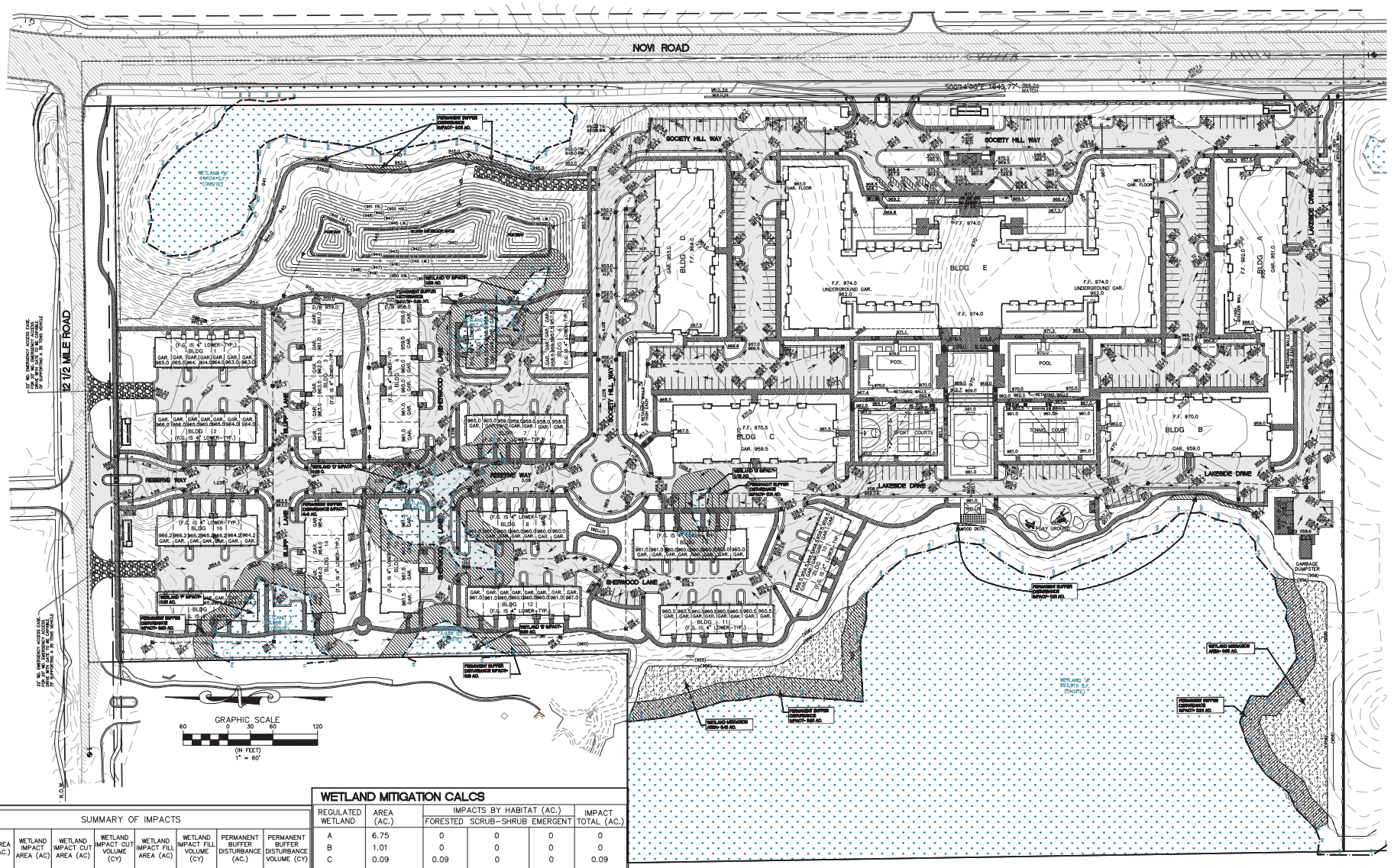
PROJECT NUMBER: 23-207
PROJECT MANAGER: R.J.E.
DRAWN BY: A. AWAD
CHECKED BY: R.J.E.
DATE: 07-08-25
OFFICE: FARMINGTON HILLS

CLIENT INFO:
E AND M HOLDINGS, LLC
JORDAN SASSON
32605 W. TWELVE MILE RD.
SUITE 290
FARMINGTON HILLS, MI
48334

PROJECT NAME:
SOCIETY HILL
PART OF THE SE 1/4 OF SECTION 10, T1N, R.9E., CITY OF NOVI, OAKLAND COUNTY, MI

SHEET TITLE:
OPEN SPACE PLAN

PAGE No.:
14



SUMMARY OF IMPACTS

REGULATED WETLAND	AREA (AC.)	WETLAND IMPACT AREA (AC)	WETLAND IMPACT CUT AREA (AC)	WETLAND IMPACT CUT VOLUME (CY)	WETLAND IMPACT FILL AREA (AC)	WETLAND IMPACT FILL VOLUME (CY)	PERMANENT BUFFER DISTURBANCE (AC.)	PERMANENT BUFFER DISTURBANCE VOLUME (CY)
A	6.75	0.00	0.00	0	0.00	0	0.50	810 FILL
B	1.01	0.00	0.00	0	0.00	0	0.05	76 FILL
C	0.09	0.09	0.01	37	0.08	556	0.28	894 FILL
D	0.28	0.28	0.28	901	0.00	0	0.41	1,969 CUT
E	0.09	0.09	0.03	25	0.06	62	0.13	205 FILL
F	0.25	0.25	0.12	97	0.13	194	0.20	210 CUT
G	0.03	0.03	0.03	118	0.00	0	0.14	1,615 CUT
H	1.25	0.05	0.03	90	0.02	82	0.40	1,303 FILL
TOTAL IMPACT:	9.75	0.79	0.50	1268	0.29	894	2.11	506 CUT

(SHOWN ON SHEET 9)

TOTAL WETLAND IMPACT = 0.79 AC.
WETLAND MITIGATION PROVIDED ON SITE = 1.01 AC.

WETLAND MITIGATION CALCS

REGULATED WETLAND	AREA (AC.)	IMPACTS BY HABITAT (AC.) FORESTED	SCRUB-SHRUB	EMERGENT	IMPACT TOTAL (AC.)
A	6.75	0	0	0	0
B	1.01	0	0	0	0
C	0.09	0.09	0	0	0.09
D	0.28	0.28	0	0	0.28
E	0.09	0.08	0	0.01	0.09
F	0.25	0	0	0.25	0.25
G	0.03	0.03	0	0	0.03
H	1.25	0	0.05	0	0.05
TOTAL:	9.75	0.48	0.05	0.26	0.79
MITIGATION RATIO		2.0	1.5	1.5	1.28
REQUIRED MITIGATION		0.96	0.07	0.39	1.42
ON-SITE MITIGATION		1.01	0	0	1.01
WETLAND MITIGATION BANK		0	0	0	0.41

ON-SITE WETLAND MITIGATION:
- 1.01 AC. OF FORESTED WETLANDS.
- 100% ON-SITE MITIGATION OF THE IMPACTED FORESTED WETLANDS.
- 1.28 : 1.00 RATIO OF ON-SITE MITIGATION (OF THE 0.79 AC. OF TOTAL WETLAND IMPACT).

OFF-SITE WETLAND MITIGATION:
- 0.41 AC. OF MITIGATION TO BE PURCHASED THRU EGLE BANK CREDITS. ALL EGLE CREDITS ARE USED TO MITIGATE THE NON-FORESTED WETLANDS.
- CONSERVATION EASEMENT WITHIN THE CITY OF NOVI. REFERENCE SHEETS 5 AND 9 FOR CONSERVATION EASEMENT AREAS.

ENVIRONMENTAL ENHANCEMENT:
- THERE ARE INVASIVE SPECIES MANAGEMENT ACTIVITIES THAT WILL BE CONDUCTED IN THE WETLAND AND NATURAL FEATURES SETBACK ASSOCIATED WITH WETLAND "A" (THE POND) AND "B" (NE CORNER). SPECIES SUCH AS COMMON REED (PHRAGMITES AUSTALIS), BUCKTHORN (RHAMNUS CATHARTICA, FRANGULA ALNUS), HONEYSUCKLE (LONICERA MORROWII) AUTUMN OLIVE (ELAEAGNUS UMBELLATE), AND ASIAN BITTERSWEET (CELASTRUS ORBICULATUS) ALL SERVE TO COMPETE WITH NATIVE SPECIES, SPREAD TO OTHER WETLANDS AND, IN THE CASE OF WETLAND "A", BLOCK SCENIC VIEWS. OWNER ACTIVITIES WILL INCLUDE PHYSICAL REMOVAL AND HERBICIDE APPLICATION FOR UP TO THREE YEARS.

WETLAND LEGEND

WETLAND IMPACT | BUFFER SETBACK DISTURBANCE | WETLAND MITIGATION

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5.	07-08-25	REVISED PRELIMINARY SITE PLAN #2
6.	07-08-25	REVISED PRELIMINARY SITE PLAN #3

3 WORKING DAYS BEFORE YOU DIG CALL MISS DIG 1-800-482-7171 OF UNDERGROUND FACILITIES

PROJECT NUMBER: 23-207
PROJECT MANAGER: R.J.E.
DRAWN BY: A. AMAD
CHECKED BY: R.J.E.
DATE: 07-08-25
OFFICE: FARMINGTON HILLS

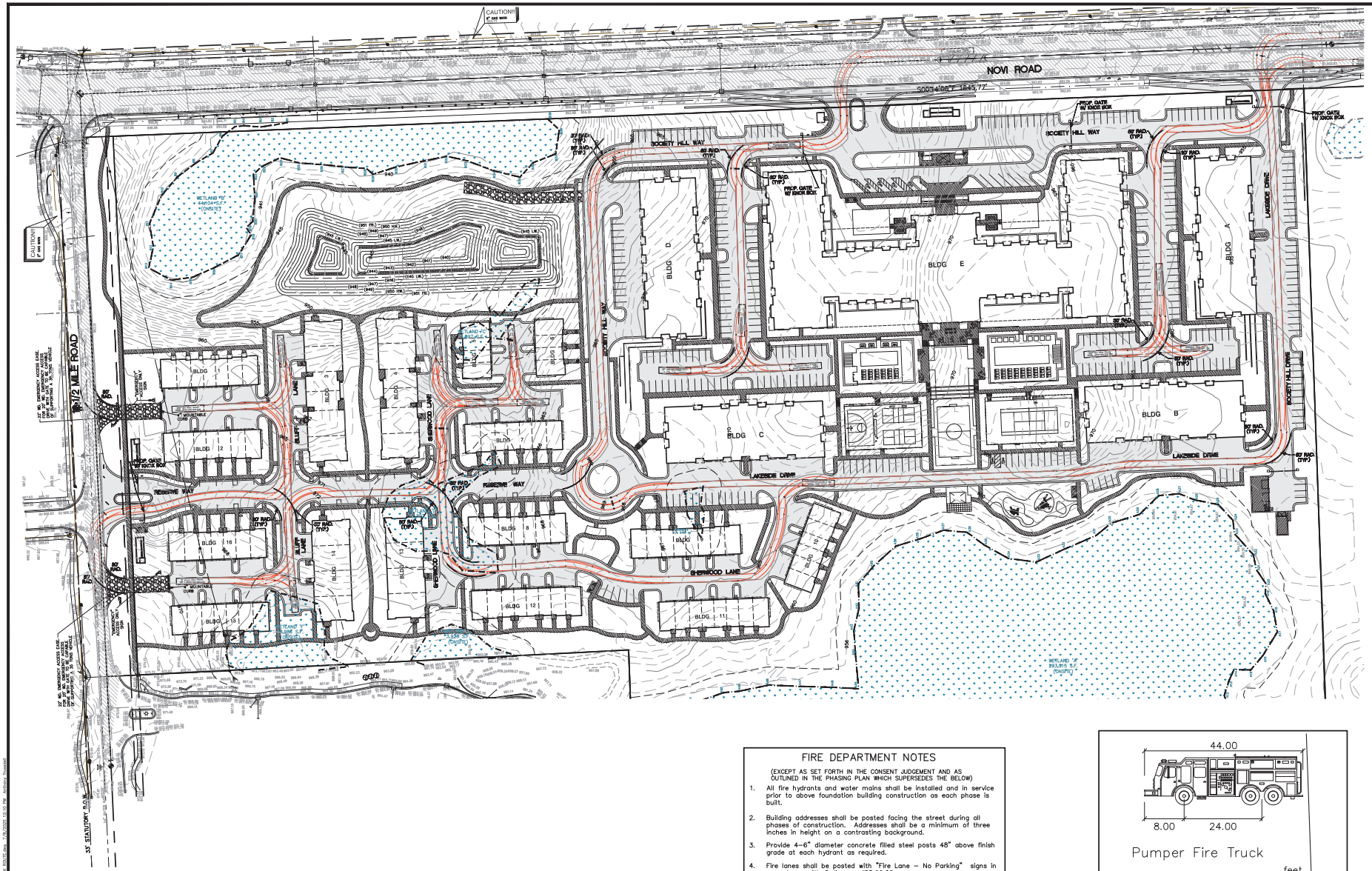
CLIENT INFO:
E AND M HOLDINGS, LLC
JORDAN SASSON
32605 W. TWELVE MILE RD.
SUITE 290
FARMINGTON HILLS, MI
48334

PROJECT NAME:
SOCIETY HILL

PART OF THE SE 1/4 OF SECTION 10, T.1N., R.8E., CITY OF NOVI, OAKLAND COUNTY, MI

SHEET TITLE:
WETLAND PLAN

PAGE No.:
15



FIRE DEPARTMENT NOTES

(EXCEPT AS SET FORTH IN THE CONSENT JUDGEMENT AND AS OUTLINED IN THE PHASING PLAN WHICH SUPERSEDES THE BELOW)

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. 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.
3. Provide 4-6" diameter concrete filled steel posts 48" above finish grade at each hydrant as required.
4. Fire lanes shall be posted with "Fire Lane – No Parking" signs in accordance with Ordinance #85.99.02.
5. Street names on suitable poles shall be established and installed prior to construction above the foundation.
6. All access gates will be provided with a knox box for fire department access.

Pumper Fire Truck

	feet
Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 37.8

GRAPHIC SCALE
60 0 30 60 120
(IN FEET)
1" = 60'

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REV. #	REV. DATE	REVISION INFO.
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3.	07-30-24	PER CITY REVIEW LETTERS
4.	10-14-24	REVISED PRELIMINARY SITE PLAN
5.	12-20-24	REVISED PRELIMINARY SITE PLAN #2
6.	07-08-25	REVISED PRELIMINARY SITE PLAN #3

3 WORKING DAYS BEFORE YOU DIG
CALL MISS DIG
1-800-482-7171
(TOLL FREE)
OF UNDERGROUND FACILITIES

PROJECT NAME:
SOCIETY HILL

CLIENT INFO:
E AND M HOLDINGS, LLC
JORDAN SASSON
32605 W. TWELVE MILE RD.
SUITE 290
FARMINGTON HILLS, MI
48334

PART OF THE SE 1/4 OF SECTION 10, T1N, R.8E., CITY OF NOVI, OAKLAND COUNTY, MI

SHEET TITLE:
TRUCK ROUTE PLAN

PROJECT NUMBER: 23-207
PROJECT MANAGER: R.J.E.
DRAWN BY: A. AMAD
CHECKED BY: R.J.E.
DATE: 07-08-25
OFFICE: FARMINGTON HILLS

PAGE No.:
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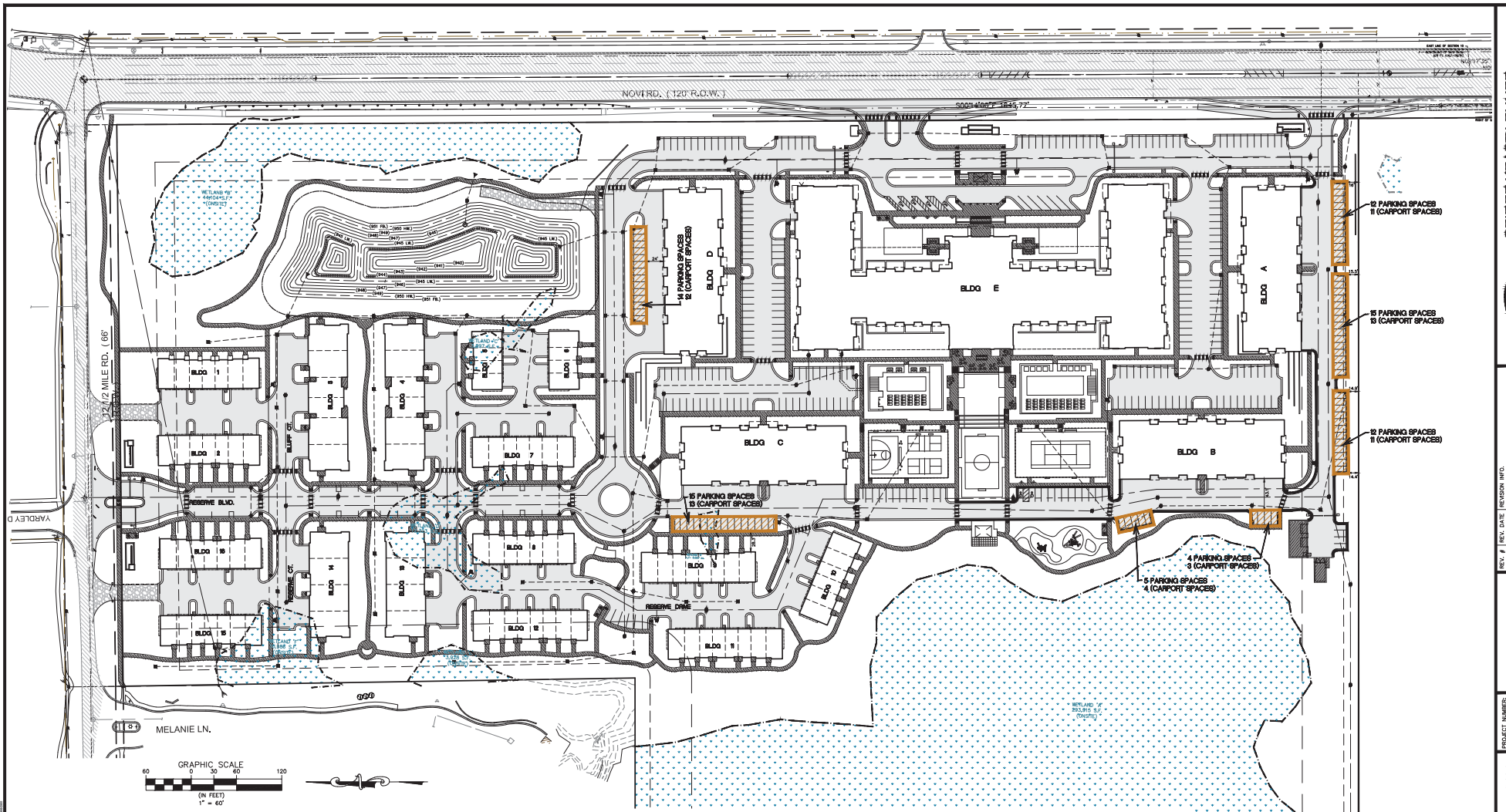

NOTES:

1) Locations for carports and/or detached garages will be free of utility conflicts should Developer opt to include them.

2) A reduction of up to 15 parking spaces shall be permitted to accommodate carports and/or detached garages.

3) The setback in front of Building A, Building C and Building D can be reduced up to 15.4' (to match Building B) to accommodate any adjustments in Building location and carport (or detached garage) locations to clear utility conflicts and clearance issues.

4) Carports and/or detached garages can be installed after the final paving is complete.

5) Carports and/or detached garages shall be shown on the final site plan and will require building permits.

CARPORT EXAMPLES





GRAPHIC SCALE
60 0 30 60 120
(IN FEET)
1" = 60'

POTENTIAL CARPORT OR DETACHED GARAGE LOCATIONS

PROPOSED 67 CARPORT SPACES WILL CAUSE A REDUCTION OF 15 PARKING SPACES.

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REV. #	REV. DATE	REVISION INFO.
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6.	07-08-25	REVISED PRELIMINARY SITE PLAN #3

811
3 WORKING DAYS BEFORE YOU DIG
CALL MISS DIG
1-800-482-7171
TOLL FREE FOR THE LOCATION OF UNDERGROUND PIPELINES

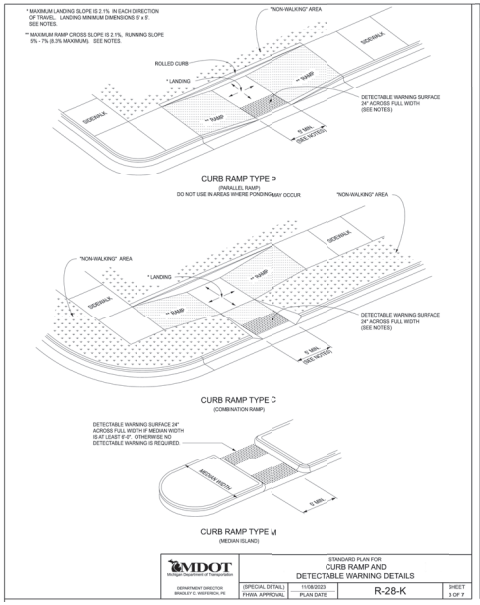
PROJECT NUMBER: 23-207
PROJECT MANAGER: B. EMERINE
DRAWN BY: A.A.
CHECKED BY: R.J.E.
DATE: 11/22/23

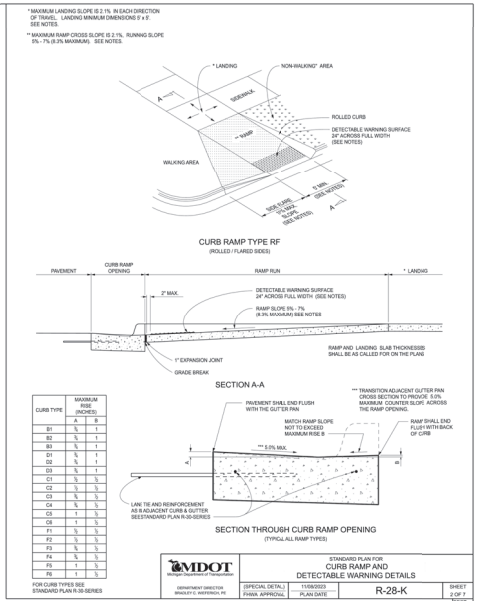
CLIENT INFO:
E AND M HOLDINGS, LLC
JORDAN SASSON
32605 W. TWELVE MILE RD.
SUITE 290
FARMINGTON HILLS, MI
48334

PROJECT NAME:
SOCIETY HILL
PART OF THE SE 1/4 OF SEC. 10, T.1N., R.8E., CITY OF NOVI, OAKLAND COUNTY, MI

SHEET TITLE:
POTENTIAL CARPORT OR DETACHED GARAGE LOCATIONS

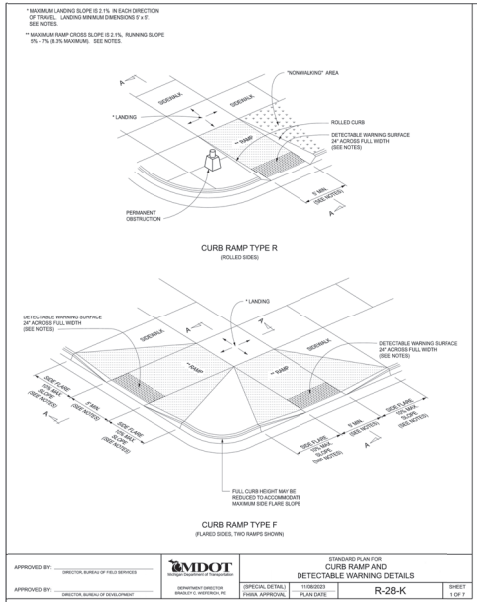
PAGE No.:
18

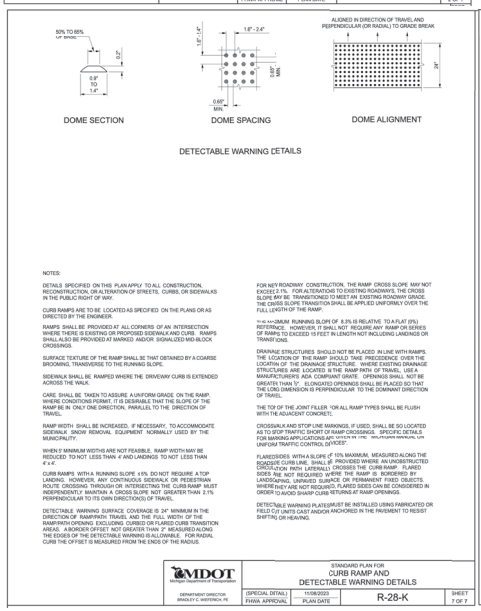


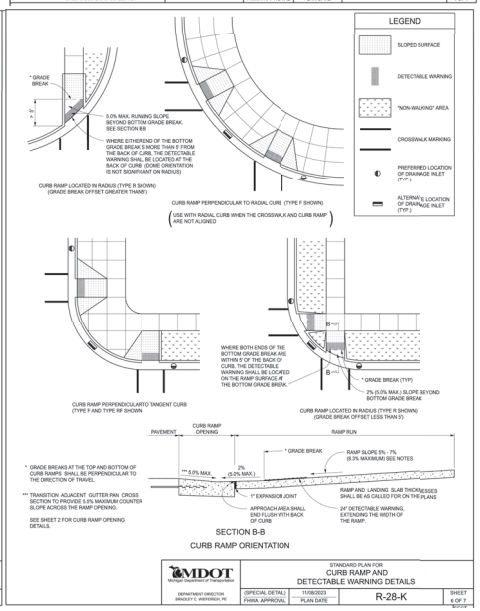


CURB TYPE	MAXIMUM RISE (INCHES) A	B
B1	3/4	1
B2	3/4	1
B3	3/4	1
D1	3/4	1
D2	3/4	1
D3	3/4	1
C1	1/2	1/2
C2	1/2	1/2
C3	3/4	1/2
C4	3/4	1/2
C5	1	1/2
C6	1	1/2
F1	1/2	1/2
F2	1/2	1/2
F3	3/4	1/2
F4	3/4	1/2
F5	1	1/2
F6	1	1/2

FOR CURB TYPES SEE STANDARD PLAN R-30-SERIES







APPROVED BY:	
	DIRECTOR, BUREAU OF FIELD SERVICES
APPROVED BY:	
	DIRECTOR, BUREAU OF DEVELOPMENT

DEPARTMENT DIRECTOR BRADLEY C. WIEFERICH, PE	STANDARD PLAN FOR CURB RAMP AND DETECTABLE WARNING DETAILS			
	(SPECIAL DETAIL) FHWA APPROVAL	11/08/2023 PLAN DATE	R-28-K	SHEET 1 OF 7
	(SPECIAL DETAIL) FHWA APPROVAL	11/08/2023 PLAN DATE	R-28-K	SHEET 2 OF 7
	(SPECIAL DETAIL) FHWA APPROVAL	11/08/2023 PLAN DATE	R-28-K	SHEET 7 OF 7
	(SPECIAL DETAIL) FHWA APPROVAL	11/08/2023 PLAN DATE	R-28-K	SHEET 6 OF 7

REV. #	REV. DATE	REVISION INFO.
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SEIBER KEAST LEHNER
ENGINEERING | SURVEYING
Professional Engineering
Professional Surveying
Traffic Engineering
Planning
Landscape Architecture
Construction Management
Environmental Consulting
Transportation Planning
Parking Consulting
Grand Rapids, Michigan
Farmington Hills, Michigan

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3 WORKING DAYS BEFORE YOU DIG CALL MISS DIG 1-800-482-7171 OF UNDERGROUND FACILITIES

PROJECT NUMBER: 23-207
PROJECT MANAGER: RJE
DRAWN BY: A. AMAD
CHECKED BY: RJE
DATE: 11/08/23
OFFICE: FARMINGTON HILLS

CLIENT INFO:
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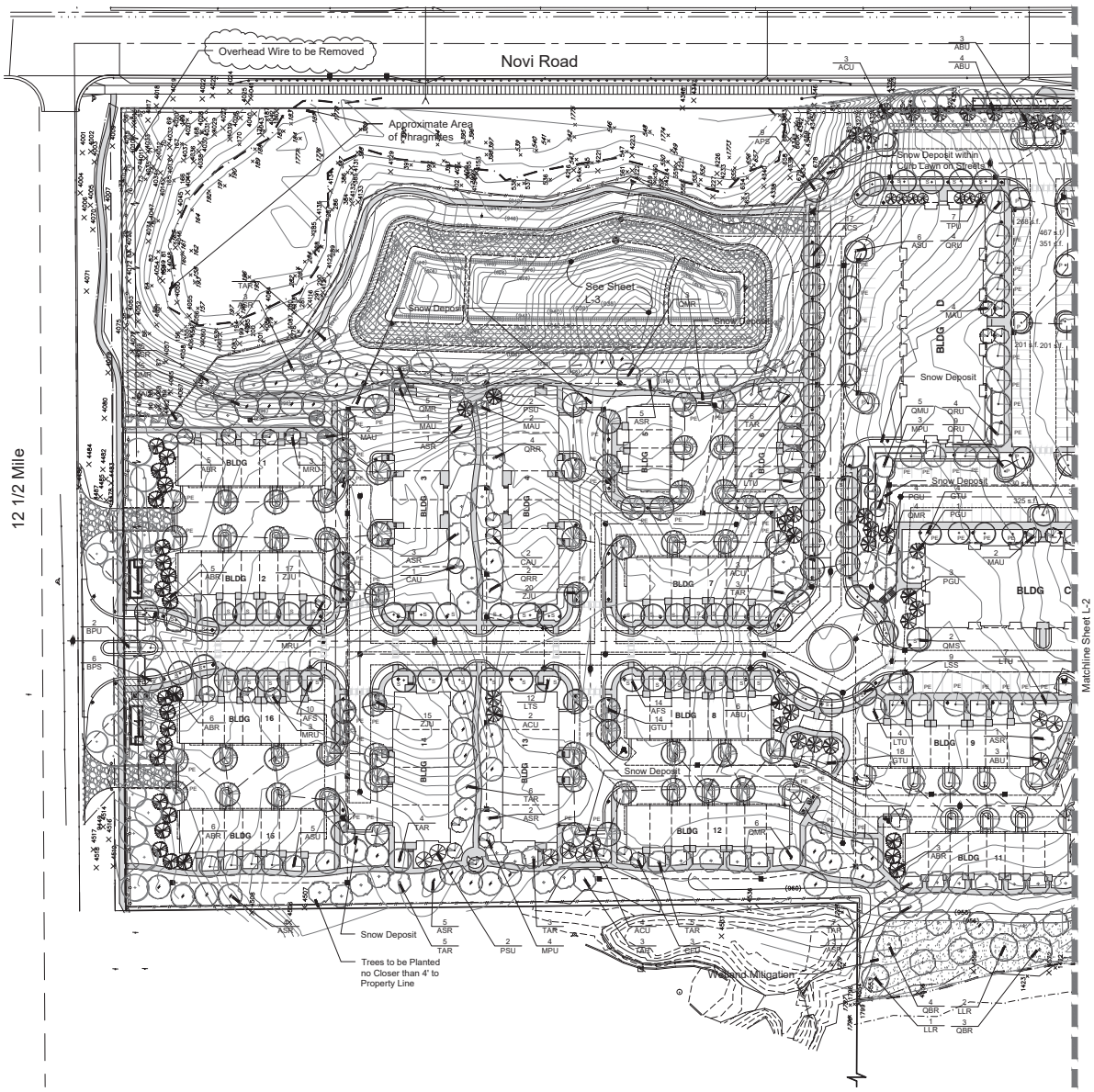
PROJECT NAME:
SOCIETY HILL

PART OF THE SE 1/4 OF SECTION 10, T.1N., R.9E., CITY OF NOVI, OAKLAND COUNTY, MI

SHEET TITLE:
NOTES AND DETAILS

PAGE No.:
ND

4/4/24 2:01 Bradley.Wieferich:Dropbox:Projects:23207 - Society Hill:Drawings:Site Plan:23207 - CURB.dwg, 7/8/2025 12:15 PM, Anthony Tramontin



Landscape Summary

Street Trees
- Street Frontage 6,572 l.f.
- Less Drives 701 l.f.
- Net Frontage 5,871 l.f.
- Trees Required 167.7 Trees (5,871 / 35)
- Trees Provided 168 Trees
  - Sheet L-1 81 Trees (2 Double Counted as Greenbelt Trees)
  - Sheet L-2 87 Trees (13 Double Counted as Greenbelt Trees)

Multi-Family Trees
- Total Units 188 Units
- Trees Required 564 Trees (188 x 3)
- Trees Provided 564 Trees
  - Sheet L-1 215 Trees
  - Sheet L-2 349 Trees

Parking Lot Landscaping
- Vehicular Use Area 64,962 s.f.
- Landscape Area Required 3,750 s.f. (50,000 s.f. x 7.5%)
  150 s.f. (14,962 s.f. x 1%)
  3,900 s.f.
- Landscape Area Provided 5,453 s.f.
- Canopy Trees Required 19.5 Trees (3,900 / 200)
- Canopy Trees Provided 20 Trees
  - Sheet L-1 10 Trees
  - Sheet L-2 10 Trees

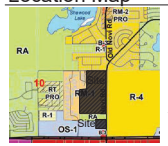
Parking Lot Perimeter
- Perimeter 2,805 l.f.
- Trees Required 80.1 Trees (2,805 l.f. / 35')
- Trees Provided 80 Trees
  - Sheet L-1 66 Trees
  - Sheet L-2 14 Trees

Woodland Replacement
- Replacement Required S.H. Site 2,131 Trees
- Replacement Required, City Parcel 180 Trees
- Total Replacement Required 2,311 Trees
  - Off-Site Plantings 637 Trees
  - On-Plantings 293 Trees
- Replacement Provided 930 Trees
- Trees to be Paid into Fund 1,381 Trees (2,311 - 930)

Woodland Notes:
1. Consent Judgement Allowed Off-Site Woodland Replacement. Planting Locations and Quantities are Below.
2. Additional Off-Site Plantings may Occur and Require City Approval in Advance of Planting. Any Additional Plantings will Reduce the Number of Trees Paid into the Tree Fund.
3. A Total of 293 Woodland Replacement Trees are Provided on Off-Site Detention and On-Site Parcel. 180 Trees Count Towards the Detention Replacement and 113 Trees to the On-Site Parcel.

General Notes:
- Soils Information is Shown on Sheet 6.
- Trees Shall be Planted no Closer than 10' to Sanitary Sewer, Utility Structures Including Hydrants and 5' from Utility Lines. Trees Shall be Planted 4' from Curbs.
- Tree 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 Screen per Detail on Sheet L-3. Approximately 8-12 Shrubs will be Required per Box.
- No Overhead Lines Exist.
- Japanese Knotweed is not Present on this Site. Phragmites is Present in Wetlands A and B. See Sheet L-2 for Removal.
- An Irrigation Plan will be Provided for Final Site Plan.
- All Islands to be Sod

Location Map



Off-Site Planting Summary

Replacement Location*	Species	Count
Arena Drive/Nick Lidstrom Berm	Spruce	73
River Oaks West		
Interior Plantings	Spruce	231
Novi Road Berm	Spruce	115
Focal Point Trees	Spruce	47
Building Plantings (2 per 33 bldgs)	River Birch	66
Building Plantings (3 per 33 bldgs)	Red Maple	99
Highline Club	Spruce	6
Total		**637**

* All Replacement Locations are approved per the Consent Judgment and Original Site Plan

Plant List - This Sheet

sym	qty.	botanical name	common name	caliper	spacing	root	height	price	total	Species	Genus	Native	Total
Woodland Replacement													
ABR	25	Abies balsamea	Balsam Fir		as shown	B&B	8'	$ 375.00	$ 9,375.00				
ASR	32	Acer saccharum	Sugar Maple	2.5"	as shown	B&B		$ 400.00	$ 12,800.00				
LLR	3	Larix laricina	Tamarack		as shown	B&B	8'	$ 400.00	$ 1,200.00				
QBR	7	Quercus bicolor	Swamp Red Oak	2.5"	as shown	B&B		$ 400.00	$ 2,800.00				
QMR	23	Quercus macrocarpa	Bur Oak	2.5"	as shown	B&B		$ 400.00	$ 9,200.00				
QRR	6	Quercus rubra	Red Oak	2.5"	as shown	B&B		$ 400.00	$ 2,400.00				
TAR	47	Tilia americana 'Redmond'	Basswood	2.5"	as shown	B&B		$ 400.00	$ 18,800.00				
	143		Replacements Shown on L-1										

sym	qty.	botanical name	common name	caliper	spacing	root	height	price	total	Species	Genus	Native	Total
Unit Trees													
ABU	16	Abies balsamea	Balsam Fir		as shown	B&B	8'	$ 375.00	$ 6,000.00	14%	13%	1	1
ACU	12	Abies concolor	Concolor Fir		as shown	B&B	8'	$ 375.00	$ 4,500.00	4%	10%	1	1
ASU	11	Acer saccharum	Sugar Maple	2.5"	as shown	B&B		$ 400.00	$ 4,400.00	20%	21%	1	1
BPU	2	Betula papyrifera 'Snowy'	Canoe Birch, Multi Stem		as shown	B&B	12'	$ 400.00	$ 800.00	3%	3%	1	1
CAU	3	Cornus alternifolia	Pagoda Dogwood	2.5"	as shown	B&B		$ 375.00	$ 1,125.00	1%	2%	1	1
CFU	3	Cornus florida	Flowering Dogwood	2.5"	as shown	B&B		$ 375.00	$ 1,125.00	1%		1	1
GTU	36	Gleditsia triacanthos var. inermis	Thornless Honeylocust	3.0"	as shown	B&B		$ 400.00	$ 14,400.00	12%	12%	1	1
LTU	15	Liriodendron tulipifera	Tulip Tree	3.0"	as shown	B&B		$ 400.00	$ 6,000.00	9%	9%	1	1
MAU	14	Malus 'Adirondack'	Adirondack Crabapple	2.5"	as shown	B&B		$ 400.00	$ 5,600.00	5%			1
MPU	3	Malus 'Profusion'	Profusion Crabapple	2.5"	as shown	B&B		$ 375.00	$ 1,125.00	1%	9%		1
MRU	9	Malus 'Radiant'	Radiant Crabapple	2.5"	as shown	B&B		$ 375.00	$ 3,375.00	3%			1
PGU	8	Picea glauca	White Spruce		as shown	B&B	8'	$ 375.00	$ 3,000.00	3%	3%	1	1
PSU	2	Pinus strobus	White Pine		as shown	B&B	8'	$ 375.00	$ 750.00	1%	1%	1	1
QMU	5	Quercus macrocarpa	Bur Oak	3.0"	as shown	B&B		$ 400.00	$ 2,000.00	10%	8%	1	1
QRU	17	Quercus rubra	Red Oak	3.0"	as shown	B&B		$ 400.00	$ 6,800.00	14%	8%	1	1
TPU	7	Thuja p. 'Green Giant'	Green Giant Arborvitae		as shown	B&B	8'	$ 375.00	$ 2,625.00	2%	2%		1
ZJU	52	Zelkova japonica 'Green Vase'	Green Vase Zelkova	3.0"	as shown	B&B		$ 400.00	$ 20,800.00	18%	18%		1
	215		Unit Trees Shown on L-1										

sym	qty.	botanical name	common name	caliper	spacing	root	height	price	total				
Street Trees													
ACS	17	Acer saccharum	Sugar Maple	2.5"	as shown	B&B		$ 400.00	$ 6,800.00	10%			
APS	9	Acer rubrum 'Red Pointe'	Red Pointe Maple	3.0"	as shown	B&B		$ 400.00	$ 3,600.00	3%	21%		
AFS	24	Acer rubrum 'Frankred'	Sunset Maple	3.0"	as shown	B&B		$ 400.00	$ 9,600.00	8%			
BPS	6	Betula papyrifera 'Snowy'	Canoe Birch, Multi Stem		as shown	B&B	12'	$ 400.00	$ 2,400.00	2%	3%		
LSS	9	Nyssa sylvatica	Tupelo	3.0"	as shown	B&B		$ 400.00	$ 3,600.00	3%	3%	1	1
LTS	12	Liriodendron tulipifera	Tulip Tree	3.0"	as shown	B&B		$ 400.00	$ 4,800.00	4%	9%		
QMS	2	Quercus macrocarpa	Bur Oak	3.0"	as shown	B&B		$ 400.00	$ 800.00	10%	14%		
	294	Total Trees											
	79	Street Trees Provided											
	143	4" Deep Shredded Hardwood Bark Mulch, s.y.						$35/s.y.	$ 5,005.00		Total	13	18
	1,432	Sod, s.y.						95/ s.y.	$ 9,580.00		% Native	72%	
		Irrigation							$ 65,000.00				
								L-1 Total	$ 291,166.00				

Novi Project #:
JSP 24-004

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

Seal:

JAMES C. ALLEN Landscape Architect No. 1301 REGISTERED LANDSCAPE ARCHITECT

Title:

Landscape Plan

Project:

Society Hill
Novi, Michigan

Prepared for:

E and M Holdings
600 Madison Avenue
New York, New York 10022
248.640.8720

Revision:	Issued:
Preliminary Site Plan	March 25, 2024
Revised Preliminary Site Plan	October 1, 2024
Revised Preliminary Site Plan	December 5, 2024
Revised Preliminary Site Plan	January 21, 2025
Revised Preliminary Site Plan 3	July 8, 2025

Job Number:

23-077

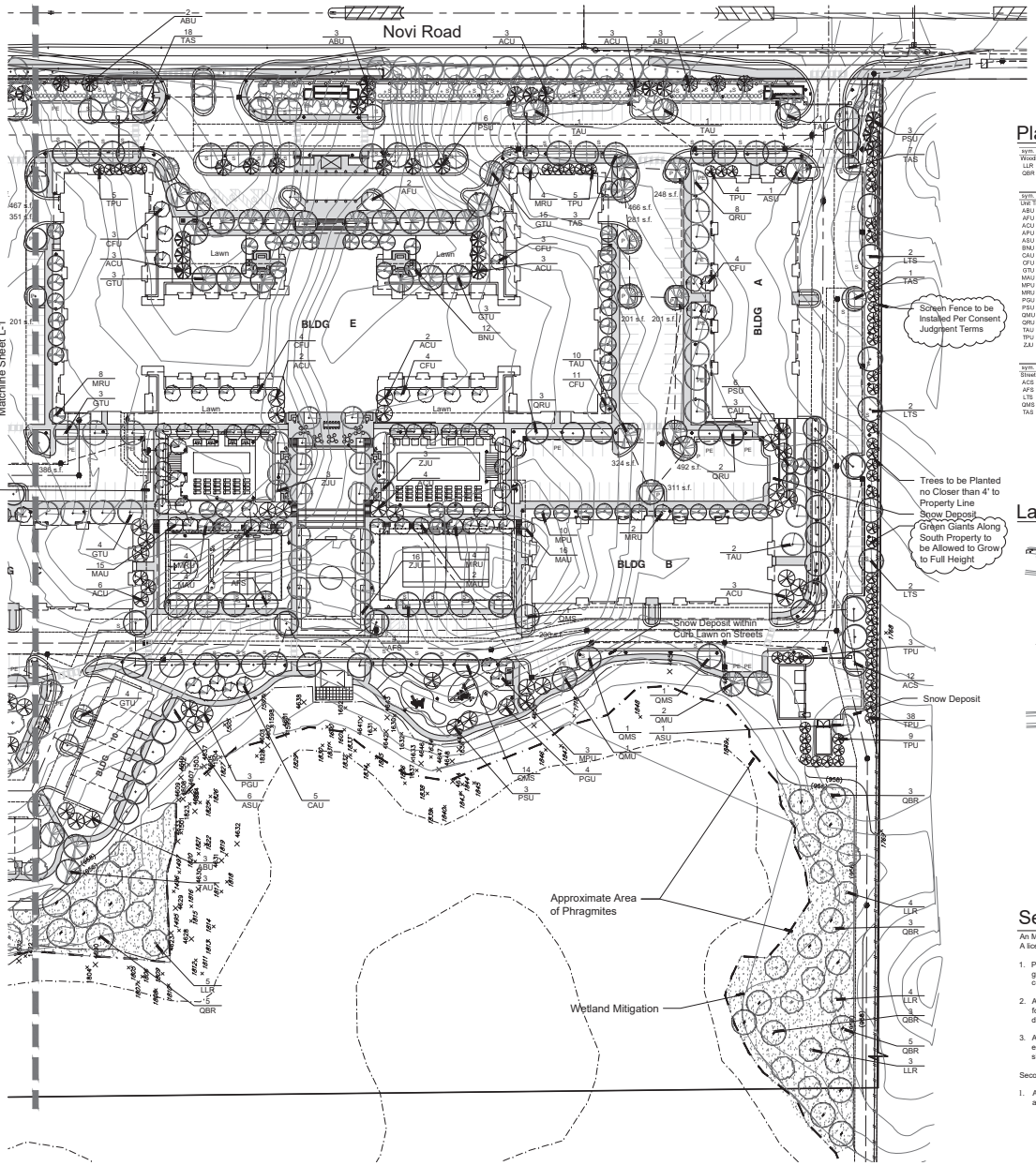
Drawn By:	Checked By:
jca	jca

0' 25' 50'

NORTH
1"=50'

Sheet No.

L-1



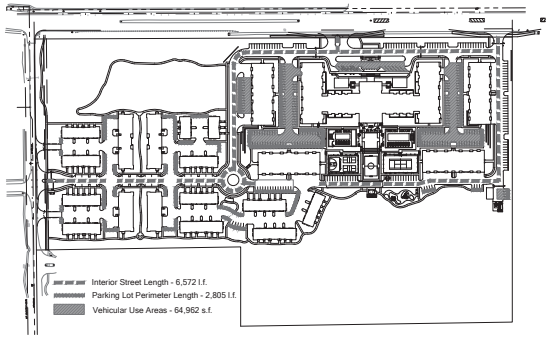
Plant List - This Sheet

sym	qty	botanical name	common name	caliper	spacing	root	height	price	total	Species	Genus	Native	Total
Woodland Replacement													
LLR	16	Larix laricina	Tamarak		as shown	B&B	8'	$ 400.00	$ 6,400.00				
QBR	19	Quercus bicolor	Swamp Red Oak	2.5"	as shown	B&B		$ 400.00	$ 7,600.00				
	35		Replacements Shown on L-2										

sym	qty	botanical name	common name	caliper	spacing	root	height	price	total	Species	Genus	Native	Total
Unit Trees													
ABU	11	Abies balsamea	Balsam Fir		as shown	B&B	8'	$ 375.00	$ 4,125.00	3%	10%	1	1
APU	2	Acer rubrum 'Franksred'	Sunset Maple	3.0"	as shown	B&B		$ 400.00	$ 800.00	2%	11%	1	1
ACU	29	Abies concolor	Concolor Fir		as shown	B&B	8'	$ 375.00	$ 10,875.00	7%	10%	1	1
APU	1	Aesculus pavia	Red Buckeye	3.0"	as shown	B&B		$ 400.00	$ 400.00	0%	0%	1	1
ASU	7	Acer saccharum	Sugar Maple	2.5"	as shown	B&B		$ 400.00	$ 2,800.00	5%	11%	1	1
BNU	12	Betula nigra	River Birch		as shown	B&B	12	$ 400.00	$ 4,800.00	3%	3%	1	1
CAU	8	Cornus alternifolia	Pagoda Dogwood	2.5"	as shown	B&B		$ 375.00	$ 3,000.00	2%		1	1
CFU	29	Cornus florida	Flowering Dogwood	2.5"	as shown	B&B		$ 375.00	$ 10,875.00	7%	9%	1	1
GTU	32	Gleditsia triacanthos var. inermis	Thornless Honeylocust	3.0"	as shown	B&B		$ 400.00	$ 12,800.00	8%	8%	1	1
MAU	37	Malus 'Adirondack'	Adirondack Crabapple	2.5"	as shown	B&B		$ 375.00	$ 13,875.00	9%		1	1
MPU	13	Malus 'Profusion'	Profusion Crabapple	2.5"	as shown	B&B		$ 375.00	$ 4,875.00	3%	17%		1
MRU	22	Malus 'Radiant'	Radiant Crabapple	2.5"	as shown	B&B		$ 375.00	$ 8,250.00	5%			1
PGU	13	Picea glauca	White Spruce		as shown	B&B	8'	$ 375.00	$ 4,875.00	3%	3%	1	1
PSU	12	Pinus strobus	White Pine		as shown	B&B	8'	$ 375.00	$ 4,500.00	3%	3%	1	1
QMU	3	Quercus macrocarpa	Bur Oak	3.0"	as shown	B&B		$ 400.00	$ 1,200.00	1%	12%	1	1
QRU	13	Quercus rubra	Red Oak	3.0"	as shown	B&B		$ 400.00	$ 5,200.00	3%	12%	1	1
TAU	19	Tilia americana 'Redmond'	Basswood	3.0"	as shown	B&B		$ 400.00	$ 7,600.00	11%	11%	1	1
TPU	64	Thuja p. 'Green Giant'	Green Giant Arborvitae		as shown	B&B	8'	$ 375.00	$ 24,000.00	15%	15%		1
ZJU	22	Zelkova japonica 'Green Vase'	Green Vase Zelkova	3.0"	as shown	B&B		$ 400.00	$ 8,800.00	5%	5%		1
	349		Unit Trees Shown on L-2										

sym	qty	botanical name	common name	caliper	spacing	root	height	price	total	Species	Genus	Native	Total
Street Trees													
ACS	12	Acer saccharum	Sugar Maple	2.5"	as shown	B&B		$ 400.00	$ 4,800.00	5%	11%		
APS	8	Acer rubrum 'Franksred'	Sunset Maple	3.0"	as shown	B&B		$ 400.00	$ 3,200.00	2%			
LTS	6	Liriodendron tulipifera	Tulip Tree	3.0"	as shown	B&B		$ 400.00	$ 2,400.00	1%	1%	1	1
QMS	17	Quercus macrocarpa	Bur Oak	3.0"	as shown	B&B		$ 400.00	$ 6,800.00	4%	12%		
TAS	29	Tilia americana 'Redmond'	Basswood	3.0"	as shown	B&B		$ 400.00	$ 11,600.00	11%	11%		
	421	Total Trees											
	72	Total Street Trees											
	130	4" Deep Shredded Hardwood Bark Mulch, s.y.						$35/s.y.	$ 4,550.00		Total	15	20
	835	Sod, s.y.						99 s.y.	$ 5,010.00		% Native	75%	
		Irrigation							$ 65,000.00				
								L-2 Total	$ 251,010.00				

Landscape Calculation Map



Sequence of Removal for Phragmites

An MDEGLE Permit is Required for Treatment of Phragmites in Areas with Standing Water. A licensed Herbicide Applicator must Perform the Work.

1. Phragmites should be treated in early to late summer (June-Setpember) using glyphosate, or late summer (August- September) using glyphosate to achieve effective control.
2. Application of herbicides should be hand swiping for scattered plants and hand spraying for denser stands. The use of a licensed or certified applicator is required to minimize damage to native plant material.
3. After two weeks of herbicide application, the dead stalks should be cut and removed to encourage native plant material growth. If a mechanical method is used, equipment should be cleaned to prevent the spread of seed.

Second and Third Year Maintenance

1. A visual inspection will be made during June - July. If phragmites is present, steps 1-3 above will be repeated.

Novi Project #:
JSP 24-004

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

Seal:



Title:

Landscape Plan

Project:

Society Hill
Novi, Michigan

Prepared for:

E and M Holdings
600 Madison Avenue
New York, New York 10022
248.640.8720

Revision:	Issued:
Preliminary Site Plan	March 25, 2024
Revised Preliminary Site Plan	October 4, 2024
Revised Preliminary Site Plan	December 5, 2024
Revised Preliminary Site Plan	January 21, 2025
Revised Preliminary Site Plan 3	July 8, 2025

Job Number:

23-077

Drawn By:	Checked By:
jca	jca

0' 25' 50'

NORTH
1"=50'

Sheet No.

L-2

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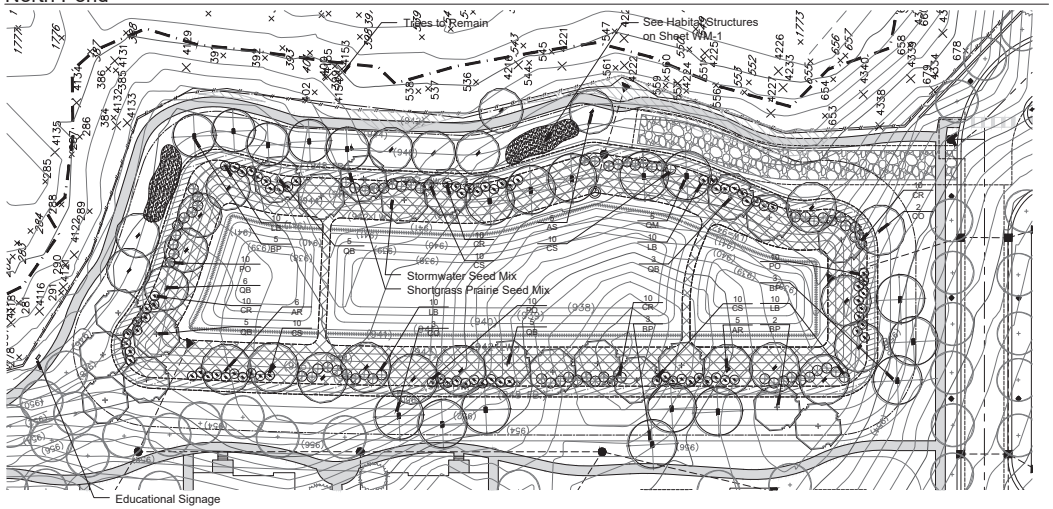
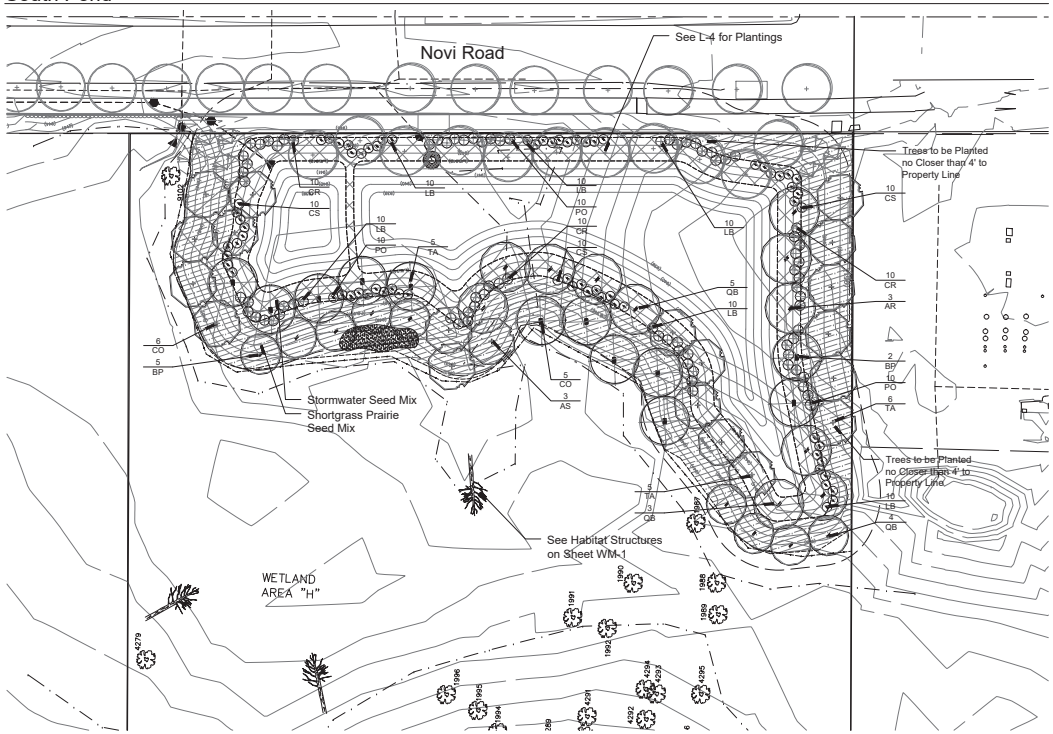
North Pond



South Pond



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Landscape Summary

Detention Pond Plantings

North Pond

High-Water Elevation	916 l.f.(Elev. 947)
Required Planting	641 l.f. (70%)
Planting Provided	685 l.f. (74.8%)
Pond Frontage for Trees	492'
Trees Required	14 Trees (492 / 35)
Trees Provided	19 Trees

South Pond

High-Water Elevation	938 l.f.(Elev. 945)
Required Planting	657 l.f. (70%)
Planting Provided	685 l.f. (73%)
Pond Frontage for Trees	593'
Trees Required	16.9 Trees (593 / 35)
Trees Provided	25 Trees

Woodland Replacement Provided 115 Trees

Plant List - This Sheet

sym	qty	botanical name	common name	caliper	spacing	root	height	price	total	Species	Genus	Native	Total
Woodland Replacement													
AR	14	Acer rubrum	Red Maple	2.5"	as shown	B&B		$ 400.00	$ 5,600.00				
AS	8	Acer saccharum	Sugar Maple	2.5"	as shown	B&B		$ 400.00	$ 3,200.00				
BP	20	Betula papyrifera 'Snow'	Canoe Birch, Multi Stem		as shown	B&B	12'	$ 400.00	$ 8,000.00				
CO	16	Celtis occidentalis	Northern Hackberry	2.5"	as shown	B&B		$ 400.00	$ 6,400.00				
QB	36	Quercus bicolor	Swamp White Oak	2.5"	as shown	B&B		$ 400.00	$ 14,400.00				
QM	5	Quercus macrocarpa	Bur Oak	2.5"	as shown	B&B		$ 400.00	$ 2,000.00				
TA	16	Tilia americana 'Redmond'	Redmond Linden	2.5"	as shown	B&B		$ 400.00	$ 6,400.00				
	115	Replacements Shown on L-3											

sym	qty	botanical name	common name	caliper	spacing	root	height	price	total	Species	Genus	Native	Total
Detention Shrubs													
CR	70	Cornus racemosa	Gray Dogwood		as shown	cont	36"	$ 50.00	$ 3,500.00			1	1
CS	70	Cornus stolonifera	Red-osier Dogwood		as shown	cont	36"	$ 50.00	$ 3,500.00			1	1
LB	100	Lindera benzoin	Spicebush		as shown	cont	36"	$ 50.00	$ 5,000.00			1	1
PO	60	Physocarpus opulifolius	Eastern Ninebark		as shown	cont	36"	$ 50.00	$ 3,000.00			1	1
Mulch													
	37	4" Deep Shredded Hardwood Bark Mulch (s.y.)						$35/s.y.	$ 1,295.00				
	5,511	Seed (s.y.)						$3/s.y.	$ 16,533.00				
								L-3 Total	$ 76,828.00				
										Total		4	4
										% Native		100%	

Stormwater Seed Mix


Native Connections
Stormwater Mix

28,756 s.f. Total Area
34.2 lbs. per Acre Application Rate
22.6 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.

Shortgrass Prairie Seed Mix


Native Connections
Basic Shortgrass Prairie Mix

20,845 s.f. Total Area
31.25 lbs. per Acre Application Rate
15 lbs. of Seed Mix Required
3"-6" of Topsoil with 20%-30% Compost Shall be Placed in this Area.

Novi Project #:
JSP 24-004

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

Seal:

JAMES C. ALLEN Landscape Architect No. 1301 REGISTERED LANDSCAPE ARCHITECT

Title:

Detention Plan

Project:

Society Hill
Novi, Michigan

Prepared for:

E and M Holdings
600 Madison Avenue
New York, New York 10022
248.640.8720

Revision:	Issued:
Preliminary Site Plan	March 25, 2024
Revised Preliminary Site Plan	October 4, 2024
Revised Preliminary Site Plan	December 5, 2024
Revised Preliminary Site Plan	January 21, 2025
Revised Preliminary Site Plan 3	July 8, 2025

Job Number:
23-077

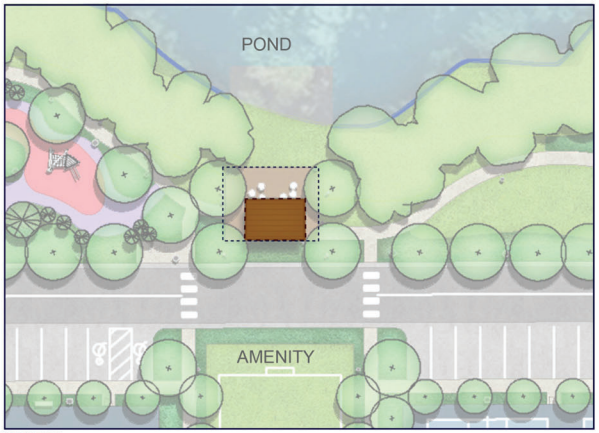
Drawn By:	Checked By:
jca	jca

0' 15' 30'

NORTH
1"=30'

Sheet No.

L-3



15'x22'x10'HT. WOOD GAZEBO STRUCTURE ON WOOD PIER









ARCHITECT:
KRIEGER KLATT ARCHITECTS
400 E. Lincoln Ave. | Royal Oak, MI 48067
P: 248.414.9270 F: 248.414.9275
www.kriegerklatt.com

LANDSCAPE ARCHITECT:
MPFP, pllc
120 Broadway, 20th Fl. | New York, NY 10271
P: 212.477.6366
www.mpfp.com

Client:

Sequell Cos
600 Madison Avenue | New York, NY 10022
www.sequellcos.com

Project:

Society Hill
Novi, Michigan

Issued	Description	By

Seal:

Note:
Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field.

North Arrow:

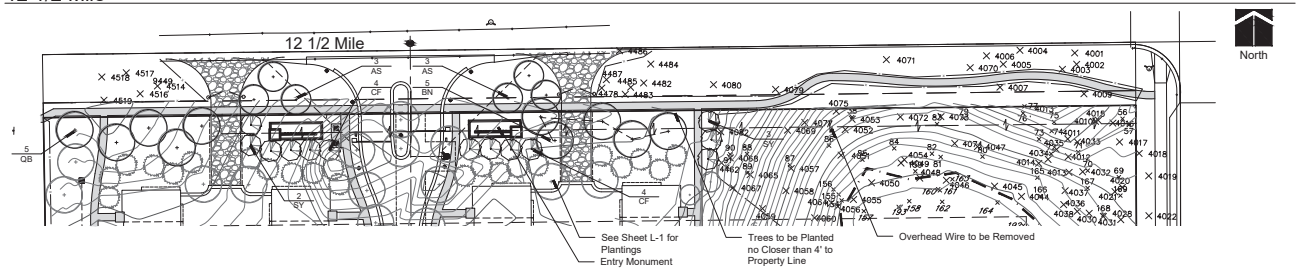
Sheet Title:
GAZEBO PRECEDENTS

Project Number:

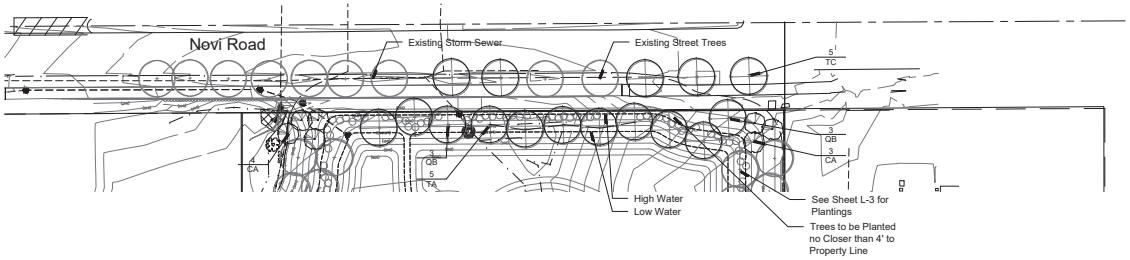
Scale:

Sheet Number:
L-03

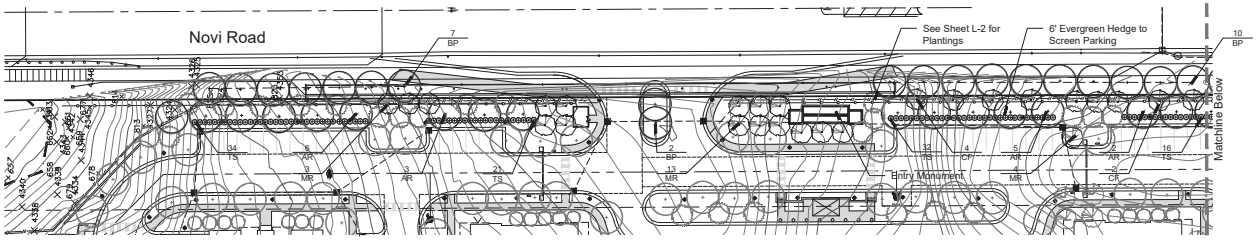
12 1/2 Mile



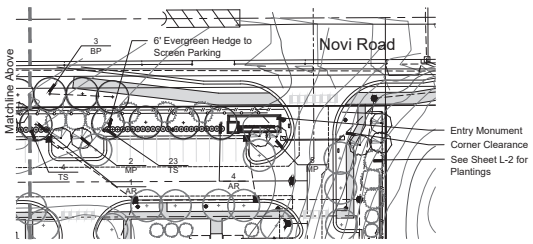
Novi Road South



Novi Road North



Novi Road North



Plant List

sym.	qty.	botanical name	common name	caliper	spacing	root	height	price	total	Species	Genus	Native	Total
AR	21	Acer rubrum 'Red Pointe'	Redpointe Maple	3.0"	as shown	B&B		$ 400.00	$ 8,400.00	16%	21%	1	1
AS	6	Acer saccharum 'Legacy'	Legacy Sugar Maple	3.0"	as shown	B&B		$ 400.00	$ 2,400.00	5%		1	1
BN	5	Betula nigra	River Birch		as shown	B&B	12'	$ 400.00	$ 2,000.00	4%	21%		1
BP	22	Betula papyrifera 'Snowy'	Canoe Birch, Multi Stem		as shown	B&B	12'	$ 400.00	$ 8,800.00	17%		1	1
CA	7	Cornus alternifolia	Pagoda Dogwood	2.5"	as shown	B&B		$ 375.00	$ 2,625.00	5%	16%	1	1
CF	14	Cornus florida	Flowering Dogwood	2.5"	as shown	B&B		$ 375.00	$ 5,250.00	11%		1	1
MP	7	Malus 'Profusion'	Profusion Crabapple	2.5"	as shown	B&B		$ 375.00	$ 2,625.00	5%	21%		1
MR	20	Malus 'Radiant'	Radiant Crabapple	2.5"	as shown	B&B		$ 375.00	$ 7,500.00	16%			1
QB	11	Quercus bicolor	Swamp White Oak	3.0"	as shown	B&B		$ 400.00	$ 4,400.00	9%	9%	1	1
SY	5	Syringa reticulata 'Ivory Silk'	Ivory Silk Lilac Tree	2.5"	as shown	B&B		$ 375.00	$ 1,875.00	11%	11%		1
TA	5	Tilia americana 'Redmond'	Redmond Linden	3.0"	as shown	B&B		$ 400.00	$ 2,000.00	4%	8%	1	1
TC	5	Tilia cordata 'Greenspire'	Greenspire Linden	3.0"	as shown	B&B		$ 400.00	$ 2,000.00	4%			1
TS	130	Thuja standishii x plicata 'Steeplechase'	Steeplechase Arborvitae		as shown	B&B	6'	$ 375.00	$ 48,750.00				1
	128	Total Trees											
	33	4" Deep Shredded Hardwood Bark Mulch, s.y.						$35/s.y.	$ 1,155.00		Total	7	13
	118	Sod, s.y.						$6/ s.y.	$ 708.00		% Native	54%	
		Irrigation							$ 1,000.00				
								L-3 Total	$ 101,488.00				

Landscape Summary

12 1/2 Mile

Street Lawn

Total Street Frontage	744 l.f.
Less Preserved Areas	455 l.f.
Less Drive Opening	98 l.f.
Net Street Frontage	191 l.f.
Trees Required	5.5 Trees (191 / 35)
Trees Provided	6 Trees

Greenbelt Plantings

Total Street Frontage	744 l.f.
Less Preservation Area	286 l.f.
Drive Opening	98 l.f.
Net Street Frontage	360 l.f.
Canopy Trees Required	10.3 Trees (360 / 35)
Canopy Trees Provided	10 Trees
Sub-Canopy Trees Required	14.4 Trees (360 / 25)
Sub-Canopy Trees Provided	14 Trees

Novi Road North

Street Lawn

Total Street Frontage	1,646 l.f.
Less Drive Opening	105 l.f.
Net Street Frontage	1,541 l.f.
Trees Required	44 Trees (1,541 / 35)
Trees Provided	20 Trees (Walk, Storm Sewer Conflicts within Street Lawn)

Greenbelt Plantings

Total Street Frontage	1,646 l.f.
Less Preservation Area	710 l.f.
Drive Openings	122 l.f.
Net Street Frontage	814 l.f.
Canopy Trees Required	23.2 Trees (814 / 35)
Canopy Trees Provided	23 Trees
Sub-Canopy Trees Required	32.6 Trees (814 / 25)
Sub-Canopy Trees Provided	33 Trees

Novi Road South

Street Lawn

Total Street Frontage	370 l.f.
Trees Required	10.6 Trees (370 / 35)
Trees Provided	11 Trees (6 Existing), Storm Sewer Conflicts

Greenbelt Plantings

Total Street Frontage	370 l.f.
Canopy Trees Required	10.6 Trees (370 / 35)
Canopy Trees Provided	11 Trees
Sub-Canopy Trees Required	14.8 Trees (370 / 25)
Sub-Canopy Trees Provided	7 Trees, (Detention Pond Prevents Full Planting)

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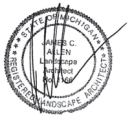
Seal:



Title:

Greenbelt Plan

Project:

Society Hill
Novi, Michigan

Prepared for:

E and M Holdings
600 Madison Avenue
New York, New York 10022
248.640.8720

Revision:	Issued:
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Job Number:

23-077

Drawn By:	Checked By:
jca	jca



Sheet No.

L-4

Novi Project #:
JSP 24-004

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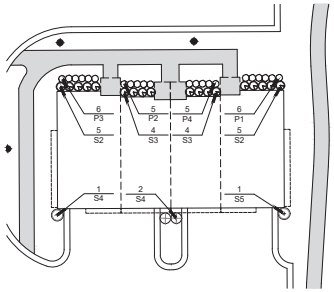
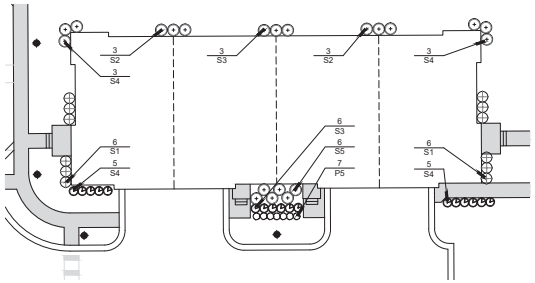
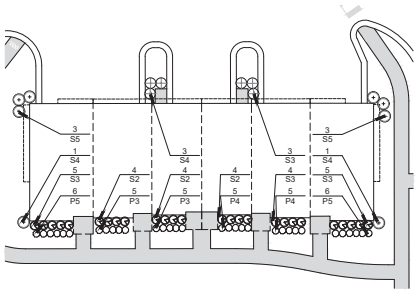
4 Unit Building A - Buildings 5 and 6



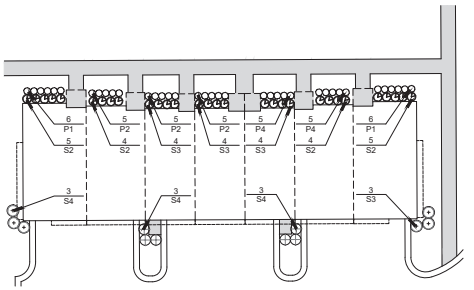
4 Unit Building B - Buildings 13, 14



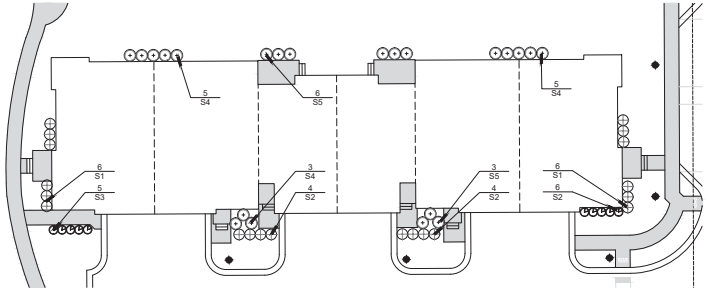
6 Unit Building - Building 10 - Type A



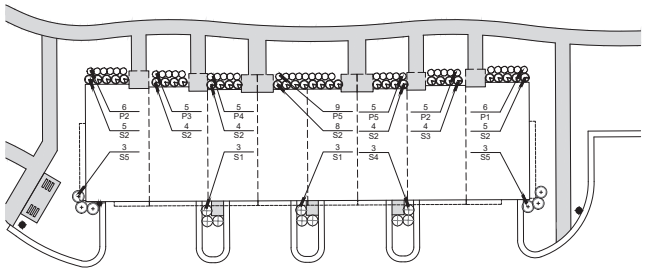
7 Unit Building - Buildings 1, 2, 7, 8, 15, 16



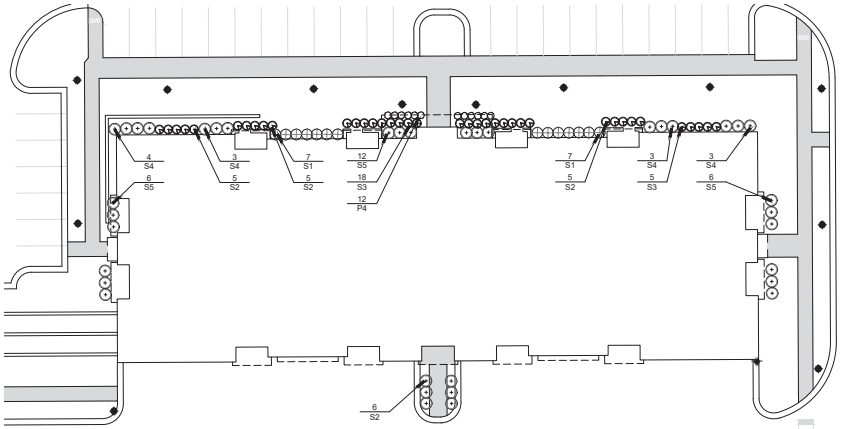
6 Unit Building - Buildings 3, 4 - Type B



8 Unit Building - Buildings 9, 11, 12



Buildings A through D



Plant List

North & East Exposure

sym.	botanical name	common name	caliper	spacing	root	height	Native	Total
S1	Physocarpus opulifolius 'Diabolo'	Diabolo Ninebark		as shown	cont.	36"	1	1
S2	Itea virginica 'Little Henery'	Dwarf Virginia Sweetspire		as shown	cont.	36"		1
S3	Ilex verticillata 'Red Sprite'	Red Sprite Dwarf Inkberry		as shown	cont.	36"	1	1
S4	Hydrangea p. 'Little Quickfire'	Little Quickfire Hydrangea		as shown	cont.	36"		1
S5	Hydrangea Q. 'Alice'	Alice Oakleaf Hydrangea		as shown	cont.	36"		1
P1	Hosta 'First Frost'	First Frost Hosta		30" o.c.	cont.	#1		1
P2	Hemerocallis 'Little Business'	Little Buisness Daylily		18" o.c.	cont.	#1		1
P3	Sedum s. Red Carpet	Red Carpet Sedum		18" o.c.	cont.	#1		1
P4	Heuchera 'Palace Purple'	Palace Purple Corabells		18" o.c.	cont.	#1		1
P5	Liriope muscari 'Big Blue'	Big Blue Liriope		18" o.c.	cont.	#1		1

South & West Exposure

sym.	botanical name	common name	caliper	spacing	root	height		
S1	Physocarpus opulifolius 'Diabolo'	Diabolo Ninebark		as shown	cont.	36"		
S2	Itea virginica 'Little Henery'	Dwarf Virginia Sweetspire		as shown	cont.	36"		
S3	Ilex glabra 'Nordic'	Nordic Inkberry		as shown	cont.	36"		
S4	Aronia melanocarpa	Black Chokeberry		as shown	cont.	36"	1	1
S5	Itea virginica 'Little Henery'	Dwarf Virginia Sweetspire		as shown	cont.	36"		
P1	Cimicifuga r. 'Brunette'	Brunette Snakeroot		18" o.c.	cont.	#1		1
P2	Sporobolus heterolepis	Prairie Dropseed		18" o.c.	cont.	#1	1	1
P3	Penstemon 'Dark Towers'	Dark Towers Penstemon		18" o.c.	cont.	#1	1	1
P4	Echinacea p 'Pow Wow White'	White Cone Flower		18" o.c.	cont.	#1	1	1
P5	Rudbeckia fulgida speciosa 'Goldsturm'	Black Eyed Susan		18" o.c.	cont.	#1	1	1
						Total	7	16
						% Native	44%	

sym.	Total	name	price	total
S1	135	Shrub 1	$ 50.00	$ 6,750.00
S2	372	Shrub 2	$ 50.00	$ 18,600.00
S3	304	Shrub 3	$ 50.00	$ 15,200.00
S4	173	Shrub 4	$ 50.00	$ 8,650.00
S5	150	Shrub 5	$ 50.00	$ 7,500.00
P1	87	Perennial 1	$ 15.00	$ 1,305.00
P2	148	Perennial 2	$ 15.00	$ 2,220.00
P3	97	Perennial 3	$ 15.00	$ 1,455.00
P4	83	Perennial 4	$ 15.00	$ 1,245.00
P5	53	Perennial 5	$ 15.00	$ 795.00
205		4" Deep Shredded Hardwood Bark Mulch	$ 35.00	$ 7,175.00
5,060	Sod, s.y.		$ 6.00	$ 30,360.00
	Irrigation			$ 45,000.00
			Total	$ 146,255.00

Unit Frontage Summary

Building Type	Building Length	Required Landscape (35%)	Landscape Provided	Waiver Required
4 Unit Building A, 5 and 6	77.4"	27.1'	50.7'	NA
4 Units Building B, 13 and 14	140'	49.0'	64.3'	NA
6 Unit Building Type A Bldg. 10	117.3'	41.0'	19.2'	21.8'
6 Unit Building Type B, 3 and 4	191.5'	67.0'	78.8'	NA
7 Unit Building Bldgs. 1 and 15	134.3'	47.0'	19.02'	15.9'
7 Unit Building Bldgs. 2,7,8,16	134.3'	47.0'	87.4'	NA
8 Unit Building Bldg. 9	194.5'	68.0'	79.02'	NA
8 Unit Building Bldg. 11, 12	194.5'	68.0'	31.6'	36.4'
Buildings A-D	218.6'	76.5'	206.1'	NA

Novi Project #:
JSP 24-004

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557 Carpenter
Northville, Michigan 48167
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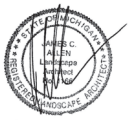
t. 248.467.4668

Seal:



Title:

Unit Typicals

Project:

Society Hill
Novi, Michigan

Prepared for:

E and M Holdings
600 Madison Avenue
New York, New York 10022
248.640.8720

Revision:	Issued:
Preliminary Site Plan	March 25, 2024
Revised Preliminary Site Plan	October 4, 2024
Revised Preliminary Site Plan	December 5, 2024
Revised Preliminary Site Plan	January 21, 2025
Revised Preliminary Site Plan 3	July 8, 2025

Job Number:
23-077

Drawn By:	Checked By:
jca	jca

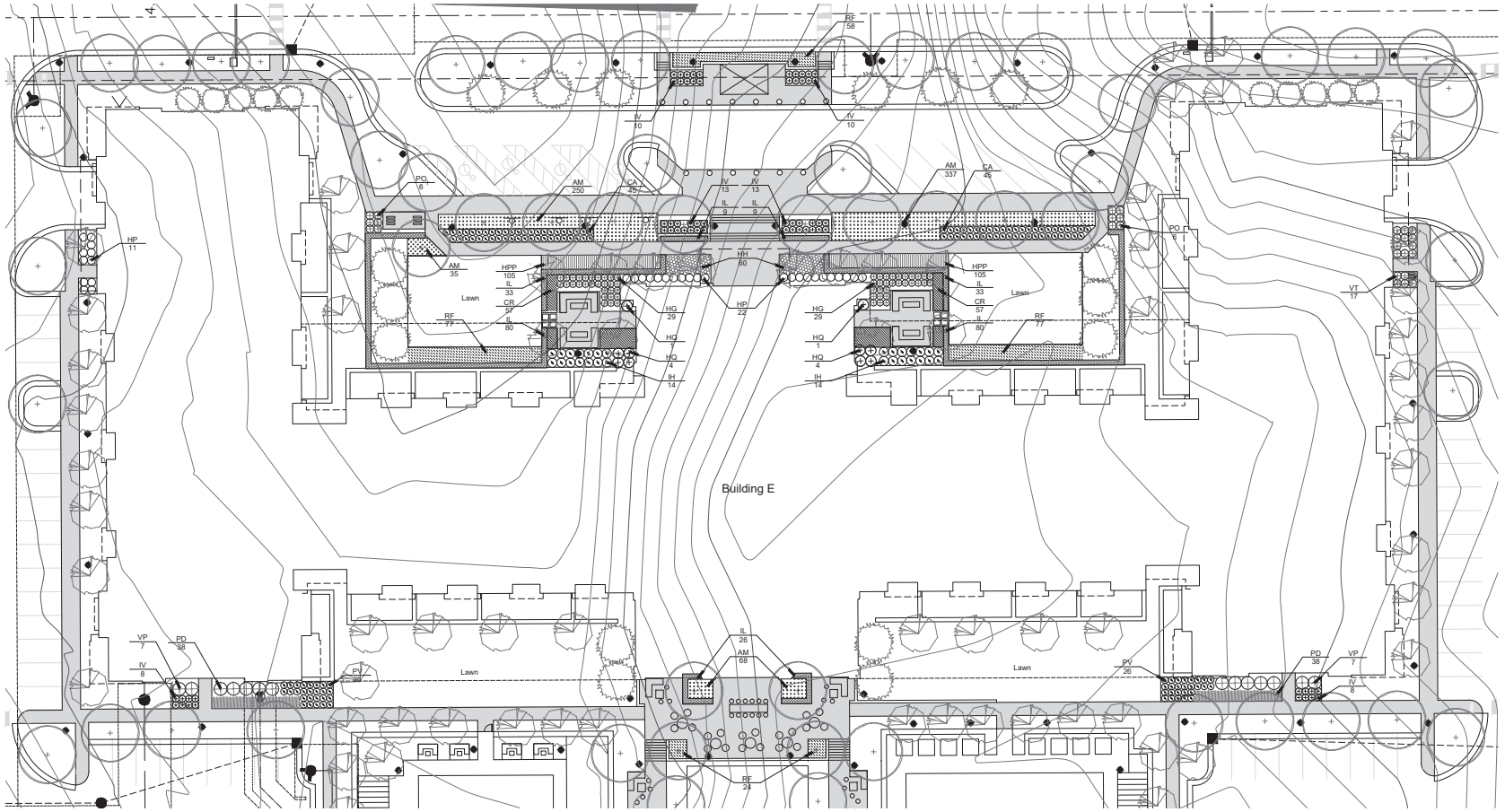


NORTH
1"=20'

Sheet No.

