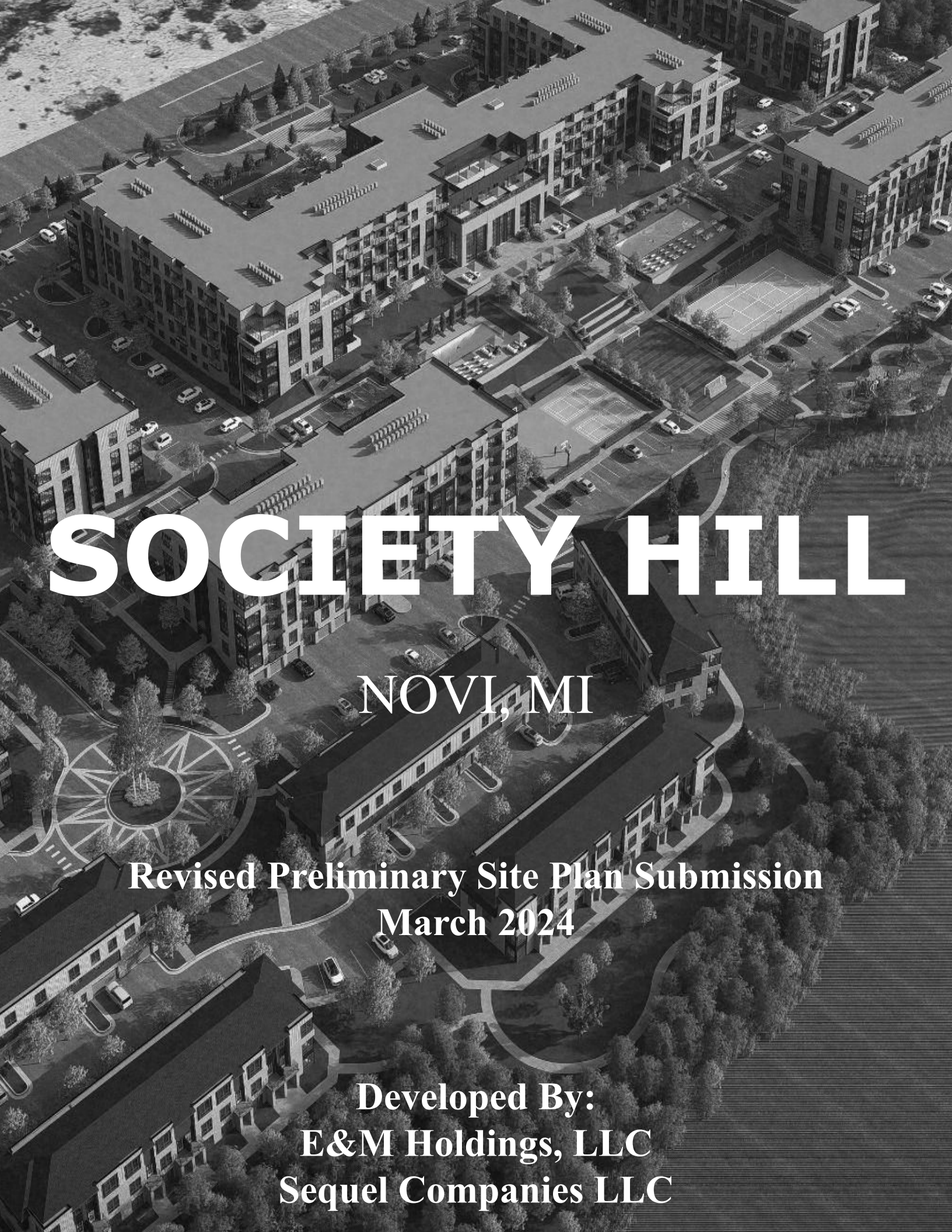




SOCIETY HILL

NOVI, MI

**Revised Preliminary Site Plan Submission
March 2024**

**Developed By:
E&M Holdings, LLC
Sequel Companies LLC**

SEQUEL

March 25, 2024

City of Novi - Planning Division
45175 Ten Mile Road
Novi, MI 48375
Victor Cardenas, City Manager
Barbara McBeth, City Planner

RE: Society Hill - Revision to 1999 Final Site Plan

Dear Mr. Cardenas & Ms. McBeth,

On behalf of E&M Holdings, LLC (the “Property Owner”), I am thrilled for the opportunity to share an exciting new vision for the property consisting of approximately 34 acres and located on the west side of Novi Road, south of 12 ½ Mile Road (commonly referred to herein as “Society Hill”). The current final site plan for Society Hill (the “1999 Final Site Plan”), which remains in effect as described below, was originally approved by the City in 1999 and reaffirmed in a Consent Judgment (the “Consent Judgment”) entered in 2001. At the time of original approval of the 1999 Final Site Plan, Society Hill was a state-of-the-art multi-family project, with significant amenities, designed to appeal to housing needs and tastes of the times. While the 1999 Final Site Plan would still result in a desirable residential project, the Property Owner, after over a year of planning and design work, is proposing to amend the Consent Judgment and the 1999 Final Site Plan approved therein in order to create an innovative and contemporary residential development consistent with the current state of master-planning and development objectives of the City and catering to the needs and desires of new generations of current and future residents.

The revised plan (the “Revised Preliminary Site Plan”) reflects two fundamental concepts - (1) providing mixed-use, multi-generational housing options in one comprehensive development, and (2) providing an entire range of modern recreational and healthy living amenities. While the 1999 Final Site Plan raised the bar for multi-family residential living over 25 years ago, the Revised Preliminary Site Plan was designed to raise the bar for residential living in Novi for 2024 and beyond.

This visionary project aligns seamlessly with the goals outlined in the 2022 draft update to the City's Master Plan, emphasizing optimal use of properties to maintain Novi's status as a top destination community, most notably at the critically important commercial intersection of 12 Mile & Novi Road. Society Hill will inspire others to find new ways to creatively compete and participate in the City. The influx of new residents into Society Hill will act as catalysts for economic advancement by supporting local businesses and contributing to the vibrancy of the entire community. The collateral economic development impact of Society Hill will be similar to that of our trailblazing project - River Oaks West - in the early 90's, when many developers flocked to Novi after that project delivered with great success.

For Society Hill, the process of review and approval is unique because it is governed by the Consent Judgment. The decision to amend the Consent Judgment in the manner proposed by Property Owner must be approved by City Council. Over a year ago, the City staff presented City Council with concept plans for the revised Society Hill development for informal review and for direction as to Council's

interest in pursuing such a change. It was reported back to the Property Owner that City Council was supportive of moving forward with more comprehensive planning and review of the changes. While City Council has the authority to unilaterally review and decide amendments to consent judgments, the City directed that Property Owner proceed with full administrative review by City Staff before City Council consideration and action on the request to amend the Consent Judgment. After more than a year of meticulous planning, our team is pleased to submit our Revised Preliminary Site Plan for Society Hill in accordance with the terms of the Consent Judgment. If approved by City Council, the Revised Preliminary Site Plan will amend the 1999 Final Site Plan, which was originally approved pursuant to the PD-1 guidelines and remains in effect today under the terms of the Consent Judgment.

1999 Final Site Plan

Dating back to as early as 1984, the parcels of land that make up Society Hill were acquired by the Property Owner through a series of transactions. In 1996, the Property Owner rezoned the Property to its current land use designation (RM-1, PD-1). In October 1999, the Property Owner received final site plan approval based on PD-1 guidelines.

The 1999 Final Site Plan contemplates a multi-family development made up of 312 units across 23 buildings. The units heavily favor oversized two, three and four bedrooms across “townhouse” and “flat” unit typologies with an average square footage of 1,758 SF. In addition, the 1999 Final Site Plan includes a gated entry, detached clubhouse with indoor amenities, swimming pool and tennis courts.

Image 1 - 1999 Final Site Plan

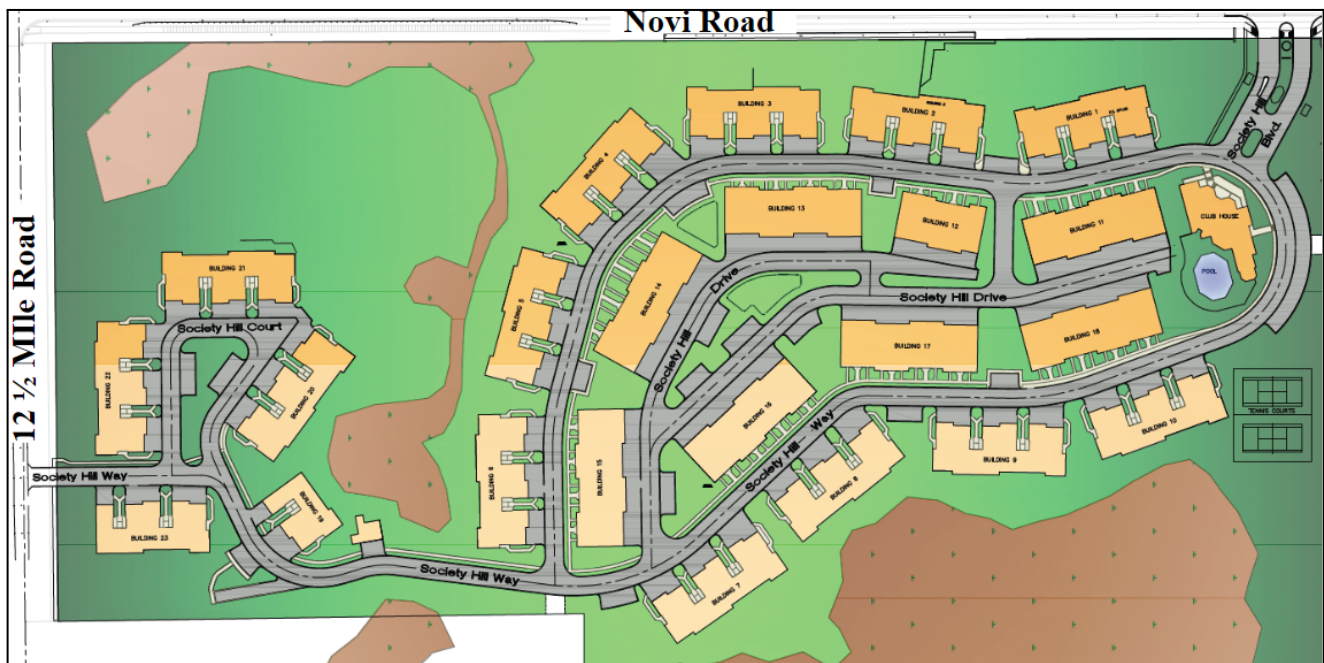


Image 2 – Bird's Eye View Rendering (from the SE) of 1999 Final Site Plan



2001 Consent Judgment

The Consent Judgment addresses the following substantive matters:

- **SAD 94 Improvements:** In the 1980's, the City established Special Assessment District 94 to construct sewer improvements by charging special assessments against certain properties, much of which was assessed against Society Hill. The City did not complete the sewer improvements to 12 ½ Mile Road as designed and as required under the SAD. Under the Consent Judgment, the City will provide the Property Owner with an easement and escrowed funds and the Property Owner will tie into an existing tap to provide connectivity to Society Hill.
- **1999 Final Site Plan:** The City granted the Property Owner certain rights relating to the previously approved 1999 Final Site Plan, including (but not limited to):
 - Annual site plan extensions, the expiration of which triggers the immediate obligation of the City to complete construction of the SAD 94 improvements
 - Administrative review for revisions to the 1999 Final Site Plan, unless the 1997 Zoning Ordinance required formal review, in which case review would be through City Council
 - The project may be completed solely in accordance with the ordinances in effect in 1999 (i.e. - 1997 Zoning Ordinance, etc)
- **Arena Drive Easements:** An affiliate of Property Owner granted easements to the City to construct a berm along Nick Lidstrom Drive (f/k/a Arena Drive)

- Tree Planting & Mitigation: The City granted Property Owner (and its affiliates) the right to plant trees and the right to mitigate tree replacements (from Society Hill) within the City, including at property owned by affiliates of Property Owner and along Arena Drive
- Condemnation Settlement: The City and the Property Owner settled a dispute relating to the City's use of eminent domain to take land along Novi Road between 12 Mile and 12 ½ Mile to complete a road widening project.

As stated above, the Consent Judgment permits the Property Owner to revise the 1999 Final Site Plan. The procedure for reviewing certain proposed revisions shall be done administratively by City staff and consultants, unless formal review is required under the 1997 Zoning Ordinance, in which case it should be reviewed and approved by City Council, the latter of which applies here. The City Council and the Property Owner have authority to mutually agree to amend the Consent Judgment. As previously stated, the City Council determined that the Revised Preliminary Site Plan should be reviewed administratively by City staff and consultants before submission to City Council for final approval at a public hearing (the "Review Methodology"). Furthermore, based upon the agreed upon Review Methodology, it is the expectation that the City staff and consultants will review the Revised Preliminary Site Plan as an amendment to the 1999 Final Site Plan in accordance with the Consent Judgment and not as if the Revised Preliminary Site Plan is a new site plan submission (PD-1, PRO or otherwise) without the historical context of Society Hill.

To that end, within the Revised Preliminary Site Plan, our team has provided narratives, where applicable, to explain why certain deviations are appropriate (for example, in some cases, the deviations already exist under the 1999 Final Site Plan).

Revised Preliminary Site Plan

Image 3 – Revised Preliminary Site Plan



The new vision for Society Hill includes 463 units (1,220 SF on avg) across a diverse mix of housing typologies that will attract a range of residents spanning different backgrounds. Residents will have the option to live in residences within our elevated buildings that include fully-integrated amenities and garage parking or in our reserve collection of distinct two and three story townhomes and villas with direct-entry, attached garages. The Revised Preliminary Site Plan will also incorporate 15,000 SF of indoor amenities and 16+ acres of open space including natural features and an outdoor, terraced vista of world-class recreational activities. In addition, the new vision for Society Hill will feature sustainable design features and meaningful enhancement and preservation of natural features, interconnected and seamlessly integrated within close proximity to the City's commercial core.

Society Hill is split into two distinct, but fully-integrated components - the Residences on the Hill and the Reserve Collection at Society Hill.

The Residences on the Hill, located on the southern portion of the property, is made up of 363 apartments across five buildings with elevators and garage parking. Of the 363 apartments, the average unit size is 1,075 SF and will include studios through three-bedrooms that range in size from 617 to 1,329 SF.

The central building, which sits on a parking podium and is considered the primary building, includes an indoor and outdoor amenity offering that is unmatched by any multi-family development in the region. What makes Society Hill truly special is the diversity of housing opportunities within an unified and walkable community and the overall extensive amenity offering, all of which benefit from the naturally sloping topographies and targeted preservation of natural features. Furthermore, the buildings are intentionally designed to bring a contemporary and innovative approach to the market that will define Society Hill as a special and unique place to live.

Within the primary building, a fully integrated indoor amenity offering consists of 15,000 SF of programmed and serviced space for the residents' enjoyment. The offering includes a state of the art fitness center and studios, spa facilities, café/bistro, community lounge, dedicated co-working space and conference rooms, community kitchen with dedicated dining area, library and reading area, and an indoor/outdoor terrace on the top floor of central building providing expansive views across an expansive outdoor amenity program, which incorporates vast areas of preserved natural features.

The outdoor amenities are programmed across a 10+ acre, terraced vista including two pools, a turf soccer field, tennis court, sports court, pickleball courts, playground areas, dog park and over two miles of walking path creating interconnectivity throughout the entire site.

The Reserve Collection at Society Hill, located on the northern and western portion of the property, is a collection of 100 townhome and villa residences with attached garages (1,731 SF on average) across 16 buildings all with access to the world-class amenity offering at Society Hill. Eighty of the townhomes are designed as three-story residences with either two or three bedrooms (plus a home office). The remaining 20 villas are designed as two-story residences with three-bedrooms, 16 of which provide a ground floor master suite adjacent to the living space, which we believe will be attractive to both empty nesters and large families.

Image 4 – Central Building Main Entry



Image 5 – Terraced Vista of Outdoor Amenities



Image 6 – Reserve Collection Three Story Townhome



Image 7 – Reserve Collection Two ½ Story Villa



In addition to the Society Hill property, the Revised Preliminary Site Plan includes a 3.15 acre parcel owned by the City (the “City Parcel”). The City informed the Property Owner that it acquired (through a tax foreclosure) the City Parcel with the intention of utilizing it for the development of Society Hill. As a result, our team worked with the city engineers to determine the feasibility and utility of the City Parcel. Given that the City Parcel is covered almost entirely by regulated wetlands and woodlands and has significant topographic slopes, our team has determined that its only utility is to be used as a stormwater detention basin on approximately one acre of upland area. To accomplish this, it is our intention that the City would grant an easement to the Property Owner to construct and maintain the stormwater detention basin on the City Parcel.

As consideration for using the City Parcel, the Property Owner is proposing to (1) increase the stormwater detention requirements for Society Hill to meet the standards under current ordinance (100 year storm event) rather than the approved standards (10 year storm event), and (2) provide new sidewalk improvements south of Society Hill and enhanced landscape features adjacent to and on the City Parcel along Novi Road.

Site Plan Comparison

The Revised Preliminary Site Plan was designed and engineered with the intended goal of creating the most desired residential offering in southeast Michigan. To accomplish this goal, certain design features became critically important to layout of the property, including, but not limited to:

- Distinct housing typologies to attract a variety of residents across differing demographics and reflect anticipated market trends
- Modern and contemporary design aesthetics
- Building placement on the topographic slopes to incorporate integrated garage parking
- Targeted preservation and enhancement of natural features
- Inclusion of vast open space and recreational amenities, including interconnected trails
- Energy efficiency and sustainability targets

After applying the stated goals to create the Revised Preliminary Site Plan, a comparison to the 1999 Final Site Plan results in nearly identical key metrics, including room counts, square footage and average daily traffic generation.

Given the Review Methodology described above, the following comparison is intended to support the City staff and consultants as well as City Council in its review of the Revised Preliminary Site Plan. The comparison charts will provide meaningful context of the tangible differences between the 1999 Final Site Plan and the Revised Preliminary Site Plan. In our submission, our team attempted to comply with the minimum applicable standards, but in instances where such standards could not be maintained, the team attempted to comply with many of the approved deviations that exist under the 1999 Final Site Plan.

RESIDENTIAL PROGRAMMING SUMMARY

Programming	1999 Final Site Plan	Revised PSP	Delta	Code (PD-1)
Building Count	23	21	(8.7%)	Compliant
Building Height	2.5 - 4 stories	2.5 - 4.5 stories	N/A	Compliant
Rentable SF	548,533	563,749	2.7%	Compliant
Room Count	1,264	1,359	7.5%	Compliant
Avg Unit Size (SF)	1,758	1,220	(30.7%)	Compliant
Unit Count	312	463	151	Compliant

SITE PROGRAMMING SUMMARY

Programming	1999 Final Site Plan	Revised PSP
Parking Ratio	2.22	2.03
Programmed Outdoor Space	~1 acre	6.64 acres
Private Outdoor Space	0% of units	98% of units
Interior Amenity	~5,000 SF	~15,000 SF
Exterior Amenity		
Swimming Pools	One	Two
Tennis/Pickleball	Two	Three
Sports Court	None	One
Soccer Field	None	One
Playground	None	One
Dog Park	None	One
Active Trails	0 Miles	2+ Miles
EV Charging	N/A	Included
Preserved Wetland (net)	~8.42 acres	10.02 acres
Wetland Impact	0 acres	.847 acres
Wetland Mitigation	N/A	.923 acres onsite (1.09x); some offsite/payment
Woodland Impact	1,062 trees	1,256 trees; 82 trees (City Parcel)
Woodland Mitigation	All offsite/payment	Some onsite; some offsite/payment
Traffic Impact	2,883 trips	2,930 trips; 47 trip variance (1.6%)
Community Enhancement:	N/A	Society Hill: Stormwater improvements City Parcel: Sidewalk and landscaping improvements

Conclusion and Next Steps

We are confident that our innovative approach to residential development will be an asset to the City and its residents. Our new vision for Society Hill will certainly be a transformative project for the City and set the bar as the new standard for residential living in the region.

Beyond the positive impact we intend to provide to our residents, we are confident that the City will experience immense economic benefit from Society Hill. It is our expectation that Society Hill will certainly be one of the largest economic development projects within the City. A project of this scale is certain to have significant collateral economic benefit for the City, notably in the form of an increased tax base and increased demand on the commercial core of Novi, which has always been (and will continue to be) critical to the future financial success of the City.

We are excited about the prospect of working together to bring this vision to life and to continue our longstanding partnership with the City. I invite you to reach out at your earliest convenience to discuss any questions or suggestions you may have. I am available via cell phone at 248-640-8720 or through email at jordan@sequelcos.com.

Thank you for your time, consideration, and commitment to the prosperity of Novi. Together, let us embark on this exciting journey to complete the legacy of Society Hill.

Sincerely,

A handwritten signature in black ink that reads "Jordan Sasson". The script is elegant and cursive, with the first letters of each word being capitalized and larger than the others.

Jordan Sasson
CEO
Sequel Companies

CC: Henry Sasson, E&M Holdings
Richard Guido, Sequel Companies
Alan Greene, Dykema Gossett

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**SOCIETY HILL
NOVI, MI**

AMENDMENT TO EXISTING SITE PLAN

COMMUNITY IMPACT STATEMENT

E&M Holdings LLC
32605 W. 12 Mile Road
Suite 290
Farmington Hills, MI 48334
248.640.8720

and

Sequel Companies LLC
600 Madison Avenue
11th Floor
New York, NY 10013
248.640.8720

Prepared with:

Seiber Keast Lehner, Inc.
39205 Country Club Drive Suite C8
Farmington Hills, MI 48331
248.308.3331

Site Plan Amendment & Methodology

The newly proposed site plan submission for Society Hill (the “Revised Preliminary Site Plan”) proposes to amend the final site plan approved in 1999 (the “1999 Final Site Plan”) that remains in effect today pursuant to the 2001 consent judgment (the “Consent Judgment”).

As stated above, the Consent Judgment permits the Property Owner to revise the 1999 Final Site Plan. The procedure for reviewing certain proposed revisions shall be done administratively by City staff and consultants, unless formal review is required under the 1997 Zoning Ordinance, in which case it should be reviewed and approved by City Council, the latter of which applies here. The City Council and the Property Owner have authority to mutually agree to amend the Consent Judgment. As previously stated, the City Council determined that the Revised Preliminary Site Plan should be reviewed administratively by City staff and consultants before submission to City Council for final approval at a public hearing (the “Review Methodology”). Furthermore, based upon the agreed upon Review Methodology, it is the expectation that the City staff and consultants will review the Revised Preliminary Site Plan as an amendment to the 1999 Final Site Plan in accordance with the Consent Judgment and not as if the Revised Preliminary Site Plan is a new site plan submission (PD-1, PRO or otherwise) without the historical context of Society Hill.

The following Community Impact Statement sets forth various statements about the proposed revisions as well as comparisons to the 1999 Final Site Plan to identify the relative impacts between the Revised Preliminary Site Plan and the 1999 Final Site Plan, which is approved under the PD-1 option.