L-5

Building E



Plant List

sym.	qty.	botanical name	common name	spacing	root	height	price	total		Native	Total
Shrubs											
HP	33	Hydrangea p. 'Little Quick Fire'	Little Quick Fire Hydrangea	as shown	cont	36"	$ 50.00	$ 1,650.00			1
HQ	10	Hydrangea q. 'Snow Queen'	Snow Queen Oakleaf Hydrangea	as shown	cont	36"	$ 50.00	$ 500.00			1
IH	28	Ilex verticillata 'Red Sprite'	Red Sprite Dwarf Inkberry	as shown	cont	30"	$ 50.00	$ 1,400.00		1	1
IL	270	Ilex glabra 'Nordic'	Nordic Inkberry	24" o.c.	cont	24"	$ 50.00	$ 13,500.00			1
IV	62	Itea virginica 'Little Henery'	Dwarf Virginia Sweetspire	as shown	cont	30"	$ 50.00	$ 3,100.00			1
PO	12	Physocarpus o. 'Summer Wine'	Summer Wine Ninebark	as shown	cont	36"	$ 50.00	$ 600.00		1	1
VP	14	Viburnum p.t. 'Shasta'	Shasta Doublefile Viburnum	as shown	cont	36"	$ 50.00	$ 700.00			1
VT	17	Viburnum trilobum 'Bailey's Compact'	Bailey's Compact Cranberry Bush	as shown	cont	30"	$ 50.00	$ 850.00		1	1
Perennials											
AM	690	Allium 'Millenium'	Millenium Ornamental Onion	18" o.c.	cont	#1	$ 15.00	$ 10,350.00			1
CA	90	Calamagrostis a. Karl Foerster'	Karl Foerster Feather Reed Grass	as shown	cont	#1	$ 15.00	$ 1,350.00			1
CR	114	Cimicifuga r. 'Brunette'	Brunette Snakeroot	24" o.c.	cont	#1	$ 15.00	$ 1,710.00			1
HG	58	Hosta 'Guacamole'	Guacamole Hosta	as shown	cont	#1	$ 15.00	$ 870.00			1
HH	60	Hosta 'Halcyon'	Halcyon Hosta	24" o.c.	cont	#1	$ 15.00	$ 900.00			1
HPP	210	Heuchera 'Palace Purple'	Palace Purple Coralbells	18" o.c.	cont	#1	$ 15.00	$ 3,150.00			1
PD	76	Penstemon 'Dark Towers'	Dark Towers Beard Tongue	24" o.c.	cont	#1	$ 15.00	$ 1,140.00		1	1
PV	52	Panicum v. 'Heavy Metal'	Heavy Metal Switchgrass	as shown	cont	#1	$ 15.00	$ 780.00		1	1
RF	236	Rudbeckia f. 'Goldstrum'	Black-eyed Susan	24" o.c.	cont	#1	$ 15.00	$ 3,540.00		1	1
									Total	6	17
	76	4" Deep Shredded Hardwood Bark Mulch					$ 35.00		% Native	35%	
	943	Sod, s.y.					$ 6.00	$ 5,658.00			
		Irrigation						$ 35,000.00			
						Bldg E Total		**$ 86,748.00**			

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Northville, Michigan 48167
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t. 248.467.4668

Seal:

STATE OF MICHIGAN
JAMES C. ALLEN
Landscape Architect
No. 1301
REGISTERED LANDSCAPE ARCHITECT

Title:

Unit Typicals

Project:

Society Hill
Novi, Michigan

Prepared for:

E and M Holdings
600 Madison Avenue
New York, New York 10022
248.640.8720

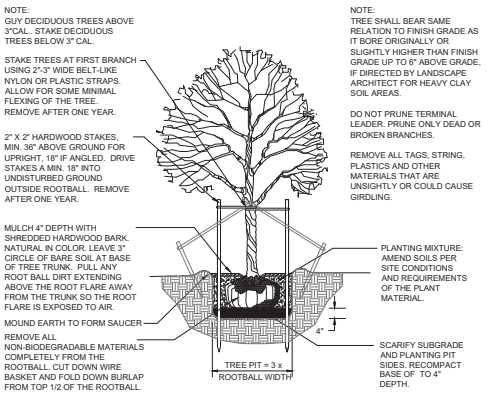
Revision:	Issued:
Preliminary Site Plan	March 25, 2024
Revised Preliminary Site Plan	October 4, 2024
Revised Preliminary Site Plan	December 5, 2024
Revised Preliminary Site Plan	January 21, 2025
Revised Preliminary Site Plan 3	July 8, 2025

Job Number:
23-077

Drawn By: jca
Checked By: jca

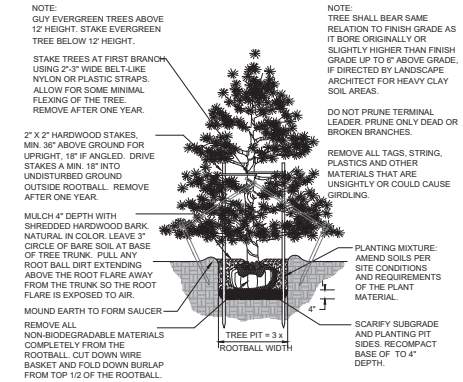
0' 5' 10' 20'
NORTH
1"=20'

Sheet No.
L-6



DECIDUOUS TREE PLANTING DETAIL

Not to scale



EVERGREEN TREE PLANTING DETAIL

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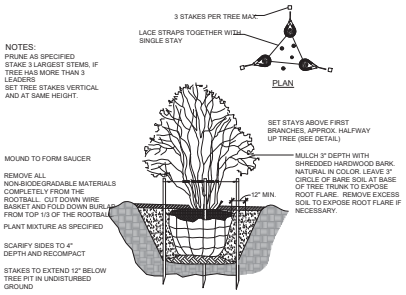
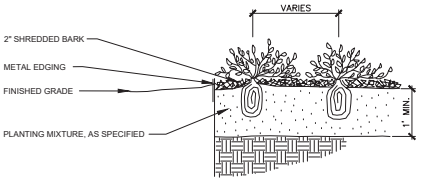


MULTI-STEM TREE PLANTING DETAIL

NOT TO SCALE

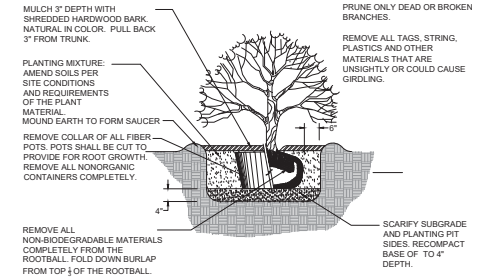


TRANSFORMER SCREENING DETAIL

Not to scale

PERENNIAL PLANTING DETAIL

Not to scale



SHRUB PLANTING DETAIL

NOT TO SCALE

LANDSCAPE NOTES

1. 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.
2. Plants shall be full, well-branched, and in healthy vigorous growing condition.
3. Plants shall be watered before and after planting is complete.
4. 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.
5. All material shall conform to the guidelines established in the most recent edition of the American Standard for Nursery Stock.
6. Provide clean backfill soil, using material stockpiled on site. Soil shall be screened and free of any debris, foreign material, and stone.
7. "Agriform" tabs or similar slow-release fertilizer shall be added to the planting pits before being backfilled.
8. 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.
9. All plantings shall be mulched per planting details located on this sheet.
10. The Landscape Contractor shall be responsible for all work shown on the landscape drawings and specifications.
11. No substitutions or changes of location, or plant types shall be made without the approval of the Landscape Architect.
12. The Landscape Architect shall be notified in writing of any discrepancies between the plans and field conditions prior to installation.
13. The Landscape Contractor shall be responsible for maintaining all plant material in a vertical condition throughout the guaranteed period.
14. 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.
15. 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.
16. The Landscape Contractor shall seed and mulch or sod (as indicated on plans) all areas disturbed during construction, throughout the contract limits.
17. A pre-emergent weed control agent, "Preen" or equal, shall be applied uniformly on top of all mulching in all planting beds.
18. Sod shall be two year old "Baron/Cheriadelphi" Kentucky Blue Grass grown in a sod nursery on loam soil.

CITY OF NOVI NOTES

1. All landscape islands shall be backfilled with a sand mixture to facilitate drainage.
2. All proposed landscape islands shall be curbed.
3. All landscape areas shall be irrigated.
4. Overhead utility lines and poles to be relocated as directed by utility company of record.
5. Evergreen and canopy trees shall be planted a minimum of 10' from a fire hydrant, and manhole, 15' from overhead wires and 5' from underground utility lines.
6. 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.
7. All proposed street trees shall be planted a minimum of 4' from both the back of curb and proposed walks.
8. 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 dark 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.
9. All Substitutions or Deviations from the Landscape Plan Must be Approved in Writing by the City of Novi Prior to their Installation.

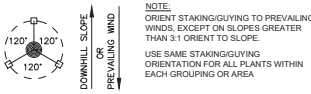
NOTES:
THE APPROXIMATE DATE OF INSTALLATION FOR THE PROPOSED LANDSCAPE WILL BE MARCH 15 AND NOVEMBER 15.

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.



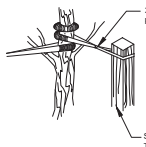
NOTE:
ORIENT STAKING/GUYING TO PREVAILING WINDS, EXCEPT ON SLOPES GREATER THAN 3:1 ORIENT TO SLOPE.

USE SAME STAKING/GUYING ORIENTATION FOR ALL PLANTS WITHIN EACH GROUPING OR AREA

STAKING/GUYING LOCATION



GUYING DETAIL



STAKING DETAIL

TREE STAKING DETAIL

Not to scale

Novi Project #:
JSP 24-004

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

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

Seal:



Title:

Landscape Details

Project:

Society Hill
Novi, Michigan

Prepared for:

E and M Holdings
600 Madison Avenue
New York, New York 10022
248.640.8720

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Preliminary Site Plan	March 25, 2024
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Revised Preliminary Site Plan 3	July 8, 2025

Job Number:

23-077

Drawn By:	Checked By:
jca	jca

Sheet No.

L-7

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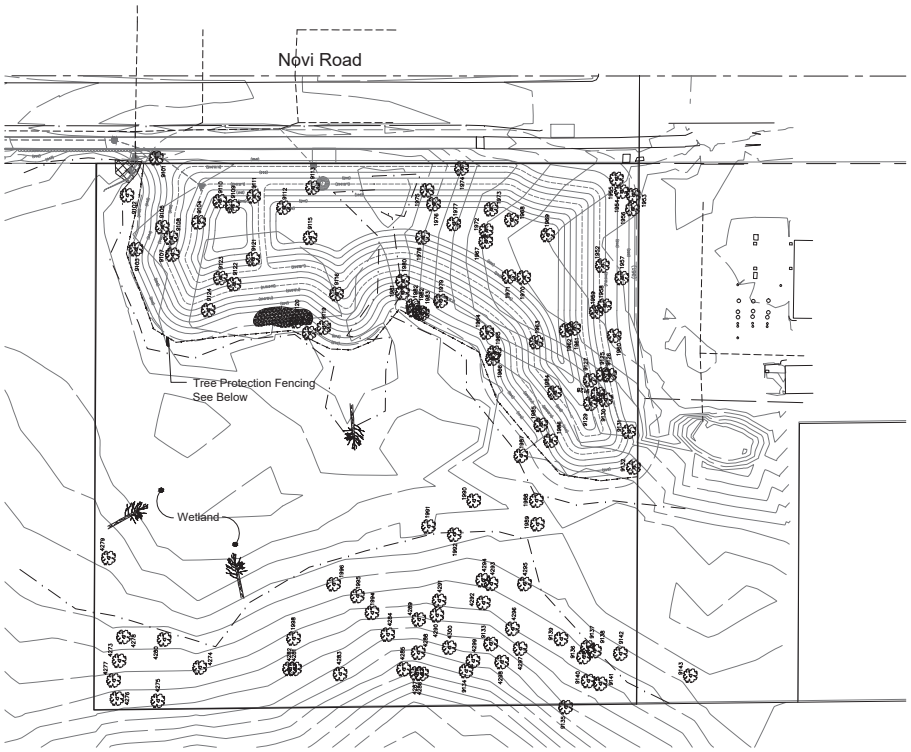
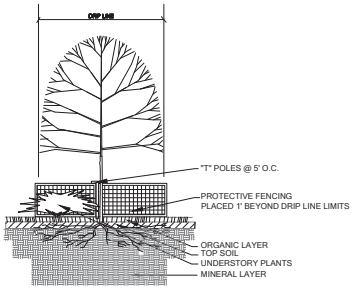


Tree Protection Detail



1. Either Plastic or Wood Orange Snow Fencing Shall be Installed at or Beyond the Dripline, Unless More Substantial Fencing is Required.
2. Stakes Shall be Metal "T" Poles Spaced no Further than 5' on Center.
3. Fencing Shall not be Installed Closer to the Tree than the Dripline of Those Trees to be Saved. Special Circumstances Shall be Reviewed by the City.
4. Fencing Shall be Erected Prior to Construction. The City Shall be Notified Once the Fencing is Installed for Inspection.
5. Under no Circumstances Shall the Portective Fencing be Removed Without Proper Approval from the City.
6. No Person Shall Conduct any Activity Within Areas Proposed to Remain. This Shall Include, but not Limited to:
   a. No Solvents or Chemicals Within Protected Areas.
   b. No Building Materials or Construction Equipment Within Protected Areas.
   c. No Grade Changes, Including Fill, Within Protected Areas.
   d. No Removal of Vegetation from the Ground Up Without Permission from the Proper Reviewing Authority, Including the Woodlands Review Board.
   e. Any Required Swale Needs to be Directed Around the Protected Areas. Instances Where Swales are Approved Through a Protected Area, the Swales Need to be HAND DUG. Machinery of Any Kind is Prohibited.
7. Regulated Woodland or Regulated Trees Adjacent to the Property are Also Required to be Protected Whether or not they are Shown on the Plan.

Key

"X" Denotes Tree to Be Removed

Status Key

Save	Tree will be saved
Remove	Tree is located in a regulated woodland and will be removed.

Woodland Summary

Total Trees	121 Trees
Regulated Trees Removed	97 Trees
Replacement Required	
Trees 8" - 11"	41 trees x 1= 41 Trees
Trees 11" - 20"	35 trees x 2= 70 Trees
Trees 20" - 30"	16 trees x 3= 48 Trees
Trees 30"+	1 tree x 4= 4 Trees
Multi-Stemmed Trees (4 Trees)	17 Trees
Replacement Required	180 Trees

Tree List - Detention

TAG NO.	BOTANICAL NAME	COMMON NAME	DIA.	CONDITION	STATUS	Required Replacement	Multi-Stem Replacement
1952	*Populus deltoides*	Cottonwood	24	Good	Remove	2	
1953	*Ulmus americana*	American Elm	10	Good	Remove	1	
1954	*Ulmus americana*	American Elm	14	Good	Remove	2	
1955	*Ulmus americana*	American Elm	9	Good	Remove	1	
1956	*Acer negundo*	Box-elder	12	Fair	Remove	2	
1957	*Juglans nigra*	Black Walnut	11	Good	Remove	1	
1958	*Populus deltoides*	Cottonwood	11	Good	Remove	1	
1959	*Populus deltoides*	Cottonwood	12	Good	Remove	2	
1960	*Fraxinus americana*	White Ash	9	Fair	Remove	1	
1961	*Juglans nigra*	Black Walnut	8	Good	Remove	1	
1962	*Populus deltoides*	Cottonwood	17	Good	Remove	2	
1962	*Juglans nigra*	Black Walnut	7,8	Good	Remove	1	
1963	*Juglans nigra*	Black Walnut	9	Good	Remove	1	
1964	*Populus deltoides*	Cottonwood	28	Good	Remove	3	
1965	*Populus deltoides*	Cottonwood	29	Good	Remove	3	
1966	*Populus deltoides*	Cottonwood	21	Good	Remove	3	
1967	*Juglans nigra*	Black Walnut	9	Good	Remove	1	
1969	*Juglans nigra*	Black Walnut	10	Good	Remove	1	
1970	*Juniperus virginiana*	Eastern Red Cedar	10	Good	Remove	1	
1972	*Juglans nigra*	Black Walnut	8	Good	Remove	1	
1971	*Ulmus pumila*	Siberian Elm	11	Poor	Remove	1	
1973	*Juglans nigra*	Black Walnut	9	Good	Remove	1	
1952	*Populus deltoides*	Cottonwood	25	Good	Remove	3	
1974	*Populus deltoides*	Cottonwood	26	Good	Remove	3	
1975	*Salix amygdaloides*	Peachleaf Willow	13	Good	Remove	2	
1976	*Populus deltoides*	Cottonwood	16	Good	Remove	2	
1977	*Populus deltoides*	Cottonwood	29	Good	Remove	3	
1978	*Populus deltoides*	Cottonwood	14	Good	Remove	2	
1979	*Populus deltoides*	Cottonwood	10,12,14	Good	Remove		5
1980	*Populus deltoides*	Cottonwood	10	Good	Remove	1	
1981	*Populus deltoides*	Cottonwood	14	Good	Remove	2	
1982	*Populus deltoides*	Cottonwood	9	Good	Remove	1	
1983	*Juglans nigra*	Black Walnut	10	Good	Remove	1	
1984	*Populus deltoides*	Cottonwood	25	Poor	Remove	3	
1985	*Ulmus americana*	American Elm	10	Good	Remove	1	
1986	*Quercus macrocarpa*	Bur Oak	9	Good	Remove	1	
1987	*Ulmus americana*	American Elm	12	Good	Save		
1988	*Ulmus americana*	American Elm	11	Good	Save		
1989	*Populus deltoides*	Cottonwood	38	Good	Save		
1990	*Salix amygdaloides*	Peachleaf Willow	18	Good	Save		
1991	*Ulmus americana*	American Elm	13	Good	Save		
1992	*Ulmus americana*	American Elm	9	Good	Save		
1993	*Populus deltoides*	Cottonwood	21	Good	Save		
1994	*Juglans nigra*	Black Walnut	15	Good	Save		
1995	*Juglans nigra*	Black Walnut	17	Good	Save		
1996	*Fraxinus americana*	White Ash	10	Fair	Save		
1997	*Fraxinus pensylvanica*	Red Ash	11	Fair	Save		
1998	*Juglans nigra*	Black Walnut	9	Good	Save		
1999	*Juglans nigra*	Black Walnut	10	Good	Remove	1	
2000	*Juglans nigra*	Black Walnut	8	Good	Remove	1	
4273	*Juglans nigra*	Black Walnut	14	Fair	Remove	2	
4274	*Juglans nigra*	Black Walnut	28	Good	Remove	3	
4275	*Juglans nigra*	Black Walnut	17	Good	Remove	2	
4276	*Juglans nigra*	Black Walnut	22	Good	Remove	3	
4277	*Juglans nigra*	Black Walnut	10	Good	Remove	1	
4278	*Juglans nigra*	Black Walnut	13	Good	Remove	2	
4279	*Juglans nigra*	Black Walnut	9	Good	Remove	1	
4280	*Juglans nigra*	Black Walnut	22	Good	Remove	3	
4281	*Juglans nigra*	Black Walnut	13	Good	Remove	2	
4282	*Juglans nigra*	Black Walnut	10	Good	Remove	1	
4283	*Acer saccharum*	Sugar Maple	12,13	Good	Remove		4
4284	*Juglans nigra*	Black Walnut	10	Good	Remove	1	
4285	*Prunus serotina*	Black Cherry	9,15	Poor	Remove		3
4286	*Juglans nigra*	Black Walnut	11	Good	Remove	1	
4287	*Juniperus virginiana*	Eastern Red Cedar	10	Good	Remove	1	
4288	*Ulmus americana*	American Elm	8	Good	Remove	1	
4289	*Ulmus americana*	American Elm	9	Fair	Remove	1	
4290	*Juglans nigra*	Black Walnut	13	Good	Remove	2	
4291	*Populus deltoides*	Cottonwood	15	Fair	Remove	2	
4292	*Populus deltoides*	Cottonwood	10	Fair	Remove	1	
4293	*Populus deltoides*	Cottonwood	11	Good	Remove	1	
4294	*Populus deltoides*	Cottonwood	16	Good	Remove	2	
4295	*Populus deltoides*	Cottonwood	15	Good	Remove	2	
4296	*Ulmus americana*	American Elm	9	Fair	Remove	1	
4297	*Populus deltoides*	Cottonwood	25	Good	Remove	3	
4298	*Prunus serotina*	Black Cherry	9	Fair	Remove	1	
4299	*Prunus serotina*	Black Cherry	11	Fair	Remove	1	
4300	*Juglans nigra*	Black Walnut	11	Good	Remove	1	
9101	*Populus deltoides*	Cottonwood	20	Good	Remove	3	
9102	*Populus deltoides*	Cottonwood	21	Very Poor	Save		
9103	*Acer saccharum*	Silver Maple	37	Good	Remove	4	
9104	*Populus deltoides*	Cottonwood	17	Good	Remove	2	
9105	*Populus deltoides*	Cottonwood	18	Good	Remove	2	
9106	*Populus deltoides*	Cottonwood	11	Fair	Remove	1	
9107	*Populus deltoides*	Cottonwood	15	Good	Remove	2	
9108	*Populus deltoides*	Cottonwood	11	Fair	Remove	1	
9109	*Malus pumila*	Apple	13	Good	Remove	2	
9110	*Malus pumila*	Apple	10	Good	Remove	1	
9111	*Populus deltoides*	Cottonwood	23	Good	Remove	3	
9112	*Juglans nigra*	Black Walnut	9	Good	Remove	1	
9113	*Populus deltoides*	Cottonwood	19	Good	Remove	2	
9114	*Populus deltoides*	Cottonwood	13	Good	Remove	2	
9115	*Populus deltoides*	Cottonwood	17	Good	Remove	2	
9116	*Populus deltoides*	Cottonwood	21	Fair	Remove	3	
9117	*Populus deltoides*	Cottonwood	16	Good	Remove	2	
9118	*Populus deltoides*	Cottonwood	15	Good	Remove	2	
9119	*Populus deltoides*	Cottonwood	15	Good	Remove	2	
9120	*Salix amygdaloides*	Peachleaf Willow	9	Good	Remove	1	
9121	*Populus deltoides*	Cottonwood	17	Good	Remove	2	
9122	*Populus deltoides*	Cottonwood	16	Good	Remove	2	
9123	*Populus deltoides*	Cottonwood	12	Fair	Remove	2	
9124	*Populus deltoides*	Cottonwood	20	Good	Remove	2	
9125	*Populus deltoides*	Cottonwood	24	Good	Remove	3	
9126	*Populus deltoides*	Cottonwood	13	Fair	Remove	2	
9127	*Populus deltoides*	Cottonwood	15	Good	Remove	2	
9128	*Populus deltoides*	Cottonwood	11	Fair	Remove	2	
9129	*Populus deltoides*	Cottonwood	18	Good	Remove	2	
9130	*Fraxinus americana*	White Ash	8	Fair	Remove	1	
9131	*Populus deltoides*	Cottonwood	25	Good	Remove	3	
9132	*Juniperus virginiana*	Eastern Red Cedar	9,10,13	Good	Remove		5
9133	*Fraxinus americana*	White Ash	8	Fair	Save		
9134	*Juniperus virginiana*	Eastern Red Cedar	10	Good	Save		
9135	*Juglans nigra*	Black Walnut	11	Good	Save		
9136	*Juglans nigra*	Black Walnut	15	Good	Save		
9137	*Ulmus americana*	American Elm	11	Good	Save		
9138	*Populus deltoides*	Cottonwood	19	Good	Save		
9139	*Populus deltoides*	Cottonwood	25	Good	Save		
9140	*Juniperus virginiana*	Eastern Red Cedar	9	Good	Save		
9141	*Fraxinus americana*	White Ash	9	Very Poor	Save		
9142	*Populus deltoides*	Cottonwood	23	Good	Save		
9143	*Populus deltoides*	Cottonwood	49	Good	Save		
					Regulated Tree Replacement	163	
					Multi-Stem Tree Replacement		17

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Title:

Detention Woodland Plan

Project:

Society Hill
Novi, Michigan

Prepared for:

E and M Holdings
600 Madison Avenue
New York, New York 10022
248.640.8720

Revision:	Issued:
Preliminary Site Plan	March 25, 2024
Revised Preliminary Site Pan	October 4, 2024
Revised Preliminary Site Plan	December 5, 2024
Revised Preliminary Site Plan	January 21, 2025
Revised Preliminary Site Plan 3	July 8, 2025

Job Number:

23-077

Drawn By:	Checked By:
jca	jca



NORTH
1"=40'

Sheet No.

L-8

Novi Project #:
JSP 24-004

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

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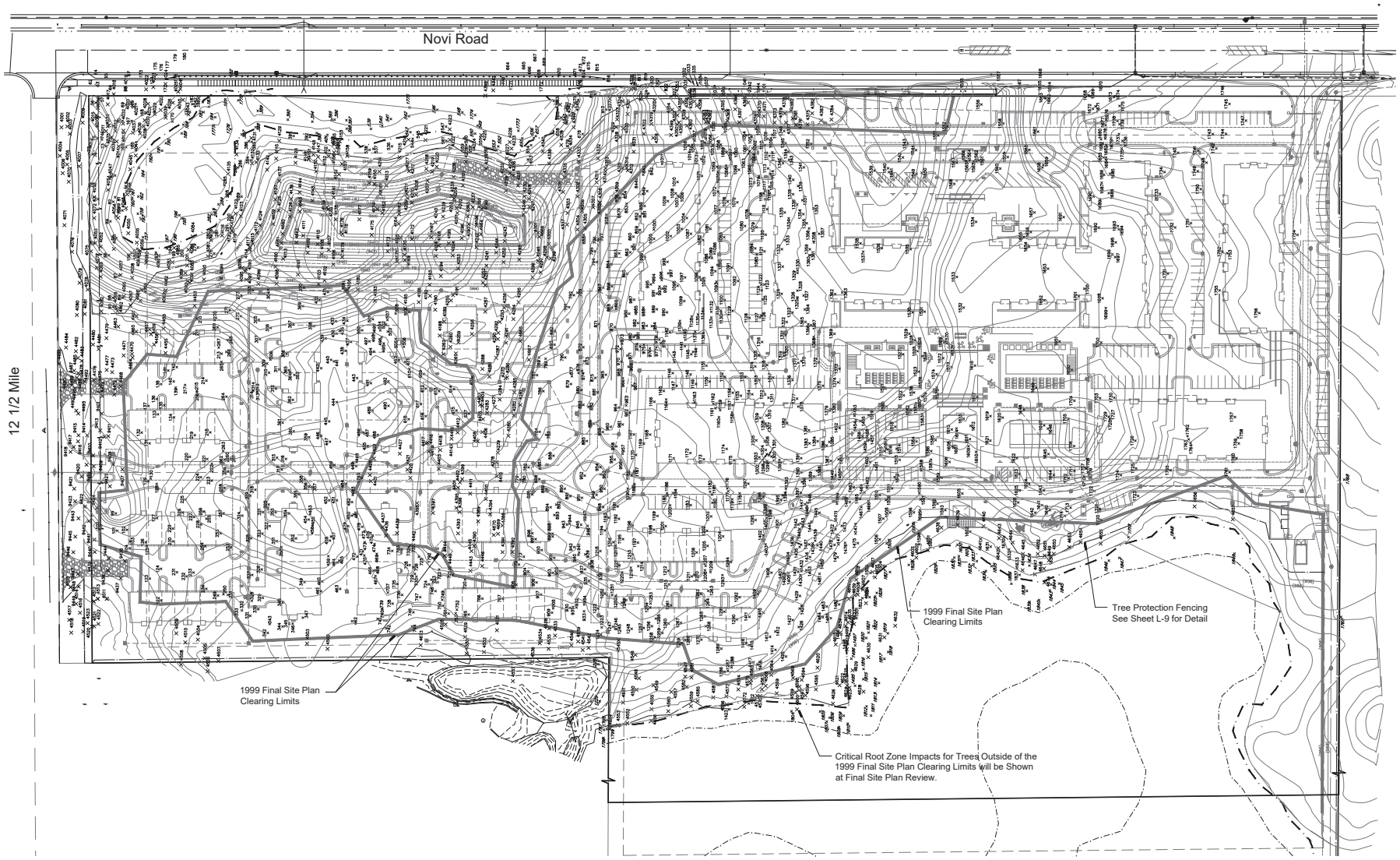

Key

Bold Tree Tag Denotes Tree Removed

Note

Tree Removals within the 1999 Final Site Plan Clearing Limits are Subject to the 1999 City of Novi Woodland Ordinance.

Tree Removals Outside of the 1999 Final Site Plan Clearing Limits are Subject to the Current City of Novi Woodland Ordinance. These Trees have been Re-surveyed in 2024.

Novi Project #:
JSP 24-004

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Job Number:
23-077

Drawn By:	Checked By:
jca	jca

0' 15' 30' 60'

NORTH
1"=60'

Sheet No.
L-9

Tree List - 1999 Final Site Plan Clearing Limits

Tree #	Common Name	Botanical Name	DBH	Condition	Status	Replacement
38	American Beech	Fagus grandifolia	25.7	Good	Save	
56	Sugar Maple	Acer saccharum	18.0	Good	Save	
57	Black Cherry	Prunus serotina	17.6	Good	Save	
62	Twin Basswood	Tilia americana	9.0	Good	Nov Road	
63	Green Ash	Fraxinus pennsylvanica	12.0	Dead	Nov Road	
64	Basswood	Tilia americana	10.6	Poor/Diseased	Nov Road	
65	Green Ash	Fraxinus pennsylvanica	21.7	Dead	Nov Road	
66	Sugar Maple	Acer saccharum	11.4	Good	Nov Road	
67	Basswood	Tilia americana	12.3	Fair/Vine Choke	Nov Road	
68	Sweet Cherry	Prunus avium	9.9	Poor/Fungus	Nov Road	
69	Sugar Maple	Acer saccharum	8.7	Good	Save	
70	Sugar Maple	Acer saccharum	8.0	Good	Save	
71	Sugar Maple	Acer saccharum	11.7	Good	Save	
72	Black Locust	Robinia pseudoacacia	20.6	Good	Save	
73	Black Locust	Robinia pseudoacacia	18.6	Good	Save	
74	Black Locust	Robinia pseudoacacia	20.4	Fair	Save	
75	Sugar Maple	Acer saccharum	8.8	Good	Save	
76	Twin Basswood	Tilia americana	14.8	Fair	Save	
77	Basswood	Tilia americana	9.3	Dead	Dead	
78	Hop-hornbeam	Ostrya virginiana	8.4	Good	Save	
80	American Beech	Fagus grandifolia	23.6	Good	Save	
81	Sugar Maple	Acer saccharum	15.1	Good	Save	
82	Green Ash	Fraxinus pennsylvanica	16.5	Dead	Dead	
83	Green Ash	Fraxinus pennsylvanica	13.0	Dead	Dead	
84	Sugar Maple	Acer saccharum	13.6	Good	Save	
85	Sugar Maple	Acer saccharum	9.2	Good	Save	
86	Sugar Maple	Acer saccharum	16.5	Good	Save	
87	American Beech	Fagus grandifolia	28.6	Fair	Save	
88	Sugar Maple	Acer saccharum	13.2	Good	Save	
89	Sugar Maple	Acer saccharum	17.6	Good	Save	
90	Sugar Maple	Acer saccharum	13.8	Good	Save	
91	Sugar Maple	Acer saccharum	15.6	Good	Save	
94	Black Cherry	Prunus serotina	13.0	Good	Remove	2
95	Sugar Maple	Acer saccharum	13.3	Good	Remove	2
99	Green Ash	Fraxinus pennsylvanica	11.3	Dead	Dead	
100	Green Ash	Fraxinus pennsylvanica	8.5	Dead	Dead	
101	Green Ash	Fraxinus pennsylvanica	10.1	Dead	Dead	
102	Green Ash	Fraxinus pennsylvanica	8.5	Dead	Dead	
103	Sugar Maple	Acer saccharum	8.4	Good	Remove	1
104	Green Ash	Fraxinus pennsylvanica	8.4	Dead	Dead	
122	American elm	Ulmus Americana	8.6	Good	Remove	1
123	Black Cherry	Prunus serotina	8.0	Fair	Remove	1
124	Black Cherry	Prunus serotina	10.8	Good	Remove	1
125	Sugar Maple	Acer saccharum	15.0	Good	Remove	2
126	Sugar Maple	Acer saccharum	13.5	Good	Remove	2
127	Green Ash	Fraxinus pennsylvanica	10.2	Dead	Dead	
128	Eastern Red Cedar	Juniperus virginiana	8.6	Good	Remove	1
129	Green Ash	Fraxinus pennsylvanica	8.5	Dead	Dead	
130	American Elm	Ulmus Americana	8.6	Fair	Remove	1
131	Twin American Elm	Ulmus Americana	8.3	Fair	Remove	1
132	American Elm	Ulmus Americana	9.1	Good	Remove	1
133	American Elm	Ulmus Americana	10.5	Good	Remove	1
134	American Elm	Ulmus Americana	11.3	Good	Remove	2
135	Sugar Maple	Acer saccharum	8.0	Good	Remove	1
136	Green Ash	Fraxinus pennsylvanica	8.5	Dead	Dead	
137	American Elm	Ulmus Americana	8.1	Good	Remove	1
138	Green Ash	Fraxinus pennsylvanica	11.6	Dead	Dead	
139	Black Walnut	Juglans nigra	11.6	Good	Remove	2
140	Sugar Maple	Acer saccharum	9.8	Good	Remove	1
141	Sweet Cherry	Prunus avium	8.1	Good	Remove	1
142	Bitternut Hickory	Carya cordiformis	8.0	Good	Remove	1
144	Green Ash	Fraxinus pennsylvanica	12.5	Dead	Dead	
153	Sugar Maple	Acer saccharum	12.3	Good	Save	
154	Sugar Maple	Acer saccharum	8.2	Dead	Dead	
155	Sugar Maple	Acer saccharum	16.0	Good	Save	
156	Sugar Maple	Acer saccharum	16.6	Good	Save	
157	Green Ash	Fraxinus pennsylvanica	18.5	Fair	Save	
158	Green Ash	Fraxinus pennsylvanica	10.3	Dead	Dead	
159	Sugar Maple	Acer saccharum	20.4	Good	Save	
160	Sugar Maple	Acer saccharum	10.7	Good	Save	
161	Green Ash	Fraxinus pennsylvanica	14.0	Fair	Save	
162	Sugar Maple	Acer saccharum	8.7	Fair/Vine Choke	Save	
163	Green Ash	Fraxinus pennsylvanica	15.3	Dead	Dead	
164	Sugar Maple	Acer saccharum	10.1	Good	Save	
165	Basswood	Tilia americana	13.6	Good	Save	
166	Sugar Maple	Acer saccharum	8.1	Good	Save	
167	Sugar Maple	Acer saccharum	9.5	Good	Save	
168	Basswood	Tilia americana	18.5	Fair	Save	
169	Hop-hornbeam	Ostrya virginiana	10.2	Good	Save	
170	American Beech	Fagus grandifolia	25.0	Dead	Dead	
171	Sugar Maple	Acer saccharum	9.1	Good	Save	
172	Sugar Maple	Acer saccharum	17.5	Good	Nov Road	
173	Twin Basswood	Tilia americana	18.7	Good	Nov Road	
174	Basswood	Tilia americana	12.8	Fair/Leaning	Nov Road	
175	Black Cherry	Prunus serotina	13.9	Fair/Leaning	Nov Road	
176	Sugar Maple	Acer saccharum	8.7	Good	Nov Road	
177	Green Ash	Fraxinus pennsylvanica	24.9	Dead	Nov Road	
178	Sugar Maple	Acer saccharum	9.0	Good	Nov Road	
179	Basswood	Tilia americana	12.0	Poor/Trunk Decay	Nov Road	
180	American Elm	Ulmus Americana	10.7	Fair	Save	
181	Basswood	Tilia americana	9.7	Fair	Save	
182	Green Ash	Fraxinus pennsylvanica	10.6	Dead	Nov Road	
183	Sugar Maple	Acer saccharum	11.7	Good	Save	
184	Basswood	Tilia americana	10.0	Fair/Vine Choke	Save	
185	Sugar Maple	Acer saccharum	9.5	Poor/Trunk Decay	Save	
186	Sugar Maple	Acer saccharum	10.1	Good	Save	
187	Sugar Maple	Acer saccharum	12.8	Good	Save	
188	Sugar Maple	Acer saccharum	16.8	Good	Save	
189	American Beech	Fagus grandifolia	20.1	Poor/Hollow	Save	
190	Sugar Maple	Acer saccharum	9.9	Good	Save	
191	Basswood	Tilia americana	14.2	Good	Save	
192	Sugar Maple	Acer saccharum	22.5	Good	Save	
193	Sugar Maple	Acer saccharum	8.0	Good	Save	
194	Sugar Maple	Acer saccharum	16.4	Good	Save	
195	Twin Sugar Maple	Acer saccharum	12.8	Good	Save	
196	Basswood	Tilia americana	11.7	Poor/Hollow	Save	
197	Sugar Maple	Acer saccharum	8.5	Good	Save	
198	Sugar Maple	Acer saccharum	18.0	Good	Save	
199	American Beech	Fagus grandifolia	10.0	Good	Save	
200	American Beech	Fagus grandifolia	9.9	Fair/Leaning	Save	
201	Basswood	Tilia americana	11.8	Fair/Leaning	Remove	2
202	Sugar Maple	Acer saccharum	15.1	Good	Remove	2
210	American Beech	Fagus grandifolia	10.3	Fair	Remove	1
211	Sugar Maple	Acer saccharum	24.3	Good	Remove	3
213	Twin Black Cherry	Prunus serotina	9.1	Good	Remove	1
214	Green Ash	Fraxinus pennsylvanica	9.8	Dead	Dead	
215	Swamp White Oak	Quercus bicolor	9.8	Good	Remove	1
216	Black Cherry	Prunus serotina	12.0	Fair/Trunk Decay	Remove	2
217	Sugar Maple	Acer saccharum	11.9	Good	Remove	2
218	Sugar Maple	Acer saccharum	9.2	Good	Remove	1
219	American Elm	Ulmus Americana	12.3	Fair/Vine Choke	Remove	2
220	Twin American Elm	Ulmus Americana	8.0	Good	Remove	1
221	Twin Basswood	Tilia americana	9.0	Good	Remove	1
222	American Elm	Ulmus Americana	10.4	Good	Remove	1
223	Green Ash	Fraxinus pennsylvanica	8.6	Dead	Dead	
224	American Elm	Ulmus Americana	11.4	Good	Remove	2
225	Green Ash	Fraxinus pennsylvanica	9.0	Dead	Dead	
226	Green Ash	Fraxinus pennsylvanica	8.4	Dead	Dead	
227	Black Walnut	Juglans nigra	11.5	Good	Remove	2
228	Black Walnut	Juglans nigra	14.0	Good	Remove	2
229	Sugar Maple	Acer saccharum	9.6	Fair/Trunk Decay	Remove	1
230	Black Cherry	Prunus serotina	9.8	Good	Remove	1
231	Sugar Maple	Acer saccharum	11.0	Good	Remove	1
232	Black Cherry	Prunus serotina	8.3	Good	Remove	1
233	American Elm	Ulmus Americana	8.7	Fair	Remove	1
234	Green Ash	Fraxinus pennsylvanica	8.4	Dead	Dead	
249	American Elm	Ulmus Americana	8.1	Good	Remove	1
250	Green Ash	Fraxinus pennsylvanica	9.4	Dead	Dead	
251	American Elm	Ulmus Americana	9.0	Fair/Vine Choke	Remove	1
252	Black Walnut	Juglans nigra	10.5	Good	Remove	1
253	Green Ash	Fraxinus pennsylvanica	8.2	Dead	Dead	
254	Sugar Maple	Acer saccharum	37.8	Fair	Remove	3
255	Black Walnut	Juglans nigra	8.3	Good	Remove	1
256	Green Ash	Fraxinus pennsylvanica	8.6	Dead	Dead	
257	Twin Sugar Maple	Acer saccharum	15.8	Good	Remove	2
258	American Elm	Ulmus Americana	10.5	Good	Remove	1
259	American Elm	Ulmus Americana	8.0	Good	Remove	1
260	Green Ash	Fraxinus pennsylvanica	9.7	Dead	Dead	
261	Sweet Cherry	Prunus avium	9.7	Good	Remove	1
262	American Elm	Ulmus Americana	8.0	Good	Remove	1
263	Sugar Maple	Acer saccharum	8.2	Good	Remove	1
264	Sugar Maple	Acer saccharum	32.1	Fair	Remove	3
265	Basswood	Tilia americana	8.1	Fair	Remove	1
266	Sugar Maple	Acer saccharum	30.1	Poor/Hollow	Remove	3
267	Hop-hornbeam	Ostrya virginiana	8.0	Fair/Trunk Decay	Remove	1
268	Hop-hornbeam	Ostrya virginiana	10.0	Good	Remove	1
269	Bitternut Hickory	Carya cordiformis	11.5	Good	Remove	2
270	American Beech	Fagus grandifolia	8.3	Good	Remove	1
271	Green Ash	Fraxinus pennsylvanica	13.1	Dead	Dead	
272	Sweet Cherry	Prunus avium	11.5	Good	Remove	2
273	Bitternut Hickory	Carya cordiformis	8.9	Good	Remove	1
278	Sugar Maple	Acer saccharum	11.1	Good	Save	
279	Sugar Maple	Acer saccharum	9.0	Good	Save	
280	Basswood	Tilia americana	18.3	Good	Save	
281	Basswood	Tilia americana	13.4	Good	Save	
282	American Beech	Fagus grandifolia	27.6	Good	Save	
283	Sugar Maple	Acer saccharum	10.7	Good	Save	
284	Sugar Maple	Acer saccharum	13.0	Good	Save	
285	Green Ash	Fraxinus pennsylvanica	9.2	Dead	Dead	
286	Green Ash	Fraxinus pennsylvanica	11.1	Dead	Dead	
287	Basswood	Tilia americana	17.8	Good	Save	
288	Basswood	Tilia americana	10.4	Poor/Trunk Decay	Save	
289	Sugar Maple	Acer saccharum	19.9	Good	Save	
290	Sugar Maple	Acer saccharum	10.9	Good	Save	
291	Bitternut Hickory	Carya cordiformis	14.1	Good	Save	
303	Green Ash	Fraxinus pennsylvanica	11.3	Dead	Dead	
304	Sugar Maple	Acer saccharum	8.6	Good	Remove	1
305	Hop-hornbeam	Ostrya virginiana	9.4	Good	Remove	1
306	Basswood	Tilia americana	26.2	Good	Remove	3
307	Hop-hornbeam	Ostrya virginiana	9.4	Good	Remove	1
308	Green Ash	Fraxinus pennsylvanica	9.3	Dead	Dead	
309	American Elm	Ulmus Americana	14.4	Good	Remove	2
310	American Elm	Ulmus Americana	9.7	Good	Remove	1
311	Basswood	Tilia americana	11.0	Good	Remove	1
312	Twin Basswood	Tilia americana	16.6	Good	Remove	2
313	Hop-hornbeam	Ostrya virginiana	8.1	Good	Remove	1
314	Hop-hornbeam	Ostrya virginiana	8.4	Good	Remove	1
315	Green Ash	Fraxinus pennsylvanica	10.1	Dead	Dead	
316	Green Ash	Fraxinus pennsylvanica	9.5	Dead	Dead	
317	Sugar Maple	Acer saccharum	32.2	Good	Remove	3
318	Black Cherry	Prunus serotina	11.6	Fair	Remove	2
319	Black Walnut	Juglans nigra	12.6	Good	Remove	2
320	Green Ash	Fraxinus pennsylvanica	12.4	Dead	Dead	
321	Green Ash	Fraxinus pennsylvanica	13.2	Dead	Dead	
322	Sugar Maple	Acer saccharum	14.3	Good	Remove	2
323	Green Ash	Fraxinus pennsylvanica	11.5	Dead	Dead	
324	Black Walnut	Juglans nigra	8.6	Good	Remove	1
325	Twin Sugar Maple	Acer saccharum	11.1	Good	Remove	2
326	American Elm	Ulmus Americana	8.4	Good	Remove	2
327	Green Ash	Fraxinus pennsylvanica	14.1	Dead	Dead	
328	Green Ash	Fraxinus pennsylvanica	9.0	Dead	Dead	
329	American Elm	Ulmus Americana	8.2	Good	Remove	1
330	Green Ash	Fraxinus pennsylvanica	11.7	Dead	Dead	
331	Green Ash	Fraxinus pennsylvanica	11.1	Dead	Dead	
332	Green Ash	Fraxinus pennsylvanica	10.3	Dead	Dead	
333	American Elm	Ulmus Americana	8.4	Good	Remove	1
342	Green Ash	Fraxinus pennsylvanica	8.9	Dead	Dead	
343	Green Ash	Fraxinus pennsylvanica	8.2	Dead	Dead	
344	Green Ash	Fraxinus pennsylvanica	10.6	Dead	Dead	
345	American Elm	Ulmus Americana	9.6	Fair	Remove	1
346	American Elm	Ulmus Americana	8.6	Poor/Trunk Decay	Remove	1
347	Green Ash	Fraxinus pennsylvanica	10.5	Dead	Dead	
348	American Elm	Ulmus Americana	8.0	Fair	Remove	1
349	Basswood	Tilia americana	10.3	Good	Remove	1
350	Common Apple	Malus pumila	8.6	Poor/Old	Remove	1
351	Sugar Maple	Acer saccharum	15.7	Good	Remove	2
352	Twin Sugar Maple	Acer saccharum	19.1	Good	Remove	2
353	Green Ash	Fraxinus pennsylvanica	13.6	Dead	Dead	
354	Green Ash	Fraxinus pennsylvanica	11.6	Dead	Dead	
355	Bitternut Hickory	Carya cordiformis	8.2	Good	Remove	1
356	Green Ash	Fraxinus pennsylvanica	16.0	Dead	Dead	
357	Sweet Cherry	Prunus avium	9.6	Fair	Remove	1
358	Hop-hornbeam	Ostrya virginiana	8.6	Fair/Leaning	Remove	1
359	Sugar Maple	Acer saccharum	21.0	Good	Remove	3
360	Sugar Maple	Acer saccharum	21.9	Good	Remove	3
361	Basswood	Tilia americana	16.5	Good	Remove	2
362	American Beech	Fagus grandifolia	8.8	Good	Remove	1
363	Sugar Maple	Acer saccharum	8.9	Fair	Remove	1
364	Basswood	Tilia americana	20.6	Good	Remove	3
365	Sugar Maple	Acer saccharum	10.5	Good	Remove	1
366	Sugar Maple	Acer saccharum	8.3	Good	Remove	1
367	American Beech	Fagus grandifolia	9.0	Good	Remove	1
368	Green Ash	Fraxinus pennsylvanica	9.9	Dead	Dead	
369	Sugar Maple	Acer saccharum	9.4	Good	Remove	1
370	Sugar Maple	Acer saccharum	9.6	Good	Remove	1
384	Basswood	Tilia americana	13.4	Fair	Save	
385	Basswood	Tilia americana	9.6	Dead	Dead	
386	Twin Basswood	Tilia americana	8.3	Fair/Vine Leaning	Save	
387	Green Ash	Fraxinus pennsylvanica	15.8	Dead	Dead	
388	Basswood	Tilia americana	11.3	Poor/Cancerous	Save	
389	Green Ash	Fraxinus pennsylvanica	11.0	Dead	Dead	
390	Basswood	Tilia americana	17.3	Poor/Top Gone	Save	
391	Sugar Maple	Acer saccharum	18.2	Good	Save	
392	Sugar Maple	Acer saccharum	15.3	Fair/Bay Bd Hollow	Save	
393	Basswood	Tilia americana	10.5	Fair	Save	
394	Green Ash	Fraxinus pennsylvanica	21.6	Dead	Dead	
395	Green Ash	Fraxinus pennsylvanica	16.4	Dead	Dead	
396	Green Ash	Fraxinus pennsylvanica	13.3	Dead	Dead	
397	Green Ash	Fraxinus pennsylvanica	13.9	Dead	Dead	
398	Swamp White Oak	Quercus bicolor	10.1	Fair	Save	
399	American Beech	Fagus grandifolia	9.5	Good	Save	
400	Twin Basswood	Tilia americana/Tilia americana	16.0	Good	Save	
401	Green Ash	Fraxinus pennsylvanica	13.5	Dead	Dead	
402	Basswood	Tilia americana	9.4	Fair/Cancerous	Save	
431	Green Ash	Fraxinus pennsylvanica	10.4	Dead	Dead	
432	Sugar Maple	Acer saccharum	8.0	Good	Remove	1
433	Sugar Maple	Acer saccharum	8.0	Good	Remove	1
434	Sweet Cherry	Prunus avium	15.3	Fair	Remove	2
435	Twin Basswood	Tilia americana	18.1	Fair/One Leaning	Remove	2
436	Twin Basswood	Tilia americana	16.6	Fair	Remove	2
437	Basswood	Tilia americana	15.4	Good	Remove	2
438	Bitternut Hickory	Carya cordiformis	8.5	Good	Remove	1
439	Sugar Maple	Acer saccharum	9.2	Good	Remove	1
440	Sugar Maple	Acer saccharum	9.0	Good	Remove	1
441	Basswood	Tilia americana	12.5	Good	Remove	2
442	Basswood	Tilia americana	21.3	Good	Remove	3
443	Basswood	Tilia americana	12.0	Good	Remove	2
444	Green Ash	Fraxinus pennsylvanica	8.7	Dead	Dead	
445	Hop-hornbeam	Ostrya virginiana	8.0	Good	Remove	1
446	Basswood	Tilia americana	10.3	Poor/Trunk Decay	Remove	1
447	Bitternut Hickory	Carya cordiformis	8.0	Good	Remove	1
448	Triple Basswood	Tilia americana	8.5	Good	Remove	1
449	Basswood	Tilia americana	10.7	Poor/Trunk Deformic	Remove	1
450	Sweet Cherry	Prunus avium	9.8	Fair	Remove	1
451	American Beech	Fagus grandifolia	8.3	Good	Remove	1
452	Bitternut Hickory	Carya cordiformis	11.0	Good	Remove	1
453	Sweet Cherry	Prunus avium	9.3	Fair/Leaning	Remove	1
454	Sweet Cherry	Prunus avium	10.2	Fair	Remove	1
455	Triple Sweet Cherry	Prunus avium	8.2	Fair	Remove	1
456	Bitternut Hickory	Carya cordiformis	8.5	Good	Remove	1
457	Bitternut Hickory	Carya cordiformis	11.0	Good	Remove	1
458	Sugar Maple	Acer saccharum	8.9	Good	Remove	1
459	Green Ash	Fraxinus pennsylvanica	20.0	Dead	Dead	
460	Bitternut Hickory	Carya cordiformis	24.0	Good	Remove	3
461	Sugar Maple	Acer saccharum	16.2	Fair	Remove	2
462	Swamp White Oak	Quercus bicolor	16.9	Poor/Trunk Decay	Remove	2
463	Common Apple	Malus pumila	8.1	Poor/old	Remove	1
464	Sugar Maple	Acer saccharum	8.1	Good	Remove	1
465	Black Walnut	Juglans nigra	17.7	Good	Remove	2
466	Sugar Maple	Acer saccharum	11.2	Good	Remove	2
467	Sugar Maple	Acer saccharum	8.1	Good	Remove	1
468	Sugar Maple	Acer saccharum	9.1	Good	Remove	1
469	White Oak	Quercus alba	15.0	Good	Remove	2
470	Swamp White Oak	Quercus bicolor	12.5	Good	Remove	2
471	Swamp White Oak	Quercus bicolor	11.6	Fair	Remove	2
472	Green Ash	Fraxinus pennsylvanica	8.0	Dead	Dead	
473	Sugar Maple	Acer saccharum	10.7	Good	Remove	1
474	Sugar Maple	Acer saccharum	12.1	Good	Remove	2
475	Green Ash	Fraxinus pennsylvanica	11.0	Dead	Dead	
476	Green Ash	Fraxinus pennsylvanica	9.0	Dead	Dead	
477	White Oak	Quercus alba	15.0	Good	Remove	2
478	Sugar Maple	Acer saccharum	8.3	Good	Remove	1
479	Sugar Maple	Acer saccharum	18.6	Good	Remove	2
480	Sugar Maple	Acer saccharum	8.5	Good	Remove	1
481	Sugar Maple	Acer saccharum	19.3	Good	Remove	2
482	Black Cherry	Prunus serotina	9.0	Good	Remove	1
483	Green Ash	Fraxinus pennsylvanica	11.7	Dead	Dead	
484	White Oak	Quercus alba	12.0	Good	Remove	2
485	Green Ash	Fraxinus pennsylvanica	12.0	Dead	Dead	
486	Basswood	Tilia americana	10.7	Good	Remove	1
487	Hop-hornbeam	Ostrya virginiana	12.2	Good	Remove	2
488	Black Cherry	Prunus serotina	8.0	Good	Remove	1
489	Sugar Maple	Acer saccharum	10.0	Good	Remove	1
490	Sugar Maple	Acer saccharum	9.5	Good	Remove	1
491	Sugar Maple	Acer saccharum	8.1	Good	Remove	1
492	Sugar Maple	Acer saccharum	12.2	Good	Remove	2
493	Sugar Maple	Acer saccharum	9.0	Good	Remove	1
494	Sugar Maple	Acer saccharum	13.1	Good	Remove	2
495	Basswood	Tilia americana	22.1	Good	Remove	3
496	Basswood	Tilia americana	9.6	Good	Remove	1
497	Basswood	Tilia americana	14.1	Good	Remove	2
498	Basswood	Tilia americana	16.0	Good	Remove	2
499	Sugar Maple	Acer saccharum	9.4	Good	Remove	1
500	Sugar Maple	Acer saccharum	11.3	Good	Remove	2
501	Basswood	Tilia americana	8.6	Good	Remove	1
502	Sugar Maple	Acer saccharum	8.6	Good	Remove	1
503	Sugar Maple	Acer saccharum	8.5	Good	Remove	1
504	Basswood	Tilia americana	8.5	Good	Remove	1
505	Sugar Maple	Acer saccharum	8.6	Good	Remove	1
506	Basswood	Tilia americana	13.5	Good	Remove	2
507	Basswood	Tilia americana	9.3	Good	Remove	1
508	Sugar Maple	Acer saccharum	16.2	Good	Remove	2
513	Basswood	Tilia americana	19.6	Good	Remove	2
536	Sugar Maple	Acer saccharum	20.2	Good	Save	
537	American Elm	Ulmus Americana	11.9	Good	Save	
538	Sugar Maple	Acer saccharum	16.3	Good	Save	
539	Sugar Maple	Acer saccharum	17.3	Good	Save	
540	Basswood	Tilia americana	17.0	Good	Save	
541	Bitternut Hickory	Carya cordiformis	10.2	Fair	Save	
542	Sugar Maple	Acer saccharum	18.4	Fair/Trunk Decay	Save	
543	Sugar Maple	Acer saccharum	15.4	Good	Save	
544	Sugar Maple	Acer saccharum	23.5	Poor/Trunk Split	Save	
545	Basswood	Tilia americana	19.4	Fair	Save	
546	Sugar Maple	Acer saccharum	13.1	Fair	Save	
547	Basswood	Tilia americana	15.8	Good	Save	
548	Red Oak	Quercus rubra	8.4	Good	Save	
549	Sugar Maple	Acer saccharum	11.3	Good	Save	
550	Sugar Maple	Acer saccharum	16.6	Good	Save	
551	Sugar Maple	Acer saccharum	10.7	Good	Save	
552	Sugar Maple	Acer saccharum	12.5	Good	Save	
553	Green Ash	Fraxinus pennsylvanica	22.9	Dead	Dead	
556	Green Ash	Fraxinus pennsylvanica	15.3	Dead	Dead	
557	Green Ash	Fraxinus pennsylvanica	12.8	Dead	Dead	
559	Basswood	Tilia americana	17.1	Good	Save	
560	Sugar Maple	Acer saccharum	10.2	Good	Save	
561	Basswood	Tilia americana	17.3	Good	Save	
609	American Beech	Fagus grandifolia	11.2	Good	Remove	2
610	Basswood	Tilia americana	15.5	Good	Remove	2
611	Green Ash	Fraxinus pennsylvanica	9.0	Dead	Dead	
612	Green Ash	Fraxinus pennsylvanica	14.5	Dead	Dead	
613	Green Ash	Fraxinus pennsylvanica	8.6	Dead	Dead	
614	Green Ash	Fraxinus pennsylvanica	8.1	Dead	Dead	
615	Sugar Maple	Acer saccharum	17.6	Fair	Remove	2
616	Sugar Maple	Acer saccharum	8.6	Good	Remove	1
617	Sweet Cherry	Prunus avium	8.2	Good	Remove	1
618	Sugar Maple	Acer saccharum	14.0	Good	Remove	2
630	Sugar Maple	Acer saccharum	18.0	Good	Remove	2
631	Green Ash	Fraxinus pennsylvanica	11.2	Dead	Dead	
654	Green Ash	Fraxinus pennsylvanica	16.6	Dead	Dead	
655	Sugar Maple	Acer saccharum	17.5	Good	Save	
656	Basswood	Tilia americana	14.0	Fair	Save	
657	Basswood	Tilia americana	10.3	Poor/Top Gone	Save	
658	Sugar Maple	Acer saccharum	15.3	Good	Save	
659	Malus pumila	Malus pumila	15.6	Good	Save	
660	Bitternut Hickory	Carya cordiformis	22.0	Good	Save	
661	Bitternut Hickory	Carya cordiformis	22.7	Good	Save	
662	Green Ash	Fraxinus pennsylvanica	8.7	Dead	Dead	
663	American Beech	Fagus grandifolia	25.5	Poor/Trunk Decay	Save	
664	Black Walnut	Juglans nigra	18.5	Fair	Nov Road	
665	Green Ash	Fraxinus pennsylvanica	11.2	Dead	Nov Road	
666	American Elm	Ulmus Americana	8.0	Fair	Nov Road	
667	American Elm	Ulmus Americana	11.9	Fair	Nov Road	
668	American Elm	Ulmus Americana	13.5	Fair	Nov Road	
669	American Elm	Ulmus Americana	15.2	Good	Nov Road	
670	Basswood	Tilia americana	17.3	Good	Nov Road	
671	Green Ash	Fraxinus pennsylvanica	20.1	Dead	Nov Road	
672	Green Ash	Fraxinus pennsylvanica	11.0	Dead	Nov Road	
673	Basswood	Tilia americana	10.0	Poor/Cancerous	Nov Road	
674	Basswood	Tilia americana	9.9	Poor/Cancerous	Nov Road	
675	Green Ash	Fraxinus pennsylvanica	8.6	Dead	Nov Road	
676	Green Ash	Fraxinus pennsylvanica	15.0	Dead	Nov Road	
677	Bitternut Hickory	Carya cordiformis	21.0	Good	Save	
678	Basswood	Tilia americana	9.9	Good	Save	
679	Green Ash	Fraxinus pennsylvanica	15.3	Dead	Dead	
688	Sugar Maple	Acer saccharum	10.5	Good	Remove	1
692	Sugar Maple	Acer saccharum	23.5	Good	Remove	3
693	American Beech	Fagus grandifolia	16.7	Good	Remove	2
720	Twin Basswood	Tilia americana	12.8	Fair/Leaning	Remove	2
721	Swamp White Oak	Quercus bicolor	19.8	Good	Remove	2
722	Swamp White Oak	Quercus bicolor	14.9	Good	Remove	2
723	American Beech	Fagus grandifolia	12.8	Good	Remove	2
724	American Beech	Fagus grandifolia	10.6	Good	Remove	1
725	White Oak	Quercus alba	23.9	Good	Remove	3
726	Sugar Maple	Acer saccharum	8.0	Good	Remove	1
727	No Tree		N/A			
728	Sugar Maple	Acer saccharum	10.7	Good	Remove	1
729	Sugar Maple	Acer saccharum	9.0	Good	Remove	1
730	Black Cherry	Prunus serotina	13.6	Good	Remove	2
731	Sugar Maple	Acer saccharum	8.0	Good	Remove	1
732	Swamp White Oak	Quercus bicolor	11.6	Good	Remove	2
733	Swamp White Oak	Quercus bicolor	10.6	Fair	Remove	1
734	Swamp White Oak	Quercus bicolor	18.9	Good	Remove	2
735	Green Ash

Tree List - 1999 Final Site Plan Clearing Limits

Tree #	Common Name	Botanical Name	DBH	Condition	Status	Replacement
1019	Basswood	Tilia americana	12.4	Good	Remove	2
1020	Basswood	Tilia americana	13.3	Good	Remove	2
1030	Basswood	Tilia americana	10.9	Fair	Not Road	
1031	Bitternut Hickory	Carya cordiformis	8.1	Good	Not Road	
1032	Green Ash	Fraxinus pennsylvanica	10.2	Good	Not Road	
1033	Basswood	Tilia americana	8.0	Fair	Not Road	
1034	Basswood	Tilia americana	9.7	Poor/Trunk Decay	Not Road	
1035	Bitternut Hickory	Carya cordiformis	8.8	Fair	Not Road	
1036	Bitternut Hickory	Carya cordiformis	8.9	Good	Not Road	
1037	Green Ash	Fraxinus pennsylvanica	8.3	Dead	Not Road	
1039	Twin Bitternut Hickory	Carya cordiformis	14.3	Good	Not Road	
1040	Red Oak	Quercus rubra	8.0	Fair/Leaning	Not Road	
1041	Green Ash	Fraxinus pennsylvanica	13.1	Dead	Not Road	
1042	Bitternut Hickory	Carya cordiformis	8.5	Good	Not Road	
1052	Basswood	Tilia americana	13.0	Good	Remove	2
1053	Basswood	Tilia americana	13.6	Good	Remove	2
1054	Hop-hornbeam	Ostrya virginiana	9.2	Good	Remove	1
1055	American Beech	Fagus grandifolia	8.7	Good	Remove	1
1056	Bitternut Hickory	Carya cordiformis	13.5	Good	Remove	2
1057	Bitternut Hickory	Carya cordiformis	11.9	Good	Remove	2
1058	Bitternut Hickory	Carya cordiformis	8.2	Good	Remove	1
1059	Bitternut Hickory	Carya cordiformis	9.0	Good	Remove	1
1060	Basswood	Tilia americana	10.5	Fair/Cancerous	Remove	1
1061	Bitternut Hickory	Carya cordiformis	8.9	Good	Remove	1
1062	Basswood	Tilia americana	14.7	Good	Remove	2
1063	Basswood	Tilia americana	11.8	Good	Remove	2
1064	Bitternut Hickory	Carya cordiformis	10.3	Good	Remove	1
1065	Twin Basswood	Tilia americana	11.7	Good	Remove	2
1066	Twin Bitternut Hickory	Carya cordiformis	13.4	Good	Remove	2
1067	Basswood	Tilia americana	17.1	Good	Remove	2
1068	Bitternut Hickory	Carya cordiformis	10.0	Good	Remove	1
1069	Sugar Maple	Acer saccharum	8.4	Good	Remove	1
1070	Sugar Maple	Acer saccharum	8.8	Good	Remove	1
1071	Black Walnut	Juglans nigra	13.9	Good	Remove	2
1072	Black Walnut	Juglans nigra	14.3	Good	Remove	2
1073	Bitternut Hickory	Carya cordiformis	8.2	Good	Remove	1
1074	American Elm	Ulmus Americana	18.1	Good	Remove	2
1075	Black Walnut	Juglans nigra	13.5	Good	Remove	2
1076	Bitternut Hickory	Carya cordiformis	12.2	Good	Remove	2
1077	Green Ash	Fraxinus pennsylvanica	16.6	Dead	Dead	
1078	Twin Basswood	Tilia americana	10.6	Good	Remove	1
1079	Bitternut Hickory	Carya cordiformis	15.6	Good	Remove	2
1080	Green Ash	Fraxinus pennsylvanica	14.2	Dead	Dead	
1081	Sugar Maple	Acer saccharum	20.8	Fair/Trunk Decay	Remove	3
1082	Sugar Maple	Acer saccharum	21.5	Fair	Remove	3
1083	Sugar Maple	Acer saccharum	9.5	Good	Remove	1
1084	Black Cherry	Prunus serotina	15.6	Good	Remove	2
1085	Green Ash	Fraxinus pennsylvanica	16.9	Dead	Dead	
1086	Bitternut Hickory	Carya cordiformis	13.3	Good	Remove	2
1087	Sugar Maple	Acer saccharum	11.1	Good	Remove	2
1088	Basswood	Tilia americana	12.6	Good	Remove	2
1089	Bitternut Hickory	Carya cordiformis	12.1	Good	Remove	2
1090	Sugar Maple	Acer saccharum	10.0	Good	Remove	1
1091	Basswood	Tilia americana	16.9	Fair/Trunk Decay	Remove	2
1092	Sugar Maple	Acer saccharum	13.2	Good	Remove	2
1093	American Beech	Fagus grandifolia	21.5	Good	Remove	3
1094	Sugar Maple	Acer saccharum	13.3	Good	Remove	2
1095	Basswood	Tilia americana	12.8	Good	Remove	2
1096	Basswood	Tilia americana	12.6	Good	Remove	2
1097	American Elm	Ulmus Americana	18.0	Good	Remove	2
1098	Bitternut Hickory	Carya cordiformis	11.8	Good	Remove	2
1099	Sugar Maple	Acer saccharum	10.1	Good	Remove	1
1100	Basswood	Tilia americana	22.6	Good	Remove	3
1101	Triple Basswood	Tilia americana	11.2	Good	Not Road	
1107	Basswood	Tilia americana	8.4	Good	Remove	1
1108	Basswood	Tilia americana	8.8	Good	Remove	1
1109	Green Ash	Fraxinus pennsylvanica	16.8	Dead	Dead	
1110	Basswood	Tilia americana	12.1	Good	Remove	2
1111	Green Ash	Fraxinus pennsylvanica	15.3	Dead	Dead	
1112	Basswood	Tilia americana	4/10.5	Good	Remove	1
1113	Bitternut Hickory	Carya cordiformis	9.3	Good	Remove	1
1114	Basswood	Tilia americana	11.0	Poor/Cancerous	Remove	1
1115	Triple Bitternut Hickory	Carya cordiformis	9.5	Good	Remove	1
1116	Basswood	Tilia americana	8.5	Dead	Dead	
1117	Twin Bitternut Hickory	Carya cordiformis	10.3	Good	Remove	1
1118	Basswood	Tilia americana	8.4	Good	Remove	1
1119	Twin Green Ash	Fraxinus pennsylvanica	15.2	Dead	Dead	
1120	Twin Basswood	Tilia americana	12.8	Fair	Remove	2
1121	Bitternut Hickory	Carya cordiformis	4/9.5	Good	Remove	1
1122	Twin Basswood	Tilia americana	15.0	Good	Remove	2
1123	Basswood	Tilia americana	10.0	Good	Remove	1
1124	Twin Basswood	Tilia americana	13.5	Fair/Vine Choke	Remove	2
1125	Basswood	Tilia americana	4/12.6	Poor/Cancerous	Remove	2
1126	Basswood	Tilia americana	10.1	Fair	Remove	1
1127	Twin Basswood	Tilia americana	11.2	Fair/Trunk Decay	Remove	2
1128	Bitternut Hickory	Carya cordiformis	11.7	Good	Remove	2
1129	Sugar Maple	Acer saccharum	22.0	Good	Remove	3
1130	Green Ash	Fraxinus pennsylvanica	19.3	Dead	Dead	
1131	Basswood	Tilia americana	11.8	Good	Remove	2
1132	Bitternut Hickory	Carya cordiformis	12.8	Good	Remove	2
1133	American Beech	Fagus grandifolia	10.8	Good	Remove	1
1134	American Beech	Fagus grandifolia	12.0	Good	Remove	2
1135	Basswood	Tilia americana	23.3	Good	Remove	3
1136	American Beech	Fagus grandifolia	17.7	Good	Remove	2
1137	Black Cherry	Prunus serotina	13.5	Fair	Remove	2
1138	Black Walnut	Juglans nigra	10.1	Good	Remove	1
1139	Green Ash	Fraxinus pennsylvanica	8.1	Dead	Dead	
1140	Green Ash	Fraxinus pennsylvanica	11.3	Dead	Dead	
1141	Green Ash	Fraxinus pennsylvanica	14.9	Dead	Dead	
1142	American Beech	Fagus grandifolia	22.5	Fair/May Be Hollow	Remove	3
1143	Green Ash	Fraxinus pennsylvanica	9.5	Dead	Dead	
1144	Sugar Maple	Acer saccharum	9.0	Good	Remove	1
1145	Green Ash	Fraxinus pennsylvanica	10.1	Dead	Dead	
1146	Green Ash	Fraxinus pennsylvanica	14.8	Dead	Dead	
1147	Green Ash	Fraxinus pennsylvanica	18.2	Dead	Dead	
1148	Black Walnut	Juglans nigra	8.5	Good	Remove	1
1149	Black Walnut	Juglans nigra	12.9	Good	Remove	2
1150	Green Ash	Fraxinus pennsylvanica	16.4	Dead	Dead	
1151	Black Walnut	Juglans nigra	15.2	Good	Remove	2
1152	Sugar Maple	Acer saccharum	8.4	Good	Remove	1
1153	Sugar Maple	Acer saccharum	13.3	Good	Remove	2
1154	Basswood	Tilia americana	11.8	Good	Remove	2
1155	Bitternut Hickory	Carya cordiformis	13.3	Fair/Fence in trunk	Remove	2
1156	Sugar Maple	Acer saccharum	9.6	Fair/Trunk Decay	Remove	1
1157	Sugar Maple	Acer saccharum	13.0	Good	Remove	2
1158	Basswood	Tilia americana	13.4	Good	Remove	2
1159	Basswood	Tilia americana	8.1	Fair	Remove	1
1160	Green Ash	Fraxinus pennsylvanica	12.6	Dead	Dead	
1161	Basswood	Tilia americana	13.1	Good	Remove	2
1162	Green Ash	Fraxinus pennsylvanica	14.6	Dead	Dead	
1163	Green Ash	Fraxinus pennsylvanica	9.6	Dead	Dead	
1164	Sugar Maple	Acer saccharum	9.9	Good	Remove	1
1165	Green Ash	Fraxinus pennsylvanica	8.2	Dead	Dead	
1166	Black Walnut	Juglans nigra	23.9	Good	Remove	3
1167	Sugar Maple	Acer saccharum	8.9	Good	Remove	1
1168	Twin Basswood	Tilia americana	29.3	Good	Remove	3
1169	Basswood	Tilia americana	14.5	Fair/Cancerous	Remove	2
1170	Basswood	Tilia americana	18.1	Good	Remove	2
1171	American Beech	Fagus grandifolia	30.2	Poor/Trunk Decay	Remove	3
1172	American Beech	Fagus grandifolia	31.1	Poor/Trunk Decay	Remove	3
1173	American Beech	Fagus grandifolia	8.0	Fair	Remove	1
1174	Sugar Maple	Acer saccharum	10.5	Good	Remove	1
1175	Sugar Maple	Acer saccharum	9.7	Good	Remove	1
1176	Basswood	Tilia americana	12.3	Good	Remove	2
1177	Basswood	Tilia americana	8.1	Fair	Remove	1
1178	Triple Basswood	Tilia americana	8.8	Good	Remove	1
1179	Black Walnut	Juglans nigra	29.5	Poor/Trunk Decay	Remove	3
1180	Black Walnut	Juglans nigra	8.0	Good	Remove	1
1181	Black Walnut	Juglans nigra	8.2	Good	Remove	1
1182	Basswood	Tilia americana	8.1	Fair/Vine Choke	Remove	1
1183	Twin Basswood	Tilia americana	9.1	Good	Remove	1
1184	Sugar Maple	Acer saccharum	11.0	Good	Remove	1
1185	Green Ash	Fraxinus pennsylvanica	20.2	Dead	Dead	
1186	Bitternut Hickory	Carya cordiformis	8.8	Good	Remove	1
1187	Black Cherry	Prunus serotina	8.2	Poor/stressed	Remove	1
1188	Sugar Maple	Acer saccharum	10.1	Good	Remove	1
1189	Sugar Maple	Acer saccharum	10.1	Good	Remove	1
1190	American Beech	Fagus grandifolia	25.3	Good	Remove	3
1192	Sugar Maple	Acer saccharum	10.4	Good	Remove	1
1193	Black Cherry	Prunus serotina	14.9	Good	Remove	2
1195	Green Ash	Fraxinus pennsylvanica	19.2	Dead	Dead	
1194	Sugar Maple	Acer saccharum	17.6	Good	Remove	2
1195	Sugar Maple	Acer saccharum	9.0	Fair	Remove	1
1196	Green Ash	Fraxinus pennsylvanica	9.9	Dead	Dead	
1197	Basswood	Tilia americana	16.1	Good	Remove	2
1198	Sugar Maple	Acer saccharum	10.8	Good	Remove	1
1199	Sugar Maple	Acer saccharum	9.9	Good	Remove	1
1200	Basswood	Tilia americana	9.3	Fair	Remove	1
1201	American Beech	Fagus grandifolia	25.1	Fair/Trunk Decay	Remove	3

Tree #	Common Name	Botanical Name	DBH	Condition	Status	Replacement
1202	American Beech	Fagus grandifolia	22.3	Good	Remove	3
1203	Twin American Beech	Fagus grandifolia	8.7	Good	Remove	1
1204	American Beech	Fagus grandifolia	9.9	Good	Remove	1
1205	Basswood	Tilia americana	17.2	Good	Remove	2
1206	Green Ash	Fraxinus pennsylvanica	8.3	Dead	Dead	
1207	Bitternut Hickory	Carya cordiformis	11.8	Good	Remove	2
1208	Green Ash	Fraxinus pennsylvanica	18.5	Dead	Dead	
1209	Basswood	Tilia americana	16.4	Good	Remove	2
1210	Green Ash	Fraxinus pennsylvanica	14.3	Dead	Dead	
1211	Twin Basswood	Tilia americana	9.5	Good	Remove	1
1212	American Beech	Fagus grandifolia	24.0	Good	Remove	3
1213	Twin American Beech	Fagus grandifolia	30.0	Good	Remove	3
1214	American Beech	Fagus grandifolia	11.2	Good	Remove	2
1215	American Beech	Fagus grandifolia	21.4	Fair/May Be Hollow	Remove	3
1216	Bitternut Hickory	Carya cordiformis	11.4	Good	Remove	2
1217	Basswood	Tilia americana	14.3	Fair/Cancerous	Remove	2
1218	Sugar Maple	Acer saccharum	17.0	Good	Remove	2
1219	Sugar Maple	Acer saccharum	12.1	Good	Remove	2
1220	Sugar Maple	Acer saccharum	8.3	Good	Remove	1
1221	Sugar Maple	Acer saccharum	18.8	Good	Remove	2
1222	American Beech	Fagus grandifolia	19.7	Good	Remove	2
1223	Green Ash	Fraxinus pennsylvanica	10.2	Dead	Dead	
1224	Black Cherry	Prunus serotina	10.0	Good	Remove	1
1228	Basswood	Tilia americana	13.5	Good	Remove	2
1229	Green Ash	Fraxinus pennsylvanica	9.0	Dead	Dead	
1230	Green Ash	Fraxinus pennsylvanica	14.5	Dead	Dead	
1231	Twin Black Cherry	Prunus serotina	11.9	Good	Remove	2
1245	Green Ash	Fraxinus pennsylvanica	8.5	Dead	Dead	
1246	Green Ash	Fraxinus pennsylvanica	8.7	Dead	Dead	
1247	Green Ash	Fraxinus pennsylvanica	10.8	Dead	Dead	
1248	Green Ash	Fraxinus pennsylvanica	9.6	Dead	Dead	
1249	Green Ash	Fraxinus pennsylvanica	13.0	Dead	Dead	
1250	Green Ash	Fraxinus pennsylvanica	11.6	Dead	Dead	
1251	Green Ash	Fraxinus pennsylvanica	17.5	Dead	Dead	
1252	Green Ash	Fraxinus pennsylvanica	8.1	Dead	Dead	
1253	Green Ash	Fraxinus pennsylvanica	8.1	Dead	Dead	
1254	Green Ash	Fraxinus pennsylvanica	18.0	Dead	Dead	
1255	Green Ash	Fraxinus pennsylvanica	12.3	Dead	Dead	
1256	Green Ash	Fraxinus pennsylvanica	11.9	Dead	Dead	
1257	Green Ash	Fraxinus pennsylvanica	9.1	Dead	Dead	
1258	Twin Black Cherry	Prunus serotina	15.2	Fair	Remove	2
1259	Black Cherry	Prunus serotina	16.2	Good	Remove	2
1260	American Beech	Fagus grandifolia	8.8	Good	Remove	1
1261	American Beech	Fagus grandifolia	25.8	Fair	Remove	3
1262	Basswood	Tilia americana	11.7	Good	Remove	2
1263	Basswood	Tilia americana	12.0	Good	Remove	1
1264	Green Ash	Fraxinus pennsylvanica	10.7	Dead	Dead	
1265	Basswood	Tilia americana	11.5	Good	Remove	2
1266	Basswood	Tilia americana	18.5	Good	Remove	2
1267	Basswood	Tilia americana	21.6	Good	Remove	3
1268	Green Ash	Fraxinus pennsylvanica	9.7	Dead	Dead	
1269	Green Ash	Fraxinus pennsylvanica	8.1	Dead	Dead	
1270	Green Ash	Fraxinus pennsylvanica	9.2	Dead	Dead	
1286	Green Ash	Fraxinus pennsylvanica	11.0	Dead	Dead	
1287	Green Ash	Fraxinus pennsylvanica	12.3	Dead	Dead	
1288	Green Ash	Fraxinus pennsylvanica	10.0	Dead	Dead	
1289	Basswood	Tilia americana	21.5	Good	Remove	3
1290	American Beech	Fagus grandifolia	27.0	Fair/May Be Hollow	Remove	3
1291	American Beech	Fagus grandifolia	31.3	Good	Remove	3
1292	Twin Green Ash	Fraxinus pennsylvanica	13.7	Dead	Dead	
1293	Bitternut Hickory	Carya cordiformis	8.5	Good	Remove	1
1294	Basswood	Tilia americana	13.0	Good	Remove	2
1295	Basswood	Tilia americana	8.5	Good	Remove	1
1296	Sugar Maple	Acer saccharum	6/13.1	Good	Remove	2
1297	Black Walnut	Juglans nigra	8.4	Good	Remove	1
1298	Basswood	Tilia americana	10.2	Fair/Cancerous	Remove	1
1299	Twin Basswood	Tilia americana	15.6	Fair	Remove	2
1300	Basswood	Tilia americana	8.2	Fair	Remove	1
1301	Green Ash	Fraxinus pennsylvanica	15.5	Dead	Dead	
1302	Basswood	Tilia americana	11.7	Poor/Trunk Decay	Remove	2
1303	Basswood	Tilia americana	14.4	Good	Remove	2
1304	Basswood	Tilia americana	8.0	Poor/Cancerous	Remove	2
1305	Green Ash	Fraxinus pennsylvanica	18.6	Dead	Dead	
1306	Triple Basswood	Tilia americana	10.0	Good	Remove	1
1307	Basswood	Tilia americana	13.2	Good	Remove	2
1308	Basswood	Tilia americana	14.0	Fair/Cancerous	Remove	2
1309	Basswood	Tilia americana	12.0	Good	Remove	2
1310	Triple Basswood	Tilia americana	16.1	Poor/Cancerous	Remove	2
1311	Sugar Maple	Acer saccharum	8.0	Good	Remove	1
1312	Basswood	Tilia americana	12.9	Good	Remove	2
1313	Basswood	Tilia americana	15.7	Good	Remove	2
1314	Twin Basswood	Tilia americana	12.6	Fair	Remove	2
1315	Twin Basswood	Tilia americana	11.5	Fair/Cancerous	Remove	2
1316	Triple Basswood	Tilia americana	16.2	Good	Remove	2
1317	Basswood	Tilia americana	11.9	Fair	Remove	2
1318	Twin Basswood	Tilia americana	8.9	Fair/Leaning	Remove	1
1319	Twin Basswood	Tilia americana	13.6	Good	Remove	2
1320	Triple Basswood	Tilia americana	15.1	Good	Remove	2
1321	Black Walnut	Juglans nigra	17.7	Good	Remove	2
1322	Basswood	Tilia americana	4/12.0	Good	Remove	2
1323	Black Walnut	Juglans nigra	8.0	Good	Remove	1
1324	Triple Basswood	Tilia americana	8.1	Fair	Remove	1
1325	Norway Spruce	Picea abies	9.3	Good	Remove	1
1326	American Elm	Ulmus Americana	8.4	Fair	Remove	1
1327	Black Walnut	Juglans nigra	9.1	Good	Remove	1
1328	Norway Spruce	Picea abies	12.0	Good	Remove	2
1329	Norway Spruce	Picea abies	8.2	Good	Remove	1
1330	Norway Spruce	Picea abies	9.8	Good	Remove	2
1331	Black Walnut	Juglans nigra	11.9	Good	Remove	2
1332	Triple Sugar Maple	Acer saccharum	8.5	Good	Remove	1
1333	Triple Basswood	Tilia americana	13.0	Fair/Tree Dead	Remove	2
1334	Twin Sugar Maple	Acer saccharum	11.0	Good	Remove	2
1335	Bitternut Hickory	Carya cordiformis	10.8	Good	Remove	2
1336	Sugar Maple	Acer saccharum	13.9	Good	Remove	2
1337	Twin American Elm	Ulmus Americana	9.3	Fair	Remove	1
1338	Bitternut Hickory	Carya cordiformis	8.4	Good	Remove	1
1339	Basswood	Tilia americana	10.6	Good	Remove	1
1340	Twin Black Walnut	Juglans nigra	9.2	Fair	Remove	1
1341	Twin American Elm	Ulmus Americana	9.6	Fair	Remove	1
1342	Basswood	Tilia americana	10.6	Good	Remove	1
1343	Twin Basswood	Tilia americana	10.2	Fair/Cancerous	Remove	1
1344	Basswood	Tilia americana	13.0	Good	Remove	2
1345	Basswood	Tilia americana	8.5	Good	Remove	1
1346	Bitternut Hickory	Carya cordiformis	9.1	Good	Remove	1
1352	Green Ash	Fraxinus pennsylvanica	9.9	Dead	Dead	
1353	Twin Basswood	Tilia americana	13.0	Good	Remove	2
1354	Green Ash	Fraxinus pennsylvanica	9.9	Dead	Dead	
1355	Green Ash	Fraxinus pennsylvanica	10.2	Dead	Dead	
1356	Twin Black Walnut	Juglans nigra	10.3	Good	Remove	1
1357	Triple American Elm	Ulmus Americana	8.7	Fair	Remove	1
1358	Twin Black Walnut	Juglans nigra	10.4	Good	Remove	1
1359	Basswood	Tilia americana	11.9	Good	Remove	2
1360	Black Walnut	Juglans nigra	9.5	Good	Remove	1
1361	Black Walnut	Juglans nigra	9.4	Good	Remove	1
1362	Triple Black Walnut	Juglans nigra	11.4	Good	Remove	2
1363	American Elm	Ulmus Americana	12.5	Good	Remove	2
1364	Black Walnut	Juglans nigra	9.0	Good	Remove	1
1365	Twin Green Ash	Fraxinus pennsylvanica	9.4	Dead	Dead	
1366	Green Ash	Fraxinus pennsylvanica	11.3	Dead	Dead	
1367	Green Ash	Fraxinus pennsylvanica	10.0	Dead	Dead	
1368	American Elm	Ulmus Americana	11.0	Fair/Vine Choke	Remove	1
1369	Black Walnut	Juglans nigra	10.7	Good	Remove	2
1370	Green Ash	Fraxinus pennsylvanica	10.0	Dead	Dead	
1371	Green Ash	Fraxinus pennsylvanica	9.8	Dead	Dead	
1372	Green Ash	Fraxinus pennsylvanica	9.6	Dead	Dead	
1373	Sugar Maple	Acer saccharum	11.4	Good	Remove	2
1374	Basswood	Tilia americana	7/11.0	Good	Remove	2
1375	Black Walnut	Juglans nigra	12.7	Good	Remove	2
1376	Black Walnut	Juglans nigra	12.7	Good	Remove	2
1377	American Elm	Ulmus Americana	8.9	Good	Remove	1
1378	Black Walnut	Juglans nigra	13.1	Good	Remove	2
1379	Basswood	Tilia americana	8.7	Good	Remove	1
1380	Sugar Maple	Acer saccharum	13.9	Good	Remove	2
1381	Black Walnut	Juglans nigra	10.4	Good	Remove	1
1382	American Elm	Ulmus Americana	9.2	Fair/Vine Choke	Remove	1
1383	American Elm	Ulmus Americana	10.7	Good	Remove	2
1384	Green Ash	Fraxinus pennsylvanica	10.1	Dead	Dead	
1385	Green Ash	Fraxinus pennsylvanica	8.6	Dead	Dead	
1386	Black Walnut	Juglans nigra	9.5	Good	Remove	1
1387	Red Oak	Quercus rubra	9.2	Good	Remove	1
1388	Black Cherry	Prunus serotina	8.8	Good	Remove	1
1389	Black Cherry	Prunus serotina	8.9	Good	Remove	1
1390	Basswood	Tilia americana	4/16.4	Fair/Cancerous	Remove	2
1391	Twin Basswood	Tilia americana	10.6	Good	Remove	1
1392	Basswood	Tilia americana	8.4	Good	Remove	1
1393	Sugar Maple	Acer saccharum	9.6	Good	Remove	1
1394	Twin Bitternut Hickory	Carya cordiformis	8.4	Good	Remove	1
1395	Green Ash	Fraxinus pennsylvanica	17.0	Dead	Dead	
1396	Bitternut Hickory	Carya cordiformis	8.0	Good	Remove	1

Tree #	Common Name	Botanical Name	DBH	Condition	Status	Replacement
1397	Basswood	Tilia americana	10.4	Good	Remove	1
1398	Black Cherry	Prunus serotina	11.8	Fair	Remove	2
1399	Basswood	Tilia americana	8.9	Good	Remove	1
1400	Green Ash	Fraxinus pennsylvanica	10.3	Dead	Dead	
1401	Green Ash	Fraxinus pennsylvanica	11.5	Dead	Dead	
1402	Basswood	Tilia americana	11.1	Good	Remove	2
1403	Green Ash	Fraxinus pennsylvanica	5/13.3	Dead	Dead	
1404	Green Ash	Fraxinus pennsylvanica	11.3	Dead	Dead	
1405	Basswood	Tilia americana	10.1	Fair/Leaning	Remove	1
1406	Basswood	Tilia americana	9.2	Fair/Leaning	Remove	1
1407	Basswood	Tilia americana	4/14.7	Good	Remove	2
1408	Basswood	Tilia americana	12.7	Good	Remove	2
1409	Red Oak	Quercus rubra	23.9	Good	Remove	3
1410	Green Ash	Fraxinus pennsylvanica	9.3	Dead	Dead	
1411	Basswood	Tilia americana	12.2	Good	Remove	2
1412	Twin Red Oak	Quercus rubra	15.4	Good	Remove	2
1413	Basswood	Tilia americana	18.0	Good	Remove	2
1414	Black Walnut	Juglans nigra	9.3	Good	Remove	1
1415	Green Ash	Fraxinus pennsylvanica	14.8	Dead	Dead	
1416	Green Ash	Fraxinus pennsylvanica	14.0	Dead	Dead	
1417	Trembling Aspen	Populus tremuloides	16.0	Good	Remove	2
1418	Twin American Elm	Ulmus Americana	8.9	Fair/Stress	Remove	1
1422	Green Ash	Fraxinus pennsylvanica	8.6	Dead	Dead	
1423	Red Oak	Quercus rubra	8.5	Good	Save	
1425	Black Walnut	Juglans nigra	17.7	Good	Remove	2
1426	Basswood	Tilia americana	11.0	Good	Remove	1
1427	Basswood	Tilia americana	9.8	Good	Remove	1
1428	Red Oak	Quercus rubra	8.4	Good	Remove	1
1429	Basswood	Tilia americana	9.3	Good	Remove	1
1430	Basswood	Tilia americana	13.1	Fair/Leaning	Remove	2
1431	Twin Basswood	Tilia americana	10.1	Good	Remove	1
1432	Basswood	Tilia americana	18.9	Good	Remove	2
1433	Basswood	Tilia americana	12.8	Good	Remove	2
1434	Basswood	Tilia americana	8.5	Good	Remove	1
1435	Red Oak	Quercus rubra	11.8	Good	Remove	2
1436	Red Oak	Quercus rubra	14.9	Good	Remove	2
1437	Basswood	Tilia americana	4/8.7	Good	Remove	1
1438	Green Ash	Fraxinus pennsylvanica	12.1	Dead	Dead	
1439	Green Ash	Fraxinus pennsylvanica	12.9	Dead	Dead	
1440	Twin Basswood	Tilia americana	8.3	Good	Remove	1
1441	Green Ash	Fraxinus pennsylvanica	9.5	Dead	Dead	
1442	Twin Green Ash	Fraxinus pennsylvanica	8.4	Dead	Dead	
1443	Black Cherry	Prunus serotina	9.6	Fair/Vine Choke	Remove	1
1444	Basswood	Tilia americana	9.0	Poor/Leaning	Remove	1
1445	Green Ash	Fraxinus pennsylvanica	8.9	Dead	Dead	
1446	Sugar Maple	Acer saccharum	11.4	Good	Remove	2
1447	Black Cherry	Prunus serotina	9.0	Fair	Remove	1
1448	Black Cherry	Prunus serotina	9.2	Good	Remove	1
1449	Basswood	Tilia americana	4/16.1	Good	Remove	2
1450	Black Cherry	Prunus serotina	10.6	Fair/Leaning	Remove	2
1451	Sugar Maple	Acer saccharum	9.6	Good	Remove	1
1452	Green Ash	Fraxinus pennsylvanica	8.8	Dead	Dead	
1453	Black Cherry	Prunus serotina	10.8	Good	Remove	1
1454	Black Cherry	Prunus serotina	10.0	Good	Remove	1
1455	Sugar Maple	Acer saccharum	8.9	Good	Remove	1
1456	Twin Sugar Maple	Acer saccharum	17.5	Good	Remove	2
1457	American Elm	Ulmus Americana	10.6	Good	Remove	1
1458	Basswood	Tilia americana	9.9	Good	Remove	1
1459	Twin Sugar Maple	Acer saccharum	10.5	Good	Remove	1
1460	Sugar Maple	Acer saccharum	8.0	Good	Remove	1
1461	Green Ash	Fraxinus pennsylvanica	9.4	Dead	Dead	
1462	American Elm	Ulmus Americana	9.5	Good	Remove	1
1463	Green Ash	Fraxinus pennsylvanica	12.3	Dead	Dead	
1464	Basswood	Tilia americana	11.9	Good	Remove	2
1465	Twin Basswood	Tilia americana	11.2	Good	Remove	2
1466	Twin Basswood	Tilia americana	11.3	Good	Remove	2
1467	Basswood	Tilia americana	12.8	Good	Remove	2
1468	Sugar Maple	Acer saccharum	11.9	Good	Remove	2
1469	Red Oak	Quercus rubra	8.0	Good	Remove	1
1470	Sugar Maple	Acer saccharum	9.5	Fair/Stress	Remove	1
1471	Black Walnut	Juglans nigra	13.4	Good	Remove	2
1472	Basswood	Tilia americana	5/8.9	Good	Remove	1
1473	American Elm	Ulmus Americana	8.4	Good	Remove	1
1474	Basswood	T

Tree List - 1999 Final Site Plan Clearing Limits

Tree #	Common Name	Botanical Name	DBH	Condition	Status	Replacement
1745	Eastern Red Cedar	Juniperus virginiana	12.8	Dead	Dead	
1746	Twin Eastern Red-Cedar	Juniperus virginiana	11.4	Fair	Novi Road	
1747	Black Walnut	Juglans nigra	13.7	Good	Remove	2
1748	Triple Eastern Red-Cedar	Juniperus virginiana	13.2	Fair	Remove	2
1749	Eastern Red Cedar	Juniperus virginiana	13.9	Fair	Remove	2
1750	Twin Eastern Red-Cedar	Juniperus virginiana	12.5	Poor/Trunk Decay	Remove	2
1751	Green Ash	Fraxinus pennsylvanica	8.1	Dead	Dead	
1752	American Elm	Ulmus Americana	8.5	Good	Remove	1
1753	Green Ash	Fraxinus pennsylvanica	12.4	Dead	Dead	
1754	Green Ash	Fraxinus pennsylvanica	19.1	Dead	Dead	
1755	Green Ash	Fraxinus pennsylvanica	14.3	Dead	Dead	
1756	E'en White Pine	Pinus strobus	18.6	Good	Remove	2
1757	Colorado Blue Spruce	Picea pungens	11.5	Good	Remove	2
1758	Eastern Red Cedar	Juniperus virginiana	10.4	Good	Remove	1
1759	Eastern Red Cedar	Juniperus virginiana	11.2	Good	Remove	2
1760	Colorado Blue Spruce	Picea pungens	10.0	Good	Remove	1
1761	Common Apple	Malus pumila	14.0	Poor/Old	Remove	2
1762	Cottonwood	Populus deltoides	19.0	Good	Remove	2
1763	Cottonwood	Populus deltoides	19.0	Good	Remove	2
1764	Cottonwood	Populus deltoides	8.5	Good	Remove	1
1765	Cottonwood	Populus deltoides	22.6	Good	Remove	3
1768	Colorado Blue Spruce	Picea pungens	11.5	Good	Save	
1769	Colorado Blue Spruce	Picea pungens	8.5	Good	Save	
1770	Green Ash	Fraxinus pennsylvanica	12.2	Dead	Novi Road	
1771	Black Walnut	Juglans nigra	9.2	Dead	Novi Road	
1772	American Elm	Ulmus Americana	19.8	Good	Novi Road	
1773	Green Ash	Fraxinus pennsylvanica	8.1	Dead	Dead	
1774	Tulip Tree	Liriodendon tulipera	8.1	Good	Save	
1775	Twin Silver Maple	Acer saccharinum	10.0	Good	Save	
1776	Sugar Maple	Acer saccharum	8.0	Good	Save	
1777	Twin Sugar Maple	Acer saccharum	8.5	Poor/Leaning	Save	
1778	Green Ash	Fraxinus pennsylvanica	10.1	Dead	Dead	
1779	Basswood	Tilia americana	9.0	Poor/Trunk Decay	Remove	1
1792	Swamp White Oak	Quercus bicolor	8.0	Good	Remove	1
1793	Swamp White Oak	Quercus bicolor	17.7	Good	Remove	2
1796	Green Ash	Fraxinus pennsylvanica	8.5	Dead	Dead	
1797	Basswood	Tilia americana	9.1	Fair	Save	
1798	Basswood	Tilia americana	11.7	Poor/Cancerous	Save	
1799	Basswood	Tilia americana	12.1	Fair	Save	
1803	Twin Basswood	Tilia americana	12.0	Poor/Cancerous	Save	
1804	Red Oak	Quercus rubra	12.3	Fair	Save	
1805	Basswood	Tilia americana	14.7	Fair	Save	
1806	Basswood	Tilia americana	11.8	Fair	Save	
1807	Green Ash	Fraxinus pennsylvanica	11.5	Dead	Dead	
1808	Green Ash	Fraxinus pennsylvanica	9.3	Dead	Dead	
1809	Green Ash	Fraxinus pennsylvanica	11.2	Dead	Dead	
1810	Basswood	Tilia americana	10.0	Fair	Save	
1811	Red Oak	Quercus rubra	12.3	Fair	Save	
1812	Green Ash	Fraxinus pennsylvanica	9.3	Dead	Dead	
1813	Red Oak	Quercus rubra	11.5	Good	Save	
1814	Green Ash	Fraxinus pennsylvanica	9.6	Dead	Dead	
1815	Black Walnut	Juglans nigra	8.5	Fair/Vine Choke	Save	
1816	Green Ash	Fraxinus pennsylvanica	8.7	Dead	Dead	
1817	Black Walnut	Juglans nigra	10.0	Good	Save	
1818	Red Oak	Quercus rubra	8.9	Fair	Save	
1819	Green Ash	Fraxinus pennsylvanica	9.7	Dead	Dead	
1820	Green Ash	Fraxinus pennsylvanica	10.7	Dead	Dead	
1821	American Elm	Ulmus Americana	8.4	Good	Save	
1822	American Elm	Ulmus Americana	9.0	Fair/Vine Choke	Save	
1823	American Elm	Ulmus Americana	8.2	Fair	Save	
1824	American Elm	Ulmus Americana	8.3	Fair/Stress	Save	
1825	American Elm	Ulmus Americana	13.6	Fair	Save	
1826	American Elm	Ulmus Americana	9.2	Fair	Save	
1827	Basswood	Tilia americana	20.7	Fair	Save	
1828	American Elm	Ulmus Americana	8.7	Poor/Vine Choke	Save	
1829	Green Ash	Fraxinus pennsylvanica	11.7	Dead	Dead	
1830	Green Ash	Fraxinus pennsylvanica	9.8	Dead	Dead	
1831	Green Ash	Fraxinus pennsylvanica	8.0	Dead	Dead	
1832	Silver Maple	Acer saccharinum	17.6	Fair	Save	
1833	Basswood	Tilia americana	8.8	Poor/Leaning	Save	
1834	Green Ash	Fraxinus pennsylvanica	14.7	Dead	Dead	
1835	Green Ash	Fraxinus pennsylvanica	23.0	Dead	Dead	
1836	Green Ash	Fraxinus pennsylvanica	14.2	Dead	Dead	
1837	Green Ash	Fraxinus pennsylvanica	9.0	Dead	Dead	
1838	Black Walnut	Juglans nigra	8.4	Fair	Save	
1839	E'en Cottonwod	Populus deltoides	32.5	Poor/Trunk Decay	Save	
1840	American Elm	Ulmus Americana	12.7	Good	Save	
1841	Black Walnut	Juglans nigra	9.5	Good	Save	
1842	Green Ash	Fraxinus pennsylvanica	9.9	Dead	Dead	
1843	Green Ash	Fraxinus pennsylvanica	10.2	Dead	Dead	
1844	Twin Green Ash	Fraxinus pennsylvanica	8.4	Dead	Dead	
1845	Green Ash	Fraxinus pennsylvanica	9.1	Dead	Dead	
1846	Black Walnut	Juglans nigra	18.0	Good	Save	
1847	American Elm	Ulmus Americana	11.2	Fair	Save	
1848	Black Walnut	Juglans nigra	16.7	Good	Save	
1849	Green Ash	Fraxinus pennsylvanica	11.9	Dead	Dead	
				Required Replacement		1401

Status Key

Save	Tree will be saved
Dead	Tree is Dead and Not Regulated.
Remove	Tree will be removed.
Novi Road	Trees were Located within the Right of Way and were Removed as Part of Novi Road Improvements

Woodland Summary Current Plan

Total Trees		1,357 Trees
Less Non - Regulated Trees:		
Non-Regulated Trees		309 Trees (Dead and Novi Road)
Net Regulated Trees		1,048 Regulated Trees
Regulated Trees Removed		885 Trees
Replacement Required		
Trees 8" - 11"	431 trees x 1=	431 Trees
Trees 11.1" - 20"	392 trees x 2=	784 Trees
Trees 20.1" +	62 trees x 3=	186 Trees
Replacement Required		1,401 Trees

ALLENDESIGN
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557 Carpenter
Northville, Michigan 48167
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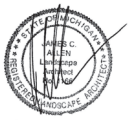
Seal:



Title:

Tree List
1999 Final Site Plan
Clearing Limits

Project:

Society Hill
Novi, Michigan

Prepared for:

E and M Holdings
600 Madison Avenue
New York, New York 10022
248.640.8720

Revision:	Issued:
Preliminary Site Plan	March 25, 2024
Revised Preliminary Site Plan	October 4, 2024
Revised Preliminary Site Plan	December 5, 2024
Revised Preliminary Site Plan	January 21, 2025
Revised Preliminary Site Plan 3	July 8, 2025

Job Number:
23-077

Drawn By:	Checked By:
jca	jca

Novi Project #:
JSP 24-004

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

Sheet No.
L-12

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Tree List - Trees Outside of the 1999 Final Site Plan Clearing Limits

TAG NO.	BOTANICAL NAME	COMMON NAME	DIA.	CONDITION	STATUS	Required Replacement	Multi-Stem Replacement
4001	*Acer saccharum*	sugar maple	11	Good	Save		
4002	*Acer saccharum*	sugar maple	10	Fair	Save		
4003	*Tilia americana*	basswood	21	Fair	Save		
4004	*Ulmus americana*	American elm	9	Fair	Save		
4005	*Acer saccharum*	sugar maple	10	Fair	Save		
4006	*Tilia americana*	basswood	21	Fair	Save		
4007	*Acer saccharum*	sugar maple	13	Fair	Save		
4009	*Acer saccharum*	sugar maple	10	Fair	Save		
4010	*Acer saccharum*	sugar maple	10	Fair	Save		
4011	*Acer saccharum*	sugar maple	13	Fair	Save		
4012	*Robinia pseudoacacia*	black locust	28	Fair	Save		
4013	*Tilia americana*	basswood	11	Fair	Save		
4014	*Robinia pseudoacacia*	black locust	23	Fair	Save		
4015	*Acer saccharum*	sugar maple	9	Fair	Save		
4016	*Acer saccharum*	sugar maple	15	Fair	Save		
4017	*Acer saccharum*	sugar maple	12	Fair	Save		
4018	*Robinia pseudoacacia*	black locust	10	Fair	Save		
4019	*Acer saccharum*	sugar maple	11	Fair	Save		
4020	*Acer saccharum*	sugar maple	14	Poor	Save		
4021	*Ostrya virginiana*	hop-hornbeam	11	Fair	Save		
4022	*Robinia pseudoacacia*	black locust	12	Fair	Save		
4023	*Robinia pseudoacacia*	black locust	11	Fair	Save		
4024	*Robinia pseudoacacia*	black locust	15	Fair	Save		
4025	*Tilia americana*	basswood	8	Fair	Save		
4026	*Fagus grandifolia*	beech	9	Fair	Save		
4027	*Acer saccharum*	sugar maple	11	Fair	Save		
4028	*Fagus grandifolia*	beech	10	Fair	Save		
4029	*Tilia americana*	basswood	20	Fair	Save		
4030	*Acer saccharum*	sugar maple	9	Fair	Save		
4031	*Acer saccharum*	sugar maple	13	Fair	Save		
4032	*Acer saccharum*	sugar maple	11	Fair	Save		
4033	*Acer saccharum*	sugar maple	17	Fair	Save		
4034	*Robinia pseudoacacia*	black locust	25	Fair	Save		
4035	*Tilia americana*	basswood	16	Fair	Save		
4036	*Acer saccharum*	sugar maple	14	Fair	Save		
4037	*Acer saccharum*	sugar maple	12	Fair	Save		
4038	*Acer saccharum*	sugar maple	11	Fair	Save		
4039	*Acer saccharum*	sugar maple	10	Fair	Save		
4040	*Acer saccharum*	sugar maple	11	Very Poor	Save		
4041	*Robinia pseudoacacia*	black locust	15	Fair	Save		
4042	*Acer saccharum*	sugar maple	11	Fair	Save		
4043	*Quercus rubra*	red oak	15	Fair	Save		
4044	*Acer saccharum*	sugar maple	11	Fair	Save		
4045	*Fagus grandifolia*	beech	28	Poor	Save		
4046	*Acer saccharum*	sugar maple	8	Fair	Save		
4047	*Acer saccharum*	sugar maple	20	Good	Save		
4048	*Acer saccharum*	sugar maple	8	Fair	Save		
4049	*Carya cordiformis*	bitternut hickory	10	Fair	Save		
4050	*Acer saccharum*	sugar maple	13	Fair	Save		
4051	*Acer saccharum*	sugar maple	21	Fair	Save		
4052	*Fagus grandifolia*	beech	8	Fair	Save		
4053	*Fagus grandifolia*	beech	27	Fair	Save		
4054	*Acer saccharum*	sugar maple	10	Fair	Save		
4055	*Acer saccharum*	sugar maple	20	Fair	Save		
4056	*Acer saccharum*	sugar maple	19	Fair	Save		
4057	*Fagus grandifolia*	beech	29	Fair	Save		
4058	*Acer saccharum*	sugar maple	9	Very Poor	Save		
4059	*Acer saccharum*	sugar maple	9	Fair	Save		
4060	*Acer saccharum*	sugar maple	12	Fair	Save		
4061	*Acer saccharum*	sugar maple	9	Fair	Save		
4062	*Acer saccharum*	sugar maple	14	Fair	Remove	2	
4063	*Acer saccharum*	sugar maple	24	Fair	Remove	3	
4064	*Acer saccharum*	sugar maple	19	Fair	Save		
4065	*Acer saccharum*	sugar maple	12	Fair	Save		
4066	*Acer saccharum*	sugar maple	16	Fair	Remove	2	
4067	*Acer saccharum*	sugar maple	19	Fair	Save		
4068	*Acer saccharum*	sugar maple	18	Fair	Save		
4069	*Acer saccharum*	sugar maple	18	Fair	Save		
4070	*Acer saccharum*	sugar maple	16	Fair	Save		
4071	*Carya cordiformis*	bitternut hickory	20	Fair	Save		
4072	*Acer saccharum*	sugar maple	21	Fair	Save		
4073	*Acer saccharum*	sugar maple	7,11	Fair	Save		
4074	*Acer saccharum*	sugar maple	10	Fair	Save		
4075	*Acer saccharum*	sugar maple	22	Fair	Save		
4076	*Fagus grandifolia*	beech	12	Fair	Save		
4077	*Quercus rubra*	red oak	29	Fair	Save		
4078	*Quercus rubra*	red oak	28	Fair	Save		
4079	*Quercus rubra*	red oak	14	Fair	Save		
4080	*Carya cordiformis*	bitternut hickory	19	Fair	Save		
4081	*Acer saccharum*	sugar maple	24	Fair	Save		
4082	*Acer saccharum*	sugar maple	22	Fair	Save		
4083	*Fagus grandifolia*	beech	10	Fair	Save		
4084	*Acer saccharum*	sugar maple	20	Fair	Save		
4085	*Fagus grandifolia*	beech	11	Fair	Save		
4086	*Fagus grandifolia*	beech	13	Fair	Save		
4087	*Tilia americana*	basswood	16	Fair	Save		
4088	*Acer saccharum*	sugar maple	21	Fair	Remove	3	
4089	*Acer saccharum*	sugar maple	10	Fair	Remove	2	
4090	*Acer saccharum*	sugar maple	19	Fair	Remove	2	
4091	*Acer saccharum*	sugar maple	17	Fair	Remove	2	
4092	*Tilia americana*	basswood	24	Fair	Remove	3	
4093	*Tilia americana*	basswood	15	Fair	Remove	2	
4094	*Tilia americana*	basswood	8	Fair	Remove	1	
4095	*Acer saccharum*	sugar maple	15	Fair	Remove	2	
4096	*Acer saccharum*	sugar maple	13	Fair	Remove	2	
4097	*Acer saccharum*	sugar maple	9	Fair	Remove	1	
4098	*Acer saccharum*	sugar maple	8	Fair	Remove	1	
4099	*Carya cordiformis*	bitternut hickory	13	Fair	Remove	2	
4100	*Acer saccharum*	sugar maple	11	Fair	Remove	2	
4101	*Acer saccharum*	sugar maple	15	Fair	Remove	2	
4102	*Acer saccharum*	sugar maple	15	Fair	Remove	2	
4103	*Acer saccharum*	sugar maple	16	Fair	Remove	2	
4104	*Fagus grandifolia*	beech	28	Fair	Save		
4105	*Fagus grandifolia*	beech	26	Fair	Remove	3	
4106	*Acer saccharum*	sugar maple	12	Fair	Remove	2	
4107	*Acer saccharum*	sugar maple	14	Fair	Remove	2	
4108	*Acer saccharum*	sugar maple	17	Fair	Remove	2	
4109	*Acer saccharum*	sugar maple	12	Fair	Remove	2	
4110	*Acer rubrum*	red maple	9	Fair	Remove	1	
4111	*Acer rubrum*	red maple	9	Fair	Remove	1	
4112	*Carya cordiformis*	bitternut hickory	11	Fair	Remove	2	
4113	*Acer saccharum*	sugar maple	13	Fair	Remove	2	
4114	*Tilia americana*	basswood	28,26	Fair	Remove		7
4115	*Acer saccharum*	sugar maple	11	Fair	Remove	1	
4116	*Acer saccharum*	sugar maple	18	Fair	Save		
4117	*Acer saccharum*	sugar maple	16	Fair	Remove	2	
4118	*Acer saccharum*	sugar maple	14	Fair	Save		
4119	*Acer saccharum*	sugar maple	10	Fair	Remove	1	
4120	*Tilia americana*	basswood	12	Fair	Remove	1	
4121	*Carya cordiformis*	bitternut hickory	19	Fair	Save		
4123	*Tilia americana*	basswood	20	Fair	Remove	2	
4124	*Tilia americana*	basswood	15	Fair	Remove	2	
4124	*Acer saccharum*	sugar maple	15	Fair	Remove	2	
4125	*Acer saccharum*	sugar maple	14	Fair	Remove	2	
4126	*Fagus grandifolia*	beech	26	Dead	Save		
4127	*Juglans nigra*	black walnut	23	Fair	Remove	3	
4128	*Acer saccharum*	sugar maple	15	Fair	Remove	2	
4129	*Acer saccharum*	sugar maple	16	Fair	Save		
4130	*Acer saccharum*	sugar maple	9	Fair	Save		
4131	*Tilia americana*	basswood	13,14	Fair	Save		
4132	*Tilia americana*	basswood	18	Fair	Save		
4133	*Tilia americana*	basswood	12	Fair	Save		
4134	*Ulmus americana*	American elm	9	Fair	Save		
4135	*Populus deltoides*	cottonwood	25	Poor	Save		
4136	*Acer saccharum*	sugar maple	27	Fair	Remove	3	
4137	*Acer saccharum*	sugar maple	17	Fair	Remove	2	
4138	*Ulmus americana*	American elm	24	Poor	Remove	3	
4139	*Tilia americana*	basswood	25	Fair	Remove	3	
4140	*Acer saccharum*	sugar maple	15	Fair	Remove	2	
4141	*Acer saccharum*	sugar maple	27	Fair	Remove	3	
4142	*Acer saccharum*	sugar maple	9	Fair	Remove	1	
4143	*Acer saccharum*	sugar maple	9	Fair	Remove	1	
4144	*Acer saccharum*	sugar maple	10	Fair	Remove	1	
4145	*Acer saccharum*	sugar maple	17	Fair	Remove	2	
4146	*Acer saccharum*	sugar maple	24	Fair	Remove	3	
4147	*Acer saccharum*	sugar maple	14	Fair	Remove	2	
4148	*Acer saccharum*	sugar maple	13	Fair	Remove	2	
4149	*Acer saccharum*	sugar maple	11	Fair	Remove	1	
4150	*Prunus serotina*	black cherry	18	Fair	Remove	2	
4151	*Acer saccharum*	sugar maple	8	Fair	Remove	1	
4152	*Acer saccharum*	sugar maple	21	Fair	Save		
4153	*Fagus grandifolia*	beech	12	Fair	Save		
4154	*Acer saccharum*	sugar maple	17,21	Fair	Save		
4155	*Fagus grandifolia*	beech	9	Fair	Save		
4156	*Tilia americana*	basswood	15	Fair	Remove	2	
4157	*Fagus grandifolia*	beech	19	Fair	Remove	2	
4158	*Acer rubrum*	red maple	20	Fair	Remove	2	
4159	*Acer rubrum*	red maple	31	Fair	Remove	4	
4160	*Tilia americana*	basswood	28	Fair	Remove	3	
4161	*Acer saccharum*	sugar maple	9	Fair	Remove	1	
4162	*Acer rubrum*	red maple	16	Fair	Remove	2	
4163	*Tilia americana*	basswood	18	Fair	Remove	2	
4164	*Tilia americana*	basswood	25	Fair	Remove	3	
4165	*Acer saccharum*	sugar maple	10	Fair	Remove	1	
4166	*Acer saccharum*	sugar maple	11	Fair	Remove	1	
4167	*Tilia americana*	basswood	21	Fair	Remove	3	
4168	*Prunus serotina*	black cherry	29	Fair	Remove	3	
4169	*Acer saccharum*	sugar maple	9	Fair	Remove	1	
4170	*Acer saccharum*	sugar maple	12	Fair	Remove	2	
4171	*Acer saccharum*	sugar maple	13	Fair	Remove	2	
4172	*Acer saccharum*	sugar maple	14	Fair	Remove	2	
4173	*Acer saccharum*	sugar maple	11	Fair	Remove	1	
4174	*Acer saccharum*	sugar maple	21	Fair	Remove	3	
4175	*Acer saccharum*	sugar maple	10	Fair	Remove	1	
4176	*Fagus grandifolia*	beech	24	Fair	Remove	3	
4177	*Acer saccharum*	sugar maple	20	Fair	Remove	2	
4178	*Acer saccharum*	sugar maple	19	Fair	Remove	2	
4179	*Acer saccharum*	sugar maple	26	Fair	Remove	3	
4180	*Prunus avium*	sweet cherry	12	Fair	Remove	2	
4181	*Prunus avium*	sweet cherry	13	Fair	Remove	2	

TAG NO.	BOTANICAL NAME	COMMON NAME	DIA.	CONDITION	STATUS	Required Replacement	Multi-Stem Replacement
4182	*Tilia americana*	basswood	10	Fair	Save		
4183	*Acer saccharum*	sugar maple	10	Fair	Remove	1	
4184	*Acer saccharum*	sugar maple	21	Fair	Remove	3	
4185	*Acer saccharum*	sugar maple	9	Fair	Remove	1	
4186	*Tilia americana*	basswood	23	Fair	Remove	3	
4187	*Acer saccharum*	sugar maple	10	Fair	Save		
4188	*Acer saccharum*	sugar maple	20	Fair	Remove	2	
4189	*Acer saccharum*	sugar maple	12	Fair	Remove	2	
4190	*Acer saccharum*	sugar maple	14	Fair	Remove	2	
4191	*Acer saccharum*	sugar maple	13	Fair	Remove	2	
4192	*Acer saccharum*	sugar maple	28	Fair	Remove	3	
4193	*Acer saccharum*	sugar maple	25	Fair	Remove	3	
4194	*Acer saccharum*	sugar maple	25	Fair	Remove	3	
4195	*Acer saccharum*	sugar maple	14	Fair	Remove	2	
4196	*Acer saccharum*	sugar maple	22	Fair	Remove	3	
4197	*Acer saccharum*	sugar maple	21	Fair	Remove	3	
4198	*Acer saccharum*	sugar maple	18	Fair	Remove	2	
4199	*Acer saccharum*	sugar maple	20	Fair	Remove	2	
4200	*Acer rubrum*	red maple	27	Fair	Remove	3	
4201	*Acer saccharum*	sugar maple	13	Fair	Remove	2	
4202	*Acer saccharum*	sugar maple	11	Fair	Remove	1	
4203	*Acer saccharum*	sugar maple	10	Fair	Remove	1	
4204	*Prunus serotina*	black cherry	13	Fair	Remove	2	
4205	*Acer saccharum*	sugar maple	20	Fair	Remove	2	
4206	*Acer saccharum*	sugar maple	17	Fair	Remove	2	
4207	*Tilia americana*	basswood	18,20	Fair	Remove		5
4208	*Tilia americana*	basswood	21	Fair	Remove	3	
4209	*Acer saccharum*	sugar maple	14	Fair	Remove	2	
4210	*Acer saccharum*	sugar maple	14	Fair	Remove	2	
4211	*Acer saccharum*	sugar maple	10	Fair	Remove	1	
4212	*Acer saccharum*	sugar maple	13	Fair	Remove	2	
4213	*Acer saccharum*	sugar maple	20	Fair	Remove	2	
4214	*Acer saccharum*	sugar maple	9	Fair	Remove	1	
4215	*Acer saccharum*	sugar maple	9	Fair	Remove	1	
4216	*Acer saccharinum*	silver maple	28	Fair	Save		
4217	*Acer saccharum*	sugar maple	9	Fair	Remove	1	
4218	*Acer saccharum*	sugar maple	10	Fair	Remove	1	
4219	*Acer saccharum*	sugar maple	13	Fair	Remove	2	
4220	*Tilia americana*	basswood	23	Fair	Remove	3	
4221	*Quercus rubra*	red oak	9	Fair	Save		
4222	*Tilia americana*	basswood	21	Fair	Save		
4223	*Tilia americana*	basswood	16	Fair	Save		
4224	*Tilia americana*	basswood	23	Fair	Save		
4225	*Acer saccharinum*	silver maple	24	Fair	Save		
4226	*Acer saccharum*	sugar maple	10	Fair	Save		
4227	*Acer saccharum*	sugar maple	11	Fair	Save		
4228	*Acer saccharum*	sugar maple	11	Fair	Remove	1	
4229	*Acer saccharum*	sugar maple	13	Fair	Remove	2	
4230	*Acer saccharum*	sugar maple	23	Poor	Remove	3	
4231	*Acer saccharum*	sugar maple	25	Fair	Remove	3	
4232	*Acer saccharum*	sugar maple	18	Poor	Remove	2	
4233	*Acer saccharum*	sugar maple	23	Poor	Save		
4234	*Acer saccharum*	sugar maple	24	Poor	Remove	3	
4235	*Acer saccharum*	sugar maple	12	Fair	Remove	2	
4236	*Acer saccharum*	sugar maple	9	Fair	Remove	1	
4237	*Acer saccharum*	sugar maple	14	Fair	Save		
4238	*Acer saccharum*	sugar maple	9	Fair	Save		
4239	*Acer saccharum*	sugar maple	10	Fair	Save		
4240	*Acer saccharum*	sugar maple	9	Fair	Save		
4241	*Acer saccharum*	sugar maple	18	Fair	Remove	2	
4242	*Quercus rubra*	red oak	29	Fair	Remove	3	
4243	*Acer saccharum*	sugar maple	23	Fair	Remove	3	
4244	*Acer saccharum*	sugar maple	23	Fair	Remove	3	
4245	*Acer saccharum*	sugar maple	9,25	Fair	Remove		5
4246	*Tilia americana*	basswood	25	Fair	Remove	3	
4247	*Acer saccharum*	sugar maple	13	Fair	Remove	2	
4248	*Acer saccharum*	sugar maple	14	Fair	Remove	2	
4249	*Tilia americana*	basswood	8	Fair	Remove	1	
4250	*Acer saccharum*	sugar maple	14	Fair	Remove	2	
4251	*Tilia americana*	basswood	9	Fair	Remove	1	
4252	*Acer saccharum*	sugar maple	24	Fair	Remove	3	
4253	*Acer saccharum*	sugar maple	9	Fair	Remove	1	
4254	*Acer saccharum*	sugar maple	22	Very Poor	Remove	3	
4255	*Acer saccharum*	sugar maple	25	Fair	Remove	3	
4256	*Acer saccharum*	sugar maple	21	Fair	Remove	3	
4257	*Acer saccharinum*	silver maple	25	Fair	Remove	3	
4258	*Acer saccharum*	sugar maple	9	Fair	Remove	1	
4259	*Acer rubrum*	red maple	21	Poor	Remove	3	
4260	*Acer rubrum*	red maple	19	Fair	Remove	2	
4261	*Acer saccharum*	sugar maple	10,11	Fair	Remove		3
4262	*Acer saccharum*	sugar maple	11	Fair	Remove	1	
4263	*Acer saccharum*	sugar maple	13	Fair	Save		
4264	*Acer saccharum*	sugar maple	13	Fair	Save		
4265	*Acer saccharum*	sugar maple	10	Fair	Save		
4266	*Acer saccharum*	sugar maple	9	Fair	Save		
4267	*Acer saccharum*	sugar maple	19	Fair	Remove	2	
4268	*Acer saccharum*	sugar maple	10	Fair	Save		
4269	*Ulmus americana*	American elm	15	Fair	Remove	2	
4270	*Acer saccharum*	sugar maple	22	Poor	Remove	3	
4271	*Acer saccharum*	sugar maple	10	Fair	Remove	1	
4272	*Acer saccharum*	sugar maple	21	Fair	Save		
4273	*Acer saccharum*	sugar maple	22	Fair	Save		
4274	*Acer saccharum*	sugar maple	12	Fair	Save		
4275	*Prunus avium*	sweet cherry	13	Fair	Save		
4276	*Prunus avium*	sweet cherry	13	Fair	Save		
4277	*Carya cordiformis*	bitternut hickory	8	Fair	Remove	1	
4278	*Acer saccharum*	sugar maple	11	Good	Remove	1	
4279	*Acer saccharum*	sugar maple	19	Good	Remove	2	
4280	*Acer saccharum*	sugar maple	27	Good	Remove	3	
4281	*Acer saccharum*	sugar maple	20	Good	Remove	2	
4282	*Acer saccharum*	sugar maple	18	Good	Remove	2	
4283	*Acer saccharum*	sugar maple	16	Good	Remove	2	
4284	*Fagus grandifolia*	beech	11	Good	Save		
4285	*Acer saccharum*	sugar maple	30	Good	Remove	3	
4286	*Acer saccharum*	sugar maple	21	Good	Remove	3	
4287	*Fagus grandifolia*	beech	15	Good	Remove	2	
4288	*Fagus grandifolia*	beech	13	Good	Remove	2	
4289	*Carya cordiformis*	bitternut hickory	11	Good	Remove	1	
4290	*Fraxinus pensylvanica*	red ash	10	Fair	Remove	1	
4291	*Acer saccharum*	sugar maple	24	Good	Remove	3	
4292	*Acer saccharum*	sugar maple	21	Good	Remove	3	
4293	*Carya cordiformis*	bitternut hickory	9	Good	Remove	1	
4294	*Quercus rubra*	red oak	10	Good	Remove	2	
4295	*Prunus avium*	sweet cherry	9	Very Poor	Remove	1	
4296	*Tilia americana*	basswood	9,15	Fair	Remove		3
4297	*Tilia americana*	basswood	9	Fair	Remove	1	
4298	*Tilia americana*	basswood	12	Good	Remove	2	
4299	*Acer saccharum*	sugar maple	15	Poor	Remove	2	
4300	*Acer saccharum*	sugar maple	11	Poor	Remove	1	
4301	*Carya cordiformis*	bitternut hickory	23	Good	Remove	3	
4302	*Tilia americana*	basswood	21	Fair	Remove	3	
4303	*Fagus grandifolia*	beech	11	Good	Remove	1	
4304	*Carya cordiformis*	bitternut hickory	25	Good	Remove	3	
4305	*Tilia americana*	basswood	14	Fair	Remove	2	
4306	*Tilia americana*	basswood	21	Poor	Remove	3	
4307	*Carya cordiformis*	bitternut hickory	15	Good	Remove	2	
4308	*Tilia americana*	basswood	15	Fair	Remove	2	
4309	*Tilia americana*	basswood	10,16	Fair	Remove		4
4310	*Tilia americana*	basswood	9	Good	Remove	1	
4311	*Tilia americana*	basswood	13	Fair	Remove	2	
4312	*Tilia americana*	basswood	18	Fair	Remove	2	
4313	*Tilia americana*	basswood	12	Fair	Remove	2	
4314	*Fagus grandifolia*	beech	12	Good	Remove	2	
4315	*Tilia americana*	basswood	10	Good	Remove	1	
4316	*Tilia americana*	basswood	9	Good	Remove	1	
4317	*Carya cordiformis*	bitternut hickory	9	Good	Remove	1	
4318	*Carya cordiformis*	bitternut hickory	11	Good	Remove	1	
4319	*Carya cordiformis*	bitternut hickory	15	Good	Remove	2	
4320	*Carya cordiformis*	bitternut hickory	11	Poor	Remove	1	
4321	*Carya cordiformis*	bitternut hickory	9	Good	Remove	1	
4322	*Quercus rubra*	red oak	40	Good	Remove	4	
4323	*Carya cordiformis*	bitternut hickory	10	Good	Remove	1	
4324	*Ostrya virginiana*	hop-hornbeam	9	Good	Save		
4325	*Robinia pseudoacacia*	black locust	13	Very Poor	Save		
4326	*Populus deltoides*	cottonwood	9	Fair	Save		
4327	*Acer saccharum*	sugar maple	32	Good	Save		
4328	*Fagus grandifolia*	beech	10	Very Poor	Remove	1	
4329	*Carya cordiformis*	bitternut hickory	9	Good	Remove	1	
4330	*Acer saccharum*	sugar maple	8	Fair	Remove	1	
4331	*Acer saccharum*	sugar maple	20	Poor	Remove	2	
4332	*Fagus grandifolia*	beech	9	Good	Remove	1	
4333	*Acer saccharum*	sugar maple	9	Good	Remove	1	
4334	*Acer saccharum*	sugar maple	9	Good	Save		
4335	*Fraxinus nigra*	black ash	18	Fair	Remove	1	
4336	*Acer saccharum*	sugar maple	17	Good	Remove	2	
4337	*Tilia americana*	basswood	17	Good	Remove	2	
4338	*Fagus grandifolia*	beech	11	Good	Save		
4339	*Liriodendron tulipifera*	tulip tree	12	Good	Save		
4340	*Tilia americana*	basswood	10	Good	Save		
4341	*Fagus grandifolia*	beech	9	Good	Save		
4342	*Tilia americana*	basswood	28	Good	Save		
4343	*Populus deltoides*	cottonwood	27	Poor	Save		
4344	*Acer saccharum*	sugar maple	20	Good	Save		
4345	*Fagus grandifolia*	beech	9	Good	Save		
4346	*Liriodendron tulipifera*	tulip tree	10	Good	Save		
4347	*Populus deltoides*	cottonwood	12	Good	Save		
4348	*Populus deltoides*	cottonwood	12	Good	Save		
4349	*Carya cordiformis*	bitternut hickory	13	Good	Remove	2	
4350	*Carya cordiformis*	bitternut hickory	10	Good	Remove	1	
4351	*Carya cordiformis*	bitternut hickory	14	Good	Remove	2	
4352	*Carya cordiformis*	bitternut hickory	11	Good	Remove	1	
4353	*Acer saccharum*	sugar maple	19	Good	Save		
4354	*Tilia americana*	basswood	13	Good	Remove	2	
4355	*Carya cordiformis*	bitternut hickory	11	Good	Remove	1	
4356	*Robinia pseudoacacia*	black locust	9	Fair	Remove	1	
4357	*Robinia pseudoacacia*	black locust	9	Poor	Remove	1	
4358	*Carya cordiformis*	bitternut hickory	15	Good	Remove	2	
4359	*Carya cordiformis*	bitternut hickory	9	Good	Remove	1	
4360	*Tilia americana*	basswood	20	Good	Remove	2	
4361	*Tilia americana*	basswood	15	Good	Remove	2	

TAG NO.	BOTANICAL NAME	COMMON NAME	DIA.	CONDITION	STATUS	Required Replacement	Multi-Stem Replacement
4362	*Tilia americana*	basswood	9	Good	Remove	1	
4363	*Carya cordiformis*	bitternut hickory	8	Good	Remove	1	
4364	*Carya cordiformis*	bitternut hickory	15	Good	Remove	2	
4365	*Acer saccharum*	sugar maple	17	Good	Remove	2	
4366	*Tilia americana*	basswood	14	Fair	Remove	2	
4367	*Carya cordiformis*	bitternut hickory	13	Good	Remove	2	
4368	*Carya cordiformis*	bitternut hickory	9	Fair	Remove	1	
4369	*Carya cordiformis*	bitternut hickory	10	Good	Remove	1	
4370	*Tilia americana*	basswood	12	Good	Remove	2	
4371	*Carya cordiformis*	bitternut hickory	15	Good	Remove	2	
4372	*Tilia americana*	basswood	28	Good	Remove	3	
4373	*Tilia americana*	basswood	9	Good	Remove	1	
4374	*Carya cordiformis*	bitternut hickory	14	Fair	Remove	2	
4375	*Juglans nigra*	black walnut	13	Good	Remove	2	
4376	*Juglans nigra*	black walnut	9	Good	Remove	1	
4377	*Tilia americana*	basswood	8	Good	Remove	1	
4378	*Tilia americana*	basswood	11	Good	Remove	1	
4379	*Tilia americana*	basswood	8	Good	Remove	1	
4380	*Carya cordiformis*	bitternut hickory	9	Fair	Remove	1	
4381	*Tilia americana*	basswood	17	Poor	Remove	2	
4382	*Juglans nigra*	black walnut	20	Good	Remove	3	
4383	*Tilia americana*	basswood	9	Good	Remove	1	
4384	*Tilia americana*	basswood	8	Good	Remove	1	
4385	*Acer saccharum*	sugar maple	12	Good	Save		
4386	*Acer saccharum*	sugar maple	24	Fair	Save		
4387	*Acer saccharum*	sugar maple	20	Good	Save		
4388	*Ulmus americana*	American elm	28	Good	Remove	2	
4389	*Acer saccharum*	sugar maple	13	Good	Remove	2	
4390	*Quercus bicolor*	swamp white oak	16	Good	Save		
4391	*Quercus bicolor*	swamp white oak	17	Good	Remove	2	
4392	*Quercus bicolor*	swamp white oak	16	Good	Remove	2	
4393	*Quercus bicolor*	swamp white oak	16	Good	Remove	2	
4394	*Carya cordiformis*	bitternut hickory	18	Good	Save		
4395	*Acer saccharum*	sugar maple	17	Good	Remove	2	
4396	*Quercus bicolor*	swamp white oak	12	Good	Remove	2	
4397	*Quercus bicolor*	swamp white oak	9	Good	Remove	1	
4398	*Acer saccharinum*	silver maple	36	Good	Remove	4	
4399	*Quercus bicolor*	swamp white oak	24	Good	Remove	3	
4400	*Quercus bicolor*	swamp white oak	25	Good	Remove	3	
4401	*Quercus bicolor*	swamp white oak	33	Good	Remove	4	
4402	*Tilia americana*	basswood	20	Fair	Remove	2	
4403	*Acer saccharinum*	silver maple	10	Good	Remove	1	
4404	*Tilia americana*	basswood	17	Good	Remove	2	
4405	*Acer saccharum*	sugar maple	23	Good	Remove	3	
4406	*Acer saccharum*	sugar maple	10	Good	Remove	1	
4407	*Acer saccharum*	sugar maple	9	Good	Remove	1	
4408	*Tilia americana*	basswood	10	Fair	Remove	1	
4409	*Carya cordiformis*	bitternut hickory	12	Good	Save		
4410	*Tilia americana*	basswood	18	Good	Remove	2	
4411	*Tilia americana*	basswood	15	Good	Remove	2	
4412	*Acer saccharum*	sugar maple	22	Good	Remove	3	
4413	*Acer saccharum*	sugar maple	9	Good	Save		
4414	*Acer saccharum*	sugar maple

Tree List - Trees Outside of the 1999 Final Site Plan Clearing Limits

TAG NO.	BOTANICAL NAME	COMMON NAME	DIA.	CONDITION	STATUS	Required Replacement	Multi-Stem Replacement
4540	*Prunus serotina*	black cherry	11	Good	Remove	1	
4541	*Quercus rubra*	red oak	13	Very Poor	Remove	2	
4542	*Ulmus americana*	American elm	14	Good	Remove	2	
4543	*Fagus grandifolia*	beech	12	Good	Save		
4544	*Fagus grandifolia*	beech	8	Good	Remove	1	
4545	*Fagus grandifolia*	beech	9	Good	Save		
4546	*Fagus grandifolia*	beech	12	Good	Remove	2	
4547	*Quercus rubra*	red oak	25	Good	Remove	3	
4548	*Quercus rubra*	red oak	11	Good	Remove	1	
4549	*Quercus rubra*	red oak	20	Good	Remove	2	
4550	*Tilia americana*	basswood	9	Good	Remove	1	
4551	*Quercus alba*	white oak	42	Excellent	Remove	4	
4552	*Tilia americana*	basswood	8	Very Poor	Save		
4553	*Tilia americana*	basswood	14	Fair	Save		
4554	*Tilia americana*	basswood	13	Fair	Save		
4555	*Tilia americana*	basswood	12	Fair	Remove	2	
4556	*Quercus rubra*	red oak	10	Good	Save		
4557	*Quercus rubra*	red oak	31	Good	Remove	4	
4558	*Quercus rubra*	red oak	36	Good	Save		
4559	*Carya cordiformis*	bitternut hickory	12	Good	Save		
4560	*Tilia americana*	basswood	10	Fair	Remove	1	
4561	*Populus alba*	white poplar	25	Good	Save		
4562	*Ulmus americana*	American elm	13	Fair	Save		
4563	*Tilia americana*	basswood	10	Good	Save		
4564	*Ulmus americana*	American elm	10	Good	Remove	1	
4565	*Ulmus americana*	American elm	11	Fair	Remove	1	
4566	*Tilia americana*	basswood	14	Fair	Remove	2	
4567	*Tilia americana*	basswood	9	Poor	Remove	1	
4568	*Carya cordiformis*	bitternut hickory	9	Good	Remove	1	
4569	*Carya cordiformis*	bitternut hickory	13	Good	Remove	2	
4570	*Tilia americana*	basswood	10	Very Poor	Save		
4571	*Carya cordiformis*	bitternut hickory	8	Good	Save		
4572	*Quercus rubra*	red oak	9	Good	Save		
4573	*Quercus rubra*	red oak	9	Good	Remove	1	
4574	*Tilia americana*	basswood	15	Good	Remove	2	
4575	*Ostrya virginiana*	hop-hornbeam	8	Very Poor	Remove	1	
4576	*Prunus serotina*	black cherry	9	Fair	Save		
4577	*Ostrya virginiana*	hop-hornbeam	10	Good	Save		
4578	*Ostrya virginiana*	hop-hornbeam	10	Good	Save		
4579	*Tilia americana*	basswood	11	Fair	Save		
4580	*Tilia americana*	basswood	16	Good	Save		
4581	*Tilia americana*	basswood	9	Good	Remove	1	
4582	*Tilia americana*	basswood	8	Fair	Remove	1	
4583	*Ulmus americana*	American elm	9	Fair	Save		
4584	*Tilia americana*	basswood	16	Good	Save		
4585	*Ulmus americana*	American elm	10	Fair	Remove	1	
4586	*Ulmus americana*	American elm	12	Good	Remove	2	
4587	*Tilia americana*	basswood	10	Fair	Remove	1	
4588	*Tilia americana*	basswood	10	Good	Save		
4589	*Tilia americana*	basswood	10	Good	Save		
4590	*Tilia americana*	basswood	10	Good	Save		
4591	*Juglans nigra*	black walnut	25	Good	Save		
4592	*Juglans nigra*	black walnut	10	Good	Save		
4593	*Tilia americana*	basswood	9	Fair	Save		
4594	*Quercus rubra*	red oak	10	Good	Remove	1	
4595	*Juglans nigra*	black walnut	18	Good	Remove	2	
4596	*Tilia americana*	basswood	13	Good	Remove	2	
4597	*Tilia americana*	basswood	11	Good	Remove	1	
4598	*Quercus rubra*	red oak	10	Fair	Remove	1	
4599	*Tilia americana*	basswood	11	Good	Remove	1	
4600	*Tilia americana*	basswood	10	Poor	Save		
4601	*Quercus rubra*	red oak	12	Fair	Save		
4602	*Tilia americana*	basswood	11	Fair	Save		
4603	*Ulmus americana*	American elm	12	Good	Save		
4604	*Juglans nigra*	black walnut	25	Good	Save		
4605	*Tilia americana*	basswood	8	Poor	Save		
4606	*Tilia americana*	basswood	28	Good	Save		
4607	*Ulmus americana*	American elm	9	Fair	Save		
4608	*Ulmus americana*	American elm	9	Fair	Save		
4609	*Tilia americana*	basswood	10	Good	Save		
4610	*Tilia americana*	basswood	15	Good	Save		
4611	*Tilia americana*	basswood	19	Good	Remove	2	
4612	*Tilia americana*	basswood	15	Fair	Save		
4613	*Ulmus americana*	American elm	8	Fair	Save		
4614	*Quercus rubra*	red oak	35	Fair	Remove	4	
4615	*Quercus rubra*	red oak	36	Fair	Remove	4	
4616	*Tilia americana*	basswood	10	Good	Save		
4617	*Tilia americana*	basswood	9	Good	Save		
4618	*Tilia americana*	basswood	13	Fair	Save		
4619	*Tilia americana*	basswood	15	Good	Remove	2	
4620	*Tilia americana*	basswood	11	Good	Remove	1	
4621	*Tilia americana*	basswood	10	Good	Remove	1	
4622	*Ulmus americana*	American elm	8	Good	Remove	1	
4623	*Ulmus americana*	American elm	9	Fair	Save		
4624	*Quercus rubra*	red oak	12	Fair	Remove	2	
4625	*Quercus rubra*	red oak	16	Good	Remove	2	
4626	*Tilia americana*	basswood	9,17	Good	Remove		4
4627	*Quercus rubra*	red oak	11	Fair	Save		
4628	*Quercus rubra*	red oak	11	Poor	Save		
4629	*Ulmus americana*	American elm	9	Fair	Save		
4630	*Ulmus americana*	American elm	10	Poor	Save		
4631	*Ulmus americana*	American elm	11	Fair	Save		
4632	*Salix nigra*	black willow	8,12	Good	Save		
4633	*Quercus rubra*	red oak	17	Good	Save		
4634	*Tilia americana*	basswood	10	Good	Remove	1	
4635	*Tilia americana*	basswood	9	Good	Remove	1	
4636	*Quercus bicolor*	swamp white oak	8	Good	Save		
4637	*Tilia americana*	basswood	8	Fair	Save		
4638	*Tilia americana*	basswood	13	Good	Save		
4638	*Ulmus americana*	American elm	9	Good	Save		
4639	*Juglans nigra*	black walnut	8	Fair	Remove	1	
4640	*Acer saccharinum*	silver maple	26	Fair	Remove	3	
4641	*Tilia americana*	basswood	10,11	Fair	Save		
4642	*Ulmus americana*	American elm	8	Fair	Save		
4643	*Juglans nigra*	black walnut	21	Good	Save		
4644	*Juglans nigra*	black walnut	10	Good	Remove	1	
4645	*Acer saccharum*	sugar maple	11	Good	Remove	1	
4646	*Juglans nigra*	black walnut	19	Fair	Save		
4647	*Juglans nigra*	black walnut	11	Good	Save		
4648	*Ulmus americana*	American elm	13	Fair	Save		
4649	*Juglans nigra*	black walnut	12	Good	Save		
4650	*Juglans nigra*	black walnut	12	Fair	Remove	2	
4651	*Juglans nigra*	black walnut	20	Good	Remove	2	
4652	*Juglans nigra*	black walnut	14	Good	Remove	2	
4653	*Acer saccharum*	sugar maple	22	Good	Remove	3	
4654	*Acer saccharum*	sugar maple	10	Good	Remove	1	
4655	*Acer saccharum*	sugar maple	13	Good	Save		
4656	*Populus deltoides*	cottonwood	29	Good	Save		
4657	*Fraxinus americana*	white ash	10	Good	Save		
4658	*Prunus serotina*	Black Cherry	16	Fair	Save		

TAG NO.	BOTANICAL NAME	COMMON NAME	DIA.	CONDITION	STATUS	Required Replacement	Multi-Stem Replacement
4659	*Acer saccharum*	Sugar maple	8	Fair	Remove	1	
4660	*Acer saccharum*	Sugar maple	8	Fair	Save		
4661	*Acer saccharum*	Sugar maple	23	Fair	Save		
4662	*Acer saccharum*	Sugar maple	12	Fair	Remove	2	
4663	*Acer saccharum*	Sugar maple	8	Fair	Remove	1	
4664	*Carya cordiformis*	Bitternut hickory	18	Fair	Save		
4665	*Acer saccharum*	Sugar maple	9	Fair	Save		
4666	*Acer saccharum*	Sugar maple	18	Fair	Remove	2	
4667	*Acer saccharum*	Sugar maple	10	Fair	Remove	1	
4668	*Fagus grandifolia*	American beech	13	Fair	Remove	2	
4669	*Acer saccharum*	Sugar maple	10	Fair	Remove	1	
4670	*Carya cordiformis*	Bitternut hickory	18	Fair	Remove	2	
4671	*Acer saccharum*	Sugar maple	9	Fair	Save		
4672	*Acer saccharum*	Sugar maple	23	Fair	Save		
4673	*Ulmus americana*	American elm	15	Fair	Remove	2	
4674	*Juglans nigra*	Black Walnut	12	Fair	Save		
9401	*Populus deltoides*	Cottonwood	18	Good	Save		
9402	*Acer saccharum*	Sugar Maple	30	Good	Save		
9403	*Acer saccharum*	Sugar Maple	9	Good	Save		
9404	*Acer saccharum*	Sugar Maple	8	Good	Save		
9405	*Acer saccharum*	Sugar Maple	10	Good	Save		
9406	*Acer saccharum*	Sugar Maple	9	Good	Save		
9407	*Acer saccharum*	Sugar Maple	22	Good	Save		
9408	*Acer saccharum*	Sugar Maple	12	Fair	Save		
9409	*Acer saccharum*	Sugar Maple	10	Good	Save		
9410	*Juglans nigra*	Black Walnut	10	Good	Save		
9411	*Populus deltoides*	Cottonwood	9	Good	Save		
9412	*Populus deltoides*	Cottonwood	12	Good	Save		
9413	*Populus deltoides*	Cottonwood	11	Good	Save		
9414	*Platanus occidentalis*	Sycamore	9	Good	Save		
9415	*Populus deltoides*	Cottonwood	13	Good	Save		
9416	*Populus deltoides*	Cottonwood	9	Good	Save		
9417	*Acer saccharum*	Sugar Maple	9	Good	Save		
9418	*Acer saccharum*	Sugar Maple	9	Good	Save		
9419	*Acer saccharum*	Sugar Maple	8	Good	Save		
9420	*Acer saccharum*	Sugar Maple	27	Good	Save		
9421	*Acer saccharum*	Sugar Maple	9, 15	Good	Save		
9422	*Juglans nigra*	Black Walnut	12	Good	Save		
9423	*Acer saccharum*	Sugar Maple	10	Good	Save		
9424	*Juglans nigra*	Black Walnut	14	Good	Save		
9425	*Tilia americana*	Basswood	20	Good	Save		
9426	*Tilia americana*	Basswood	11	Good	Save		
9427	*Acer saccharum*	Sugar Maple	9	Good	Save		
9428	*Ulmus americana*	American Elm	8	Fair	Save		
9429	*Acer saccharum*	Sugar Maple	9	Good	Save		
9430	*Acer saccharum*	Sugar Maple	8	Good	Save		
9431	*Acer saccharum*	Sugar Maple	10	Good	Save		
9432	*Acer saccharum*	Sugar Maple	11	Good	Save		
9433	*Acer saccharum*	Sugar Maple	13	Good	Save		
9434	*Acer saccharum*	Sugar Maple	11	Good	Save		
9435	*Acer saccharum*	Sugar Maple	20	Good	Save		
9436	*Acer saccharum*	Sugar Maple	21	Good	Save		
9437	*Juglans nigra*	Black Walnut	23	Good	Save		
9438	*Acer saccharum*	Sugar Maple	11	Good	Save		
9439	*Acer saccharum*	Sugar Maple	20	Good	Save		
9440	*Juglans nigra*	Black Walnut	15	Good	Save		
9441	*Juglans nigra*	Black Walnut	20	Good	Save		
9442	*Juglans nigra*	Black Walnut	21	Good	Save		
9443	*Acer saccharum*	Sugar Maple	9,11	Good	Save		
9444	*Acer saccharum*	Sugar Maple	9	Good	Save		
9445	*Tilia americana*	Basswood	8,12,18	Good	Save		
9446	*Juglans nigra*	Black Walnut	9	Fair	Save		
9447	*Juglans nigra*	Black Walnut	15	Good	Save		
9448	*Ulmus americana*	American Elm	8	Fair	Save		
9449	*Tilia americana*	Basswood	8	Good	Save		
9450	*Ulmus americana*	American Elm	8	Good	Save		
					Regulated Tree Replacement	696	
					Multi-Stem Replacement		34

Woodland Summary

Total Trees		726 Trees
Less Non - Regulated Trees:		
Non-Regulated Trees		1 Tree
Net Regulated Trees		725 Regulated Trees
Regulated Trees Removed		384 Trees
Replacement Required		
Trees 8"- 11"	142 trees x 1=	142 Trees
Trees 11" - 20"	158 trees x 2=	316 Trees
Trees 20" - 30"	66 trees x 3=	198 Trees
Trees 30"+	10 trees x 4=	40 Trees
Multi-Stemmed Trees (8 Trees)		34 Trees
Replacement Required		730 Trees
Tree Fence Installation and Removal		$13,854 (2,309 l.f. x $6 l.f.)

ALLENDESIGN
LAND PLANNING / LANDSCAPE ARCHITECTURE
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Northville, Michigan 48167
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Seal:



Title:

Tree List

Trees Outside of the 1999 Final Site Plan Clearing Limits

Project:

Society Hill
Novi, Michigan

Prepared for:

E and M Holdings
600 Madison Avenue
New York, New York 10022
248.640.8720

Revision:	Issued:
Preliminary Site Plan	March 25, 2024
Revised Preliminary Site Plan	October 4, 2024
Revised Preliminary Site Plan	December 5, 2024
Revised Preliminary Site Plan	January 21, 2025
Revised Preliminary Site Plan 3	July 8, 2025

Job Number:
23-077

Drawn By:	Checked By:
jca	jca

Novi Project #:
JSP 24-004

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

Sheet No.

L-14

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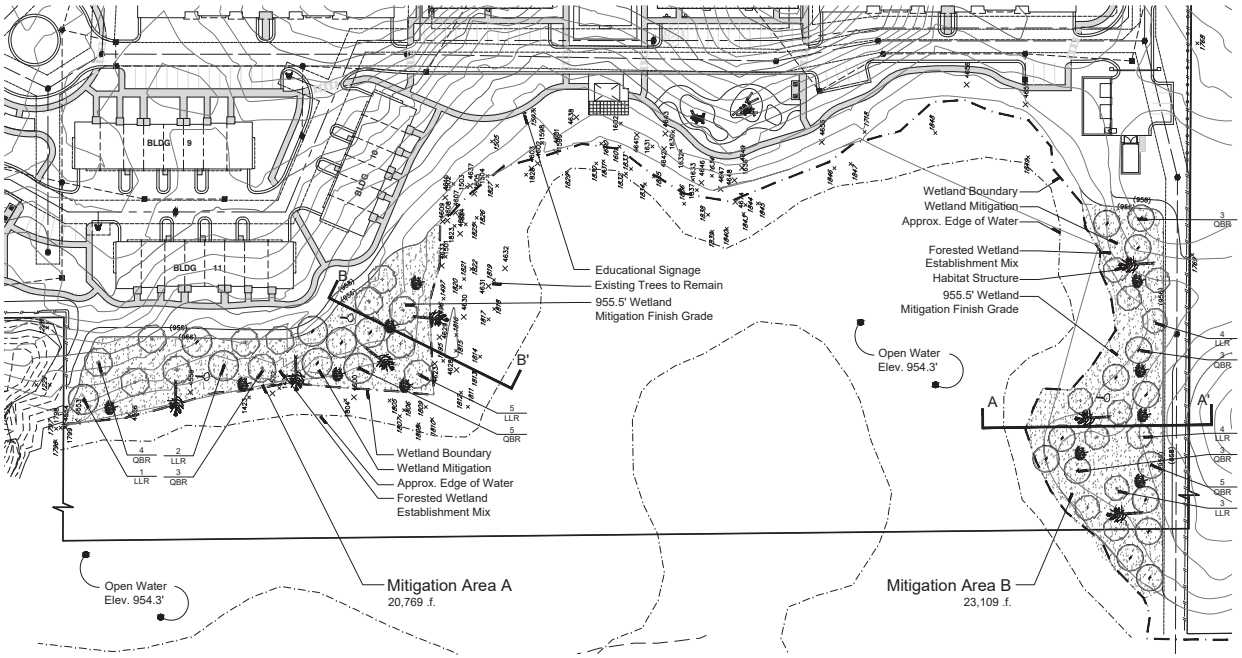
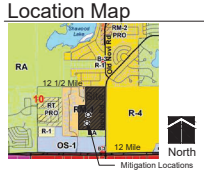
Overall Plan



Location Map



Plant List -

Large Stock and Whip Planting Area

sym	qty	botanical name	common name	caliper	spacing	root	height
Large Stock							
LLR	19	Larix laricina	Tamarak		as shown	B&B	6'
QBR	26	Quercus bicolor	Swamp White Oak	2.5"	as shown	B&B	

sym	qty	botanical name	common name	caliper	spacing	root	height	Notes
Whips								
	50	Acer rubrum	Red Maple		1 per 10 ' o.c.	Bare	5'	
	50	Acer saccharinum	Silver Maple		1 per 10 ' o.c.	Bare	5'	
	50	Carpinus caroliniana	American Hornbeam		1 per 10 ' o.c.	Bare	5'	Plant towards the outer edge high slope
	50	Carya cordiformis	Bitternut Hickory		1 per 10 ' o.c.	Bare	5'	
	50	Celtis occidentalis	Hackberry		1 per 10 ' o.c.	Bare	5'	
	50	Platanus occidentalis	Sycamore		1 per 10 ' o.c.	Bare	5'	
	50	Quercus bicolor	Swamp White Oak		1 per 10 ' o.c.	Bare	5'	
	50	Salix nigra	Black Willow		1 per 10 ' o.c.	Bare	5'	
	400	Total Whips						

Whips are available from Cold Stream Farm.
Web - www.coldstreamfarm.net
Phone - 231-464-5009

Planting Notes:
1. Whips to be Planted Randomly Unless Noted.
2. Large Stock Trees in the List Above are Duplicated from Sheets L-1 and L-2 of the Overall Landscape Plans.

Habitat Structures

Tree Stumps to be Laid Horizontally Within the Wetland. Stumps Shall be a Minimum of 10' Long (Log and Root Ball Combined) and 24" in Diameter. Three Total.

Whole Trees Shall be Laid Horizontally in the Wetland. Acceptable Trees Shall Have All of Their Fine Structure Intact (i.e. not Trimmed Down to Major Branches for Installation), be a Minimum of 20' Long (Tree and Rootball) and a Minimum of 12" in Diameter. At Least 50% of the Log Pile Shall be Above the Projected High Water Level. See Detail 1 and 2 on Sheet WM-3. Ten Total.

Wetland Amphibian Structures Detail 3 as Shown on Sheet WM-3. Eleven Total.

Turtle Nesting Structure 6 as Shown on Sheet WM-3. Three Total

Woodland Seed Mix

Seed Limits

Native Connections
3815 N Westnedge Ave. Kalamazoo, MI 49004
(269) 492-9393
info@nativeconnections.net
www.nativeconnections.net

Forested Wetland Establishment Mix

With species that will tolerate full sun as well as shade, this mix is ideal for establishing a diverse native ground layer while small trees and shrubs develop into a mature wooded wetland. This mix can be used for reforestation projects in floodplain or wet areas or wetland mitigation projects that include tree and shrub plantings.

Total Seeding Rate: 30.63 lbs per acre
4 lbs grasses + 1.53 lbs forbs + 25 lbs nurse crop

Call, email or visit our website for pricing.

Grasses, Sedges & Rushes		PLS Oz/acre	Seeds/sq ft
Calamagrostis canadensis	Bluejoint Grass	0.50	1.31
Carex comosa	Bristly Sedge	2.00	1.38
Carex frankii	Frank's Sedge	2.00	0.76
Carex stipata	Awl-fruited Sedge	2.00	1.56
Carex vulpinoidea	Fox Sedge	2.00	0.84
Elymus riparius	Riverbank Wild Rye	4.00	0.64
Elymus virginicus	Virginia Wild Rye	50.00	4.82
Glyceria striata	Fowl Manna Grass	1.00	3.67
Juncus effusus	Soft Rush	0.30	6.89
Schizachyrium scoparium	Wood Grass	0.20	7.81
	Total Grasses	64.00	38.35

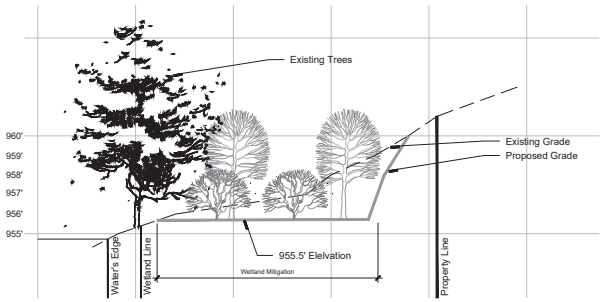
Forbs		PLS Oz/acre	Seeds/sq ft
Chamaecrista (Cassia) fasciculata	Partridge Pea	2.00	0.23
Angelica atropurpurea	Wingstem	2.25	0.28
Aster novae-angliae	Angelica	0.25	0.06
Aster puniceus	New England Aster	0.25	0.06
Bidens cernua	Swamp Aster	0.25	0.46
Bidens frondosa	Nodding Beggarticks	0.25	0.03
Carex lupulina	Common Hop Sedge	3.00	0.13
Carex scoparia	Wild Senna	3.75	0.13
Chelone glabra	Blunt-leaved Sedge	1.50	0.37
Eupatorium perfoliatum	Turtlehead	0.50	1.84
Helenium autumnale	Boneset	1.50	4.48
Iris virginica	Sneezeweed	0.75	0.02
Lobelia cardinalis	Southern Blue Flag Iris	0.25	1.87
Lobelia siphilitica	Great Blue Lobelia	0.25	0.06
Mimulus ringens	Cardinal Flower	0.25	0.06
Monarda fistulosa	Monkey Flower	0.25	13.20
Penstemon digitalis	Wild Bergamot	1.50	2.41
Physostegia virginiana	Foxglove Beardtongue	1.20	3.08
Rudbeckia hirta	Obedient Plant	1.00	0.25
Rudbeckia laciniata	Black-eyed Susan	4.00	8.45
Solidago rigida	Golden Glow	1.00	0.32
Verbena hastata	Ohio Goldenrod	1.00	0.32
Zizia aurea	Golden Alexander	1.25	0.50
	Total Forbs	24.50	48.07

Temporary Grass Cover		Oz/acre	Seeds/sq ft
Avena sativa	Seed Oats	480.00	7.38
	Total Temp Grasses	480.00	7.38

43,878 s.f. Total Area
31.25 lbs. per Acre Application Rate
31.5 lbs. of Seed Mix Required

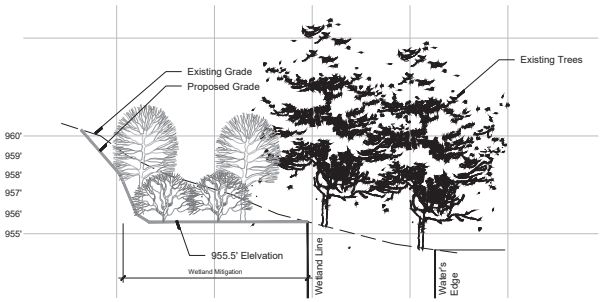
Cross Section A-A'

Horizontal Scale: 1"=30'
Vertical Scale: 1"=3'



Cross Section B-B'

Horizontal Scale: 1"=30'
Vertical Scale: 1"=3'



Wetland Mitigation Contact:
Fran Thompson
Barr Engineering Co.
fthompson@barr.com
810.247.1229

Novi Project #:
JSP 24-004

Know what's below. Call before you dig.