Site Description

Sitting on 33.92 acres of land North of 12 Mile Road and West of Novi Road, Society Hill will be home to 463 residential units spread across high and low density product types. The project has been designed to take full advantage of the site’s vast topography and highlights the site's natural features including wetland and woodland areas.

Society Hill fronts Novi Road (approximately 1,646 feet) and is directly south of 12.5 Mile Road where it has roughly 741 feet of frontage. The property is approximately 1,000 feet from the intersection of Novi Road and 12 Mile Road and is in Section 10, T1N, R8E of the City of Novi. The property is currently zoned RM-1 with a PD-1 option which is, “Designed to encourage development of specific types of residential land use within the RM-1 district in those designated areas of the City's Master Plan for Land Use and which would be in substantial accord with the goals and objectives of that plan. The intent of this option is to permit the application of mid-rise, higher density multiple dwelling structures in a district otherwise restricted to low-rise, lower density residential use.” Through the Revised Preliminary Site Plan design of the combination of higher density and lower density product within one single development is acting directly within the spirit of the PD-1 overlay which calls for higher density structures within districts normally allowing only lower density product. The 1999 Final Site Plan is also approved pursuant to the PD-1 option.

This new vision for Society Hill is consistent with the City's Master Plan goals for maximizing the use and development of the remaining developable properties in the City to maintain Novi's position as a top destination community for living, working and shopping in Michigan. The project will kick-start the broader future vision the City is contemplating for the commercial/mixed-use district at 12 Mile & Novi Road. The introduction of this one-of-a-kind, mixed residential project will result in a broader consumer base that will help to preserve and bolster the success of Twelve Oaks Mall and the surrounding commercial corridor and encourage further economic re-development of the core commercial areas within the City.

One main site artery, Society Hill Boulevard, will provide access throughout the site and will connect the Residences on the Hill, home to the higher density product type, to the Reserve Collection at Society Hill, which will include the townhomes and villas. One main entry and exit point will be constructed on Novi Road and an additional entry and exit point will be constructed on 12.5 Mile Road. One additional entry/exit road will be built that exits onto Novi Road to provide better fluidity throughout the development and provide direct access for service vehicles. The site currently contains 25.6 acres characterized as woodland area and 9.94 acres characterized as wetland area.

In addition to the Society Hill property, the Revised Preliminary Site Plan includes a 3.15 acre parcel owned by the City (the "City Parcel"). The City informed the Property Owner that it acquired (through a tax foreclosure) the City Parcel with the intention of utilizing it for the development of Society Hill. As a result, our team worked with the city engineers to determine the feasibility and utility of the City Parcel. Given that the City Parcel is covered almost entirely by regulated wetlands and woodlands and has significant topographic slopes, our team has determined that its only utility is to be used as a stormwater detention basin on approximately one acre of upland area. To accomplish this, it is our intention that the City would grant an easement to the Property Owner to construct and maintain the stormwater detention basin on the City Parcel.

Topography

Topographically, the site consists mostly of a gently to moderately sloping terrain (5% - 15% slopes). The highest point of the site is located near the middle of the eastern property line at the existing retaining wall along Novi Road at roughly Elev. 984 +/- . This high point slopes down northerly toward existing wetland "B" (Elev. 940 +/-), slopes down westerly toward existing wetland "A" (Elev. 956 +/-), and slopes down southerly toward the south property line (Elev. 950 +/-). Various depressions exist throughout the existing property, some of which hold existing wetlands (Wetlands A-G).

Adjacent Land Uses

The proposed Society Hill Development is surrounded by residential uses located within the RM-1 and RA (FLU: PD-1) zoning districts. Directly adjacent to the Southerly property line is an undeveloped 10.5 acre site. The North West property line is bordered by the Charneth Fen condominium development built in 2015 and the South West property line is bordered by the Carlton Forest condominium development built in 2003. Along the northern portion of the parcel the property faces 12.5 Mile Road (741 feet of frontage). The eastern facing portion of the site fronts Novi Road (1,646 feet of frontage).

Drainage Courses

The existing 33.89-acre site generally drains towards wetlands A, B and to the southerly property lines as described in the topography section above. There are no existing streams or rivers located on the property. However, wetlands A and B have outlets to adjacent properties. The northern +/- 13 Ac of the site drains to wetland B at the northeast corner of the property. This wetland outlets to an existing 18" storm sewer that crosses the Novi Road Right-of-Way and releases flows east of Novi Road to Bishop Creek. The southwestern +/- 15 Ac portion of the site drains toward wetland A, which is also an onsite lake at the southwest corner of the property. Wetland A ultimately outlets to a stream that runs south into the Carlton Forest development, crosses Carlton Way Drive via storm sewers and outlets into the lake in front of the development at 12 Mile Road. The southeast +/- 6 Ac of the property surface drains to the southern property line into the adjacent property and ultimately to wetland H located on the offsite parcel owned by the City of Novi. Wetland H outlets to an existing 18" storm sewer connecting to the City of Novi storm sewer system in the Novi Road right-of-way.

The developed site will be drained by means of sheet flow directed into a proposed storm sewer system. The storm sewer will lead to two detention basins designed in accordance with the City of Novi Engineering Design Manual. The north detention basin will be located adjacent to, and outlet to, existing wetland B. The south detention basin will be located offsite on the City of Novi owned parcel (21-10-400-055) adjacent to and outlet to existing wetland H (or tie into the city storm system within the Novi Road right of way). Provided that the City Parcel is used for stormwater detention, both detention basins will be sized for the 100-year storm event according to the City of Novi Engineering Design Manual.

Woodlands / Vegetation

The site is a mostly wooded area (25.6 acres) containing several tree varieties as outlined by the tree survey completed and included on Sheets L-10 - L-12 of the landscape drawings. The 1999 Final Site Plan approval called for the removal of 1,062 trees in order to develop Society Hill as designed. Under the Revised Preliminary Site Plan, an additional 194 trees will be removed, resulting in a total tree

removal of 1,256. The required tree mitigation is calculated to equal 2,041 trees, of which 1,266 have been previously mitigated in accordance with the 1999 Final Site Plan and the Consent Judgment. Of the remaining 775 trees, 150 are intended to be planted onsite with the remainder to be mitigated by payment into the City tree fund based on the fee schedule in effect at the time the 1999 Final Site Plan was approved or planted elsewhere in the City. Consistent with the 1999 Final Site Plan, no conservation easement will exist.

The City Parcel has 2.8 acres of wooded area and contains several tree varieties as outlined by the tree survey completed and included on Sheet L-8 of the landscape drawings. On the City Parcel where the stormwater detention basin will be built, an additional 82 trees will be removed. The required mitigation of 161 trees will all be planted onsite.

Wetlands

The project area (inclusive of the City Parcel) contains approximately 9.939 acres of wetland. Wetland impacts of approximately 0.847 acres are proposed, which is a Novi non-minor use classification. Approximately 1.92 acres of temporary wetland buffer setback impacts are also proposed. The wetlands on the properties are assumed to be regulated by the Michigan Department of Environment, Great Lakes, and Energy (EGLE). Wetland impacts and mitigation ratios by habitat type are shown in the table below. Wetland mitigation will likely be required as a condition of an EGLE permit. On-site wetland mitigation of 0.922 acres is proposed; however, due to the hilly terrain of the property, suitable wetland mitigation areas appear to be limited to the relatively shallower sloping ground adjacent to Wetland A. Wetland A has permanent surface water to provide a source of hydrology for the proposed wetland mitigation. A minimum ratio of 1 to 1 on-site wetland mitigation is proposed (0.92 acres - 1.09:1.00 onsite mitigation ratio) with the remaining wetland mitigation to be provided through purchase of credits from an EGLE approved wetland mitigation bank. Proposed wetland impacts and mitigation are shown in the table below. Wetland and wetland buffer setback locations and impact areas are shown on page 15 the Wetland Plan sheet. Consistent with the 1999 Final Site Plan, no conservation easement will exist.

Proposed Wetland Impact and Mitigation

Wetland	Size (ac)	Impacts by Habitat (ac)			Impact Total (ac)
		Forested	Scrub-Shrub	Emergent	
A	6.888	0	0	0	0
B	1.011	0	0	0	0
C	0.081	0.081	0	0	0.081
D	0.306	0.306	0	0	0.306
E	0.111	0.083	0	0.028	0.111
F	0.264	0	0	0.264	0.264
G	0.027	0.027	0	0	0.027
H	1.251	0	0.058	0	0.058
Totals	9.939	0.497	0.058	0.292	0.847
Mitigation Ratio		2.0	1.5	1.5	1.8
Required Mitigation		0.994	0.087	0.438	1.519
Proposed On-Site Mitigation					0.922
Proposed Wetland Mitigation Bank Credits					0.597

Wildlife

Wildlife commonly found on the site consists of small mammals such as field mice, squirrels, raccoons, fox and rabbits. A variety of small birds normally populate the area.

Soils Classifications

The soils classification as provided by the United States Soil Conservation Services Soil Survey of Oakland County indicate Marlette sandy loam (1% - 6% and 6% - 12%), Marlette loam (12% - 18%) and Houghton and Adrian mucks (within wetland A).

Municipal Water Supply

Municipal water supply is available to the site by means of an existing 36" watermain within the Novi Road right-of-way and an existing 24" watermain within the 12 ½ Mile Road right-of-way. The proposed water main will connect to both existing 36" and 24" watermains, extend into the site to create a looped watermain system, providing domestic water service to the residential buildings and providing adequate fire hydrant coverage throughout the development. Adequate water supply is anticipated for both domestic and firefighting purposes.

Wastewater Disposal

An existing City of Novi 12" sanitary sewer stub is located at the southwest corner of the development for wastewater disposal service. An existing sanitary sewer will be extended into the development along the southern property line of the site to provide a sanitary sewer system for the residential buildings within the development. 6-inch and 8-inch sanitary leads will connect the residential buildings to the proposed public sanitary sewer system. Pursuant to the Consent Judgment, the City will be required to provide offsite easement to the existing stub and sanitary manhole to make the connection to the existing sewer.

The residential portion of the development has 463 Multiple Family Residences multiplied by an appropriate unit factor (0.60 REU/ 1-BR MF unit, 0.75 REU/ 2-BR MF unit, 1.0 REU/ 3-BR MF unit) resulting in 343 equivalent Single-Family units. At a rate of 3.2 people per Single Family residential unit the service population for the residential portion of the development is 1,097.6 people. With a peaking factor of 3.77, the peak flow from the project would be 0.64 cubic feet per second. The capacity of an 8-inch diameter sanitary sewer is 0.76 cubic feet per second, therefore, capacity is sufficient.

Public Utilities

Public utilities such as electricity, telephone, gas and cable television, are available on Novi Road.

Project Description

Society Hill consists of four two-story townhome buildings (BLDGs 3, 4, 13, 14), twelve three-story townhome buildings (BLDGs 1, 2, 5 - 12, 15, 16), four four-story elevator buildings (BLDGs A - D) with underground parking tucked at the rear of the building and one centralized elevator building (BLDG E) that will sit on a full parking podium and will house the amenity offerings that will be accessible to all residents within the development. The units within the higher density product offerings will range in size from 617 SF to 1,329 SF and consist of studio to three bedroom units. The townhome units will be either two or three bedrooms and range in size from 1,440 SF to 2,281 SF. 363 of the units will be constructed in more "urban" buildings that will rise up to 4 stories in height and be serviced by elevators with the remaining 100 units being built as two to three story townhomes. The project will include eight studio/efficiency units, 120 one-bedroom units, 27 one-bedroom units with a den, 202 two-bedroom units, 30 two-bedroom units with a den and 76 three-bedroom units. The studio/efficiency units will be a minimum of 617 square feet, the one bedroom units will be a minimum of 777 square feet, the two bedroom units will be a minimum of 1,051 square feet and the three-bedroom units will be a minimum of 1,601 square feet.

- Of the 33.92 Acres of land within the site, 3.81 Acres (~166K square feet) will be usable open space. This exceeds the minimum open space requirement of 2.1 acres (Total Number of Units

x 200 SF). An additional 2.83 acres of naturally occurring open space creates a total of 6.64 acres of open space for residents to utilize and enjoy. Open spaces include all unit balconies, courtyards, pools and associated outdoor areas, a soccer field, tennis court, basketball courts, pickleball courts, playground areas, an exterior rooftop terrace on Building E, dog park, and over 2 miles of interconnected walking trails throughout the site.

- In addition to the exterior amenity spaces listed, the 15,000 square feet of interior amenity space will be programmed with a state of the art fitness center, studio spaces, spa facilities, community lounge, dedicated coworking space and conference rooms, community kitchen with dedicated dining area, library and reading area, and an indoor/outdoor terrace on the top floor of Building E providing expansive views of the open green space and wetlands/woodlands beyond.

By keeping sustainable design standards front of mind throughout the design process, many of the townhome and villa units, as well as parking spaces throughout the parking garages, will be wired for EV charging stations. A total of 94 bike parking spaces will be provided onsite, 70 of which will be covered. This total does not include additional space that could be used as bike storage within the townhome and villa units, given that every townhome and villa unit will have its own dedicated garage. The interconnected road system within Society Hill provides over a mile loop of road for residents to ride on and will provide connectivity from 12 Mile Road, up Novi Road to 12.5 Mile Road. Via 12.5 mile Road, riders can access Skunk's Pass Mountain Bike trails and will have direct access to Lake Shore Park and Lake Shore Beach. This connection will be created and further enhanced by Property Owner's new construction of the sidewalk improvements in front of Society Hill and the City Parcel. The replacement of the existing boardwalk in front of the City Parcel with a brand new on-grade sidewalk creates a much more efficient and inviting connection from 12 Mile to 12.5 mile Road, and beyond.

Phasing

- The horizontal construction will be completed in a single phase at the outset of the project and the vertical construction will be sequenced to stagger unit deliveries in order to avoid oversaturation of one product type to the market at one time and allow for proper absorption for the new units being delivered.

Roadways

- All interior drives and parking areas are proposed to be private. Novi Road is 28-feet wide in both the Northbound and Southbound directions and will provide the main access to the Society Hill development and residential parking areas. An additional exit and entry access point will be provided on 12.5 Mile Road. Also, one entry/exit road will be located on the southern end of the property along Novi Road to provide better fluidity throughout the development and provide direct access for service vehicles.

- When comparing the 1999 Final Site Plan vs the Revised Preliminary Site Plan, the resulting calculations (per code based on using bedroom count) estimates 47 additional trips being generated between the two plans. On a relative basis, 47 trips equals a 1.6% increase over the original approved traffic generation. Based on the immateriality of the incremental traffic generation, we believe that the need for a traffic impact study is not required for the proposed revisions to the 1999 Final Site Plan. A letter to this effect has been completed by traffic engineering firm Fleis & Vanderbrink and is included as an Exhibit.

Environmental Concerns

- Upon full development, the Revised Preliminary Site Plan will result in a provided lot coverage area of 14.84%, below the maximum permitted lot coverage area of 25%.
- Ecologically, the development will affect the existing vegetation and ground cover to the extent that all existing field grasses and trees will be removed.
- The groundwater table will be affected slightly due to the extent of paving and building coverage. However, no deep excavations are planned which would contribute to the lowering of the ground water table. Soil erosion control will be provided on the site in accordance with the City of Novi requirements. Surface water run-off is expected to contain some road salts and oils carried by automobiles. Most suspended sediments will be removed in the storm water quality/detention basins, and oil and gas separators proposed in the development.
- Air quality will be affected somewhat by automobile emissions and natural gas combustion gasses from the apartment heating systems. In addition, the net ambient air temperature of the site will be increased slightly due to the loss of vegetation and the addition of pavement and buildings.
- Noise levels will increase due to the additional automobile and truck traffic, and exterior air conditioning units.
- An aesthetic impact will result from the introduction of man-made structures and site improvements.
- Site lighting will be designed to maintain a low profile and prevent light spill and glare onto adjacent properties. A photometric plan and light fixture catalog cuts have been provided in the plan set.
- Finally, landscaping will soften the overall impact of the development. A total of 1,086 trees are proposed to be planted at Society Hill. An additional 57 trees are to be planted on the City Parcel. (See the Planting Schedule on the Landscape Plans for reference).
- No hazardous or toxic chemicals will be stored on-site except for household cleaners, chlorine tablets for the swimming pool, pesticides and fertilizers used for lawn and plant care. No underground storage tanks, wells, or septic tanks are proposed and none will be permitted.

Storm Water Disposal

- Stormwater generated on the proposed site will be collected by on-site storm sewer and delivered to the on-site detention basin adjacent to wetland B (with an outlet into wetland B) and to an off-site detention basin located on the City of Novi Parcel adjacent to wetland H (with an outlet either into wetland H or the city storm sewer located within the Novi Road right of way). Provided that the City Parcel is available as a stormwater detention basin, the basins will be sized to detain the 100-year storm event and outlet into the adjacent wetland systems (or the city sewer system). In the alternative, the 10-year storm event will apply under the 1999 Final Site Plan and the Consent Judgment.

Demands on Police Department Services

- The SEMCOG 2023 population estimate for the City of Novi for 2023 was 68,080 persons. The per capita response was one Police Department response for every 2.63 persons. Based on an expected residential population of 889 persons, it is estimated that 338 annual Police Department calls would be made from the project. Property Owner expects no material impact to the Demands on Police Department Services when comparing the 1999 Final Site Plan Approval to the Revised Preliminary Site Plan.

Demands on Fire Department Services

- The per capita response for the City of Novi during the year 2013 was 132.99 persons per Fire Department run. Based on the estimated proposed development population of 889 persons, the total projected annual Fire Department responses is 7. The project is located near Fire Station No. 2 at 1919 Paramount Street. Due to the proximity of the fire station, response time is expected to be only a few minutes. Property Owner expects no material impact to the Demands on Fire Department Services when comparing the 1999 Final Site Plan Approval to the Revised Preliminary Site Plan.

Refuse and Solid Waste Disposal

- Each of the high density buildings (A-E) have dedicated trash rooms on each floor that contain a chute leading to the refuse room on the ground floor. Waste in the refuse room will be picked up periodically by maintenance staff and/or brought to the trash compactor outlined on the site plan or directly picked up (as needed) by the trash service company.
- The lower density townhome units will each have their own trash bin that will be brought out to the street corner weekly to be picked up by a trash service that will come through the site.

Educational Demands on the Public School System

- The total 2023 student enrollment in the Novi Community Schools was 6,906. Of this total, 2,107 were of High School Age (9-12th grade), 1,024 attended Middle School (7-8th grade), and 3,775 were enrolled at the elementary school level. Some impact is expected upon the community educational system due to the expected 110 +/- school age children living in the complex. Society Hill is located within the Parkview Elementary school district. Property Owner expects no material impact on the Public School System when comparing the 1999 Final Site Plan Approval to the Revised Preliminary Site Plan.

Economic Impact Statement

- At the time of original approval of the 1999 Final Site Plan, Society Hill was a state-of-the-art multi-family project, with significant amenities, designed to appeal to housing needs and tastes of the times. While the 1999 Final Site Plan would still result in a desirable residential project, the Property Owner is proposing to revise the 1999 Final Site Plan with a new innovative and contemporary vision for residential development consistent with the current state of master-planning and development objectives of the City and catering to the needs and desires of new generations of current and future residents.
- The Revised Preliminary Site Plan reflects two fundamental concepts - (1) providing mixed-use, multi-generational housing options in one comprehensive development, and (2) providing an entire range of modern recreational and healthy living amenities. While the 1999 Final Site Plan raised the bar for multi-family residential living over 25 years ago, the Revised Preliminary Site Plan was designed to raise the bar for residential living in Novi for 2024 and beyond.
- This visionary project aligns seamlessly with the goals outlined in the 2022 draft update to the City's Master Plan, emphasizing optimal use of properties to maintain Novi's status as a top destination community, most notably at the critically important commercial intersection of 12 Mile & Novi Road. Society Hill will inspire others to find new ways to creatively compete and participate in the City. The influx of new residents into Society Hill will act as catalysts for economic advancement by supporting local businesses and contributing to the vibrancy of the entire community. The collateral economic development impact of Society Hill will be similar to that of our trailblazing project - River Oaks West - in the early 90's, when many developers flocked to Novi after that project delivered with great success.
- It is estimated that Society Hill's proposed 463 units will bring 889 new residents within the submarket. Due to the site's unique location within the city, the investment into the project and the expected number of new residents, a captivated customer base will be created that will inevitably utilize the existing retail along the 12 mile corridor including Twelve Oaks Mall and the West Oaks Shopping Center. Society's Hill development will provide an anchor to

encourage additional development along the commercial core, consistent with the new early stage master plan that is being contemplated by the City

- Total cost of the proposed building and site improvements is expected to be in excess of \$100 million
- To operate the 1999 Final Site Plan of 312 units roughly 3 - 5 full time jobs would have been created to oversee management, leasing and onsite operations including unit/community renovations and upkeep and meticulous landscaping. The additional units provided through the Revised Preliminary Site Plan will require several additional full time employees to properly operate resulting in the creation of 6 - 10 new full time jobs.
- The 889 new residents will provide an increased labor pool to choose from for employers within the City of Novi. The elevated product at Society Hill will help to encourage workers to relocate from other Cities to Novi to accept a job from an employer in the City, further expanding the potential employment reach of companies within the City.
- Using the National Association of Homebuilder's Economic Impact Analysis (2015), the following chart summarizes the anticipated collateral economic impact from the development of Society Hill under the Revised Preliminary Site Plan.

NAHB Model Adj. to Revised Preliminary Site Plan & CPI				
Phase I - Construction				
# of Units	Local Income	Owners' Income	Local Wages	Local Jobs Supported
463	\$45,588,781	\$16,937,304	\$28,650,861	417
Phase II - Economic Premium				
# of Units	Local Income	Owners' Income	Local Wages	Local Jobs Supported
463	\$26,415,544	\$5,357,373	\$21,057,555	329
Total Year One Impact (Phase I + Phase II)				
# of Units	Local Income	Owners' Income	Local Wages	Local Jobs Supported
463	\$72,004,325	\$22,294,677	\$49,708,416	745
Phase III - Annual Effect Once Occupied				
# of Units	Local Income	Owners' Income	Local Wages	Local Jobs Supported
463	\$16,260,551	\$3,837,603	\$12,419,869	204

Summary of Project Benefits

- Creates collateral economic development impact on the critically important 12 Mile and Novi Road commercial corridor, which is aligned with the City's 2022 draft Master Plan update
- Provides a new standard for residential living in the City of Novi
 - Diverse housing typologies reflecting the needs/desires of the broad percentage of the population
- Provides potential students for local schools
 - Nominal net impact between Revised Preliminary Site Plan and 1999 Final Site Plan
- Provides high-quality residents for the City
- Nominal impacts on infrastructure
 - Nominal net impact between Revised Preliminary Site Plan and 1999 Final Site Plan
- Additional Community Enhancement Benefits
 - Removal of existing 420' wooden bridge and installation of new at-grade sidewalk along City Parcel to enhance pedestrian and bicyclist safety on Novi Road and to create a better connection between the residential neighborhoods north of 12 Mile and the commercial core south of 12 Mile.
 - Landscape enhancements along Novi Road at the City Parcel to create a better visual along a critically important roadway
 - With the utility of the City Parcel for stormwater detention, increased stormwater standards (100 year vs 10 year)

Conclusion

We are confident that the City will experience immense economic benefit from Society Hill. It is our expectation that Society Hill will certainly be one of the largest economic development projects within the City. A project of this scale is certain to have significant collateral economic benefit for the City, notably in the form of an increased tax base and increased demand on the commercial core of Novi, which has always been (and will continue to be) critical to the future financial success of the City. In addition, the social and community benefits are significantly positive for the City and the residents of Novi and none of which reflect a negative change between the 1999 Final Site Plan and the Revised Preliminary Site Plan.