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

Seal:

Title:
Wetland Mitigation
63- 12 ½ Mile Rd. & Novi Rd.
- Novi

Project:
Society Hill
Novi, Michigan

Prepared for:
E and M Holdings
600 Madison Avenue
New York, New York 10022
248.640.8720

Revision:	Issued:
Review	December 9, 2024
Revised Preliminary Site Plan	January 21, 2025
Revised Preliminary Site Plan 3	July 8, 2025

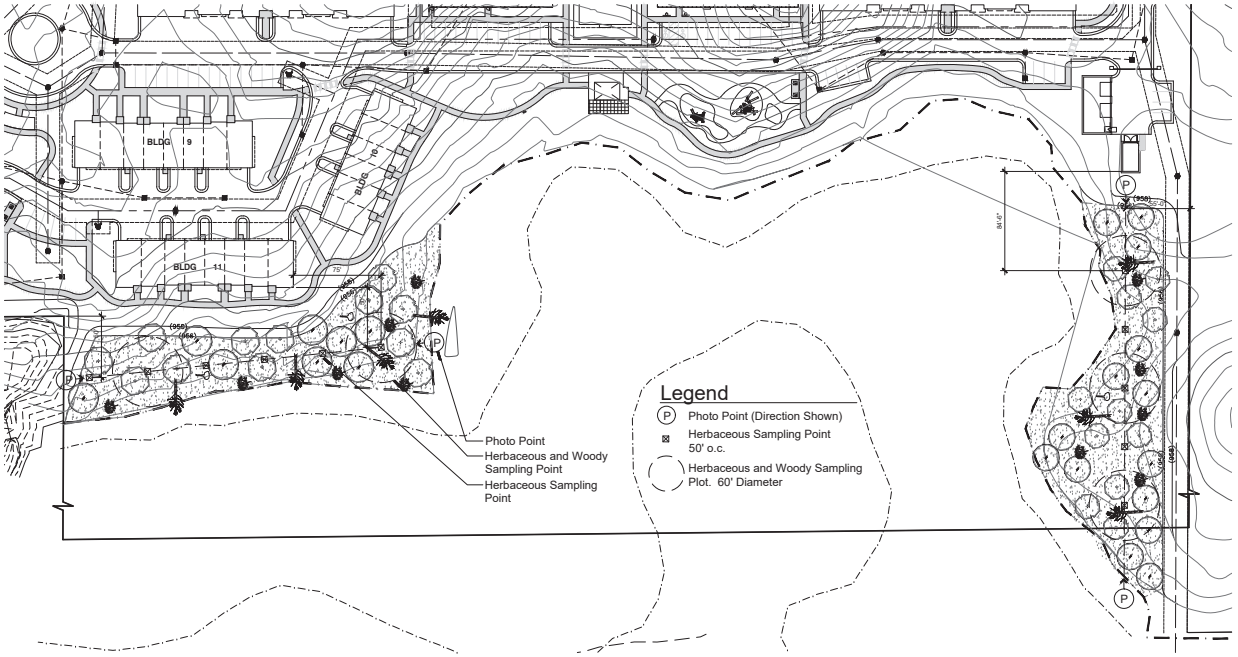
Job Number:
23-077

Drawn By: jca
Checked By: jca

0' 25' 50'
NORTH
1"=50'

Sheet No.
WM-1

Transect Locations

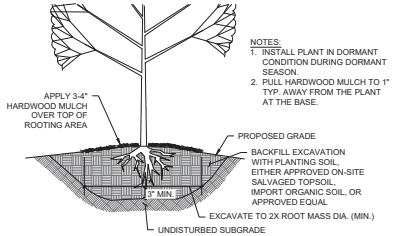


Monitoring

1. Measure inundation and saturation at all vegetative monitoring plots shown in the mitigation monitoring plan once during the growing season.
2. Sample vegetation in plots shown in the wetland monitoring plan once between July 15 and August 31. The herbaceous layer (all non-woody plants and woody plants less than 3.2 feet in height) shall be sampled using a 3.28 foot by 3.28 foot (one square meter) sample plot. The data recorded for each herbaceous layer sample plot shall include a list of all living plant species, and an estimate of percent cover in 5 percent intervals for each species recorded, bare soil areas, and open water relative to the total area of the plot. Provide plot data and a list of all the plant species identified in the plots and otherwise observed during monitoring. Data for each plant species must include common name, scientific name, and wetland indicator category from the U.S. Army Corps of Engineers National Wetland Plants for the Northeast and North Central Region. The locations of sample plots shall be identified in the monitoring report on a plan view showing the location of wetland types. Sample plot locations shall be marked in the field using a material that can be reasonably expected to last for five years.
3. Delineate any extensive (greater than 0.01 acre in size) open water areas, bare soil areas, areas dominated by invasive species, and areas without a predominance of wetland vegetation, and provide their location on a plan view.
4. Document any sightings or evidence of wading birds, songbirds, waterfowl, amphibians, reptiles, and other animal use (lodges, nests, tracks, scat, etc.) within the wetland noted during monitoring. Note the number, type, date, and hour of the sightings and evidence.
5. Inspect the site, during all monitoring visits and inspections, for oil, grease, man-made debris and all other contaminants and report findings. Rate (e.g., poor, fair, good, excellent) and describe the water clarity in the mitigation wetland.
6. Provide annual photographic documentation of the development of the mitigation wetland during vegetation sampling from permanent photo stations located within the mitigation wetland. At a minimum, there shall be two photo stations for each wetland mitigation area. Photos must be labeled with the location, date photographed, and direction.
7. Provide one-time photographic documentation of the placement of at least six (6) inches of high quality soil, from the A horizon of an organic or loamy surface texture soil, across the site.
8. Provide a written summary of data from previous monitoring periods and a discussion of changes or trends based on all monitoring results including a calculation of the acres of each wetland type established.
9. Provide a written summary of all the problem areas that have been identified and potential corrective measures to address them. A monitoring report, which compiles and summarizes all data collected during the monitoring period, shall be submitted annually by the permittee. Monitoring reports shall cover a calendar year and be submitted to the City of Novi no later than December 1 of the year in which monitoring occurred.

Bare Root Planting Detail

No Scale



NOTES:
1. INSTALL PLANT IN DORMANT CONDITION DURING DORMANT SEASON.
2. PULL HARDWOOD MULCH TO 1" TYP. AWAY FROM THE PLANT AT THE BASE.

General Notes

GENERAL NOTES

1. All work shall comply with all applicable permits including, but not limited to, EGLE permit.
2. Contractor shall furnish all labor, materials, equipment, transportation, services and necessary appurtenant work required to complete work as shown on the drawings and/or as specified herein.
3. in general, the work includes: clearing and grubbing; erosion control; earthwork; berm construction; storm drainage; wetland and upland seeding; and, supply and installation of shrubs.
4. conduct site clearing operations to insure minimum interference with roads, streets, walks and other adjacent occupied or used facilities. do not close or obstruct streets, walks, and other adjacent occupied or used facilities without permission from authorities having jurisdiction.
5. limits of work are established on the drawings and shall be verified with the wetland consultant prior to any construction activities. no vehicle activity shall occur outside the limit of construction area.
6. contractor is responsible for procuring and complying with any additional permits that may be required by any governing agency for the completion of this project, including, but not limited to, soil erosion control permits and county drain permits.
7. disposal of excess excavated soil material and materials not acceptable for use as fill shall be place at an upland location on-site. Stockpiled excess material shall be graded and stabilized with seed to prevent erosion into any existing wetland or watercourse. contractor shall not remove and/or fill excess soil material without prior approval of wetland consultant and contractor shall submit cost to transport excess soil material to owner prior to removal.

LAYOUT

1. Contractor shall establish and maintain grades, benchmarks, and all other significant reference line or points including mitigation and restoration area lines and guaranteeing that adequate acreages are distributed to each wetland mitigation and restoration area as shown on the drawings. Layout of elevations and alignments shall be performed by a licensed surveyor. Wetland consultant shall review the layout of all grades/contours and the acreage of the wetland mitigation and restoration areas prior to construction and after the establishment of sub-grades.
2. The contractor shall designate a full-time project supervisor, who is authorized to act as his/her agent and to be responsible for all subcontractors. The project supervisor shall be designated by name prior to commencement of the work and shall be available for proper supervision of the project for the duration of the EGLE permit and/or contract.

SEQUENCE OF CONSTRUCTION

1. Hold a pre-construction meeting with all parties involved. Examine the site to ascertain the state and conditions under which the work is to be done and review conditions of all applicable permits.
2. Install erosion control measures and tree protection to the limits shown on the drawings.
3. Clear and grub woody vegetation within the limits of the wetland mitigation and restoration areas.
4. Survey and stake proposed layout for site construction. Wetland consultant to review contour staking for excavations and fills and review the staking for the mitigation and restoration area(s).
5. Excavate and fill within the limits of work to the required sub-grade elevations.
6. Survey and stake site for sub-grade elevations/contours and mitigation and restoration area(s). Wetland consultant to review and approve the created area of mitigation and restoration prior to the placement of topsoil. Any adjustments to the acreage of mitigation and restoration shall be decided at this time.
7. Remove any water which may have accumulated in the mitigation and restoration areas to prevent soil changes detrimental to the stability of the sub-grade.
8. Place and spread topsoil. finished grades in wetland mitigation and restoration area(s) are subject to written approval from the wetland consultant.
9. Place habitat structures in accordance with the EGLE permit and as shown on the drawings.
10. Immediately following fine grading, the wetland consultant and contractor shall meet on-site to jointly examine current site conditions under which the work is to be completed.
11. Stake limits of seeding and provide submittals to wetland consultant prior to seed placement. wetland consultant to approve seed mix and limits of seeding.
12. Immediately following seed staking, install shrubs in the wetland mitigation and restoration area(s) according to specifications and plan details. wetland consultant may stake the location of all or some of the plant material.
13. Upon completion of shrub planting, restore to finish grades any disturbed areas during the planting activities.
14. Immediately following planting, seed the wetland mitigation and restoration area(s) and any disturbed upland areas.
15. Provide straw mulch over seeding areas and apply erosion control blanket on slopes adjacent to existing wetland, wetland mitigation and restoration areas and wetland buffers.
16. Contractor to provide as-built drawings to the wetland consultant and/or owner.
17. Meet with wetland consultant to review the newly created mitigation and restoration and restoration efforts, and obtain a copy of the as-built drawings.
18. Remove tree protection and soil erosion control measures if approved by wetland consultant and provide site clean-up.

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Grading Notes

GENERAL NOTES

1. Upon issuance, all work shall comply with the egle permit and other issued permits.
2. The contractor is responsible for supplying all materials, labor, equipment, transportation, all services incidental to clearing, grading, seeding, soil stabilization, and clean-up of the mitigation and restoration areas.
3. Erosion controls are to be installed to the limits indicated on the plan and to the detail provided. Any damage to the existing wetlands not indicated on the plans shall be repaired immediately, with these areas being restored to their original character at the contractor's own expense. All pre-erosion control measures shall be removed after final acceptance of work, unless suggested by the wetland consultant to remain in place. Care shall be taken during removal to minimize the loss of the accumulated sediment. If necessary, all silt and sedimentation is to be immediately removed from adjacent wetland or water courses.
4. All trash and debris shall be removed from the site and legally disposed of upon completion of grading activities. Repair to their original character areas outside the work limits damaged by operating under the contract. Repair shall include finish grading and seeding as required to match existing grade and conditions, and maintenance of repaired areas.

EARTHWORK

1. Sub-grades in created wetland shall be six inches lower than proposed finished grade contours and spot elevations to allow for the placement of topsoil. Topsoil shall be salvaged wetland soil from impact area or from an approved source.
2. Unless indicated otherwise, grade evenly between points and contours or between such points or contours and existing grades, refer to grading detail. acceptable grade tolerance shall not exceed three inches (0.25 feet) from proposed grades specified on the plans to accommodate minor ruts, dirt clumps, organic matter and the like. wetland consultant may adjust grades in-field based on site conditions to accommodate the intent of the emergent and scrub-shrub wetland creation. Care shall be taken to not excavate below the depths indicated. contractor shall be responsible for any unauthorized excavation and/or fill operations. notify wetland consultant, minimum three business days, for sub-grade verification.
3. Remove water accumulation in excavation area (if required) to prevent soil changes detrimental to the stability of the sub-grade. Provide and maintain erosion control measures and sufficient dewatering devices such as pumps, hoses, strainers and other appurtenance required to convey the water from excavations water shall be discharged at an upland location a sufficient distance from the excavations to prevent backflow. Care shall be taken to prevent water borne silt from dewatering operations from entering existing wetlands and watercourses.
4. Surplus excavated material or material unsuitable for filling or grading operations (including all wetland excavation material) shall be disposed of in an upland location on the owner's property as designated by the owner's representative. Stockpiled excess material shall be graded and stabilized to prevent erosion into any existing wetland or watercourse.
5. Place and spread the approved topsoil at a minimum depth of six inches over the entire wetland creation area, see grading detail. topsoil shall be spread roughly such that minor ruts, dirt clumps and organic matter are acceptable. Topsoil compaction during spreading operations shall occur only to the degree that shall prevent settlement beyond the specified grade tolerance. Avoid over-compacting soil beyond that provided by the spreading equipment. thoroughly loosen over-compacted topsoil by scarifying or plowing to a minimum depth of six inches. notify wetland consultant, minimum three business days, in advance of review and final acceptance of the finished grades.

Planting and Seeding Notes

GENERAL NOTES

1. Plants shall comply with the recommendations and requirements of ansi z60.1, "american standard for nursery stock". Plants shall be healthy, vigorous stock, grown in a recognized nursery in accordance with good horticultural practice and free of disease, insects, eggs, larvae and defects such as knots, sunscald, injuries, abrasions, or disfigurement.
2. Planting shall be done by a single contractor specializing and experienced in landscape work.
3. Shrub planting will be performed the same day as delivery. Do not store plants at the site without permission of the owner's representative. carefully load and unload plants so as not to damage branching or root mass. dropping of material will not be allowed. Maintain all plant roots in a moist condition.
4. Plant material must be the size and true native genus and species shown and scheduled on the drawings. No hybrids or cultivars will be accepted.
5. Clearly label all plants with securely attached waterproof tag bearing legible designation of botanical and common name. See submittals for requirements of native seed.
6. Mulch must be shredded hardwood bark mulch free from deleterious materials, sticks, twigs, etc., and suitable for top dressing of trees, shrubs, and planting beds.
7. Provide a warranty period for a duration to extend from preliminary acceptance through the end of the first full growing season. A full growing season is defined as the beginning of may through the end of October of the same year. If installation occurs after june 15, the warranty period shall be extended through the end of October of the next year so as to achieve a full growing season.

PLANTING

1. Notify wetland consultant a minimum of three business days prior to planting to assist in the layout of the woody plant material. Provide a copy of plant material order and receipt at time of planting review notification.
2. Complete all woody plantings between March 1 - May 30 or November - December 15 when plants are dormant and/or soil is not frozen. All oaks will be only be planted in spring.
3. Prepare soils and plant all trees and shrubs as shown in the project details.
4. Warranty shall include a 100% survival rate for each species. replace all plants in accordance with specifications.
5. Plant maintenance shall be begin immediately after each plant is installed and shall continue as required until the end of the warranty period. maintenance will include watering and cultivation.

SEEDING

1. Stake limits of seeding and provide seed mix submittals to wetland consultant for approval.
2. Approval of wetland consultant must be obtained for seed bed preparation and staking prior to seeding.
3. Install seed immediately following shrub planting.
4. Install seed between the dates of march 1 through may 30 or october 15 through december 15 or as conditions permit. contractor shall notify the wetland consultant for the timing of seed installation.
5. Uniformly broadcast specified seed over the specified areas at the specified rates. provide a carrier (silica sand or other approved material) to ensure uniform distribution of seed.
6. Immediately following seeding, apply weed-seed free agricultural straw mulch at the rate of 2.0 tons per acre over all seeded areas. for all slopes equal to or steeper greater than 4h:1v, apply 2-sided coir-straw filled erosion control blanket with all natural netting in lieu of loose straw mulch.
7. Seeding warranty must cover the following periods and work:
   a. wetland seed mix: 95% cover of seeded areas by species contained in the seed mix at the end of the first growing season.
   b. upland seed mix: 70% cover of seeded areas by species contained in the seed mix at the end of the first season.

SUBMITTALS

Contractor shall provide to the wetland consultant the following submittals:
a. seed mix order, including supplier name and contact information, quantities.
b. seed bag tag for all seed bags opened and used on site.
c. woody plant material, including supplier name and contact information, quantities.

Wetland Mitigation Contact:
Fran Thompson
Barr Engineering Co.
fthompson@barr.com
810.247.1229

Novi Project #:
JSP 24-004

Know what's below. Call before you dig.

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

Seal:

Title:
Wetland Mitigation
63- 12 ½ Mile Rd. & Novi Rd. - Novi

Project:
Society Hill
Novi, Michigan

Prepared for:
E and M Holdings
600 Madison Avenue
New York, New York 10022
248.640.8720

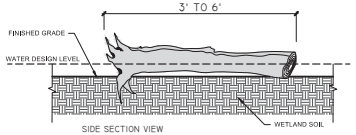
Revision:	Issued:
Review	December 9, 2024
Revised Preliminary Site Plan	January 21, 2025
Revised Preliminary Site Plan 3	July 8, 2025

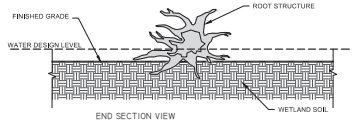
Job Number:
23-077

Drawn By:	Checked By:
jca	jca

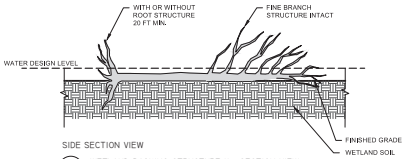
0' 25' 50'
NORTH
1"=50'

Sheet No.
WM-2

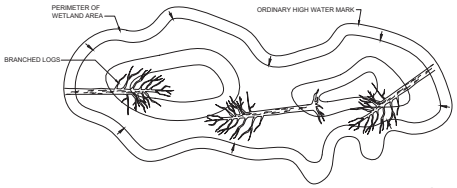




1 WETLAND BASKING STRUCTURE I
NOT TO SCALE



2 WETLAND BASKING STRUCTURE II - SECTION VIEW
NOT TO SCALE

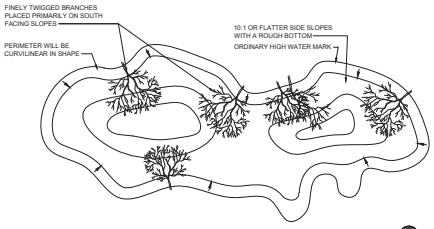


2 WETLAND BASKING STRUCTURE II - PLAN VIEW
NOT TO SCALE

NORTH

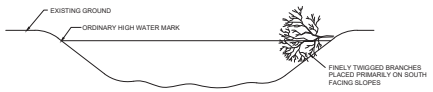
NOTES:

1. BRANCHED LOGS LAID HORIZONTALLY WITHIN THE WETLAND AREA. ACCEPTABLE LOGS SHALL BE A MINIMUM OF 12 INCHES IN DIAMETER.
2. LOGS MAY BE FROM THE FRESHLY CUT MATERIAL OR FROM DEAD STANDING TREES IN AN EARLY STAGE OF DECAY.
3. LOGS MAY BENEFIT FROM BEING PUSHED INTO THE SUBSTRATE TO ANCHOR THEM IN PLACE UNTIL THEY BECOME WATER LOGGED.
4. WHEN POSSIBLE USE ON-SITE MATERIALS AND HARDWOODS TAHT ARE WATER RESISTANT.
5. WATER-DESIGN ELEVATION BASED ON ORDINARY HIGH WATER MARK.
6. LOG CAN BE SUBMERGED OR PARTIALLY SUBMERGED ALONG THE SHORE.
7. HERPETOLOGICAL RESOURCE & MANAGEMENT, LLC STAFF, SHALL BE ON SITE FOR LOCATING STRUCTURE AND COMPONENTS.



3 WETLAND AMPHIBIAN STRUCTURE - PLAN VIEW
NOT TO SCALE

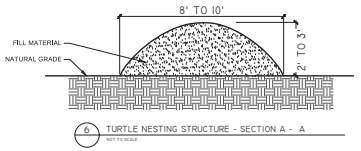
NORTH



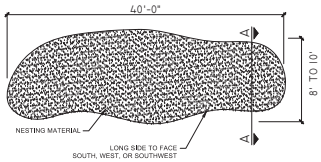
3 AMPHIBIAN BASKING STRUCTURE- SECTION VIEW
NOT TO SCALE

NOTES

1. FINELY TWIGGED BRANCHES WILL BE PLACED TO PROVIDE STRUCTURE FOR DEPOSITION OF EGGS AND PROTECTION FOR BREEDING ADULTS.
2. PLACEMENT OF WOODY DEBRIS AND MULTI-STEMMED LIMBS SHOULD BE PLACED ROUGHLY PERPENDICULAR TO THE SLOPE.
3. RECOMMENDED SHALLOW GRADIENTS TO MAXIMIZE WILDLIFE USE. SLOPES BETWEEN 1:10 AND 1:15 ARE DESIRABLE.
4. HERPETOLOGICAL RESOURCE & MANAGEMENT, LLC STAFF, SHALL BE ON SITE FOR LOCATING STRUCTURE AND COMPONENTS.



6 TURTLE NESTING STRUCTURE - SECTION A - A
NOT TO SCALE



6 TURTLE NESTING STRUCTURE - PLAN
NOT TO SCALE

NOTES

1. PHYSICAL DIMENSIONS OF STRUCTURE VARY DEPENDING ON AVAILABLE AREA AND TOPOGRAPHY.
2. STRUCTURE TO BE PLACED WITH SOUTH FACING EXPOSURE WITH PLENTY OF DIRECT SUNLIGHT.
3. NESTING MATERIAL: COURSE SAND OR RIVER SANDY LOAM
4. SAND FILL WILL SETTLE WITH TIME AND DIMENSIONS AND HEIGHT OF NESTING AREA MAY CHANGE.
5. VEGETATIVE MANAGEMENT OF NESTING AREA MAY BE NECESSARY OVER TIME TO MAINTAIN QUALITY OF NESTING AREA.
6. LOCATION OF NESTING STRUCTURE TO BE DETERMINED BY HERPETOLOGICAL RESOURCE & MANAGEMENT, LLC STAFF, IN COORDINATION WITH PROJECT TEAM.

NOTES: WILDLIFE RELATED SOIL EROSION MEASURES

1. AVOID USE OF ARTIFICIAL MESH PRODUCTS TO REDUCE ENTANGLEMENT OF HERPETOFAUNA. PHOTODEGRADABLE PRODUCTS ARE NOT ACCEPTABLE.
2. USE NATURAL MATERIALS. STRAW AND COCONUT FIBER ARE PREFERRED. ANY MESH SHOULD BE A MINIMUM 1"x1".
3. USE BIODEGRADABLE ANCHORS (I.E., WOODEN STAKES) WHENEVER STAKING IS REQUIRED DUE TO SLOPE OR WATER VELOCITY.
4. UPON COMPLETION OF CONSTRUCTION ACTIVITIES AND SUBSEQUENT STABILIZATION OF SLOPES, ALL EROSION FENCE SHALL BE REMOVED TO PREVENT BARRIERS TO WILDLIFE MOVEMENT.
5. ALTERNATE SOIL EROSION PRODUCTS SHALL BE APPROVED PRIOR TO INSTALLATION.

Details Provided by: Herpetological Resource and Management, LLC
Contact: David Mifsud, PWS, CWB, CPE
313.268.6189

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

Seal:

Title:
Wetland Mitigation
63- 12 ½ Mile Rd. & Novi Rd.
- Novi

Project:
Society Hill
Novi, Michigan

Prepared for:
E and M Holdings
600 Madison Avenue
New York, New York 10022
248.640.8720

Revision:	Issued:
Review	December 9, 2024
Revised Preliminary Site Plan	January 21, 2025
Revised Preliminary Site Plan 3	July 8, 2025

Job Number:
23-077

Drawn By:	Checked By:
jca	jca

Wetland Mitigation Contact:
Fran Thompson
Barr Engineering Co.
fthompson@barr.com
810.247.1229

Novi Project #:
JSP 24-004

Know what's below. Call before you dig.

Sheet No.
WM-3

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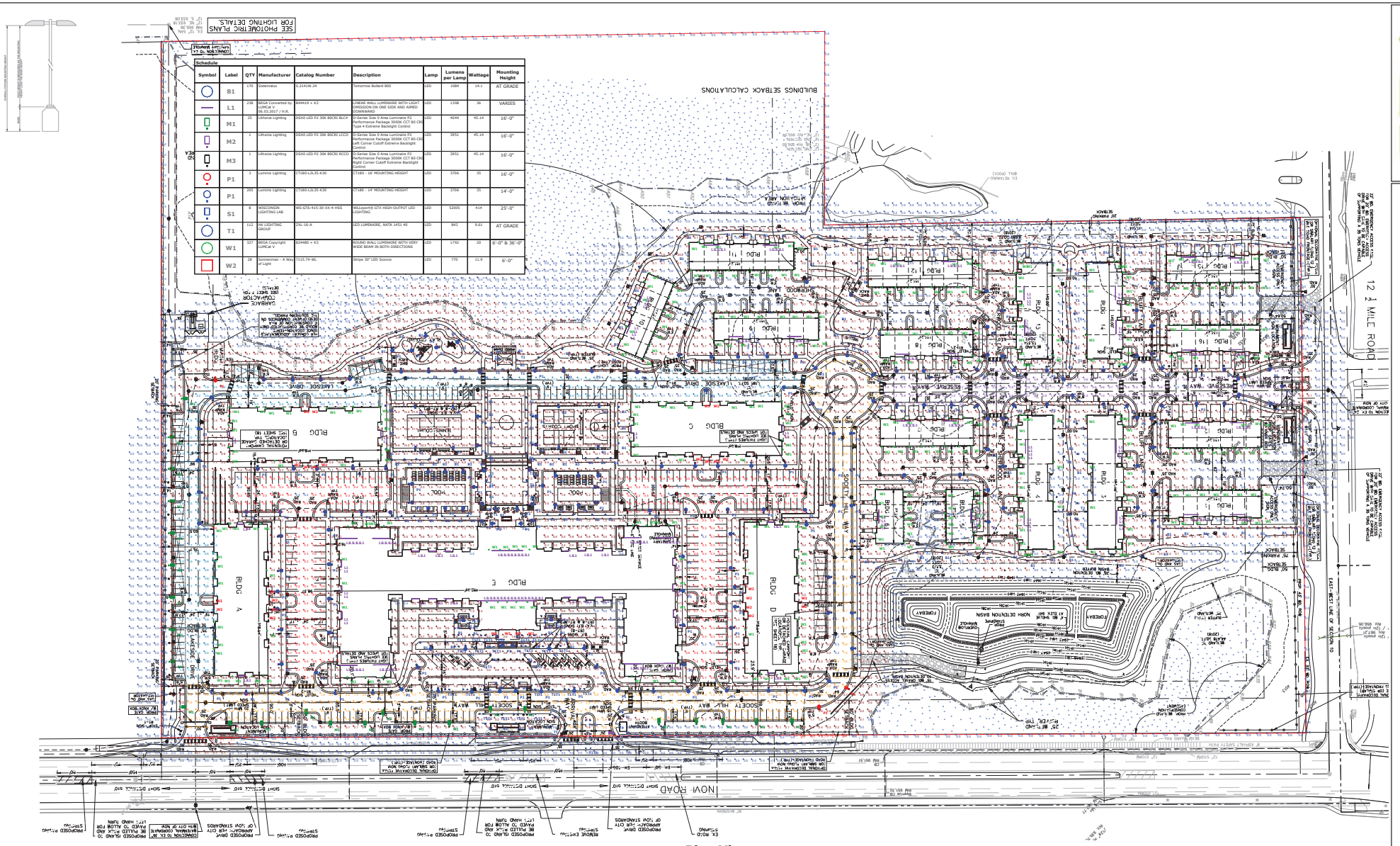

Schedule									
Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Lumens per Lamp	Wattage	Mounting Height
	B1	170	Sistemalux	S.214186.24	Tomorrow Bollard 800	LED	1084	14.1	AT GRADE
	L1	238	BEGA Converted by LUMCAX V 06.03.2017 / H.R.	§44419 + K3	LINEAR WALL LUMINAIRE WITH LIGHT EMISSION ON ONE SIDE AND ADMED DOWNWARD	LED	1398	36	VARIES
	M1	25	Lithonia Lighting	DSX0 LED P2 30K 80CRI BLC4	D-Series Size 0 Area Luminaire P2 Performance Package 3000K CCT 80 CRI Type 4 Extreme Backlight Control	LED	4044	45.14	16'-0"
	M2	1	Lithonia Lighting	DSX0 LED P2 30K 80CRI LCCO	D-Series Size 0 Area Luminaire P2 Performance Package 3000K CCT 80 CRI Left Corner Cutoff Extreme Backlight Control	LED	3951	45.14	16'-0"
	M3	1	Lithonia Lighting	DSX0 LED P2 30K 80CRI RCCO	D-Series Size 0 Area Luminaire P2 Performance Package 3000K CCT 80 CRI Right Corner Cutoff Extreme Backlight Control	LED	3951	45.14	16'-0"
	P1	3	Lumins Lighting	CT180-L2L35-K30	CT180 - 16' MOUNTING HEIGHT	LED	3706	35	16'-0"
	P1	205	Lumins Lighting	CT180-L2L35-K30	CT180 - 14' MOUNTING HEIGHT	LED	3706	35	14'-0"
	S1	8	WISCONSIN LIGHTING LAB	WS-GTA-415-30-XX-4-HSS	WALLscape® GTX HIGH-OUTPUT LED LIGHTING	LED	52005	414	25'-0"
	T1	112	HK LIGHTING GROUP	ZXL-16-A	LED LUMINAIRE, NATA 1452 40	LED	843	9.65	AT GRADE
	W1	327	BEGA Copyright LUMCAX V	§24480 + K3	ROUND WALL LUMINAIRE WITH VERY WIDE BEAM IN BOTH DIRECTIONS	LED	1792	20	8'-0" & 36'-0"
	W2	28	Sonneman - A Way Of Light	7115.74-WL	Wrpe 30" LED Sconce	LED	770	11.9	6'-0"

Plan View

Scale - 1" = 60ft

General Note

1. SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.
2. SEE LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTOR.
3. CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: 0' - 0"
4. HOURS OF OPERATION: 24 HOURS PER DAY & 7 DAYS A WEEK.
5. ELECTRICAL SERVICE TO LIGHT FIXTURES SHALL BE PLACED UNDERGROUND.
6. FLASHING LIGHT SHALL NOT BE PERMITTED.
7. ONLY NECESSARY LIGHTING FOR SECURITY PURPOSES & LIMITED OPERTIONS SHALL BE PERMITTED AFTER A SITE'S HOURS OF OPERATION.

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 CONTROLS REQUIRMENTS DEFINED IN ASHRAE 90.1 2013. FOR SPECIFIC INFORMATION CONTACT GBA CONTROLS GROUP AT ASG@GASSERBUSH.COM OR 734-266-6705.

Alternates Note

ALTERNATE LIGHTING FIXTURES WILL NOT MEET CITY ORDINANCE COMPLIANCE DUE TO THE PRECISE OPTICAL AND OUTPUT PERFORMANCE SELECTED FOR THESE FIXTURES. ALTERNATE LIGHTING PROPOSALS MUST BE RECALCULATED AND RESUBMITTED TO THE CITY FOR APPROVAL. CONTACT LAYOUTS@GASSERBUSH.COM FOR ASSISTANCE WITH ALTERNATE OPTIONSIF NEEDED.

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	Avg/Max
NORTH PARKING LOT	+	0.7 fc	4.5 fc	0.2 fc	22.5:1	3.5:1	0.2:1
OVERALL SITE @ GRADE	+	1.6 fc	29.6 fc	0.0 fc	N/A	N/A	0.1:1
PROPERTY LINE	+	0.0 fc	0.3 fc	0.0 fc	N/A	N/A	0.0:1
RESERVE WAY	+	1.3 fc	5.2 fc	0.4 fc	13.0:1	3.3:1	0.3:1
SOCIETY HILL WAY	+	1.9 fc	6.2 fc	0.3 fc	20.7:1	6.3:1	0.3:1
SOUTH PARKING LOT	+	0.8 fc	4.4 fc	0.2 fc	22.0:1	4.0:1	0.2:1
LAKESIDE DRIVE	+	1.3 fc	8.6 fc	0.1 fc	86.0:1	13.0:1	0.2:1

N

SOCIETY HILL - EXTERIOR LIGHTING
PHOTOMETRIC SITE PLAN
GASSER BUSH ASSOCIATES
WWW.GASSERBUSH.COM

Designer EM/LM/KB
Date 11/21/2024
Scale Not to Scale
Drawing No. #24-26845-V8

TOMORROW
BOLLARD

Type: SPECIFICATION SHEET
Project: Page: 1 of 4





Collection of outoor bollards for commercial and institutional applications. Available in 2 mounting heights and elegantly proportioned for various applications, scales and designs. Robust aluminum alloy construction with stainless steel fasteners, factory sealed diffuser and lens, with corrosion resistant finish. The wide uniform distribution allows greater luminaire spacing while maintaining good visual comfort and eliminate light pollution.

Luminaire characteristic:	**Power input:** 14.1W (system wattage) **Lumens:** 1084lm (for 3000K, 90CRI) **Luminaire efficacy:** 76lm/W
Source:	White LED (LM-80 tested), 2700K: 90CRI, 3000K: 90CRI, 4000K: 80CRI.
Lumen maintenance:	80% of initial lumens at 70 000 hours (L80)(LM-79)
Optic:	360° symmetrical diffuse light with zero uplight emission.
Material:	Body, head and base: Die cast aluminum. Diffuser: Micro etched prismatic glass.
Mounting:	Install with flange accessory or fasten to ground.
Electrical:	Integral high efficiency dimmable LED driver, rated at 50 000 hours, 120V-277V.
Dimming:	0-10V (120-277V), down to ±10%.
Finish:	Black or anthracite gray. Painted finish follows a double powder paint in 3 step process: surface treatment containing ceramic particles (Bonderite). Epoxy primer paint. Polyester powder paint with high resistance against UV rays and harsh weather conditions.
Weight:	S2140: 11.9lb (5.4kg) S2141: 14.8lb (6.7kg)
Warranty:	5 year limited warranty.
Ratings:	IP65, IK06
Certification:	cULus listed for wet location.

DM - R2 Last update: January 13, 2023

SISTEMALUX

Due to continuous improvements, the information herein may be changed without notice
9320 Boul. St-Laurent, suite 100, Montréal (Québec) Canada H2N 1N7, P.: 514.523.1339 F.: 514.525.6107 www.sistemalux.com



Wall luminaire - Light emission on one side

BEGA

Type:
BEGA Product:
Project:
Modified:

Application
The wall mounted luminaire has light output on one side. Arranged individually or in groups, this is a great design element for a host of lighting applications. For downlight applications only.

Materials
Clear safety glass with matte finish
Marine grade, copper free (≤0.3% copper content) A360.0 aluminum alloy
High temperature silicone gasket
Mechanically captive stainless steel fasteners

NRTL listed to North American Standards, suitable for wet locations
Protection class IP 65
Weight: 26.2 lbs.

Electrical

Operating voltage	120-277VAC
Minimum start temperature	-30° C
LED module wattage	30.4 W
System wattage	36.0W
Controllability	0-10V dimmable
Color rendering index	Ra > 80
Luminaire lumens	1800lm
LED service life (L70)	60000hrs

LED color temperature
☐ 4000K (K4)
☐ 3500K (K35)
☐ 3000K (K3)
☐ 2700K (K27)

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Uniduro® finish, a fluoropolymer technology, provides superior fade protection in Black, Bronze, and Silver. BEGA standard White is a super durable polyester powder. Optionally available RAL and custom color finishes provided in either polyester powder or liquid paint.

Available colors
☐ Black (BLK)
☐ Silver (SLV)
☐ RAL:
☐ Bronze (BRZ)
☐ White (WHT)
☐ CUS:

Available options
☐ CUS Custom finish
☐ MDU Marine grade undercoat
☐ RAL RAL finish

Included (available for pre-shipment)
☐ B19937 Narrow opening wiring box



Wall luminaire - Light emission on one side

	LED	A	B	C
B44419	30.4W	39 1/2"	4 1/2"	0

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805)684-0533 info@bega-us.com

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us. com
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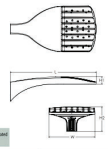
Updated 04/26/23

D-Series Size 0
LED Area Luminaire



Specifications

EPA:	0.44 ft² (600cm²)
Length:	26.18" (665mm)
Width:	14.06" (357mm)
Height H1:	2.04" (51.7mm)
Height H2:	7.46" (190mm)
Weight:	23 lbs (10.4kg)





Introduction
The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.
The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications, with typical energy savings of 70% and expected service life of over 100,000 hours.

design select
Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tore for details

Design Select options indicated by this color background.

Ordering Information **EXAMPLE:** DSX0 LED P6 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSXB LED

Series	LEDs	Color temperature*	Color Rendering Index	Distribution		Voltage	Mounting
DSXB LED	Forward optics P1 P5 P2 P6 P3 P7 P4 Rotated optics P10¹ P12¹ P11¹ P13¹	(30k section 70CRI only) 30K 3000 40K 4000 50K 5000 (30k section 80CRI only, extended lead times apply) 27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K	70CRI 80CRI	AFR Automotive front row T1S Type I short T2M Type II medium T3M Type III medium T4VS Type IV Very Short T3LG Type III low glare* T4M Type IV medium T4LG Type IV low glare* T5W Type V wide T5VW Type V very wide T5M Type V medium T5LG Type V low glare BLC3 Type III backlight control* BLC4 Type IV backlight control* LCCO Left corner cutoff* RCCO Right corner cutoff*	MVOLT (120V-277V)[1] HVOLT (347V-480V)[1] XVOLT (277V-480V)[1] 120 [2,3] 208 [2,3] 240 [2,3] 277 [2,3] 347 [2,3,4] 480 [2,3,4]	Shipped included SPA Square pole mounting (4@ drilling, 3.5" max. OD pole) RPA Round pole mounting (4@ drilling, 3" max. RND pole) SPA5 Square pole mounting (4@ drilling, 5" max. SQ pole)[1] RPA5 Round pole mounting (4@ drilling, 5" max. RND pole)[1] SPARN Square narrow pole mounting (4@ drilling, 3" max. SQ pole)[1] WBA Wall bracket[1] RA Wall arm adapter (mounts on 2 3/8" OD horizontal tenon)[1]

Control options	Other options	Finish (required)
Shipped installed NLTAIR2 PIRHN Night tight gen 2 motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc,[1,5,6,7] PIR High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc,[1,5,6,7] PER NEMA twist-lock receptacle only (controls ordered separate)[1,8] PE7S Five-pin receptacle only (controls ordered separate)[1,8,9]	PE7ST Seven-pin receptacle only (controls ordered separate)[1,8,9] FAO Field adjustable output[1,5,6] BL30 Bi-level switched dimming, 30%[1,5,6] BL50 Bi-level switched dimming, 50%[1,5,6] DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)[1]	**Shipped installed** HS Houseside shield (black finish standard)[10] L90 Left-rotated optics[1] R90 Right-rotated optics[1] CCE Coastal Construction[1] HA 50°C ambient operation[1] BAA Buy American Act Compliant SF Single fuse (120, 277, 347V)[11] DF Double fuse (208, 240, 480V)[11] **Shipped separately** EGSR External Glare Shield (reversible, field install required, matches housing finish) BSBR Bird Spikes (field install required)	DDBXD Dark Bronze DBLXD Black DNAXD Natural Aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

LITHONIA LIGHTING
COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
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DSXB LED
Rev. 02/26/24
Page 1 of 4

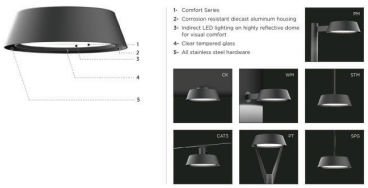
LUMINIS

CT180 SERIES
CLERMONT

CEILING SURFACE/PENDANT/CATENARY/WALL MOUNT/POLE MOUNT/4" POST TOP

TYPE _____ QUANTITY: _____ PROJECT: _____

CATALOG NUMBER: _____ MODEL | LED SELECTION | MOUNT | CCT | VOLTAGE | FINISH | OPTION | OPTION



MATERIALS
Clermont is made of aluminum diecast offering exceptional precision and durability. The main housing is sealed with durable gasket.
LED boards are hidden between coated polymer that diffuses and reflects the light at 96%. It is UV stabilized and antistatic, which does not attract dust.
The driver is preinstalled inside the main housing, sealed with gasket, and secured with four captive screws which makes it easy for maintenance.

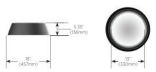
ELECTRICAL
DRIVER Standard Driver is 0-10V dimming-ready (dims to 10%) with 120-277 multi-volt compatibility (50-60Hz), operating temperature range of -40°C to +55°C -40°F to +131°F, output over voltage protection, output over current protection and output short circuit protection with auto-recovery.
Optional 347/480V available.
LED Offered in 2700K, 3000K, 3500K & 4000K at 80CRI.

LIFE
60,000hrs ($L_{70}B_{50}$ based on LM-80 report for lumen maintenance)

FINISH
Five-stage preparation process includes preheating of cast aluminum parts for an extraction. Polyester powder coating is applied through an electrostatic process, and oven cured for long term finish.

MOUNTING
Maximum weight: 27 lbs (12 kg), except PT: 40 lbs (18 kg).
Several mounting options are offered with this product: catenary, wall mount, ceiling mount, pendant, post-top and pole mount.
For SPG, STM, CX, WM mounting: The mounting plate is designed to fit on a 4" (102mm) octagonal electrical box using 3.5" (89mm) C/C mounting holes.
For PM mounting: designed to fit on 4" or 5" OD pole.
For PT mounting: designed to fit on 4" OD pole with 1/4", 3/16" or 1/8" wall thickness.
For CAT3, see mounting details on page 3.
For STM, fixture must be installed on a finished ceiling for exterior applications and/or when exposed to inclement weather.

CERTIFICATION
Certified and approved as per CSA C22.2 No. 250.0 standard and ANSI/UL 1598 standard, for wet location. Rated IP65/IK9.
Photometric testing performed by an independent laboratory in accordance with IES LM-79-08 standards at 25ºC.
Lumen depreciation in accordance with IESNA LM80 standards.



LUMINIS | Toll free: 866.586.4647 Fax: 514.683.8872 Email: info@luminis.com
260 Labrosse, Pointe-Claire (QC) Canada H9R 5L5

Luminaires may be altered for design improvement without prior notice.

LUMINIS.COM

Wall luminaire - Very wide beam in both directions

BEGA

Type:
BEGA Product:
Project:
Modified:

Application
Designed for accent lighting of columns, walls, and facades. The symmetric very wide beam distributions are ideal for general illumination of pathways and corridors, while highlighting architectural features and producing patterns of light on the installation surface.

Materials
Clear safety glass with matte finish
Marine grade, copper free (≤0.3% copper content) A380.0 aluminum alloy
Silicone applied robotically to casting, plasma treated for increased adhesion
Stainless steel mounting plate
Pure anodized aluminum reflector surface

NRTL listed to North American Standards, suitable for wet locations
Protection class IP 65
Weight: 5.1 lbs.

Electrical

Operating voltage	120-277VAC
Minimum start temperature	-30°C
Maximum ambient temperature	50° C
LED module wattage	17.7W
System wattage	20.0W
Controllability	0-10V, TRIAC, and ELV dimmable
Color rendering index	Ra > 90
Luminaire lumens	1865lm
LED service life (L70)	60000hrs

LED color temperature
☐ 4000K (K4)
☐ 3500K (K35)
☐ 3000K (K3)
☐ 2700K (K27)

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Uniduro® finish, a fluoropolymer technology, provides superior fade protection in Black, Bronze, and Silver. BEGA standard White is a super durable polyester powder. Optionally available RAL and custom color finishes provided in either polyester powder or liquid paint.

Available colors
☐ Black (BLK)
☐ Silver (SLV)
☐ RAL:
☐ Bronze (BRZ)
☐ White (WHT)
☐ CUS:

Available options
☐ CUS Custom finish
☐ DALI-2 Digital addressable lighting interface
☐ FSC Fusing
☐ MDU Marine grade undercoat
☐ RAL RAL finish

Included (available for pre-shipment)
☐ B19642 Narrow opening wiring box



Wall luminaire - Very wide beam in both directions

	LED	β	A	B	C
B24480	17.7W	72°	4 1/2"	7 1/2"	6 1/2"

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805)684-0533 info@bega-us.com

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us. com
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Updated 11/01/23

SONNEMAN
A WAY OF LIGHT

Project:

Stripe LED Sconce
Spec Sheet

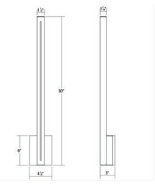
SKU: 7115.74-WL

This square vertical column is a strong and commanding element, with presence and a dramatic impact. Light is indirectly reflected off the surface it is mounted upon, making the white LED front stripe, which can be metal red, blue, or yellow by an interchangeable color strip.

Learn more: https://sonnemanlight.com/stripe-led-sconce

Type A:





Dimensions

Height:	30"
Width:	1.5"
Depth:	3"
Minimum Extension:	0"
Maximum Extension:	3"
Canopy Width:	4.5"
Canopy/Backplate Base Width:	4.5"
Canopy/Backplate Base Depth:	0.5"
Canopy/Backplate Base Height:	0"

Electrical Specs

Bulb(s) Included?:	Yes
Bulb 1 Type:	Integral LED
Bulb Quantity:	1
Input Voltage:	120VAC
Wattage:	15
Bulb Lumens:	1100
Delivered Lumens:	748
Kelvin:	3000K
CRI:	90+
Power Supply Type:	Driver
Power Supply Quantity:	1
Power Supply Location:	Outlet Box
Dimming Type:	TRIAC/ELV
Bulb Max Wattage:	15

Installation

Installation:	Licensed electrician required
Shaped Ceiling Compatible?:	Adapter Available up to 45°
Installation Orientation:	Vertical

Shipping

Carton 1 L x W x H:	33" X 6" X 6"
Carton 1 Gross Weight:	5 LBS

Shade

Shade Material:	Aluminum w/Colored Strip

General Listings

Features:	Wet Rated
Certification:	E-ETL-US
Color/Finish:	Textured Gray (.7X), Textured White (.9X)
Dark Sky Friendly:	

Available Finishes

Available Finishes:	Textured Bronze (.7X), Textured Gray (.7X), Textured White (.9X)

Available Color Temperatures

Available Color Temperatures:	3000k

Options In This Family

SKU	Size	Wattage	CRI	Delivered Lumens
7113.83-WL	24"	11	90	830
7115.83-WL	30"	15	90	740

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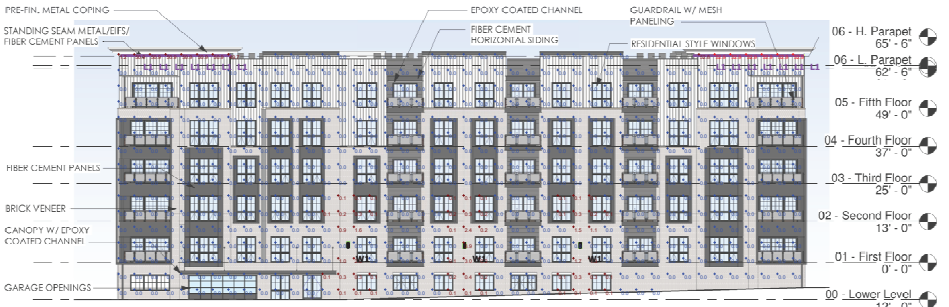
SOCIETY HILL - EXTERIOR LIGHTING
PHOTOMETRIC SITE PLAN
GASSER BUSH ASSOCIATES
WWW.GASSERBUSH.COM

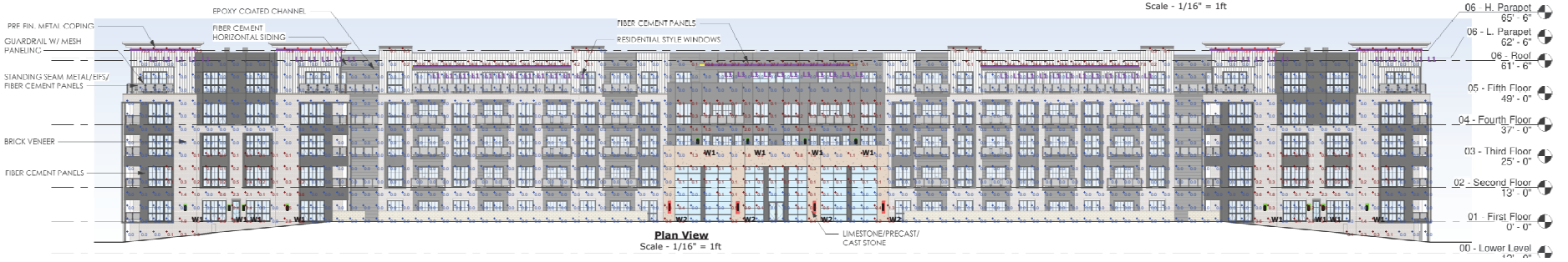
Designer
EM/LM/KB
Date
11/21/2024
Scale
Not to Scale
Drawing No.
#24-26845-V8



Plan View
Scale - 1/16" = 1ft



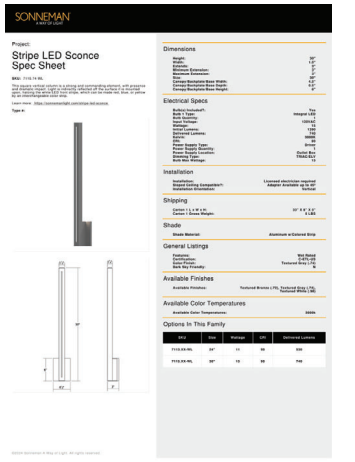
Plan View
Scale - 1/16" = 1ft



Plan View
Scale - 1/16" = 1ft



Plan View
Scale - 1/16" = 1ft







General Note

1. SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.
2. SEE LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTOR.
3. CALCULATIONS ARE SHOWN IN FOOTCANDLES ON FACADE
4. HOURS OF OPERATION: 24 HOURS PER DAY & 7 DAYS A WEEK.
5. ELECTRICAL SERVICE TO LIGHT FIXTURES SHALL BE PLACED UNDERGROUND.
6. FLASHING LIGHT SHALL NOT BE PERMITTED.
7. ONLY NECESSARY LIGHTING FOR SECURITY PURPOSES & LIMITED OPERTIONS SHALL BE PERMITTED AFTER A SITE'S HOURS OF OPERATION.
8. ALL FIXTURES SHALL BE LOCATED, SHIELDED AND AIMED AT THE AREAS TO BE SECURED.
9. FIXTURES MOUNTED ON THE BUILDING AND DESIGNED TO ILLUMINATE THE FACADES ARE PREFERRED.
10. LIGHTING FOR SECURITY PURPOSES SHALL BE DIRECTED ONLY ONTO THE AREAS TO BE SECURED.

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 CONTROLS REQUIRMENTS DEFINED IN ASHRAE 90.1 2013. FOR SPECIFIC INFORMATION CONTACT GBA CONTROLS GROUP AT ASG@GASSERBUSH.COM OR 734-266-6705.

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.

Schedule

Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage
—	L1	216	BEGA Converted by GASSER V 06.03.2017	644419 + K3	LINEAR WALL LUMINAIRE WITH LIGHT EMISSION ON ONE SIDE AND AIMED DOWNWARD	LED	1	1398	0.9	36
◯	W1	75	BEGA Copyright LUMCAD	624480 + K3	ROUND WALL LUMINAIRE WITH VERY WIDE BEAM IN BOTH DIRECTIONS	LED	1	1762	0.9	20
□	W2	15	Sonneman - A Way of Light	7115.74-WL	Stripe 20" LED Sconce	LED	1	770	0.9	11.9

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
BUILDING E: EAST ELEVATION	+	1.8 fc	61.0 fc	0.0 fc	0.0:1	0.0:1	0.0:1
BUILDING E: NORTH ELEVATION	+	1.1 fc	52.9 fc	0.0 fc	0.0:1	0.0:1	0.0:1
BUILDING E: SOUTH ELEVATION	+	0.5 fc	24.1 fc	0.0 fc	0.0:1	0.0:1	0.0:1
BUILDING E: WEST ELEVATION	+	1.9 fc	73.9 fc	0.0 fc	0.0:1	0.0:1	0.0:1

SOCIETY HILL
PHOTOMETRIC ELEVATIONS
DETROIT, MICHIGAN
PREPARED FOR: Krieger Klatt Architects, Inc.
WWW.GASSERBUSH.COM

Designer
EM/LM/KB
Date
10/4/2024
Scale
Not to Scale
Drawing No.
#24-26845-V8 ELEV.



Plan View
Scale - 1/8" = 1ft



Plan View
Scale - 1/8" = 1ft



Plan View
Scale - 1/8" = 1ft

Schedule

Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage
—	L1	216	SEGA Converted by LUMCat V 06.03.2017 / H.K.	SHH19 + K3	LINEAR WALL LUMINAIRE WITH LIGHT EMISSION ON ONE SIDE AND AIMED DOWNWARD	LED	1	1788	0.9	36
○	W1	75	SEGA Copyright LUMCat	BSH480 + K3	ROUND WALL LUMINAIRE WITH VERY WIDE BEAM IN BOTH DIRECTIONS	LED	1	1782	0.9	20
□	W2	15	Sonneman - A Way of Light	7315.74-WL	Scope 20" LED Sconce	LED	1	770	0.9	11.9

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
BUILDINGS A/D: FRONT ELEVATION	+	3.9 fc	76.0 fc	0.0 fc	0.0:1	0.0:1	0.1:1
BUILDINGS A/D: LEFT ELEVATION	+	3.9 fc	77.1 fc	0.0 fc	0.0:1	0.0:1	0.1:1
BUILDINGS A/D: REAR ELEVATION	+	0.4 fc	17.2 fc	0.0 fc	0.0:1	0.0:1	0.0:1
BUILDINGS A/D: RIGHT ELEVATION	+	0.9 fc	17.7 fc	0.0 fc	0.0:1	0.0:1	0.1:1

SOCIETY HILL
PHOTOMETRIC ELEVATIONS
CASE: BUILDING ASSOCIATES
PREPARED FOR: Krieger Klatt Architects, Inc.
WWW.GASSERBUSH.COM

Designer
EM/LM/KB
Date
10/4/2024
Scale
Not to Scale
Drawing No.
#24-26845-V8 ELEV.



Plan View
Scale - 1/8" = 1ft



Plan View
Scale - 1/8" = 1ft



Plan View
Scale - 1/8" = 1ft



Plan View
Scale - 1/8" = 1ft

Schedule

Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage
—	L1	216	BEGA Converted by LUMCat V 06.03.2017 / H.R.	844419 + K3	LINEAR WALL LUMINAIRE WITH LIGHT DIMISSION ON ONE SIDE AND AIMED DOWNWARD	LED	1	1398	0.9	36
○	W1	75	BEGA Copyright LUMCat V	824480 + K3	ROUND WALL LUMINAIRE WITH VERY WIDE BEAM IN BOTH DIRECTIONS	LED	1	1792	0.9	20
□	W2	15	Gessenman - A Way of Light	7115.74-WL	Stripe 30" LED Sconce	LED	1	770	0.9	11.9

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
3-STORY TOWNHOUSE: FRONT ELEVATION	+	0.7 fc	11.1 fc	0.0 fc	0.0:1	0.0:1	0.1:1
3-STORY TOWNHOUSE: LEFT ELEVATION	+	0.5 fc	15.3 fc	0.0 fc	0.0:1	0.0:1	0.0:1
3-STORY TOWNHOUSE: REAR ELEVATION	+	0.7 fc	27.0 fc	0.0 fc	0.0:1	0.0:1	0.0:1
3-STORY TOWNHOUSE: RIGHT ELEVATION	+	0.6 fc	16.1 fc	0.0 fc	0.0:1	0.0:1	0.0:1

SOCIETY HILL
PHOTOMETRIC ELEVATIONS
GASSER BUSH ASSOCIATES
PREPARED FOR: Krieger Klatt Architects, Inc.
WWW.GASSERBUSH.COM

Designer
EM/LM/KB
Date
10/4/2024
Scale
Not to Scale
Drawing No.
#24-26845-V8 ELEV.



Plan View
Scale - 1/8" = 1ft



Plan View
Scale - 1/8" = 1ft



Plan View
Scale - 1/8" = 1ft



Plan View
Scale - 1/8" = 1ft

Schedule

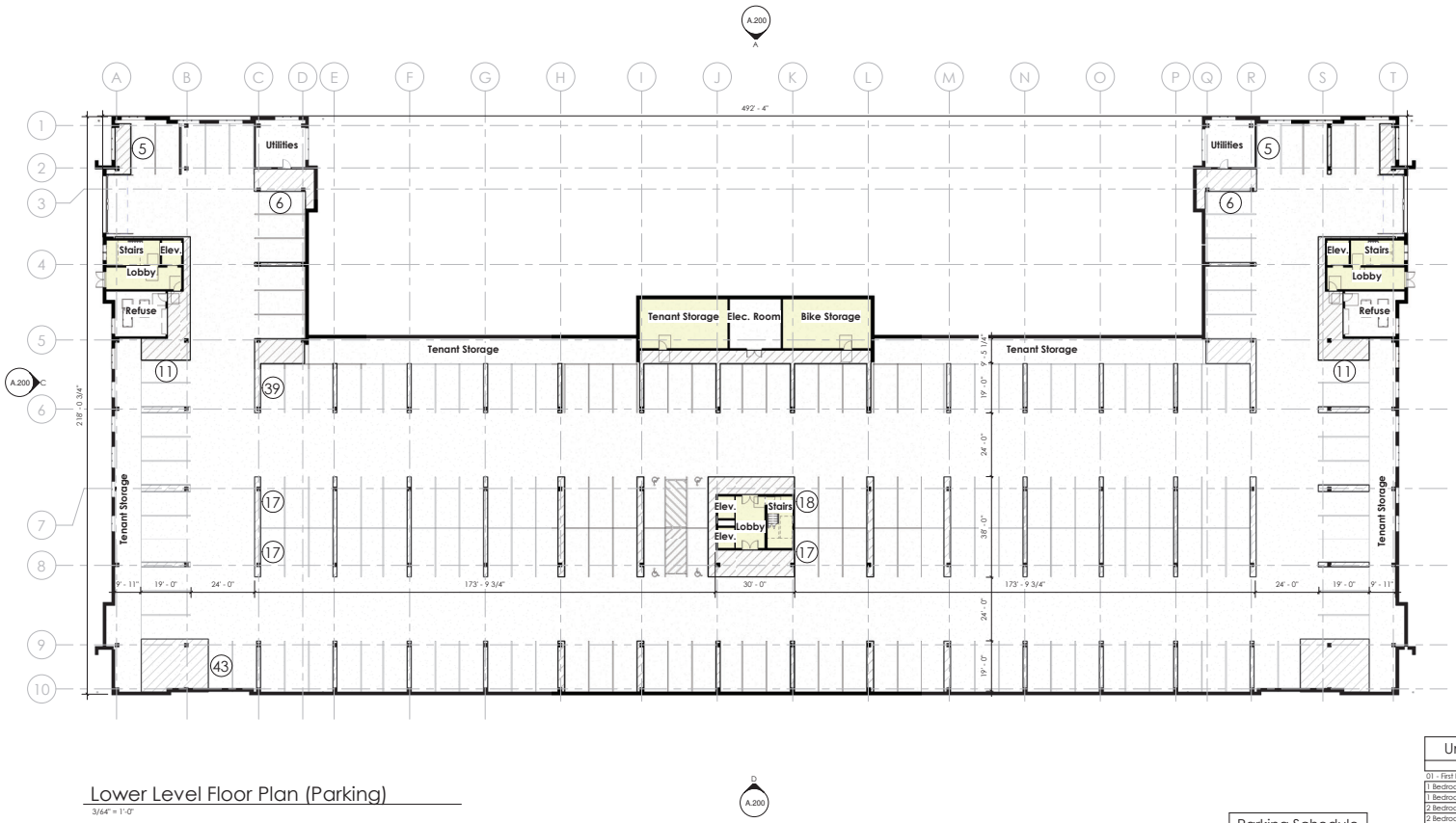
Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage
	L1	216	BEGA Converted by LUMCat V 06.03.2017 / H.R.	844419 + K3	LINEAR WALL LUMINAIRE WITH LIGHT DIMISSION ON ONE SIDE AND ADHED DOWNWARD	LED	1	1288	0.9	36
	W1	75	BEGA Copyright LUMCat V	824480 + K3	ROUND WALL LUMINAIRE WITH VERY WIDE BEAM IN BOTH DIRECTIONS	LED	1	1792	0.9	20
	W2	15	Sonneman - A Way of Light	7115.74-WL	Stripe 30" LED Sconce	LED	1	770	0.9	11.9

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
2-STORY TOWNHOUSE: LEFT ELEVATION	+	0.4 fc	8.1 fc	0.0 fc	0.0:1	0.0:1	0.0:1
2-STORY TOWNHOUSE: REAR ELEVATION	+	0.2 fc	11.2 fc	0.0 fc	0.0:1	0.0:1	0.0:1
2-STORY TOWNHOUSE: RIGHT ELEVATION	+	1.1 fc	39.2 fc	0.0 fc	0.0:1	0.0:1	0.0:1
2-STORY TOWNHOUSE: FRONT ELEVATION	+	0.3 fc	5.5 fc	0.0 fc	0.0:1	0.0:1	0.1:1

SOCIETY HILL
PHOTOMETRIC ELEVATIONS
GASSER BUSH ASSOCIATES
PREPARED FOR: Krieger Klatt Architects, Inc.
WWW.GASSERBUSH.COM

Designer
EM/LM/KB
Date
10/4/2024
Scale
Not to Scale
Drawing No.
#24-26845-V8 ELEV.



Lower Level Floor Plan (Parking)

3/64" = 1'-0"

Parking Schedule

Family and Type	Count
Parking Spaces: ADA 19' Clearance	2
Parking Spaces: ADA 19' No Clearance	2
Parking Spaces: Parking Space 9x19	192

Grand total: 196

Unit Percentage

Department	Count	Unit %
1 Bedroom	28	14%
1 Bedroom w/Den	24	12%
2 Bedroom	44	22%
2 Bedroom w/Den	70	36%
3 Bedroom w/Den	18	9%
4 Bedroom w/Den	2	1%
Studio w/Den	10	5%
Grand total	196	

Unit Schedules

Department	Count
01 - First Floor	
1 Bedroom	12
1 Bedroom w/Den	2
2 Bedroom	10
2 Bedroom w/Den	12
3 Bedroom w/Den	2
Studio w/Den	2
	40
02 - Second Floor	
1 Bedroom	8
1 Bedroom w/Den	4
2 Bedroom	10
2 Bedroom w/Den	14
3 Bedroom w/Den	2
Studio w/Den	2
	40
03 - Third Floor	
1 Bedroom	8
1 Bedroom w/Den	6
2 Bedroom	10
2 Bedroom w/Den	14
3 Bedroom w/Den	4
Studio w/Den	2
	44
04 - Fourth Floor	
1 Bedroom w/Den	6
2 Bedroom	10
2 Bedroom w/Den	22
3 Bedroom w/Den	4
Studio w/Den	2
	44
05 - Fifth Floor	
1 Bedroom w/Den	6
2 Bedroom	4
2 Bedroom w/Den	8
3 Bedroom w/Den	6
4 Bedroom w/Den	2
Studio w/Den	2
	28
Total Units	196

KRIEGER KLATT ARCHITECTS
400 E. Lincoln Ave. | Royal Oak, MI 48067
P: 248.414.9270 F: 248.414.9275
www.kriegerklatt.com

Client:
E&M Holdings, LLC
32605 W. 12 Mile Rd., Ste. 290
Farmington Hills, MI 48334

Project:
Society Hill
Novi Rd.
Novi, MI 48337

Issued	Description	By
11-22-2023	Pre-App Submittal	
03-25-2024	Preliminary Site Plan	
10-04-2024	Revised Preliminary Site Plan	
07-08-2025	Revised Preliminary Site Plan #3	

PRELIMINARY NOT FOR CONSTRUCTION

Seal:



Note:
Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field.

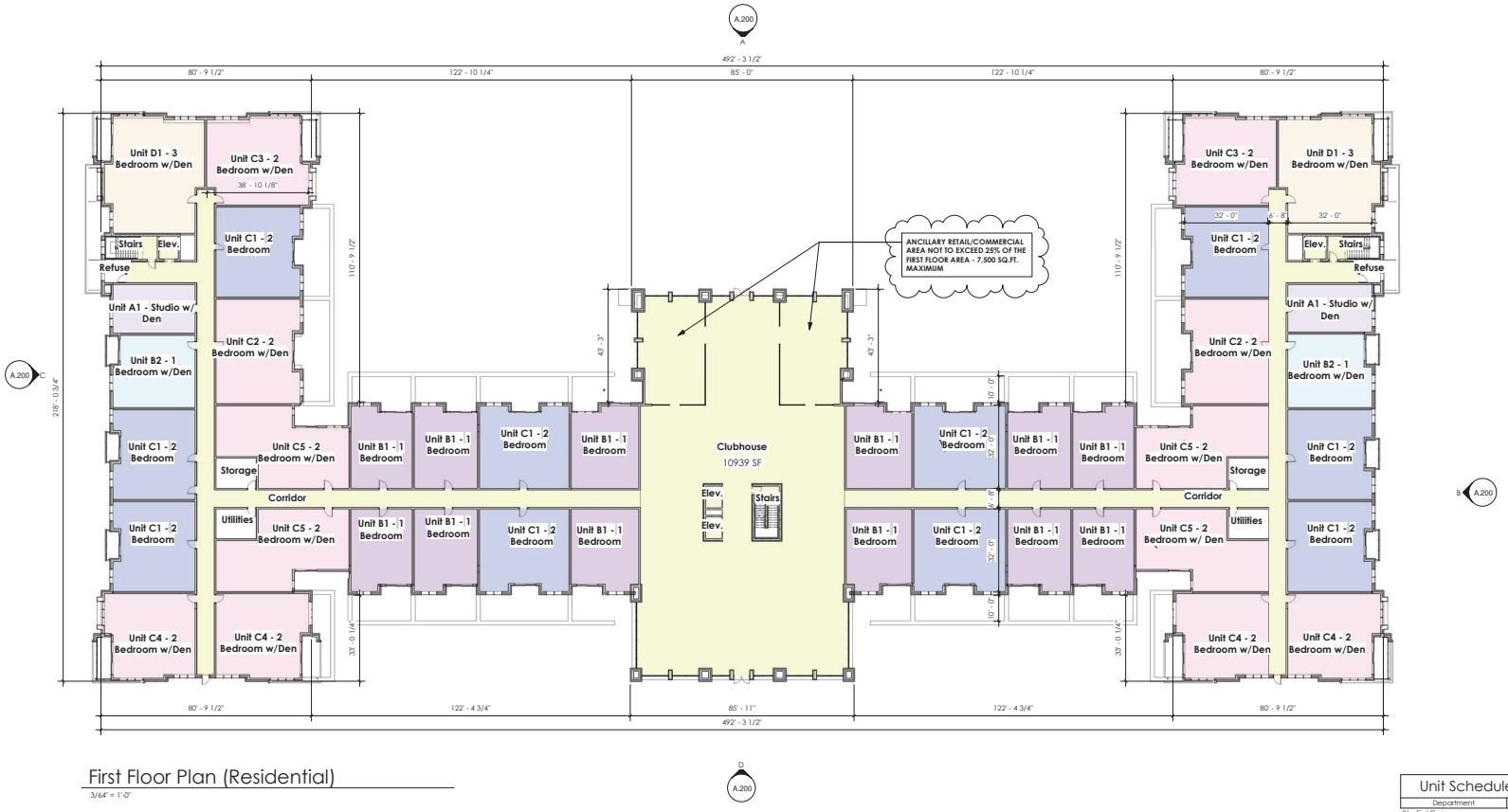
North Arrow:

Sheet Title:
Building E - Lower Level Floor Plan

Project Number:
23-065

Scale:
3/64" = 1'-0"

Sheet Number:
A.100



First Floor Plan (Residential)

3/64" = 1'-0"

Parking Schedule

Family and Type	Count
Parking Spaces: ADA 19' Clearance	2
Parking Spaces: ADA 19' No Clearance	2
Parking Spaces: Parking Space 9x19	192

Grand total: 196

Unit Percentage

Department	Count	Unit %
1 Bedroom	28	14%
1 Bedroom w/Den	24	12%
2 Bedroom	44	22%
2 Bedroom w/Den	70	36%
3 Bedroom w/Den	18	9%
4 Bedroom w/Den	2	1%
Studio w/Den	10	5%
Grand total	196	

Unit Schedules

Department	Count
01 - First Floor	
1 Bedroom	12
1 Bedroom w/Den	2
2 Bedroom	10
2 Bedroom w/Den	12
3 Bedroom w/Den	2
Studio w/Den	2
	40
02 - Second Floor	
1 Bedroom	8
1 Bedroom w/Den	4
2 Bedroom	10
2 Bedroom w/Den	14
3 Bedroom w/Den	2
Studio w/Den	2
	40
03 - Third Floor	
1 Bedroom	8
1 Bedroom w/Den	6
2 Bedroom	10
2 Bedroom w/Den	14
3 Bedroom w/Den	4
Studio w/Den	2
	44
04 - Fourth Floor	
1 Bedroom w/Den	6
2 Bedroom	10
2 Bedroom w/Den	22
3 Bedroom w/Den	4
Studio w/Den	2
	44
05 - Fifth Floor	
1 Bedroom w/Den	6
2 Bedroom	4
2 Bedroom w/Den	8
3 Bedroom w/Den	6
4 Bedroom w/Den	2
Studio w/Den	2
	28
Total Units	196

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www.kriegerklatt.com

Client:

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32605 W. 12 Mile Rd., Ste. 290
Farmington Hills, MI 48334

Project:

Society Hill
Novi Rd.
Novi, MI 48337

Issued	Description	By
11-22-2023	Pre-App Submittal	
03-25-2024	Preliminary Site Plan	
10-04-2024	Revised Preliminary Site Plan	
01-20-2025	Revised Preliminary Site Plan #2	
07-08-2025	Revised Preliminary Site Plan #3	

PRELIMINARY NOT FOR CONSTRUCTION

Seal:



Note:

Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field.

North Arrow:

Sheet Title:

Building E - First Floor Plan

Project Number:

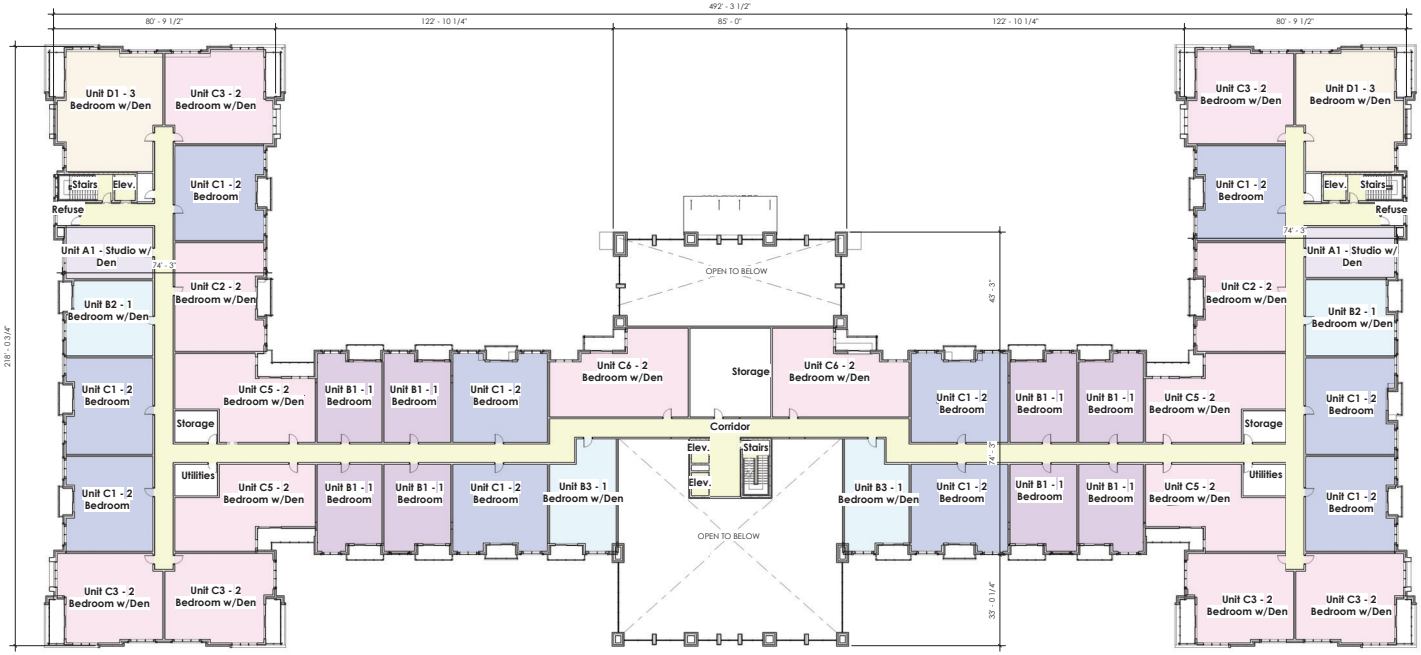
23-065

Scale:

3/64" = 1'-0"

Sheet Number:

A.101



Second Floor Plan (Residential)

3/64" = 1'-0"

Parking Schedule

Family and Type	Count
Parking Spaces: ADA 19' Clearance	2
Parking Spaces: ADA 19' No Clearance	2
Parking Spaces: Parking Space 9x19	192

Grand total: 196

Unit Percentage

Department	Count	Unit %
1 Bedroom	28	14%
1 Bedroom w/Den	24	12%
2 Bedroom	44	22%
2 Bedroom w/Den	70	36%
3 Bedroom w/Den	18	9%
4 Bedroom w/Den	2	1%
Studio w/Den	10	5%
Grand total	196	

Unit Schedules

Department	Count
01 - First Floor	
1 Bedroom	12
1 Bedroom w/Den	2
2 Bedroom	10
2 Bedroom w/Den	12
3 Bedroom w/Den	2
Studio w/Den	2
	40
02 - Second Floor	
1 Bedroom	8
1 Bedroom w/Den	4
2 Bedroom	10
2 Bedroom w/Den	14
3 Bedroom w/Den	2
Studio w/Den	2
	40
03 - Third Floor	
1 Bedroom	8
1 Bedroom w/Den	6
2 Bedroom	10
2 Bedroom w/Den	14
3 Bedroom w/Den	4
Studio w/Den	2
	44
04 - Fourth Floor	
1 Bedroom w/Den	6
2 Bedroom	10
2 Bedroom w/Den	22
3 Bedroom w/Den	4
Studio w/Den	2
	44
05 - Fifth Floor	
1 Bedroom w/Den	6
2 Bedroom	4
2 Bedroom w/Den	8
3 Bedroom w/Den	6
4 Bedroom w/Den	2
Studio w/Den	2
	28
Total Units	196

KRIEGER KLATT ARCHITECTS
400 E. Lincoln Ave. | Royal Oak, MI 48067
P: 248.414.9270 F: 248.414.9275
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Client:
E&M Holdings, LLC
32605 W. 12 Mile Rd., Ste. 290
Farmington Hills, MI 48334

Project:
Society Hill
Novi Rd.
Novi, MI 48337

Issued	Description	By
11-22-2023	Pre-App Submittal	
03-25-2024	Preliminary Site Plan	
10-04-2024	Revised Preliminary Site Plan	
07-08-2025	Revised Preliminary Site Plan #3	

PRELIMINARY NOT FOR CONSTRUCTION

Seal:

STATE OF MICHIGAN JASON P. KRIEGER ARCHITECT NO. 63078 REGISTERED ARCHITECT

Note:
Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field.

North Arrow:

Sheet Title:
Building E - Second Floor Plan

Project Number:
23-065

Scale:
3/64" = 1'-0"

Sheet Number:
A.102



Third Floor Plan (Residential)

3/64" = 1'-0"

Parking Schedule

Family and Type	Count
Parking Spaces: ADA 19' Clearance	2
Parking Spaces: ADA 19' No Clearance	2
Parking Spaces: Parking Space 9x19	192
Grand total: 196	

Unit Percentage

Department	Count	Unit %
1 Bedroom	28	14%
1 Bedroom w/Den	24	12%
2 Bedroom	44	22%
2 Bedroom w/Den	70	36%
3 Bedroom w/Den	18	9%
4 Bedroom w/Den	2	1%
Studio w/Den	10	5%
Grand total	196	

Unit Schedules

Department	Count
01 - First Floor	
1 Bedroom	12
1 Bedroom w/Den	2
2 Bedroom	10
2 Bedroom w/Den	12
3 Bedroom w/Den	2
Studio w/Den	2
	40
02 - Second Floor	
1 Bedroom	8
1 Bedroom w/Den	4
2 Bedroom	10
2 Bedroom w/Den	14
3 Bedroom w/Den	2
Studio w/Den	2
	40
03 - Third Floor	
1 Bedroom	8
1 Bedroom w/Den	6
2 Bedroom	10
2 Bedroom w/Den	14
3 Bedroom w/Den	4
Studio w/Den	2
	44
04 - Fourth Floor	
1 Bedroom w/Den	6
2 Bedroom	10
2 Bedroom w/Den	22
3 Bedroom w/Den	4
Studio w/Den	2
	44
05 - Fifth Floor	
1 Bedroom w/Den	6
2 Bedroom	4
2 Bedroom w/Den	8
3 Bedroom w/Den	6
4 Bedroom w/Den	2
Studio w/Den	2
	28
Total Units	196

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Client:
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Project:
Society Hill
Novi Rd.
Novi, MI 48337

Issued	Description	By
11-22-2023	Pre-App Submittal	
03-25-2024	Preliminary Site Plan	
10-04-2024	Revised Preliminary Site Plan	
07-08-2025	Revised Preliminary Site Plan #3	

PRELIMINARY NOT FOR CONSTRUCTION

Seal:



Note:
Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field.

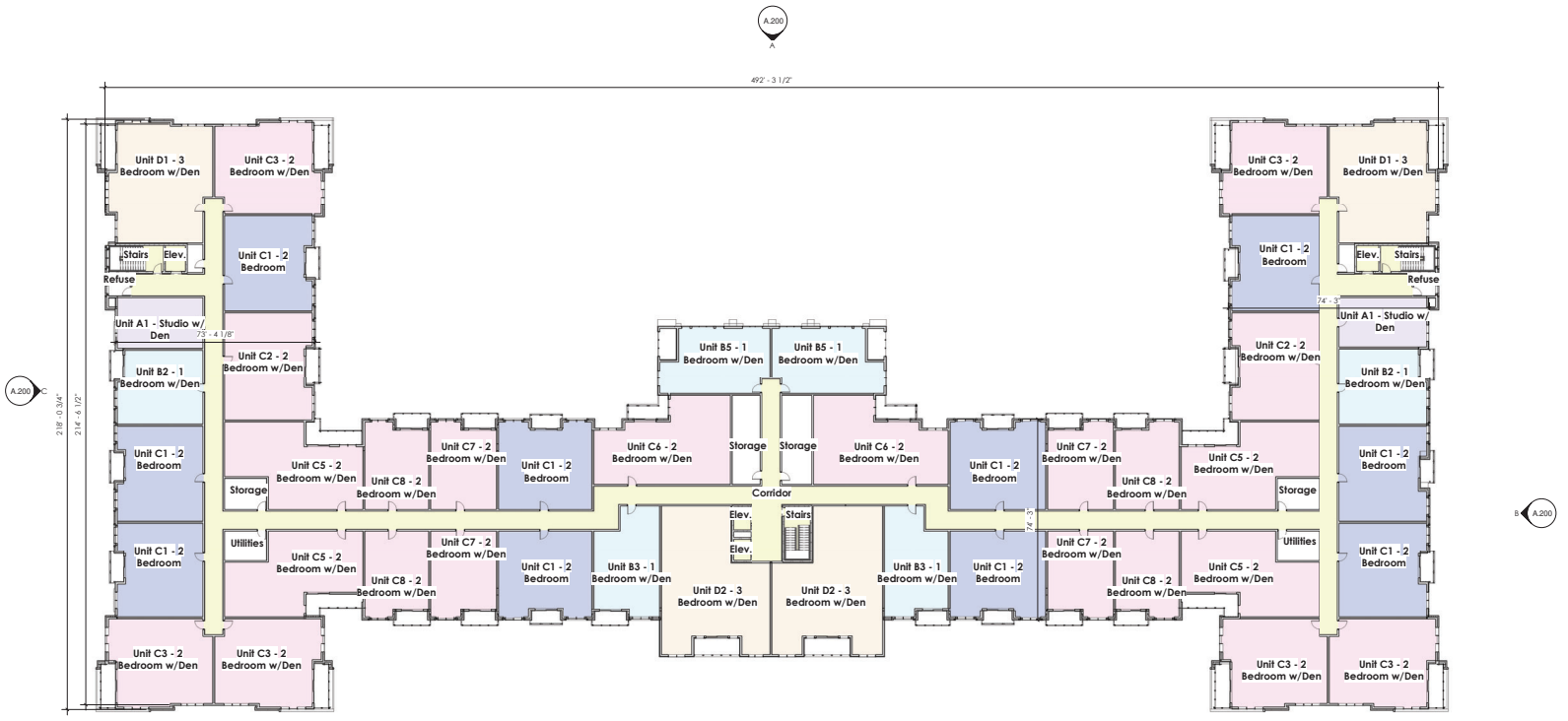
North Arrow:

Sheet Title:
Building E - Third Floor Plan

Project Number:
23-065

Scale:
3/64" = 1'-0"

Sheet Number:
A.103



Fourth Floor Plan (Residential)

3/64" = 1'-0"

Parking Schedule

Family and Type	Count
Parking Spaces: ADA 19' Clearance	2
Parking Spaces: ADA 19' No Clearance	2
Parking Spaces: Parking Space 9x19	192

Grand total: 196

Unit Percentage

Department	Count	Unit %
1 Bedroom	28	14%
1 Bedroom w/Den	24	12%
2 Bedroom	44	22%
2 Bedroom w/Den	70	36%
3 Bedroom w/Den	18	9%
4 Bedroom w/Den	2	1%
Studio w/Den	10	5%
Grand total	196	

Unit Schedules

Department	Count
01 - First Floor	
1 Bedroom	12
1 Bedroom w/Den	2
2 Bedroom	10
2 Bedroom w/Den	12
3 Bedroom w/Den	2
Studio w/Den	2
	40
02 - Second Floor	
1 Bedroom	8
1 Bedroom w/Den	4
2 Bedroom	10
2 Bedroom w/Den	14
3 Bedroom w/Den	2
Studio w/Den	2
	40
03 - Third Floor	
1 Bedroom	8
1 Bedroom w/Den	6
2 Bedroom	10
2 Bedroom w/Den	14
3 Bedroom w/Den	4
Studio w/Den	2
	44
04 - Fourth Floor	
1 Bedroom w/Den	6
2 Bedroom	10
2 Bedroom w/Den	22
3 Bedroom w/Den	4
Studio w/Den	2
	44
05 - Fifth Floor	
1 Bedroom w/Den	6
2 Bedroom	4
2 Bedroom w/Den	8
3 Bedroom w/Den	6
4 Bedroom w/Den	2
Studio w/Den	2
	28
Total Units	196

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Client:
E&M Holdings, LLC
32605 W. 12 Mile Rd., Ste. 290
Farmington Hills, MI 48334

Project:
Society Hill
Novi Rd.
Novi, MI 48337

Issued	Description	By
11-22-2023	Pre-App Submittal	
03-25-2024	Preliminary Site Plan	
10-04-2024	Revised Preliminary Site Plan	
07-08-2025	Revised Preliminary Site Plan #3	

PRELIMINARY NOT FOR CONSTRUCTION

Seal:

STATE OF MICHIGAN JASON P. KRIEGER ARCHITECT No. 63078 REGISTERED ARCHITECT

Note:
Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field.

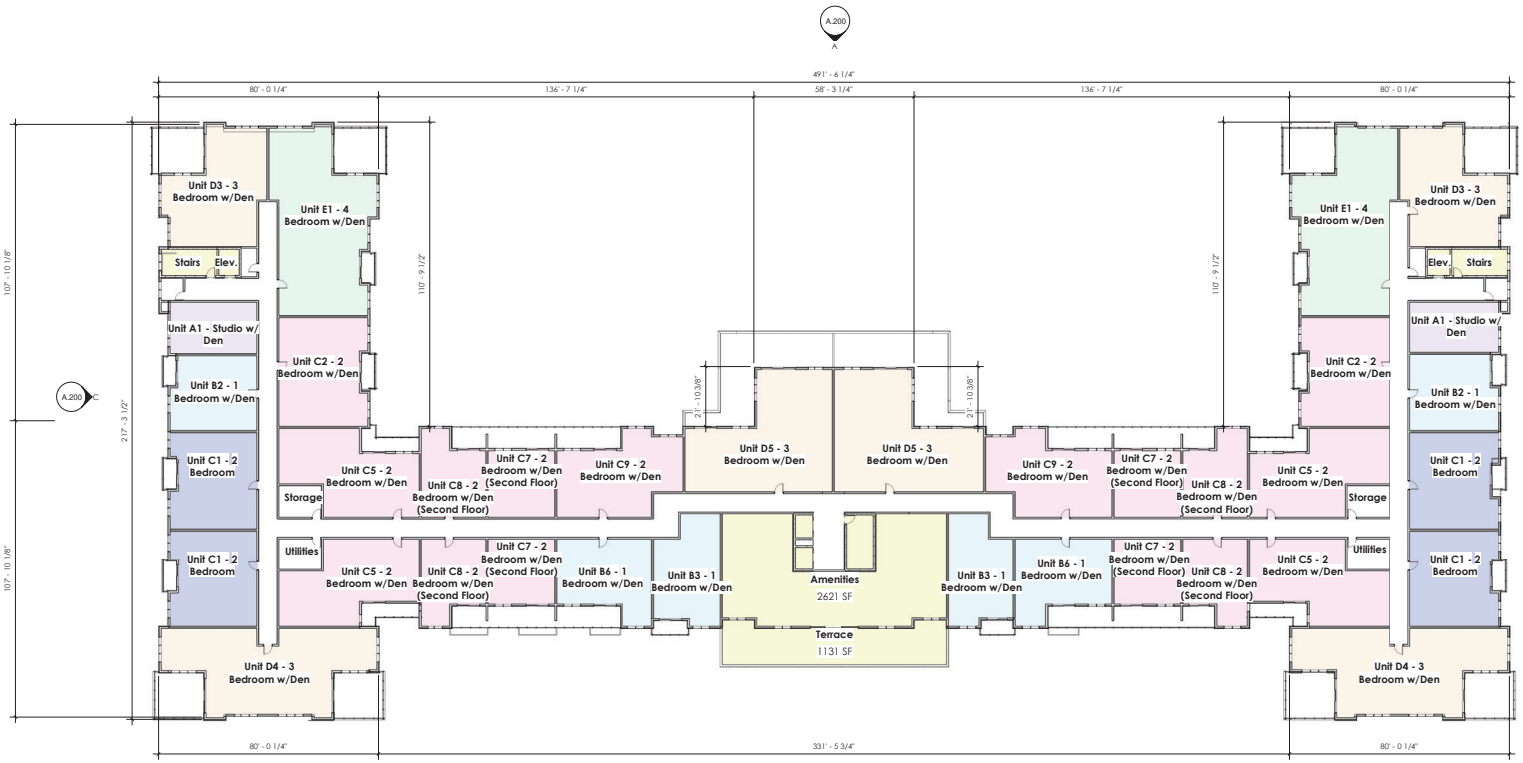
North Arrow:

Sheet Title:
Building E - Fourth Floor Plan

Project Number:
23-065

Scale:
3/64" = 1'-0"

Sheet Number:
A.104



Fifth Floor Plan (Residential)

3/64" = 1'-0"

Parking Schedule

Family and Type	Count
Parking Spaces: ADA 19' Clearance	2
Parking Spaces: ADA 19' No Clearance	2
Parking Spaces: Parking Space 9x19	192

Grand total: 196

Unit Percentage

Department	Count	Unit %
1 Bedroom	28	14%
1 Bedroom w/Den	24	12%
2 Bedroom	44	22%
2 Bedroom w/Den	70	36%
3 Bedroom w/Den	18	9%
4 Bedroom w/Den	2	1%
Studio w/Den	10	5%
Grand total	196	

Unit Schedules

Department	Count
01 - First Floor	
1 Bedroom	12
1 Bedroom w/Den	2
2 Bedroom	10
2 Bedroom w/Den	12
3 Bedroom w/Den	2
Studio w/Den	2
	40
02 - Second Floor	
1 Bedroom	8
1 Bedroom w/Den	4
2 Bedroom	10
2 Bedroom w/Den	14
3 Bedroom w/Den	2
Studio w/Den	2
	40
03 - Third Floor	
1 Bedroom	8
1 Bedroom w/Den	6
2 Bedroom	10
2 Bedroom w/Den	14
3 Bedroom w/Den	4
Studio w/Den	2
	44
04 - Fourth Floor	
1 Bedroom w/Den	6
2 Bedroom	10
2 Bedroom w/Den	22
3 Bedroom w/Den	4
Studio w/Den	2
	44
05 - Fifth Floor	
1 Bedroom w/Den	6
2 Bedroom	4
2 Bedroom w/Den	8
3 Bedroom w/Den	6
4 Bedroom w/Den	2
Studio w/Den	2
	28
Total Units	196

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Client:
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32605 W. 12 Mile Rd., Ste. 290
Farmington Hills, MI 48334

Project:
Society Hill
Novi Rd.
Novi, MI 48337

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11-22-2023	Pre-App Submittal	
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07-08-2025	Revised Preliminary Site Plan #3	

PRELIMINARY NOT FOR CONSTRUCTION

Seal:



Note:
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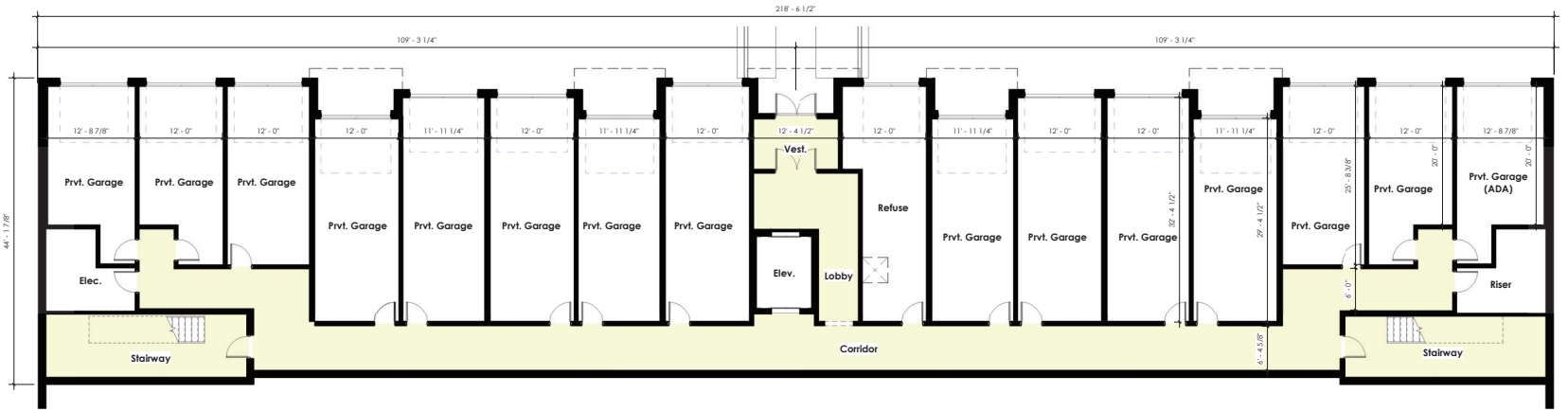
North Arrow:

Sheet Title:
Building E - Fifth Floor Plan

Project Number:
23-065

Scale:
3/64" = 1'-0"

Sheet Number:
A.105



A.202
C

Lower Floor

1/8" = 1'-0"



A.201
B
A
A.201
D
A.202

First Floor Plan

1/8" = 1'-0"

Unit Schedules	
Department	Count
01 - First Floor	
1 Bedroom	6
1 Bedroom w/Den	2
2 Bedroom	5
	13
02 - Second Floor	
1 Bedroom	8
2 Bedroom	6

Unit Schedules	
Department	Count
	14
03 - Third Floor	
1 Bedroom	4
2 Bedroom	6
2 Bedroom w/Den	4
	14
04 - Fourth Floor	
1 Bedroom	4
2 Bedroom	6
	10
Total Units	51

Unit Percentage		
Department	Count	Unit %
1 Bedroom	22	45%
1 Bedroom w/Den	2	4%
2 Bedroom	23	43%
2 Bedroom w/Den	4	8%
Grand total	51	

Layout Legend
COMMON AREAS
1 BEDROOM
2 BEDROOM
3 BEDROOM

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07-08-2025	Revised Preliminary Site Plan #3	

Seal:

STATE OF MICHIGAN · JASON P. KRIEGER · ARCHITECT · No. 53578 · LICENSED ARCHITECT

Note:
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North Arrow:

PRELIMINARY NOT FOR CONSTRUCTION

Sheet Title:
Buildings A-D - Floor Plans

Project Number:

Scale:
As indicated

Sheet Number:
A.106

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Project:
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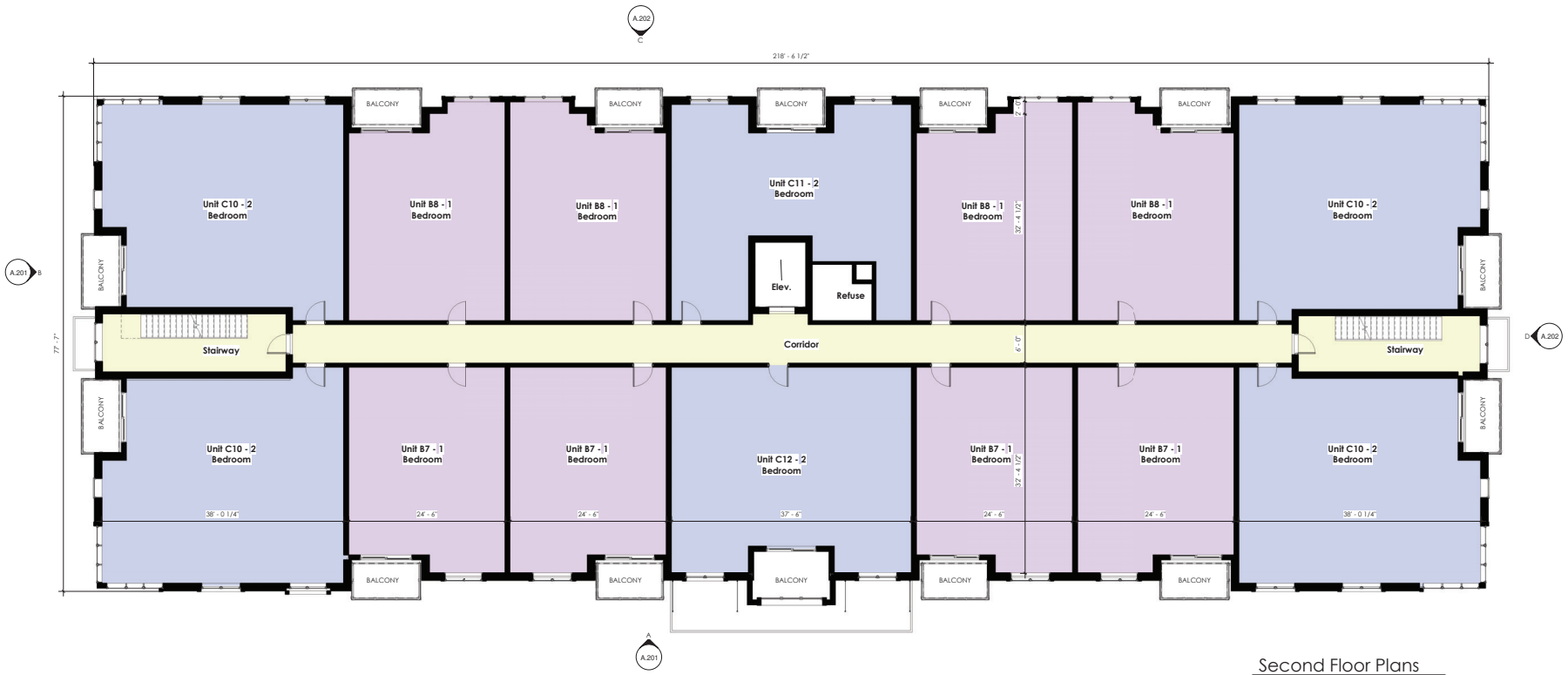

Second Floor Plans

1/8" = 1'-0"

Unit Schedules	
Department	Count
01 - First Floor	
1 Bedroom	6
1 Bedroom w/Den	2
2 Bedroom	5
	13
02 - Second Floor	
1 Bedroom	8
2 Bedroom	6

Unit Schedules	
Department	Count
	14
03 - Third Floor	
1 Bedroom	4
2 Bedroom	6
2 Bedroom w/Den	4
	14
04 - Fourth Floor	
1 Bedroom	4
2 Bedroom	6
	10
Total Units	51

Unit Percentage		
Department	Count	Unit %
1 Bedroom	22	45%
1 Bedroom w/Den	2	4%
2 Bedroom	23	43%
2 Bedroom w/Den	4	8%
Grand total	51	

Layout Legend	
COMMON AREAS	
1 BEDROOM	
2 BEDROOM	
3 BEDROOM	

Seal:



Note:
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North Arrow:

Sheet Title:
Buildings A-D - Floor Plans

Project Number:

Scale:
As indicated

Sheet Number:
A.107

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Seal:

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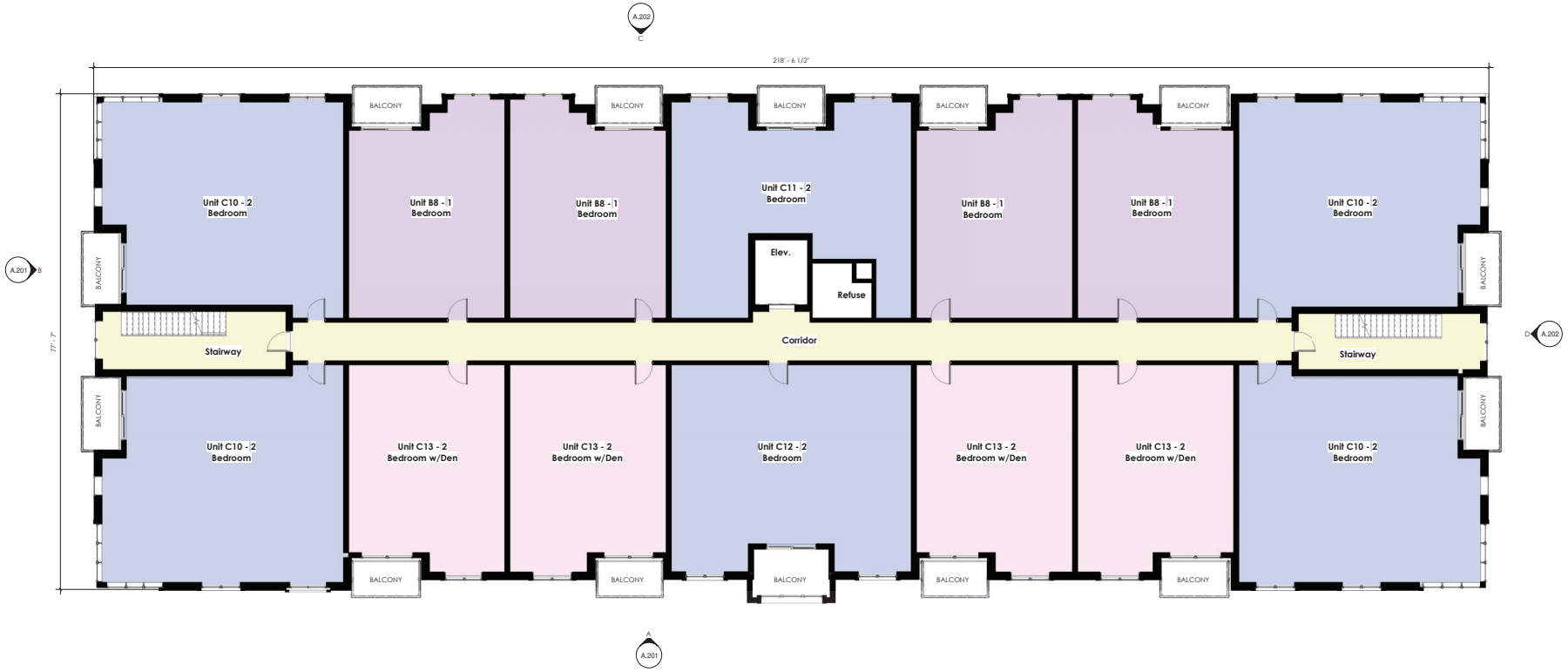
North Arrow:



Third Floor Plan
1/8" = 1'-0"

Unit Schedules	
Department	Count
01 - First Floor	
1 Bedroom	6
1 Bedroom w/Den	2
2 Bedroom	5
	13
02 - Second Floor	
1 Bedroom	8
2 Bedroom	6
	14

Unit Schedules	
Department	Count
03 - Third Floor	
1 Bedroom	4
2 Bedroom	6
2 Bedroom w/Den	4
	14
04 - Fourth Floor	
1 Bedroom	4
2 Bedroom	6
	10
Total Units	51

Unit Percentage		
Department	Count	Unit %
1 Bedroom	22	45%
1 Bedroom w/Den	2	4%
2 Bedroom	23	43%
2 Bedroom w/Den	4	8%
Grand total	51	

Layout Legend	
COMMON AREAS	
1 BEDROOM	
2 BEDROOM	
3 BEDROOM	

Sheet Title:
Buildings A-D - Floor Plans

Project Number:

Scale:
As indicated

Sheet Number:
A.108

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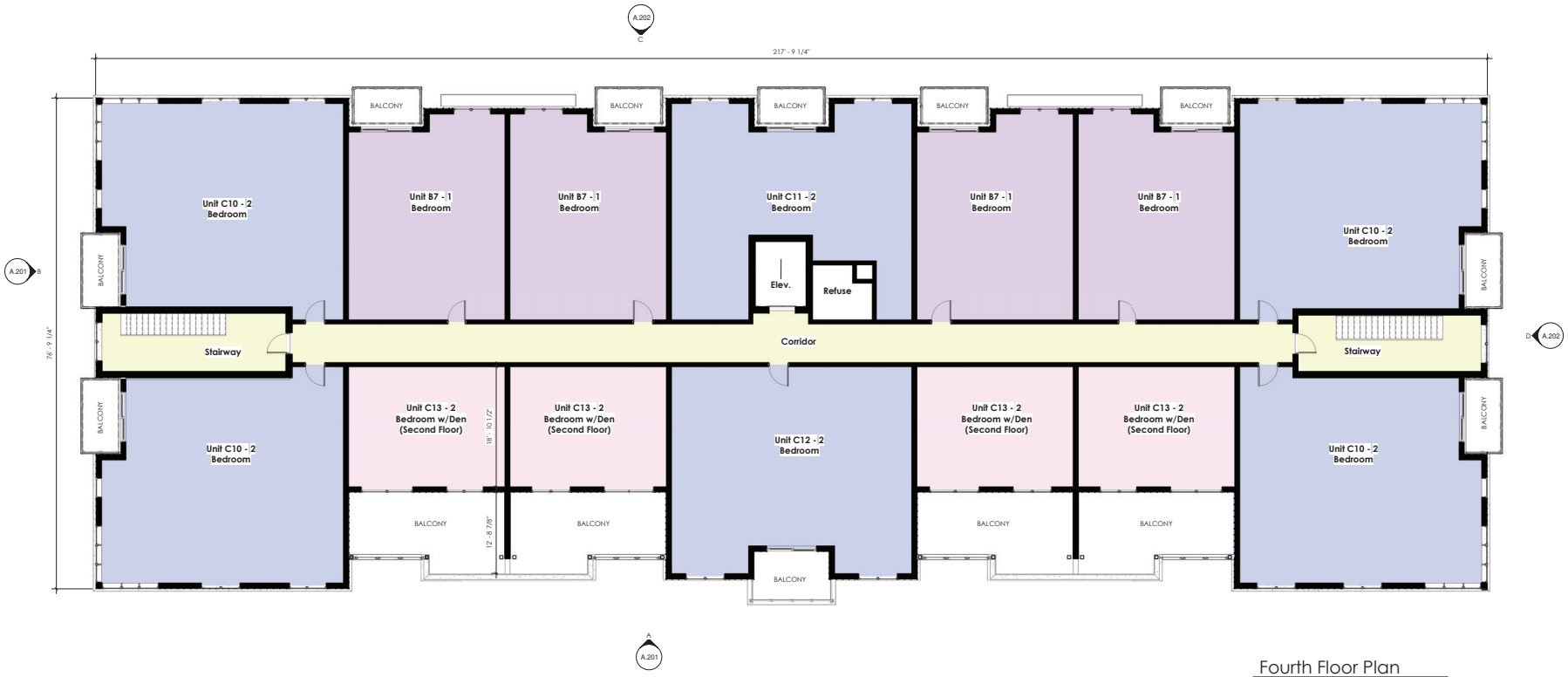

Fourth Floor Plan
1/8" = 1'-0"

Unit Schedules

Department	Count
01 - First Floor	
1 Bedroom	6
1 Bedroom w/Den	2
2 Bedroom	5
	13
02 - Second Floor	
1 Bedroom	8
2 Bedroom	6

Unit Schedules

Department	Count
	14
03 - Third Floor	
1 Bedroom	4
2 Bedroom	6
2 Bedroom w/Den	4
	14
04 - Fourth Floor	
1 Bedroom	4
2 Bedroom	6
	10
Total Units	51

Unit Percentage

Department	Count	Unit %
1 Bedroom	22	45%
1 Bedroom w/Den	2	4%
2 Bedroom	23	43%
2 Bedroom w/Den	4	8%
Grand total	51	

Layout Legend

COMMON AREAS	
1 BEDROOM	
2 BEDROOM	
3 BEDROOM	

Seal:



Note:
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North Arrow:

Sheet Title:
Buildings A-D - Floor Plans

Project Number:

Scale:
As indicated

Sheet Number:
A.109

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Project:
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Novi Rd.
Novi, MI 48377

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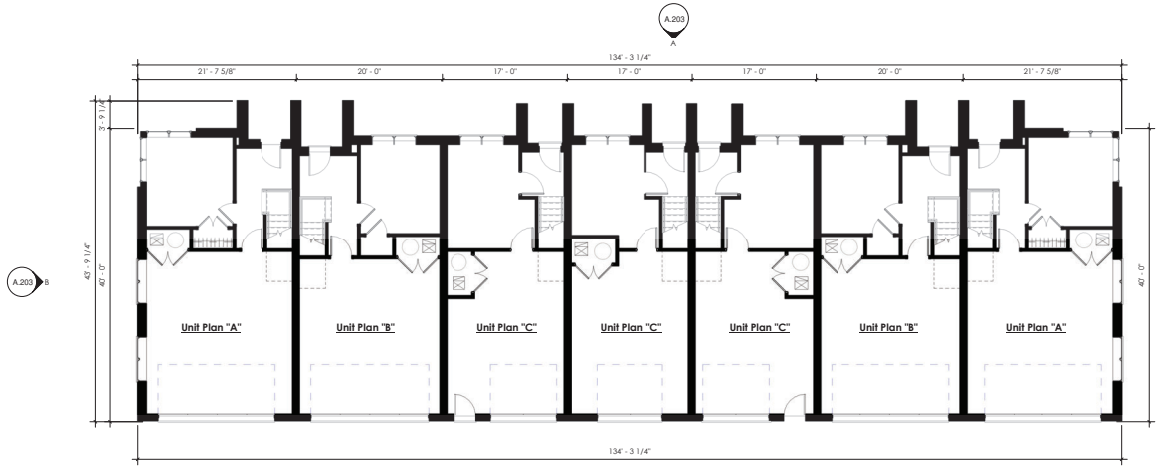
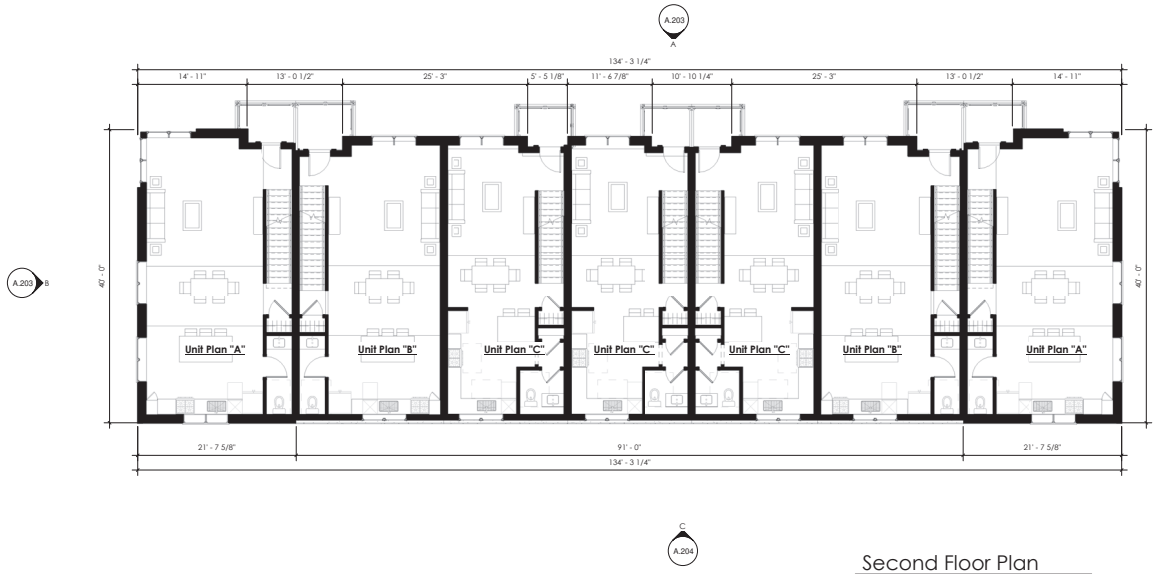


First Floor Plan
1/8" = 1'-0"



Second Floor Plan
1/8" = 1'-0"

Unit Schedule

UNIT TYPE	# OF BEDROOMS	# OF DENS	TOTAL # OF ROOMS
UNIT A	3	1	5
UNIT B	3	1	5
UNIT C	2	1	4

Seal:
STATE OF MICHIGAN
JASON P. KRIEGER
ARCHITECT
No. 53078
LICENSED ARCHITECT

Note:
Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field.

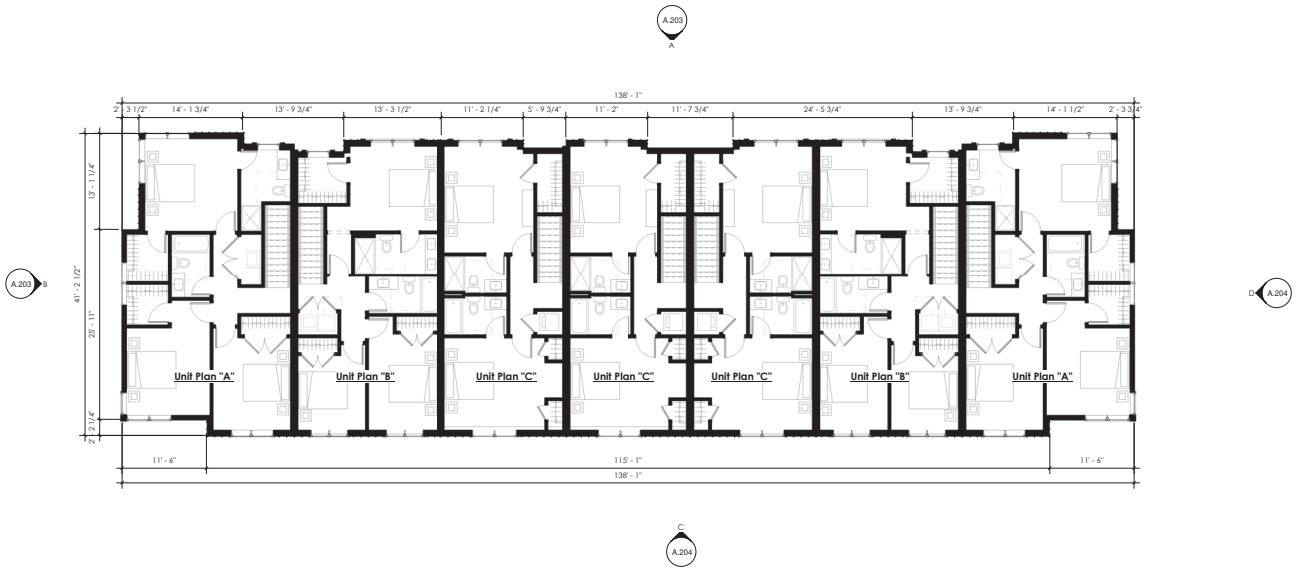
North Arrow:

Sheet Title:
3-Story T.H. - Floor Plans (7 Unit Mockup)

Project Number:
23-065

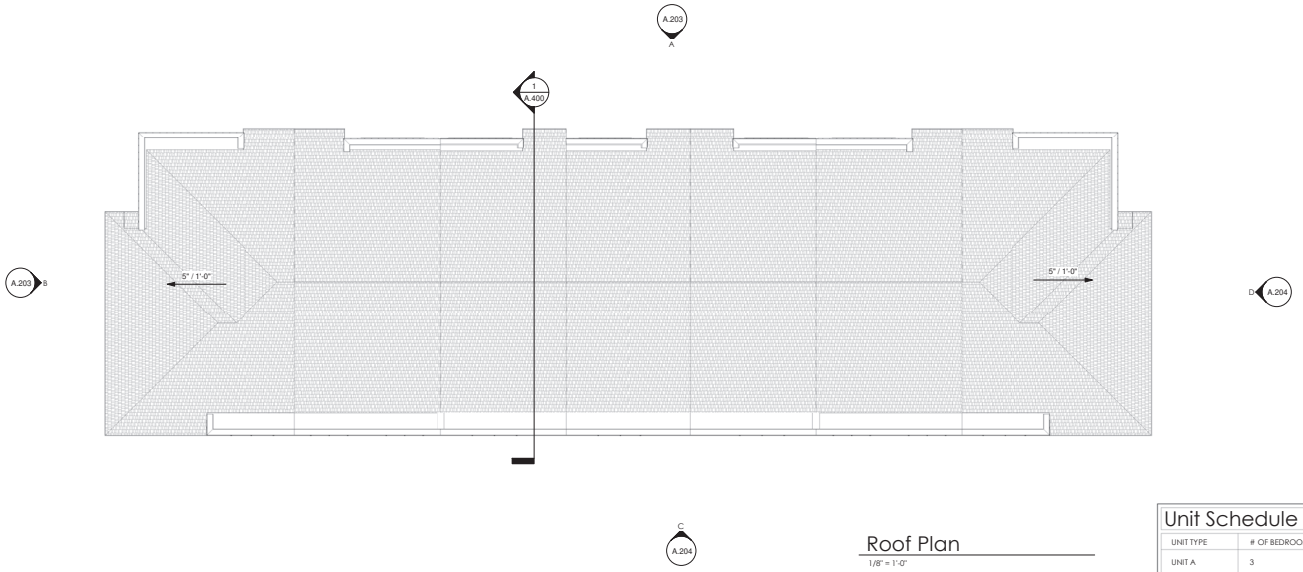
Scale:
As indicated

Sheet Number:
A.110



Third Floor Plan

1/8" = 1'-0"



Roof Plan

1/8" = 1'-0"

Unit Schedule

UNIT TYPE	# OF BEDROOMS	# OF DENS	TOTAL # OF ROOMS
UNIT A	3	1	5
UNIT B	3	1	5
UNIT C	2	1	4

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Farmington Hills, MI 48334

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Novi Rd.
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07-08-2025	Revised Preliminary Site Plan #3	

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North Arrow:

Sheet Title:

3-Story T.H. - Floor Plans (7 Unit Mockup)

Project Number:

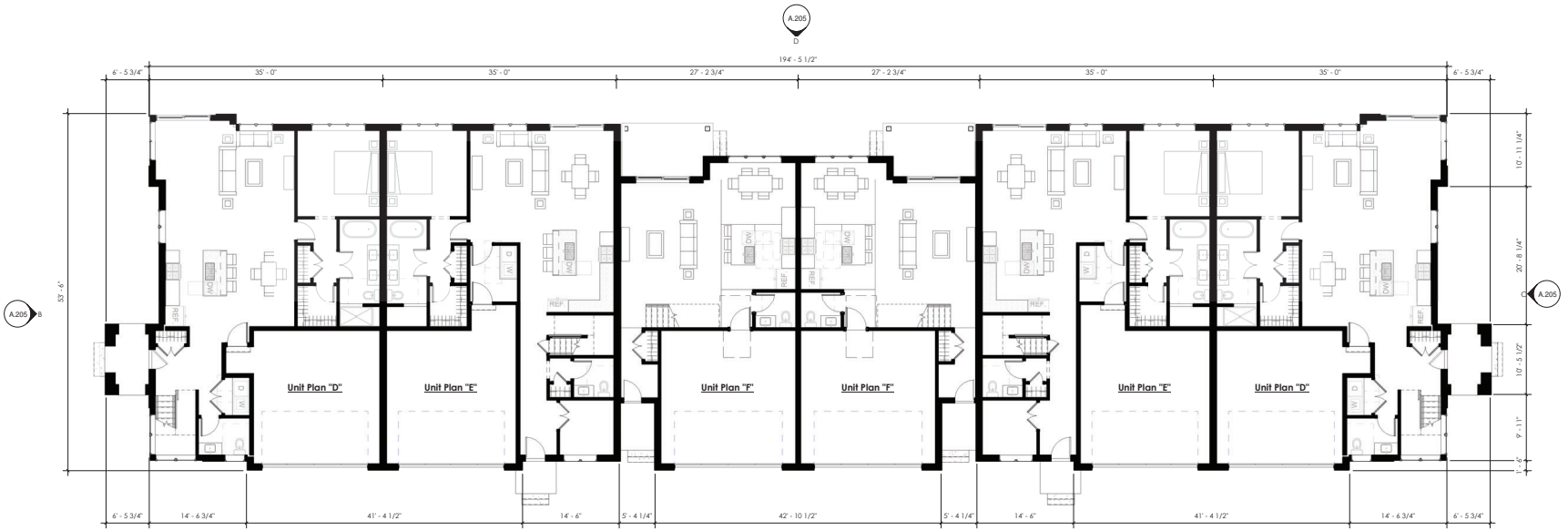
23-065

Scale:

As indicated

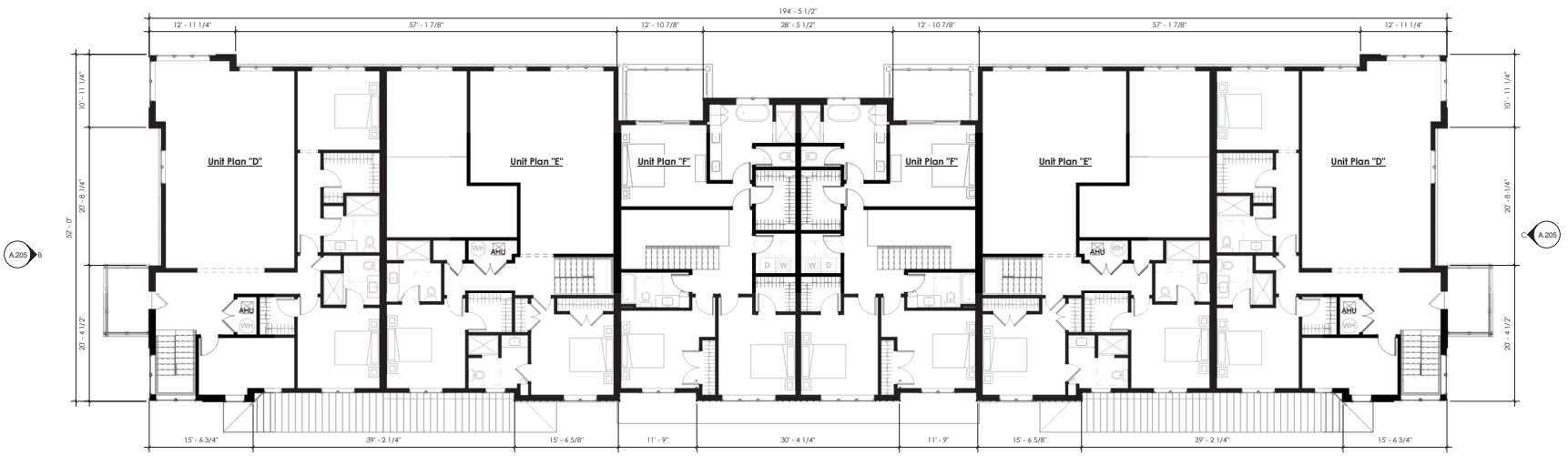
Sheet Number:

A.111



First Floor Plan

1/8" = 1'-0"



Second Floor Plan

1/8" = 1'-0"

Unit Schedule

UNIT TYPE	# OF BEDROOMS	# OF DENS	TOTAL # OF ROOMS
UNIT D	3	1	5
UNIT E	4	1	6
UNIT F	3	1	5

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07-08-2025	Revised Preliminary Site Plan #3	

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Seal:

STATE OF MICHIGAN JASON P. KRIEGER ARCHITECT NO. 53078 LICENSED ARCHITECT

Note:

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North Arrow:

Sheet Title:

2-Story T.H. - Floor Plans (6 Unit Mockup)

Project Number:

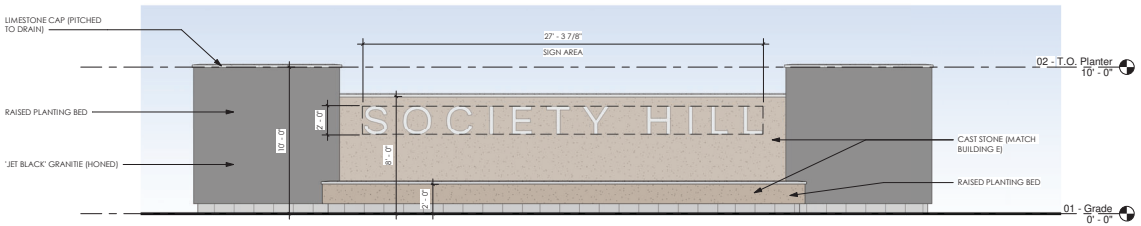
23-065

Scale:

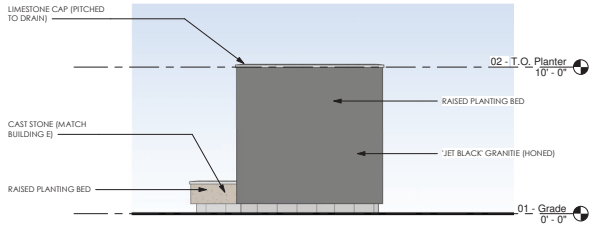
As indicated

Sheet Number:

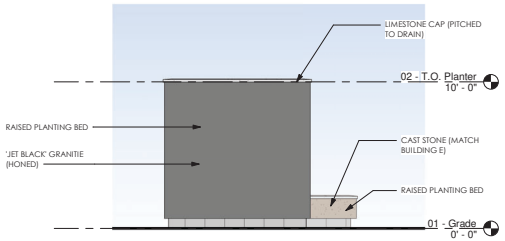
A.112



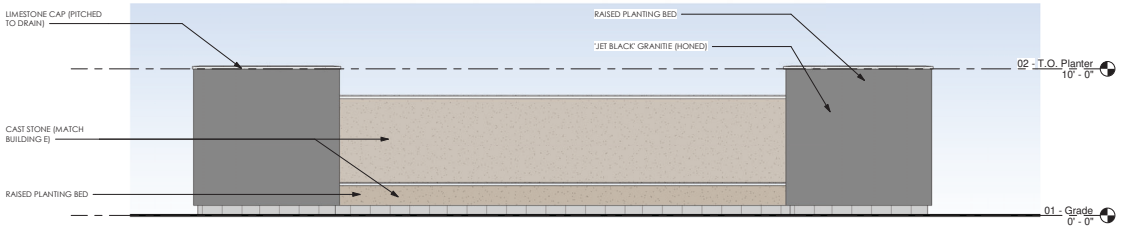
5 A.113 Sign #1 - Front Elevation
1/4" = 1'-0"



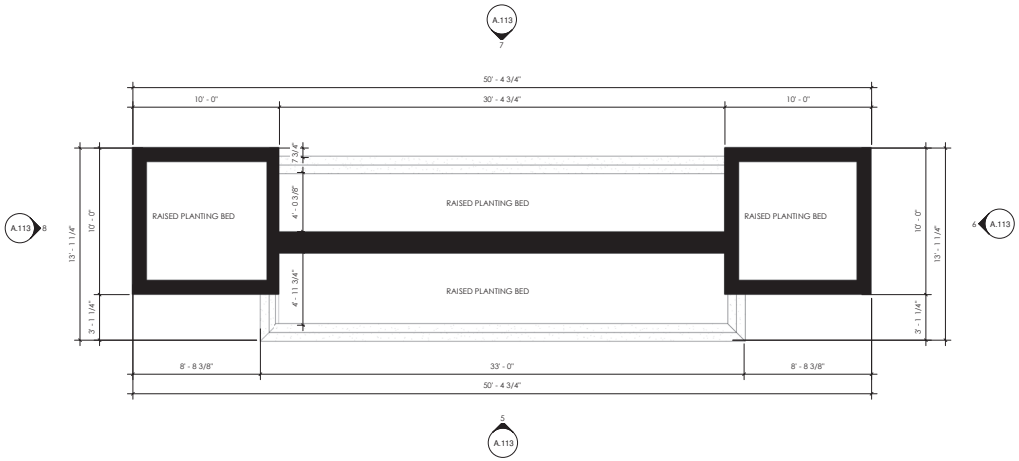
6 A.113 Sign #1 Right Side Elevation
1/4" = 1'-0"



8 A.113 Sign #1 Left Side Elevation
1/4" = 1'-0"



7 A.113 Sign #1 Rear Elevation
1/4" = 1'-0"



Monument Sign #1 Floor Plan
1/4" = 1'-0"

MATERIAL CALCULATIONS

	FRONT	LEFT	RIGHT	REAR	MAX % ALLOWED
GRANITE	45% (183 SF)	96% (93 SF)	96% (93 SF)	46% (187 SF)	50%
CAST STONE	55% (220 SF)	4% (4 SF)	4% (4 SF)	54% (218 SF)	25%

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Seal:



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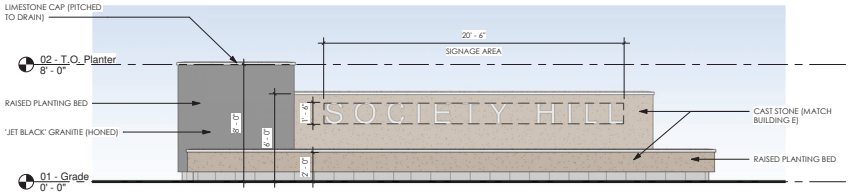
North Arrow:

Sheet Title:
Signage 1 Plan & Elevations

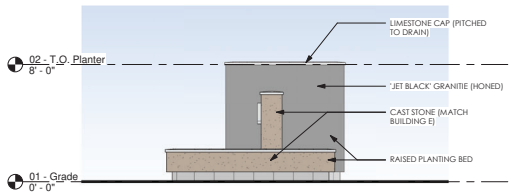
Project Number:
23-065

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

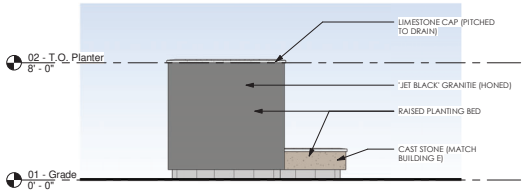
Sheet Number:
A.113



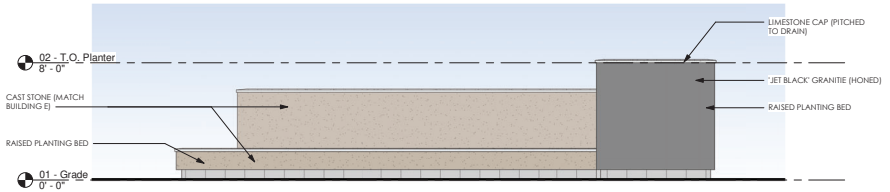
1 A.114 Sign #2 Front Elevation
1/4" = 1'-0"



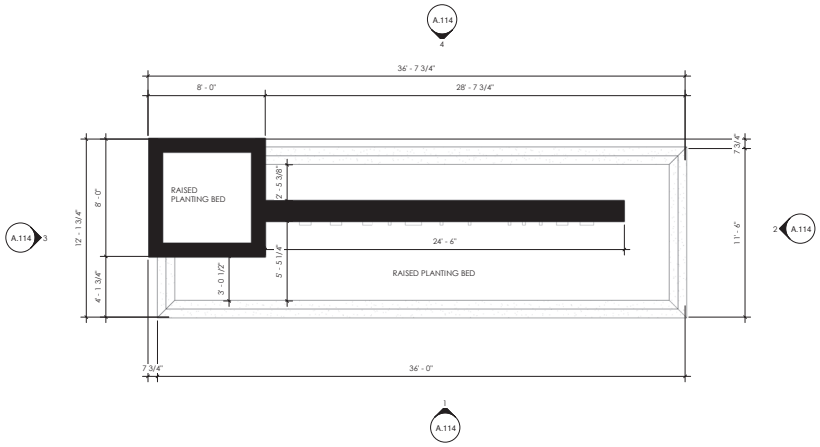
2 A.114 Sign #2 Right Side Elevation
1/4" = 1'-0"



3 A.114 Sign #2 Left Side Elevation
1/4" = 1'-0"



4 A.114 Sign #2 Rear Elevation
1/4" = 1'-0"



Monument Sign #2 Floor Plan
1/4" = 1'-0"

MATERIAL CALCULATIONS

	FRONT	LEFT	RIGHT	REAR	MAX % ALLOWED
GRANITE	25% (47 SF)	91% (59 SF)	67% (42 SF)	31% (59 SF)	50%
CAST STONE	75% (141 SF)	9% (6 SF)	33% (21 SF)	69% (131 SF)	25%

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Issued	Description	By
10-04-2024	Revised Preliminary Site Plan	
01-20-2025	Revised Preliminary Site Plan #2	
07-08-2025	Revised Preliminary Site Plan #3	

Seal:
STATE OF MICHIGAN JASON P. KRIEGER ARCHITECT No. 53078 REGISTERED ARCHITECT

Note:
Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field.

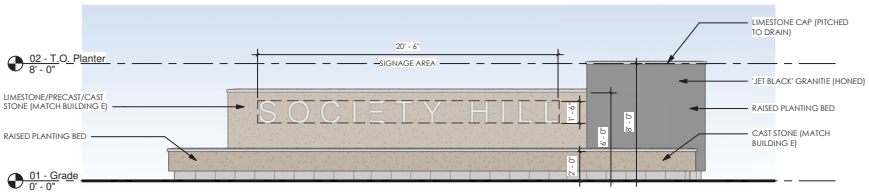
North Arrow:

Sheet Title:
Signage 2 Plan & Elevations

Project Number:
23-065

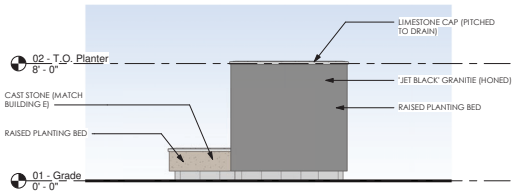
Scale:
1/4" = 1'-0"

Sheet Number:
A.114



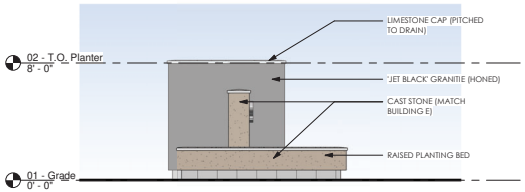
1 A.115 Sign #3 Front Elevation

1/4" = 1'-0"



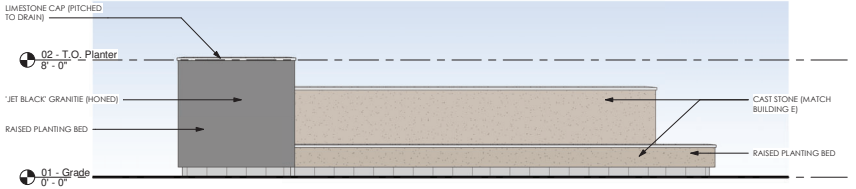
2 A.115 Sign #3 Right Side Elevation

1/4" = 1'-0"



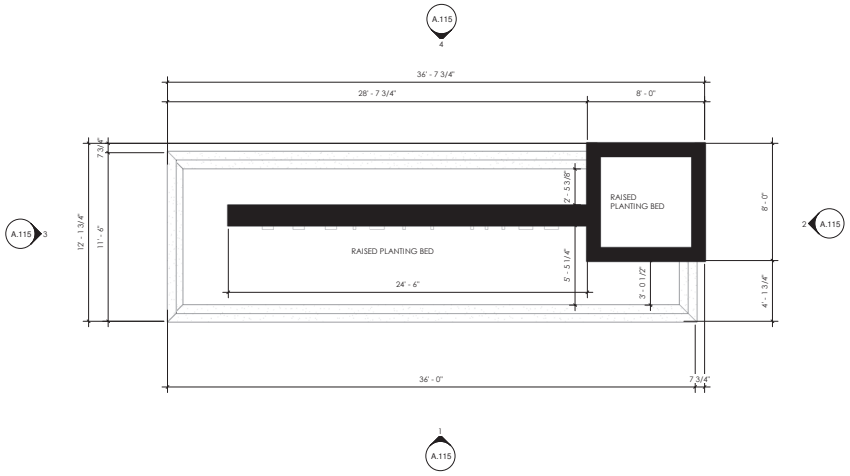
3 A.115 Sign #3 Left Side Elevation

1/4" = 1'-0"



4 A.115 Sign #3 Rear Elevation

1/4" = 1'-0"



Monument Sign #3 Floor Plan

1/4" = 1'-0"

MATERIAL CALCULATIONS

	FRONT	LEFT	RIGHT	REAR	MAX % ALLOWED
GRANITE	25% (47 SF)	67% (42 SF)	91% (59 SF)	31% (59 SF)	50%
CAST STONE	75% (141 SF)	33% (21 SF)	9% (6 SF)	69% (131 SF)	25%

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Client:

E&M Holdings, LLC
32605 W. 12 Mile Rd., Ste. 290
Farmington Hills, MI 48334

Project:

Society Hill
Novi Rd.
Novi, MI 48337

Issued	Description	By
10-04-2024	Revised Preliminary Site Plan	
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07-08-2025	Revised Preliminary Site Plan #3	

Seal:



Note:

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North Arrow:

PRELIMINARY NOT FOR CONSTRUCTION

Sheet Title:

Signage 3 Plan & Elevations

Project Number:

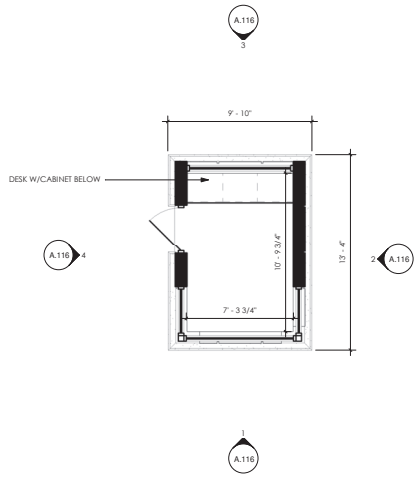
23-065

Scale:

1/4" = 1'-0"

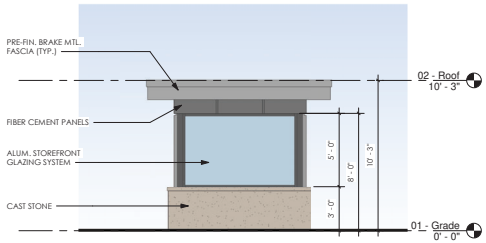
Sheet Number:

A.115



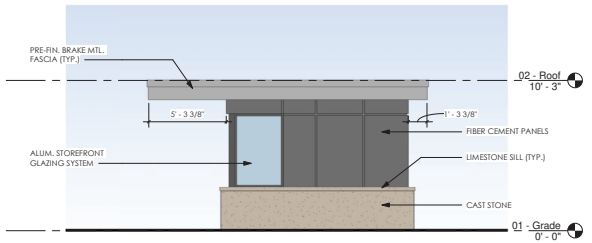
Attendant Booth Floor Plan

1/4" = 1'-0"



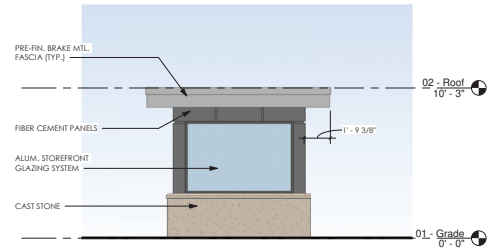
1 A.116 AB - Front Elevation

1/4" = 1'-0"



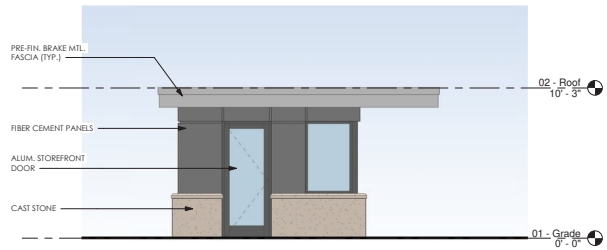
2 A.116 AB - Right Side Elevation

1/4" = 1'-0"



3 A.116 AB - Rear Elevation

1/4" = 1'-0"



4 A.116 AB - Left Side Elevation

1/4" = 1'-0"

MATERIAL CALCULATIONS

	FRONT	LEFT	RIGHT	REAR	MAX % ALLOWED
FIBER CEMENT PANELS	33% (14 SF)	57% (40 SF)	59% (57 SF)	33% (14 SF)	25%
CAST STONE	67% (29 SF)	43% (30 SF)	41% (40 SF)	67% (29 SF)	25%

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Seal:



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North Arrow:

Sheet Title:

Attendant Booth Plan & Elevations

Project Number:

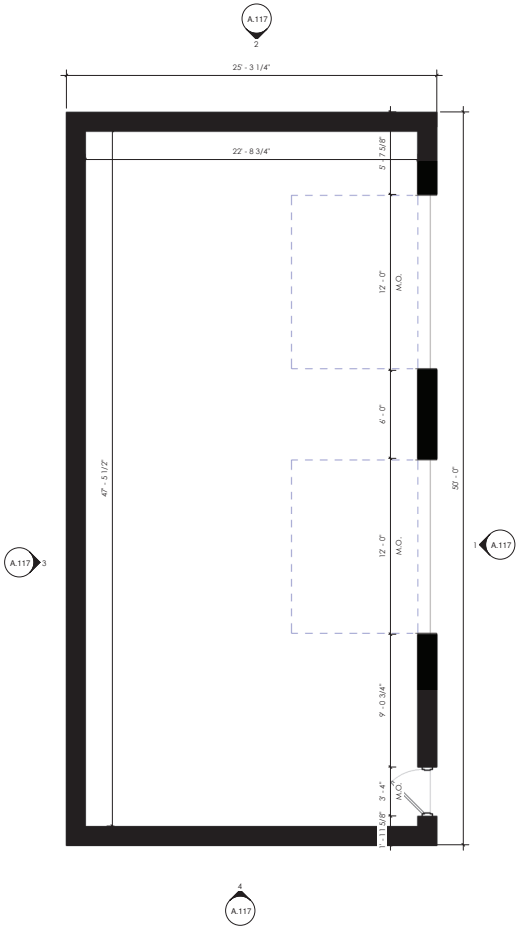
23-065

Scale:

1/4" = 1'-0"

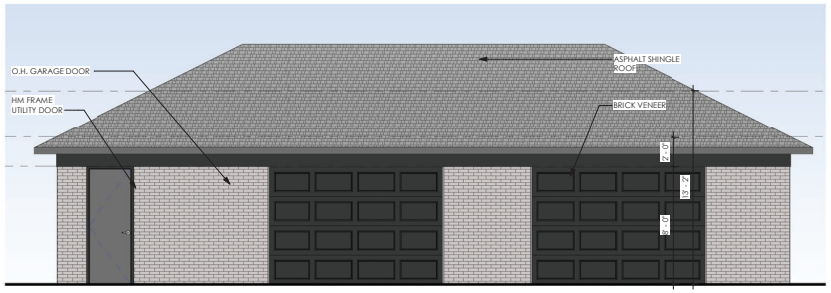
Sheet Number:

A.116



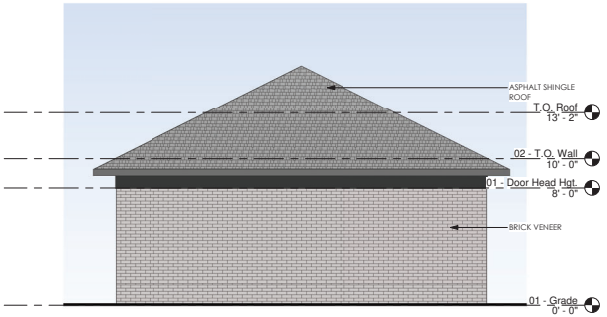
Maintenance Building Floor Plan

1/4" = 1'-0"



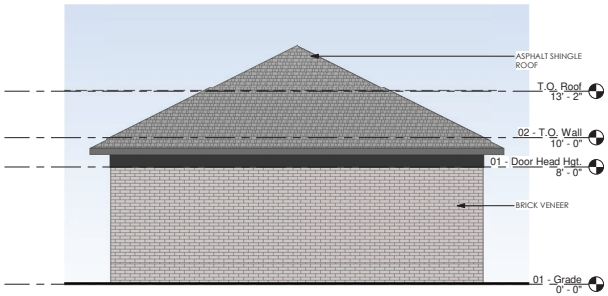
1 A.117 Front Elevation

1/4" = 1'-0"



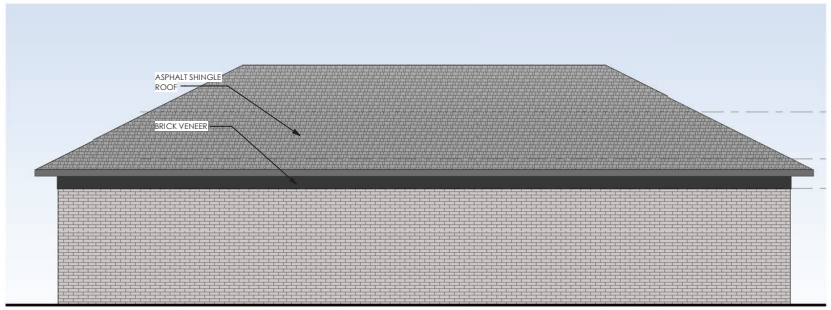
4 A.117 Left Side Elevation

1/4" = 1'-0"



2 A.117 Right Side Elevation

1/4" = 1'-0"



3 A.117 Rear Elevation

1/4" = 1'-0"

MATERIAL CALCULATIONS

	FRONT	LEFT	RIGHT	REAR	MAX % ALLOWED
BRICK	27% (157 SF)	72% (240 SF)	72% (240 SF)	67% (380 SF)	100 % (MIN. 30%)
ASPHALT SHINGLES	33% (191 SF)	28% (93 SF)	28% (93 SF)	33% (191 SF)	50%

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07-08-2025	Revised Preliminary Site Plan #3	

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North Arrow:

Sheet Title:

Maintenance Building Plan & Elevs.

Project Number:

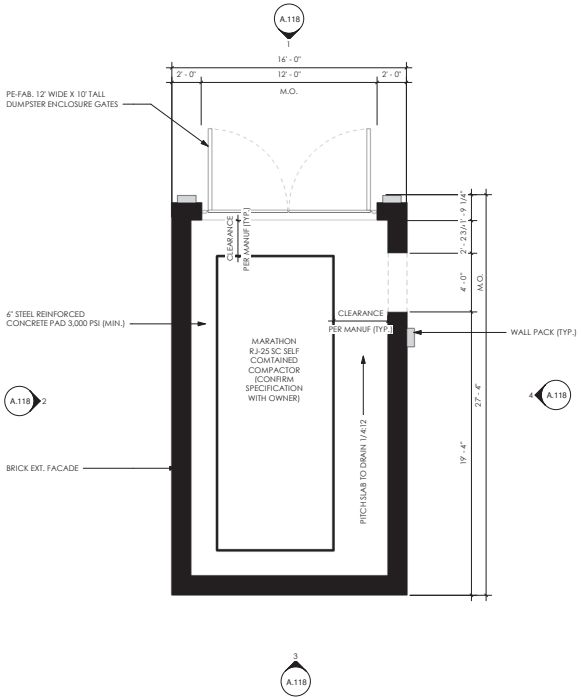
23-065

Scale:

1/4" = 1'-0"

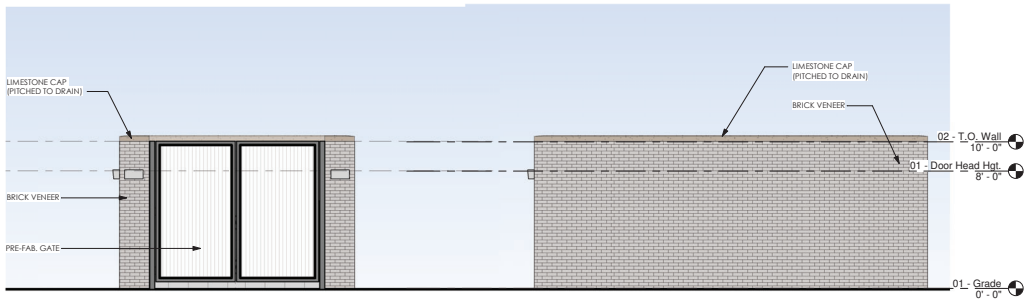
Sheet Number:

A.117



Dumpster Enclosure Floor Plan

1/4" = 1'-0"

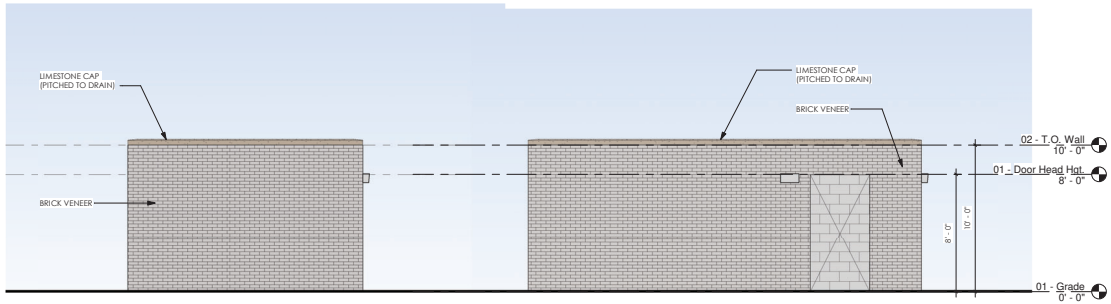


1 A.118 Dumpster Encl. - Front Elevation

1/4" = 1'-0"

2 A.118 Dumpster Encl. - Right Side Elevation

1/4" = 1'-0"



3 A.118 Dumpster Encl. - Rear Elevation

1/4" = 1'-0"

4 A.118 Dumpster Encl. - Left Side Elevation

1/4" = 1'-0"

MATERIAL CALCULATIONS

	FRONT	LEFT	RIGHT	REAR	MAX % ALLOWED
BRICK	25% (40 SF)	88% (236 SF)	100% (268 SF)	100% (160 SF)	100 % (MIN. 30%)

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Novi, MI 48337

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North Arrow:

Sheet Title:

Dumpster Enclosure Plan & Elevations

Project Number:

23-065

Scale:

1/4" = 1'-0"

Sheet Number:

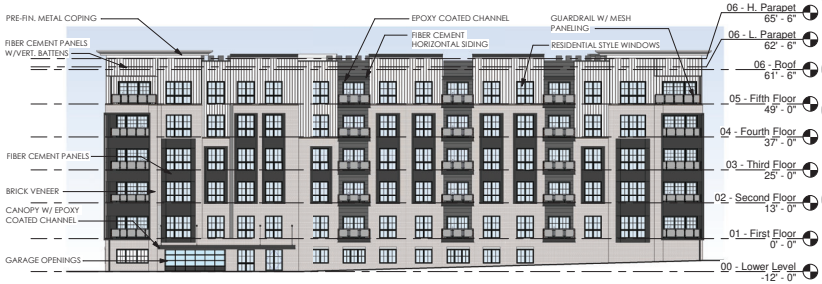
A.118



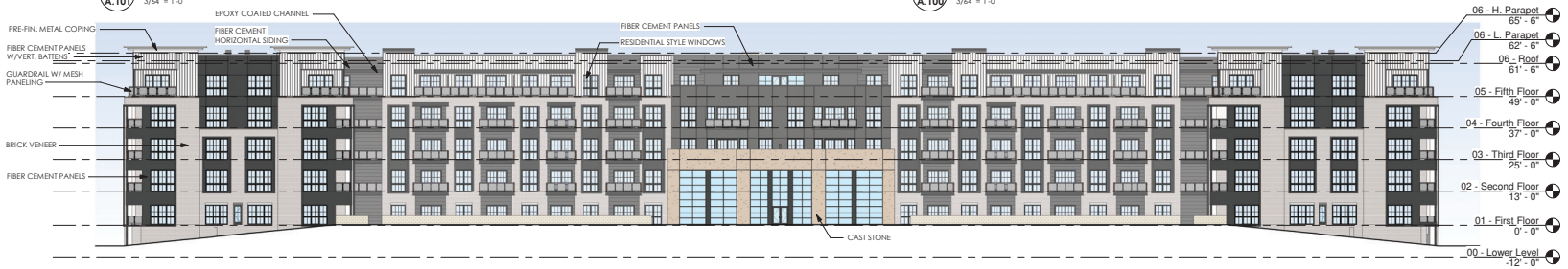
A A.100 East (Front) Elevation
3/64" = 1'-0"



B A.101 South (Left) Side Elevation
3/64" = 1'-0"



C A.100 North (Right) Side Elevation
3/64" = 1'-0"



D A.100 West (Rear) Elevation
3/64" = 1'-0"

MATERIAL CALCULATIONS

	FRONT	LEFT	RIGHT	REAR	MAX % ALLOWED
BRICK	32% (6,889 SF)	45% (4,814 SF)	45% (4,814 SF)	30% (6,531 SF)	100 % (MIN. 30%)
FIBER CEMENT SIDING	12% (2,705 SF)	8% (836 SF)	8% (836 SF)	15% (3,253 SF)	0%
FIBER CEMENT PANELS W/VERT. BAT.	46% (9,836 SF)	47% (4,977 SF)	47% (4,977 SF)	46% (10,137 SF)	0%
CAST STONE	10% (2,705 SF)	0% (0 SF)	0% (0 SF)	9% (2,001 SF)	25%

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07-08-2025	Revised Preliminary Site Plan #3	

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Seal:



Note:
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North Arrow:

Sheet Title:
Building E - Exterior Elevations

Project Number:
23-065

Scale:
As indicated

Sheet Number:
A.200

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Farmington Hills, MI 48334

Project:
Society Hill

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01-20-2025	Revised Preliminary Site Plan #2	
07-08-2025	Revised Preliminary Site Plan #3	



A A.106 Front Elevation
1/8" = 1'-0"

MATERIAL CALCULATIONS

	FRONT	LEFT	RIGHT	REAR	MAX % ALLOWED
BRICK	46% (3,361 SF)	42% (1,147 SF)	42% (1,147 SF)	45% (3,795 SF)	100 % (MIN. 30%)
FIBER CEMENT SIDING	11% (790 SF)	27% (732 SF)	27% (732 SF)	17% (1,432 SF)	0%
FIBER CEMENT PANELS W/VERT. BAT.	43% (3,160 SF)	31% (831 SF)	31% (831 SF)	38% (3,216 SF)	0%



B A.106 Left Elevation
1/8" = 1'-0"

PRELIMINARY NOT FOR CONSTRUCTION

Seal:
STATE OF MICHIGAN JASON P. KRIEGER ARCHITECT NO. 53078 LICENSED ARCHITECT

Note:
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North Arrow:

Sheet Title:
Buildings A-D - Exterior Elevations

Project Number:

Scale:
As indicated

Sheet Number:
A.201



C A.106 Rear Elevation
1/8" = 1'-0"



D A.106 Right Elevation
1/8" = 1'-0"

MATERIAL CALCULATIONS

	FRONT	LEFT	RIGHT	REAR	MAX % ALLOWED
BRICK	46% (3,361 SF)	42% (1,147 SF)	42% (1,147 SF)	45% (3,795 SF)	100 % (MIN. 30%)
FIBER CEMENT SIDING	11% (790 SF)	27% (732 SF)	27% (732 SF)	17% (1,432 SF)	0%
FIBER CEMENT PANELS W/VERT. BAT.	43% (3,160 SF)	31% (831 SF)	31% (831 SF)	38% (3,216 SF)	0%

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32605 W. 12 Mile Rd., Ste. 290
Farmington Hills, MI 48334

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PRELIMINARY NOT FOR CONSTRUCTION

Seal:



Note:
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North Arrow:

Sheet Title:
Buildings A-D - Exterior Elevations

Project Number:

Scale:
As indicated

Sheet Number:
A.202



A A.110 Front Elevation
3/16" = 1'-0"

MATERIAL CALCULATIONS

	FRONT	LEFT	RIGHT	REAR	MAX % ALLOWED
BRICK	46% (1,379 SF)	53% (497 SF)	53% (497 SF)	31% (939 SF)	100 % (MIN. 30%)
FIBER CEMENT SIDING	29% (892 SF)	35% (331 SF)	35% (331 SF)	27% (812 SF)	50%
FIBER CEMENT PANELS W/VERT. BAT.	12% (356 SF)	0% (0 SF)	0% (0 SF)	30% (934 SF)	50%
ASPHALT SHINGLES	13% (395 SF)	12% (116 SF)	12% (116 SF)	12% (367 SF)	50%



B A.110 Side Elevation (Left)
3/16" = 1'-0"

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Project:
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Novi Rd.
Novi, MI 48377

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Seal:
STATE OF MICHIGAN JASON P. KRIEGER ARCHITECT No. 53078 REGISTERED ARCHITECT

Note:
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North Arrow:

Sheet Title:
3-Story T.H. - Exterior Elevations

Project Number:
23-065

Scale:
As indicated

Sheet Number:
A.203



C A.110 Rear Elevation
3/16" = 1'-0"

MATERIAL CALCULATIONS

	FRONT	LEFT	RIGHT	REAR	MAX % ALLOWED
BRICK	46% (1,379 SF)	53% (497 SF)	53% (497 SF)	31% (939 SF)	100 % (MIN. 30%)
FIBER CEMENT SIDING	29% (892 SF)	35% (331 SF)	35% (331 SF)	27% (812 SF)	50%
FIBER CEMENT PANELS W/VERT. BAT.	12% (356 SF)	0% (0 SF)	0% (0 SF)	30% (934 SF)	50%
ASPHALT SHINGLES	13% (395 SF)	12% (116 SF)	12% (116 SF)	12% (367 SF)	50%



D A.110 Side Elevation (Right)
3/16" = 1'-0"

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PRELIMINARY NOT FOR CONSTRUCTION

Seal:



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North Arrow:

Sheet Title:
3-Story T.H. - Exterior Elevations

Project Number:
23-065

Scale:
As indicated

Sheet Number:
A.204

MATERIAL CALCULATIONS

	FRONT	LEFT	RIGHT	REAR	MAX % ALLOWED
BRICK	32% (1,272 SF)	61% (643 SF)	61% (643 SF)	50% (1,981 SF)	100 % (MIN. 30%)
FIBER CEMENT SIDING	12% (479 SF)	17% (182 SF)	17% (479 SF)	13% (504SF)	50%
FIBER CEMENT PANELS W/VERT. BAT.	24% (911 SF)	0% (0 SF)	0% (0 SF)	3% (134 SF)	50%
ASPHALT SHINGLES	32% (1,207 SF)	22% (228 SF)	22% (228 SF)	34% (1,379 SF)	50%



A A.112 Front Elevation
1/8" = 1'-0"



B A.112 Left Side Elevation
1/8" = 1'-0"



C A.112 Right Side Elevation
1/8" = 1'-0"



D A.112 Rear Elevation
1/8" = 1'-0"

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Seal:
STATE OF MICHIGAN JASON H. KRIEGER ARCHITECT NO. 63078 REGISTERED ARCHITECT

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North Arrow:

Sheet Title:
2-Story T.H. - Exterior Elevations

Project Number:
23-065

Scale:
As indicated

Sheet Number:
A.205



Fiber Cement Horizontal Siding

Make: James Hardie Plank Lap Siding
Color: Sherwin Williams – Iron Ore
Finish: Smooth



Fiber Cement Panels

Manufacturer: James Hardie
Model: Board and Batten
Color: Arctic White



Cast Stone

Manufacturer: Custom Cast Stone
Color: Light Buff
Finish: Smooth



Brick Veneer

Manufacturer: GeneralShale
Color: Turner Ridge
Grout Color: Light Grey





Fiber Cement Panels

Manufacturer: James Hardie Panel
Color: Sherwin Williams – Iron Ore
Finish: Smooth

PRELIMINARY NOT FOR CONSTRUCTION

KRIEGER KLATT ARCHITECTS
400 E. Lincoln Ave. | Royal Oak, MI 48067
P: 248.414.9270 F: 248.414.9275
www.kriegerklatt.com

Client:
E&M Holdings, LLC
32605 W. 12 Mile Rd., Ste. 290
Farmington Hills, MI 48334

Project:
Society Hill
Novi Rd.
Novi, MI 48337

Issued	Description	By
01-20-2025	Revised Preliminary Site Plan #2	
07-08-2025	Revised Preliminary Site Plan #3	

Seal:



Note:
Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field.

North Arrow:

Sheet Title:
Apt. Buildings - Exterior Material Board

Project Number:
23-065

Scale:

Sheet Number:
A.206



Fiber Cement Panels

Manufacturer: James Hardie
Model: Board and Batten
Color: Arctic White



Fiber Cement Horizontal Siding

Make: James Hardie Plank Lap Siding
Color: Sherwin Williams – Iron Ore
Finish: Smooth



Brick Veneer

Manufacturer: General Shale
Color: Turner Ridge
Grout Color: Light Grey



Fiber Cement Panel

Manufacturer: James Hardie Panel
Color: Sherwin Williams - Iron Ore
Finish: Smooth



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Project:
Society Hill
Novi Rd.
Novi, MI 48337

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07-08-2025	Revised Preliminary Site Plan #3	

PRELIMINARY NOT FOR CONSTRUCTION

Seal:



Note:
Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field.

North Arrow:

Sheet Title:
Townhouse - Exterior Material Board

Project Number:
23-065

Scale:

Sheet Number:
A.207

EXHIBIT D

City Council Meeting Minutes dated _____, 2025

EXHIBIT E

Conservation Easement

EXHIBIT F

List of Deviations

1. Maximum Length of Buildings (Sec. 3.8.2.C): Zoning Ordinance deviation for Buildings A, B, C, D, E, 3 and 4 to exceed 180 feet, as shown on the Preliminary Site Plan

2. Shoreline Setbacks (Sec 3.31.6.B.iv.e): Zoning Ordinance deviation to allow several buildings, drive aisles and parking areas within about 50 feet of Wetland A and the northeastern stormwater basin, as shown on the Preliminary Site Plan, where the minimum yard setback of 100 feet is required from any lake shoreline including natural or manmade water bodies.

3. Building Setbacks (Sec. 3.1.7.D): Zoning Ordinance deviation to allow building setbacks of 50 to 60-feet from the property line rather than the required 75 feet along the western property line.

4. Parking Setbacks (Sec. 3.6.2.B): Zoning Ordinance deviation to permit a 14.4-foot setback along the south side of the property, and 20-foot setback along Novi Road. A minimum parking setback of 20 feet is required from interior side and rear lot lines, and front/exterior parking setbacks are to comply with the 75-foot minimum building setback.

5. Building Orientation *(Sec. 3.8.2.D):* Zoning Ordinance deviation to revise the required minimum orientation for buildings along the perimeter of the property from 45 degrees for Buildings A, 12 and 15.

6. Yard Setback Area *(Sec. 3.8.2.D)*: Zoning Ordinance deviation to exceed 30% of the Novi Road front yard area used for off-street parking, maneuvering lanes, service drives or loading areas (33% proposed).

7. Distance Between Buildings (*Sec. 3.8.2.H*): Zoning Ordinance deviation to allow the calculated minimum distance between buildings to be less than required in seven locations. Based on the information provided by the applicant, the deviations for the seven locations range from a shortage of 32.47 feet to 1.7 feet.