**SOCIETY HILL
NOVI, MI**

AMENDMENT TO EXISTING SITE PLAN

TRIP GENERATION ANALYSIS (TGA)

E&M Holdings LLC
32605 W. 12 Mile Road
Suite 290
Farmington Hills, MI 48334
248.640.8720

and

Sequel Companies LLC
600 Madison Avenue
11th Floor
New York, NY 10013
248.640.8720

Prepared by:

Fleis & Vandenbrink
27725 Stansbury Blvd., Suite 195
Farmington Hills, MI 48334
248.536.0800

MEMO

VIA EMAIL Jordan@sequelcos.com

To: Jordan Sasson, CEO
Sequel Companies

From: Julie M. Kroll, PE, PTOE
Fleis & VandenBrink

Date: March 20, 2024

Re: Society Hill, Multi-Family Residential Development
Novi, Michigan
Trip Generation Analysis

1 INTRODUCTION

This memorandum presents the results of the Trip Generation Analysis (TGA) for the proposed multi-family residential development in Novi, Michigan. The project site is located generally in the southwest quadrant of the Novi Road & 12-½ Mile Road intersection, as shown in **Figure 1**. The project site is currently undeveloped and will include the construction of a multi-family residential development that includes both apartment and townhome units. The site has an approved site plan from 1999 (the “1999 Final Site Plan”) that continues to be extended annually as per the 2001 consent judgement (the “Consent Judgement”).

The purpose of this study is to provide a comparison of the trip generation associated with the 1999 Final Site Plan and the revised site plan for Society Hill (the “Revised Preliminary Site Plan”). This TGA memo will also provide a comparison to the City of Novi’s thresholds for requiring a traffic study as outlined in the *City of Novi Site Plan and Development Manual, Chapter 5 – Section 1*.

FIGURE 1: SITE LOCATION MAP



27725 Stansbury Boulevard, Suite 195
Farmington Hills, MI 48334
P: 248.536.0080
F: 248.536.0079
www.fveng.com

2 TRIP GENERATION

A trip generation comparison was performed to evaluate the Revised Preliminary Site Plan as compared to the 1999 Final Site Plan. The unit type and bedrooms for both the 1999 Final Site Plan and the Revised Preliminary Site Plan are summarized below.

	1999 FINAL SITE PLAN	REVISED PRELIMINARY SITE PLAN
MULTI-FAMILY UNITS	312	363
MULTI-FAMILY BEDROOMS	761	583
TOWNHOMES	0	100

2.1 MULTI-FAMILY TRIP GENERATION ANALYSIS

In order to provide a comparison to the 1999 Final Site Plan, the trip generation for the proposed use needed to be converted to bedroom to provide a representative comparison between the 1999 Final Site Plan and the Revised Preliminary Site Plan. The ITE Trip Generation Manual has limited data for evaluating multi-family residential apartments, using the number of bedrooms as an independent variable. Therefore, the following methodology was adopted to provide a comparison of the trip generation between the 1999 Final Site Plan and the Revised Preliminary Site Plan.

2.2 TOWNHOME TRIP GENERATION ANALYSIS

The 1999 Final Site Plan did not include Townhomes in its design; therefore, the projected trip generation for this use was calculated based on the data published by the Institute of Transportation Engineers (ITE) in *Trip Generation Manual, 11th Edition*. The number of weekday peak hour (AM and PM) and daily vehicle trips that would be generated by the proposed townhome units is summarized in **Table 1**.

1. Calculation of Residents per Bedroom

Review of the ITE Trip Generation Manual showed that Mid-rise Housing (LUC 221) does not provide trip generation by bedroom, however the ITE Multi-family Housing LUC 233¹ does provide trip generation by bedroom. Therefore, this data was used to calculate the equivalent number trips generated by dwelling unit and bedrooms.

The equivalent number of bedrooms was then divided by the associated number of dwelling units, in order to calculate a ratio of bedrooms per dwelling unit. The ITE Manual assumes an average rate of approximately 2.77 residents per unit for LUC 233 which was then used to calculate the number of residents per bedroom for multi-family residential units, as in the calculations summarized below:

$$\text{Bedrooms Per Unit} = \frac{490 \text{ Bedrooms}}{363 \text{ Units}} = 1.35$$

$$\text{Residents Per Bedroom} = \frac{2.77 \text{ Residents Per Unit}}{1.35 \text{ Bedrooms Per Unit}} = 2.05$$

2. Calculation of Bedrooms Per Unit for Mid-rise Housing (LUC 221)

The ITE Trip Generation Manual identified an average rate of approximately 2.50 residents per unit for a Mid-rise Housing (LUC 221). The number of residents per unit was divided by the number of residents per bedroom, in order to calculate the number of bedrooms per units for mid-rise housing. The calculation is summarized below:

$$\text{Bedrooms Per Unit} = \frac{2.50 \text{ Residents Per Unit}}{2.05 \text{ Residents Per Bedroom}} = 1.22$$

This factor was applied to the number of dwelling units to calculate the expected number of bedrooms based upon the proposed number of units. A specific daily and hourly trip generation rate was then calculated to determine the number of trips using bedroom as the independent variable. The trip generation rates and calculations are summarized in **Table 1**.

¹ ITE Land Use Code 233-Affordable Housing

2.3 TRIP GENERATION COMPARISON SUMMARY

The resulting trip generation comparison of the 1999 Final Site Plan and the Revised Preliminary Site Plan summarized in **Table 1** and show that the two development plans show a negligible trip generation difference. Additionally, the trip generation difference between the two site plans is below the City of Novi Threshold for either a Traffic Impact Assessment or a Traffic Impact Study.

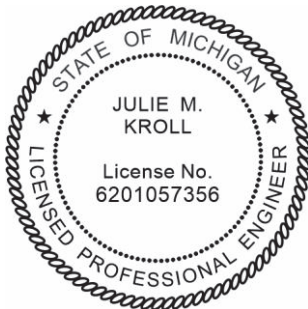
TABLE 1: TRIP GENERATION COMPARISON SUMMARY

Land Use	ITE Code	Amount	Units	Average Daily Traffic (vpd)	AM Peak Hour			PM Peak Hour		
					In	Out	Total	In	Out	Total
1999 Final Site Plan (Units)	221	312	DU	1,442	29	97	126	74	48	122
Units to Bedroom Adjustment Factor	Rates	381	Bedrooms	3.79			0.331			0.321
1999 Final Site Plan (Bedrooms)	221	761	Bedrooms	2,883	58	194	252	149	95	244
Revised Preliminary Site Plan (Units)	221	363	DU	1,685	34	114	148	87	55	142
Units to Bedroom Adjustment Factor	Rates	443	Bedrooms	3.80			0.334			0.321
Revised Preliminary Site Plan (Bedrooms)	221	583	Bedrooms	2,218	45	150	195	114	73	187
Single-Family Attached Housing	215	100	DU	712	12	34	46	33	23	56
1999 Final Site Plan				2,883	58	194	252	149	95	244
Proposed Plan				2,930	57	184	241	147	96	243
Difference				47	-1	-10	-11	-2	1	-1
City of Novi TIA Threshold				500	75			75		
City of Novi TIS Threshold				750	100			100		

3 CONCLUSIONS

- The results of the trip generation analysis indicates that the projected trip generation difference associated with the Revised Preliminary Site Plan is *below* the City of Novi's threshold for additional traffic analysis.
- The results of the trip generation comparison indicates that there is expected to be a negligible difference in number of trips generated between the 1999 Final Site Plan and the Revised Preliminary Site Plan.

Any questions related to this memorandum should be addressed to Fleis & VandenBrink Engineering.



I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Michigan.

Julie M. Kroll

Digitally signed by Julie M. Kroll
Date: 2024.03.20 17:08:02 -04'00'

RESPONSE LETTER ADDRESSING CITY OF NOVI COMMENTS

City of Novi Pre-Application Checklist Responses

3/25/24

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

Re: PREAPP23-32 SOCIETY HILL

The newly proposed site plan submission for Society Hill (the “Revised Preliminary Site Plan”) proposes to amend the final site plan approved in 1999 (the “1999 Final Site Plan”) that remains in effect today pursuant to the 2001 consent judgment (the “Consent Judgment”). At the time of original approval of the 1999 Final Site Plan, Society Hill was a state-of-the-art multi-family project, with significant amenities, designed to appeal to housing needs and tastes of the times. While the 1999 Final Site Plan would still result in a desirable residential project, the Property Owner, after over a year of planning and design work, is proposing to amend the Consent Judgment and the 1999 Final Site Plan approved therein in order to create an innovative and contemporary residential development consistent with the current state of master-planning and development objectives of the City and catering to the needs and desires of new generations of current and future residents.

For Society Hill, the process of review and approval is unique because it is governed by the Consent Judgment. The decision to amend the Consent Judgment in the manner proposed by Property Owner must be approved by City Council. Over a year ago, the City staff presented City Council with concept plans for the revised Society Hill development for informal review and for direction as to Council’s interest in pursuing such a change. It was reported back to the Property Owner that City Council was supportive of moving forward with more comprehensive planning and review of the changes. While City Council has the authority to unilaterally review and decide amendments to consent judgments, the City directed that Property Owner proceed with full administrative review by City Staff before City Council consideration and action on the request to amend the Consent Judgment.

The Consent Judgment permits the Property Owner to revise the 1999 Final Site Plan (which is approved pursuant to the PD-1 option). The procedure for reviewing certain proposed revisions shall be done administratively by City staff and consultants, unless formal review is required under the 1997 Zoning Ordinance, in which case it should be reviewed and approved by City Council, the latter of which applies here. The City Council and the Property Owner have authority to mutually agree to amend the Consent Judgment.

As previously stated, the City Council determined that the Revised Preliminary Site Plan should be reviewed administratively by City staff and consultants before submission to City Council for final approval at a public hearing (the “Review Methodology”). Furthermore, based upon the agreed upon Review Methodology, it is the expectation that the City staff and consultants will review the Revised Preliminary Site Plan as an amendment to

the 1999 Final Site Plan in accordance with the Consent Judgment and not as if the Revised Preliminary Site Plan is a new site plan submission (PD-1, PRO or otherwise) without the historical context of Society Hill.

The Revised Preliminary Site Plan attempts to meet minimum standards, however, where such standards could not be maintained, the design attempts to comply with many of the approved deviations that exist under the 1999 Final Site Plan - see references below to *“Deviation Comparison to 1999 Final Site Plan”*.

Planning Review

Zoning and Use Requirements:

- Uses Permitted (Sec 3.31.6.B)
 - Noted; see Review Methodology above.

PD-1 Option:

- Community Impact Statement
 - Provided.
- Traffic Study
 - Trip Generation Analysis (TGA) has been completed by Fleis & Vandenbrink and has been provided.
- Special Land Use (Sec. 6.1.2.C)
 - i. Consistent with the 1999 Final Site Plan, the Revised Preliminary Site Plan will not cause any of the detrimental impacts as outlined in Sec. 6.1.2.C (i).
 - ii. Consistent with the 1999 Final Site Plan, the Revised Preliminary Site Plan will not cause any of the detrimental impacts as outlined in Sec. 6.1.2.C (ii).
 - iii. Consistent with the 1999 Final Site Plan, the Revised Preliminary Site Plan is compatible with the natural features and characteristics of the land, including existing woodlands, wetlands, watercourses and wildlife habitats as per Sec. 6.1.2.C (iii).
 - iv. Consistent with the 1999 Final Site Plan, the Revised Preliminary Site Plan is compatible with adjacent uses of land in terms of location, size, character, and impact on adjacent property or the surrounding neighborhood as per Sec. 6.1.2.C (iv).
 - v. Consistent with the 1999 Final Site Plan, the Revised Preliminary Site Plan is consistent with the goals, objectives and recommendations of the City's Master Plan for Land Use as per Sec. 6.1.2.C (v).
 - vi. Consistent with the 1999 Final Site Plan, the Revised Preliminary Site Plan will promote the use of land in a socially and economically desirable manner as per Sec. 6.1.2.C (vi).
 - vii. Consistent with the 1999 Final Site Plan, the Revised Preliminary Site Plan is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located per Sec. 6.1.2.C (vii).

- Applicable Standards Met (Sec. 3.31.4.A)
 - i. Consistent with the 1999 Final Site Plan, the Revised Preliminary Site Plan meets all the requirements of Section 6.1 of the City of Novi Zoning Ordinance for Preliminary Site Plans and the requirements set forth in the City's Site Plan and Development Manual.
 - ii. Consistent with the 1999 Final Site Plan, the Revised Preliminary Site Plan satisfies the intent of the Special Land Use provisions as stated in Section 6.1.2.C of the City of Novi Zoning Ordinance.
 - iii. Consistent with the 1999 Final Site Plan, the Revised Preliminary Site Plan submission includes a Community Impact Statement and Trip Generation Analysis in accordance with the requirements set forth in the City's Site Plan and Development Manual.
 - iv. Consistent with the 1999 Final Site Plan, the Revised Preliminary Site Plan satisfies the intent of Section 3.31.4.A with respect to use of land and principal and accessory use relationships within the site as well as with uses on adjacent sites.
 - v. Consistent with the 1999 Final Site Plan, the Revised Preliminary Site Plan has all existing or proposed streets, roads, utilities and marginal access service drives, as are required, correctly located on the site plan in accordance with the approved plans for these improvements.
 - vi. Consistent with the 1999 Final Site Plan, the Revised Preliminary Site Plan meets all the applicable standards of this Ordinance relative to height, bulk and area requirements, building setbacks, off-street parking and preliminary site engineering requirements except as outlined in the below responses.
 - vii. Consistent with the 1999 Final Site Plan, the Revised Preliminary Site Plan creates a reasonably harmonious relationship between the location of buildings on the site relative to buildings on lands in the surrounding area and has a reasonable architectural and functional compatibility between all structures on the site and structures within the surrounding area to assure proper relationships between all items outlined in items a - f.
- Building Height (Sec. 3.31.6.B.iv.a)
 - The 2-story clubhouse building has been eliminated from the project and is now incorporated into Building E. The two-story townhomes have been adjusted since the last iteration to be 2.5 stories in height in order to be code compliant. All buildings heights are now within the allowable heights under the PD-1 Option.
- Shoreline Setback (Sec 3.31.6.B.iv.e)
 - Deviations Required. A shoreline setback deviation is requested for roads, parking and buildings (BLDG 3, 4, 5, 6) within 100 feet of the proposed North Detention Basin. A shoreline setback deviation is requested for roads, parking and buildings (BLDG 10, 11, B, Maintenance, Compactor) within 100 feet of Wetland A. A shoreline setback deviation is requested for roads and parking within 100 feet of Wetland B.
 - Deviation Comparison to 1999 Final Site Plan: The requested deviation for Shoreline Setbacks is consistent with deviations granted under the 1999 Final Site Plan.

Residential: Height, Bulk, Density, and Area Limitations (Sec. 3.1.7.D):

- Access to a Major Thoroughfare (Sec. 5.13)
 - Deviation Required. An approach on 12 ½ Mile Road is required for adequate traffic circulation.
 - Deviation Comparison to 1999 Final Site Plan: The requested deviation for Access to a Major Thoroughfare is consistent with deviations granted under the 1999 Final Site Plan.
- Open Space Area (Sec. 3.1.7.D)
 - The Open Space Plan has been revised to show Usable Open Space, meeting the 50' width requirement, in Green. The required Usable Open Space has been revised to 92,600 SF (2.1 Ac) and the Provided Usable Open Space is 3.81 acres.
- Provide Building Coverage Calculation:
 - Maximum % of Lot Area Covered is 14.84% as shown on Sheet 6 of the Preliminary Site Plan.
- Minimum Floor Area Per Unit (Sec. 3.1.7.D)
 -

Unit Type	Minimum SF	Provided
Studio	400	617
1 Bed	500	777
2 Bed	750	1,051
3 Bed	900	1,601
4 Bed	1,000	N/A

Residential Building Setbacks (Sec. 3.1.7.D, Sec. 3.6.2.B, and Sec. 3.8.2.C - if applicable):

- Residential Building Setbacks
 - Deviation Required. Provided building setbacks on the Rear (West) Property line are less than the required 75 ft setback.
 - Deviation Comparison to 1999 Final Site Plan: Deviations for Building Setbacks were granted under the 1999 Final Site Plan and are generally consistent with the requested building setbacks.

Parking Setbacks (Sec. 3.1.7.D) Refer to applicable notes in Sec. 3.6.2:

- Parking Setbacks (Sec. 3.1.7.D)
 - Deviation Required. The proposed Front (East) parking setback is 20' from Novi Road in order to provide adequate parking and traffic circulation for the development. Required front parking set back is 75'.
 - Deviation Comparison to 1999 Final Site Plan: N/A based on building placement and road network under 1999 Final Site Plan. Revised Preliminary Site Plan requires access to drop grade locations for underground parking.
 - Deviation Required. The proposed Side (South) parking setback is 14.4' – 16' from the south property line.

- Deviation Comparison to 1999 Final Site Plan: N/A based on building placement and road network under 1999 Final Site Plan. Revised Preliminary Site Plan requires access to drop grade locations for underground parking.

RM-1: Note to District Standards (Sec. 3.6.2):

- Setback Requirements (Sec. 3.6.2.B)
 - Deviation Required. The proposed Front (East) parking setback is 20' from Novi Road in order to provide adequate parking and traffic circulation for the development. Required front parking set back is 75'.
 - Deviation Comparison to 1999 Final Site Plan: N/A based on building placement and road network under 1999 Final Site Plan. Revised Preliminary Site Plan requires access to drop grade locations for underground parking.
- Wetland/ Watercourse Setback (Sec. 3.6.2.M)
 - Please see Sheet 16 for wetland and buffer impacts (areas and fills) proposed throughout the development.

RM-1 District Required Conditions (Sec. 3.8 & 3.10):

- Room Count Per Dwelling Size (Sec. 3.8.1.C)

Unit Type	Total # of Unit Type	Rooms Per Unit Type	Total # of Rooms
Efficiency/Studio	8	1	8
1 Bedroom	120	2	240
1 Bedroom w/Den	27	3	81
2 Bedroom	202	3	606
2 Bedroom w/Den	30	4	120
3 Bedroom	76	4	304
Total	463		1,359

- Maximum length of the buildings (Sec. 3.8.2.C)
 - Deviation Required. Building lengths have been provided on Sheet 6 - Overall Plan. Please refer to the Architectural drawings for more detail.
 - Please see the building floor plans for the overall length of each building. While Buildings A-E and Buildings 3-4 exceed the maximum allowed 180' length of building, Buildings A-E contain common areas on the ground floor of each building for the main "lobbies". Also, each building contains deep recessed walls, changes in materials, pedestrian entrances, and unit balconies that help to break-up the overall massing of the building. Furthermore, the overall site grading and landscaping features throughout the site create visual interest from all perspectives.
 - Deviation Comparison to 1999 Final Site Plan: N/A based on building typologies under 1999 Final Site Plan. Revised Preliminary Site Plan proposed new building typologies with elevators and common corridors that require larger footprints for construction and operational efficiencies.

- Building Orientation (Sec. 3.8.2.D)
 - Deviation Required. Seeking a deviation for this item and feel that the efficient layout of roads and building placement, along with the sloping grades, landscape features, detention basin, existing wetlands, and existing foliage create a pleasant user experience and dramatic public view.
 - Deviation Comparison to 1999 Final Site Plan: The requested deviation for Building Orientation is consistent with deviations granted under the 1999 Final Site Plan.
- Yard setback restrictions (Section 3.8.2.E)
 - Sheet 5 of the Civil Drawing set outlines a total of 260,652 SF for front, side and rear yard parking setback areas (5.98 acres) within the site. The max use of these spaces is 30% (1.79 acres). Parking, drives and buildings within the setback area is 58,441 SF (1.34 acres) which is less than the allowable amount (1.79 acres).
- Off-Street Parking or related drives (Sec. 3.8.2.F)
 - Deviation Required. Various locations will require a deviation from the 25 ft to any wall of a dwelling structure. See Building A, B, C, D, 3, 4, 7, 8, 13, 14.
 - Deviation Comparison to 1999 Final Site Plan: N/A based on building typologies under the 1999 Final Site Plan, all of which included garage and apron parking. Revised Preliminary Site Plan requires dedicated off-street parking areas in addition to garage parking.
- Pedestrian Connectivity (Sec. 3.8.2.G)
 - Sidewalk dimensions are provided. Sidewalk is shown connected to 12 ½ Mile Road and Novi Road sidewalks.
 - Sidewalks are generally barrier free throughout the site. There are locations where stairs are located within the sidewalk network. However, a barrier free path is provided throughout the site.
- Minimum Distance between the buildings (Sec. 3.8.2.H)
 - Deviation Required. See Exhibit A for distance between building calculations and waivers requested.
 - Deviation Comparison to 1999 Final Site Plan: N/A based on building typologies under 1999 Final Site Plan. Revised Preliminary Site Plan buildings include greater heights.
- Number of Parking Spaces (Sec. 5.2.12.A)

Unit Type	Number of Units	Spaces Required Per Unit	Total Number of Spaces Required
Studio	8	2.00	16
1 Bedroom	120	2.00	240
1 Bedroom w/Den	27	2.00	54
2 Bedroom	202	2.00	404
2 Bedroom w/Den	30	2.00	60
3 Bedroom	76	2.50	190
Total	463		964

Parking Required	964 spaces
Parking Provided	942 spaces
Deviation Requested	22 spaces

- Parking Space Dimensions and Maneuvering Lanes (Sec. 5.3.2)
 - Please see the response to Traffic Review comments.
- End Islands
 - Please see the response to Traffic Review comments.
- Barrier Free Spaces (Sec. 3.8.2.G)
 - See Sheet 6 Overall Plan for Provided Parking Calculations.
- Barrier Free Signs
 - Please see the response to Traffic Review comments.
- Corner Clearance (Sec. 5.9)
 - Addressed in Landscape Drawings.
- Minimum number of bicycle parking (Sec. 5.16.1)
 - Calculations for the required/ provided number of bicycle parking spaces is provided on Sheet 6 Overall Plan.
- Bicycle Parking General Requirements
 - Covered Spaces are provided within the buildings.
- Bicycle Parking Layout (Sec. 5.16.6)
 - A typical detail of the bicycle parking layout is provided on Sheet 6 - Overall Plan. Please see Architectural Plans for parking within the buildings.