8. Number of Parking Spaces (Sec. 5.2.12.A*):* Zoning Ordinance deviation for the deficiency of 54 parking spaces. Given the unit mix proposed, the number of required parking spaces is 1,042 according to the standards for a multifamily development (2 spaces per studio/1- and 2-bedroom unit, 2.5 per each 3+ bedroom units). The site plan proposes 988 spaces in both garage and surface lots. An additional 15 spaces may be lost if the applicant elects to provide carports or detached garages.

9. Wetland Impacts: Code Deviation from Chapter 12 to allow the applicant to fulfill a portion of the required wetland mitigation through purchase of credits from an EGLE approved wetland mitigation bank. On Sheet 15, total wetland impacts are calculated as 0.79 acre, and the plan indicates 1.01 acre of mitigation is proposed to be provided on-site. The required mitigation calculation indicates that approximately 1.42 acres would be required for the impacts proposed. The applicant's response letter states that the remaining 0.41 acre of required mitigation is "to be provided through purchase of credits from an EGLE approved wetland mitigation bank." Additional conditions are described in the Consent Judgment.

10. Accessory Structures (Sec. 4.19.1): Zoning Ordinance deviations to permit the following:

    a. Attendant Booth is located in the front yard by the main entrance and appears to be located within 6 feet of the property line. The Façade review notes the Attendant

Booth has an overage of Fiber Cement Panels (flat pattern), and a Section 9 waiver is supported for this condition.

b. Maintenance Building is located in the rear yard, southeast of the pond, and observes the appropriate setback. The building is in conformance with the Façade Ordinance.

c. Trash Compactor Enclosure is located southeast of the pond near the maintenance building. The building is in conformance with the Façade Ordinance. Additionally, the applicant has provided a noise impact statement to verify that any noise emanating from the trash compactor will comply with the noise limitations of the ordinance.

d. Trellis/Gazebo is located near the pond (rear yard). While concept images are provided, no specific details have been provided at this time.

11. Parking on Major Drive (Sec. 5.10.1.B): Zoning Ordinance deviations to permit perpendicular parking on private drives classified as Major Drives, as shown on the site plan.

12. Building Setbacks from Parking (Sec. 3.8.2.F & Sec. 5.10.1.B.vi): Zoning Ordinance deviations to permit parking spaces to be less than 25 feet of dwelling structures, in some cases as close as 12 or 14 feet.

13. Driveway Spacing Waiver (Code of Ordinances, Ch. 11.216.d.1.e): Code Deviation to allow a 41-foot driveway spacing from the opposite-side driveway on 12 ½ Mile Road.

14. Landscape Berm (Sec. 5.5.3.B.ii and iii): Zoning Ordinance deviation to allow a lack of the required 6-8 foot screening berm along south property line, with alternative screening fence to be provided. Item 12 of the Consent Judgment indicates further information regarding the installation of the fence.

15. Adjacent to Public ROW (Sec. 5.5.3.B.ii and iii): Zoning Ordinance deviation to allow a lack of greenbelt berms and street trees for sections of both roads that are being preserved, as well as areas that are developed. In the areas to be developed, significant screening landscaping has been proposed which fulfills the intent of the ordinance.

16. Adjacent to Public ROW (Sec. 5.5.3.B.ii and iii): Zoning Ordinance deviation is required for the shortage in greenbelt landscaping for 12 ½ Mile Road and Novi Road (1 canopy tree along 12 ½ Mile Road, 3 canopy trees and 3 subcanopy trees along Novi Road), due to the required emergency access points on 12 ½ Mile and topography on Novi Road makes providing more trees difficult.

17. Landscaped Islands in Parking Areas (Sec. 5.5.3.C.ii.o(4).): Zoning Ordinance deviation to permit more than 15 parking spaces to be contiguous without a landscaped island with a deciduous canopy tree. In three locations (south of Building A, west of Buildings B and C) there are 16 or more spaces without a tree.

18. Greenbelt Canopy Trees (Sec 5.5.3.B.ii.f): Zoning Ordinance deviation for a shortage in greenbelt subcanopy trees on the City Parcel, because the topography on Novi Road makes providing more trees difficult and there are no buildings present.

19. Street Trees (Sec 5.5.3.B.ii.f): Zoning Ordinance deviation for a shortage in street trees on the City Parcel where the stormwater basin is proposed, since there will be no buildings here, and trees are provided to the extent practicable.

20. Foundation Landscaping (Sec. 5.5.3.F.iii): Zoning Ordinance deviation for a shortage of foundation landscaping for Buildings A-D, 8, 9, 10, 11, and 12.

21. Retail Signage (Sec.3.31.6.B.iii.c): Zoning Ordinance deviation to allow exterior signage for the retail component, under the terms listed in the Consent Judgment.

22. The applicant has submitted a chart identifying the deviations from the Zoning Ordinance that are created by the proposed tax lot division of the overall property (Exhibit H of the Consent Judgment). That chart, attached, appears to be accurate. In addition to the deviations noted there the following also appear to be required:

    a. All parcels will require deviations from parking setbacks.
    b. Parcels 3 and 5 require a deviation for percentage of 1-bedroom units (33% allowed, 53% proposed)

Society Hill Tax Parcel Deviations List

Parcel ID	Unit Count	Site Area	Acres
Parcel 1	41	322,152	7.40
Parcel 2	59	627,970	14.42
Parcel 3	102	139,935	3.21
Parcel 4	196	218,543	5.02
Parcel 5	102	168,053	3.86
Total	500	1,476,653	33.90

Parcel ID	Max Density Permitted	Density Provided	Deviation
Parcel 1	460	164	No
Parcel 2	897	236	No
Parcel 3	200	270	Yes
Parcel 4	312	640	Yes
Parcel 5	240	270	Yes
Total	2,110	1,580	No

Parcel ID	Parking Required	Parking Provided	Deviation
Parcel 1	96	149	No
Parcel 2	136	222	No
Parcel 3	204	145	Yes
Parcel 4	402	284	Yes
Parcel 5	204	188	Yes
Total	1,042	988	Yes

Parcel ID	Max Lot Coverage Permitted	Lot Coverage Provided	Deviation
Parcel 1	25%	12.60%	No
Parcel 2	25%	8.30%	No
Parcel 3	25%	23.00%	No
Parcel 4	25%	28.50%	Yes
Parcel 5	25%	19.10%	No
Total	25%	14.84%	No

Parcel ID	Open Space Required	Open Space Provided (Excl. Balcony)	Deviation
Parcel 1	8,200	46,068	No
Parcel 2	11,800	90,616	No
Parcel 3	20,400	21,284	No
Parcel 4	39,200	68,698	No
Parcel 5	20,400	25,716	No
Total	100,000	252,382	No

Tax Pacel 1	Front (12.5 Rd.)	Side (West)	Rear (South)	Side (East)
Building 1 Deviation Required?	Yes	No	No	No
Building 2 Deviation Required?	Yes	Yes	No	No
Building 3 Deviation Required?	No	Yes	No	No
Building 4 Deviation Required?	No	Yes	No	No
Building 5 Deviation Required?	No	No	No	No
Building 6 Deviation Required?	No	No	Yes	No
Building 7 Deviation Required?	No	Yes	Yes	No

Tax Pacel 2	Front (12.5 Rd.)	Side (West)	Rear (South)	Side (East)
Building 16 Deviation Required?	Yes	No	No	Yes
Building 15 Deviation Required?	Yes	Yes	No	No
Building 14 Deviation Required?	No	Yes	No	Yes
Building 13 Deviation Required?	No	Yes	No	Yes
Building 12 Deviation Required?	No	Yes	No	No
Building 11 Deviation Required?	No	No	No	No
Building 10 Deviation Required?	No	No	No	Yes
Building 9 Deviation Required?	No	No	No	Yes
Building 8 Deviation Required?	No	No	No	Yes

Tax Pacel 3	Front (Novi)	Side (North)	Rear (West)	Side (South)
Building D Deviation Required?	No	Yes	No	Yes

Tax Pacel 3	Front (Novi)	Side (Int. East)	Side (North)	Rear (West)	Side (South)
Building C Deviation Required?	No	Yes	No	Yes	No

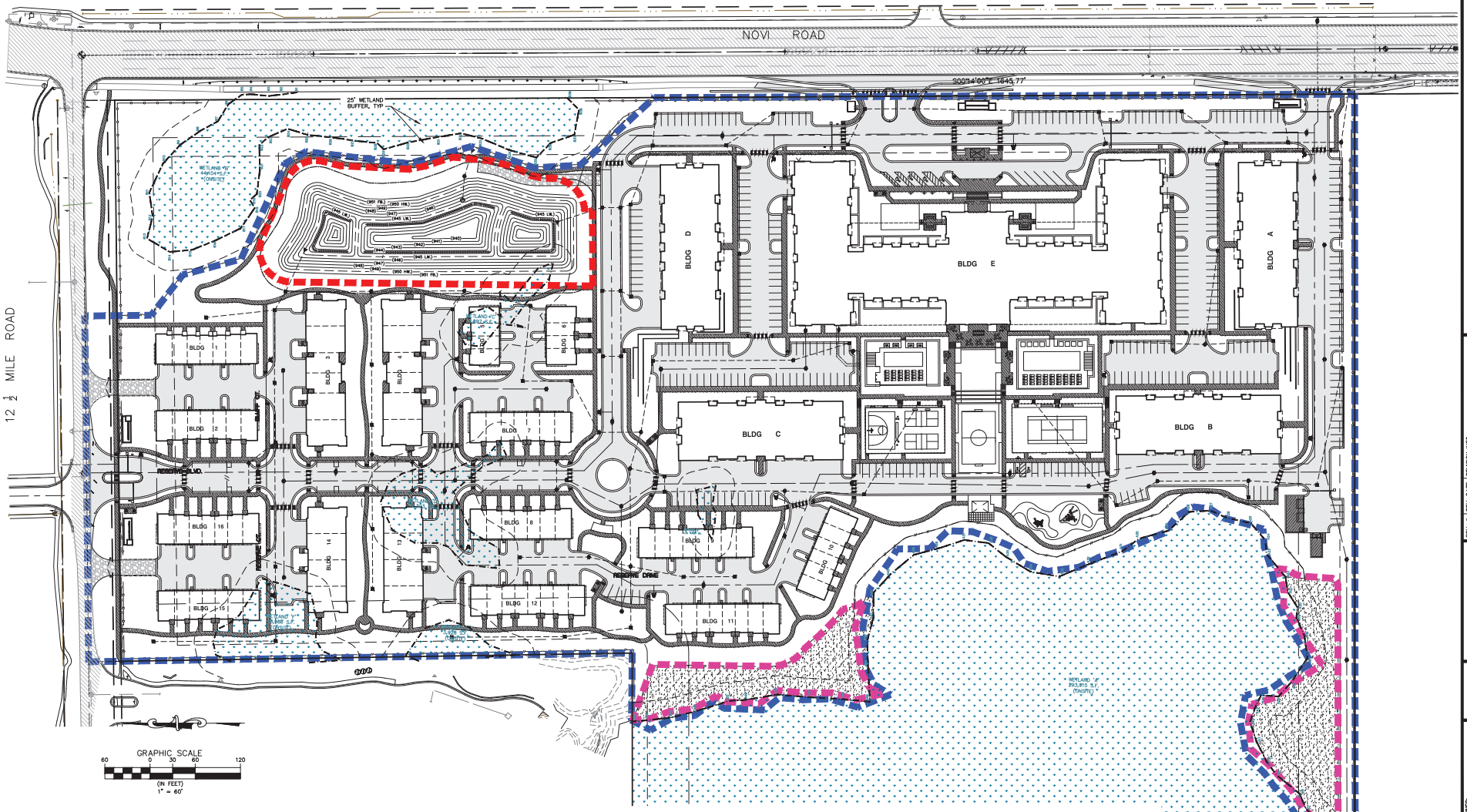
Tax Pacel 4	Front (Novi)	Side (North)	Rear (West)	Side (South)
Building E Deviation Required?	No	Yes	Yes	Yes

Tax Pacel 5	Front (Novi)	Side (North)	Rear (West)	Side (South)
Building A Deviation Required?	No	Yes	No	Yes

Tax Pacel 5	Front (Novi)	Side (Int. East)	Side (North)	Rear (West)	Side (South)
Building B Deviation Required?	No	Yes	No	Yes	No

EXHIBIT G

Phasing Plan



- ESTABLISH ENTRANCES AND RELATED SOIL CONTROL MEASURES
- INSTALL ENTRANCES AND PERIMETER SILT FENCING
- TREE REMOVAL AND GRUB SITE
- INSTALL DETENTION BASINS, INCLUDING PERMANENT LANDSCAPING (WEATHER PERMITTING)
- BALANCE ENTIRE SITE
- COMPLETION OF WETLAND MITIGATION.

=INITIAL CLEARING AND GRADING AREA

=STORM WATER DETENTION INSTALLATION

=WETLAND MITIGATION

PHASE 1A - CLEARING, GRUBBING, AND WETLAND MITIGATION
- SESC MEASURES,
- CLEAR AND GRUB ENTIRE SITE,
- INSTALLATION OF WETLAND MITIGATION (LANDSCAPING MAY BE INSTALLED AT FIRST OPPORTUNITY IF DELAYED BY WEATHER)

PHASE 1B - MASS GRADING OF SITE AND DETENTION BASINS

PHASE 1A/B

SITE CLEARING/WETLAND MITIGATION/GRADING/MASS GRADING/DETENTION BASIN INSTALLATION

SEIBER KEAST LEHNER
ENGINEERING | SURVEYING

REV. #	REV. DATE	REVISION INFO.
1.	11-22-23	PRE-APP SUBMITTAL
2.	01-26-24	PRELIMINARY SITE PLAN SUBMITTAL
3.	07-30-24	PER CITY REVIEW LETTERS
4.	10-4-24	REVISED PRELIMINARY SITE PLAN
5.	01-20-25	REVISED PRELIMINARY SITE PLAN #2
6.	07-08-25	REVISED PRELIMINARY SITE PLAN #3

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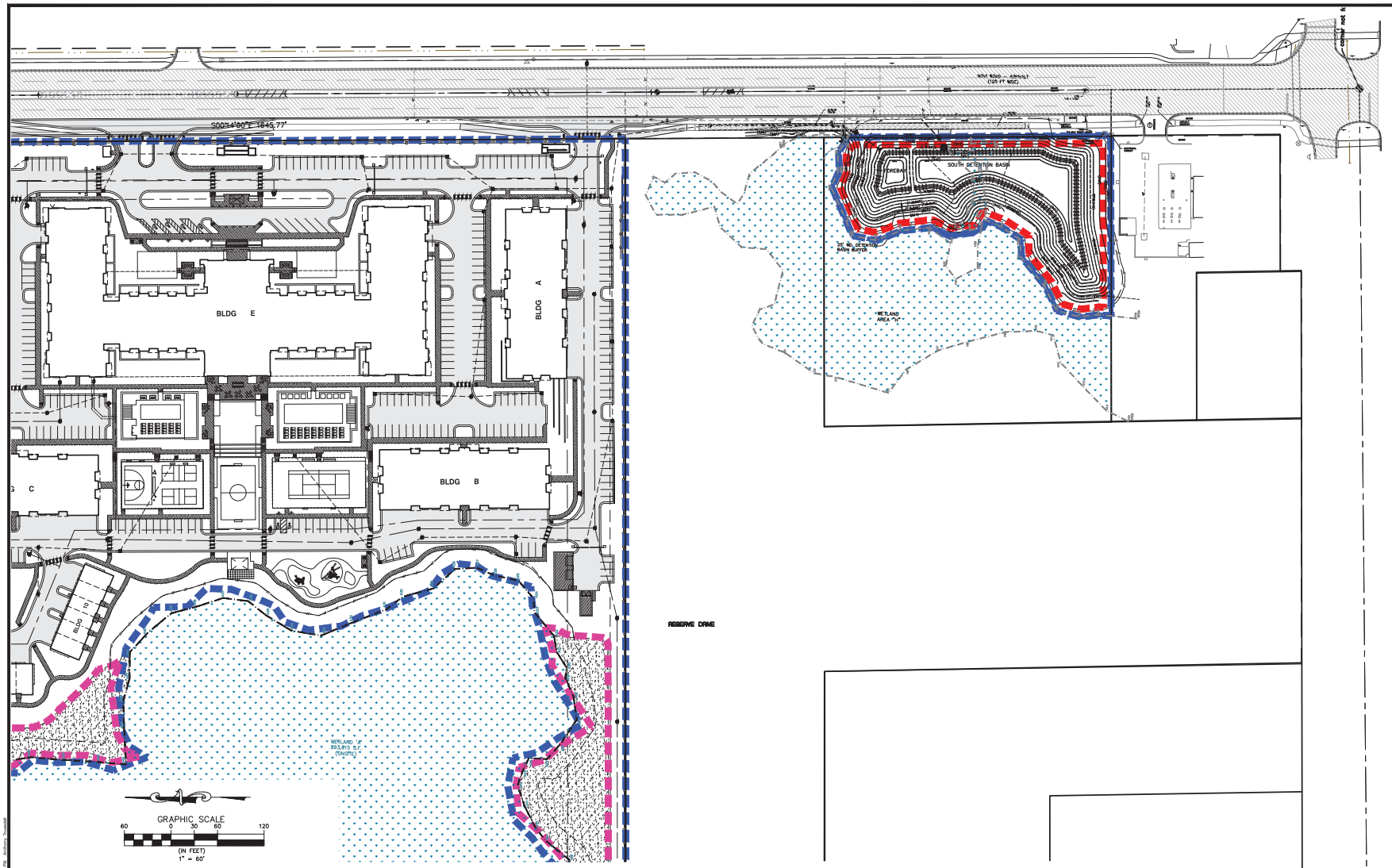
PROJECT NUMBER: 23-0120
PROJECT MANAGER: B. EMERINE
DRAWN BY: A.A.
CHECKED BY: R.K.E.
DATE: 11/22/23

CLIENT INFO:
E AND M HOLDINGS, LLC
JORDAN SASSON
32605 W. TWELVE MILE RD.
SUITE 290
FARMINGTON HILLS, MI
48334

PROJECT NAME:
SOCIETY HILL
PART OF THE SE 1/4 OF SEC. 10, T1N, R9E, CITY OF NOVI, OAKLAND COUNTY, MI

SHEET TITLE:
SITE CLEARING/WETLAND MITIGATION/GRADING/MASS GRADING/DETENTION BASIN INSTALLATION

PAGE No.:
19



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PHASE 1B - MASS GRADING OF SITE AND DETENTION BASINS

PHASE 1A/B

SITE CLEARING/WETLAND MITIGATION/GRADING/MASS GRADING/DETENTION BASIN INSTALLATION

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ENGINEERING | SURVEYING

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DRAWN BY: A.A.
CHECKED BY: R.E.
DATE: 11/22/23

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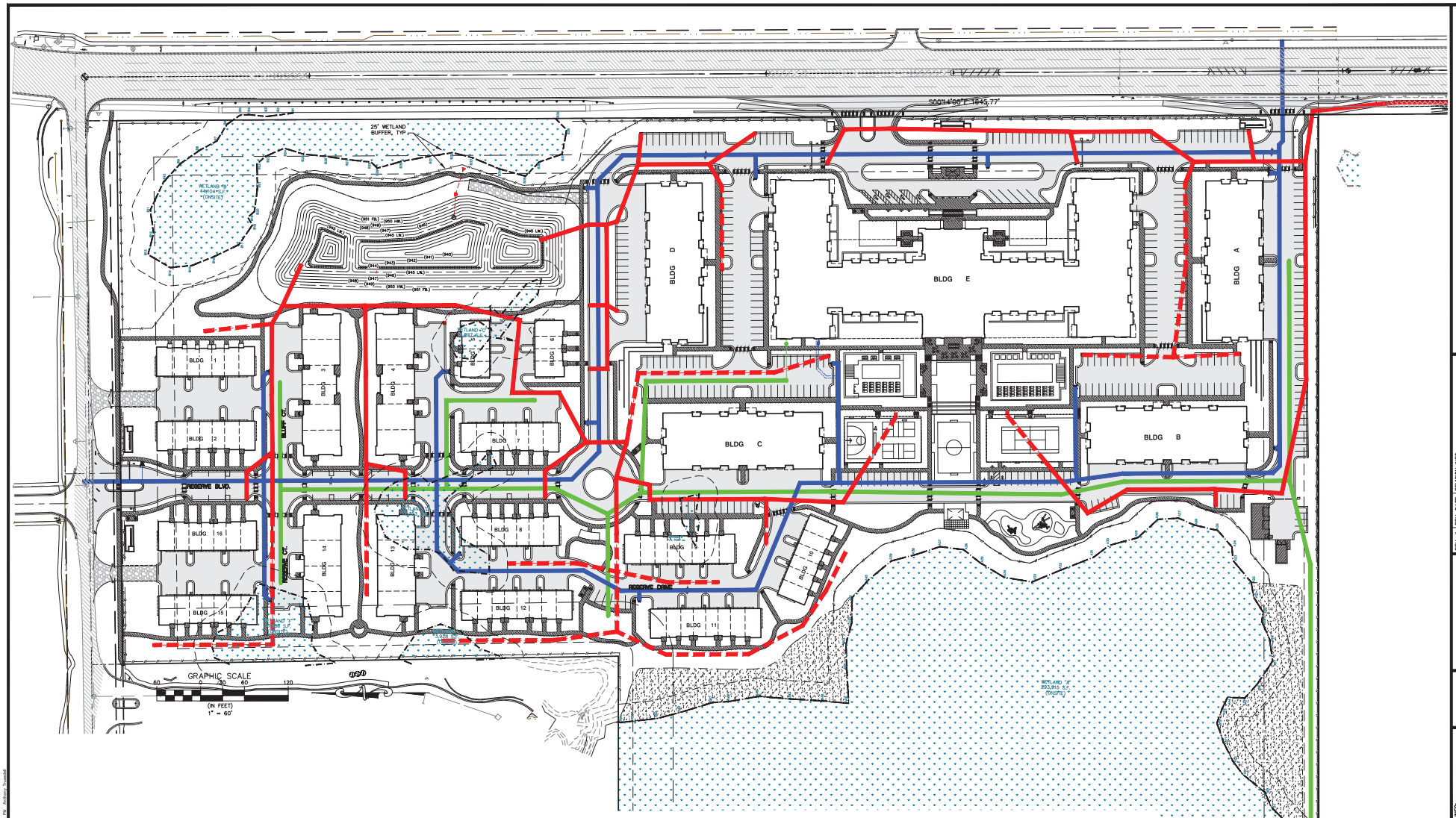

- SOME CATCH BASINS/STORM SEWER OUTSIDE OF THE MAIN ROADS MAY BE PHASED
- WILL ALSO INCLUDE PUBLIC UILITIES, PATHWAYS AND CONDUIT
- UTILITY LEADS WILL BE TIED IN +/-5 FT OUTSIDE EACH BUILDING/PHASE

=WATER MAIN

=SANITARY SEWER

=STORM SEWER

=STORM SEWER–PARKING AREAS–PHASED

PHASE 1C - UTILITIES AND STORMWATER

- INSTALLATION OF ALL WATERMAINS, HYDRANTS AND SANITARY SEWER MAINS
- INSTALLATION OF STORM SYSTEM AS INDICATED ON PHASING PLAN AND INCLUDING BASINS (LANDSCAPING MAY BE INSTALLED AT FIRST OPPORTUNITY IF DELAYED BY WEATHER) AND PATHWAYS (APPROPRIATE DRAINAGE MUST BE PROVIDED FOR FUTURE PHASE AREAS SO AS TO NOT CAUSE PONDING)

PHASE 1C

UTILITIES INSTALLATION

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DRAWN BY: A.A.
CHECKED BY: R.J.E.
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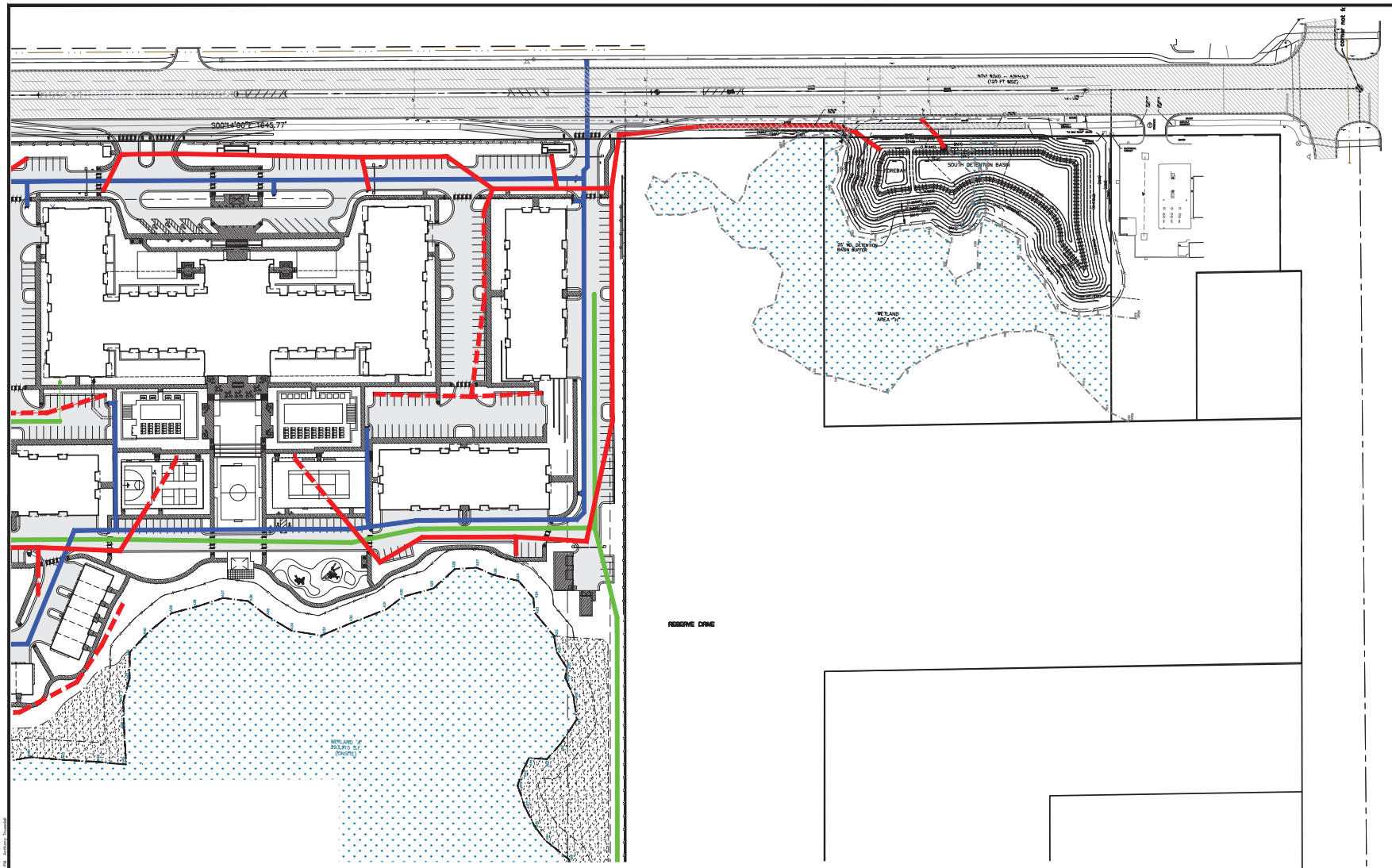

PHASE 1C - UTILITIES AND STORMWATER

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=WATER MAIN

=SANITARY SEWER

=STORM SEWER

=STORM SEWER–PARKING AREAS–PHASED

PHASE 1C

UTILITIES INSTALLATION

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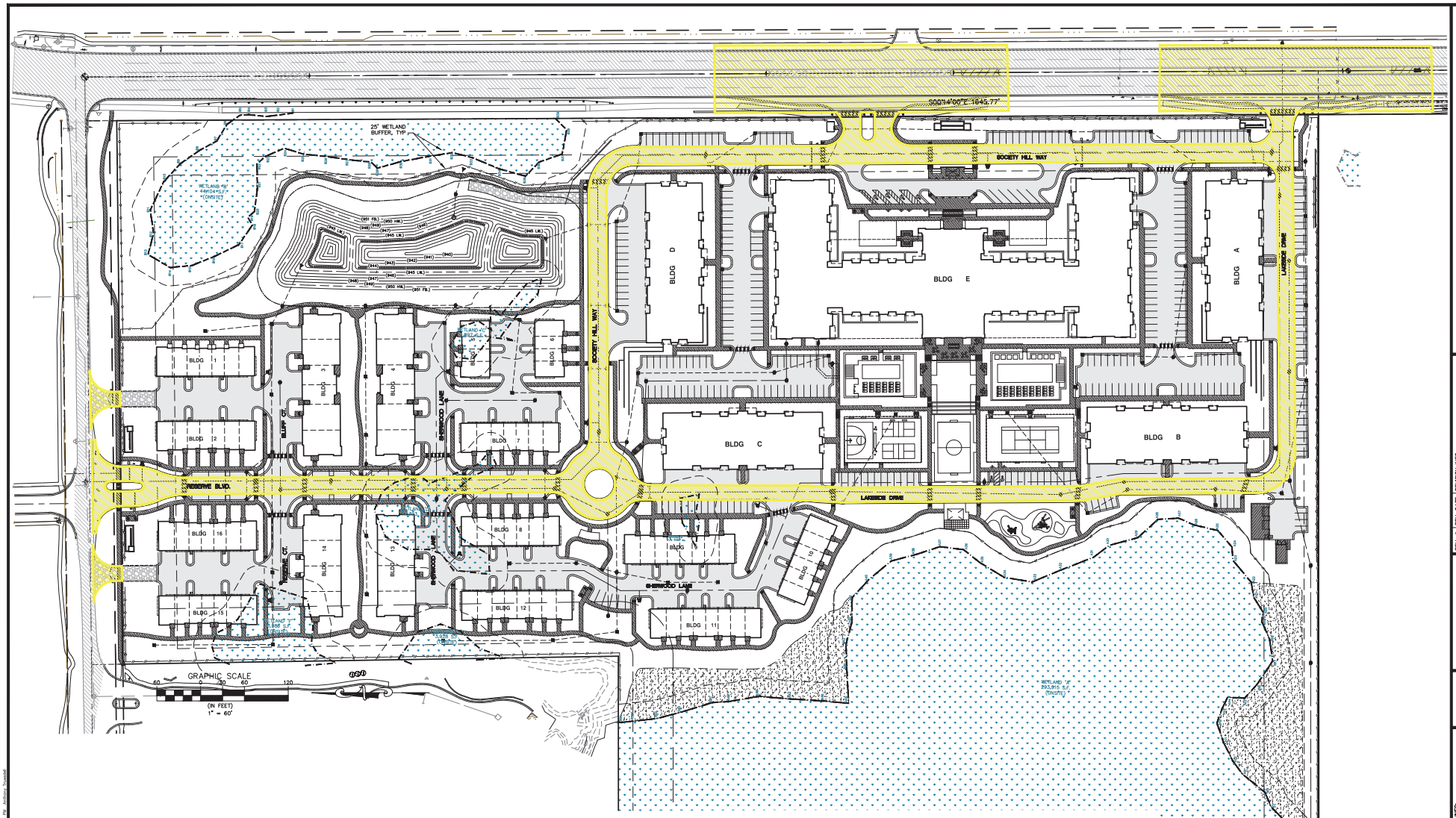

PHASE 1D - CONSTRUCTION ROADWAYS AND ROW

- COMPLETION OF ALL NOVI ROAD AND 12.5 MILE RIGHT OF WAY IMPROVEMENTS (EXCEPT ENTRANCE ISLANDS) UNLESS DELAYED BY CITY WORK IN R.O.W.
- INSTALLATION OF TEMPORARY STONE CONSTRUCTION ACCESS ROAD WITH MINIMUM 35-TON CAPACITY AT TWO POINTS OF EGRESS ONTO EITHER NOVI ROAD AND/OR 12 ½ MILE ROAD (ENTIRE CONSTRUCTION ACCESS ROAD SHOWN IN YELLOW. ONLY TWO POINTS OF EGRESS REQUIRED, ONE ON 12 1/2 MILE ROAD AND ONE ON NOVI ROAD. ACCESS ROADS MUST BE CONNECTED).

PHASE 1D

ROAD/R.O.W. INSTALLATION PHASING

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REV. #	REV. DATE	REVISION INFO.
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ROAD/R.O.W. INSTALLATION PHASING

PAGE No.:
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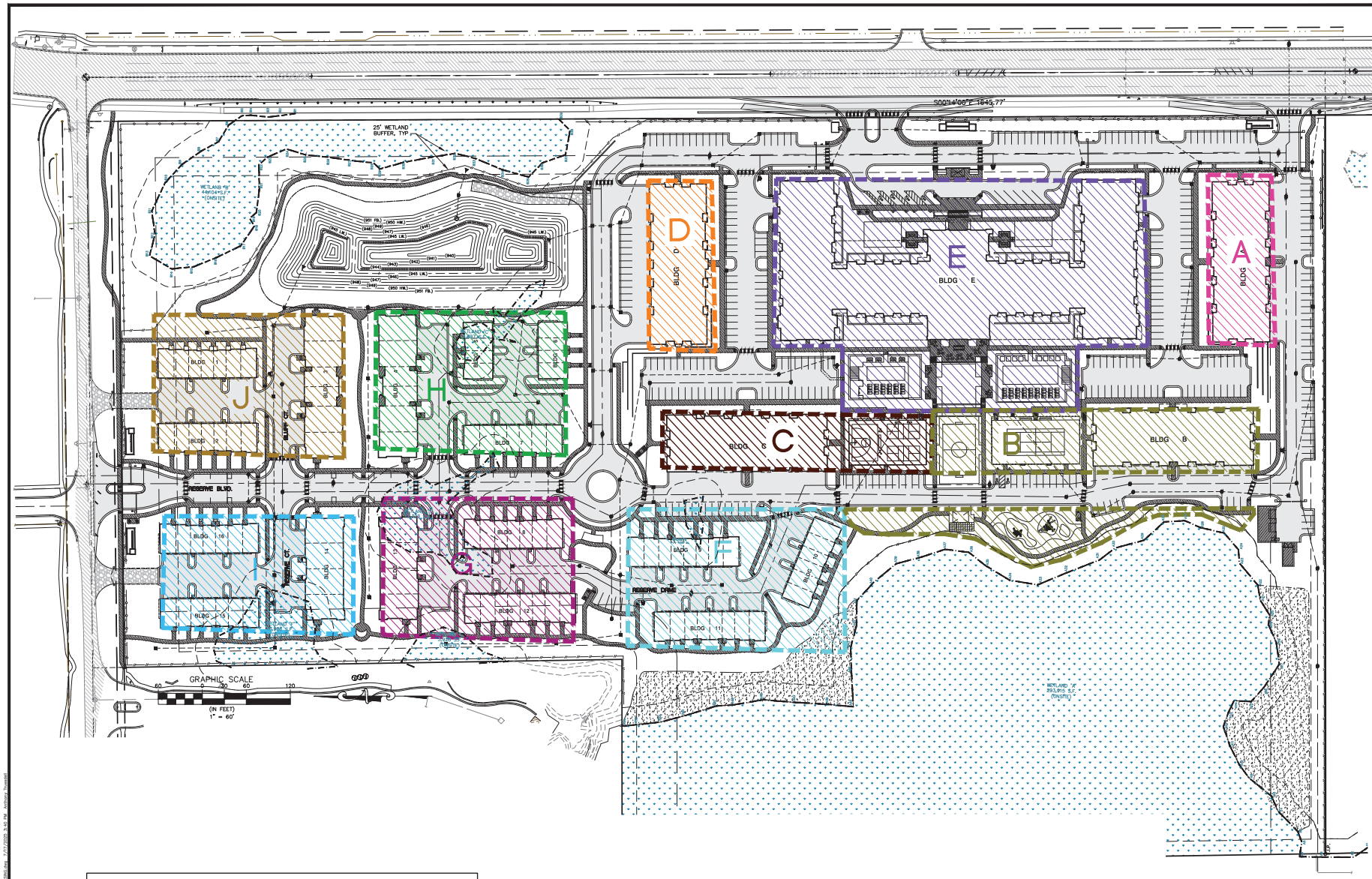

PHASES 2-11: BUILDING CONSTRUCTION (A-J)

IT IS ANTICIPATED THAT THE BUILDINGS WILL BE BUILT IN 10 PHASES (A-J). THE PHASES FOR BUILDING CONSTRUCTION ARE NOT PRESENTED IN ANY PARTICULAR ORDER AND THEREFORE MAY BE CONSTRUCTED IN ANY ORDER THAT IS REQUIRED BY MARKET CONDITIONS, EXCEPT THAT (1) PHASE E MUST BE INCLUDED IN A PRIOR PHASE OR THE SAME PHASES AS ANY OF THE BUILDINGS IN PHASES A-D, AND (2) PHASE J OR PHASE I MUST BE INCLUDED IN A PRIOR PHASE OR THE SAME PHASE AS ANY OF THE BUILDINGS IN THE OTHER TOWNHOME PHASES TO PROVIDE AT LEAST ONE EMERGENCY EGRESS ROUTE TO THE OTHER TOWNHOME PHASES.

SEIBER KEAST LEHNER
ENGINEERING | SURVEYING

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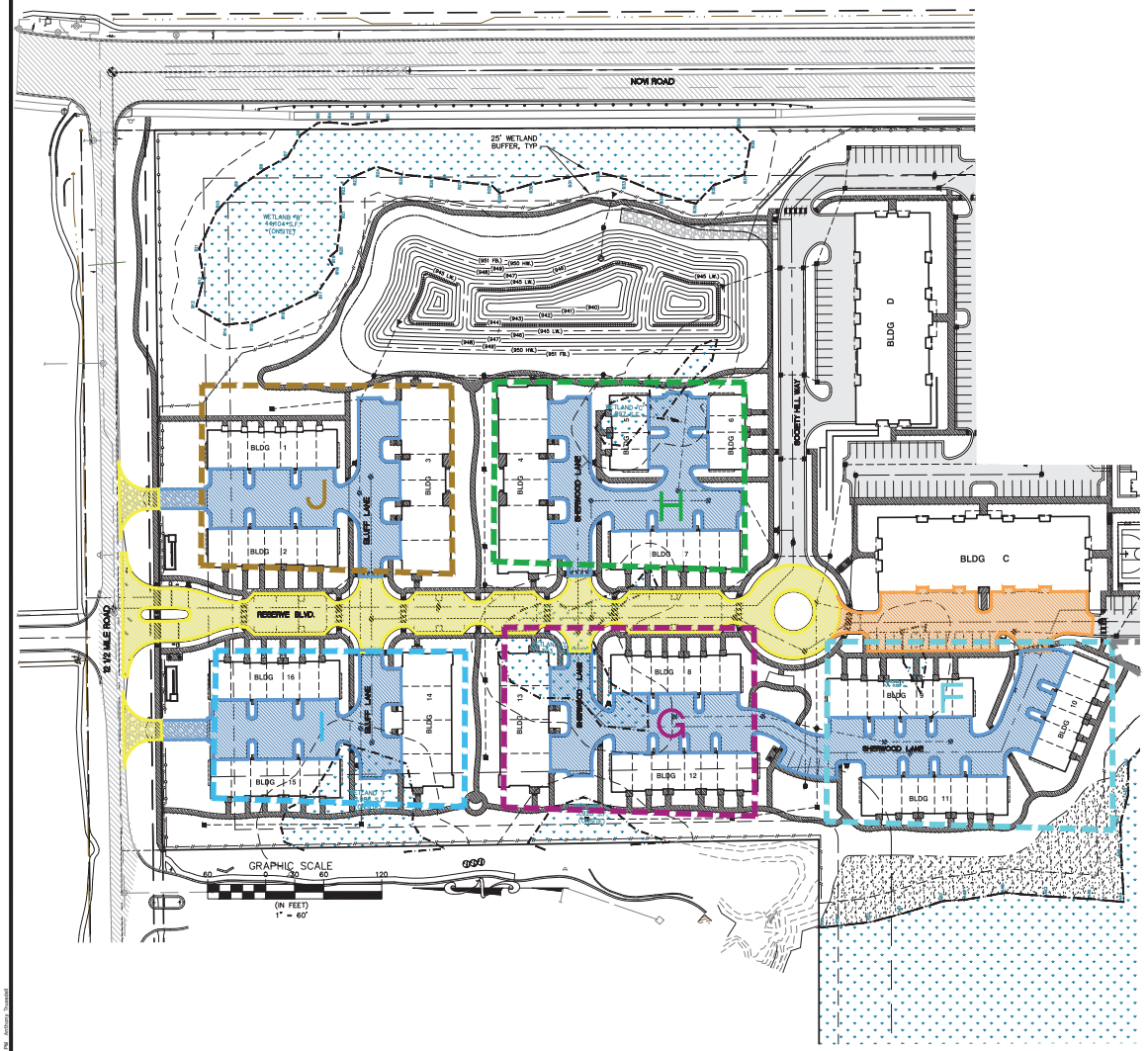
DRAWN BY: A.A.
CHECKED BY: R.E.
DATE: 11/22/23

CLIENT INFO:
E AND M HOLDINGS, LLC
JORDAN SASSON
32605 W. TWELVE MILE RD.
SUITE 290
FARMINGTON HILLS, MI
48334

PROJECT NAME:
SOCIETY HILL
SECT. 10, T.1N., R.8E., CITY OF NOV, OAKLAND COUNTY, MI

SHEET TITLE:
FOUNDATION & VERTICAL PHASING

PAGE No.:
24



TOWNHOME PHASING REQUIREMENTS: PHASES F,G, H, I AND J

PRIOR TO THE ISSUANCE OF A BUILDING PERMIT **(INCLUDING THE FOUNDATION PERMIT)**, THE FOLLOWING WORK MUST BE DONE:

- COMPLETION AND APPROVAL OF ALL WORK IN PHASE 1
- CURBS, GUTTERS AND BASE COURSE OF PAVING FROM TRAFFIC CIRCLE TO 12.5 MILE ENTRANCE (RESERVE BLVD.- YELLOW)
- BALANCE OF STORM SEWER SYSTEM AND STRUCTURES SERVICING EACH PHASE
- 35-TON CAPACITY STONE ACCESS DRIVES TO ACCESS BUILDINGS WITHIN THE PHASE, INCLUSIVE OF EMERGENCY ACCESS DRIVES ONTO 12 1/2 MILE ROAD (FOR PHASE J OR PHASE I) (BLUE)
  -FOR PHASE F, IF NOT ALREADY COMPLETED IN PHASE 1, A 35-TON CAPACITY STONE ACCESS ROAD MUST ALSO BE PROVIDED FOR A PORTION OF LAKESIDE DRIVE SOUTH OF THE TRAFFIC CIRCLE UNTIL THE INTERSECTION OF SHERWOOD LANE (THE "LAKESIDE ROAD SPUR")(ORANGE)

PRIOR TO THE ISSUANCE OF A TCO, THE FOLLOWING WORK MUST BE DONE:

- 12.5 MILE ENTRANCE ISLAND IS INSTALLED.
- TRAFFIC CIRCLE ISLAND MUST BE INSTALLED WITHIN 3 YEARS AFTER THE EARLIER OF (I) ISSUANCE OF TCO FOR BUILDING C (IN PHASE C) OR (II) ISSUANCE OF TCO FOR BUILDING 9 (IN PHASE F)
- ALL CURBS AND PAVING BASE COURSE WITHIN THE APPLICABLE PHASE MUST BE INSTALLED,
  -FOR PHASE F, THE LAKESIDE ROAD SPUR MUST ALSO BE CURBED AND PAVED UNLESS BUILDING C IS UNDER CONSTRUCTION, IN WHICH CASE, IT WILL BE COMPLETED PRIOR TO TCO FOR BUILDING C.
- PERMANENT SIGNAGE (INCLUDING MONUMENT SIGNAGE IN THE ROW), TRAFFIC CONTROL AND
- STRIPING MUST BE INSTALLED.
- ADJACENT SIDEWALKS AND DRIVE APPROACHES MUST BE INSTALLED.
- ALL SITE LIGHTING IN EACH PHASE AND PAVED ENTRANCES SERVING SAID PHASE MUST BE INSTALLED AND IN OPERATION.

OTHER GENERAL NOTES AND PHASED OCCUPANCY

- STREET AND TRAFFIC CONTROL SIGNAGE MUST BE INSTALLED AND MAINTAINED SIMULTANEOUS WITH INSTALLATION OF PAVED AND STONE ACCESS ROADS.
- AMENITY AREAS INCLUDED IN ON APPLICABLE PHASE IN THE ATTACHED PHASING PLAN ARE NOT A CONDITION PRECEDENT TO THE ISSUANCE OF A TCO FOR ANY APPLICABLE PHASE. BUT ARE REQUIRED TO BE COMPLETE TO RECEIVE A FINAL C OF O EXCEPT AS A SET FORTH ON THE AMENITY PLAN.
- PHASED OCCUPANCY IS ALLOWED SUBJECT TO SATISFACTION OF BUILDING AND FIRE CODE PROVISIONS AND COMPLETION OF ADJACENT DRIVES, SIDEWALKS, AND OTHER PROVISIONS OF CHAPTER 26.5 (AS AMENDED BY THE CONSENT JUDGMENT).

TOWNHOME PHASING REQUIREMENTS

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REV. #	REV. DATE	REVISION INFO.
1.	11-22-23	PRE-APP SUBMITTAL
2.	03-25-24	PRELIMINARY SITE PLAN SUBMITTAL
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5.	01-20-25	REVISED PRELIMINARY SITE PLAN #2
6.	07-08-25	REVISED PRELIMINARY SITE PLAN #3

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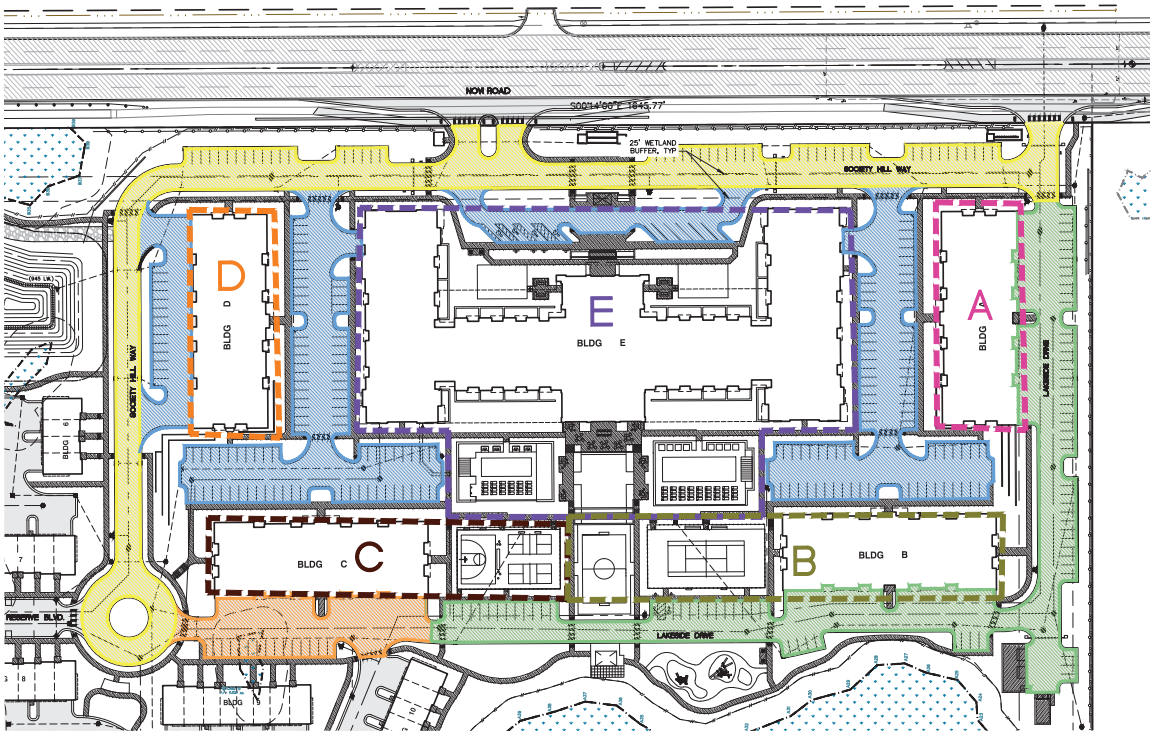
PROJECT NUMBER: 23-207
PROJECT MANAGER: B. EMERNE
DRAWN BY: A.A.
CHECKED BY: R.J.E.
DATE: 11/22/23

CLIENT INFO:
E AND M HOLDINGS, LLC
JORDAN SASSON
32605 W. TWELVE MILE RD.
SUITE 290
FARMINGTON HILLS, MI
48334

PROJECT NAME:
SOCIETY HILL
PART OF THE SE 1/4 OF SEC. 10, T1N., R.8E., CITY OF NOVI, OAKLAND COUNTY, MI
SHEET TITLE:
TOWNHOME PHASING REQUIREMENTS

PAGE No.:
25



APARTMENT PHASING REQUIREMENTS: PHASES A, B, C, D, & E

PRIOR TO COMPLETION OF THE WORK IN PHASE I AND BEFORE ALL CONDITIONS ARE SATISFIED BELOW TO COMMENCE VERTICAL CONSTRUCTION, A BUILDING PERMIT FOR ONLY FOUNDATIONS (INCLUDING ANY BUILDING PODIUM) AND MASONRY/CONCRETE STAIR AND ELEVATOR CORES CAN BE OBTAINED PROVIDED THAT TWO POINTS OF EMERGENCY EGRESS (35 TON CAPACITY) ARE PROVIDED INTO THE SITE AT THE TIME WORK COMMENCES, INCLUDING ONE ACCESS POINT TO 12 1/2 MILE ROAD.

PRIOR TO THE ISSUANCE OF A BUILDING PERMIT **FOR VERTICAL CONSTRUCTION**, THE FOLLOWING WORK MUST BE DONE:

- COMPLETION AND APPROVAL OF ALL WORK IN PHASE I .
- CURBS, GUTTERS AND BASE COURSE OF PAVING ON ARRIVAL WAY AND SOCIETY HILL WAY, INCLUSIVE OF THE TRAFFIC CIRCLE, BOTH SITE ENTRANCES AND PARKING AREAS ALONG NOVI ROAD. (YELLOW)
- BALANCE OF STORM SEWER SYSTEM AND STRUCTURES SERVICING EACH PHASE
- 35-TON CAPACITY STONE ACCESS DRIVES TO ACCESS BUILDINGS WITHIN THE PHASE. (BLUE)

PRIOR TO TH ISSUANCE OF A TCO. FOLLOWING WORK BE DONE:

- BOULEVARD ISLAND OF ARRIVAL WAY AND NOVI ROAD ENTRANCE MUST BE INSTALLED.
- TRAFFIC CIRCLE ISLAND MUST BE INSTALLED WITHIN 3 YEARS AFTER THE EARLIER OF (I) ISSUANCE OF TCO FOR BUILDING C (IN PHASE C) OR (II) ISSUANCE OF TCO FOR BUILDING 9 (IN PHASE F)
- COMPLETION OF CURBS, GUTTERS AND BASE COURSE OF PAVING
  - -FOR PHASE C, THE LAKESIDE ROAD SPUR (IF NOT DONE PREVIOUSLY) (ORANGE)
  - -FOR PHASES A AND B, THE REMAINDER OF LAKESIDE DRIVE FROM THE NORTHERN END OF THE LAKESIDE DRIVE SPUR TO THE SOUTHERN ENTRANCE TO NOVI ROAD (INCLUSIVE OF THE LAKESIDE DRIVE SPUR, IF NOT PREVIOUSLY COMPLETED). (GREEN)
- ALL CURBS AND PAVING BASE COURSE WITHIN THE APPLICABLE PHASE MUST BE INSTALLED
- PERMANENT SIGNAGE (INCLUDING MONUMENT SIGNAGE IN THE ROW), TRAFFIC CONTROL AND STRIPING MUST BE INSTALLED
- ADJACENT SIDEWALKS AND DRIVE APPROACHES MUST BE INSTALLED
- ALL SITE LIGHTING IN EACH PHASE AND PAVED ENTRANCES SERVING SAID PHASE MUST BE INSTALLED AND IN OPERATION.
- MAINTENANCE BUILDING AND COMPACTOR ENCLOSURE MAY BE CONSTRUCTED AT ANY TIME BUT MUST BE COMPLETE PRIOR TO OCCUPANCY OF THE FIRST OF BUILDINGS IN PHASE A-E.

OTHER GENERAL NOTES AND PHASED OCCUPANCY

- STREET AND TRAFFIC CONTROL SIGNAGE MUST BE INSTALLED AND MAINTAINED SIMULTANEOUS WITH INSTALLATION OF PAVED AND STONE ACCESS ROADS.
- AMENITY AREAS INCLUDED IN ON APPLICABLE PHASE IN THE ATTACHED PHASING PLAN ARE NOT A CONDITION PRECEDENT TO THE ISSUANCE OF A TCO FOR ANY APPLICABLE PHASE, BUT ARE REQUIRED TO BE COMPLETE TO RECEIVE A FINAL C OF O.
- PHASED OCCUPANCY IS ALLOWED SUBJECT TO SATISFACTION OF BUILDING AND FIRE CODE PROVISIONS AND COMPLETION OF ADJACENT DRIVES, SIDEWALKS, AND OTHER PROVISIONS OF CHAPTER (AS AMENDED BY THE CONSENT JUDGMENT).

APPARTMENTS PHASING REQUIREMENTS

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REV. #	REV. DATE	REVISION INFO.
1.	11-22-23	PRE-APP SUBMITTAL
2.	01-24-24	PRELIMINARY SITE PLAN SUBMITTAL
3.	07-30-24	PER CITY REVIEW LETTERS
4.	10-4-24	REVISED PRELIMINARY SITE PLAN
5.	01-20-25	REVISED PRELIMINARY SITE PLAN #2
6.	07-08-25	REVISED PRELIMINARY SITE PLAN #3

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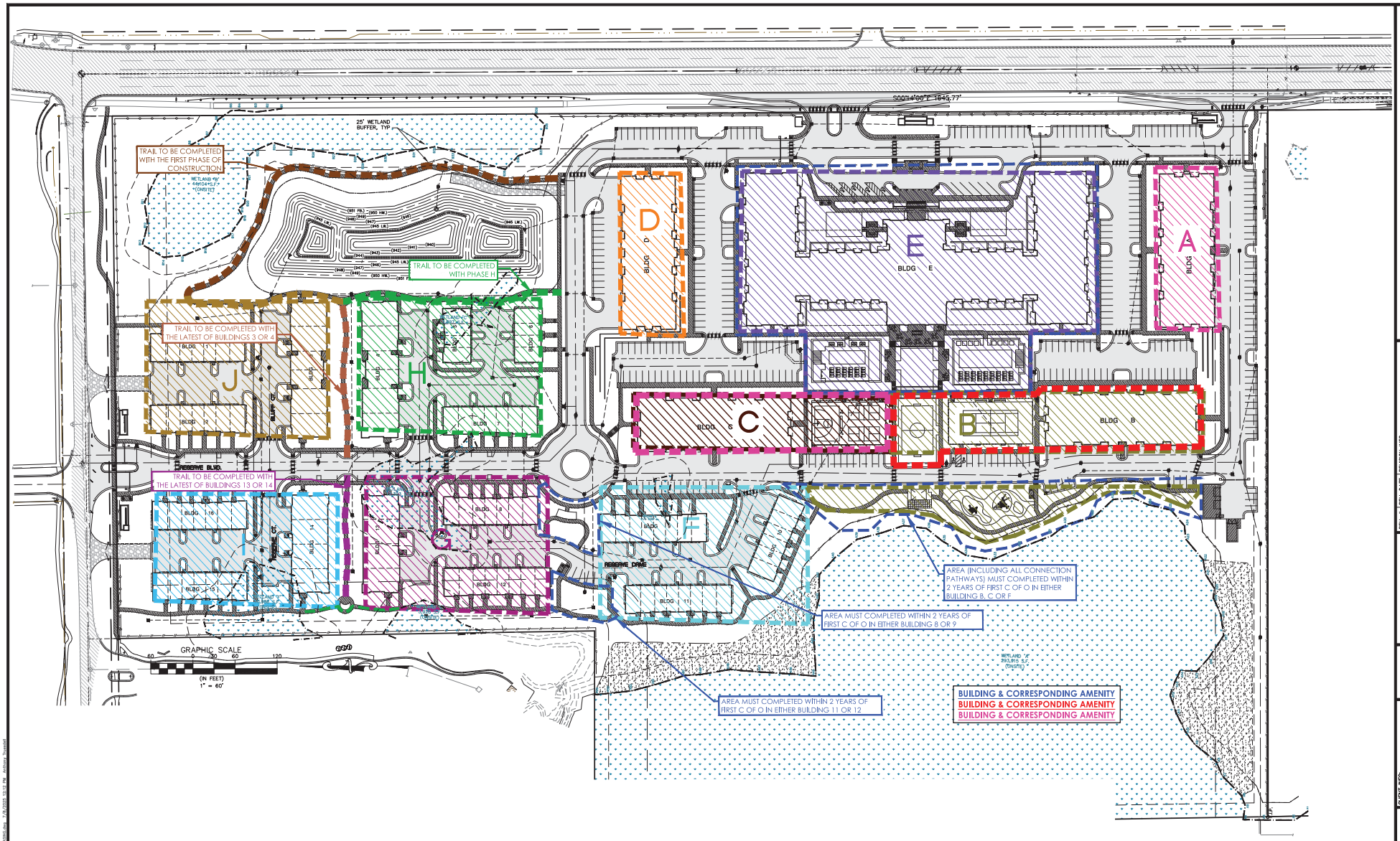
PROJECT NUMBER: 23-077
PROJECT MANAGER: B. EMERINE
DRAWN BY: A.A.
CHECKED BY: R.K.E.
DATE: 11/22/23

CLIENT INFO:
E AND M HOLDINGS, LLC
JORDAN SASSON
32605 W. TWELVE MILE RD.
SUITE 290
FARMINGTON HILLS, MI
48334

PROJECT NAME:
SOCIETY HILL
PART OF THE NE. 1/4 OF SEC. 10, T1N, R8E, CITY OF NOVI, OAKLAND COUNTY, MI

SHEET TITLE:
APARTMENT PHASING REQUIREMENTS

PAGE No.:
26



AMENITY PHASING

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REV. #	REV. DATE	REVISION INFO.
1.	11-22-23	PRE-APP SUBMITTAL
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3.	07-30-24	PER CITY REVIEW LETTERS
4.	10-4-24	REVISED PRELIMINARY SITE PLAN
5.	01-20-25	REVISED PRELIMINARY SITE PLAN #2
6.	07-08-25	REVISED PRELIMINARY SITE PLAN #3

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PROJECT NUMBER: 23-0701
PROJECT MANAGER: B. EMERINE
DRAWN BY: A.A.
CHECKED BY: R.E.
DATE: 11/22/23

CLIENT INFO:
E AND M HOLDINGS, LLC
JORDAN SASSON
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SUITE 290
FARMINGTON HILLS, MI
48334

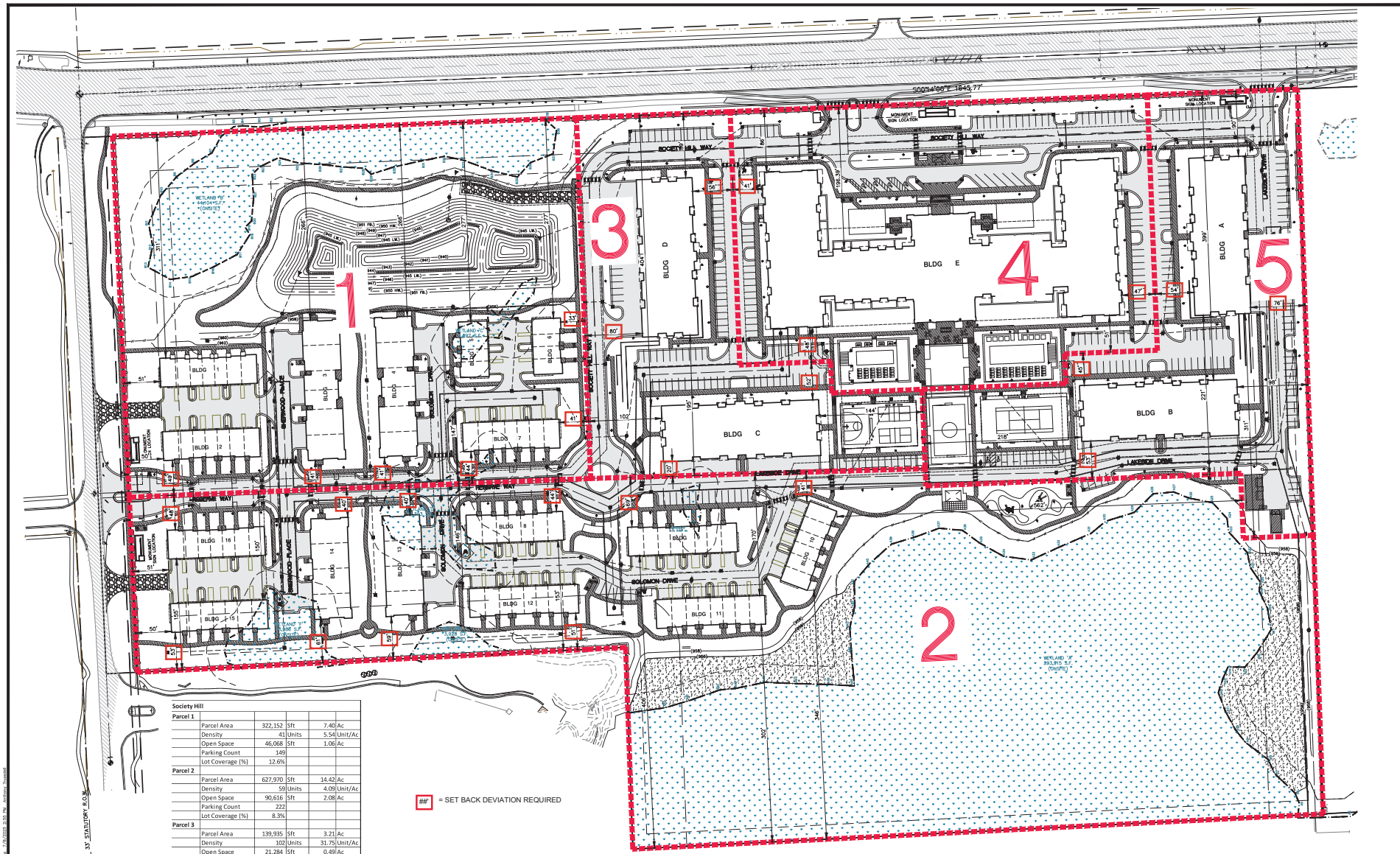
PROJECT NAME:
SOCIETY HILL
PART OF THE NE 1/4 OF SEC. 19, T1N, R9E, CITY OF NOVI, OAKLAND COUNTY, MI

SHEET TITLE:
AMENITY PHASING

PAGE No.:
27

EXHIBIT H

Parcel Division Plan



Society Hill					
Parcel 1					
	Parcel Area	322,152	Sft	7.40	Ac
	Density	41	Units	5.54	Unit/Ac
	Open Space	46,068	Sft	1.06	Ac
	Parking Count	149			
	Lot Coverage (%)	12.6%			
Parcel 2					
	Parcel Area	627,970	Sft	14.42	Ac
	Density	59	Units	4.09	Unit/Ac
	Open Space	90,616	Sft	2.08	Ac
	Parking Count	222			
	Lot Coverage (%)	8.3%			
Parcel 3					
	Parcel Area	139,935	Sft	3.21	Ac
	Density	102	Units	31.75	Unit/Ac
	Open Space	21,284	Sft	0.49	Ac
	Parking Count	145			
	Lot Coverage (%)	23.0%			
Parcel 4					
	Parcel Area	218,543	Sft	5.02	Ac
	Density	196	Units	39.07	Unit/Ac
	Open Space	68,698	Sft	1.58	Ac
	Parking Count	284			
	Lot Coverage (%)	28.5%			
Parcel 5					
	Parcel Area	168,053	Sft	3.86	Ac
	Density	102	Units	26.44	Unit/Ac
	Open Space	25,716	Sft	0.59	Ac
	Parking Count	188			
	Lot Coverage (%)	19.1%			

= SET BACK DEVIATION REQUIRED

GRAPHIC SCALE
60 0 30 60 120
(IN FEET)
1" = 60'

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PROJECT NUMBER: 23-207
PROJECT MANAGER: B. EMERINE
DRAWN BY: A. AWAD
CHECKED BY: R.E.
DATE: 11/22/23
OFFICE: FARMINGTON HILLS

CLIENT INFO:
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48334

PROJECT NAME:
SOCIETY HILL
PART OF THE SE 1/4 OF SECTION 10, T.1N., R.8E., CITY OF NOVI, OAKLAND COUNTY, MI
SHEET TITLE:
PROPOSED TAX LOT SUBDIVISION

PAGE No.:
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EXHIBIT I

Soil Boring Plan

EXHIBIT J

Sanitary Sewer Easements

EXHIBIT K

EGLE Wetland Permit

PLANNING REVIEW

PLAN REVIEW CENTER REPORT

August 15, 2025 (updates to March 10, 2025, Review)

Planning Review

Society Hill

JSP24-04

PETITIONER

E & M Holdings, LLC c/a - Sequel

REVIEW TYPE

Revised Consent Judgment Plan/Preliminary Site Plan

PROPERTY CHARACTERISTICS

Section	10	
Site Location	West of Novi Road, South of 12 ½ Mile Road;	
Site School District	Novi Community School District	
Site Zoning	RM-1 Low Density Multiple Family with PD-1 Option	
Adjoining Zoning	North	R-1 One Family Residential
	East	R-1 One Family Residential
	West	RM-1 Low Density Multiple Family
	South	RA – Residential Acreage
Current Site Use	Vacant	
Adjoining Uses	North	Single Family Subdivision
	East	Cemetery
	West	Multiple Family Residential
	South	Vacant
Site Size	33.89 acres	
Plan Date	July 8, 2025	

PROJECT SUMMARY & HISTORY

The applicant is proposing changes to the Society Hill development that was originally approved in 1999. Society Hill is associated with a 2001 Consent Judgment with the City. The Consent Judgment states that the site plan approved in 1999 was to remain in effect for 5 years from the date of execution, after which time the applicant would need to seek approval annually from City Council to extend the final Site Plan approval. Each year since 2006 the applicant has requested, and City Council has granted, the site plan extension, so the 1999 site plan remains an approved project that could be built.

The applicant has submitted a revised Preliminary Site Plan for review by City Council to consider amending the Consent Judgment. Like the 1999 Plan, the new proposal for the development of the 33.89-acre property west of Novi Road and south of 12 ½ Mile Road is proposed to utilize the existing RM-1 Low Density Multiple Family zoning with the available Planned Development Option (PD-1) as designated on the Future Land Use Map. The current Preliminary Site Plan includes 500 units in mid-rise apartment buildings and attached townhouses. The apartment buildings would include a 5-stories tall central building (E) and four 4-story buildings with a total of 400 apartments ranging from studios to three-bedroom units. Sixteen townhome buildings on the north side of the site would have 100 residences with garages – 80 of those in three-story buildings and 20 in 2.5-story buildings. Sixteen of the townhome units would provide a ground floor primary bedroom suite.

Indoor and outdoor amenities are proposed for the residents of the site. The central building (E) contains 15,000 square feet of indoor space for a fitness center, spa facilities, café/bistro, community lounge, co-working space, conference rooms, community kitchen with dining area, library, and an indoor/outdoor terrace on the top floor overlooking the outdoor space. The outdoor amenities consist of two pools, a turf soccer field, tennis courts, sports court, pickleball courts, playground areas, dog park, and over two miles of walking path through the site.

COMPARISON OF 1999 PLAN TO CURRENT PLAN

The following chart gives a side-by-side comparison of the 1999 Plan to the Current Plan.

	1999 Plan (Existing Development Approval)	**Current Plan (Proposed Development)**
Zoning	RM-1 Low Density Multiple Family with PD-1 Option	RM-1 Low Density Multiple Family with PD-1 Option
Land Area	33.89 acres	33.89 acres
Number of Buildings	23	21
Number of Units	312	500*
Room Count	1,264	1,580*
Average Unit Size	1,758 square feet	1,228 square feet
Lot Coverage	Not known	14.84%
Building Height	2 and 3 story max	5 stories max*
Parking Spaces	693	988*
Parking Ratio	2.22 spaces/unit	1.98 spaces/unit*
Wetland Impacts	0 acres	0.79 acres
Wetland Mitigation	N/A	1.01 acres on-site Some off-site/Wetland bank/Conservation Easement/Enhancement*
Woodland Impacts	1,062 trees	1,338 trees (82 are off-site on City-owned parcel)
Stormwater Management	All on-site (10-year storm)	On-site and Use of City-owned parcel 22-10-400-005 (100-year storm)
Usable Open Space	~ 1 acre programmed outdoor 0% of units had private outdoor space	4.14 acres programmed outdoor* 98% of units have private outdoor space
Ancillary Commercial Use	0 sf	Up to 7,500 sf
Traffic Impact	1,902 trips per day (per 1996 Traffic Study)	2,377 trips per day* (per 10/4/24 F&V Traffic Study)
Curb cuts	1 on Novi Road, 1 on Twelve ½ Mile Road	2 on Novi Road, 1 on Twelve ½ Mile + 2 emergency access points

***Denotes items changed since the Plan was presented for Public Hearing in July 2024.**

STATEMENT REGARDING PROCESS, APPLICABLE ORDINANCES, AND PROPOSED DEVIATIONS

This review uses the standards and requirements of the current ordinances throughout. It also follows the language of the most recent "process" document that Community Development Department received from the City Attorney's office, which indicated that it is the "last round" of revisions circulated between the City Attorney's office and the applicant's counsel. (That document, we are told, fully took into consideration the existence of the 2001 Consent Judgment between the applicant and the City.)

Under that process, what has been submitted by the applicant is not considered to be an "amendment" to the existing site plan but a new preliminary site plan. That is not only because it includes some significant changes in the basic use, layout, access, and engineering/environmental features of the plan such that any plan on any other property would be processed by the city as a "new" plan as opposed to just an amended plan. It is also because, as a practical matter, there is no mechanism to grant the relief requested by the applicant in the 1997-era zoning and land use ordinances through just a "site plan amendment."

When the applicant got its site plan approved in 1999, it also secured various Planning Commission waivers and ZBA variances. This new site plan includes some of the aspects that got such relief. However, it also includes several **new** aspects that now require new relief, or new deviations. These include, for example: the maximum length of buildings; building setbacks; parking setbacks; yard setback area; number of parking spaces; building setbacks from parking; and landscaping requirements. (There may also be others.) The new plan also does not include aspects that were stated conditions of approval for the 1999 Plan, specifically the animal crossing culvert and minimizing woodland impacts.

According to the City Attorney's office, the Planning Commission did not have authority in 1997 to grant any of that relief. The ZBA *could* grant that relief, theoretically, but we understand from the applicant that they prefer not to go to any board or commission other than the City Council.

So, if the applicant is looking for relief from the *City Council* as part of a plan review process, that could presumably only come through a revision to the Consent Judgment (or possibly the authority under the PD option to grant such deviations, which was added to the PD Ordinance in 2005). Assuming that is the case, it only makes sense for the overall application to be reviewed under the current ordinance standards, so that the City Council can know the full extent of the requested deviations.

This also seems appropriate since the 1999 site plan had no wetlands impacts, and now there are some, and because the new site plan requests to use a significant area of City-owned land, which was not part of the previous site plan.

RECOMMENDATION

Staff recommends conditional approval of the revised Preliminary Site Plan, if City Council is inclined to approve the deviations and agree to an amendment of the Consent Judgment. Since the initial review and tentative approval by City Council, the applicant has made changes that depart from the tentative motion approved by Council on July 8, 2024. While the layout and building footprints have not changed significantly, the room and unit counts have increased with the addition of a 5th floor on Building E. In addition, there are proposed deviations related to landscaping and wetland ordinance requirements that are not supported by staff. Update: Staff has come to an agreement on the issue of previously planted woodland replacement credits with the applicant. If approved, staff recommends the City Council include the deviations and conditions as written on pages 8-12 below.

CHANGES FROM PREVIOUS REVIEW

The following changes have been made to the plan since the March plan was presented to City Council in June and for public hearing in July 2024:

1. Density/Room Count. The proposed Preliminary Site Plan now includes 500 units with a total of 1,580 rooms. This represents a 25% increase in room count and a 60% increase in unit count from the 1999 Consent Judgment Plan. Compared to the previous proposal in March, there is a 16% increase in room count and an 8% increase in unit count. Some of this increase comes from the additional proposed story and some comes from a revised analysis of spaces within the units as to whether those areas needed to be counted as rooms. Under the PD-1 Option, the Ordinance allows up to 2,108 rooms for a parcel of this size, so the proposed room count is 25% less than that maximum level.

2. Building Height & Massing. The 1999 Approved Plan allowed for 2-3 story buildings. The plan presented to Council in July 2024 proposed a mix of 4-story (51 feet) apartment buildings and 2- and 3-story townhomes. The PD-1 Ordinance allows a maximum building height of 5 stories. The current Preliminary Site Plan has increased the height of the largest building (E) to 5 stories (65.5 feet) above a below-grade parking garage. This will have an impact on the mass of the building as viewed from the east (Novi Road) and west (Carlton Forest, Charneth Fen). The massing of the building increases by 7,139 square feet, or 28% greater area than the March Plan (as presented to Council in July 2024). Although the architecture is still attractive, this is a noteworthy departure from what was presented to the City at a public hearing on in July 2024. Compared to the 1999 Plan, the largest building viewed from Novi Road would have had a visible surface area of 7,200 square feet.

   The applicant provides an exhibit showing the tallest building will be nearly 1,000 feet from most of the nearest neighbors, and separated by the large wetland and forest areas. Perspective illustrations are also provided to show the comparison of a 4-story and 5-story building from various vantage points, as well as photographs from Charneth Fen and Carlton Forest to demonstrate that the Society Hill project may not be very visible from those locations, especially during the months when leaves are on the trees.

3. Woodland Replacement Credits. Considerable time and resources have been spent by both the applicant and City staff to determine how many trees were planted by the applicant in the early 2000s that should be counted as "credits" for their proposed woodland impacts. Considering the Woodland Permit was granted on March 18, 1998 by the Planning Commission, it would seem the Woodland Ordinance in effect as of that date would be the correct one to apply. On February 9, 1998, a Woodland Ordinance amendment (#97-125.11) was adopted by City Council. This amendment, in part, revised the tree species that were permitted to count as replacement credits. The new tree list included white and black spruce, but not other spruce species. Technically, this ordinance would have been in effect when the Planning Commission approved the Woodland Permit. However, based on the review letters from that time we have been unable to determine if the new standards were being applied to this project. Therefore, we will accept the applicant's argument that all varieties of Spruce trees were to be allowed as credits as it relates to this project.

   Prior to the above-mentioned amendment, the Woodland Protection Ordinance gave clear standards in Section 37-8 on the requirements for the relocation or replacement planting of trees. At that time, the Ordinance stated the "locations of replacement trees shall be subject to the approval of the city and shall be such as to provide the optimum enhancement, preservation and protection of woodland areas." It also stated plantings must be approved through inspection by the City. Review letters by Linda Lemke, the City's woodland and landscape consultant at the time, repeatedly stated that plans for the off-site planting must be provided for review and approval. A July 1999 response letter from the applicant's consultant at the time, James Allen with Robert Leighton Associates, indicated "a landscape plan shall be submitted to the City for off-site plantings." **The applicant acknowledges that no plans were ever provided, and no inspections were ever requested that would have indicated some type**

of approval of the replacement trees they now claim credit for. Also in the Woodland Ordinance, and referenced in review letters by Linda Lemke, no more than 15% of any one species could be used for replacement credits. Based on the applicant's information, 74% of the trees they want credit for are "Spruce." While the applicant provides evidence of the use of "City Tree Farm" trees being relocated to the Arena Drive berm, Staff does not agree with the assumption that this provided a replacement "protocol." **All review letters from that time indicated the requirement that a plan needed to be provided for the tree plantings, and this was not completed.**

The applicant also includes a multiplier for the size of the replacement trees planted. The ability to use a multiplier was removed from the Ordinance in an amendment adopted by City Council on March 7, 1994, which was well before the Woodland Permit for this project was approved. **The applicant will need to amend their tree replacement credit chart to account for the fact that size multipliers were not permitted in the Woodland Ordinance in effect in 1998 and cannot be credited as proposed.**

It is apparent that ordinance standards were not followed to provide replacement planting plans for the City to review and no inspections of planted trees were requested. Therefore, it could be argued that zero credits should be allowed. However, Staff would support a compromise of 637 trees credited, which is the number of trees the applicant shows were planted without a multiplier. City Council could agree to this, or a different number of credits, under the terms of a Consent Judgment amendment. <u>UPDATE: This has now been agreed to by the applicant in the draft Consent Judgment.</u>

4. <u>Wetland Mitigation</u>. Since the previous review by Council, the applicant has discovered an error on the previous plan that used delineations from 2018 instead of the more recent 2023 study that were approved by EGLE and the City's consultant. Using the 2023 delineation results in a slightly smaller wetland impact (0.79 acre instead of 0.847 acre), and therefore slightly lessens the mitigation required (1.42 acres instead of 1.52 acres). They propose to construct 1.01 acres of forested mitigation on-site. The mitigation plan is still deficient by 0.41 acres**. The applicant proposes to purchase mitigation credits in this amount from an EGLE approved wetland mitigation bank.**

   As discussed previously, the purchase of bank credits outside the City is not consistent with the City's Wetland and Watercourse Protection ordinance (Chapter 12 of the Code), which requires mitigation on-site, or off-site within the City's jurisdiction.

   For Council's consideration, the applicant now describes a "comprehensive plan" to address wetland and habitat issues with their consultants, which are to include:
   - <u>Onsite construction and off-site mitigation credits</u> as described above,
   - <u>Habitat enhancement and Improvements</u>: the applicant will submit a plan for the enhancement and improvement of reptile and amphibian habitat with the remaining wetlands and by placing educational signage. **In addition, the following conditions are recommended for the environmental enhancement proposed:**
     - **Any pesticide/herbicide use be conducted by a licensed Michigan Department of Agriculture and Rural Development Certified Pesticide Applicator.**
     - **The physical/chemical removal of invasive species be required for 5 years instead of 3 years, similar to the typical mitigation monitoring period.**
     - **Any pesticide/herbicide applied within or near wetlands or other water resources shall follow the EGLE Aquatic Pesticides guidelines.**
   - <u>Wildlife clearance and relocation</u>: amphibians and reptiles will be collected and relocated to areas outside the construction zone prior to site disturbance.
   - <u>Invasive species management</u>: a plan for the management of invasive species,

including Phragmites and Buckthorn, will be developed. Management activities will be provided for a period of 3 years.

- Wetland Mitigation Monitoring: Property owner will monitor the areas of mitigation for a minimum of 5 years, with a monitoring report to be submitted annually. **This is a requirement of the City's Wetland Ordinance, as well as the EGLE permit. The City's Wetland consultant recommends the monitoring period of the forested wetland mitigation be doubled from the required 5-year period to a 10-year period, with the option to reduce the monitoring period if the mitigation is deemed successful after the 6th year. Due to the longer time period of forested wetlands and trees to establish, it is common for EGLE to require 5 to 10-year monitoring periods for the creation of forested wetlands.**
- Conservation Easement: The applicant also states they will place in a conservation easement Wetlands A and B and the adjacent mitigation areas, as well as the entire City-owned parcel that they will purchase. Together, these areas total approximately 12 acres.