Building	Number of Bicycle Spaces Provided
Building A	15 spaces in deep garages
Building B	15 spaces in deep garages
Building C	15 spaces in deep garages
Building D	15 spaces in deep garages
Building E	At least 60 semi-vertical bike racks in lower level bike room

Additional Road Design, Building Setback, And Parking Setback Requirements, Multiple-Family Uses (Sec.5.10):

- Road Standards (Sec. 5.10)
 - Please see the response to Traffic Review comments.
- Major/Minor Drives
 - Please see the response to Traffic Review comments.
- Parking on Major and Minor Drives (Sec. 5.10)
 - Deviation Required. Various locations will require a deviation from the 25 ft to any wall of a dwelling structure. See Building A, B, C, D, 3, 4, 7, 8, 13, 14.
 - Deviation Comparison to 1999 Final Site Plan: N/A based on building typologies under the 1999 Final Site Plan, all of which included garage and apron parking. Revised Preliminary Site Plan requires dedicated off-street parking areas in addition to garage parking.

Accessory and Rooftop Structures (Sec. 4.19):

- Dumpster (Sec. 4.19.2.f):
 - Each of the high density buildings (A-E) have dedicated trash rooms on each floor that contain a chute leading to the refuse room on the ground floor. Waste in the refuse room will be picked up periodically by maintenance staff and brought to the trash compactor outlined on the site plan.
 - The lower density townhome units will each have their own trash bin that will be brought out to the street corner weekly to be picked up by a trash service that will come through the site.
- Dumpster Enclosure (Sec.21-145. C)
 - Detail provided on Sheet 7 of the Civil Drawing Set.
- Roof top equipment and wall mounted utility equipment (Sec. 4.19.2.E.ii)
 - Roof-top condensing units mounted to low profile racks with isolation pads. Condensing units will be located near the center corridor of the building and will not be visible from street view.

Sidewalks and Other Requirements:

- Public Sidewalks (Sec. 11-276(b))
 - A connection to Novi Road sidewalk has been provided.

Building Code and Other Requirements:

- Woodlands (City Code Ch. 37)
 - Please see the response to Woodland Review comments.
- Wetlands (City Code Ch. 12)
 - Please see the response to Wetland Review comments.
- Design and Construction Standards Manual
 - Generally provided throughout the Site Plan Set
- Economic Impact Info
 - Provided in Economic Impact Statement
- Building Exits
 - Sidewalk connections to building entrances are shown in the Preliminary Site Plan
- Phasing
 - The horizontal construction will be completed in a single phase at the outset of the project and the vertical construction will be sequenced to stagger unit deliveries in order to avoid oversaturation of one product type to the market at one time and allow for proper absorption for the new units being delivered.

Other Permits and Approvals:

- Development Business Sign (Sec. 28.3)
 - Permit will be secured at proper time.
- Project Street & Naming Committee
 - Project and Street Name Request has been completed and will be submitted to Diana Shanahan to be heard at the April Committee Meeting.

Other Legal Requirements:

- Conservation easements
 - Draft documents will be provided prior to stamping set approval.

Lighting and Photometric Plan:

- Lighting and Photometric Plan
 - Lighting plan has been completed by Gasser Bush and is included in the Drawing Set submission.

Engineering Review

General

1. Please see the attached Non-Domestic User Survey Form as requested.
2. Requirement noted. ROW Permit application will be provided at Final Site Plan.
3. The location of the main project approach has been relocated to meet the minimum sight distance requirements required by the City of Novi. The required site distances are shown in the Preliminary Site Plan.
4. Noted. Driveway spacing is provided for informational purposes.
5. The plans have been updated to show the proposed right-of-way as 43' Proposed for 12 ½ Mile Road as requested.
6. The landscape plans have been updated to show all proposed utilities and easements. Trees have been revised to meet the required distances from all utilities.
7. Locations of light poles and bike racks have been shown on the Site Plan.
8. Hydrant table, crossing table and structure tables will be provided at Final Site Plan.

Water Main

9. Water main calculations will be provided at Final Site Plan.
10. Water main flow calculations will be provided to show required flows will be met. The proposed water distribution system has 2 connections to existing water main. One at Novi Road connecting to an existing 36" watermain and a second at 12 ½ Mile to an existing 24" watermain.
11. Noted. The plans have been revised to meet the gate valve arrangement requirements.
12. Riser Room and stop-box locations will be provided at Final Site Plan.

Irrigation Comments

13. Irrigation plans will be provided to the City of Novi when they are completed, to be approved prior to Stamping Sets.

Sanitary Sewer

14. A 20' wide access easement from the Novi Road ROW to the proposed monitoring manhole has been provided as requested. Please see Sheet 12 - Utility Plan.
15. A sanitary sewer basis of design will be provided at Final Site Plan.

Storm Sewer

16. Minimum storm sewer cover requirements are noted. Storm sewer design will be provided at Final Site Plan.
17. Oil/Gas separators are noted on the Utility Plan and the Storm Water Management Plan. Details will be provided at Final Site Plan.
18. No offsite drainage is anticipated to enter the proposed storm water management system. Comment is noted.
19. A structure schedule will be provided at Final Site Plan

Storm Water Management Plan:

20. The Storm Water Management Plan for the development is designed in accordance with the Storm Water Ordinance and Chapter 5 of the Engineering Design Manual.
21. Please see Sheet 14 of the Preliminary Site Plan for the Pre and Post- Development runoff rates for the site.
22. Please see Sheet 14 of the Preliminary Site Plan for the Pre and Post- Development runoff rates for the site. The proposed detention basins will outlet to existing wetlands located onsite and on the City of Novi parcel just to the south of the project. Please note the existing drainage areas to each of these existing wetlands. Both proposed basins will provide a Post-Development runoff rate (at 0.15 cfs/Ac) that is less than the Pre-Development runoff rate.
23. It is noted that a Storm Drainage Facility Maintenance Easement Agreement will be required for this project. The Preliminary Site Plan shows an easement over the detention facilities and an access easement is provided to the detention area from the public road ROW.
24. It is noted that a SDFMEA will also be required for the offsite detention basin located on the City of Novi parcel.
25. Each of the detention basins will be provided with sediment forebay at each storm sewer outlet to the detention basins. A pre-treatment structure will not be required.
26. Please see Sheet 9 of the Preliminary Site Plan for additional details of the offsite detention basin located on the City of Novi parcel.
27. Soil borings will be performed at each storm water detention basin. Soil boring logs and a report from the Geotechnical Engineer will be provided at Final Site Plan.
28. Please see Sheet 12 of the Preliminary Site Plan – Storm Water Management Plan for runoff coefficient calculations.
29. Noted. These coefficients are shown on the Storm Water Management Plan.
30. A 4-foot wide safety shelf is provided in each proposed detention basin as required.
31. A 25-foot wide buffer is provided around each detention basin as required.

Paving & Grading:

32. A construction materials table and pavement cross section will be provided at Final Site Plan.
33. An emergency access gate is provided at each end of the emergency access drives. The City's detail for the break away gate is provided.
34. Grass pavers for truck traffic are not proposed on the project.
35. Existing contours are provided on the Preliminary Site Plan. Proposed spot grades are provided throughout the development. The Final Site Plan will show existing and proposed contours as required.
36. The sidewalks along 12 ½ Mile Road have been adjusted as requested.
37. Generally, fixed objects are located a minimum of 3-ft from any sidewalks. This will be confirmed at Final Site Plan once Preliminary is approved.
38. It is understood the maximum grade slope is 1V:4H. The grading plan meets this requirement and will be confirmed at Final Site Plan.
39. The proposed concrete sidewalk at 12 ½ Mile Road has been revised to continue through the approach as requested. Asphalt sidewalks are proposed along Novi Road to match the existing materials. Striping is provided at each of the Novi Road approaches as requested.
40. The Preliminary Site Plan has been revised so that no more than 15 consecutive parking spaces are provided.
41. Islands have been revised to conform to City standard, typical dimensions are provide on the Preliminary Site Plan.
42. Preliminary curb grades are provided on Sheets 6 and 7 – Grading and Paving Plan. A typical curb detail is provided calling out 4" curbs at parking spaces.
43. Noted.
44. Preliminary curb grades are provide on Sheets 6 and 7 – Grading and Paving Plan. A typical curb detail is provided calling out 4" curbs at parking spaces.
45. Angled parking has been dimensions as requested.
46. Soil borings will be performed and provided at Final Site Plan.

Off-Site Easements:

47. It is noted that any off-site utility easements will be required to be executed prior to approval of Final Site Plan.
48. It is noted that an off-site SDFMEA and off-site construction easement will be required for the off-site detention basin.

Landscaping Review

Zoning and Use Requirements:

- No detailed landscape drawings were previously provided. The Landscape Drawing Set now addresses all previous City Comments except for the following items:
 - Section 5.5.3.B.ii – Required berms

- Deviation Required: In-lieu of a berm, a 6' evergreen hedge is proposed adjacent to the parking to provide screening from Novi Road. A berm is not proposed along 12 ½ Mile in order to preserve existing trees.
- Deviation Comparison to 1999 Final Site Plan: Berm was not provided under the 1999 Final Site Plan as the large retaining wall along Novi Road was to remain in place. The Revised Preliminary Site Plan contemplates removing the wall and re-grading the site.
- Section 5.5.3.B.ii – Street Lawn Trees
 - Deviation Required: A deviation of 16 trees on the Society Hill Parcel and 3 trees on the City Parcel. The required number of trees cannot be planted due to existing storm sewer conflicts.
 - Deviation Comparison to 1999 Final Site Plan: N/A due to infrastructure conflicts.
- Section 5.5.3.B.ii – Greenbelt Ornamental
 - Deviation Required: A deviation of 8 trees on the City Parcel. The required number of trees cannot be planted due to the detention pond high water contour in close proximity to the property line.
 - Deviation Comparison to 1999 Final Site Plan: N/A as City Parcel was not incorporated into the 1999 Final Site Plan.

Woodlands

Woodlands Review:

- The site is a mostly wooded area (25.6 acres) containing several tree varieties as outlined by the tree survey completed and included on Sheets L-10 - L-12 of the landscape drawings. The 1999 Final Site Plan approval called for the removal of 1,062 trees in order to develop Society Hill as designed. Under the Revised Preliminary Site Plan, an additional 194 trees will be removed, resulting in a total tree removal of 1,256. The required tree mitigation is calculated to equal 2,041 trees, of which 1,266 have been previously mitigated in accordance with the 1999 Final Site Plan and the Consent Judgment. Of the remaining 775 trees, 150 are intended to be planted onsite with the remainder to be mitigated by payment into the City tree fund based on the fee schedule in effect at the time the 1999 Final Site Plan was approved or planted elsewhere in the City. Consistent with the 1999 Final Site Plan, no conservation easement will exist.
- The City Parcel has 2.8 acres of wooded area and contains several tree varieties as outlined by the tree survey completed and included on Sheet L-8 of the landscape drawings. On the City Parcel where the stormwater detention basin will be built, an additional 82 trees will be removed. The required mitigation of 161 trees will all be planted onsite.

Wetlands

Wetlands Review:

- The project area contains approximately 9.939 acres of wetland. Wetland impacts of approximately 0.847 acres are proposed, which is a Novi non-minor use classification. Approximately 1.92 acres of wetland buffer setback impacts are also proposed. The wetlands on the properties are assumed to be regulated by the Michigan Department of Environment, Great Lakes, and Energy (EGLE). Wetland impacts and mitigation ratios by habitat type are shown in the table below. Wetland mitigation will likely be required as a condition of an EGLE permit. On-site wetland mitigation of 0.922 acres is proposed; however, due to the hilly terrain of the property, suitable wetland mitigation areas appear to be limited to the relatively shallower sloping ground adjacent to Wetland A. Wetland A has permanent surface water to provide a source of hydrology for the proposed wetland mitigation. A minimum ratio of 1 to 1 on-site wetland mitigation is proposed (0.92 acres) with the remaining wetland mitigation to be provided through purchase of credits from an EGLE approved wetland mitigation bank. Proposed wetland impacts and mitigation are shown in the table below. Wetland and wetland buffer setback locations and impact areas are shown on page 15 the Wetland Plan sheet. Consistent with the existing site plan approval, no conservation easement will exist.

Proposed Wetland Impact and Mitigation

Wetland	Size (ac)	Impacts by Habitat (ac)			Impact
		Forested	Scrub-Shrub	Emergent	Total (ac)
A	6.888	0	0	0	0
B	1.011	0	0	0	0
C	0.081	0.081	0	0	0.081
D	0.306	0.306	0	0	0.306
E	0.111	0.083	0	0.028	0.111
F	0.264	0	0	0.264	0.264
G	0.027	0.027	0	0	0.027
H	1.251	0	0.058	0	0.058
Totals	9.939	0.497	0.058	0.292	0.847
Mitigation Ratio		2.0	1.5	1.5	1.8
Required Mitigation		0.994	0.087	0.438	1.519
Proposed On-Site Mitigation					0.922
Proposed Wetland Mitigation Bank Credits					0.597

Traffic

Traffic Review:

External Site Access and Operations:

1. Driveway Radii: Curb radii throughout the development have been labeled as required.
2. Driveway Width: The approach at 12 ½ Mile Road has been revised to meet required driveway widths. Islands have been dimensioned as requested.
3. Driveway Taper: Taper/Tangents lengths have been dimensioned as requested.
4. Emergency Access: Details for the emergency access roads and gates have been provided as requested.
5. Driveway Sight Distance: Driveway sight distances have been provided and verified in the field.
6. Driveway Spacing: Opposite site driveway spacing dimensions have been provided. It is noted that opposite side spacing requirements will not govern on 12 ½ Mile Road.
7. N/A
8. External Sidewalk: Sidewalk dimensions have been provided throughout the development.
9. Sidewalk Ramps: Typical sidewalk ramp notes have been provided throughout the Site Plan. Ramp standard details R-28 are provided on Sheet ND – Notes and Details.
10. Other Comments: Additional details have been provided as requested.
11. Loading Zone: N/A
12. Trash Receptacle: A trash compactor is located at the SW corner of the proposed development. Please see Architectural response for trash collection on-site.
13. Emergency Vehicle Access: Please see Sheet 16 – Truck Route Plan for emergency vehicle access throughout the site. Novi Standard 30' inside and 50' outside radii are also included on this plan at typical intersections.
14. Maneuvering Lane: No comments.
15. End Islands: End island dimensions and Novi Standard details are provided in the Preliminary Site Plan.
16. Parking Spaces: Please see Planning response items above.
17. Adjacent Parking Spaces: A maximum of 15 adjacent parking spaces is provided in the Preliminary Site Plan.
18. Parking Space Length: Typical parking space dimensions have been provided in the Preliminary Site Plan.
19. Parking Space Width: No comments.
20. Parking Space Front Curb Height: Preliminary curb grades are provided on Sheets 6 and 7 – Grading and Paving Plan. A typical curb detail is provided calling out 4" curbs at parking spaces. 2-Ft overhands are noted where parking spaces are 17-ft long.
21. Accessible Parking – Number: There are a total of 13 Barrier Free parking Spaces
 - a. Surface Lots: 6 Spaces – 4 V.A. and 2 B.F.
 - b. Buildings A, B, C D: 1 B.F. Space in garage (See Architectural Plans)
 - c. Building E: 3 V.A. spaces in parking garage (See Architectural Plans)
22. Accessible Parking – Size: Space dimension requirements are met. The 2 spaces at the sport courts have been revised to V.A. spaces.

23. Number of Van Accessible Spaces: No Comments
24. Bicycle Parking: A typical detail for the bicycle parking spaces is provided on Sheet 5 – Overall Site Plan. 24 surface bicycle parking spaces are provided and 70 spaces within the buildings are provided. Locations of the parking spaces are provided on the Preliminary Site Plan. Clear path dimensions are provided in the parking space detail. A City standard Inverted “U” Bike Rack Detail is provided. Covered spaces are provided inside the buildings.
25. Sidewalk – Min. 5’ Wide: All sidewalks throughout the Preliminary Site Plan are dimensioned as requested.
26. Sidewalk Ramps: Typical sidewalk ramps notes have been provided throughout the Site Plan. Ramp standard details R-28 are provided on Sheet ND – Notes and Details.
27. Sidewalk – Distance from Back of Curb: Typical sidewalks are located 6-ft off the back of curb as required by City of Novi Landscaping.
28. Cul-de-Sac: No Comments.
29. EyeBrow : No Comments.
30. Turnaround : There are no turnarounds proposed on the Preliminary Site Plan. Emergency access drives to 12 ½ Mile Road are provided where drive lengths exceed Fire Department requirements.
31. Other Comments: N/A
32. Sign Sizes: Sign sizes are indicated on Sheet 5 – Overall Site Plan.
33. Sign Table: A sign table is provided on Sheet 5 – Overall Site Plan.
34. Sign Mounts: See Sheet 5 – Overall Site Plan for Signing Notes and details.
35. Sign Mounts: See Sheet 5 – Overall Site Plan for Signing Notes and details.
36. Sign Bottom Height: See Sheet 5 – Overall Site Plan for Signing Notes and details.
37. Sign Locations: No Comments.
38. FHWA Standards: See Sheet 5 – Overall Site Plan for Signing Notes and details.
39. HIP Sheeting: See Sheet 5 – Overall Site Plan for Signing Notes and details.
40. Parking Space Striping Notes: See Sheet 5 – Overall Site Plan for Striping Notes.
41. ADA Symbol: No Comments.
42. Crosswalk Pavement Markings: See Sheet 5 – Overall Site Plan for Crosswalk details and locations.
43. Other Comments: Maintaining Traffic Details will be provided in the Final Site Plan submittal.

Fire Review

Comments:

The comment numbers shown below correspond with the Fire Department review letter (dated December 7, 2023), where applicable.

1. Comment Noted.
2. Comment Noted.
3. Please see Sheet 16 – Truck Route Plan for emergency vehicle access throughout the site. Novi Standard 30’ inside and 50’ outside radii are also included on this plan at typical intersections. There

are no turnarounds proposed on the Preliminary Site Plan. Emergency access drives to 12 ½ Mile Road are provided where drive lengths exceed Fire Department requirements. Please note the drive and parking areas at the Maintenance Building have been revised.

4. Min 8" dia DI CL54 watermain pipes will be provided throughout the development. Watermain sizes have been noted on the Preliminary Site Plan.
5. Min 8" dia DI CL54 watermain pipes will be provided throughout the development.
6. Please see Sheet 16 – Truck Route Plan for emergency vehicle access throughout the site. Novi Standard 30' inside and 50' outside radii are also included on this plan at typical intersections.
7. A 6" Fire Line is provided (with PIV) as requested.
8. A FDC location is provided (on Building E) on the Final Site Plan as requested. The FDC is located within 100-ft of a fire hydrant as required.
9. The Non-Domestic User Survey form has been provided to the City as required.
10. Please refer to the Cover Sheet "Fire Department Notes" – Item 3.
11. Fire hydrants are spaced according to City of Novi Standards throughout the development.

Exhibit A: Minimum Distance Between Building Calculations

A-B	Overlap	Height A	Height B	Required Setback	Provided Setback	Complies	Waiver Requested
	53.85	50	50	51.28	91.45	Yes	None
A-E	Overlap	Height A	Height E	Required Setback	Provided Setback	Complies	Waiver Requested
	214.14	50	60	108.05	99.10	No	8.95
B-E	Overlap	Height B	Height E	Required Setback	Provided Setback	Complies	Waiver Requested
	65.57	50	54	56.52	95.85	Yes	None
C-E	Overlap	Height C	Height E	Required Setback	Provided Setback	Complies	Waiver Requested
	67.71	50	54	57.24	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	60	108.05	95.46	No	12.59
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 1/2	Height 3	Required Setback	Provided Setback	Complies	Waiver Requested
	40	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
	194	26.7	26.7	82.47	50	No	32.47
Bldg. 4 to 5	Overlap	Height 4	Height 5	Required Setback	Provided Setback	Complies	Waiver Requested
	77.27	26.7	32.7	45.56	63	Yes	None
Bldg. 5 to 6	Overlap	Height 5	Height 6	Required Setback	Provided Setback	Complies	Waiver Requested
	77.27	32.7	32.7	47.56	62	Yes	None
Bldg. 5/6 to 7	Overlap	Height 5/6	Height 7	Required Setback	Provided Setback	Complies	Waiver Requested
	40	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
	140	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
	40	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

EXHIBITS

Wetlands Letter: Society Hill

Wetlands Letter: City Parcel

Application for Site Plan and Land Use Approval

Preliminary Site Plan Checklist

Non-Domestic User Survey

Other Agency Checklist

Hazardous Materials Checklist

Project and Street Name Request

March 14, 2024

Jordan Sasson
E & M Holdings, LLC
32605 W. 12 Mile Road
Farmington Hills, MI 48334

Re: Wetland Delineation Report – Society Hill, City of Novi, Oakland County, Michigan

Dear Mr. Sasson:

Pursuant to your request, Barr Engineering Co. delineated the wetlands on the above-referenced site on June 16, 2023 and November 22, 2023. This report summarizes the results.

1.0 Area of Investigation Description

The Area of Investigation (AOI) is a primarily wooded 35-acre parcel on the southwest corner of 12 ½ Mile Road and Novi Road (Figure 1).



Figure 1: Area of Investigation

1.1 Desktop Review

Prior to the site visit, Barr reviewed aerial photographs, the Natural Resources Conservation Service (NRCS) Web Soil Survey (WSS), and the Michigan Department of Environment, Great Lakes, and Energy (EGLE) Wetlands Map Viewer Part 303 Final Wetlands Inventory.

According to the WSS (Figure 2), there are five soil types on the parcel: well drained Marlette sandy loam, 6 to 12 percent slopes (10C); well drained Marlette loam, 12 to 18 percent slopes (10D); somewhat poorly drained Capac sandy loam, 0 to 4 percent slopes (11B); very poorly drained Houghton and Adrian mucks (27); and, somewhat poorly drained Matherton sandy loam, 0 to 3 percent slopes (54A). Of the five soil types, only Houghton and Adrian mucks is considered a hydric (wetland-type) soil. Hydric soils are formed under extended periods of inundation and/or saturation during the growing season and typically have wetland habitats in an undrained condition.

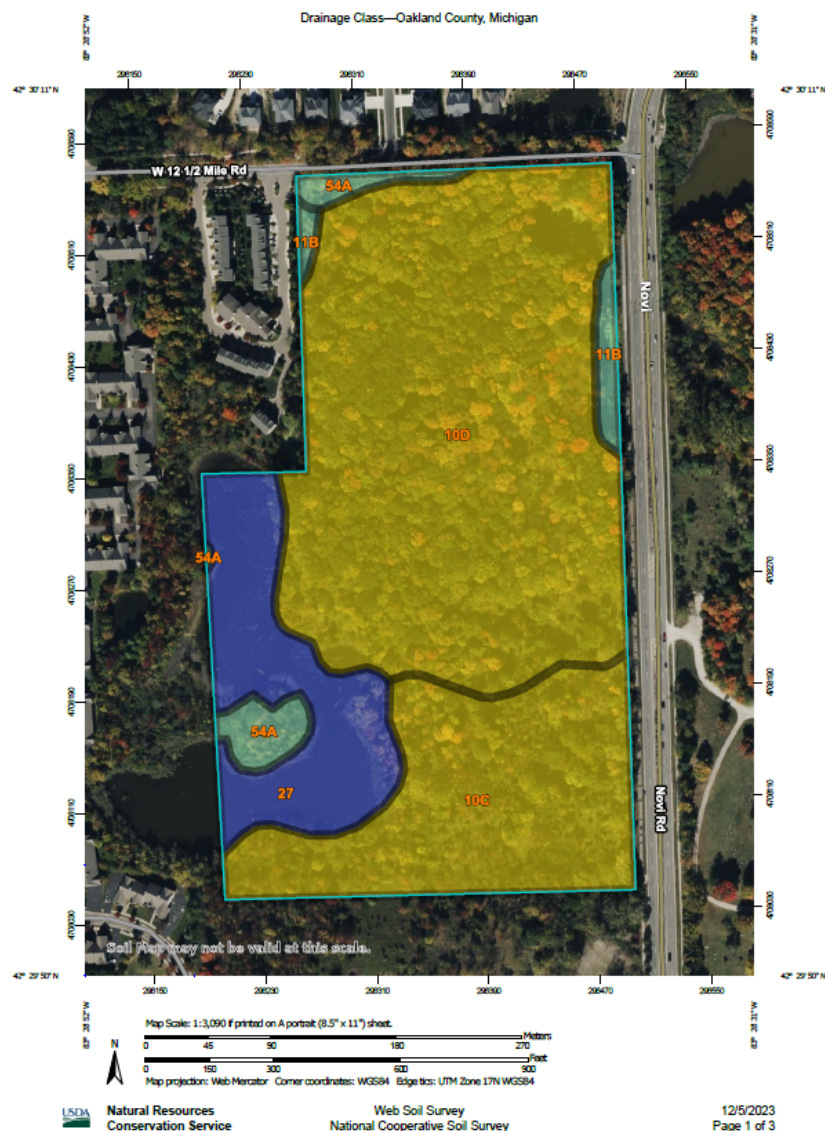


Figure 2: NRCS Web Soil Survey

The EGLE Wetlands Map Viewer Part 303 Final Wetlands Inventory map combines the mapping of the National Wetlands Inventory (NWI), the Michigan Resource Inventory System (MIRIS), and the NRCS soil survey (Figure 3). This map shows the western side of the site to have surface water, wetlands as identified on NWI and MIRIS and soil areas which include wetland soils. A small area of wetlands as identified on NWI and MIRIS is also shown in the southeast corner of the site.

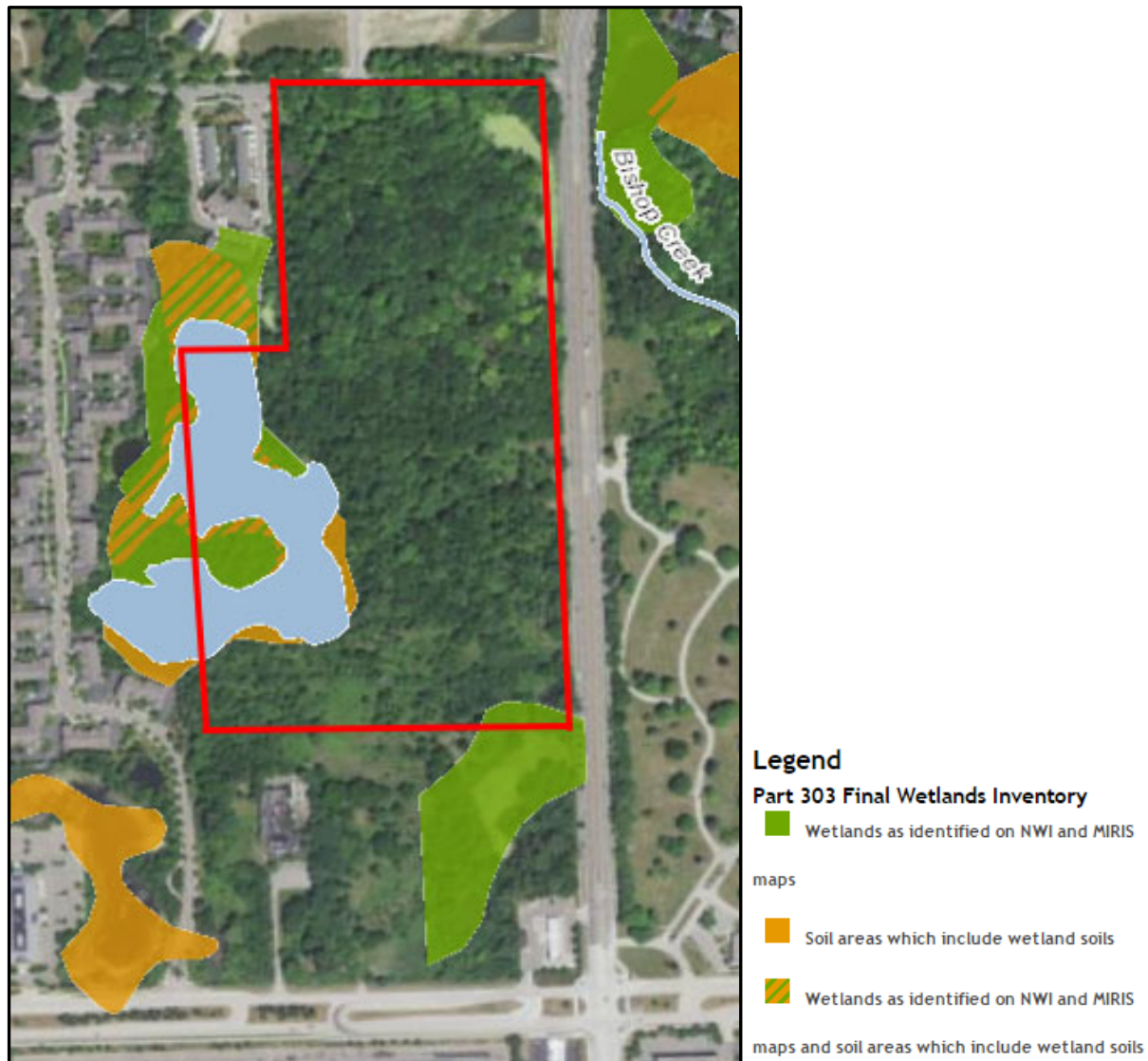


Figure 3: EGLE Wetlands Map Viewer Part 303 Final Wetlands Inventory

Barr delineated the wetland boundaries on June 16, 2023 in a manner consistent with the *Corps of Engineers Wetlands Delineation Manual* (USACE 1987) and the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Midwest Region (Version 2, USACE 2010)*. The wetland delineation procedures outlined in these manuals require the evaluation of on-site vegetation, soils, and hydrologic characteristics. The wetland boundaries were flagged with pink flagging tape.

1.3 Results

Figure 4 (below) shows the approximate locations of the flagged wetland boundaries.

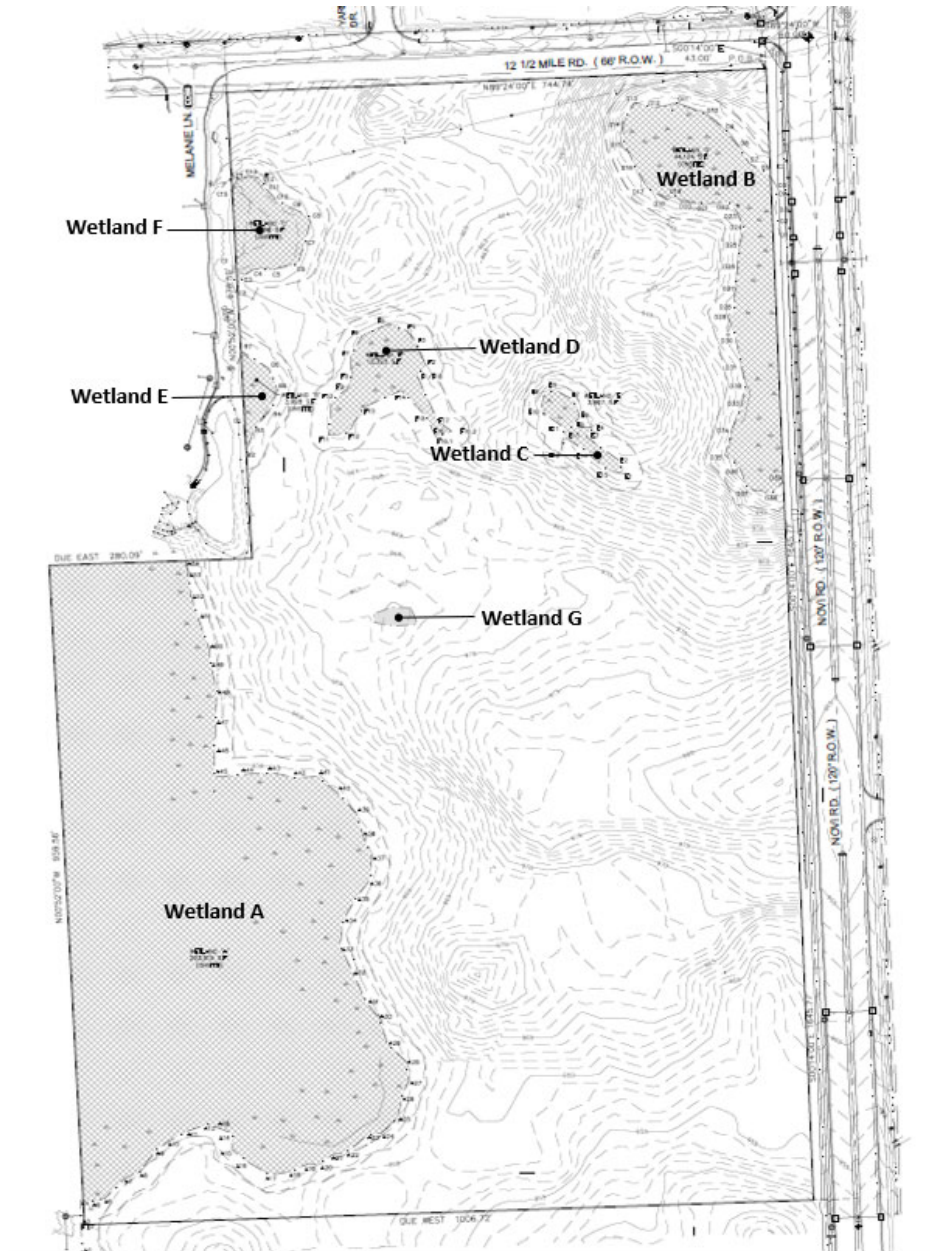


Figure 4: Preliminary Map of Delineated Wetlands

Wetland A: Is an emergent and scrub shrub wetland which extends off-site to the west. This is a large pond bordered by sedge-dominated marsh (*Carex spp.*) and buttonbush (*Cephalanthus occidentalis*).

Wetland B: This is an elongated emergent wetland which includes areas of standing water as well as reed canary grass, false-nettle, and spinulose wood fern (*Dryopteris carthusiana*).

Wetland C: This is another forested wetland depression which includes silver maple (*Acer saccharinum*) and swamp white oak.

Wetland D: This is a small, forested wetland depression that occasionally overflows into Wetland C. Vegetation includes bitternut hickory (*Carya cordiformis*), basswood (*Tilia americana*), fowl manna grass (*Glyceria striata*).

Wetland E: This is a small forested and emergent depression with seasonal standing water. Vegetation includes swamp white oak (*Quercus bicolor*), buttonbush and common reed (*Phragmites australis*).

Wetland F: This is a small emergent wetland dominated by common reed and also containing reed canary grass (*Phalaris arundinacea*) and false-nettle (*Boehmeria cylindrica*).

Wetland G: This wetland, which was added on November 22, is a very small depression that has hydric soil but no herbaceous wetland plants. There is one red maple (*Acer rubrum*) on the wetland edge along with basswood and American beech (*Fagus grandiflora*). This wetland area will be re-evaluated during the 2024 growing season.

Data forms for the wetlands are appended to this report.

1.4 Conclusions

According to Part 303, Wetlands Protection, of the Michigan Natural Resources and Environmental Protection Act, 1994 PA 451, as amended, wetlands regulated by the EGLE include wetlands that are:

1. Located within 500 feet of, or having a direct surface water connection to, an inland lake, pond, river, or stream; or
2. Greater than 5 acres in size; or
3. Located within 1,000 feet of, or having a direct surface water connection to, the Great Lakes or Lake St. Clair; or
4. A water of the United States as that term is used in section 502(7) of the Federal Water Pollution Control Act, 33 USC 1362; or
5. Known to have a documented presence of an endangered or threatened species under Part 365 of State of Michigan 1994 PA 451, as amended or the Federal Endangered Species Act of 1973, Public Law 93-205; or
6. Rare or imperiled.

The wetlands on the subject property appear to be within 500 feet of and/or have a direct surface connection to an inland lake, pond or stream and are therefore regulated by EGLE and the City of Novi.

Please be advised that EGLE has regulatory authority regarding the wetland boundary locations and jurisdictional status of wetlands on this site. Barr's wetland determination was performed in general accordance with accepted procedures for conducting wetland determinations. Barr provides no warranty, guarantee, or other agreement with respect to the period of time for which this wetland determination will remain valid. Barr's conclusions reflect our professional opinion based on the site conditions within the area of investigation observed during the site visits. Discrepancies may arise between current and future wetland determinations and delineations due to changes in vegetation and/or hydrology as the

result of land use practices or other environmental factors, whether on-site or on adjacent or nearby properties. In addition, wetland delineations performed outside the growing season, from late-October until late-April, may differ from those performed at the same site during the growing season due to the presence of snow cover, frozen ground conditions and/or lack of vegetation. We recommend our wetland boundary determination and jurisdictional opinion be reviewed by EGLE prior to undertaking any activity within any identified wetlands.

Thank you for the opportunity to provide this wetland delineation. If you have any questions, please contact Bill Brodovich at (734) 645-0830 and wbrodovich@barr.com or Woody Held at (734) 558-9288 and wheld@barr.com.

Sincerely,

BARR ENGINEERING CO.



William Brodovich
Senior Ecologist



Woody L. Held
Senior Environmental Consultant

Enclosures

References

U.S. Army Corps of Engineers (USACE). 1987. *Corps of Engineers Wetlands Delineation Manual*. Washington, DC.

USACE. 2010. *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Midwest Region (Version 2)*. Washington, DC.

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: Society Hill City/County: Novi, Oakland County Sampling Date: 6/16,11/22/23
Applicant/Owner: E & M Holdings, LLC State: MI Sampling Point: A42
Investigator(s): Bill Brodovich, Woody Held Section, Township, Range: T01N, R08E, Sec. 10
Landform (hillside, terrace, etc.): _____ Local relief (concave, convex, none): concave Slope %: 1
Subregion (LRR or MLRA): LRR L Lat: 42 29' 59" N Long: 83 28' 45" Datum: _____
Soil Map Unit Name: Houghton and Adrian mucks NWI classification: PFO/PEM

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

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

Hydrophytic Vegetation Present? Yes <u>X</u> No _____	Is the Sampled Area within a Wetland? Yes <u>X</u> No _____ If yes, optional Wetland Site ID: _____
Hydric Soil Present? Yes <u>X</u> No _____	
Wetland Hydrology Present? Yes <u>X</u> No _____	
Remarks: (Explain alternative procedures here or in a separate report.)	

HYDROLOGY

Wetland Hydrology Indicators:	Secondary Indicators (minimum of two required)
<u>Primary Indicators (minimum of one is required; check all that apply)</u>	
☐ Surface Water (A1)	☐ Surface Soil Cracks (B6)
☐ High Water Table (A2)	☐ Drainage Patterns (B10)
☐ Saturation (A3)	☐ Moss Trim Lines (B16)
☐ Water Marks (B1)	☐ Dry-Season Water Table (C2)
☐ Sediment Deposits (B2)	☐ Crayfish Burrows (C8)
☐ Drift Deposits (B3)	☐ Saturation Visible on Aerial Imagery (C9)
☐ Algal Mat or Crust (B4)	☐ Stunted or Stressed Plants (D1)
☐ Iron Deposits (B5)	☒ Geomorphic Position (D2)
☐ Inundation Visible on Aerial Imagery (B7)	☐ Shallow Aquitard (D3)
☐ Sparsely Vegetated Concave Surface (B8)	☐ Microtopographic Relief (D4)
☐ Water-Stained Leaves (B9)	☒ FAC-Neutral Test (D5)
☐ Aquatic Fauna (B13)	
☐ Marl Deposits (B15)	
☐ Hydrogen Sulfide Odor (C1)	
☐ Oxidized Rhizospheres on Living Roots (C3)	
☐ Presence of Reduced Iron (C4)	
☐ Recent Iron Reduction in Tilled Soils (C6)	
☐ Thin Muck Surface (C7)	
☐ Other (Explain in Remarks)	

Field Observations:	Wetland Hydrology Present? Yes <u>X</u> No _____
Surface Water Present? Yes _____ No <u>X</u> Depth (inches): _____	
Water Table Present? Yes <u>X</u> No _____ Depth (inches): <u>3</u>	
Saturation Present? Yes _____ No <u>X</u> Depth (inches): _____	
(includes capillary fringe)	

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
c

VEGETATION – Use scientific names of plants.

 Sampling Point: A42

Tree Stratum (Plot size: <u>30'</u>)	Absolute % Cover	Dominant Species?	Indicator Status																	
1. <u>Quercus bicolor</u>	<u>20</u>	<u>Yes</u>	<u>FACW</u>	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>5</u> (A) Total Number of Dominant Species Across All Strata: <u>5</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100.0%</u> (A/B)																
2. <u>Fraxinus pennsylvanica</u>	<u>5</u>	<u>Yes</u>	<u>FACW</u>																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
5. _____	_____	_____	_____																	
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____																	
		<u>25</u>	=Total Cover	Prevalence Index worksheet: <table style="width: 100%;"> <thead> <tr> <th style="width: 40%;">Total % Cover of:</th> <th style="width: 60%;">Multiply by:</th> </tr> </thead> <tbody> <tr> <td>OBL species <u>65</u></td> <td>x 1 = <u>65</u></td> </tr> <tr> <td>FACW species <u>50</u></td> <td>x 2 = <u>100</u></td> </tr> <tr> <td>FAC species <u>25</u></td> <td>x 3 = <u>75</u></td> </tr> <tr> <td>FACU species <u>5</u></td> <td>x 4 = <u>20</u></td> </tr> <tr> <td>UPL species <u>0</u></td> <td>x 5 = <u>0</u></td> </tr> <tr> <td>Column Totals: <u>145</u> (A)</td> <td><u>260</u> (B)</td> </tr> <tr> <td colspan="2">Prevalence Index = B/A = <u>1.79</u></td> </tr> </tbody> </table>	Total % Cover of:	Multiply by:	OBL species <u>65</u>	x 1 = <u>65</u>	FACW species <u>50</u>	x 2 = <u>100</u>	FAC species <u>25</u>	x 3 = <u>75</u>	FACU species <u>5</u>	x 4 = <u>20</u>	UPL species <u>0</u>	x 5 = <u>0</u>	Column Totals: <u>145</u> (A)	<u>260</u> (B)	Prevalence Index = B/A = <u>1.79</u>	
Total % Cover of:	Multiply by:																			
OBL species <u>65</u>	x 1 = <u>65</u>																			
FACW species <u>50</u>	x 2 = <u>100</u>																			
FAC species <u>25</u>	x 3 = <u>75</u>																			
FACU species <u>5</u>	x 4 = <u>20</u>																			
UPL species <u>0</u>	x 5 = <u>0</u>																			
Column Totals: <u>145</u> (A)	<u>260</u> (B)																			
Prevalence Index = B/A = <u>1.79</u>																				
Sapling/Shrub Stratum (Plot size: <u>15'</u>)																				
1. <u>Rhamnus cathartica</u>	<u>15</u>	<u>Yes</u>	<u>FAC</u>																	
2. <u>Cornus obliqua</u>	<u>10</u>	<u>Yes</u>	<u>FACW</u>																	
3. <u>Acer saccharum</u>	<u>5</u>	<u>No</u>	<u>FACU</u>																	
4. _____	_____	_____	_____																	
5. _____	_____	_____	_____																	
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____																	
		<u>30</u>	=Total Cover	Hydrophytic Vegetation Indicators: <u> </u> 1 - Rapid Test for Hydrophytic Vegetation <u>X</u> 2 - Dominance Test is >50% <u>X</u> 3 - Prevalence Index is ≤3.0 ¹ <u> </u> 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <u> </u> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.																
Herb Stratum (Plot size: <u>5'</u>)																				
1. <u>Carex lacustris</u>	<u>60</u>	<u>Yes</u>	<u>OBL</u>																	
2. <u>Phalaris arundinacea</u>	<u>10</u>	<u>No</u>	<u>FACW</u>																	
3. <u>Euthamia graminifolia</u>	<u>5</u>	<u>No</u>	<u>FAC</u>																	
4. <u>Symphyotrichum novae-angliae</u>	<u>5</u>	<u>No</u>	<u>FACW</u>																	
5. <u>Symphyotrichum lateriflorum</u>	<u>5</u>	<u>No</u>	<u>FAC</u>																	
6. <u>Typha latifolia</u>	<u>5</u>	<u>No</u>	<u>OBL</u>																	
7. _____	_____	_____	_____																	
8. _____	_____	_____	_____																	
9. _____	_____	_____	_____																	
10. _____	_____	_____	_____																	
11. _____	_____	_____	_____																	
12. _____	_____	_____	_____																	
		<u>90</u>	=Total Cover																	
Woody Vine Stratum (Plot size: <u>15'</u>)																				
1. _____	_____	_____	_____																	
2. _____	_____	_____	_____																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
		_____	=Total Cover																	

 Remarks: (Include photo numbers here or on a separate sheet.)
 Surrounding upland trees are Fagus grandifolia and Tilia americana.