5. Tax Lot Subdivision. Sheet 17 of the current plan set depicts how the applicant would like to subdivide the property for tax purposes. **Most of the proposed lots do not meet the City's standards for land division, and such lot lines would create setback and other issues that are not addressed in the requested deviations. Each parcel created in the city must have frontage on a public road**. **UPDATE: The applicant has revised their tax parcel plan so that all parcels will have frontage on a public street. The applicant has recently provided a Tax Parcel Deviation spreadsheet with approximately 28 deviations indicated due to the intended parcel splits. Deviations include exceeding allowable density, shortage of parking and exceeding lot coverage in certain parcels, if taken individually. Numerous building setback deviations are also shown as a result of dividing the site into 5 separate tax parcels. Additional information is provided in paragraph 22 on page 12.**

6. Façade: In their cover letter, the applicant has made final selections for materials as shown in the plan set. **The City's Façade consultant notes some deviations from ordinance standards would require Section 9 façade waivers, however these are supported as the Wood Siding (horizontal fiber cement material) is used on recessed balconies, and is not detrimental to the aesthetic quality of the building or the long-term durability of the structures.**

7. Accessory Structures: The plan set now includes details on the Attendant Booth, Maintenance Building & Trash Compactor Enclosure. "Concept Images" of the trellis/gazebo structure are provided on sheet L-03. **The deviations required for accessory structures based on the information on the plans are:**
    a. Attendant Booth: Accessory structures are required to be located in the rear or interior side yard. **The Attendant Booth is located in the front yard, six feet from the property line. In addition the amount of Cement Fiber Panels on the left and right elevations exceed the ordinance standard. A Section 9 waiver is recommended as the design is consistent with the primary buildings.**
    b. Maintenance Building: Located in the rear yard outside of the building setback. No deviation required.
    c. Trash Compactor: Located in the rear yard outside of the building setback. No deviation required.
    d. Number of Accessory Structures: Not more than two accessory structures shall be permitted on any lot having 21,780 square feet of area or more. **The site plan shows at least 4 accessory structures/buildings on the site, which requires a deviation.**

8. Carports: The applicant has added 7 potential detached carport locations, as well as an "example" carport image (Sheet 18). **This sheet includes several statements regarding the carports:**

    a. Locations for carports and/or detached garages will be free of utility conflicts should Developer opt to include them.
    b. A reduction of up to15 parking spaces shall be permitted to accommodate carports and/or detached garages. **This is in addition to the deficit of 54 parking spaces for which the applicant requests a deviation from Ordinance requirements.**
    c. The setback in front of Building A, Building C and Building D can be reduced up to 15.4 feet (to match Building B) to accommodate any adjustments in Building location and carport (or detached garage) locations to clear utility conflicts and clearance issues. **This reduction in setback may have implications for landscaping, and would further increase the deviation for spacing between buildings A & E and Buildings D & E.**
    d. Carports and/or detached garages can be installed after the final paving is complete.
    e. Carports and/or detached garages shall be shown on the final site plan and will require building permits.

    These statements should be removed from the plan unless Council agrees to the conditions in the Consent Judgment, and carport details and locations shall be shown on the Final Site Plan. Similarly, specific deviations for building setbacks should be requested if anticipated to be needed.

9. Commercial Area. Applicant proposes ancillary commercial space to be included in Building E. Uses are not described by the applicant, and the first-floor plan for Building E indicates two areas with the note: "Ancillary retail/commercial area not to exceed 25% of the first floor area". The PD-1 Ordinance allows retail, commercial and office uses under the following conditions:

    a. Such uses shall be permitted within mid-rise structures only;
    b. Any retail or office uses on the site shall be clearly accessory to the principle use and shall be intended and designed to service only the residents of the principle use;
    c. Such uses shall be contained totally within the walls of a principal building and shall be totally obscured from any exterior view. No identification sign shall be visible from any exterior view; and
    d. Such uses shall not exceed twenty-five (25) percent of the gross floor area at grade level, more than 50% of the gross floor area of a subgrade level, and shall be prohibited from any level above the first floor.

    Given the first-floor area is approximately 54,965 square feet, this could result in 13,740 square feet of retail/commercial area. Staff recommends that the consent judgment limit the maximum allowable commercial area to a more modest size, such as the 7,500 square feet stated in the last submittal. The applicant should provide additional information on the proposed commercial uses if more space is needed. Update: The draft Consent Judgment limits the commercial space to 7,500 square feet, and provides a list of acceptable uses. In addition, it appears a deviation to allow up to 4 exterior signs for the commercial use will be requested.

10. Phasing. Review of the proposed phasing plans were sent under separate cover. **UPDATE: Exhibit G of the draft Consent Judgment Amendment shows the proposed phasing sequence that has been coordinated and is now recommended for approval by Community Development.**

11. Sign Ordinance: The applicant submitted 4 preliminary sign permit applications (not official) for the site, which were forwarded to the Code Enforcement team for review. Based on the site plan, there appear to be 4 monument signs proposed (2 on Novi Road, 1 at the 12 ½ Mile Road entrance, and 1 on Building E). **The identified deviations from Sign Ordinance standards are shown in bold.**

    a. Monument Sign 1 (main entrance on Novi Road near Guard House): **area of sign exceeds standard by 159 square feet (24 sf permitted, 183 sf proposed). Height of sign exceeds standard by 3 feet (5 feet permitted, 8 feet proposed).**
    b. Monument Sign 2 (south entrance on Novi Road): **area of sign exceeds standard by 74 square feet (24 sf permitted, 98 sf proposed). Height of sign exceeds standard by 1 foot (5 feet permitted, 6 feet proposed).**
    c. Monument Sign 3 (entrance on 12 ½ Mile Road): **area of sign exceeds standard by 74 square feet (24 sf permitted, 98 sf proposed). Height of sign exceeds standard by 1 foot (5 feet permitted, 6 feet proposed).**
    d. Building Sign on Building E: Meets standards (100 sf permitted, 42 sf proposed).

12. Draft Consent Judgment. The draft amendment to the Consent Judgment was not provided in this submittal.

ORDINANCE REQUIREMENTS/DEVIATIONS

This project was reviewed for conformance with the Zoning Ordinance with respect to Article 3 (RM-1 Low Density Low-Rise Multiple-Family Residential District, Planned Development Options), Section 3.6 (Notes to District Standards), Article 5 and Article 6 and any other applicable provisions of the Zoning Ordinance. Items in **bold** below must be addressed by the applicant or the City Council.

1. Maximum Length of Buildings (Sec. 3.8.2.C): The ordinance states building lengths cannot exceed 180 feet. If exceeded, the ordinance allows the Planning Commission to modify the length requirement up to 360 feet if there are recreational or social common areas with a minimum capacity of 50 persons within the building and if building setbacks are increased an additional foot for each 3 foot of building length over 180. Buildings A, B, C, D, E, 3 and 4 each exceed 180 feet. No additional building setbacks are proposed to offset the building lengths. Building E, at 492 feet, also exceeds the maximum length of 360 feet. Only building E appears to have the recreational or social common areas with a minimum capacity of 50 persons. All buildings in the 1999 Plan complied with maximum length. **City Council approval of the deviation in building lengths would be required. Staff does not object to the deviation.**

2. Shoreline Setbacks (Sec 3.31.6.B.iv.e): "A minimum yard setback of 100 feet shall be provided from any lake shoreline including natural or manmade water bodies. Stormwater retention facilities shall be considered as shoreline when they are designed and developed as an integral part of the site's landscaped open space." The site plan locates several buildings, drive aisles and parking areas within about 50 feet of Wetland A and the northeastern stormwater basin. **City Council would need to approve the deviations from this requirement, or the site layout would need to be significantly reconfigured to comply. Staff does not object as most other properties in the City only require a 25-foot buffer be maintained.**

3. Building Setbacks (Sec. 3.1.7.D): Along the western property line, buildings are 50 to 60-feet from the property line rather than the required 75 feet. It appears that all buildings in the 1999 Plan complied with building setbacks. **City Council would need to approve the deviations for the 5 buildings near the western property line. Staff notes that it appears both Charneth Fen and Carlton Forest complied with the setback requirement.**

4. Parking Setbacks (Sec. 3.6.2.B): A minimum parking setback of 20 feet is required from interior side and rear lot lines, and front/exterior parking setbacks are to comply with the minimum building setback. For Novi Road, that would be 75 feet. In the 1999 Plan, the parking complied with setback requirements. **City Council would need to approve the deviations to allow parking within 14.4 feet along the south side of the property, and 20 feet along Novi Road. Staff does not object to the deviation.**

5. Building Orientation *(Sec. 3.8.2.D):* A Zoning Ordinance deviation is requested to revise the required minimum orientation for buildings along the perimeter of the property from 45 degrees for Buildings A, 12 and 15. In the 1999 Plan, it appears 4 buildings would not have met the minimum required orientation to the property line. **Staff supports this deviation as it allows a more efficient use of space, and therefore potentially less disturbance of natural features. City Council would need to approve the deviations.**

6. Yard Setback Area *(Sec. 3.8.2.D)*: "Within any required front, side or rear yard setback from any property line in an RM-1 or RM-2 district, not more than 30% of such yard area shall be used for off-street parking, maneuvering lanes, service drives or loading areas." The applicant has provided a calculation for the Novi Road frontage that indicates 33%. **City Council would need to approve the deviation. As it is a relatively minor deviation Staff does not object.**

7. Distance Between Buildings (*Sec. 3.8.2.H*): A Zoning Ordinance deviation is requested to allow the calculated minimum distance between buildings to be less than required in seven locations. This calculation is made using a formula measuring the height and length between adjacent buildings, with a minimum distance of 30 feet required. **Based on the information provided by the applicant, the deviations for the seven locations range from a shortage of 32.47 feet to 1.7 feet. City Council would need to approve the deviations. Staff does not object.**

8. Number of Parking Spaces (Sec. 5.2.12.A*):* Given the unit mix proposed, the number of required parking spaces is 1,042 according to the standards for a multifamily development (2 spaces per studio/1- and 2-bedroom unit, 2.5 per each 3+ bedroom units). The site plan proposes 988 spaces in both garage and surface lots. The applicant requests a deviation for the deficiency of 54 spaces. **Staff supports the relatively minor deviation to reduce impervious surface area on the site as there are still nearly 2 spaces per unit. City Council would need to approve the deviation.**

   Please be aware that Sheet 18 of the PSP includes a note stating: "*A reduction of up to 15 parking spaces shall be permitted to accommodate carports and/or detached garages.*" The plans indicate that each bay of parking where a carport is placed would lose 1-2 parking spots, with a total of 10 spaces. This assumption seems to be a worst-case scenario, as it appears to be the most any bay of parking would lose. City Council should make clear if they support granting this latitude, or if this note shall be removed from the plans with any conditions on deviations to be spelled out in the Consent Judgment, if amended. Staff believes the carports or garages would be a good amenity for residents, and has no objection.

9. Wetland Impacts: On Sheet 15, total wetland impacts are calculated as 0.79 acre, and the plan indicates 1.01 acre of mitigation is proposed to be provided on-site. The required mitigation calculation indicates that approximately 1.42 acres would be required for the impacts proposed. **The applicant's response letter states that the remaining 0.41 acre of required mitigation is "to be provided through purchase of credits from an EGLE approved wetland mitigation bank." This is not consistent with the City's Wetland and Watercourse Protection ordinance (Chapter 12 of the Code), which requires mitigation on-site, or off-site within the City's jurisdiction. City Council will need to determine whether to allow the deviation to purchase wetland bank credits in lieu of providing mitigation within the City for the full amount of mitigation required.**

The City's Wetland consultant recommends that if such deviation is granted, the monitoring period of the on-site forested wetland mitigation be doubled from the required 5-year period to a 10-year period, with the option to reduce the monitoring period if the mitigation is deemed successful after the 6th year. Due to the longer time period of forested wetlands and trees to establish, it is common that EGLE typically requires between 5-10 year monitoring periods for the creation of forested wetlands. In addition, the following conditions are recommended:

- **Environmental Enhancement will be conducted on Wetland A by removing invasive species (Common Reed, Buckthorn, Honeysuckle, Autumn Olive, and Asian Bittersweet) including:**
    - **Any pesticide/herbicide use be conducted by a licensed Michigan Department of Agriculture and Rural Development Certified Pesticide Applicator.**
        - **The physical/chemical removal of invasive species be required for 5 years instead of 3 years, similar to the typical mitigation monitoring period.**
        - **Any pesticide/herbicide applied within or near wetlands or other water resources follow the EGLE Aquatic Pesticides guidelines.**
    - **The applicant will place in a conservation easement Wetlands A and B and the adjacent mitigation areas, as shown in the Plan. Together, these areas total approximately 12 acres.**

10. Accessory Structures (Sec. 4.19.1): Accessory structures are required to be located in a rear or interior side yard, with a minimum setback of 6 feet. **No more than 2 detached accessory buildings are permitted on a lot of this size, so a deviation is needed for four structures**. There are several accessory structures proposed, and several ordinance requirements would **require deviations from the City Council**. **Staff does not object to any of these deviations.**

    a. **Attendant Booth** is located in the **front yard** by the main entrance and appears to be located **within 6 feet of the property line**. The Façade review notes the Attendant Booth **has an overage of Fiber Cement Panels (flat pattern), and a Section 9 waiver is supported for this condition**.

    b. **Maintenance Building** is located in the rear yard, southeast of the pond, and observes the appropriate setback. The building is in conformance with the Façade Ordinance.

    c. **Trash Compactor Enclosure** is located southeast of the pond near the maintenance building. The building is in conformance with the Façade Ordinance. Additionally, the applicant has provided a noise impact statement to verify that any noise emanating from the trash compactor will comply with the noise limitations of the ordinance.

    d. **Trellis/Gazebo** is located near the pond (rear yard). While concept images are provided, no specific details have been provided at this time.

11. Parking on Major Drive (Sec. 5.10.1.B): Based on the ordinance definition nearly all private drives through the site would be classified as Major Drives if they exceed 600 feet (currently shown as Reserve Blvd, Society Hill Drive, Society Hill Blvd). "Angled and perpendicular parking spaces may be accessed directly from a minor drive or parking lot aisle, but not from a major drive." Perpendicular parking is shown throughout the site on major drives. The 1999 Plan had some areas of visitor parking that were perpendicular to the major drives. **City Council would need to approve the deviation. Staff does not object.**

12. Building Setbacks from Parking (Sec. 3.8.2.F & Sec. 5.10.1.B.vi): Both ordinance sections prohibit parking spaces to be within 25 feet of any wall of a dwelling structure. In several locations parking is closer than 25 feet from the building, and in some cases as close as 12 or 14 feet. It is unclear if the 1999 Plan had parking within 25 feet of the buildings as dimensions were not indicated clearly, and the scale is not accurate. In some cases, there is a parking level adjacent to the parking spaces – not living spaces. **City Council would need to approve the deviation. Staff does not object.**

13. Driveway Spacing Waiver (Code of Ordinances, Ch. 11.216.d.1.e): Deviation to allow a 41-foot driveway spacing from the opposite-side driveway on 12 ½ Mile Road. **This is supported as the Traffic Study indicates only 5% of traffic would likely utilize this entrance/exit. City Council would need to approve the deviation.**

14. Landscape Berm (Sec. 5.5.3.B.ii and iii): Deviation to allow a lack of the required 6-8 foot screening berm along south property line, with alternative screening fence to be provided. **The applicant has agreed to install a fence, but states "the fence is not required if the neighboring property is re-zoned to RM1 or RM2 or Property Owner subsequently purchases the parcel." Staff agrees that a fence would not be required if the property is developed with similar multiple-family uses, but we would like to suggest the condition that the fence must be installed prior to any certificate of occupancy on this site if the adjacent property has not been rezoned at that time. City Council would need to approve the deviation.**

15. Adjacent to Public ROW (Sec. 5.5.3.B.ii and iii): Deviation to allow a lack of greenbelt berms and street trees for sections of both roads that are being preserved, as well as areas that are developed. **This is supported by Staff because it avoids disturbance of areas to be preserved. In the areas to be developed, significant screening landscaping has been proposed which fulfills the intent of the ordinance. City Council would need to approve the deviation.**

16. Adjacent to Public ROW (Sec. 5.5.3.B.ii and iii): A deviation is required for the shortage in greenbelt landscaping for 12 ½ Mile Road and Novi Road (1 canopy tree along 12 ½ Mile Road, 3 canopy trees and 3 subcanopy trees along Novi Road). **This is supported by Staff due to the required emergency access points on 12 ½ Mile and topography on Novi Road makes providing more trees difficult. City Council would need to approve the deviation, or the plan could be amended.**

17. Landscaped Islands in Parking Areas (Sec. 5.5.3.C.ii.o(4).): No more than 15 parking spaces may be contiguous without a landscaped island with a deciduous canopy tree. In three locations (south of Building A, west of Buildings B and C) there are 16 or more spaces without a tree. **This is not supported by Staff. City Council would need to approve the deviation, or the plans would need to be revised to comply.**

18. Greenbelt Canopy Trees (Sec 5.5.3.B.ii.f): A deviation is required for a shortage in greenbelt subcanopy trees on the City Parcel. **This is supported by Staff because the topography on Novi Road makes providing more trees difficult and there are no buildings present. City Council would need to approve the deviation.**

19. Street Trees (Sec 5.5.3.B.ii.f): A deviation is required for a shortage in street trees on the City Parcel where the stormwater basin is proposed. **This is supported by Staff since there will be no buildings here, and trees are provided to the extent practicable. City Council would need to approve the deviation.**

20. Foundation Landscaping (Sec. 5.5.3.F.iii): Deviation for a shortage of foundation landscaping for Buildings A-D, 8, 9, 10, 11, and 12. **This is supported by Staff for some buildings, but not Buildings A, B and C. City Council would need to approve the deviation, or the applicant would need to revise the plans to comply in those locations.**

21. **UPDATE: Retail Signage** (Sec.3.31.6.B.iii.c): **Deviation to allow exterior signage for the retail component, under the terms listed in the Consent Judgment.**

22. **UPDATE: The applicant has submitted a chart identifying the deviations from the Zoning Ordinance that are created by the proposed tax lot division of the overall property (Sheet 17 of the Plan Set). That chart is attached for reference and appears to be accurate. In addition to the deviations noted there the following also appear to be required:**

    a. **All parcels will require deviations from parking setbacks.**
    b. **Parcels 3 and 5 require a deviation for percentage of 1-bedroom units (33% allowed, 53% proposed)**

Any additional deviations identified during Final Site Plan Review (if the Preliminary Site Plan and Amendment of the Consent Judgment is approved), will require amendment of the Consent Judgment, unless otherwise stated in the judgment.

OTHER REVIEWS

Given the minor revisions that have been made since the March 2025 review, only this letter has been updated at this time. A summary of previous reviews:

a. Engineering Review: **Engineering previously recommended approval,** with items to be addressed in Final Site Plan submittal.
b. Landscape Review: Landscape **does not recommend approval of several of the requested waivers.**
c. Wetland Review: Wetlands **cannot recommend approval.** The applicant has not provided sufficient wetland mitigation to comply with Chapter 12 of the City Code. If City Council approves the deviation to purchase remaining wetland credits, conditions are recommended for that approval. See Wetland Review for details.
d. Woodland Review: Woodlands previously **recommended approval**. See review letter for detailed comments.
e. Traffic Review: Traffic previously **recommended approval**. See review letter for detailed comments.
f. Traffic Impact Analysis Review: Traffic **recommends approval of the TIA**. See review letter for detailed comments.
g. Facade Review: Façade **recommends approval. Section 9 waivers are recommended for approval for the overage of Horizontal Fiber Cement Siding on Buildings A-E and for Cement Fiber Panels (Flat Pattern) on the Attendant Booth**. The townhome buildings and the other accessory structures are in full compliance with the ordinance.
h. Fire Review: Fire recommends conditional approval with conditions to be addressed in the Final Site Plan submittal. See comments in Fire Review letter.

SPECIAL LAND USE CONSIDERATIONS

When the PD-1 Option is utilized, all uses fall under the Special Land Use requirements (Section 3.31). Section 6.1.2.C of the Zoning Ordinance outlines specific factors the approving body shall consider in the review of the Special Land Use Permit request:

- 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.

- 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.
- 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.
- 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.
- 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.
- 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.
- Whether, relative to other feasible uses of the site, the proposed use is (1) listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this Ordinance, and (2) is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located.

City Council should re-evaluate the considerations listed above in deciding whether to approve the requested amendment to the PD-1 Plan because the plan is significantly different from the original 1999 approval, with greater density/population, building height and footprint, wetland impacts, and woodland impacts.

PLANNED DEVELOPMENT OPTION

Section 3.31.4 of the ordinance outlines the review procedures for Site Plans using the PD Option. This (normally) requires the Preliminary Site Plan to receive a recommendation for approval or denial from the Planning Commission, with City Council ultimately approving or denying the proposed plan. Here, again, given the Consent Judgment provisions, the City Council will be undertaking the review.

Section 3.31.5: Deviations From Area, Bulk, Yard, and Dimensional Requirements. (Current version of PD Option Ordinance)
As part of approval of a Preliminary Site Plan, the City Council is authorized to grant deviations from the strict terms of the zoning ordinance governing area, bulk, yard, and dimensional requirements applicable to the property; provided, however, that such authorization to grant deviations shall be conditioned upon the Council finding:

A. That each zoning ordinance provision from which a deviation is sought would, if the deviation were not granted, prohibit an enhancement of the development that would be in the public interest;
B. That approving the proposed deviation would be compatible with the existing and planned uses in the surrounding area;
C. That the proposed deviation would not be detrimental to the natural features and resources of the affected property and 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.

In determining whether to grant any such deviation, the Council shall be authorized to attach reasonable conditions to the Preliminary Site Plan, in accordance with Section 3.31.4.B.

NEXT STEP: CITY COUNCIL MEETING

Because amendments to the 2001 Consent Judgment will be required, and because the City has indicated that the City Council will be the body to undertake all reviews, the revised Preliminary Site Plan will be forwarded to City Council for their determination for whether it is in the City's interest to amend the Judgment. City administration will work with you to determine timing and next steps.

If City Council approves the Preliminary Site Plan and proposed amendment to the Consent Judgment, counsel for the parties will finalize the amendment and submit it to the Court for entry.

FINAL SITE PLAN SUBMITTAL

If Preliminary Site Plan is granted approval with the required amendment of the Consent Judgment, the following shall be submitted for administrative Final Site Plan review and approval:

1. Seven copies of Final Site Plan addressing all comments from Preliminary review, consistent with the terms of the Consent Judgment
2. Response letter **addressing all comments and refer to sheet numbers where the change is reflected**
3. Final Site Plan Application
4. Final Site Plan Checklist
5. Engineering Cost Estimate
6. Landscape Cost Estimate
7. Other Agency Checklist
8. Hazardous Materials Packet (Non-residential developments)
9. Non-Domestic User Survey (Non-residential developments)
10. No Revision Façade Affidavit (if no changes are proposed to building elevations)
11. Legal Documents as required
12. Drafts of any legal documents (note that off-site easements need to be executed and any on-site easements need to be submitted in draft form before stamping sets will be approved)

ELECTRONIC STAMPING SET SUBMITTAL AND RESPONSE LETTER

Once Final Site Plan approval is recommended, the following will be required for Electronic Stamping Set approval:

1. Plans addressing the comments in all of the staff and consultant review letters in PDF format.
2. Response letter addressing all comments in ALL letters and ALL charts and **refer to sheet numbers where the change is reflected.**

STAMPING SET APPROVAL

Stamping sets will be required for this project. After having received all the ESS review comments from City staff the applicant should make the appropriate changes on the plans and submit **10 size 24" x 36" copies with original signature and original seals,** to the Community Development Department for final Stamping Set approval.

SITE ADDRESSING

The applicant should contact the Building Division for an address prior to applying for building permits. Building permit applications cannot be processed without a correct address. The address application can be found on the Internet at www.cityofnovi.org under the forms page of the Community Development Department.

Please contact Brian Riley [248.347.0438] in the Community Development Department with any specific questions regarding addressing of sites.

PRE-CONSTRUCTION MEETING

A Pre-Construction meeting is required for this project. Prior to the start of any work on the site, Pre-Construction (Pre-Con) meetings must be held with the applicant's contractor and the City's consulting engineer. Pre-Con meetings are generally held after Stamping Sets have been issued and prior to the start of any work on the site. There are a variety of requirements, fees and permits that must be issued before a Pre-Con can be scheduled. If you have questions regarding the checklist or the Pre-Con itself, please contact Sarah Marchioni [248.347.0430 or smarchioni@cityofnovi.org] in the Community Development Department.

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

Lindsay Bell, *AICP*, Senior Planner

PLANNING REVIEW CHART: PD-1/RM-1 with Consent Judgement

Review Date: March 10, 2025
Review Type: Revised PSP Review
Project Name: **JSP24-04 Society Hill**
West of Novi Road, South of 12.5 Mile Road
Plan Date: January 20, 2025
Prepared by: Lindsay Bell, *AICP,* Senior Planner
E-mail: lbell@cityofnovi.org; **Phone:** (248) 347-0484

Items in **Bold** need to be addressed by the applicant with next submittal. **Bold Underline** items are possible deviations. *Italicized* items should be noted.

Item	Required Code	Proposed	Meets Code	Comments
Zoning and Use Requirements				
Master Plan	Multiple family residential, with PD-1 Option	Multiple family residential, PD-1 Option	Yes	
Zoning	RM-1 Low Density Multiple Family (with Consent Judgement)	PD-1 Option with multiple family	Yes	
Uses Permitted (Sec 3.31.6.B)	RM-1 Uses permitted listed in Section 3.1.7, Mid-rise multiple family, accessory retail and office **(CJ allowed for 312 units)**	500 mid-rise Multiple-Family Residential units	**Yes***	***The new site plan would need to be approved by City Council and amendment of the consent judgment will be required. City Council is under no obligation to approve the new plan.**
PD-1 Option *(Sec. 3.31.4 & 6)*				
Community Impact Statement		Provided	Yes	
Traffic Study		Abbreviated Traffic Study	Yes	**See TIS review by AECOM**
Special Land Use (Sec. 6.1.2.C)	Provisions met?		**TBD**	**See Planning Review for detailed comments**
Applicable Standards Met? (Sec. 3.31.4.A)	See section 3.31.4.A for full list of conditions to be considered by City Council for approval		**TBD**	**See Planning Review for detailed comments**
Building Height (Sec 3.31.6.B.iv.a)	- No less than 3 nor more than 5 stories - 2.5 story Low-rise low-density dwellings may also be permitted if at least 1 complete wall with windows shall be fully exposed	Bldgs A-E: 4-5 stories (65.5 ft max) Townhouses: 3 stories Cottages: 2.5 stories	Yes	
Room Count (Sec 3.31.6.B.iv.b)	Total number of rooms (not including dining, kitchen, sanitary rooms) shall not be more than area of parcel (sf) (gross area minus wetland over 2 acres) divided by 700 *1,476,248 SF/700 = 2,108*	1,580 rooms proposed (per applicant response letter)	Yes	**1999 Consent Judgment plan had 1,264 rooms so this is 31% increase, but the current proposal is under the maximum number allowed in PD-1**

Item	Required Code		Proposed	Meets Code	Comments
Public Utilities (Sec 3.31.6.B.iv.b)	Community water and sewer must be available				**See Engineering Review**
Shoreline setback (Sec 3.31.6.B.iv.e)	Minimum 100-foot setback from any lake shoreline, including natural or manmade water bodies. The area of setback may not be used for off-street parking or accessory buildings.		Wetland A has parking, drive aisles, accessory buildings just over 25 feet; North detention has buildings within 100 feet	**No**	**Wetland areas and detention basins are included in this definition** **Deviation required for several locations**
Residential: Height, Bulk, Density, and Area Limitations *(Sec. 3.1.7.D)*					
Frontage on a Public Street *(Sec. 5.12)*	Frontage on a Public Street is required		Frontage on Novi Road and 12 ½ Mile Road	Yes	
Minimum Zoning Lot Size for each Unit: in Acres (Sec 3.8.1)	RM-1 Required Conditions See below		33.89 acres		
Minimum Zoning Lot Size for each Unit: Width in Feet (Sec 3.8.1)					
Usable Open Space *(Sec. 3.1.7.D)*	200 sf Minimum usable open space per dwelling unit For a total of 463 dwelling units, required: 92,600 SF		Sheet 14 shows total of 163,127 sf proposed (3.74 acres)	Yes	
Maximum % of Lot Area Covered (By All Buildings)	25%		14.84%	Yes	
Minimum Floor Area per Unit *(Sec. 3.1.7.D)*	Efficiency	400 sf	617 sf	Yes	
	1 bedroom	500 sf	777 sf	Yes	
	2 bedroom	750 sf	1,127 sf	Yes	
	3 bedroom	900 sf	1,391 sf	Yes	
	4 bedroom	1,000 sf	2,177 sf	Yes	
Residential Building Setbacks *(Sec. 3.1.7.D, Sec. 3.6.2.B, and Sec. 3.8.2.C - if applicable)*					
Front (East)	75 feet		89 feet	Yes	
Exterior Side (North)	75 feet		50 feet	**No**	**Deviation required for Buildings 1, 2, 16, and 15**
Side (South)	75 feet		75 feet	Yes	
Rear (West)	75 feet		50.8 – 60.4 feet	**No**	**Deviation required for Buildings 11, 12, 13, 14, and 15**
Parking Setbacks *(Sec. 3.1.7.D) Refer to applicable notes in Sec. 3.6.2*					
Front (East)	75 feet (Street frontage)		20 feet	**No**	**Deviation required**
Exterior Side (North)	75 feet (Street frontage)			NA	

Item	Required Code	Proposed	Meets Code	Comments
Side (South)	20 feet	14.4 feet	**No**	**Deviation required**
Rear (West)	20 feet	Exceeds 20 feet	Yes	
RM-1: Note to District Standards *(Sec. 3.6.2)*				
Lot Area Requirements *(Sec. 3.6.2.A)*	Lot width shall be measured between the two points where the front setback line intersects the side lot lines. Within the residential districts, where a main building is placed behind the front setback line, the distance between the side lot lines shall not be reduced below 90% of the required minimum lot width at any point between the front set back line and such main building.		NA	
Setback Requirements *(Sec. 3.6.2.B)*	- For all off-street parking lots serving any use other than single-family residential, the setback from any interior side or rear lot line shall be not less than twenty (20) feet, and the setback from the front and any exterior side lot line shall comply with the building setback required for such uses specified above.	75-foot parking setback from front/exterior side yard required. Proposed parking setbacks are noted above	**No**	**Off-street parking lots shall not be setback less than 20 feet from any interior side or rear lot line. Deviation would be required for the front (east) and side (south) property lines.**
Exterior Side Yard Abutting a Street (Sec 3.6.2.C)	All exterior side yards abutting a street shall be provided with a setback equal to front yard.	Complies	Yes	
Wetland/Watercourse Setback (Sec 3.6.2.M)	A setback of 25ft from wetlands and from high watermark course shall be maintained	Sheet 15 shows permanent wetland buffer impacts of 2.11acres	**No**	**Authorization to Encroach into Wetland Buffer Area will be required. – See Wetland Review**
RM-1 District Required Conditions *(Sec. 3.8 & 3.10)*				
Maximum Number of Units *(Sec. 3.8.1.B.ii)*	Efficiency < 10 percent of the units	2%	Yes	
	1 bedroom units < 33 percent of the units	26% proposed	Yes	
	Balance should be at least 2 bedroom units	Rest are 1 bd + den or larger	Yes	
Room Count per Dwelling Unit Size *(Sec. 3.8.1.C)* *An extra room such as den, library or other*	**Dwelling Unit Size** / **Room Count ***			
	Efficiency / 1		Yes	*Applicant room count is 1658 on Sheet 5, and 1580 in the response letter*
	1 bed* / 2	126 units – 252 rooms	Yes	
	2 bedroom (or 1 +den) / 3	168 units – 504 rooms	Yes	

Item	Required Code		Proposed	Meets Code	Comments
extra room count as an additional bedroom	3 or more bedrooms (incl 2+ den)	4	206 units – 824 rooms	Yes	
For the purpose of determining lot area requirements and density in a multiple-family district, a room is a living room, dining room or bedroom, equal to at least eighty (80) square feet in area. A room shall not include the area in kitchen, sanitary facilities, utility provisions, corridors, hallways, and storage. Plans presented showing one (1), two (2), or three (3) bedroom units and including a "den," "library," or other extra room shall count such extra room as a bedroom for the purpose of computing density.					
Structure frontage *(Sec. 3.8.2.B)*	Each structure in the dwelling group shall front either on a dedicated public street or approved private drive.		Drives will be private.	Yes	
Maximum length of the buildings *(Sec. 3.8.2.C)*	A single building or a group of attached buildings cannot exceed 180 ft.		Building A: **218.5 ft** Building B: **218.5 ft** Building C: **218.5 ft** Building D: **218.5 ft** Building E: **492 ft** Building 1: 134.3 ft Building 2: 134.3 ft Building 3: **194.5 ft** Building 4: **194.5 ft** Building 5: 77.3 ft Building 6: 77.3 ft Building 7: 134.3 ft Building 8: 134.3 ft Building 9: 151.3 ft Building 10: 117.3 ft Building 11: 151.3 ft Building 12: 151.3 ft Building 13: 140 ft Building 14: 140 ft Building 15: 134.3 ft Building 16: 134.3 ft	**No**	**Buildings A, B, C, D, E, 3 and 4 all require deviations**
Modification of maximum length *(Sec. 3.8.2.C)*	Planning Commission may modify the extra length up to 360 ft if common areas with a minimum capacity of 50 persons for recreation or social purposes. Additional setback of 1 ft. for every 3 ft. in excess of 180 ft. from all property lines.		Building E exceeds 360 feet allowed; additional setback of 104 feet required (not met) – Other buildings do not contain common areas for recreation/social purposes	**No**	*Some buildings do not meet requirements for Planning Commission's modification of length requirement, however Council could approve the deviation if they were inclined to do so*
Building Orientation *(Sec. 3.8.2.D)*	Where any multiple dwelling structure and/ or accessory structure is located along an outer perimeter property line adjacent to another residential or nonresidential district, said structure shall be		Some buildings along perimeter not angled, required to be angled min. 45[i]	**No**	**Deviation required for Buildings A, E, 12, and 15**

Item	Required Code	Proposed	Meets Code	Comments
	oriented at a minimum angle of 45 degrees to property line.			
Yard setback restrictions *(Sec. 3.8.2.E)*	Within any front, side or rear yard, off-street parking, maneuvering lanes, service drives or loading areas cannot exceed 30% of yard	33.26% front yard (East) pavement	**No**	**Deviation required for Novi Road frontage**
Off-Street Parking or related drives *(Sec. 3.8.2.F)* *Off-street parking and related drives shall be…*	No closer than 25 ft. to any wall of a dwelling structure that contains openings involving living areas	Parking located along buildings appears as close as 12.4 feet in some locations	**No**	**Deviation required for several areas – those that abut a parking level do not require deviation as not a living area**
	No closer than 8 ft for other walls		NA	
	No closer than 20 ft from ROW and property line	20 ft	Yes	
Pedestrian Connectivity *(Sec. 3.8.2.G)*	5 feet sidewalks on both sides of the Private drive are required to permit safe and convenient pedestrian access.	Sidewalks and pathways appear to be provided throughout the site, 5' minimum	Yes	
	Where feasible sidewalks shall be connected to other pedestrian features abutting the site.	Connection to sidewalk to west on 12 ½ Mile, into site	Yes	
	All sidewalks shall comply with barrier free design standards	Barrier free markings shown	**TBD**	**See Traffic Review for more information.**
Minimum Distance between the buildings *(Sec. 3.8.2.H)*	**(**Total length of building A **+** total length of building B **+** 2(height of building **+** height of building B)**)/**6	Provided in response letter – calculation indicates 7 instances of non-compliance	**No**	**Applicant requests deviation for distance between A-E, D-E, 1-2, 3-4, 9-11, 15-16 and 14-13.**
Minimum Distance between the buildings *(Sec. 3.8.2.H)*	In no instance shall this distance be less than thirty (30) feet unless there is a corner-to-corner relationship in which case the minimum distance shall be fifteen (15) feet.	All buildings are greater than 30 feet apart except for corner to corner	Yes	Complies
Number of Parking Spaces Residential, Multiple-family *(Sec. 5.2.12.A)*	Two (2) for each dwelling unit having two (2) or less bedrooms and two and one-half (2 ½) for each dwelling unit having three (3) or more bedrooms 2 x (416 *2) = 832 | 2.5 x 84 3-bed = 210 **Spaces Required: 1042**	988 spaces provided	**No**	**Applicant requests deviation to permit deficiency of 54 parking spaces, or 5% of requirement. NOTE: Applicant further requests that an additional 15 spaces may be reduced to accommodate carports/garages (total of 6.6% reduction).**

Item	Required Code	Proposed	Meets Code	Comments
Parking Space Dimensions and Maneuvering Lanes *(Sec. 5.3.2)*	- 90° Parking: 9 ft. x 19 ft. - 24 ft. two way drives - 9 ft. x 17 ft. parking spaces allowed along 7 ft. wide interior sidewalks as long as detail indicates a 4" curb at these locations and along landscaping			**See Traffic Review**
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 ft. wide, have an outside radius of 15 ft., and be constructed 3 ft. shorter than the adjacent parking stall			**See Traffic Review**
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		Yes	
Barrier Free Spaces Barrier Free Code	With 359 surface spaces, 7 standard BF and 4 van-accessible BF spaces	6 van accessible in surface lots, 4 van accessible in underground lots 4 ADA spaces (1 ea in Bldg A, B, C, D)	Yes	
Barrier Free Space Dimensions Barrier Free Code	- 8' wide with an 8' wide access aisle for van accessible spaces - 8' wide with a 5' wide access aisle for regular accessible spaces	8' wide with curb, 8' access	TBD	*Will be confirmed in Final Site Plan*
Barrier Free Signs Barrier Free Code	One sign for each accessible parking space.	Not shown	**No**	**See Traffic Review.**
Corner Clearance (Sec. 5.9)	No fence, wall plant material, sign or other obstruction shall be permitted within the clear view zone above a height of 2 feet from established street grade	Shall comply	Yes	**See Landscape Review.**
Minimum number of Bicycle Parking (Sec. 5.16.1) Multiple-family residential	One (1) space for each five (5) dwelling units **Required: 100 Spaces**	32 surface spaces 70 interior spaces Total: 102	Yes	

Item	Required Code	Proposed	Meets Code	Comments
Bicycle Parking General requirements *(Sec. 5.16)*	No farther than 120 ft. from the entrance being served		Yes	
	When 4 or more spaces are required for a building with multiple entrances, the spaces shall be provided in multiple locations	3 locations shown	Yes	
	Spaces to be paved and the bike rack shall be inverted "U" design Shall be accessible via 6 ft. paved sidewalk	6' sidewalks shown	Yes	
	Bike parking facilities shall be located along the principal building entrance approach, clearly visible		Yes	
	When 20 or more spaces are required, 25% shall be provided in covered locations	70 interior spaces	Yes	
Bicycle Parking Lot layout *(Sec 5.16.6)*	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	Detail shown complies with update	Yes	
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)	Generally, 28 feet wide	**No**	**See Traffic/Engineering Review**
Major Drives	Width: 28 feet	24-28 feet wide	**No**	**Deviation required for 24-foot major drives**
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			
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-	Perpendicular parking proposed on major drives Parking setback is less than 25 feet	**No**	**Deviations requested**

Item	Required Code	Proposed	Meets Code	Comments
	street parking shall be limited near curves with less than two-hundred thirty (230) feet of centerline radius - Minimum building setback from the end of a parking stall shall be 25 feet in residential districts.	from residential structures in multiple locations		
Accessory and Rooftop Structures *(Sec. 4.19)*				
Dumpster *(Sec 4.19.2.F)*	- Located in rear yard - 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	Each apt building will have a dedicated chute/trash room for collection by maintenance staff, brought to trash compactor; townhome units will have individual bins for service collection	Yes	Trash compactor located 34 feet from southern property line
Dumpster Enclosure *(Sec. 21-145. (c) Chapter 21 of City Code of Ordinances)*	- 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 - Posts or bumpers to protect the screening - Hard surface pad. - Screening Materials: Masonry, wood or evergreen shrubbery	Proposed garbage compactor located on south side of property, adjacent to wetland A mitigation area; Detail indicates masonry veneer to match buildings	Yes	
Accessory Buildings - Attendant Booth, Maintenance Building *(Sec 4.19.1)*	-Shall not be erected in any required front yard or exterior side yard -Shall meet all setback requirements - Detached accessory building shall not be located closer than 6 feet to interior/rear lot line -Shall not exceed 14' height -Not more than 2 detached accessory buildings shall be permitted on lots greater than 21,780 square feet -All attached and detached accessory buildings over 200 sf shall be designed and constructed of materials and	Attendant Booth: Located in front yard by main entrance, 6 feet from property line Arch details Sheet A.113 Maintenance Building: Located in rear yard outside of setback Trash Compactor Enclosure: Located in rear yard outside of	**No**	**<u>Deviation required for Accessory Structure in the front yard</u>** **<u>Deviation for exceeding 2 accessory structures</u>** **<u>Provide elevations of maintenance building, including building height</u>**

Item	Required Code	Proposed	Meets Code	Comments
	architecture compatible with the principal structure, with minimum roof pitch of 3/12 and overhangs no less than 6 inches	setback Trellis/Gazebo: Concept images provided, outside of setbacks in the rear yard		
Accessory Buildings - Carports *(Sec 4.19.1 and Sec. 5.15.12.b)*	-Shall meet setback and height requirements of accessory buildings (12 feet) -Shall be constructed of powder coated steel or aluminum and meet Building Code requirements -Solar canopies and integration with EV charging stations strongly encouraged -Supporting columns to be permanently attached to concrete foundations -Neutral color (black, gray, taupe, brown, tan, white)	Details of structures not provided at this time – example shown appears to comply	TBD	**Carport details shall be shown in Final Site Plan submittal. Show setbacks on plan.**
Roof top equipment and wall mounted utility equipment *(Sec. 4.19.2.E.ii)*	All roof top equipment must be screened, and all wall mounted utility equipment must be enclosed and integrated into the design and color of the building	Not visible from street view	Yes	
Roof top appurtenances screening	Roof top appurtenances shall be screened in accordance with applicable facade regulations, and shall not be visible from any street, road or adjacent property.	Parapets shown	Yes	
Sidewalks and Other Requirements				
Active Mobility Plan	Sidewalk gap on 12.5 Mile, recommended mid-block crossing to parking area at City's Lakeshore Park	Sidewalk on 12 ½ Mile	Yes	
Sidewalks *(Subdivision Ordinance: Sec. 4.05)*	Sidewalks are required on both sides of proposed drives	Appear to be provided	Yes	
Public Sidewalks *(Chapter 11, Sec.11-276(b), Subdivision Ordinance: Sec. 4.05)*	Connection to sidewalks on adjacent roads required.	Connection provided to 12 ½ Mile sidewalk, from Novi Road into site	Yes	
Entryway lighting *(Sec. 5.7.N)*	One streetlight is required per entrance.			

Item	Required Code	Proposed	Meets Code	Comments
Building Code and Other Requirements				
Woodlands *(City Code Ch. 37)*	Replacement of removed trees		**TBD**	**See Planning and Woodland Reviews**
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 calculations show some mitigation to be constructed, remainder to be purchased in EGLE mitigation bank	**No**	**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).	Generally provided		
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).	Generally provided	Yes	**See reviews for information to be provided in future submittals**
Economic Impact Information	- Total cost of the proposed building & site improvements - Number of anticipated jobs created (during construction & after building is occupied, if known)	See Community Impact statement		
Building Exits	Building exits must be connected to sidewalk system or parking lot.			
Phasing	All projects must be completed within two years of the issuance of any starting permit or phasing plan should be provided	Phasing plans proposed	**TBD**	**See Planning Review for comments**
Other Permits and Approvals				
Development/ Business Sign *(City Code Sec 28.3)*	The leading edge of the sign structure shall be a minimum of 10 ft. behind the right-of-way. Entranceway shall be a maximum of 24 square feet, measured by completely enclosing all lettering within a geometric shape. Maximum height of the sign shall be 5 ft.	Several Monument Entrance signs noted	**TBD**	***Deviations from Sign ordinance standards*** *Contact Ordinance Enforcement at 248.735.5678, for sign ordinance questions.*

Item	Required Code	Proposed	Meets Code	Comments
Project & Street Naming Committee	Project will need approval from the Street & Project Naming Committee	See letter from Diana Shanahan	Yes	
Parcel Split or Combination or Condominium Approval	Any parcel splits or combinations or condominium approvals must be completed before Stamping Set approval.	Tax parcel plan provided	**No**	**The tax parcels proposed do not meet land division standards**
Other Legal Requirements				
Master Deed/Covenants and Restrictions	Applicant is required to submit this information for review with the Final Site Plan submittal	Single ownership proposed for rental community	NA	
Conservation easements	Conservation easements may be required for woodland impacts	Wetland and woodland easements proposed	**TBD**	Draft documents would be required prior to stamping set approval.
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			
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	3000K	Yes	
	Hours of operation	24 hrs/day	Yes	
Max Height *(Sec. 5.7.3.A)*	Height not to exceed 25 feet	25 ft max	Yes	
Standard Notes *(Sec. 5.7.3.B)*	- Electrical service to light fixtures shall be placed underground	Notes provided	Yes	

Item	Required Code	Proposed	Meets Code	Comments
	- Flashing light shall not be permitted - 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			
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	Shown	Yes	
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 will be max of 3000K	Yes	
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.	0.2 fc min proposed	Yes	
Min. Illumination *(Sec. 5.7.3.L)*	Parking areas: 0.2 fc min	0.2 min	Yes	
	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	Appears to comply	Yes	
Max. Illumination adjacent to Non-Residential *(Sec. 5.7.3.L)*	When site abuts a non-residential district, maximum illumination at the property line shall not exceed 1 foot candle		NA	

Item	Required Code	Proposed	Meets Code	Comments
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.	All fixtures 25 ft or less Property lines 0.3 or less	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	

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

11/8/2024

Engineering Review

Society Hill
JSP24-0004

APPLICANT

Seiber Keast Engineering

REVIEW TYPE

Revised Preliminary Site Plan

PROPERTY CHARACTERISTICS

- Site Location: Located west of Novi Road and south of 12 ½ Mile Road.
- Site Size: 35 acres
- Plan Date: 10-4-2024
- Design Engineer: Seiber Keast Lehner Engineering

PROJECT SUMMARY

- Construction of 21 multi-family residential buildings, a total of 500 units with a clubhouse. Site access would be provided via Novi Road and 12 ½ Mile Road.
- Connect to existing 24" water main on 12 ½ Mile Road and connect to 36" water main on Novi Road.
- Sanitary sewer service would be provided by an extension from the existing 12-inch sanitary sewer off-site. Proposed work may require a temporary construction easement from the Carlton Forest Subdivision. Sanitary leads will be provided for each building, along with a monitoring manhole for the Club house building.
- Storm water would be collected by two storm sewer collection systems, one will outlet to a detention basin proposed on-site, the other will outlet to an off-site detention basin.

RECOMMENDATION

Approval of the revised Preliminary Site Plan and Storm Water Management Plan is recommended at this time, with additional details provided at time of Final Site Plan Submittal.

Applicant has updated storm water management plan to provide 100-year detention based on the City's storm water standards. At time of final site plan submittal the applicant

will revise their detention calculations to meet the 2024 City of Novi Engineering Design Manual that allows for a variable release rate.
Engineering supports this revision as it will reduce wetland impacts, increase open space and meet the most up to date city standards.

Comments:
The Revised Preliminary Site Plan does meet 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 Final Site Plan submittal:

General:

1. Plans show grading on the parcel south of the project parcel, this grading shall require an off-site construction easement (address 43640 12 Mile Road).
2. Soil Borings shall be provided with final site plan submittal. This should include the basin soil borings as well as updated site soil borings, soil borings from 1990's are no longer valid and will not be considered.
3. A Right-of-Way Permit will be required from the City of Novi.
4. The dedication of the master-planned right-of-way is requested for the project.
5. A opposite-side driveway spacing waiver is requested for the 12 ½ Mile Road approach. The speed on 12 ½ Mile Road is 30 mph so the driveway spacing requirement is 125 feet, current driveway spacing is 41 feet. This waiver is supported by Engineering.
6. 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 distance from watermain and 10-foot horizontal clearance from sanitary. All utilities and easements shall be shown on the landscaping plan at time of site plan submittal.
7. There are multiple light poles proposed within the utility easements, there should be relocated if possible. Any poles within a water or sanitary easement will require a license agreement.
8. Provide hydrant table, utility crossing table, utility structure tables with final site plan submittal.
9. The city has a project planned for 2025 for the rehabilitation of the Novi Road islands, coordinate with the Engineering Department at time of construction.
10. Engineering does not have concerns with the phasing plans that are proposed, applicant should be aware that additional fees will be required for inspections for each phase proposed. Engineering will work with applicant to determine final inspection fees are time of Final Site Plan submittal.
11. Applicant should be aware that AECOM and Spalding will need to inspect each phase of buildings and each phase of paving that is proposed..
12. The phasing plans should include a construction timeline. Indicate approximately the timeline for project completion.

Water Main

13. Provide water main basis of design with resubmittal.
14. A tapping sleeve, valve and well is required at the connection to the existing water main.
15. Per current EGLE requirement, provide a profile for all proposed water main 8-inch and larger.
16. 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."
17. Additionally, show the 20-foot full section of pipe under every crossing and label top of pipe and bottom of pipe elevations.
18. Hydrant south of building E should have two 45-degree bends instead of one 90-degree bend.
19. Hydrants shall be spaced approximately three hundred (300) feet apart in multiple-residential area.
20. 6-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.
21. All gate valves 6" 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".
22. Valves should be arranged so that no single line failure will require more than eight hundred (800) feet of main to be out of service.
23. Show riser room and stop-box locations with final site plan submittal.
24. 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, 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 Comments

25. Irrigation plans must be reviewed and approved prior to stamping set approval. Provide plans with final site plan submittal.

Sanitary Sewer

26. Sanitary sewer access easement is only required to be 20-feet wide, proposed easement shows a 24-foot-wide easement.
27. A temporary construction easement will be required from the Carlton Forest Association (property located on the west side of the project parcel) for the proposed off-site sanitary sewer connection.

28. Show existing easement on Carlton Forest where sanitary connection is proposed, the easements extend to the property line, a temporary construction easement will be required for the connection.
29. Show limits of disturbance for the sanitary connection and indicate method of connection to sanitary sewer. Existing easements have been attached to this review letter. Easements Liber 11949, Page 437, Liber 11720, Page 215 and Liber 50015, Page 871.
30. Provide a sanitary sewer basis of design with site plan submittal. (Calculations should use peaking factor of 4.0 and 3.2 People/REU). Should be provided with resubmittal.
31. Provide profiles for sanitary sewer and illustrate all pipes intersecting with manholes on the sanitary profiles.

Storm Sewer

32. 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.
33. Provide a four-foot-deep sump and an oil/gas separator in the last storm structure prior to discharge off- site/to the storm water basin.
34. 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. Provide storm sewer basis of design.

Storm Water Management Plan

35. Applicant has indicated that they will revise the Storm Water calculations at time of Final Site Plan submittal to meet 2024 City of Novi Engineering Design Manual standards.
36. 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.
37. As part of the Storm Drainage Facility Maintenance Easement Agreement, provide an access easement for maintenance over the storm water detention system and the pretreatment structure.
38. A Storm Drainage Facility Maintenance Easement Agreement will be needed for both the off-site basin and the on-site basin.
39. Provide a soil boring in the vicinity of each storm water detention basin to determine soil conditions.
40. Provide the slopes and pipe length used to determine Q100p of 2.87cfs. A comment should be include on the plans that states that the existing 12" storm sewer was used for that and state the slope of the pipe in this area.

41. Provide supporting calculations for the runoff coefficient determination. New standards use the hydrological soil type to determine C factor. The C factor calculations will need to be adjusted with the updated stormwater management plans.
42. A 4-foot-wide safety shelf is required one foot below the permanent water surface elevation within the basin.
43. A 25-foot vegetated buffer shall be provided around the perimeter of each storm water basin where impervious area is directed to the basin via surface flow. A 25-foot vegetate buffer has not been provided on the west side of the off-site basin.

Paving & Grading

44. Provide a construction materials table on the Paving Plan listing the quantity and material type for each pavement cross-section being proposed.
45. Provide an emergency access gate at both ends of the proposed emergency access drive. The City's break-away gate detail (Figure VIII-K) can be found in Section 11-194 of the Code of Ordinances.
46. If gravel roads are proposed they must meet the minimum 35-ton requirement for firetruck, this must be noted on plans.
47. Provide existing and proposed contours on the Grading Plan at the time of the Final Site Plan submittal.
48. Provide at least 3-foot of 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.
49. Site grading shall be limited to 1V:4H (25-percent), excluding landscaping berms.
50. Sidewalk where the storm water detention basin access path is located should be able to meet the 35-ton heavy duty vehicle requirements. A curb cut is not required where the basin access drive is proposed.
51. The sidewalk where the emergency access path is provided should also be able to fire truck loads of 35-tons.
52. The area where the boardwalk will be removed and replaced with a pathway no longer needs a guardrail, the guardrail can be removed in this area.
53. Provide top of curb/walk and pavement/gutter grades to indicate height of curb adjacent to parking stalls or drive areas.
54. Dimensions of parking stalls abutting a curb or sidewalk are to the face of curb or walk. All other dimensions are to back of curb unless otherwise indicated.
55. Curbing and walks adjacent to the end of 17-foot stalls shall be reduced to 4-inches high (rather than the standard 6-inch height to be provided adjacent to 19-foot stalls). Additionally, 2-foot overhang should be provided adjacent to 17-foot parking stalls (show 2-foot overhang on paving sheets).
56. Label the actual usable length of the proposed angled parking stalls. This is done by measuring between parallel lines representing the position at the front and rear of the car, without the rear of the car conflicting with the maneuvering aisle.

57. Soil borings along the proposed road will be required at 500-foot intervals per Section 11-195(d) of the Design and Construction Standards.
58. Retaining walls that are 48-inches or larger shall need a permit from Building Department.
59. A retaining wall that has a grade change of 30" or more within a 3' horizontal distance will require a guardrail.

Off-Site Easements

60. Any off-site utility easements anticipated must be executed **prior to final approval of the plans**. If you have not already done so, drafts of the easements and a recent title search shall be submitted to the Community Development Department as soon as possible for review and shall be approved by the Engineering Division and the City Attorney prior to executing the easements.

61. Temporary construction easement is needed for off-site grading (grading on parcel number 50-22-10-400-048) associated with the asphalt pathway proposed on Novi Road near the off-site detention basin.

62. Off-Site Temporary Construction Easement may be required for the connection to the sanitary sewer. Show limits of existing easement and indicate how connection is proposed, it will be determined at time of final site plan if the easement is required.

63. Off-Site SDFMEA and Off-Site Temporary Construction Easement will be needed (this will only be needed if the off-site parcel is not owned by the applicant)

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
Ben Nelson, Engineering
Milad Alesmail, Engineering
Ben Croy, City Engineer

LANDSCAPE REVIEW

PLAN REVIEW CENTER REPORT

February 25, 2025

Society Hill

Second Revised Concept Site Plan - Landscaping

Review Type | **Job #**

Second Revised Concept Plan Landscape Review | JSP24-0004

Property Characteristics

- Site Location: Southwest corner of 12.5 Mile Road and Novi Road
- Site Acreage: 34.9 ac.
- Site Zoning: RM-1
- Adjacent Zoning: North: RA & R-4, East: R-4, South: RA, West: RM-1
- South parcel zoning: Site: OS-1, North: RA, East: R-4, South: B-3 & OS-1, West: OS-1
- Plan Date: 1/21/2025

Ordinance Considerations

This project was reviewed for conformance with Chapter 37: Woodland Protection, Zoning Article 5.5 Landscape Standards, the Landscape Design Manual and any other applicable provisions of the Zoning Ordinance. Items in **bold** below must be addressed and incorporated as part of the revised 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 **not recommended for approval**. The plans are improved from the last submittal, but significant waivers and other changes are still required by the proposed landscaping that are not supported by staff. City Council has the ultimate authority to decide on whether the items listed below are significant enough to warrant denial or further changes.

LANDSCAPE DEVIATIONS THAT ARE REQUIRED FOR PROPOSED LAYOUT:

- Lack of screening berm along south property line – *not supported by staff at this time. If the plans were altered to indicate the fence would be installed prior to occupancy of any buildings on the south part of the site, it would be supported.*
- Lack of greenbelt berms – *supported by staff.*
- Lack of greenbelt landscaping and street trees for sections of both roads that are being preserved – *supported by staff.*
- Shortage in greenbelt subcanopy trees in front of south detention pond – *supported by staff.*
- Three bays along Buildings A, B and C are 16 spaces long without a canopy tree in the islands – *not supported by staff, although the shrubs added in the islands do help somewhat.*
- Shortage of foundation landscaping for multiple buildings – *supported by staff for some of the buildings but not Buildings A, B and C where adjacent to one of the development's major drives. If additional landscaping was added along the buildings, such as planters with a shrub or small tree between each garage such as that shown at the end of this letter, that would be a significant improvement and lessen the objection to the proposal.*

PLEASE REVISE THE LAYOUT AND/OR LANDSCAPING TO ELIMINATE OR REDUCE THE ABOVE DEVIATIONS.

Ordinance Considerations

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

1. Tree survey is provided.
2. Wetland survey is provided.
3. 293 credits are planted on the site (including the off-site detention pond).
4. The table regarding previously planted woodland replacement credits is incorrect. **Please revise it per the comments in the landscape chart.**
5. **See the Merjent letter for a complete discussion of the current woodlands and wetlands impacts.**
6. **As a general comment, it is disappointing that the proposed layout is even more destructive to the high-quality woodlands than the original approved plan. It appears that no effort has been made to preserve much of the natural habitat except where development would be extremely difficult or expensive anyway.**

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

1. The project is adjacent to RA property to the south, so a 6-8 foot landscaped berm is required along the south property line. A row of densely planted evergreens is proposed. Carports are also proposed to help provide screening but no details were presented to indicate what kind of visual and sound buffering they would provide. A fence is also proposed, but only if the site south of the project is developed as residential.
2. **This requires a landscape waiver**. *It is not supported at this time.*
3. **Please revise the carports to have masonry fronts to provide visual and audible buffering for the property to the south.**
4. **Please revise the note to indicate that that the fence will be installed at the time of construction of the drive near the south property line, not at some undetermined time in the future.**

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

1. No berms or trees are proposed in areas to be preserved as natural areas. **This requires a landscape waiver** that is *supported by staff.*
2. No berms are proposed in the developed sections of Novi Road. **This requires a landscape waiver that** *is supported by staff as significant screening landscaping in addition to what is required is proposed instead between the parking and the roads, and there is only the detention basin in the south section***.**
3. **Landscape waivers are also required for shortages in greenbelt trees provided.** *Some of these are supported by staff, and others are not. Please see the landscape chart for a detailed discussion of these waivers.*

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

1. It appears that all of the required parking lot interior area, interior trees and perimeter trees are provided.
2. The Multifamily housing landscaping ordinance allows multifamily unit canopy trees to be used to meet the parking requirements. This was done.

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

1. **Multi-family unit trees**
   a. 188 first floor units are proposed, so 564 trees are required.
   b. All of the required multi-family unit trees are provided and 25% are subcanopy trees, as is allowed by the ordinance.
2. **Interior roadway trees -** All of the required interior roadway trees are provided.
3. **Foundation landscaping**

a. **Landscape waivers are required for a deficiency in foundation landscaping for Buildings A, B, C, D, 8, 9, 10, 11 and 12.** *The waivers are supported for Buildings D, 8, 9, 10, 11 and 12 for different reasons, but not for Buildings A, B or C.*
b. **Please see the landscape chart for a detailed discussion of the waiver and make the recommended correction to eliminate the need for the waiver required.**

Plant List (LDM 4, 10)

1. 25 of 47 (53%) non-woodland replacement species used are native to Michigan.
2. The tree diversity meets the requirements of LDM 4.

Planting Notations and Details (LDM 10)

Provided

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

1. All required detention basin landscaping is proposed.
2. Locations of Phragmites on the site and instructions for its removal are provided**.**

Irrigation (LDM 10)

1. If an irrigation system will be used, a plan for it must be provided with Final Site Plans, not the Stamping Set.
2. If an 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


123RF

LANDSCAPE REVIEW SUMMARY CHART – Second Revised Concept Plan

Review Date: February 24, 2025
Project Name: JSP24 – 0004: SOCIETY HILL
Project Location: SW Corner of Novi Road and 12.5 Mile Road
Plan Date: January 21, 2025
Prepared by: Rick Meader, Landscape Architect E-mail: rmeader@cityofnovi.org; Phone: (248) 735-5621

Items in **Bold** need to be addressed by the applicant before approval of the Revised Concept Site Plan. Underlined items need to be addressed for Final Site Plan.

LANDSCAPE WAIVERS THAT ARE REQUIRED FOR PROPOSED LAYOUT:

- Lack of screening berm along south property line – *not supported by staff*
- Lack of greenbelt berms – *supported by staff*
- Lack of greenbelt landscaping and street trees for sections of both roads that are being preserved – *supported by staff*
- Shortage in greenbelt subcanopy trees in front of south detention pond – *supported by staff*
- Three bays are 16 spaces long without a landscape island – *not supported by staff*
- Shortage of foundation landscaping for multiple buildings – *supported by staff for some of the buildings but not Buildings A, B and C.*

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	· Scale 1" = 50' · Detention pond plantings: 1"=30' · Greenbelt plantings: 1"=40' · Foundation plantings: 1'=20'	Yes	
Owner/Developer Contact Information *(LDM 10)*	Name, address and telephone number of the owner and developer or association	Yes	Yes	
Project Information *(LDM 10)*	Name and Address	Vicinity 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	As it appears that Allen Design is doing all of the detailed landscaping design, he should be shown as the

Item	Required	Proposed	Meets Code	Comments
				landscape architect of record, not MPFP.
Sealed by LA. *(LDM 10)*	Requires original signature	No	No	Final stamping sets must be signed and sealed by LA
Miss Dig Note (800) 482-7171 *(LDM 10)*	Show on all plan sheets	On Title block	Yes	
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.	· Tree Survey on Sheets 3 and 4, L-8 – L-14. · Removals are indicated. · Woodland replacement calculations are provided, along with a summary table of replacements planted previously. · Wetlands on site are delineated on Sheet 2. · Wetland impacts are shown on Sheet 15 – mitigation will be required. · Wetland mitigation plans are shown on Sheets WM-1 – WM-3	· Yes · Yes · Yes · Yes · Yes	**1.** Please show the tree fence at the actual dripline on the plans, not just at the outside of the tree symbol, which may or may not accurately represent the dripline. A note on L-9 indicates that that will be done on the Final Site Plans. **2.** As discussed in meetings with the developer, the table of prior woodland replacements planted is incorrect. The multiplier allowing additional credits for larger trees was removed from the ordinance in 1994. **Please correct the table to remove the multiplier.** **3. Discussions regarding the acceptable prior credits planted are still ongoing and nothing has been decided at this point.** 4. Only 113 offsite detention basin woodland replacement trees were found, not 180, and they are included in the 293 replacement total note shown on L-1.

Item	Required	Proposed	Meets Code	Comments
				Please correct the numbers shown. 5. A number of extra woodland credits are taken for plantings within the wetland mitigation area. Only plantings in excess of what is otherwise required for the woodland mitigation can earn woodland replacement credit. Please check the woodland wetland planting requirements and revise the credit counts accordingly. **6. See the Merjent letter for complete reviews of woodlands and wetlands**
Soil type *(LDM 10)*	As determined by Soils survey of Oakland county	Sheet 6	Yes	
Zoning *(LDM 10)*	**Site: RM-1** North: RA & R-4, East: R-4 South: RA West: RM-1 Off-site detention: South: B-3 & OS-1, West: OS-1, North: RA	Sheet L-1- on location map	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 included on the landscape plans	Yes	
Existing and proposed utilities	· Overhead and underground utilities, including hydrants · Proposed light posts	· Proposed utilities are shown on the Landscape Plan · Light posts are also shown and conflicts have been removed. · A note added to L-1 indicates that the existing overhead line	· Yes · Yes · Yes	

Item	Required	Proposed	Meets Code	Comments
		crossing the site will be removed		
Proposed topography - 2' contour minimum	Provide proposed contours at 2' interval	· Sheets 6-9 · Includes off-site detention pond · A note on Sheet 9 indicates that the boardwalk will be removed between the pond and the street, and the ground will be sloped from the freeboard to curb.	Yes	**Please add proposed edge of asphalt elevations for the proposed asphalt walk near the detention pond to show how the ground will slope with respect to the pond, walk and curb.**
Clear Zones	25 ft. corner clearance required. Refer to Zoning Sec 5.5.9	Yes	Yes	
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)*	· As the site to the west is also multi-family residential, no special screening is required on the west side of the property · A 6-8 foot landscaped berm is required along the south property line of the main site area.	· No berm is provided along the south property line but a line of densely planted Green Giant arborvitaes is provided south of the southern drive and parking area. It is not clear what kind of sound buffering this would provide, versus the required berm. · The screening provided does cover the entire developed area along the south property line – not the area with replacements but that is	· TBD · Yes · No · TBD	**1. A landscape waiver is required for the proposed configuration.** *At this time, it is not supported by staff because of two factors* *a. There is no assurance that vehicular noise from the drive and parking would be muffled sufficiently by the proposed screening.* *b. The timing of the fence installation is still not clear* **2. Please add "at the time of construction of the southern drive" between "installed" and "unless" to the note on Sheet L-2.** **3. Please provide**

Item	Required	Proposed	Meets Code	Comments
		acceptable. · A note has been added that a fence will be added along the south property line if the property to the south is developed as R-A. · The site plan indicates that carports will be added for the south parking bays. The carports shown on Sheet 18 do not provide sufficient visual or audible screening for the property to the south to be considered as an acceptable substitution.		**evidence of the sound buffering to the south, including the carports** **4. The carports along the south edge of the site need to have solid side and front walls to provide visual and audible screening for the property to the south.** **5.** Please add a note stating that the Green Giant Arborvitaes along the south edge are to be allowed to grow to full size.
Adjacent to Public Rights-of-Way *(Sec 5.5.B) and (LDM 1.b) (RM-1)*				
Greenbelt width	· Adj to parking: 20 ft · Not adj to pkg: 34 ft	· 12.5 Mile Road: 50 ft · Novi Road: 20 ft	Yes	
Min. berm crest width	2 ft	0 ft	No	1. **Landscape waivers are required for the lack of berms along both roads.** 2. *The waiver for this is supported by staff where natural areas are preserved.* *3.* The required berm along Novi Road south of the preserved area is not provided because the varied topography makes a berm impractical. *As densely planted evergreens will shield Novi Road from the adjacent parking spaces, the waiver is supported for this*

Item	Required	Proposed	Meets Code	Comments
				area as well. 4. As the greenbelt along the south detention pond is not facing parking or buildings, the berm wouldn't serve any useful screening purpose. *For this reason, the lack of a berm in this area is also supported by staff.*
Min. berm height	3 ft	0 ft	Yes	**See above**
3' wall	(4)(7)	No walls are proposed in the greenbelts		
Canopy deciduous or large evergreen trees *(7)(10)(11)*	1 tree per 35 lf **12.5 Mile Rd:** · 286 lf not developed · (744-286-82-22-22)/35 = 9 trees **Novi Rd North:** · 710 lf not developed · (1646-710-80-40)/35 = 23 trees **Novi Rd South:** · 370lf/35 = 11 trees	· **12.5 Mile Rd**: 10 trees · **Novi Rd North**: 22 trees · **Novi Rd South**: 11 trees	· Yes · No · Yes	**1. A landscape waiver may be requested not to provide the required landscaping in the preserved areas along Novi Road and 12.5 Mile Road.** *It would be supported by staff.* **2. A landscape waiver for the shortage in the Novi Road North landscaped greenbelt is also required.** *It would not be supported by staff.* **Please provide another greenbelt canopy trees for Novi Road North (The endcap red maple at the south entrance can't count as a greenbelt tree)**
Sub-canopy deciduous trees *Notes (5)(6)(10)(11)*	1 tree per 25 lf **12.5 Mile Rd:** · 286 lf not developed · (744-286-82-22-22)/25 = 13 trees **Novi Rd North:** · 710 lf not developed · (1646-710-80-40) lf/25 = 33 trees	· **12.5 Mile Rd**: 13 trees · **Novi Rd North**: 33 trees · **Novi Rd South**: 7 trees	· Yes · Yes · No	*1. As noted above, the landscape waiver for the protected areas would be supported by staff.* 2. Excess subcanopy trees in the greenbelt may be counted as multifamily unit trees. **3. A landscape waiver**

Item	Required	Proposed	Meets Code	Comments
	Novi Rd South: · 370lf/25 = 15 trees			**is required for the missing subcanopy trees in front of the southern detention pond.** *It is supported by staff as the required canopy trees are provided and screening is not required for the pond but the trees are required for shade*
Canopy deciduous trees in area between sidewalk and curb (10)	1 tree per 35 lf **12.5 Mile Rd:** · 455 lf not developed · (744-455-150)/35 = 4 trees **Novi Rd North:** · 680 lf not developed · (1646-680-150-125) lf/35 = 20 trees **Novi Rd South:** · 370lf/35 = 11 trees	· **12.5 Mile Rd**: 6 trees · **Novi Rd North**: 20 trees · **Novi Rd South**: 11 trees including 6 existing	· Yes · Yes · Yes	
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. · 188 units * 3 = 564 trees · Up to 25% of requirement can be subcanopy trees	<u>565 trees</u> · 424 canopy/large evergreen trees · 141 subcanopy trees (25% of total)	Yes	
Interior Street Landscaping *(Zoning Sec 5.5.3.F.iii.b)*	· 1 deciduous canopy tree along interior roads for every 35 lf (both sides), excluding driveways, interior roads adjacent to public rights-of-way and parking entry drives. · (6572-701)/35 = 168 trees	<u>171 trees</u> 16 double-counted as greenbelt trees due to proximity to interior drive	Yes	
Foundation Landscaping (*Zoning Sec 5.5.3.F.iii.b*)	35% of building façades facing road must be landscaped	Based on the layout and the foundation details, these buildings are short of the requirement: A, B, C, D, 8, 9, 10,	No	**1. A landscape waiver is required for buildings where the landscaping of the building facing an interior drive does**

Item	Required	Proposed	Meets Code	Comments
		11 and 12		**not cover 35% of the building.** ***2.*** *The waiver is supported by staff for buildings 8 and 9 as they have double frontage and one side meets or exceeds the requirement.* ***3.*** *The waiver is supported for Building D as the long island softens the view of most of the north side of the building from the drive.* ***4.*** *The waiver is supported for Buildings 10, 11 and 12 as they face a minor traffic road and appear to have landscaped as much of the garage side of the buildings as possible.* **5.** *The waiver is not supported for Buildings A, B and C as the central island is still devoid of landscaping, so the entire road side of those buildings has no landscaping to soften the appearance of them from the major interior drive.* **Please convert the central island to a landscaped island with a canopy tree.** *If this is done, the waiver will be supported by staff as the other sides of the buildings are heavily landscaped. Note, the proposed*

Item	Required	Proposed	Meets Code	Comments
				addition of shrubs in those islands does improve the appearance, but it still does not comply with the ordinance. **6. I highly recommend moving the lindens and maples west of Building 11, 12 and 15 west of the sidewalk since there is room for them there. Their canopies may hit the buildings as they get larger. This is not a requirement.** **7. It is also be recommended to use subcanopy trees in the areas between the buildings and walks instead of canopy trees when possible to provide better growing conditions and light for the foundation plantings**
Parking Area Landscape Requirements (Zoning Sec 5.5.3.C & LDM 5)				
General requirements	· Clear sight distance within parking islands · No evergreen trees	No plantings will block vision within the parking areas		
Name, type and number of ground cover	As proposed on planting islands	Based on the plant list, it appears that sod will be used.		
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	Some of the endcap islands with trees are not large enough to support them	No	**1. Please enlarge all the center islands for Buildings A, B and C to support the trees they must have.** 2. Some of the planting areas in other parts of the site are quite narrow, but smaller trees have been put there to hopefully work with the limited space.
Curbs and Parking	Parking stall can be	Where possible,	Yes	

Item	Required	Proposed	Meets Code	Comments
stall reduction *(Zoning Sec 5.5.3.c.ii)*	reduced to 17' with 4" curb adjacent to a sidewalk of minimum 7 ft.	spaces are 17' long		
Contiguous space limit *(Zoning Sec 5.5.3.c.ii.o))*	Maximum of 15 contiguous spaces	Buildings A, B and C have bays with 16 consecutive spaces without a landscaped island.	No	**1. The central islands south of Building A and west of buildings B and C should be converted into landscape islands with a canopy tree since those bays are greater than 15 spaces.** **2. The current configuration would require a landscape waiver that** *would not be supported by staff.*
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 SF x 7.5% · A = 50,000 x 7.5% = 3750sf A=50,000 x 7.5% = 3750sf	· An inset on L-2 indicates the areas used for the calculations. They are correct. · Calculations are provided		
B = Total square footage of additional paved vehicular use areas over 50,000 SF x 1 %	· B = (VUA-50000) SF x 1% · B = (64962-50000) x 1% = 150 sf	See above		
All Categories				
Total square footage of landscaped islands C = A+B	C = A + B C = 3750 + 150 = 3900sf	5253sf	Yes	
Number of canopy trees required D = C/200	· D = C/200 · D = 3900/200 = 20 trees · Parking lot interior and perimeter tree requirement may be met with multifamily unit trees	20 trees	Yes	
Parking Lot Perimeter Trees *(Zoning Sec 5.5.3.c.ii)*	· 1 Canopy tree per 35 lf · 2805/35 = 80 trees	80 trees	Yes	
Parking land banked	NA	None		

Item	Required	Proposed	Meets Code	Comments
Miscellaneous Landscaping Requirements				
Plantings around Fire Hydrant *(Zoning Sec 5.5.3.c.ii.j)*	· 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.	· No tree/utility conflicts are noted. · A note regarding required spacing for trees from utilities is on Sheet L-1	Yes	
Landscaped area *(g)*	Areas not dedicated to parking use or driveways exceeding 100 sq. ft. shall be landscaped	Yes		
Name, type and number of ground cover (LDM 5)	As proposed on planting islands	Although not called out, based on the plant list it appears sod will be used	TBD	Please indicate groundcovers on landscape plan with a typical call-out
Snow deposit *(LDM 10)*	Show leave snow deposit areas on plan in locations where landscaping won't be damaged	Some spaces are indicated along the streets but the total area is very limited. As most of the areas between the walk and road are very narrow, they won't provide much area for snow to be plowed there.	TBD	
Transformers/Utility boxes *(LDM 6)*	· A minimum of 2 ft. separation between box and the plants · Ground cover below 4" is allowed up to pad. · No plant materials within 8 ft. from the doors	A note indicates that all utility boxes will be screened per the city detail	TBD	1. Please show transformers and other utility boxes when their locations are determined. 2. If box locations are not determined by final site plans, add a note to plan stating that all utility boxes are to be landscaped per the detail. 3. Please add an allowance of 10 shrubs per box on the plant list and label as such if boxes aren't shown on the plans.
Detention/Retention Basin Planting requirements *(Sec.*	· Clusters of large native shrubs shall cover 70-75% of the basin rim	· A stormwater seed mix and shortgrass prairie	· Yes · Yes · Yes	

Item	Required	Proposed	Meets Code	Comments
5.5.3.e, LDM 3)	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	mix are shown. The areas for each are shown with hatching. · The correct shrub coverage is provided · Canopy woodland replacement trees are proposed around both ponds, as required and allowed		
Phragmites and Japanese Knotweed	All populations should be located on the plans and instructions for their removal must be provided if any is found on the site.	· Phragmites is shown in several locations on L-1 and L-2 · Instructions for removal are provided on L-2	· Yes	Please correct note #1 to read: *"Phragmites should be treated in late summer to early fall (late August-September) using a glyphosate-based herbicide to achieve effective control."*
Landscape Notes and Details– Utilize City of Novi Standard Notes				
Plant List (LDM 4,11) – Include all cost estimates				
Quantities and sizes		Yes	Yes	
Root type		Yes	Yes	
Botanical and common names	· At least 50% of plant species used, not including seed mixes or woodland replacement trees, must be species native to Michigan. · The non-woodland replacement tree diversity must meet the standards of the Landscape Design Manual section 4 (max 10% species and 15% genus).	· 25 of 47 species used (53%) are native to Michigan. · The tree diversity is satisfactory. · The woodland replacement species mix is better.	· Yes · Yes · Yes	
Type and amount of lawn		Sod	Yes	
Cost estimate (*LDM 10.h.(11)*)	For all new plantings, mulch and sod as listed on the plan	Yes	Yes	

Item	Required	Proposed	Meets Code	Comments
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	Not required and not provided	Yes	
Type of Ground Cover		NA		
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	· There are no overhead utilities along Novi Road · An overhead wire slants across the north end of the property, mostly south of the property line and greenbelt. It has been indicated that it will be removed.	· Yes · 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	A number of walls short in height are proposed	TBD	Provide dimensioned wall details and TW/BW elevations.
Walls greater than 3 ½ ft. should be designed and sealed by an Engineer		TBD	TBD	If walls are taller than 3 ½ feet, please have engineer design, sign and seal.
Notes *(LDM 10) – Utilize City of Novi Standard Details*				
Installation date *(LDM 2.l. & Zoning Sec 5.5.5.B)*	· Provide intended date · Between Mar 15 – Nov 15	Yes	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.	Yes	Yes	

Item	Required	Proposed	Meets Code	Comments
	· Include a minimum one cultivation in June, July and August for the 2-year warranty period.			
Plant source *(LDM 2.n & LDM 3.a.(2))*	Shall be northern nursery grown, No.1 grade.	Yes	Yes	
Establishment period *(Zoning Sec 5.5.6.B)*	**2 yr. Guarantee**	Yes	Yes	
Approval of substitutions. *(Zoning Sec 5.5.5.E)*	City must approve any substitutions in writing 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 is required with Final Site Plan	A note indicates that an irrigation system plan will be provided in the stamping sets		1. Please add an irrigation plan or information as to how plants will be watered sufficiently for establishment and long- term survival with the Final Plans, not the Stamping Set 2. The plan should meet the requirements listed at the end of this chart. 3. If xeriscaping is used, please provide information about plantings included.
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 tree Credit Chart in LDM	No		
Plant Sizes for ROW, Woodland replacement and others	· Canopy Deciduous shall be 3” and sub-canopy deciduous shall be 2.5” caliper.	Correct sizes are shown on the plant lists	Yes	

Item	Required	Proposed	Meets Code	Comments
(*LDM 11.b)*	· Refer to LDM section 11.b for more details			
Plant size credit *(LDM11.b)*	NA	None taken		
Prohibited Plants *(LDM 11.b)*	Do not use any plants on the Prohibited Species List	No prohibited plants are proposed	Yes	
Recommended trees for planting under overhead utilities *(LDM 3.e)*	Label the distance from the overhead utilities	· There is an overhead line crossing the northern end of the site. · A note indicates that it will be removed	Yes	
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. · Include in cost estimate.	Included in planting details	Yes	

Irrigation System Requirements

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

WETLAND & WOODLAND REVIEW

merjent

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March 5, 2025

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

Submitted electronically to lbell@cityofnovi.org

Re: Society Hill – Woodland/Wetland Review (JSP24-04)

Dear Lindsay,

Merjent, Inc. (Merjent) has conducted a review of the revised preliminary site plan (rPSP) for the Society Hill (also referred to as West Side of Novi Road Between 12 Mile Road and 12 ½ Mile Road; site) prepared by Seiber Keast Lehner and Allen Design (date 10/4/2024). Merjent reviewed the plan for conformance with the City of Novi's (City) Wetlands and Watercourse Protection Ordinance, Chapter 12 Article V. The site is located southwest of the intersection of 12 ½ Mile Road and Novi Road and is proposed within parcels 50-22-10-400-020 through 50-22-10-400-028 with an additional parcel located further south at parcel number 50-22-10-400-055. The site contains City-regulated wetlands (**Figure 1**).

Merjent conducted an initial preliminary site plan (PSP)/concept plan review (PSP Review) on April 18, 2024 and found deficiencies in both wetland and woodland components of the plans. The applicant addressed most comments from the PSP Review, and comments were provided in revised PSP (rPSP) Review on October 29, 2024 (rPSP Review). Minor changes have been made to wetland impacts since the rPSP Review.