SOIL

Sampling Point: A42

[illegible]

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

☐ Histosol (A1)	☐ Polyvalue Below Surface (S8) (LRR R, MLRA 149B)
☐ Histic Epipedon (A2)	☐ Thin Dark Surface (S9) (LRR R, MLRA 149B)
☐ Black Histic (A3)	☐ High Chroma Sands (S11) (LRR K, L)
☐ Hydrogen Sulfide (A4)	☐ Loamy Mucky Mineral (F1) (LRR K, L)
☐ Stratified Layers (A5)	☐ Loamy Gleyed Matrix (F2)
☒ Depleted Below Dark Surface (A11)	☒ Depleted Matrix (F3)
☐ Thick Dark Surface (A12)	☐ Redox Dark Surface (F6)
☐ Sandy Mucky Mineral (S1)	☐ Depleted Dark Surface (F7)
☐ Sandy Gleyed Matrix (S4)	☐ Redox Depressions (F8)
☐ Sandy Redox (S5)	☐ Marl (F10) (LRR K, L)
☐ Stripped Matrix (S6)	
☐ Dark Surface (S7)	

Indicators for Problematic Hydric Soils³:

2 cm Muck (A10)	(LRR K, L, MLRA 149B)
? Coast Prairie Redox (A16)	(LRR K, L, R)
5 cm Mucky Peat or Peat (S3)	(LRR K, L, R)
Polyvalue Below Surface (S8)	(LRR K, L)
Thin Dark Surface (S9)	(LRR K, L)
Iron-Manganese Masses (F12)	(LRR K, L, R)
Piedmont Floodplain Soils (F19)	(MLRA 149B)
Mesic Spodic (TA6)	(MLRA 144A, 145, 149B)
Red Parent Material (F21)	
Very Shallow Dark Surface (F22)	
Other (Explain in Remarks)	

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

Restrictive Layer (if observed):

Type:

Depth (inches):

Hydric Soil Present? Yes X No

Remarks:

This data form is revised from Northcentral and Northeast Regional Supplement Version 2.0 to include the NRCS Field Indicators of Hydric Soils, Version 7.0, 2015 Errata. (http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_051293.docx)

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: Society Hill City/County: Novi, Oakland County Sampling Date: 6/16,11/22/23
 Applicant/Owner: E & M Holdings, LLC State: MI Sampling Point: B6
 Investigator(s): Bill Brodovich, Woody Held Section, Township, Range: T01N, R08E, Sec. 10
 Landform (hillside, terrace, etc.): _____ Local relief (concave, convex, none): concave Slope %: 0-3
 Subregion (LRR or MLRA): LRR L Lat: 42 30' 05" N Long: 83 28' 47" Datum: _____
 Soil Map Unit Name: Marlette loam, 12 to 18 percent slopes NWI classification: PFO/PEM

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

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

Hydrophytic Vegetation Present? Yes <u>X</u> No _____	Is the Sampled Area within a Wetland? Yes <u>X</u> No _____ If yes, optional Wetland Site ID: _____
Hydric Soil Present? Yes <u>X</u> No _____	
Wetland Hydrology Present? Yes <u>X</u> No _____	
Remarks: (Explain alternative procedures here or in a separate report.)	

HYDROLOGY

Wetland Hydrology Indicators: <u>Primary Indicators (minimum of one is required; check all that apply)</u> _____ Surface Water (A1) _____ Water-Stained Leaves (B9) _____ High Water Table (A2) _____ Aquatic Fauna (B13) _____ Saturation (A3) _____ Marl Deposits (B15) _____ Water Marks (B1) _____ Hydrogen Sulfide Odor (C1) _____ Sediment Deposits (B2) _____ Oxidized Rhizospheres on Living Roots (C3) _____ Drift Deposits (B3) _____ Presence of Reduced Iron (C4) _____ Algal Mat or Crust (B4) _____ Recent Iron Reduction in Tilled Soils (C6) _____ Iron Deposits (B5) _____ Thin Muck Surface (C7) _____ Inundation Visible on Aerial Imagery (B7) _____ Other (Explain in Remarks) _____ Sparsely Vegetated Concave Surface (B8)	<u>Secondary Indicators (minimum of two required)</u> _____ Surface Soil Cracks (B6) _____ Drainage Patterns (B10) _____ Moss Trim Lines (B16) _____ Dry-Season Water Table (C2) _____ Crayfish Burrows (C8) _____ Saturation Visible on Aerial Imagery (C9) _____ Stunted or Stressed Plants (D1) <u>X</u> Geomorphic Position (D2) _____ Shallow Aquitard (D3) _____ Microtopographic Relief (D4) <u>X</u> FAC-Neutral Test (D5)
---	---

Field Observations: Surface Water Present? Yes _____ No <u>X</u> Depth (inches): _____ Water Table Present? Yes <u>X</u> No _____ Depth (inches): <u>5</u> Saturation Present? Yes _____ No <u>X</u> Depth (inches): _____ (includes capillary fringe)	Wetland Hydrology Present? Yes <u>X</u> No _____
---	---

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
c

VEGETATION – Use scientific names of plants.

 Sampling Point: B6

Tree Stratum (Plot size: <u>30'</u>)	Absolute % Cover	Dominant Species?	Indicator Status																	
1. <u>Quercus bicolor</u>	<u>20</u>	<u>Yes</u>	<u>FACW</u>	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>4</u> (A) Total Number of Dominant Species Across All Strata: <u>4</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100.0%</u> (A/B)																
2. <u>Salix amygdaloides</u>	<u>5</u>	<u>Yes</u>	<u>FACW</u>																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
5. _____	_____	_____	_____																	
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____																	
		<u>25</u>	=Total Cover	Prevalence Index worksheet: <table style="width: 100%;"> <thead> <tr> <th style="width: 40%;">Total % Cover of:</th> <th style="width: 60%;">Multiply by:</th> </tr> </thead> <tbody> <tr> <td>OBL species <u>5</u></td> <td>x 1 = <u>5</u></td> </tr> <tr> <td>FACW species <u>30</u></td> <td>x 2 = <u>60</u></td> </tr> <tr> <td>FAC species <u>0</u></td> <td>x 3 = <u>0</u></td> </tr> <tr> <td>FACU species <u>0</u></td> <td>x 4 = <u>0</u></td> </tr> <tr> <td>UPL species <u>0</u></td> <td>x 5 = <u>0</u></td> </tr> <tr> <td>Column Totals: <u>35</u> (A)</td> <td><u>65</u> (B)</td> </tr> <tr> <td colspan="2">Prevalence Index = B/A = <u>1.86</u></td> </tr> </tbody> </table>	Total % Cover of:	Multiply by:	OBL species <u>5</u>	x 1 = <u>5</u>	FACW species <u>30</u>	x 2 = <u>60</u>	FAC species <u>0</u>	x 3 = <u>0</u>	FACU species <u>0</u>	x 4 = <u>0</u>	UPL species <u>0</u>	x 5 = <u>0</u>	Column Totals: <u>35</u> (A)	<u>65</u> (B)	Prevalence Index = B/A = <u>1.86</u>	
Total % Cover of:	Multiply by:																			
OBL species <u>5</u>	x 1 = <u>5</u>																			
FACW species <u>30</u>	x 2 = <u>60</u>																			
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FACU species <u>0</u>	x 4 = <u>0</u>																			
UPL species <u>0</u>	x 5 = <u>0</u>																			
Column Totals: <u>35</u> (A)	<u>65</u> (B)																			
Prevalence Index = B/A = <u>1.86</u>																				
Sapling/Shrub Stratum (Plot size: <u>15'</u>)																				
1. <u>Cephalanthus occidentalis</u>	<u>5</u>	<u>Yes</u>	<u>OBL</u>																	
2. _____	_____	_____	_____																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
5. _____	_____	_____	_____																	
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____																	
		<u>5</u>	=Total Cover																	
Herb Stratum (Plot size: <u>5'</u>)																				
1. <u>Phragmites australis</u>	<u>5</u>	<u>Yes</u>	<u>FACW</u>	Hydrophytic Vegetation Indicators: <u>1</u> - Rapid Test for Hydrophytic Vegetation <u>X</u> 2 - Dominance Test is >50% <u>X</u> 3 - Prevalence Index is ≤3.0 ¹ <u>4</u> - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <u>Problematic Hydrophytic Vegetation</u> ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.																
2. _____	_____	_____	_____																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
5. _____	_____	_____	_____																	
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____																	
8. _____	_____	_____	_____																	
9. _____	_____	_____	_____																	
10. _____	_____	_____	_____																	
11. _____	_____	_____	_____																	
12. _____	_____	_____	_____																	
		<u>5</u>	=Total Cover																	
Woody Vine Stratum (Plot size: <u>15'</u>)																				
1. _____	_____	_____	_____	Definitions of Vegetation Strata: Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height. Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall. Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall. Woody vines – All woody vines greater than 3.28 ft in height.																
2. _____	_____	_____	_____																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
		_____	=Total Cover																	

 Remarks: (Include photo numbers here or on a separate sheet.)
 Surrounding upland trees are Fagus grandifolia and Tilia americana.

SOIL

Sampling Point: B6

[illegible]

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

☐ Histosol (A1)	☐ Polyvalue Below Surface (S8) (LRR R, MLRA 149B)
☐ Histic Epipedon (A2)	☐ Thin Dark Surface (S9) (LRR R, MLRA 149B)
☐ Black Histic (A3)	☐ High Chroma Sands (S11) (LRR K, L)
☐ Hydrogen Sulfide (A4)	☐ Loamy Mucky Mineral (F1) (LRR K, L)
☐ Stratified Layers (A5)	☐ Loamy Gleyed Matrix (F2)
☒ Depleted Below Dark Surface (A11)	☒ Depleted Matrix (F3)
☐ Thick Dark Surface (A12)	☐ Redox Dark Surface (F6)
☐ Sandy Mucky Mineral (S1)	☐ Depleted Dark Surface (F7)
☐ Sandy Gleyed Matrix (S4)	☐ Redox Depressions (F8)
☐ Sandy Redox (S5)	☐ Marl (F10) (LRR K, L)
☐ Stripped Matrix (S6)	
☐ Dark Surface (S7)	

Indicators for Problematic Hydric Soils³:

☐ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
☐ Coast Prairie Redox (A16) (**LRR K, L, R**)
☐ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
☐ Polyvalue Below Surface (S8) (**LRR K, L**)
☐ Thin Dark Surface (S9) (**LRR K, L**)
☐ Iron-Manganese Masses (F12) (**LRR K, L, R**)
☐ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
☐ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
☐ Red Parent Material (F21)
☐ Very Shallow Dark Surface (F22)
☐ Other (Explain in Remarks)

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

Restrictive Layer (if observed):

Type:

Depth (inches):

Hydric Soil Present? Yes X No

Remarks:

This data form is revised from Northcentral and Northeast Regional Supplement Version 2.0 to include the NRCS Field Indicators of Hydric Soils, Version 7.0, 2015 Errata. (http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_051293.docx)

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: Society Hill City/County: Novi, Oakland County Sampling Date: 6/16,11/22/23
 Applicant/Owner: E & M Holdings, LLC State: MI Sampling Point: C7
 Investigator(s): Bill Brodovich, Woody Held Section, Township, Range: T01N, R08E, Sec. 10
 Landform (hillside, terrace, etc.): _____ Local relief (concave, convex, none): concave Slope %: 0-4
 Subregion (LRR or MLRA): LRR L Lat: 42 30' 07" N Long: 83 28' 45" Datum: _____
 Soil Map Unit Name: Capac sandy loam, 0 to 4 percent slopes NWI classification: PEM

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

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

Hydrophytic Vegetation Present? Yes <u>X</u> No _____ Hydric Soil Present? Yes _____ No <u>X</u> Wetland Hydrology Present? Yes <u>X</u> No _____	Is the Sampled Area within a Wetland? Yes <u>X</u> No _____ If yes, optional Wetland Site ID: _____
Remarks: (Explain alternative procedures here or in a separate report.)	

HYDROLOGY

Wetland Hydrology Indicators: <u>Primary Indicators (minimum of one is required; check all that apply)</u> _____ Surface Water (A1) _____ Water-Stained Leaves (B9) _____ High Water Table (A2) _____ Aquatic Fauna (B13) _____ Saturation (A3) _____ Marl Deposits (B15) _____ Water Marks (B1) _____ Hydrogen Sulfide Odor (C1) _____ Sediment Deposits (B2) _____ Oxidized Rhizospheres on Living Roots (C3) _____ Drift Deposits (B3) _____ Presence of Reduced Iron (C4) _____ Algal Mat or Crust (B4) _____ Recent Iron Reduction in Tilled Soils (C6) _____ Iron Deposits (B5) _____ Thin Muck Surface (C7) _____ Inundation Visible on Aerial Imagery (B7) _____ Other (Explain in Remarks) _____ Sparsely Vegetated Concave Surface (B8)	<u>Secondary Indicators (minimum of two required)</u> _____ Surface Soil Cracks (B6) _____ Drainage Patterns (B10) _____ Moss Trim Lines (B16) _____ Dry-Season Water Table (C2) _____ Crayfish Burrows (C8) _____ Saturation Visible on Aerial Imagery (C9) _____ Stunted or Stressed Plants (D1) <u>X</u> Geomorphic Position (D2) _____ Shallow Aquitard (D3) _____ Microtopographic Relief (D4) <u>X</u> FAC-Neutral Test (D5)
---	---

Field Observations: Surface Water Present? Yes _____ No <u>X</u> Depth (inches): _____ Water Table Present? Yes _____ No <u>X</u> Depth (inches): _____ Saturation Present? Yes _____ No <u>X</u> Depth (inches): _____ (includes capillary fringe)	Wetland Hydrology Present? Yes <u>X</u> No _____
--	---

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
c

VEGETATION – Use scientific names of plants.

 Sampling Point: C7

Tree Stratum (Plot size: <u>30'</u>)	Absolute % Cover	Dominant Species?	Indicator Status																	
1. _____	_____	_____	_____	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>1</u> (A) Total Number of Dominant Species Across All Strata: <u>1</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100.0%</u> (A/B)																
2. _____	_____	_____	_____																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
5. _____	_____	_____	_____																	
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____																	
			=Total Cover	Prevalence Index worksheet: <table style="width: 100%;"> <thead> <tr> <th style="width: 40%;">Total % Cover of:</th> <th style="width: 60%;">Multiply by:</th> </tr> </thead> <tbody> <tr> <td>OBL species <u>9</u></td> <td>x 1 = <u>9</u></td> </tr> <tr> <td>FACW species <u>90</u></td> <td>x 2 = <u>180</u></td> </tr> <tr> <td>FAC species <u>2</u></td> <td>x 3 = <u>6</u></td> </tr> <tr> <td>FACU species <u>0</u></td> <td>x 4 = <u>0</u></td> </tr> <tr> <td>UPL species <u>0</u></td> <td>x 5 = <u>0</u></td> </tr> <tr> <td>Column Totals: <u>101</u> (A)</td> <td><u>195</u> (B)</td> </tr> <tr> <td colspan="2" style="text-align: center;">Prevalence Index = B/A = <u>1.93</u></td> </tr> </tbody> </table>	Total % Cover of:	Multiply by:	OBL species <u>9</u>	x 1 = <u>9</u>	FACW species <u>90</u>	x 2 = <u>180</u>	FAC species <u>2</u>	x 3 = <u>6</u>	FACU species <u>0</u>	x 4 = <u>0</u>	UPL species <u>0</u>	x 5 = <u>0</u>	Column Totals: <u>101</u> (A)	<u>195</u> (B)	Prevalence Index = B/A = <u>1.93</u>	
Total % Cover of:	Multiply by:																			
OBL species <u>9</u>	x 1 = <u>9</u>																			
FACW species <u>90</u>	x 2 = <u>180</u>																			
FAC species <u>2</u>	x 3 = <u>6</u>																			
FACU species <u>0</u>	x 4 = <u>0</u>																			
UPL species <u>0</u>	x 5 = <u>0</u>																			
Column Totals: <u>101</u> (A)	<u>195</u> (B)																			
Prevalence Index = B/A = <u>1.93</u>																				
			=Total Cover																	
Sapling/Shrub Stratum (Plot size: <u>15'</u>)																				
1. _____	_____	_____	_____																	
2. _____	_____	_____	_____																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
5. _____	_____	_____	_____																	
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____																	
			=Total Cover																	
Herb Stratum (Plot size: <u>5'</u>)																				
1. <i>Phragmites australis</i>	80	Yes	FACW																	
2. <i>Phalaris arundinacea</i>	10	No	FACW																	
3. <i>Boehmeria cylindrica</i>	5	No	OBL																	
4. <i>Epilobium coloratum</i>	2	No	OBL																	
5. <i>Asclepias incarnata</i>	2	No	OBL																	
6. <i>Symphotrichum lateriflorum</i>	2	No	FAC																	
7. _____	_____	_____	_____																	
8. _____	_____	_____	_____																	
9. _____	_____	_____	_____																	
10. _____	_____	_____	_____																	
11. _____	_____	_____	_____																	
12. _____	_____	_____	_____																	
			101 =Total Cover																	
Woody Vine Stratum (Plot size: <u>15'</u>)																				
1. _____	_____	_____	_____																	
2. _____	_____	_____	_____																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
			=Total Cover																	

Remarks: (Include photo numbers here or on a separate sheet.)
 Surrounding upland trees are Fagus grandifolia and Tilia americana.

Hydrophytic Vegetation Indicators:

 1 - Rapid Test for Hydrophytic Vegetation

X 2 - Dominance Test is >50%

 3 - Prevalence Index is ≤3.0¹

 4 - Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet)

 Problematic Hydrophytic Vegetation¹ (Explain)

¹Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? Yes X No

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: Society Hill City/County: Novi, Oakland County Sampling Date: 6/16,11/22/23
 Applicant/Owner: E & M Holdings, LLC State: MI Sampling Point: D20
 Investigator(s): Bill Brodovich, Woody Held Section, Township, Range: T01N, R08E, Sec. 10
 Landform (hillside, terrace, etc.): _____ Local relief (concave, convex, none): concave Slope %: 0-3
 Subregion (LRR or MLRA): LRR L Lat: 42 30' 08" N Long: 83 28' 38" W Datum: _____
 Soil Map Unit Name: Marlette loam, 12 to 15 percent slopes NWI classification: PEM

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

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

Hydrophytic Vegetation Present? Yes <u>X</u> No _____	Is the Sampled Area within a Wetland? Yes <u>X</u> No _____ If yes, optional Wetland Site ID: _____
Hydric Soil Present? Yes _____ No <u>X</u>	
Wetland Hydrology Present? Yes <u>X</u> No _____	
Remarks: (Explain alternative procedures here or in a separate report.)	

HYDROLOGY

Wetland Hydrology Indicators: <u>Primary Indicators (minimum of one is required; check all that apply)</u> _____ Surface Water (A1) _____ Water-Stained Leaves (B9) <u>X</u> High Water Table (A2) _____ Aquatic Fauna (B13) <u>X</u> Saturation (A3) _____ Marl Deposits (B15) _____ Water Marks (B1) _____ Hydrogen Sulfide Odor (C1) _____ Sediment Deposits (B2) _____ Oxidized Rhizospheres on Living Roots (C3) _____ Drift Deposits (B3) _____ Presence of Reduced Iron (C4) _____ Algal Mat or Crust (B4) _____ Recent Iron Reduction in Tilled Soils (C6) _____ Iron Deposits (B5) _____ Thin Muck Surface (C7) _____ Inundation Visible on Aerial Imagery (B7) _____ Other (Explain in Remarks) _____ Sparsely Vegetated Concave Surface (B8)	<u>Secondary Indicators (minimum of two required)</u> _____ Surface Soil Cracks (B6) _____ Drainage Patterns (B10) _____ Moss Trim Lines (B16) _____ Dry-Season Water Table (C2) _____ Crayfish Burrows (C8) _____ Saturation Visible on Aerial Imagery (C9) _____ Stunted or Stressed Plants (D1) <u>X</u> Geomorphic Position (D2) _____ Shallow Aquitard (D3) _____ Microtopographic Relief (D4) <u>X</u> FAC-Neutral Test (D5)
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Field Observations: Surface Water Present? Yes _____ No <u>X</u> Depth (inches): _____ Water Table Present? Yes <u>X</u> No _____ Depth (inches): <u>9</u> Saturation Present? Yes <u>X</u> No _____ Depth (inches): <u>2</u> (includes capillary fringe)	Wetland Hydrology Present? Yes <u>X</u> No _____
--	---

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Sampling Point: D20

Tree Stratum	(Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1.				
2.				
3.				
4.				
5.				
6.				
7.				
		=Total Cover		
Sapling/Shrub Stratum	(Plot size: 15')			
1.				
2.				
3.				
4.				
5.				
6.				
7.				
		=Total Cover		
Herb Stratum	(Plot size: 5')			
1.	<i>Phalaris arundinacea</i>	30	Yes	FACW
2.	<i>Boehmeria cylindrica</i>	30	Yes	OBL
3.	<i>Dryopteris carthusiana</i>	10	No	FACW
4.	<i>Bidens tripartita</i>	5	No	FACW
5.	<i>Lemna minor</i>	5	No	OBL
6.				
7.				
8.				
9.				
10.				
11.				
12.				
		80 =Total Cover		
Woody Vine Stratum	(Plot size: 15')			
1.				
2.				
3.				
4.				
		=Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across All Strata: 2 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species 35	x 1 = 35
FACW species 45	x 2 = 90
FAC species 0	x 3 = 0
FACU species 0	x 4 = 0
UPL species 0	x 5 = 0
Column Totals: 80 (A)	125 (B)
Prevalence Index = B/A = 1.56	

Hydrophytic Vegetation Indicators:

1 - Rapid Test for Hydrophytic Vegetation

☒ 2 - Dominance Test is >50%

3 - Prevalence Index is ≤3.0¹

4 - Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet)

Problematic Hydrophytic Vegetation¹ (Explain)

¹Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? Yes ☒ No ☐

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

SOIL

Sampling Point: D20

[illegible]

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

☐ Histosol (A1)	☐ Polyvalue Below Surface (S8) (LRR R , MLRA 149B)
☐ Histic Epipedon (A2)	☐ Thin Dark Surface (S9) (LRR R , MLRA 149B)
☐ Black Histic (A3)	☐ High Chroma Sands (S11) (LRR K , L)
☐ Hydrogen Sulfide (A4)	☐ Loamy Mucky Mineral (F1) (LRR K , L)
☐ Stratified Layers (A5)	☐ Loamy Gleyed Matrix (F2)
☐ Depleted Below Dark Surface (A11)	☐ Depleted Matrix (F3)
☐ Thick Dark Surface (A12)	☐ Redox Dark Surface (F6)
☐ Sandy Mucky Mineral (S1)	☐ Depleted Dark Surface (F7)
☐ Sandy Gleyed Matrix (S4)	☐ Redox Depressions (F8)
☐ Sandy Redox (S5)	☐ Marl (F10) (LRR K , L)
☐ Stripped Matrix (S6)	
☐ Dark Surface (S7)	

Indicators for Problematic Hydric Soils³:

☐ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
☐ Coast Prairie Redox (A16) (**LRR K, L, R**)
☐ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
☐ Polyvalue Below Surface (S8) (**LRR K, L**)
☐ Thin Dark Surface (S9) (**LRR K, L**)
☐ Iron-Manganese Masses (F12) (**LRR K, L, R**)
☐ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
☐ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
☐ Red Parent Material (F21)
☐ Very Shallow Dark Surface (F22)
☐ Other (Explain in Remarks)

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

Restrictive Layer (if observed):

Type:

Depth (inches):

Hydric Soil Present?	Yes	No	X
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Remarks:

This data form is revised from Northcentral and Northeast Regional Supplement Version 2.0 to include the NRCS Field Indicators of Hydric Soils, Version 7.0, 2015 Errata. (http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_051293.docx)

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: Society Hill City/County: Novi, Oakland County Sampling Date: 6/16,11/22/23
 Applicant/Owner: E & M Holdings, LLC State: MI Sampling Point: E15
 Investigator(s): Bill Brodovich, Woody Held Section, Township, Range: T01N, R08E, Sec. 10
 Landform (hillside, terrace, etc.): _____ Local relief (concave, convex, none): concave Slope %: 0-3
 Subregion (LRR or MLRA): LRR L Lat: 42 30' 04" N Long: 83 28' 40" W Datum: _____
 Soil Map Unit Name: Marlette loam, 12 to 18 percent slopes NWI classification: PFO

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

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

Hydrophytic Vegetation Present? Yes <u>X</u> No _____ Hydric Soil Present? Yes <u>X</u> No _____ Wetland Hydrology Present? Yes <u>X</u> No _____	Is the Sampled Area within a Wetland? Yes <u>X</u> No _____ If yes, optional Wetland Site ID: _____
Remarks: (Explain alternative procedures here or in a separate report.)	