Wetlands

Wetland Recommendation: Merjent **does not recommend approval** of the Society Hill rPSP, due to the lack of required mitigation for the proposed Project (see Comments 5-6).

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**).
- ☒ 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 PSP/rPSP Review). NWI and MIRIS wetlands are identified by the associated governmental bodies' interpretation of topographic data and aerial photographs.

☒ Hydric (wetland) soil as mapped by the U.S. Department of Agriculture, Natural Resources Conservation Service, as identified on the EGLE Wetlands Viewer interactive map website (provided in PSP/rPSP 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
Wetland Mitigation	Required
Environmental Enhancement Plan	Required
Wetland Buffer Authorization	Required
EGLE Wetland Permit	Required
Wetland Conservation Easement	Required

Wetland Review Comments

1. The applicant was asked in the rPSP Review to depict all wetlands on-site with unique identifiers, classification, and sizes that are consistent throughout the site plan. This comment has been addressed and all sheets show the same wetlands with unique identifiers.

2. The applicant has proposed a total wetland impact of 0.79 acre. The wetland impacts are summarized on Sheet 15 of the rPSP and are summarized below.

Wetland Impacts

Wetland ID	Wetland Area (acre)	Impact Area (acre)	Impact Volume (cu. yd.)
A	6.75	--	--
B	1.01	--	--
C	0.09	0.09	459 Fill
D	0.28	0.28	1,369 Cut
E	0.09	0.09	145 Fill
F	0.25	0.25	268 Cut
G	0.03	0.03	261 Cut
H	1.25	0.05	174 Fill
Total	**9.75**	**0.79**	**778 Fill | 1,898 Cut**

3. EGLE is the final authority of the location and regulatory status of state-regulated wetlands in Michigan. Merjent understands that a DRAFT EGLE Permit has been submitted for review under Permit Number WRP043865 v.1. A City of Novi Wetland Use Permit cannot be granted without a permit from EGLE.

4. In addition to wetlands, the City of Novi regulates wetland and watercourse buffers/setbacks. Section 3.6.2.M (Notes to District Standards) of the City of Novi 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 applicant has summarized impacts to the wetland buffer/setback on Sheet 15 of the rPSP and they are summarized below. A Wetland Setback Impact Authorization will be required for this project.

Wetland Setback Impacts

Wetland ID	Setback Impact Area (acre)	Setback Impact Volume (cu. yd.)
A	0.50	810 Fill
B	0.05	76 Fill
C	0.28	894 Fill
D	0.41	1,969 Cut
E	0.13	205 Fill
F	0.20	210 Cut
G	0.14	1,615 Cut
H	0.40	1,303 Fill
Total	**2.11**	**3,288 Fill | 3,794 Cut**

The applicant has updated buffer impacts from the rPSP Review/submittal and has provided setback volume amounts.

5. 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.

   Current wetland impacts are proposed to be 0.79 acre in size. The applicant has summarized wetland impacts and mitigation ratios on Sheet 15 and they are summarized below.

Wetland Mitigation

Wetland ID	Impact Area (acre)	Emergent Impact Area (acre)	Scrub-shrub Impact Area (acre)	Forested Impact Area (acre)	Mitigation Required (acre)
C	0.09	--	--	0.09	0.18
D	0.28	--	--	0.28	0.56
E	0.09	0.01	--	0.08	0.16
F	0.25	0.25	--	--	0.38
G	0.03	--	--	0.03	0.06
H	0.05	--	0.05	--	0.08
Total	**0.79**	**0.26**	**0.05**	**0.48**	**1.42**

Sheet 15 states that 1.01 acres of mitigation will be provided onsite. The applicant needs to account for the additional 0.41 acre of mitigation whether that be on-site or off-site (within the City of Novi). Per Section 12-176 “Mitigation shall be provided onsite where practical and beneficial to the wetland resources. If onsite mitigation is not practical and beneficial, mitigation in the immediate vicinity, within the same watershed, may be considered. Mitigation at other locations within the city will only be considered when the above options are impractical.” It is recommended that the 1.01 acres of wetland

mitigation on-site be created and maintained as forested wetland. These wetlands will be required to follow the City of Novi Wetland Mitigation Performance Standards, which are similar to the Wetland Mitigation Performance Standards set by EGLE. The City of Novi Wetland Mitigation Performance Standards are included as **Attachment A**.

The applicant has stated that 0.41 acre of wetland mitigation bank credits will be purchased from a wetland mitigation bank. Section 12-176 does not allow for the purchasing of wetland mitigation bank credits. It is Merjent's understanding that pursuant to Section 12-151 (Findings and Purpose), the City requires mitigation within City Limits due to the importance of these natural resources that have been lost and that remaining wetlands are in jeopardy of being lost or impaired.

It is recommended that the applicant either reduce wetland impacts on-site or find an additional location (or additional locations) within the City of Novi to construct the wetland mitigation. Based on a review of the available EGLE Wetland Mitigation Bank Credits (at the time of this review), 0.77 acre of emergent wetland credits are available within the Rouge River Watershed; the Rouge River Watershed is the watershed where the project is located. It cannot be determined or guaranteed if any mitigation bank credits will be available in the Rouge River Watershed if and when this project receives final approval.

For a deviation from the ordinance, City Council would need to grant approval to waive the requirement to build the mitigation within the City. **If City Council allows the purchasing of mitigation bank credits in lieu of on-site mitigation, Merjent recommends that the monitoring period of the on-site forested wetland mitigation be doubled from the required five (5) year period to a ten (10) year period, with the option to reduce the monitoring period to between 5 and 10 years, if the monitoring is deemed successful after the sixth year. This may subsequently double the monitoring cost and bond cost. Due to the longer time period of forested wetlands and trees to establish, it is common that EGLE typically requires between 5 to 10-year monitoring periods for the creation of forested wetlands.**

6. In lieu of on-site mitigation, the applicant has offered providing environmental enhancement on-site in addition to providing conservation easements for additional woodlands and wetlands within the City. The following statements are from a response letter provided by the applicant on October 4, 2024 and are listed on Sheet 5 and Sheet 9 of the rrPSP:
    - *~3.0 acre conservation easement across the City parcel, including ~1.0 acres of woodland area and ~1.0 acre of wetland area.*
    - *~9.0 acre wetland and woodland conservation easement on the Property, including more than 1 acre of woodland area on the peninsula of land along the western border of the Property*
    - *Environmental Enhancement: There are invasive species management activities that will be conducted in the wetland and natural features setback associated with Wetlands A (the pond) and B (NE corner). Species such as common reed (Phragmites australis), buckthorn (Rhamnus cathartica, Frangula alnus), honeysuckle (Lonicera morrowii), autumn olive (Elaeagnus umbellate), and Asian bittersweet (Celastrus orbiculatus) all serve to compete with native species, spread to other wetlands and, in the case of Wetland A, block scenic views. Owner activities will include physical removal and herbicide application for up to three years.*

    Merjent recommends that if a deviation is granted from the ordinance in lieu of the required on-site mitigation, that the following requirements be added to the environmental enhancement:

- Any pesticide/herbicide use be conducted by an appropriate person with a Michigan Department of Agriculture and Rural Development Certified Pesticide Applicator License.
- The physical/chemical removal of invasive species be required for five years instead of three years, similar to a typical mitigation monitoring period.
- Any pesticide/herbicide applied within or near wetlands or other water resources follow the EGLE Aquatic Pesticides and Related Products Approved for Use in Waters of the State of Michigan guidelines.

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 Wetlands Map
Attachment A – City of Novi Wetland Mitigation Performance Standards

CC:
Diana Shanahan, City of Novi, dshanahan@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



Figure 1. City of Novi Regulated Wetlands Map
Approximate Site boundary is shown in red.
(Approximate) Regulated Wetland areas are shown in turquoise.

Attachment A
City of Novi Wetland Mitigation Performance Standards

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

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October 29, 2024

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

Submitted electronically to lbell@cityofnovi.org

Re: Society Hill – Woodland/Wetland Review (JSP24-04)

Dear Lindsay,

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Merjent conducted an initial preliminary site plan (PSP)/concept plan review (PSP Review) on April 18, 2024 and found deficiencies in both wetland and woodland components of the plans. The applicant has addressed comments from the PSP Review, and comments are provided below based on the rPSP submittal.

Woodlands

Woodland Recommendation: Merjent **recommends approval** of the Society Hill rPSP. A list of comments is provided below to meet the requirements of the Woodland Protection Ordinance. It should be noted that this project includes a separation of the impacts from 1999 and impacts from 2024. This review only includes the impacts proposed from the additional 2024 footprint. 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, if feasible

Woodland Review Comments

1. Due to the unique history of this site, Merjent understands that since the PSP review, the impacts from the original 1999 proposed site layout have been separated from the updated 2024 proposed site layout.

2. 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.

3. 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 in diameter at breast height (DBH).

4. The 2024 impact plan has proposed the removal of **472 trees**. A **Woodland Use Permit** is required to perform construction on any site containing regulated woodlands. The permit for this site would require Planning Commission approval because there are more than three trees proposed to be impacted/removed by construction. Comment five (below) may affect the total number of proposed trees for removal.

5. **Woodland Replacement**. Based on review of the plan, the following woodland replacements are currently listed:

2024 Impacts

Tree Size (DBH, inches)	Number of Trees	Ratio Replacement/Removed Tree	Total Replacements Required
8-11	180	1	180
12-20	189	2	378
21-29	82	3	246
30+	9	4	36
Multi-stem	12	Sum of Stem DBH/8 (rounded up)*	51
Total	**472**	**-**	**891**

6. 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.
   b. Payment to the City of Novi Tree Fund at a 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 proposed planting 473 trees on-site for the 2024 cumulative impacts. For the 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 will be released after trees have been planted and approved by the City of Novi. The applicant must

request a tree planting inspection. Based on the current site plan, **a financial guarantee of $189,200 will be required**.

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. Based on the current site plan, **a maintenance bond of $47,300 will be required**. Based on a successful inspection two years after installation of the on-site Woodland Replacement trees, the Woodland Replacement Performance Guarantee shall be returned to the Applicant. The Applicant is responsible for requesting this inspection. See Chapter 26.5, Section 26.5-37 for additional information.

For the remaining 418 trees from the 2024 impacts, **a payment of $167,200 will be made into the City of Novi Tree Fund**.

7. **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. The applicant has stated on Sheet L-9 that critical root zones will be provided at Stamping Sets. **Merjent is requesting that critical root zones be displayed during the Final Site Plan review to ensure critical root zone impacts are calculated prior to final site plan approval.**
    a. Regulated woodland disturbance includes impacts to the critical root zone of regulated trees, including but not limited to encroachment by grading, landscaping, and construction. If impacts to the critical root zone of regulated woodland trees are proposed – woodland replacements are required. Revised woodland replacement calculations or plan revisions may be necessary to address any unclear encroachments into the critical root zone.

   An additional site visit was performed on October 18, 2024 to verify the new tree survey performed for the proposed 2024 impacts. The tree survey represents what is present on-site, and select photographs of the additional site visit are enclosed in **Attachment A**.

8. To allow for more efficient reviews for this project, Merjent is requesting that the applicant summarize the impacts and replacements on Sheet L-1 based on the impact timeline/date. For example, include the Off-site Detention Woodland Replacements under a 2024 impact category along with the main site woodland replacements. The main site woodland replacements would then be separated by the 1999 approved impacts and the proposed 2024 impacts.

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 issuance of the City of Novi Woodland Use Permit.

10. **Woodland Replacement Inspection** – The Applicant is responsible for walking the entire site to confirm that all woodland replacement trees/shrubs have been planted on site according to the approved site plan stamping set. If any material is missing, dead or dying, replacements should be made prior to requesting the inspection. The applicant should also provide an as-built landscape plan if the trees planted do not match the species and/or location shown on the approved site plan stamping set. Once this occurs the Applicant should contact the Bond Coordinator to schedule the inspection (Angie Sosnowski at asosnowski@cityofnovi.org; 248-347-0441) and complete the inspection request

form. If additional inspections are needed, then additional inspection fees will be required to be paid by the applicant.

11. **Woodland Guarantee Inspection –** Prior to requesting the 2-year woodland guarantee inspection, the Applicant is responsible for walking the entire site to confirm that all plant material has survived and is healthy. If any material is missing, dead or dying, replacements should be made prior to requesting the inspection. Once this occurs the Applicant should contact the Bond Coordinator to schedule the 2-year guarantee inspection (Angie Sosnowski at asosnowski@cityofnovi.org / 248-347-0441) and complete the inspection request form. If additional inspections are needed, then additional inspection fees will be required to be paid by the applicant. Based upon a successful inspection for the 2-year warranty the Landscape/Woodland/Street trees financial guarantee will be returned to the Applicant.

    If the woodland replacements, street trees, or landscaping guarantee period is scheduled to end during the period when inspections are not conducted (November 15th – April 15th) the Applicant is responsible for contacting the Bond Coordinator and Woodland/Landscape Inspector in the late summer/early fall prior to the 2-year expiration to schedule an inspection.

12. The Applicant may be required to provide preservation/conservation easements as directed by the City of Novi Community Development Department for any areas of woodland replacement trees. The applicant shall demonstrate that all proposed woodland replacement trees and existing regulated woodland trees to remain will be guaranteed to be preserved as planted 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 **does not recommend approval** of the Society Hill rPSP, due to the lack of required mitigation for the proposed Project (see Comments 5-6).

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 (**Attachment B**). 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 (**Attachment B**).

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
Wetland Mitigation	Required
Environmental Enhancement Plan	Required
Wetland Buffer Authorization	Required
EGLE Wetland Permit	Required
Wetland Conservation Easement	Required

Wetland Review Comments

1. rPSP sheet number two depicts six wetlands (Wetlands A through F) but subsequent sheets in the PSP depict seven wetlands onsite. Additionally, sheet two through four depict the wetlands with differing identifiers. **For a consistent review, the applicant should depict all wetlands onsite with unique identifiers, classification, and sizes that are consistent throughout the site plan.**

2. The applicant has proposed a total wetland impact of 0.847 acre. The wetland impacts are summarized on Sheet 15 of the rPSP and are summarized below.

Wetland Impacts

Wetland ID	Wetland Area (acre)	Impact Area (acre)	Impact Volume (cu. yd.)
A	6.888	--	--
B	1.011	--	--
C	0.081	0.081	457 Fill
D	0.306	0.306	1,481 Cut
E	0.111	0.111	179 Fill
F	0.264	0.264	298 Cut
G	0.027	0.027	261 Cut
H	1.251	0.058	174 Fill
Total	**9.939**	**0.847**	**810 Fill | 2,040 Cut**

3. EGLE is the final authority of the location and regulatory status of state-regulated wetlands in Michigan. Merjent understands that a Joint Permit Application (JPA) has been submitted to EGLE requesting a permit for the project under file number HQ5-P6MX-FKEK8. A City of Novi Wetland Use Permit cannot be granted without a permit from EGLE.

4. In addition to wetlands, the City of Novi regulates wetland and watercourse buffers/setbacks. Section 3.6.2.M (Notes to District Standards) of the City of Novi 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 applicant has summarized impacts to the wetland buffer/setback on Sheet 15 of the rPSP and they are summarized below. A Wetland Setback Impact Authorization will be required for this project.

Wetland Setback Impacts

Wetland ID	Setback Impact Area (acre)	Setback Impact Volume (cu. yd.)
A	0.501	Not Provided
B	0.023	
C	0.282	
D	0.415	
E	0.143	
F	0.196	
G	0.143	
H	0.455	
Total	**2.158**	

Sheet 15 depicts a proposed Wood Deck/Trellis south of Lakeside Drive that may be located within the wetland setback of Wetland A at approximately 961 feet above mean sea level. The specifications/impact to the wetland setback should be clarified or elaborated in the plan in additional submissions.

The applicant will need to provide setback impact volume information in future submissions in order to draft the Wetland Setback Impact Authorization.

5. 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.

   Current wetland impacts are proposed to be 0.847 acre in size. The applicant has summarized wetland impacts and mitigation ratios on Sheet 15 and they are summarized below.

Wetland Mitigation

Wetland ID	Impact Area (acre)	Emergent Impact Area (acre)	Scrub-shrub Impact Area (acre)	Forested Impact Area (acre)	Mitigation Required (acre)
C	0.081	--	--	0.081	0.162
D	0.306	--	--	0.306	0.612
E	0.111	0.028	--	0.083	0.208
F	0.264	0.264	--	--	0.396
G	0.027	--	--	0.027	0.054
H	0.058	--	0.058	--	0.087
Total	**0.847**	**0.292**	**0.058**	**0.497**	**1.519**

Sheet 15 states that 0.994 acre of mitigation will be provided onsite. The applicant needs to account for the additional 0.525 acre of mitigation whether that be on-site or off-site (within the City of Novi). Per Section 12-176 "Mitigation shall be provided onsite where practical and beneficial to the wetland resources. If onsite mitigation is not practical and beneficial, mitigation in the immediate vicinity, within

the same watershed, may be considered. Mitigation at other locations within the city will only be considered when the above options are impractical." It is recommended that the 0.994 acre of wetland mitigation on-site be created and maintained as forested wetland. These wetlands will be required to follow the City of Novi Wetland Mitigation Performance Standards, which are similar to the Wetland Mitigation Performance Standards set by EGLE. The City of Novi Wetland Mitigation Performance Standards are included as **Attachment B**.

The applicant has stated that 0.525 acre of wetland mitigation bank credits will be purchased from a wetland mitigation bank. Section 12-176 does not allow for the purchasing of wetland mitigation bank credits. It is Merjent's understanding that pursuant to Section 12-151 (Findings and Purpose), the City requires mitigation within City Limits due to the importance of these natural resources that have been lost and that remaining wetlands are in jeopardy of being lost or impaired.

It is recommended that the applicant either reduce wetland impacts on-site or find an additional location (or additional locations) within the City of Novi to construct the wetland mitigation. Based on a review of the available EGLE Wetland Mitigation Bank Credits (at the time of this review), 0 wetland credits are available within the Rouge River Watershed; the Rouge River Watershed is the watershed where the project is located. The nearest available watershed within the same Ecological Region as the project is located in the Clinton River Watershed with 1.11 acres of credits available, which is located in Oakland Charter Township, adjacent to the Macomb County border. It cannot be determined or guaranteed if any mitigation bank credits will be available in the Clinton River Watershed if and when this project receives final approval.

For a deviation from the ordinance, City Council would need to grant approval to waive the requirement to build the mitigation within the City. **If City Council allows the purchasing of mitigation bank credits in lieu of on-site mitigation, Merjent recommends that the monitoring period of the on-site forested wetland mitigation be doubled from the required five (5) year period to a ten (10) year period, with the option to reduce the monitoring period to between 5 and 10 years, if the monitoring is deemed successful after the sixth year. This may subsequently double the monitoring cost and bond cost. Due to the longer time period of forested wetlands and trees to establish, it is common that EGLE typically requires between 5 to 10-year monitoring periods for the creation of forested wetlands.**

6. In lieu of on-site mitigation, the applicant has offered providing environmental enhancement on-site in addition to providing conservation easements for additional woodlands and wetlands within the City. The following statements are from a response letter provided by the applicant on October 4, 2024:
    - *~3.0 acre conservation easement across the City parcel, including ~1.0 acres of woodland area and ~1.0 acre of wetland area.*
    - *~9.0 acre wetland and woodland conservation easement on the Property, including more than 1 acre of woodland area on the peninsula of land along the western border of the Property*
    - *Environmental Enhancement: There are invasive species management activities that will be conducted in the wetland and natural features setback associated with Wetlands A (the pond) and B (NE corner). Species such as common reed (Phragmites australis), buckthorn (Rhamnus cathartica, Frangula alnus), honeysuckle (Lonicera morrowii), autumn olive (Elaeagnus umbellate), and Asian bittersweet (Celastrus orbiculatus) all serve to compete with native*

species, spread to other wetlands and, in the case of Wetland A, block scenic views. Owner activities will include physical removal and herbicide application for up to three years.

Merjent recommends that if a deviation is granted from the ordinance in lieu of the required on-site mitigation, that the following requirements be added to the environmental enhancement:

- Any pesticide/herbicide use be conducted by an appropriate person with a Michigan Department of Agriculture and Rural Development Certified Pesticide Applicator License.
- The physical/chemical removal of invasive species be required for five years instead of three years, similar to a typical mitigation monitoring period.
- Any pesticide/herbicide applied within or near wetlands or other water resources follow the EGLE Aquatic Pesticides and Related Products Approved for Use in Waters of the State of Michigan guidelines.

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 Photographs
Attachment B – City of Novi Wetland Mitigation Performance Standards

CC:
Diana Shanahan, City of Novi, dshanahan@cityofnovi.org
Rick Meader, City of Novi, rmeader@cityofnovi.org
Barbara McBeth, City of Novi, bmcbeth@cityofnovi.org
Robb Roos, Merjent, robb.roos@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. Extended approximate woodland areas are shown in Orange.

merjent.

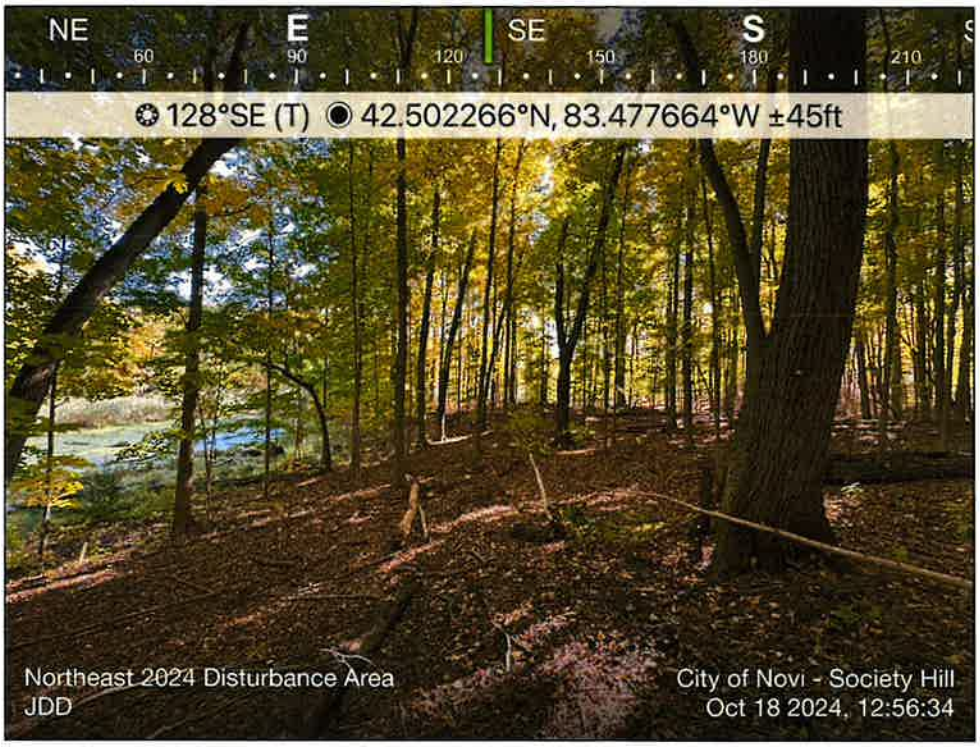


Figure 2. City of Novi Regulated Wetlands Map
Approximate Site boundary is shown in red.
(Approximate) Regulated Wetland areas are shown in turquoise.

Attachment A
Site Photographs



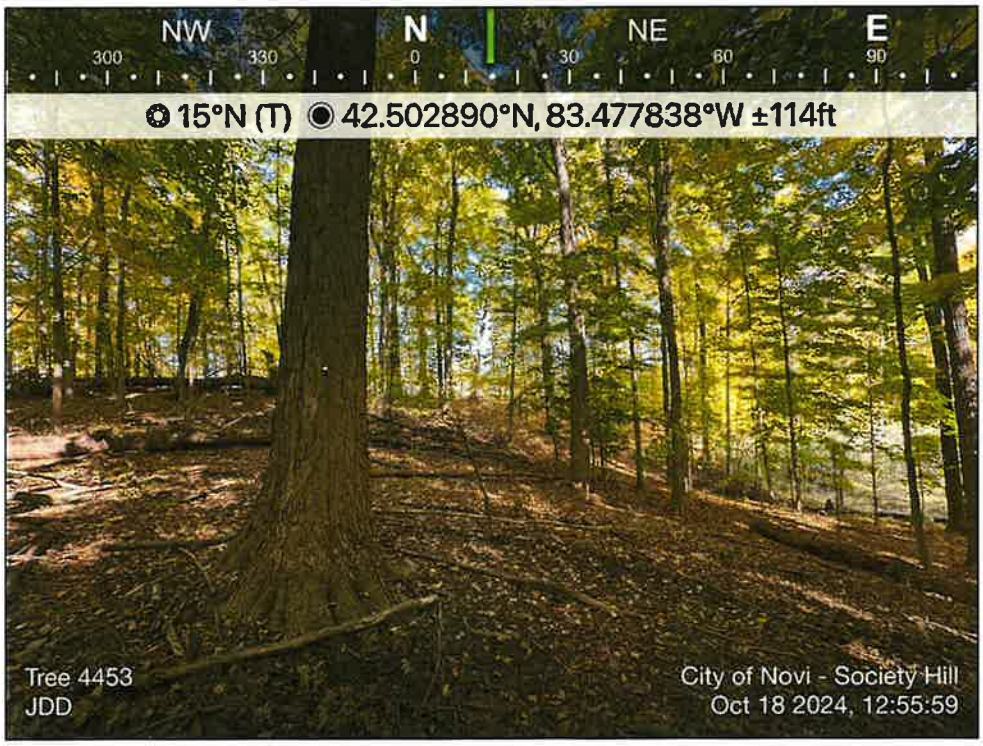
Overview of the eastern-central portion of the 2024 Impact Area



Overview of the northeastern 2024 Impact Area (tree tag can be seen on tree in background)



Overview of the southeastern 2024 Impact Area, adjacent to Tree 4360



View of a typical tree tag seen on Tree 4453

TRAFFIC REVIEW

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

Project name:
JSP24-04 – Society Hill Revised Preliminary Traffic Review

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

From:
AECOM

Date:
October 24, 2024

CC:
Lindsay Bell, Dan Commer, Humna Anjum, Diana Shanahan, Adam Yako

Memo

Subject: JSP24-04 – Society Hill Revised Preliminary Traffic Review

The revised preliminary 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, E & M Holding, LLC, is proposing 21 buildings consisting of 500 residential units as well as a clubhouse.
2. The development is located on the southwest corner of Novi Road and 12 and ½ Mile Road. Novi Road and 12 and ½ Mile Road are both under the jurisdiction of the City of Novi.
3. The site is zoned RM-1 (Low-Density Multiple Family).
4. The following traffic related deviations were granted under the 1999 Final Site Plan:
    a. Access to a major thoroughfare deviation for entrance on 12 ½ Mile Road.
5. The following traffic related deviations have been requested by the applicant:
    a. Parking on a major drive.
    b. Traffic Impact Assessment submittal instead of a full traffic study.

TRAFFIC IMPACTS

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

    ITE Code: 221 – Multifamily Housing (Mid-Rise)
    Development-specific Quantity: 500 Units
    Zoning Change: N/A

Trip Generation Summary	Estimated Trips	Estimated Peak-Direction Trips	City of Novi Threshold	Above Threshold?
AM Peak-Hour Trips	208	160	100	Yes
PM Peak-Hour Trips	195	119	100	Yes
Daily (One-Directional) Trips	2,339	N/A	750	Yes

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**
Traffic Impact Study (TIS)	Estimated trips are above the City's threshold. The applicant provided a memo comparing the trip generation associated with the 1999 final site plan and the current revised plan and is requesting a waiver for a TIS. The applicant submitted an abbreviated Traffic Impact Assessment (TIA) and is reviewed under a separate cover letter.

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	24' and 26' at boulevard entrances, 30'	Met	**Label distance from island to edge of road at boulevard entrances.**
3	Driveway Taper | O Figure IX.11			
3a	Taper length	100' entering and 75' exiting Novi Road	Met	
3b	Tangent	25'	Met	
4	Emergency Access | O 11-194.a.19	3 entrance/exits and 2 emergency access points	Met	
5	Driveway sight distance | O Figure VIII-E	510'	Met	
6	Driveway spacing			
6a	Same-side | O 11.216.d.1.d	>230'	Met	
6b	Opposite side | O 11.216.d.1.e	-	N/A	
7	External coordination (Road agency)	-	N/A	

EXTERNAL SITE ACCESS AND OPERATIONS				
No.	**Item**	**Proposed**	**Compliance**	**Remarks**
8	External Sidewalk | Master Plan & EDM	5' along 12 ½ Mile, 8' along 12 Mile	Met	
9	Sidewalk Ramps | EDM 7.4 & R-28-K	Detail included, indicated on plan	Met	
10	Any Other Comments:	Details included for pulling back existing islands on Novi Road to allow for left turns. **Label yellow color and solid/broken proposed pavement markings on Novi Road in future submittal.**		

INTERNAL SITE OPERATIONS				
No.	**Item**	**Proposed**	**Compliance**	**Remarks**
11	Loading zone | ZO 5.4	-	N/A	
12	Trash receptacle | ZO 5.4.4	Garbage compactor in southwest corner of site	Met	
13	Emergency Vehicle Access	Provided	Met	
14	Maneuvering Lane | ZO 5.3.2	Dimensioned	Met	
15	End islands | ZO 5.3.12			
15a	Adjacent to a travel way	Added end island details	Met	
15b	Internal to parking bays	Dimensioned	Met	Note internal islands are not required to be 3' shorter than adjacent parking space.
16	Parking spaces | ZO 5.2.12	988 proposed (garage, behind garage, surface)		See Planning review letter.
17	Adjacent parking spaces | ZO 5.5.3.C.ii.i	<15 spaces in one bay	Met	
18	Parking space length | ZO 5.3.2	17', 17.5' and 19' perpendicular spaces, 19' angled and 23' parallel spaces	Met	
19	Parking space Width | ZO 5.3.2	8' parallel spaces, 9' all other spaces	Met	
20	Parking space front curb height | ZO 5.3.2	Details provided	Met	**Revise note in detail on sheet 6 to reduce to 4" in front of "17' long" parking spaces. 6" is standard for 19' long parking spaces.**
21	Accessible parking – number | ADA	14 proposed	Met	

INTERNAL SITE OPERATIONS				
No.	**Item**	**Proposed**	**Compliance**	**Remarks**
22	Accessible parking – size | ADA	8' with 5' aisles, 8' with 8' aisles van accessible	**Partially Met**	**Per ADA code two accessible spaces cannot share an access aisle if it's angled parking. For angled parking, the access aisle must be located on the passenger side of the parking space, The accessible spaces on the east side of building E do not meet this requirement.**
23	Number of Van-accessible space | ADA	10 proposed (6 surface, 4 under ground)	Met	
24	Bicycle parking			
24a	Requirement | ZO 5.16.1	1 space for each 5 dwelling units required (100), 102 proposed (32 surface, 70 in buildings)	Met	
24b	Location | ZO 5.16.1	3 surface locations indicated	Met	
24c	Clear path from Street | ZO 5.16.1	6'	Met	
24d	Height of rack | ZO 5.16.5.B	Detail not provided, 3' height noted	**Partially Met**	**Provide in detail of inverted "U" rack future submittal.**
24e	Other (Covered / Layout) | ZO 5.16.1	Detail provided	Met	
25	Sidewalk – min 5' wide | Master Plan	5' and 7' in front of 17' parking spaces	Met	
26	Sidewalk ramps | EDM 7.4 & R-28-K	Indicated and detail provided	Met	
27	Sidewalk – distance back of curb | EDM 7.4	0' and 6'	Met	
28	Cul-De-Sac | O Figure VIII-F	-	N/A	
29	EyeBrow | O Figure VIII-G	-	N/A	
30	Turnaround | ZO 5.10	-	N/A	
31	Any Other Comments:			

SIGNING AND STRIPING				
No.	**Item**	**Proposed**	**Compliance**	**Remarks**
32	Signing: Sizes | MMUTCD	Indicated	Met	
33	Signing table: quantities and sizes	Provided	Met	

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	Indicated	Met	
35	Signs greater than 12” x 18” shall be mounted on a galvanized 3 lb. or greater U-channel post | MMUTCD	Indicated	Met	
36	Sign bottom height of 7’ from final grade | MMUTCD	Indicated	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	Indicated	Met	
39	High-Intensity Prismatic (HIP) sheeting to meet FHWA retro-reflectivity | MMUTCD	Indicated	Met	
40	Parking space striping notes	Indicated	Met	
41	The international symbol for accessibility pavement markings | ADA	Provided	Met	
42	Crosswalk pavement marking detail	Provided	Met	
43	Any Other Comments:	The applicant indicated maintaining traffic details for entrance/exit work will be provided in final site plan submittal. **Could include a R4-7 sign at each boulevard island. Provide one-way/do not enter signs at one-way drive in front of building E.**		

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, PMP
Project Manager

AECOM
39575 Lewis Drive
Suite 400
Novi, MI 48377
T 248.204.5900
www.aecom.com

Project name:
JSP24-04 – Society Hill Traffic Review

From:
AECOM

Date:
October 23, 2024

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

CC:
Lindsay Bell, Diana Shanahan, Dan Commer,
Humna Anjum

Memo

Subject: JSP24-21 – The Society Hill Abbreviated Traffic Study Review

This abbreviated Traffic Impact Study (TIS) was reviewed by AECOM to the level of detail provided and AECOM recommends **approval of the Traffic Impact Study**.

1. The project site is located generally in the southwest quadrant of the Novi Road & 12½ Mile Road intersection.
2. The project is an approved site plan for this property from 1999 (the "1999 Final Site Plan") that continues to be extended annually as per the 2001 consent judgment (the "Consent Judgement").
3. Site access is proposed via two (2) driveways on Novi Road and one (1) driveway on 12½ Mile Road, which are both under the jurisdiction of the City of Novi.
4. This abbreviated TIS has been performed to address the following comments outlined in the City of Novi review letter dated July 8, 2024.
   B.3. The applicant shall provide the traffic data and analysis necessary to verify the proposed access management treatments are appropriate as designed at the time of the Final Site Plan submittal. The analysis shall answer the following questions:
   a. Are acceleration/deceleration lanes necessary for each of the proposed site driveways? If needed, how long?
   b. Where openings in the medians are proposed, what traffic control treatments are needed to control those movements? How long of a turning bay length is required? Is there a warrant for a new traffic signal?
5. The following roadways were included in the study:
   a. Novi Road: 45 mph, two lanes in each direction divided, north/south
   b. 12½ Mile Road: 30 mph, one (1) lane in each direction
   c. Only site driveways/intersections were included in the study.
6. Traffic volumes along Novi Road utilized in this study were obtained from the Sydney Coordinated Adaptive Traffic System (SCATS) database on Thursday, March 21, 2024.
7. Turning Movement Count (TMC) data was collected by Fleis & Vanderbrink staff at the intersection of Novi Road and 12½ Mile Road, on Thursday, July 18, 2024. Since Novi Schools were not in session during July 2024, the March 2024 SCATS count data were compared with the July 2024 collected counts. The results of the comparison showed that the data collected in July 2024 is higher than the March 2024 data; therefore, no adjustments were applied to the traffic volumes on the 12½ mile Road.
8. The weekday AM and PM peak hours along Novi Road were observed to occur between 8:00 AM to 9:00 AM and 4:45 PM to 5:45 PM.
9. The 1999 Final Site Plan was approved in the Consent Judgement with 312 units. The current site plan proposes 508 multi-family residential Units. This resulted in a net increase of approximately 400 trips daily and 55 and 14 trips increased during morning and evening peak hours respectively.
10. An annual background growth rate of 0.5% per year was assumed in this study.
11. Approximately 60% of traffic to the proposed development is estimated to approach to/from Novi Road South, 35%-40% from Novi Road North, and 4-5% from 12½ Mile Road.

12. The study indicated “The results of the future conditions analysis, with the addition of the site-generated traffic, indicate that all of the proposed site driveway intersections are expected to operate acceptably, at LOS D or better during both the AM and PM peak hours. A review of SimTraffic network simulations also indicates acceptable operations throughout the study roadway network, with minimal vehicle queueing observed during both peak periods.”
13. The study also concluded “A signal warrant analysis was performed at the proposed site driveway intersections on Novi Road following the Michigan Manual on Uniform Traffic Control Devices (MMUTCD). The results of the analysis indicate that traffic signals are neither warranted nor recommended at the proposed site driveway intersections on Novi Road.”
14. The study included an auxiliary lane evaluation and found that “The results of the auxiliary turn lane evaluation indicate that right-turn tapers are recommended at both of the proposed site driveways along Novi Road.” Following the City of Novi right turn warrant chart Figure IX.10.
15. The study concluded that site driveways at Novi Road would require a 150-foot left-turn storage length. The existing median along Novi Road will need to be reconfigured to accommodate the northbound ingress left-turn traffic generated by the proposed development at both of the proposed site driveway intersections.

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

Sincerely,

AECOM

Saumil Shah
Project Manager

Sarah Binkowski, PE, PTOE
Michigan Traffic Engineering Manager

FAÇADE REVIEW

DRN & ASSOCIATES, ARCHITECTS, PC
Phone: (248) 880-6523
E-Mail: dnecci@drnarchitects.com
Web: drnarchitects.com
50850 Applebrooke Dr., Northville, MI 48167

February 18, 2025

Façade Review Status Summary:
Approved, Section 9 Waiver Recommended for Horizontal Cement Fiber Siding.

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

Re: FACADE ORDINANCE REVIEW
Society Hill, Revised Preliminary Site Plan #2, JSP24-04
Façade Region: 1, Zoning District: RM-1,

Dear Ms. McBeth;
This façade review is based on the drawings by Krieger Klatt Architects dated 1/20/25. 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 same material is not allowed on non-residential style buildings. For the purpose of the Façade Ordinance residential style architecture is characterized by 2-3 stories with sloped gable or hip roofs, punched window openings, attached garages, and individual entrances. On this project the townhomes are considered residential style whereas Buildings A through E, lacking these features are not.

Buildings A-D (4-Story) Drawings A.201 & A.202	Front	Left	Right	Rear	Ordinance Maximum (Minimum)
Brick	48%	33%	36%	51%	100% (30% Min)
Wood Siding (Horizontal Fiber Cement)	**13%**	**27%**	**26%**	**17%**	0%
Fiber Cement Panels, Vertical Pattern	26%	19%	18%	18%	25%
Fiber Cement Panels - Flat Pattern	11%	18%	17%	11%	25%
Cornice (EIFS)	2%	3%	3%	3%	15%

Buildings A-D – The applicant has clarified all façade materials that were undecided in the prior review. As shown above, the percentage of Horizontal Fiber Cement Siding on Buildings A-D exceeds the maximum amount allowed by the Ordinance on all facades (highlighted in red). In this case the Horizontal Fiber Cement Siding is used only on recessed balconies that are accessed by door walls and protected by guard rails and canopies. These areas are somewhat protected from the elements and are less visible than the remaining façade. We believe that the use of Horizontal Lap Fiber Cement Siding in

this location will not be detrimental to aesthetic quality of the building or the long-term durability of the structure. Therefore, it is our recommendation the design is consistent with the intent and purpose of the Façade Ordinance and that a Section 9 Waiver be granted for the overage of Horizontal Fiber Cement Siding.

Buildings E (5-Story) **Drawing A.200**	Front	Left	Right	Rear	Ordinance Maximum (Minimum)
Brick	37%	40%	40%	37%	100% (30% Min)
Stone	9%	0%	0%	9%	50%
Wood Siding (Horizontal Cement Fiber)	**19%**	**20%**	**20%**	**19%**	0%
Cement Fiber Panels, Vertical Batten	16%	18%	18%	16%	25%
Cement Fiber Panels, Flat	18%	20%	20%	18%	25%
Cornice (EIFS)	1%	2%	2%	1%	25%

Building E – Building E has been increased from 4 to 5 stories since our prior review. The applicant has clarified all façade materials that were previously undecided. As shown above, the percentage of Horizontal Fiber Cement Siding on Building E exceeds the maximum amount allowed by the Ordinance on all facades (highlighted in red). As Section 9 Waiver is recommended for the overage of Horizontal Fiber Cement Siding for the same reason as stated for Buildings A-D.

Townhomes, 3-Story (Residential Style Architecture) Drawing A.203& A.204	Front	Left	Right	Rear	Ordinance Maximum (Minimum)
Brick	43%	47%	47%	36%	100% (30% Min)
Wood Siding (Horizontal Fiber Cement)	8%	20%	20%	18%	50%*
Fiber Cement Panels, Vertical Pattern	25%	10%	10%	25%	25%
Cement Fiber Panels, Flat	2%	10%	10%	4%	50% **
Asphalt Shingles	22%	13%	13%	17%	50% **
* Footnote 10 - Up to 50% Cement Fiber Siding allowed with residential style architecture in R Districts.					

Townhomes, 2-Story (Residential Style Architecture) Drawing A.205	Front	Left	Right	Rear	Ordinance Maximum (Minimum)
Brick	40%	46%	46%	45%	100% (30% Min)
Wood Siding (Horizontal Fiber Cement)	11%	14%	14%	18%	50%*
Fiber Cement Panels, Vertical Pattern	10%	0%	0%	0%	25%
Cement Fiber Panels, Flat	3%	20%	20%	4%	50% **
Asphalt Shingles	27%	20%	20%	30%	50% **
Standing Seam Roof	9%	0%	0%	3%	25%

Townhomes – As shown above all Townhomes are in full compliance with the Façade Ordinance.

Attendant Booth (Drawing A.116)	Front	Left	Right	Rear	Ordinance Maximum (Minimum)
Cast Stone (Equivilant to Brick)	50%	27%	27%	50%	100% (30% Min)
Cement Fiber Panels, Flat Pattern	25%	**51%**	**51%**	25%	25%
Flat Metal Panels	25%	22%	22%	25%	50%

Attendant Booth – As shown above the percentage of Flat Cement Fiber Panels exceeds the maximum amount allowed by the Ordinance on the side elevations. The design is consistent with the primary buildings. A Section 9 Waiver is therefore recommended for the overage of Flat Cement Fiber Panels.

Monument Signs (3 locations, similar) Drawings A.113 - A.115	Front	Left	Right	Rear	Ordinance Maximum (Minimum)
Cast Stone (Equivilant to Brick)	55%	8%	8%	55%	100% (30% Min)
Limestone Cap	2%	2%	2%	2%	50% (Note 1)
Granite (jet black honed)	43%	90%	90%	43%	50%

Monument Signs – As shown above the Monument Signs are in full compliance with the Façade Ordinance.

Maintenance Building (Drawing A.117)	Front	Left	Right	Rear	Ordinance Maximum (Minimum)
Brick	30%	57%	57%	57%	100% (30% Min)
Asphalt Shingles	63%	36%	36%	36%	50% (Note 1)
Trim	7%	7%	7%	7%	50%

Maintenance Building - As shown above the Maintenance Building is in full compliance with the Façade Ordinance.

Dumpster Enclosure (Drawing A.118)	Front	Left	Right	Rear	Ordinance Maximum (Minimum)
Brick	95%	95%	95%	95%	100% (30% Min)
Limestone cap	5%	5%	5%	5%	50% (Note 1)

Dumpster Enclosure - As shown above the Dumpster Enclosure is in full compliance with the Façade Ordinance.

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

October 18, 2024

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

RE: Society Hill

PSP# 24-0022
JSP#24-04

Project Description:

New Multifamily apartment residential complex.

Comments:

- **All** fire hydrants **MUST** be installed and operational prior to any combustible material is brought on site. **IFC 2015 3312.1**

- No part of a commercial, industrial, or multiple residential area shall be more than 300 feet from a hydrant. ***(D.C.S. Sec. 11-68 (f)(1)c.1)***

- 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).***
  Must add a fire hydrant on Reserve Way by Bldg. 13 & 14.
  Must add a fire hydrant on Society Way infront of Bldg. 6.
  Must add a fire hydrant between Bldg.'s D & C.
  Must add a fire hydrant between Bldg.'s A & E.
  Must add a fire hydrant on southeast corner of Bldg. E.
  Must add a fire hydrant infront of Bldg. A.

- There shall be no obstructions to the hydrant outlets. ***(Fire Prevention Ordinance Sec. 15-21(d)) – Landscape prints/sheets show several areas of possible obstructions to hydrants.***

- 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.

- **Corrected 10/18/24 KSP**
  Plan Sheet(s) # 5 & 6 indicate - a secondary access driveway.
  It shall be a minimum of twenty (20 feet in width and paved to

CITY COUNCIL

Mayor
Justin Fischer

Mayor Pro Tem
Laura Marie Casey

Dave Staudt

Brian Smith

Ericka Thomas

Matt Heintz

Priya Gurumurthy

City Manager
Victor Cardenas

Director of Public Safety
Chief of Police
Erick W. Zinser

Fire Chief
John B. Martin

Assistant Chief of Police
Scott R. Baetens

Assistant Fire Chief
Todd Seog

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

cityofnovi.org

provide all-weather access and shall be designed to support a vehicle of thirty-five (35) tons. **Sheet # 5 shows 18' and Sheet #6 shows 20'.**

- **Corrected 10/18/24 KSP**
  Item is shown on current plans 4/4/24 - Permanent "break-away" gate shall be provided at the secondary access driveway's intersection with the public roadway in accordance with Figure VIII-K of the Design and Construction Standards. To discourage non-emergency vehicles, emergency access roads shall be designated by signage as for emergency access only, shall be separated from the other roadways by mountable curbs, and shall utilize entrance radii designed to permit emergency vehicles while discouraging non-emergency traffic. ***(D.C.S. Sec 11-194 (a)(19))***

- 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.)***

- The minimum width of a posted fire lane is 20 feet. The minimum height of a posted fire lane is 14 feet. ***(D.C.S Sec. 158-99(a).)***

- **Corrected 10/18/24 KSP**
  Correction needed for Sheet/Page #16 - 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)).*** *Correct graphic for current fire apparatus with correct turning radius and drive thru of property for any/all turns. .*

- 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 distribution system in all developments requiring more than eight hundred (800) feet of water main shall have a minimum of two (2) connections to a source of supply and shall be a looped system***. (D.C.S. Sec. 11-68(a))***

- For interior fire protection systems a separate fire protection line shall be provided in addition to a domestic service for each building. Individual shutoff valves for interior fire protection shall be by post indicator valve (P.I.V.) or by valve in well and shall be provided within a public water main easement. ***(D.C.S. Sec.11-68(a)(9))***

- **RECEIVED on 4/3/24** - A hazardous chemical survey is required to be submitted to the Planning & Community Development Department for distribution to the Fire Department at the time any Preliminary Site Plan is submitted for review and approval.

Definitions of chemical types can be obtained from the Fire Department at (248) 735-5674.

GENERAL

To facilitate fire protection during site preparation and construction of buildings, the following are required:

- Water mains and fire hydrants shall be installed prior to construction above the foundation. Note this on all plans.

- The building address is to be posted facing the street throughout construction. The address is to be at least 3 inches high on a contrasting background. Note this on all plans.

- Street names on suitable poles shall be established and installed prior to construction above the foundation. Note this on all plans.

- Prior to construction above the foundation of all multi-residential buildings and single-family dwellings, all roads are to be paved. Note this on all plans.

- Prior to construction above the foundation of non-residential buildings, an all-weather access road capable of supporting 35 tons shall be provided. Note this on all plans.

- Free access (unobstructed) from the street to fire hydrants and to outside connections for standpipes, sprinklers, or other fire suppression equipment, whether permanent or temporary, shall be provided and maintained at all times.

Recommendation:
Approved with Conditions

Sincerely,

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

cc: file

CITY COUNCIL MINUTES
JULY 8, 2024 EXCERPT

REGULAR MEETING OF THE COUNCIL OF THE CITY OF NOVI
MONDAY, JULY 8, 2024, 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

ALSO PRESENT: Victor Cardenas, City Manager
Tom Schultz, City Attorney

APPROVAL OF AGENDA:

CM 24-07-94 **Moved by Casey, seconded by Thomas; MOTION CARRIED: 7-0**

To approve the agenda as presented.

Roll call vote on CM 24-07-94 **Yeas: Casey, Gurumurthy, Heintz, Smith, Staudt, Thomas, Fischer**
Nays: None

PUBLIC HEARINGS:

1. Public Hearing for the proposed modification of the Society Hill site plan associated with an approved Consent Judgment

The Public Hearing opened at 7:01 p.m.

Carol Prevo, 28296 Carlton Way Drive, lives in a complex west of this project. Behind her building is a retention pond that was clearly built and is not natural. It currently drains into the wetlands down the hill. It is a small open stream that is not enclosed in pipes and if it rains, it is a larger stream. Her concern is that if the wetland is relocated, she doesn't think her community should have to pay for taking the little stream and piping it over to the other property and that it should be this development that pays for it.

Mike Duscheneau, 1191 S Lake Drive stated that the proposal has a lengthy list of items that do not meet the zoning ordinance for the proposed location and the impact this project will have on future development requests should be considered. For example, he looked at Building E fronting Novi Road. The ordinance allows 180-foot-long buildings, but the length can be increased up to 360 feet if additional setbacks are provided and it is approved. Building E does not meet the length or setback requirements as it is 492 feet long. He tried to visualize a building that's 492 feet long and 50 to 60 feet high. For comparison, he found the Walmart in the Town Center is only 480 feet long and is nowhere near 50 to 60 feet tall.

Rachel Sines, 2219 Austin Drive, moved to Novi specifically because of the "up north" feeling and in the last 10 years she has watched the green space and trees turned over to developers. The impact Society Hill would have the environment is catastrophic as is but to increase the density would send it over the edge. More alarming is the developer's

desire to use property that the City purchased to protect a wetland. She asked if the City is ready to set a precedent to turn property over to developers. The master plan discusses the desire for development to blend into areas. The site in question for development already sits two stories above the road. To add another five stories does not blend. It is beyond changing what is already approved but she would like the property to remain two to three stories in the current density.

Brittney McGee lives at 28728 Corey Court which is across from Twelve ½ Mile Road. She and her husband urge the request for an additional 150 units, which will increase traffic on the already congested roads and consume public resources, to be denied. Whatever value gained by the increase in units is not worth the cost. The development and overdevelopment of Novi will be a priority for her family and neighbors in the future. She and her young children like to ride bikes on Twelve ½ Mile Road which already has a lot of cars and is not very wide. There are lots of people who walk and ride bikes there so adding more traffic as people are trying to get to the trails down the road on Twelve ½ Mile Road is not a safe choice.

Walter Shannon has lived at 28434 Carlton Way Drive for 20 years. He and his wife purchased a condo. They were attracted to it because of the wetlands and paid extra for the view and to be in an area where it's nice and secluded. They like to be out walking, riding the bikes or whatever on Twelve ½. It's a very relaxing place and adding more apartments or condos is going to make it more congested. He thinks it's unfair to have invested their money 20 years ago because that's how it was sold to them and why they bought that particular place. He hopes that the project is turned down as it's not fair to the people who are invested and live in Novi.

Colleen Crossey, Brockshire Street, is objecting to the same development for the same reasons. The green spaces in Novi are evaporating. She feels sorry for the gentleman who spent extra to live where he and his family live. Whenever developers come in, they cut down old trees and then they plant small ones and it's not the same. The importance of old growth trees and what they do for our environment and the habitats. They block the sound of traffic and make life easier. She states that another option is instead of building and spreading out the buildings, keep the old trees, build up and work with nature.

Michael Morelli has lived at 28392 Carlton Way Drive for the past 21 years. He was drawn to the natural scenery in the area. He has frequently ridden on the bike paths down Twelve ½ Mile Road over the years and has witnessed it change from a dirt road to a now quasi-paved road and the extent of the traffic through the area is incredible not to mention there's a light at Old Novi Road and Novi Road that backs up frequently causing a long line when turning onto Novi Road. He cannot imagine how that is going to be addressed as part of this project. In addition, the decimation of the wildlife that lives in the area is a grave concern.

Carol Kutowski lives at 43842 West Twelve ½ Mile Road and has been a Novi resident since 1994. She was here for the 1999 issue but can't say she remembers it fully. She appreciates her neighbors who spoke particularly about the zoning. She has lived in these parts for

the past 30 years. She doesn't ride her bike or walk with her children on Twelve ½ Mile. It's a bus route but there's going to be another bus route and that would be four in a stretch of a quarter mile and that impact is something that should be considered. She'd like to know how Novi Road will be impacted with the drainage median and turning out of the complex itself. She is concerned about the additional traffic as there has already been one major accident. There are more kids in that area than ever.

James Ascenzo, 135 Pleasant Cove Drive, has lived in the area for about 30 years. If the project has been okayed for the lower number, what sense does it make to allow the extra housing? He feels that the project makes no sense and will look like a hospital.

Venkatesh Shivashankarappa, 43670 Ellesmere Circle from the Bolingbrooke subdivision, recently moved to a new subdivision. He and his wife saw this new subdivision coming for three years before they fell in love with it because the builder was talking about the location, location, location and that's why they bought it and paid extra. Along with himself, there are a couple of folks who would like to have the request denied.

The Public Hearing closed at 7:18 p.m.

PRESENTATIONS: **None**

CITY MANAGER REPORT: None

ATTORNEY REPORT: None

AUDIENCE COMMENTS:

Michael Morelli, 28392 Carlton Way Drive, wanted to discuss the traffic flow on Twelve Mile. It changes from four lanes on each side down to essentially one that crosses the railroad track, and it is a parking lot where often times just to try to make the Michigan left into his subdivision, he can sit for at least one light but lately with all the construction on the freeway, it can be two lights because of the stragglers that turn right from Novi Road onto Twelve Mile. His question is, what's going to happen with that stretch of Twelve Mile? Also, there's a left turn to go just east of the Dick's Sporting Goods where there's a sign the says left turn yield on green only and cars will back up there because to him, it's as though you're turning right on a red light. There are absolutely no cars coming and there's a huge line of people just waiting for the light to turn green just to cross the street while all the people that actually want to turn left are sitting there tied up in that exchange. He wanted to know if anything would be done to alleviate the congestion on Twelve Mile.

CONSENT AGENDA REMOVALS AND APPROVALS:

CM 24-07-95 **Moved by Casey, seconded by Smith; MOTION CARRIED: 7-0**

To approve the Consent Agenda as presented.

businesses that started during covid. He used to live behind this retail center and is hoping this helps the retail center attract more restaurants or businesses. He thinks it'll be a good use of an economic incentive tool that is available.

Roll call vote on CM 24-07-100 **Yeas: Fischer, Casey, Gurumurthy, Heitz, Smith, Staudt, Thomas**
Nays: None

3. Consideration of the request of E & M Holdings, LLC, (Society Hill) to amend the 2001 Consent Judgment relating to a previously approved multi-family development located at 12 Mile and Novi Roads.

City Manager Cardenas stated that this is a follow-up to the last meeting where there was a presentation and proposal from the developer. In the last two weeks, City staff and the developer have met and had several different discussions regarding the woodland and wetland questions that were outstanding and had come to agreement regarding a modified traffic study to confirm the possible modification to the center lane to Novi Road due to the development. He would like to thank staff for doing a fantastic job in evaluating this and working hand in hand with the developer to answer questions and take a look at those deviations that were requested and to make sure that all the questions by City Council have also been addressed.

Jason Sasson from E & M Holdings, LLC stated that they appreciated all the City staff's efforts over the last many months but notably over the last three weeks especially given the holiday weekend. It's a large project with a lot of nuance and detail and they wouldn't be able to be here today and present any update without the effort they put forth. They appreciate the effort by the entire Planning staff, the Engineering department and everyone else. From the meeting a few weeks ago, they heard the questions and concerns that Council had worked closely with City staff to advance the plan forward and find resolution on any of the open items and develop the pathway to solve any remaining questions that still exist. The following items have been agreed upon by both sides: Developer is committed to obtaining new soil borings for detention basins prior to FSP, an access management study will be completed prior to FSP, undisturbed wetland & woodland areas will be preserved, ROW dedication will be provided for Twelve ½ Road, phasing will be completed prior to amendment to the consent judgement, newly disturbed treed areas will be re-surveyed prior to FSP & all new areas of impact will comply with current ordinance standards, confirmation of offsite woodland mitigation to be completed prior to amendment to the consent judgement, terms for the City's stormwater parcel to be finalized in consent judgement amendment, staff supports nearly all requested deviations, and updated drawings will be provided as part of the amended consent judgement. Mr. Sasson wanted to summarize that they support the 3-part resolution that the staff has put forward in meeting materials but would like to request flexibility to adjust the room count by up to 5% through the remaining design phase of the project. This is unique because of being in the preliminary stage and there are many months to get through the final site plan. Because the buildings are not cookie cutter apartments and there is more planning to do, they want to ask for the flexibility request.

In order to understand how the request comes into play, there are eight studio apartments in Building E, and it would be their preference to work the floor plans in a way to make that a 1-bedroom apartment for the resident that live there under the code that would require incremental room count from going to an efficiency to a studio to a 1-bedroom. They think it would be a better apartment for the ultimate resident but if there is a fixed room count there is no flexibility in the planning effort between now and the final site plan. They are asking Council to consider that request as part of their overall review. The Mayor asked City Attorney Tom Schultz for a summary of the City Council action at this point which is to either direct City staff or the City Attorney to work down the path of a consent judgement change or to not do that. The City Attorney confirmed that was an accurate description. One option is to direct the City Attorney to work with the applicant's team to prepare a consent judgment. There is also a potential motion where the Planning staff is included and addresses deviations that would be in the consent judgement and conditions that would be recommended. There is also another option where potential findings that the Council may or may not be ready to make, about why they're asking the consent judgement to move forward.

Member Smith commented that this is a unique situation where normally if a developer comes and wants to change the zoning, it's a PRO overlay where the Council would allow the change or not. In this case, the developer already has something planned they could start building right now. In his mind, if Council is going to sacrifice the trees, the wild habitat, the wetlands, he'd rather see that be a success than something that is not because it's outdated. The current plan is up to date and it's considering the current situation of housing and development, and he thinks that it's likely to be more successful. Reopening the consent agreement to have a look at making it a successful development so he will be in support of some form of opening the consent agreement to new discussion.

Member Heintz asked Mr. Sasson how he would classify this proposed apartment complex and what would be the intended type of resident. Mr. Sasson responded that they are intentional about trying to identify a variety of housing typologies that would attract a wide diverse mix of occupants. The site is primarily broken up into a northern and southern product mix. The southern product located closer to the commercial core is more of a mid-rise apartment with elevators and amenities within the buildings and the northern part of the project is more low-rise townhome attached garage product. Within the townhome product there are two typologies. There is a 3-story product that has two and three car garages. It could attract families, young couples and empty nesters. There are 30 of the 3-story product and 20 of a 2½ story product in which 16 of those have a primary bedroom on the ground floor to attract an age in place population. Member Heintz was curious if there are price points and Mr. Sasson responded that there is a mix of price points because of the diverse mix of sizes and styles. Member Heintz said that after seeing the long list of amenities and everything it seems like it is going to be more on the higher end style. Mr. Sasson said that he can't tell exactly what rents will be but that it will be commensurate with market rate housing in Novi. Member Heintz said he is trying to understand, from a community perspective, who will benefit within the community. Mr. Sasson said he is not a housing economist, but housing economists will

say housing creates more price competition and more price competition creates a deeper pool of affordability as a result of more supply. Every project is uniquely different where some target specifically for affordable, some are market rate housing, and this is a market rate development. Member Heintz said from an environmental aspect within the woodlands, he understands that more than 1,200 trees have been replanted in an off-site location. He wanted to know if those trees were planted back in the 2000's or recently. Mr. Sasson responded that the replanting dates back to the 2000's through to now. Trees will continue to get planted as it is a many-year effort and they have been working with the City to provide all the backup and support needed. If there is an approval at this meeting, the developer will move forward to continue to work with the City to finalize the counts over the next few weeks. Member Heintz asked if part of the process would be the verification of those streets that have previously planted trees to see if they're still standing. Mr. Sasson responded yes, that is exactly what they are doing now, and they just met with the team for historical information and would plan as early as tomorrow to keep that effort going and finalize that in the coming weeks. Member Heintz asked if there would be any possibility of wetland mitigation. He thinks the plan was to have it just offside or even outside the City and wanted to know if there would be the potential for that to be explored further to see if that could be within the City. Mr. Sasson responded by saying that this is a unique situation. The mitigation requirements are approximately 1.5 acres, plus or minus. They were successful in mitigating onsite. The total impact areas are about .85 acres and they got about .95 acres on site. For the rest of the acreage, the topography isn't working in their favor because of state regulations. They will have EGLE requirements to comply with. There's an EGLE bank credit they'll be supporting and then they proposed to City staff last week that they would also preserve woodland areas in exchange for the remaining wetland within the City limits. It's not a wetland but it's a natural feature that's important. They're trying to come up with a creative solution to pick up the remaining acreage for woodland preservation and to solve that remaining difference by solving some of it onsite and offsite to meet legal requirements and then proposing additional woodland preservation.

Member Gurumurthy first wanted to thank City staff for the extensive collaboration they've done, and she appreciates the effort put into the packet. She has two major concerns, the first being the traffic and the second is the environmental impact. She is recommending and requesting a traffic analysis to help the Council get the data needed to see what impact the project is going to have. In terms of environmental impact, she would like to challenge the developer's creativity in terms of looking at the buildings and the parking to see if there's anything onsite to help with the wetland mitigation versus going with credits or anything like that.

Member Staudt said he has a long-term perspective and has seen Mr. Sasson work with the City for years and has done some successful projects. He agrees with Member Smith's comments, and does he want a 1990 development that Council has no control over, that they can clear cut the property tomorrow and build based on a plan that's 30 years old or does he want to work with the developer and perhaps have a larger footprint and have more say on what's put on this site. The taxes have been paid on this property for years. The Developer had the opportunity to build over a long period of time and he

chose to do it now. We don't decide when or what people are going to build. We only decide whether we agree with what's being built and, in this case, he thinks the proposal that has been brought forward gives a nicer appearance than 1990 style apartments.

CM 24-07-101 Moved by Staudt, seconded by Smith

To authorize the City Attorney to work with the applicant's team to develop the terms of an amendment to the Consent Judgment to be brought back before the City Council for approval with specified conditions.

Member Thomas stated concern that if Council allows changes for a new plan and then the property sits for another 30 years, can the developer come back and say they now have a better plan. She doesn't want this to have to come before future councils. City Attorney Shultz replied that he assumes that will be one thing that will be discussed with the developer's attorney when drafting the consent judgement. Member Thomas then stated she also had concerns about environmental impact on the wetlands and how they're mitigated and the lack of screening. Mr. Sasson reiterated the suggestion for wetland mitigation he ran through earlier with the incremental woodland preservation. He also said that a possible screening solution that was proposed last week would be the addition of carports along the north side instead of having an opaque fence that would run continuously along Novi Road to the west. Member Thomas then asked once the project is approved and the developer is ready to move forward, how long does the developer think it would take before starting to implement this plan. Mr. Sasson said that this is still in a preliminary stage but after getting the consent judgement revised, approval of submittals by staff, finalize architecture and construction drawings and EGLE approval their goal would be to start this time next year however it is outside their control as to when the process completes itself. Member Thomas stated she understands that the developer doesn't know how long it will take to get things approved but that she wants to understand how committed they are to moving forward. Mr. Sasson responded that there is a lot of history behind the plans. There was a recession in the early 2000's, there was a big run up of supply in Novi in the 2000's, there was Main Street, Central Park Estates that gave a lot of supply to the market then the great financial crises. There was a revival attempt in around 2012. Mr. Sasson said he only got involved about two years ago. There has been quite a bit of effort to re-imagine what this could be. It's a complicated site with a lot of engineering efforts which has spent a lot of money to date. Mr. Sasson said they are certainly committed and there is a lot of effort between now and the finish line to get done. The effort they put in to date is evident, and they are excited by the prospect of this project and being a part of it.

Mayor Pro Tem Casey said she appreciates the work the developer has done with the experts on the City's staff to resolve items that were discussed a few weeks ago and getting staff to support and feel comfortable the deviations. She reiterated that what was being discussed in this meeting is preliminary agreeing to amending the consent judgement and there are still things in the works, like the tree survey, where the answer is going to matter to her. She wants to lay out items that still matter and wants to understand exactly what's been done and what the Council is going to be expecting to see

accomplished as the development moves forward. This also applies to the sequencing, or phasing, of the development. In regard to the Twelve ½ Mile exit, comparing the current version of the project to the proposed, Mayor Pro Tem Casey wanted to know if the lane coming in and out of that exit is still a single lane or dual. Mr. Sasson responded by saying that the curb is cut to a tapered opening so if someone is waiting to turn left and another person wants to turn right onto Twelve ½ Mile, there is room to go around and pass. Mr. Sasson also stated that since Bolingbrooke was approved and delivered after the plan, there is still going to be a traffic access management study, per the request of the City, to show that the curb cut alignment is appropriate from a traffic perspective. If there was an approval from this meeting, then the developer would start the traffic access management study tomorrow and while the phasing, tree study and borings may not be finalized tomorrow, they would be as part of the proposed amendment. Mayor Pro Tem Casey stated that there are still open questions for her that will be dependent on what the results are of the traffic access management study for Twelve ½ Mile Road and knowing what the impact is on those entrances and exits. Potentially if there are recommendations to make changes to Novi Road, that will be an impact on the developer. Mr. Sasson stated that the engineering team has already identified that there is a capital improvement plan for Twelve to Thirteen Mile to put in a boulevard or raised median. They could collaborate and coordinate the work with the team since under normal circumstances, they would be in the road effectively at the same time. Mayor Pro Tem said she wasn't favorable to the request of the 5% leeway on the room count. She also wanted to address one of the pieces of public feedback received about concerns for the retention pond on Carlton Drive. Mr. Sasson replied that the retention pond is on the west side of the site plan and doesn't think it has anything to do with this project and the impact, wetland wise, is only internal to the site and they are not even proposing to outlet into that pond. Mayor Pro Tem Casey said that when it comes to the wetlands, if the total acreage to mitigate is 1.5 acres and there is already .95 acres mitigated onsite, what are the options from the Council's perspective, to solve for the remaining acreage. Jason DeMoss with Merjent Environmental Services responded by saying that when EGLE does wetland impact and mitigation, they have a few options. Those options are to do onsite mitigation (building the wetlands onsite), offsite mitigation (building a new wetland offsite somewhere in the same watershed or in this case it would be in the City) or EGLE's third option is buying bank credits. Bank credits refer to a bank somewhere in the same watershed that EGLE has already approved, that someone else built, so when people make impacts in the watershed, EGLE sells those credits off in small increments. The ordinance doesn't allow for the purchase of bank credits so the sort of options, from an ordinance perspective, would be either increasing the amount of onsite mitigation or requiring additional mitigation somewhere within the City. Mayor Pro Tem Casey mentioned that there has been some conversation about the city-owned parcel south of this development and could it be used for offsetting some of the mitigation that needs to be done within the City. If she understands correctly, one of the recommendations from the applicant was to allow that mitigation to be a conservation easement on the woodland and wanted to know if the parcel is available any kind of incremental wetland mitigation. Mr. DeMoss responded he or the applicant's consultant would need to review that parcel to see if it's possible for a wetland mitigation to be built there. If the applicant has stated that they could build a conservation

easement in lieu of wetland mitigation and from his perspective, that serves two different purposes as in upland forest versus a wetland forest or wetland itself. He would need to review the site himself to see whether a wetland or an additional wetland can be built or not. Lindsay Bell from Community Development followed up by saying that the applicant was looking to take that upland area and use it for mitigation, but it was determined that because of the slopes and additional removal of woodland trees, it wouldn't be feasible to construct on that piece.

Mayor Fischer said his understanding and interpretation of the motion under City Council action would include the proposed A through C and that would be more beneficial, more protective of the Council as a body as it gives direction, especially B, on conditions talked about whether it be soil borings, traffic studies, and all the things that staff has asked for. The Mayor asked the City Attorney if that's giving him the direction he needs to take into account as the consent judgement approaches if the Mayor wants to be more protective of those items and make sure they're done, wouldn't he want them in the motion? City Attorney Schultz replied that the Mayor could do that but from his perspective, the staff has pretty much worked out the deviations to the extent that they have most of these recommended so they're going to be part of it already. The conditions will certainly list these but also more so if the question is, is there any harm and could it help to refer to A and B and Mr. Schultz thinks the answer is that would be fine. Mr. Schultz doesn't think the Mayor is ready to do item C because the Mayor hasn't seen the consent judgement. The Mayor asked the motion maker to add items A and B as part of the motion as far as specific conditions to be included.

FIRST AMENDED MOTION
CM 24-07-101 Moved by Staudt, seconded by Smith:

Authorize to the City Attorney to prepare the Consent Judgment amendment for City Council review including:

A. All deviations from the ordinance requirements shall be identified and stated in the amended agreement, including:

1. **Maximum Length of Buildings (Sec. 3.8.2.C): Deviations to permit the lengths of Buildings A, B, C, D, E, 3 and 4 each exceed 180 feet, as shown in the attached Site Plan.**
2. **Shoreline Setbacks (Sec 3.31.6.B.iv.e): Deviation to permit reduced shoreline setbacks, as shown on the attached Site Plan. The site plan locates several buildings, drive aisles and parking areas within about 50 feet of Wetland A and the northeastern stormwater basin.**
3. **Building Setbacks (Sec. 3.1.7.D): Along the western property line, deviation to allow buildings to be a minimum of 50-feet from the property line rather than the required 75 feet.**
4. **Parking Setbacks (Sec. 3.6.2.B): Deviation to allow a parking setback of 14.4 feet along the south property line**

with the condition that landscaping and other screening be provided, and 20 feet along Novi Road with the condition that landscape hedge screening is provided.

5. **Building Orientation (Sec. 3.8.2.D): A deviation to allow Buildings A, E, 12 and 15 to not comply with the required minimum orientation for buildings along the perimeter of the property from 45 degrees.**
6. **Yard Setback Area (Sec. 3.8.2.D): A deviation to permit the Front Yard area to exceed 30% used for off-street parking, maneuvering lanes, service drives or loading areas (33.26% proposed).**
7. **Distance Between Buildings (Sec. 3.8.2.H): A deviation to allow the calculated minimum distance between buildings to be less than required in seven locations. The deviations for the seven locations range from 32.47 feet to 1.7 feet, and shall be as shown in the site plan.**
8. **Number of Parking Spaces (Sec. 5.2.12.A): A deviation for the deficiency of 22 spaces from the minimum required calculation for the unit types proposed.**
9. **Wetland Mitigation (Code of Ordinances, Chapter 12): Deviation to permit up to 0.6 acres of required mitigation to be provided through purchase of credits from an EGLE approved wetland mitigation bank. The amended Consent Judgment shall state that wetland mitigation areas, as well as remaining wetlands, are to be preserved. The applicant shall also preserve the indicated woodland areas as offered on the off-site or on-site locations offered.**
10. **Traffic Study (Sec. 3.31.4.A.iii): The City agrees to waive the requirement of a Traffic Impact Study given that relative to the approved 1999 Plan, the proposed Plan does not generate significantly more trips to warrant a new study. This shall not preclude the City from requiring the traffic analysis necessary to verify the design and safety of proposed access points.**
11. **Major Drive (Sec. 5.10.1.B): Based on the ordinance definition nearly all private drives through the site would be classified as Major Drives if they exceed 600 feet, deviations to permit perpendicular parking and a 24-foot minimum width.**
12. **Building Setbacks from Parking (Sec. 3.8.2.F & Sec. 5.10.1.B.vi): Deviation to allow parking spaces to be within 12 feet of the residential buildings where the first floor of the buildings are generally parking areas, not living areas.**
13. **Driveway Spacing Waiver (Code of Ordinances, Ch. 11.216.d.1.e): Deviation to allow a 41-foot driveway spacing from the opposite-side driveway on 12 ½ Mile**

Road.

14. **Landscape Berm (Sec. 5.5.3.B.ii and iii): Deviation to allow a lack of screening berm along south property line.**
15. **Adjacent to Public ROW (Sec. 5.5.3.B.ii and iii): Deviation to allow a lack of greenbelt berms and street trees for sections of both roads that are being preserved, as well as areas that are developed.**
16. **Adjacent to Public ROW (Sec. 5.5.3.B.ii and iii): A deviation is required for the shortage in greenbelt landscaping for 12. 5 Mile Road and Novi Road (1 canopy tree along 12.5 Mile Road, 3 canopy trees and 3 subcanopy trees along Novi Road).**
17. **Greenbelt Canopy Trees (Sec 5.5.3.B.ii.f): A deviation is required for a shortage in greenbelt subcanopy trees on the City Parcel.**
18. **Street Trees (Sec 5.5.3.B.ii.f): A deviation is required for a shortage in street trees on the City Parcel where the stormwater basin is proposed.**
19. **Foundation Landscaping (Sec. 5.5.3.F.iii): Deviation for a shortage of foundation landscaping for Buildings A-D, 8, 9, 10, 11, and 12.**
20. **Any additional deviations identified during Site Plan Review (after the Concept Plan and Amendment of the Consent Judgment is approved), will require amendment of the Consent Judgment, unless otherwise stated in the judgment.**

B. The following conditions are recommended for inclusion:

1. **The development shall be as shown in the site plan exhibit, with a maximum of 1,359 rooms as defined in the ordinance, or approximately 463 multiple-family units.**
2. **Soil borings shall be provided at the time of Final Site Plan submittal for both the off-site and on-site detention basins to show the current groundwater elevations. The stormwater detention system shall be designed to current City standards. Additional soil borings shall be provided as necessary at other locations to meet road and building requirements.**
3. **The applicant shall provide the traffic data and analysis necessary to verify the proposed access management treatments are appropriate as designed at the time of Final Site Plan submittal. The analysis shall answer the following questions:**

    a. Are acceleration/deceleration lanes necessary for each of the proposed site driveways? If needed, how long?

b. Where openings in the medians are proposed, what traffic control treatments are needed to control those movements? How long of a turning bay length is required? Is there a warrant for a new traffic signal?

4. **Preservation of remaining wetland and woodland areas outside the limits of disturbance, as well as the preservation of planted woodland tree credits, shall be as shown in the amended Consent Judgment exhibits.**
5. **Dedication of master-planned right of way along 12 ½ Mile Road. 6. Phasing of development: Phasing plans shall be reviewed and approved by the City prior to execution of the amendment to the Consent Judgment.**
7. **At the time of Final Site Plan submittal, the applicant shall provide a current tree survey for the new areas of disturbance of the subject property (relative to the 1999 Plan). All new woodland tree impacts shall comply with the requirements of the current Woodland Ordinance.**
8. **Appropriate terms for conveyance (or encumbrance) of the off-site parcel to the applicant.**

Mayor Fischer wanted to reiterate that this is a plan from 1999 have has been approved. It has 23 buildings, approximately 1,300 rooms, on average 1,800 square feet with 2, 3, 4 bedrooms, each 3-story high with several hundred parking spaces and much of the environmental impact has already been accounted for. This plan is already approved. As part of this consent judgment no one here could do anything about it if the applicant wanted to pursue that. To him, as he continues to look at that housing stock that would be brought of more 1,700, 1,800, 2,300 4-story apartment buildings with a tennis court and pool, which was all that was required, compared to a new plans that has a complete diversity of housing stock, which Council has been talking about as a goal for a long time with studio type apartments and things that would hopefully attract college entry type people or graduates who grew up here and give them the ability to move back to this community and contribute to it. The other plan doesn't have any single floor bedrooms. There's no ability for people to age in place or downsize in Novi or be able to have a first floor. So, when you look at the different amenities that are being added to the different housing stocks and different affordability levels, the Mayor is tired of seeing the same cookie cutter apartments. This is something that will give much more to that spectrum and again, is the additional and incremental environmental impact worth having that much better of a plan and that's really the crux of the decision process for him because the plan has already been approved and that's why he generally supportive to this point and will continue to be supportive. The packet the Council saw last time had a lot of deviations and things that the staff couldn't recommend at the time. It is clear that in these short two to three weeks, the staff has done an amazing job meeting the applicant somewhere in the middle and he encourages that effort to be continued. There are some open items that will have to be addressed. City Attorney Tom Schultz said that scrolling through the items in A, he noticed that a few of those items look like they might still be under discussion such as the traffic study and the wetlands. He thinks if B is included, that

will probably get all the conditions and protections that the Mayor wants. He's not sure that based on reading all those deviations that the Council is quite there yet with the applicant but maybe back the motion back to just item B. The Mayor reiterates his comment that there's a lot of things in item A that are still under development and wants to make sure they get addressed.

SECOND AMENDED MOTION
CM 24-07-101 Moved by Staudt, seconded by Smith: MOTION CARRIED: 6-1

Authorize to the City Attorney to prepare the Consent Judgment amendment for City Council review including:

B. The following conditions are recommended for inclusion:

1. **The development shall be as shown in the site plan exhibit, with a maximum of 1,359 rooms as defined in the ordinance, or approximately 463 multiple-family units.**
2. **Soil borings shall be provided at the time of Final Site Plan submittal for both the off-site and on-site detention basins to show the current groundwater elevations. The stormwater detention system shall be designed to current City standards. Additional soil borings shall be provided as necessary at other locations to meet road and building requirements.**
3. **The applicant shall provide the traffic data and analysis necessary to verify the proposed access management treatments are appropriate as designed at the time of Final Site Plan submittal. The analysis shall answer the following questions:**
   a. Are acceleration/deceleration lanes necessary for each of the proposed site driveways? If needed, how long?
   b. Where openings in the medians are proposed, what traffic control treatments are needed to control those movements? How long of a turning bay length is required? Is there a warrant for a new traffic signal?
4. **Preservation of remaining wetland and woodland areas outside the limits of disturbance, as well as the preservation of planted woodland tree credits, shall be as shown in the amended Consent Judgment exhibits.**
5. **Dedication of master-planned right of way along 12 ½ Mile Road. 6. Phasing of development: Phasing plans shall be reviewed and approved by the City prior to execution of the amendment to the Consent Judgment.**
7. **At the time of Final Site Plan submittal, the applicant shall provide a current tree survey for the new areas of disturbance of the subject property (relative to the 1999**

Plan). All new woodland tree impacts shall comply with the requirements of the current Woodland Ordinance.

8. **Appropriate terms for conveyance (or encumbrance) of the off-site parcel to the applicant.**

Member Staudt wanted it known that the City has a $35 million investment in the works for Twelve Mile Road. It's in planning right now and will take a few years to get done but it has Federal funding, and it will hopefully alleviate many of the issues that are happening now.

Member Heintz wanted to confirm that the item on the table today is not the 1999 plan versus the new proposed plan. It's do they want to open up the consent judgement or have the applicant further pursue the new proposed plan. Attorney Schultz responded that the discussion with the applicant on the language of the consent judgement is in fact going to assume that more or less the plan they're presenting with some changes that still need to be discussed. Member Heintz said that to him, the 1999 plan hasn't been built and doesn't know if it will be. For him he sees this new proposed plan having a 33% increase in the unit count and the applicant just requested a 5% buffer with room count that is a continued push for an increased density and it has him concerned.

Member Smith will be interested in seeing the environmental solutions when that comes back with the final plan.

Roll call vote on CM 24-07-101 **Yeas: Casey, Gurumurthy, Smith, Staudt, Thomas, Fischer**
Nays: Heintz

4. **Consideration of approval to award the construction contract to Hartwell Cement Company, the low bidder, for the Neighborhood Sidewalk Repair Program in the amount of $435,038.**

City Manager Cardenas stated that every year the City staff and City Council budget about $500,000 for the sidewalk program. What the staff has done has been able to combine last year's funding and this year's funding to better stretch the City's dollars. By doing that you get better pricing, especially since the contractor has to only mobilize once. Right now, we're only asking for $435,000. The $67,000 was already approved earlier for engineering and that is how we get the $500,000. Right now, we're looking doing Chase Farms, Willowbrook Farms, Bristol Corners and hopefully Yerkes Mannor and Westminster. Hopefully by combining this we'll get more bang for our buck and get more sidewalks done throughout the community and have less issues with trees. We will make the most robust connection with the community door hangers, letters, connections with the HOA's to make sure that everyone knows this is coming down the pipeline and to hopefully educate residents in terms of trees. There's a reason trees have to come down such as wrong trees that were planted in the first place which causes the deflections in the sidewalk. We've learned from the first pilot program, and we'll put that to the test to get more done this year and do it in a more efficient, robust way.