HYDROLOGY

Wetland Hydrology Indicators: <u>Primary Indicators (minimum of one is required; check all that apply)</u> _____ Surface Water (A1) _____ Water-Stained Leaves (B9) <u>X</u> High Water Table (A2) _____ Aquatic Fauna (B13) <u>X</u> Saturation (A3) _____ Marl Deposits (B15) _____ Water Marks (B1) _____ Hydrogen Sulfide Odor (C1) _____ Sediment Deposits (B2) _____ Oxidized Rhizospheres on Living Roots (C3) _____ Drift Deposits (B3) _____ Presence of Reduced Iron (C4) _____ Algal Mat or Crust (B4) _____ Recent Iron Reduction in Tilled Soils (C6) _____ Iron Deposits (B5) _____ Thin Muck Surface (C7) _____ Inundation Visible on Aerial Imagery (B7) _____ Other (Explain in Remarks) ? Sparsely Vegetated Concave Surface (B8)	<u>Secondary Indicators (minimum of two required)</u> _____ Surface Soil Cracks (B6) _____ Drainage Patterns (B10) _____ Moss Trim Lines (B16) _____ Dry-Season Water Table (C2) _____ Crayfish Burrows (C8) _____ Saturation Visible on Aerial Imagery (C9) _____ Stunted or Stressed Plants (D1) <u>X</u> Geomorphic Position (D2) _____ Shallow Aquitard (D3) _____ Microtopographic Relief (D4) <u>X</u> FAC-Neutral Test (D5)
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Field Observations: Surface Water Present? Yes _____ No <u>X</u> Depth (inches): _____ Water Table Present? Yes <u>X</u> No _____ Depth (inches): <u>7</u> Saturation Present? Yes <u>X</u> No _____ Depth (inches): <u>2</u> (includes capillary fringe)	Wetland Hydrology Present? Yes <u>X</u> No _____
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Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION – Use scientific names of plants.

 Sampling Point: E15

Tree Stratum (Plot size: <u>30'</u>)	Absolute % Cover	Dominant Species?	Indicator Status																	
1. <u>Carya cordiformis</u>	<u>40</u>	<u>Yes</u>	<u>FAC</u>	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>2</u> (A) Total Number of Dominant Species Across All Strata: <u>3</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>66.7%</u> (A/B)																
2. <u>Tilia americana</u>	<u>40</u>	<u>Yes</u>	<u>FACU</u>																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
5. _____	_____	_____	_____																	
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____																	
		<u>80</u>	=Total Cover	Prevalence Index worksheet: <table style="width: 100%;"> <thead> <tr> <th style="width: 40%;">Total % Cover of:</th> <th style="width: 60%;">Multiply by:</th> </tr> </thead> <tbody> <tr> <td>OBL species <u>27</u></td> <td>x 1 = <u>27</u></td> </tr> <tr> <td>FACW species <u>0</u></td> <td>x 2 = <u>0</u></td> </tr> <tr> <td>FAC species <u>47</u></td> <td>x 3 = <u>141</u></td> </tr> <tr> <td>FACU species <u>40</u></td> <td>x 4 = <u>160</u></td> </tr> <tr> <td>UPL species <u>0</u></td> <td>x 5 = <u>0</u></td> </tr> <tr> <td>Column Totals: <u>114</u> (A)</td> <td><u>328</u> (B)</td> </tr> <tr> <td colspan="2">Prevalence Index = B/A = <u>2.88</u></td> </tr> </tbody> </table>	Total % Cover of:	Multiply by:	OBL species <u>27</u>	x 1 = <u>27</u>	FACW species <u>0</u>	x 2 = <u>0</u>	FAC species <u>47</u>	x 3 = <u>141</u>	FACU species <u>40</u>	x 4 = <u>160</u>	UPL species <u>0</u>	x 5 = <u>0</u>	Column Totals: <u>114</u> (A)	<u>328</u> (B)	Prevalence Index = B/A = <u>2.88</u>	
Total % Cover of:	Multiply by:																			
OBL species <u>27</u>	x 1 = <u>27</u>																			
FACW species <u>0</u>	x 2 = <u>0</u>																			
FAC species <u>47</u>	x 3 = <u>141</u>																			
FACU species <u>40</u>	x 4 = <u>160</u>																			
UPL species <u>0</u>	x 5 = <u>0</u>																			
Column Totals: <u>114</u> (A)	<u>328</u> (B)																			
Prevalence Index = B/A = <u>2.88</u>																				
Sapling/Shrub Stratum (Plot size: <u>15'</u>)																				
1. <u>Glyceria striata</u>	<u>25</u>	<u>Yes</u>	<u>OBL</u>																	
2. <u>Symphyotrichum lateriflorum</u>	<u>5</u>	<u>No</u>	<u>FAC</u>																	
3. <u>Geum canadense</u>	<u>2</u>	<u>No</u>	<u>FAC</u>																	
4. <u>Epilobium coloratum</u>	<u>2</u>	<u>No</u>	<u>OBL</u>																	
5. _____	_____	_____	_____																	
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____	Hydrophytic Vegetation Indicators: <u>1</u> - Rapid Test for Hydrophytic Vegetation <u>X</u> 2 - Dominance Test is >50% <u>X</u> 3 - Prevalence Index is ≤3.0 ¹ <u>4</u> - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <u>Problematic Hydrophytic Vegetation</u> ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.																
		<u>34</u>	=Total Cover																	
Herb Stratum (Plot size: <u>5'</u>)																				
1. _____	_____	_____	_____																	
2. _____	_____	_____	_____																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
5. _____	_____	_____	_____																	
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____	Definitions of Vegetation Strata: Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height. Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall. Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall. Woody vines – All woody vines greater than 3.28 ft in height.																
Woody Vine Stratum (Plot size: <u>15'</u>)																				
1. _____	_____	_____	_____																	
2. _____	_____	_____	_____																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
				Hydrophytic Vegetation Present? Yes <u>X</u> No _____																

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

SOIL

Sampling Point: E15

[illegible]

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

☐ Histosol (A1)	☐ Polyvalue Below Surface (S8) (LRR R , MLRA 149B)
☐ Histic Epipedon (A2)	☐ Thin Dark Surface (S9) (LRR R , MLRA 149B)
☐ Black Histic (A3)	☐ High Chroma Sands (S11) (LRR K , L)
☐ Hydrogen Sulfide (A4)	☐ Loamy Mucky Mineral (F1) (LRR K , L)
☐ Stratified Layers (A5)	☐ Loamy Gleyed Matrix (F2)
☐ Depleted Below Dark Surface (A11)	☐ Depleted Matrix (F3)
☐ Thick Dark Surface (A12)	☒ Redox Dark Surface (F6)
☐ Sandy Mucky Mineral (S1)	☐ Depleted Dark Surface (F7)
☐ Sandy Gleyed Matrix (S4)	☐ Redox Depressions (F8)
☐ Sandy Redox (S5)	☐ Marl (F10) (LRR K , L)
☐ Stripped Matrix (S6)	
☐ Dark Surface (S7)	

Indicators for Problematic Hydric Soils³:

☐ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
☐ Coast Prairie Redox (A16) (**LRR K, L, R**)
☐ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
☐ Polyvalue Below Surface (S8) (**LRR K, L**)
☐ Thin Dark Surface (S9) (**LRR K, L**)
☐ Iron-Manganese Masses (F12) (**LRR K, L, R**)
☐ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
☐ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
☐ Red Parent Material (F21)
☐ Very Shallow Dark Surface (F22)
☐ Other (Explain in Remarks)

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

Restrictive Layer (if observed):

Type:

Depth (inches):

Hydric Soil Present? Yes X No

Remarks:

This data form is revised from Northcentral and Northeast Regional Supplement Version 2.0 to include the NRCS Field Indicators of Hydric Soils, Version 7.0, 2015 Errata. (http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_051293.docx)

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: Society Hill City/County: Novi, Oakland County Sampling Date: 6/16,11/22/23
Applicant/Owner: E & M Holdings, LLC State: MI Sampling Point: F14
Investigator(s): Bill Brodovich, Woody Held Section, Township, Range: T01N, R08E, Sec. 10
Landform (hillside, terrace, etc.): _____ Local relief (concave, convex, none): concave Slope %: 0-3
Subregion (LRR or MLRA): LRR L Lat: 42 30' 05" N Long: 83 28' 44" Datum: _____
Soil Map Unit Name: Marlette loam, 12 to 18 percent slopes NWI classification: PFO

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

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

Hydrophytic Vegetation Present? Yes <u>X</u> No _____	Is the Sampled Area within a Wetland? Yes <u>X</u> No _____ If yes, optional Wetland Site ID: _____
Hydric Soil Present? Yes <u>X</u> No _____	
Wetland Hydrology Present? Yes <u>X</u> No _____	
Remarks: (Explain alternative procedures here or in a separate report.)	

HYDROLOGY

Wetland Hydrology Indicators:		Secondary Indicators (minimum of two required)
Primary Indicators (minimum of one is required; check all that apply)		
☐ Surface Water (A1)	☐ Water-Stained Leaves (B9)	☐ Surface Soil Cracks (B6)
☐ High Water Table (A2)	☐ Aquatic Fauna (B13)	☐ Drainage Patterns (B10)
☐ Saturation (A3)	☐ Marl Deposits (B15)	☐ Moss Trim Lines (B16)
☐ Water Marks (B1)	☐ Hydrogen Sulfide Odor (C1)	☐ Dry-Season Water Table (C2)
☐ Sediment Deposits (B2)	☐ Oxidized Rhizospheres on Living Roots (C3)	☐ Crayfish Burrows (C8)
☐ Drift Deposits (B3)	☐ Presence of Reduced Iron (C4)	☐ Saturation Visible on Aerial Imagery (C9)
☐ Algal Mat or Crust (B4)	☐ Recent Iron Reduction in Tilled Soils (C6)	☐ Stunted or Stressed Plants (D1)
☐ Iron Deposits (B5)	☐ Thin Muck Surface (C7)	☒ Geomorphic Position (D2)
☐ Inundation Visible on Aerial Imagery (B7)	☐ Other (Explain in Remarks)	☐ Shallow Aquitard (D3)
☒ X Sparsely Vegetated Concave Surface (B8)		☐ Microtopographic Relief (D4)
		☒ X FAC-Neutral Test (D5)

Field Observations:				Wetland Hydrology Present? Yes <u>X</u> No _____
Surface Water Present?	Yes _____	No <u>X</u>	Depth (inches): _____	
Water Table Present?	Yes <u>X</u>	No _____	Depth (inches): <u>11</u>	
Saturation Present?	Yes _____	No <u>X</u>	Depth (inches): _____	
(includes capillary fringe)				

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
c

VEGETATION – Use scientific names of plants.

 Sampling Point: F14

Tree Stratum (Plot size: <u>30'</u>)	Absolute % Cover	Dominant Species?	Indicator Status																	
1. <u>Acer saccharinum</u>	<u>70</u>	<u>Yes</u>	<u>FACW</u>	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>2</u> (A) Total Number of Dominant Species Across All Strata: <u>2</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100.0%</u> (A/B)																
2. <u>Quercus bicolor</u>	<u>25</u>	<u>Yes</u>	<u>FACW</u>																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
5. _____	_____	_____	_____																	
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____																	
<u>95</u> =Total Cover				Prevalence Index worksheet: <table style="width: 100%;"> <thead> <tr> <th style="width: 40%;">Total % Cover of:</th> <th style="width: 60%;">Multiply by:</th> </tr> </thead> <tbody> <tr> <td>OBL species <u>0</u></td> <td>x 1 = <u>0</u></td> </tr> <tr> <td>FACW species <u>95</u></td> <td>x 2 = <u>190</u></td> </tr> <tr> <td>FAC species <u>0</u></td> <td>x 3 = <u>0</u></td> </tr> <tr> <td>FACU species <u>0</u></td> <td>x 4 = <u>0</u></td> </tr> <tr> <td>UPL species <u>0</u></td> <td>x 5 = <u>0</u></td> </tr> <tr> <td>Column Totals: <u>95</u> (A)</td> <td><u>190</u> (B)</td> </tr> <tr> <td colspan="2" style="text-align: center;">Prevalence Index = B/A = <u>2.00</u></td> </tr> </tbody> </table>	Total % Cover of:	Multiply by:	OBL species <u>0</u>	x 1 = <u>0</u>	FACW species <u>95</u>	x 2 = <u>190</u>	FAC species <u>0</u>	x 3 = <u>0</u>	FACU species <u>0</u>	x 4 = <u>0</u>	UPL species <u>0</u>	x 5 = <u>0</u>	Column Totals: <u>95</u> (A)	<u>190</u> (B)	Prevalence Index = B/A = <u>2.00</u>	
Total % Cover of:	Multiply by:																			
OBL species <u>0</u>	x 1 = <u>0</u>																			
FACW species <u>95</u>	x 2 = <u>190</u>																			
FAC species <u>0</u>	x 3 = <u>0</u>																			
FACU species <u>0</u>	x 4 = <u>0</u>																			
UPL species <u>0</u>	x 5 = <u>0</u>																			
Column Totals: <u>95</u> (A)	<u>190</u> (B)																			
Prevalence Index = B/A = <u>2.00</u>																				
Sapling/Shrub Stratum (Plot size: <u>15'</u>)																				
1. _____	_____	_____	_____																	
2. _____	_____	_____	_____																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
5. _____	_____	_____	_____																	
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____																	
_____ =Total Cover																				
Herb Stratum (Plot size: <u>5'</u>)																				
1. _____	_____	_____	_____																	
2. _____	_____	_____	_____																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
5. _____	_____	_____	_____																	
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____																	
8. _____	_____	_____	_____																	
9. _____	_____	_____	_____																	
10. _____	_____	_____	_____																	
11. _____	_____	_____	_____																	
12. _____	_____	_____	_____																	
_____ =Total Cover																				
Woody Vine Stratum (Plot size: <u>15'</u>)																				
1. _____	_____	_____	_____																	
2. _____	_____	_____	_____																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
_____ =Total Cover																				

Hydrophytic Vegetation Indicators:
 1 - Rapid Test for Hydrophytic Vegetation
X 2 - Dominance Test is >50%
X 3 - Prevalence Index is ≤3.0¹
 4 - Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet)
 Problematic Hydrophytic Vegetation¹ (Explain)

¹Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? Yes X No

 Remarks: (Include photo numbers here or on a separate sheet.)
 Surrounding upland trees are Fagus grandifolia and Tilia americana.

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: Society Hill City/County: Novi, Oakland County Sampling Date: 11-22-2023
 Applicant/Owner: E & M Holdings, LLC State: MI Sampling Point: G2
 Investigator(s): Bill Brodovich, Fran Thompson Section, Township, Range: T01N, R08E, Sec. 10
 Landform (hillside, terrace, etc.): _____ Local relief (concave, convex, none): concave Slope %: 0-3
 Subregion (LRR or MLRA): LRR L Lat: 42 30' 02" N Long: 83 28' 44" Datum: _____
 Soil Map Unit Name: Marlette loam, 12 to 18 percent slopes NWI classification: PFO

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

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

Hydrophytic Vegetation Present? Yes <u>X</u> No _____ Hydric Soil Present? Yes <u>X</u> No _____ Wetland Hydrology Present? Yes <u>X</u> No _____	Is the Sampled Area within a Wetland? Yes <u>X</u> No _____ If yes, optional Wetland Site ID: _____
Remarks: (Explain alternative procedures here or in a separate report.)	

HYDROLOGY

Wetland Hydrology Indicators: <u>Primary Indicators (minimum of one is required; check all that apply)</u> _____ Surface Water (A1) _____ Water-Stained Leaves (B9) _____ High Water Table (A2) _____ Aquatic Fauna (B13) _____ Saturation (A3) _____ Marl Deposits (B15) _____ Water Marks (B1) _____ Hydrogen Sulfide Odor (C1) _____ Sediment Deposits (B2) _____ Oxidized Rhizospheres on Living Roots (C3) _____ Drift Deposits (B3) _____ Presence of Reduced Iron (C4) _____ Algal Mat or Crust (B4) _____ Recent Iron Reduction in Tilled Soils (C6) _____ Iron Deposits (B5) _____ Thin Muck Surface (C7) _____ Inundation Visible on Aerial Imagery (B7) _____ Other (Explain in Remarks) <u>X</u> Sparsely Vegetated Concave Surface (B8)	<u>Secondary Indicators (minimum of two required)</u> _____ Surface Soil Cracks (B6) _____ Drainage Patterns (B10) _____ Moss Trim Lines (B16) _____ Dry-Season Water Table (C2) _____ Crayfish Burrows (C8) _____ Saturation Visible on Aerial Imagery (C9) _____ Stunted or Stressed Plants (D1) <u>X</u> Geomorphic Position (D2) _____ Shallow Aquitard (D3) _____ Microtopographic Relief (D4) <u>X</u> FAC-Neutral Test (D5)
--	---

Field Observations: Surface Water Present? Yes _____ No <u>X</u> Depth (inches): _____ Water Table Present? Yes _____ No <u>X</u> Depth (inches): _____ Saturation Present? Yes _____ No <u>X</u> Depth (inches): _____ (includes capillary fringe)	Wetland Hydrology Present? Yes <u>X</u> No _____
--	---

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
c

VEGETATION – Use scientific names of plants.

 Sampling Point: G2

Tree Stratum (Plot size: <u>30'</u>)	Absolute % Cover	Dominant Species?	Indicator Status																	
1. <u>Acer rubrum</u>	<u>20</u>	<u>Yes</u>	<u>FAC</u>	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>1</u> (A) Total Number of Dominant Species Across All Strata: <u>1</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100.0%</u> (A/B)																
2. _____	_____	_____	_____																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
5. _____	_____	_____	_____																	
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____																	
		<u>20</u> =Total Cover		Prevalence Index worksheet: <table style="width: 100%;"> <thead> <tr> <th style="width: 40%;">Total % Cover of:</th> <th style="width: 60%;">Multiply by:</th> </tr> </thead> <tbody> <tr> <td>OBL species <u>0</u></td> <td>x 1 = <u>0</u></td> </tr> <tr> <td>FACW species <u>0</u></td> <td>x 2 = <u>0</u></td> </tr> <tr> <td>FAC species <u>20</u></td> <td>x 3 = <u>60</u></td> </tr> <tr> <td>FACU species <u>0</u></td> <td>x 4 = <u>0</u></td> </tr> <tr> <td>UPL species <u>0</u></td> <td>x 5 = <u>0</u></td> </tr> <tr> <td>Column Totals: <u>20</u> (A)</td> <td><u>60</u> (B)</td> </tr> <tr> <td colspan="2">Prevalence Index = B/A = <u>3.00</u></td> </tr> </tbody> </table>	Total % Cover of:	Multiply by:	OBL species <u>0</u>	x 1 = <u>0</u>	FACW species <u>0</u>	x 2 = <u>0</u>	FAC species <u>20</u>	x 3 = <u>60</u>	FACU species <u>0</u>	x 4 = <u>0</u>	UPL species <u>0</u>	x 5 = <u>0</u>	Column Totals: <u>20</u> (A)	<u>60</u> (B)	Prevalence Index = B/A = <u>3.00</u>	
Total % Cover of:	Multiply by:																			
OBL species <u>0</u>	x 1 = <u>0</u>																			
FACW species <u>0</u>	x 2 = <u>0</u>																			
FAC species <u>20</u>	x 3 = <u>60</u>																			
FACU species <u>0</u>	x 4 = <u>0</u>																			
UPL species <u>0</u>	x 5 = <u>0</u>																			
Column Totals: <u>20</u> (A)	<u>60</u> (B)																			
Prevalence Index = B/A = <u>3.00</u>																				
Sapling/Shrub Stratum (Plot size: <u>15'</u>)																				
1. _____	_____	_____	_____																	
2. _____	_____	_____	_____																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
5. _____	_____	_____	_____																	
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____																	
		_____ =Total Cover																		
Herb Stratum (Plot size: <u>5'</u>)																				
1. _____	_____	_____	_____																	
2. _____	_____	_____	_____																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
5. _____	_____	_____	_____																	
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____																	
8. _____	_____	_____	_____																	
9. _____	_____	_____	_____																	
10. _____	_____	_____	_____																	
11. _____	_____	_____	_____																	
12. _____	_____	_____	_____																	
		_____ =Total Cover																		
Woody Vine Stratum (Plot size: <u>15'</u>)																				
1. _____	_____	_____	_____																	
2. _____	_____	_____	_____																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
		_____ =Total Cover																		

Hydrophytic Vegetation Indicators:
 1 - Rapid Test for Hydrophytic Vegetation
X 2 - Dominance Test is >50%
X 3 - Prevalence Index is ≤3.0¹
 4 - Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet)
 Problematic Hydrophytic Vegetation¹ (Explain)

¹Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? Yes X No

 Remarks: (Include photo numbers here or on a separate sheet.)
 Surrounding upland trees are Fagus grandifolia and Tilia americana.

SOIL

Sampling Point: G2

[illegible]

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

☐ Histosol (A1)	☐ Polyvalue Below Surface (S8) (LRR R, MLRA 149B)
☐ Histic Epipedon (A2)	☐ Thin Dark Surface (S9) (LRR R, MLRA 149B)
☐ Black Histic (A3)	☐ High Chroma Sands (S11) (LRR K, L)
☐ Hydrogen Sulfide (A4)	☐ Loamy Mucky Mineral (F1) (LRR K, L)
☐ Stratified Layers (A5)	☐ Loamy Gleyed Matrix (F2)
☒ Depleted Below Dark Surface (A11)	☒ Depleted Matrix (F3)
☐ Thick Dark Surface (A12)	☐ Redox Dark Surface (F6)
☐ Sandy Mucky Mineral (S1)	☐ Depleted Dark Surface (F7)
☐ Sandy Gleyed Matrix (S4)	☐ Redox Depressions (F8)
☐ Sandy Redox (S5)	☐ Marl (F10) (LRR K, L)
☐ Stripped Matrix (S6)	
☐ Dark Surface (S7)	

Indicators for Problematic Hydric Soils³:

☐ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
☐ Coast Prairie Redox (A16) (**LRR K, L, R**)
☐ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
☐ Polyvalue Below Surface (S8) (**LRR K, L**)
☐ Thin Dark Surface (S9) (**LRR K, L**)
☐ Iron-Manganese Masses (F12) (**LRR K, L, R**)
☐ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
☐ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
☐ Red Parent Material (F21)
☐ Very Shallow Dark Surface (F22)
☐ Other (Explain in Remarks)

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

Restrictive Layer (if observed):

Type:

Depth (inches):

Hydric Soil Present? Yes X No

Remarks:

This data form is revised from Northcentral and Northeast Regional Supplement Version 2.0 to include the NRCS Field Indicators of Hydric Soils, Version 7.0, 2015 Errata. (http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_051293.docx)

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: Society Hill City/County: Novi, Oakland County Sampling Date: 6/16,11/22/23
 Applicant/Owner: E & M Holdings, LLC State: MI Sampling Point: Upland
 Investigator(s): Bill Brodovich, Woody Held Section, Township, Range: T01N, R08E, Sec. 10
 Landform (hillside, terrace, etc.): _____ Local relief (concave, convex, none): concave Slope %: 15
 Subregion (LRR or MLRA): LRR L Lat: 42 30' 04" N Long: 83 28' 43" Datum: _____
 Soil Map Unit Name: Marlette loam, 12 to 18 percent slopes NWI classification: _____

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

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

Hydrophytic Vegetation Present? Yes _____ No <u>X</u>	Is the Sampled Area within a Wetland? Yes _____ No <u>X</u> If yes, optional Wetland Site ID: _____
Hydric Soil Present? Yes _____ No <u>X</u>	
Wetland Hydrology Present? Yes _____ No <u>X</u>	
Remarks: (Explain alternative procedures here or in a separate report.) Forested upland	

HYDROLOGY

Wetland Hydrology Indicators: <u>Primary Indicators (minimum of one is required; check all that apply)</u> _____ Surface Water (A1) _____ Water-Stained Leaves (B9) _____ High Water Table (A2) _____ Aquatic Fauna (B13) _____ Saturation (A3) _____ Marl Deposits (B15) _____ Water Marks (B1) _____ Hydrogen Sulfide Odor (C1) _____ Sediment Deposits (B2) _____ Oxidized Rhizospheres on Living Roots (C3) _____ Drift Deposits (B3) _____ Presence of Reduced Iron (C4) _____ Algal Mat or Crust (B4) _____ Recent Iron Reduction in Tilled Soils (C6) _____ Iron Deposits (B5) _____ Thin Muck Surface (C7) _____ Inundation Visible on Aerial Imagery (B7) _____ Other (Explain in Remarks) _____ Sparsely Vegetated Concave Surface (B8)	<u>Secondary Indicators (minimum of two required)</u> _____ Surface Soil Cracks (B6) _____ Drainage Patterns (B10) _____ Moss Trim Lines (B16) _____ Dry-Season Water Table (C2) _____ Crayfish Burrows (C8) _____ Saturation Visible on Aerial Imagery (C9) _____ Stunted or Stressed Plants (D1) _____ Geomorphic Position (D2) _____ Shallow Aquitard (D3) _____ Microtopographic Relief (D4) _____ FAC-Neutral Test (D5)
---	---

Field Observations: Surface Water Present? Yes _____ No <u>X</u> Depth (inches): _____ Water Table Present? Yes _____ No <u>X</u> Depth (inches): _____ Saturation Present? Yes _____ No <u>X</u> Depth (inches): _____ (includes capillary fringe)	Wetland Hydrology Present? Yes _____ No <u>X</u>
--	---

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
c

VEGETATION – Use scientific names of plants.

 Sampling Point: Upland

Tree Stratum (Plot size: <u>30'</u>)	Absolute % Cover	Dominant Species?	Indicator Status																	
1. <u>Acer saccharum</u>	<u>30</u>	<u>Yes</u>	<u>FACU</u>	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>0</u> (A) Total Number of Dominant Species Across All Strata: <u>5</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>0.0%</u> (A/B)																
2. <u>Quercus rubra</u>	<u>30</u>	<u>Yes</u>	<u>FACU</u>																	
3. <u>Fagus grandifolia</u>	<u>20</u>	<u>Yes</u>	<u>FACU</u>																	
4. <u>Tilia americana</u>	<u>15</u>	<u>No</u>	<u>FACU</u>																	
5. <u>Ostrya virginiana</u>	<u>5</u>	<u>No</u>	<u>FACU</u>																	
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____																	
<u>100</u> =Total Cover																				
Sapling/Shrub Stratum (Plot size: <u>15'</u>)																				
1. <u>Acer saccharum</u>	<u>5</u>	<u>Yes</u>	<u>FACU</u>	Prevalence Index worksheet: <table style="width: 100%;"> <tr> <th style="width: 40%;">Total % Cover of:</th> <th style="width: 60%;">Multiply by:</th> </tr> <tr> <td>OBL species <u>0</u></td> <td>x 1 = <u>0</u></td> </tr> <tr> <td>FACW species <u>0</u></td> <td>x 2 = <u>0</u></td> </tr> <tr> <td>FAC species <u>0</u></td> <td>x 3 = <u>0</u></td> </tr> <tr> <td>FACU species <u>105</u></td> <td>x 4 = <u>420</u></td> </tr> <tr> <td>UPL species <u>40</u></td> <td>x 5 = <u>200</u></td> </tr> <tr> <td>Column Totals: <u>145</u> (A)</td> <td><u>620</u> (B)</td> </tr> <tr> <td colspan="2" style="text-align: center;">Prevalence Index = B/A = <u>4.28</u></td> </tr> </table>	Total % Cover of:	Multiply by:	OBL species <u>0</u>	x 1 = <u>0</u>	FACW species <u>0</u>	x 2 = <u>0</u>	FAC species <u>0</u>	x 3 = <u>0</u>	FACU species <u>105</u>	x 4 = <u>420</u>	UPL species <u>40</u>	x 5 = <u>200</u>	Column Totals: <u>145</u> (A)	<u>620</u> (B)	Prevalence Index = B/A = <u>4.28</u>	
Total % Cover of:	Multiply by:																			
OBL species <u>0</u>	x 1 = <u>0</u>																			
FACW species <u>0</u>	x 2 = <u>0</u>																			
FAC species <u>0</u>	x 3 = <u>0</u>																			
FACU species <u>105</u>	x 4 = <u>420</u>																			
UPL species <u>40</u>	x 5 = <u>200</u>																			
Column Totals: <u>145</u> (A)	<u>620</u> (B)																			
Prevalence Index = B/A = <u>4.28</u>																				
2. _____	_____	_____	_____																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
5. _____	_____	_____	_____																	
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____																	
<u>5</u> =Total Cover																				
Herb Stratum (Plot size: <u>5'</u>)																				
1. <u>Carex pensylvanica</u>	<u>40</u>	<u>Yes</u>	<u>UPL</u>	Hydrophytic Vegetation Indicators: <u>1</u> - Rapid Test for Hydrophytic Vegetation <u>2</u> - Dominance Test is >50% <u>3</u> - Prevalence Index is ≤3.0 ¹ <u>4</u> - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <u> </u> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.																
2. _____	_____	_____	_____																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
5. _____	_____	_____	_____																	
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____																	
8. _____	_____	_____	_____																	
9. _____	_____	_____	_____																	
10. _____	_____	_____	_____																	
11. _____	_____	_____	_____																	
12. _____	_____	_____	_____																	
<u>40</u> =Total Cover																				
Woody Vine Stratum (Plot size: <u>15'</u>)																				
1. _____	_____	_____	_____	Definitions of Vegetation Strata: Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height. Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall. Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall. Woody vines – All woody vines greater than 3.28 ft in height.																
2. _____	_____	_____	_____																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
_____ =Total Cover																				

 Remarks: (Include photo numbers here or on a separate sheet.)
 Surrounding upland trees are Fagus grandifolia and Tilia americana.

March 14, 2024

resourceful. naturally.
engineering and environmental consultants



Jordan Sasson
E & M Holdings, LLC
32605 W. 12 Mile Road
Farmington Hills, MI 48334

Re: Wetland Delineation – Parcel ID 50-22-10-400-055 City of Novi, Oakland County, Michigan

Dear Mr. Sasson:

At your request, Barr Engineering Co. (Barr) investigated whether wetlands were present on the above referenced property located on the west side of Novi Road approximately 250 feet north of 12 Mile Road. This report summarizes the results of that investigation.

1.0 Area of Investigation Description

The Area of Investigation (AOI) is shown in Figure 1 and consists of approximately 3.1 acres. The AOI includes young woods, meadow, and marsh/scrub.



Figure 1. Area of Investigation

1.1 Desktop Review

Prior to the site visit, Barr reviewed aerial photographs, the Natural Resources Conservation Service (NRCS) Web Soil Survey, and the Michigan Department of Environment, Great Lakes, and Energy (EGLE) Wetlands Map Viewer Part 303 Final Wetlands Inventory.

According to the Web Soil Survey (Figure 2), the AOI consists of 88 percent well drained Marlette sandy loam, 1 to 6 percent slopes (10B) and 12 percent well drained Marlette sandy loam, 6 to 12 percent slopes (10C). No hydric (wetland) soil types are shown within the AOI although the soil map does show a Wet Spot symbol (W). Hydric soils are formed under extended periods of inundation and/or saturation during the growing season and typically have wetland habitats in an undrained condition.



Figure 2. NRCS Web Soil Survey

The EGLE Wetlands Map Viewer (Figure 3) shows the northern and western portions of the AOI as being an area of wetlands as identified by the National Wetland Inventory (NWI) and by the Michigan Resource Inventory System (MIRIS) maps. No soils areas which include wetland soils are shown within the AOI.



Figure 3. EGLE Wetlands Map Viewer Part 303 Final Wetlands Inventory

1.2 Methodology

The wetland delineation was conducted using the *Corps of Engineers Wetlands Delineation Manual (USACE 1987)* and the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Midwest Region (Version 2, USACE 2010)*. The wetland delineation procedures outlined in these manuals require the evaluation of on-site vegetation, soils, and hydrologic characteristics. The wetland delineation took place on December 15, 2023 and included placing alpha-numerically numbered flags along the wetland boundaries. The wetland flags were subsequently located with GPS by Barr. This wetland boundary will be confirmed during the 2024 growing season.

One wetland area (Wetland A) was identified within the AOI. Figure 4 is an excerpt from the Boundary & Topographic Survey prepared by Seiber Keast Lehner (enclosed) which shows the wetland area as well as the wetland boundary flag numbers. Wetland A contains open water, emergent and scrub shrub wetland habitats with vegetation species such as reed canary grass (*Phalaris arundinacea*), common reed (*Phragmites australis*), hybrid cattail (*Typha X glauca*), common buckthorn (*Rhamnus cathartica*), pale dogwood (*Cornus obliqua*), and sandbar willow (*Salix interior*).

Vegetation observed in the upland areas on the slopes adjoining the east and west sides of the wetland included black walnut (*Juglans nigra*), eastern cottonwood (*Populus deltoides*), eastern red cedar (*Juniperus virginiana*), common buckthorn, Morrow's honeysuckle (*Lonicera morrowii*), black raspberry (*Rubus occidentalis*), white avens (*Geum canadense*) and beggar's-lice (*Hackelia virginiana*).

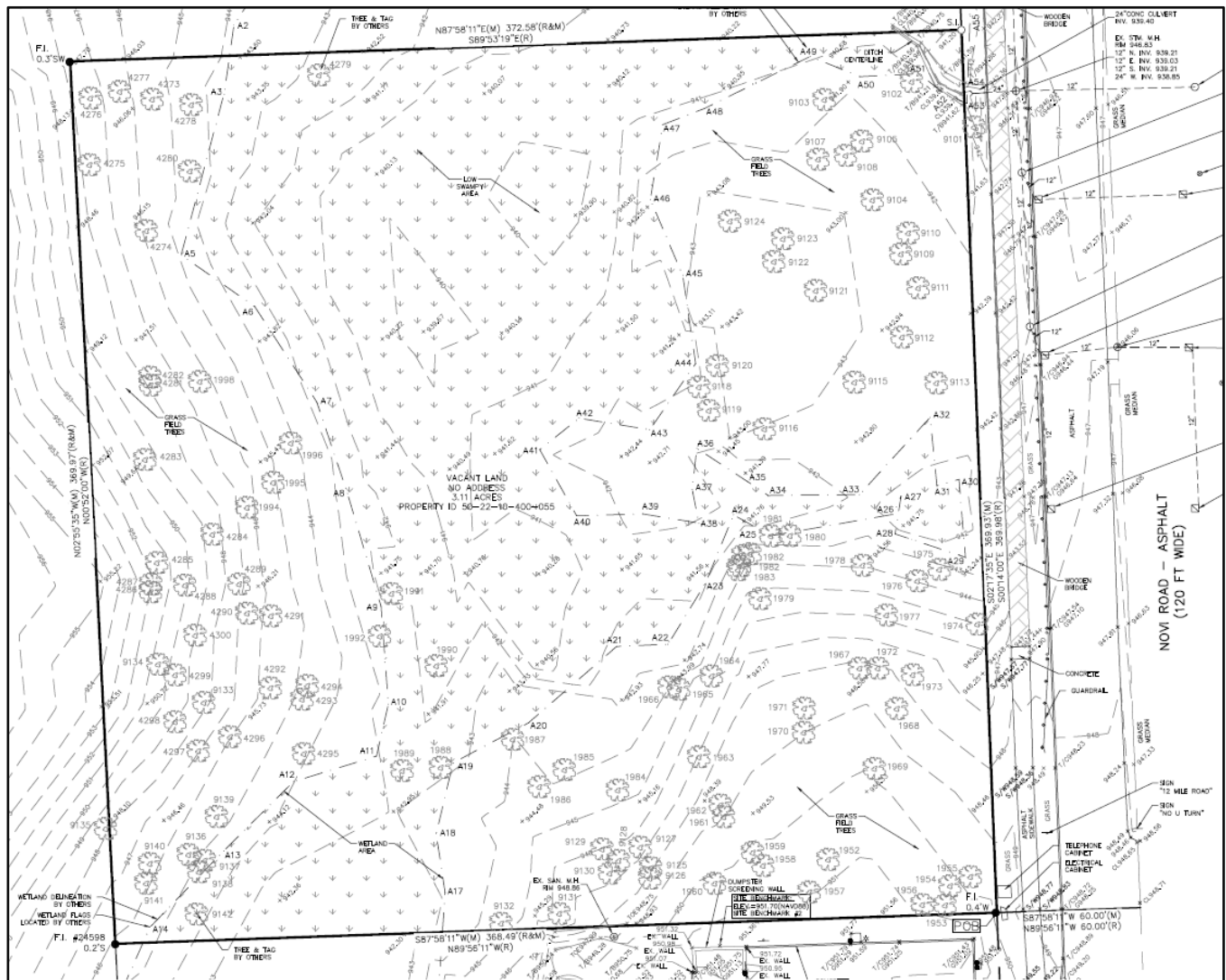


Figure 4. Locations of Flagged Wetland Boundaries

1.3 Conclusions

According to Part 303 Wetlands Protection, of the Michigan Natural Resources and Environmental Protection Act, 1994 PA 451, as amended, wetlands regulated by EGLE include wetlands that are:

1. Located within 500 feet of, or having a direct surface water connection to, an inland lake, pond, river, or stream; or
2. Greater than 5 acres in size; or
3. Located within 1,000 feet of, or having a direct surface water connection to, the Great Lakes or Lake St. Clair; or
4. A water of the United States as that term is used in section 502(7) of the Federal Water Pollution Control Act, 33 USC 1362; or
5. Known to have a documented presence of an endangered or threatened species under Part 365 of State of Michigan 1994 PA 451, as amended or the Federal Endangered Species Act of 1973, Public Law 93-205; or

6. Rare or imperiled.

Wetlands A appears to be regulated by EGLE and the City of Novi because it is part of a larger wetland system that is within 500 feet of a pond that is southwest of the AOI.

Please be advised that EGLE has regulatory authority regarding the wetland boundary location(s) and jurisdictional status of wetlands in the State of Michigan. Barr's wetland determination was performed in general accordance with accepted procedures for conducting wetland determinations. Barr provides no warranty, guarantee, or other agreement in respect to the period of time for which this wetland determination will remain valid. Barr's conclusions reflect our professional opinion based on the site conditions within the area of investigation observed during the site visits. Discrepancies may arise between current and future wetland determinations and delineations due to changes in vegetation and/or hydrology as the result of land use practices or other environmental factors, whether on-site or on adjacent or nearby properties. We recommend our wetland boundary determination and jurisdictional opinion be reviewed by EGLE or a Part 303 permit be obtained prior to undertaking any activity within any regulated wetlands.

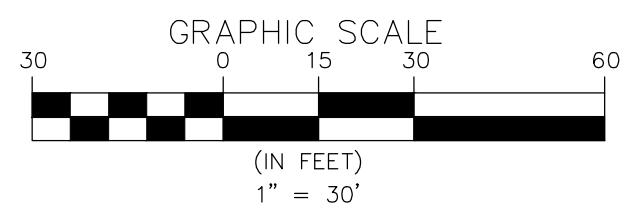
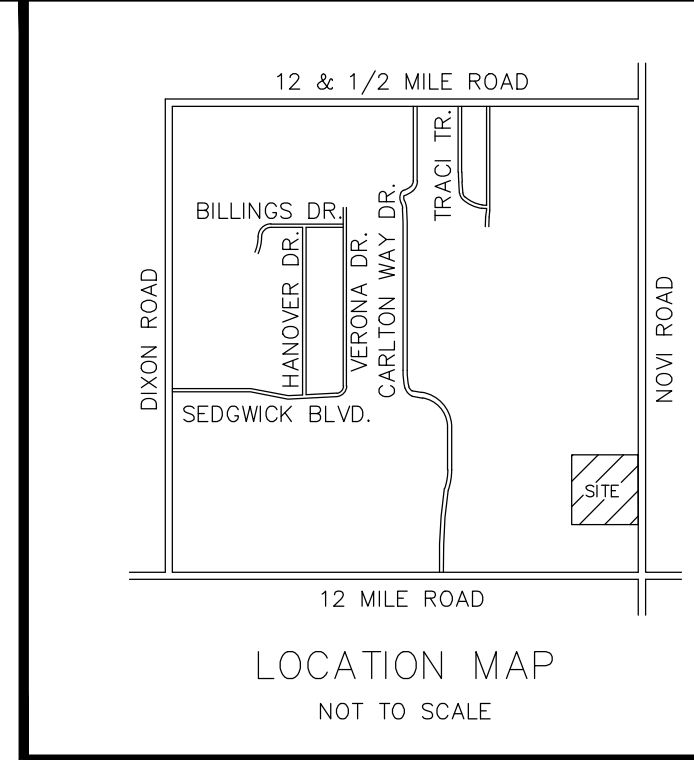
Thank you for the opportunity to provide this wetland delineation. If you have any questions, please contact me at wheld@barr.com and 734-558-9288.

BARR ENGINEERING CO.



Woody L. Held
Senior Environmental Consultant

Enclosure: Boundary & Topographic Survey



EXISTING LEGEND

	SETBACKS
	EASEMENT
	GAS MAIN
	SANITARY SEWER
	WATER MAIN
	STORM SEWER
	OVERHEAD UTILITY LINES
	UNDERGROUND UTILITY LINES
	FENCE
	DITCH CENTERLINE
	GUARDRAIL
	TREELINE (R)
	TREELINE (L)
	SANITARY MANHOLE
	STORM SQUARE CATCH BASIN
	STORM ROUND CATCH BASIN
	STORM MANHOLE
	CULVERT
	FIRE HYDRANT
	VALVE IN WELL
	GAS VALVE
	ELECTRICAL TRANSFORMER
	ELECTRICAL RISER
	ELECTRICAL MANHOLE
	TELEPHONE RISER
	TELEPHONE MANHOLE
	CABLE RISER
	LIGHT POLE
	UTILITY POLE
	GUY WIRE
	GUARDPOST / BOLLARD
	P.I. SIGN
	SECTION CORNER
	FOUND IRON
	SET IRON
	MEASURED
	RECORD
	SET IRON
	FOUND IRON

PROPERTY DESCRIPTION (PER TAX RECORDS):
 TIN, RBE, SEC 10 PART OF SE 1/4 BEG AT PT DIST N 00-14-00 W 320 FT & N
 89-56-11 W 60 FT FROM SE SEC COR, TH N 89-56-11 W 368.49 FT, TH N
 00-52-00 W 369.97 FT, TH S 89-53-19 E 372.58 FT, TH S 00-14-00 E 369.98
 FT TO BEG 3.15 A10-22-91 FR 046., CITY OF NOV, OAKLAND COUNTY, MI
 **NOTE: TAX DESCRIPTION MIS-CLOSES BY 0.36"

PARCEL ID#:
50-22-10-400-055

ZONING DISTRICT:
OS-1 OFFICE SERVICE (PER CITY OF NOW GIS)

EASEMENTS:
TITLE WORK WAS NOT PROVIDED BY THE CLIENT, THEREFORE EASEMENTS MAY
EXIST ON THE PROPERTY THAT ARE NOT SHOWN HEREON.

FLOOD ZONE:
SITE IS IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE.

WETLANDS:
WETLAND FLAGGING AND LOCATIONS PROVIDED BY BARR ENGINEERING COMPANY

TREES:
TREE LOCATIONS AND IDENTIFICATION PROVIDED BY BARR ENGINEERING COMPANY.

BEARINGS:
ROTATED TO MICHIGAN STATE PLANE COORDINATES, SOUTH ZONE, INTERNATIONAL
FEET

VERTICAL DATUM (NAVD88):
ADDED 0.14' TO SITE ELEVATIONS TO MATCH CITY OF NOVI BENCHMARK

SITE BENCHMARKS:
CITY OF NOVA BENCHMARKS

CITY OF NOVI BENCHMARKS
BENCHMARK #1042
"X" ON NORTH RIM OF GATEWELL LOCATED IN THE
NORTHWEST QUAD OF INTERSECTION 12 MILE ROAD &
NOVI ROAD, 5 FEET WEST OF SIDEWALK AND 15 FEET
NORTH OF BACK OF CURB.

ELEV. = 951.69 (NAVD88)

BENCHMARK #1411
"X" ON NORTH RIM OF GATEWELL LOCATED BETWEEN
LOTS #43223/43025 12 MILE ROAD, SOUTH OF 12 MILE

ROAD AND 3 FEET SOUTH OF SIDEWALK.
ELEV. = 944.39 (NAVD88)

SITE BENCHMARKS
BENCHMARK #1
PK NAIL IN WEST FACE OF UTILITY POLE, LOCATED 158
FEET NORTH OF SOUTHEAST PROPERTY CORNER AND
85 FEET EAST OF NOVI ROAD CURB AND GUTTER.
ELEV. = 947.79 (NAVD88)

BENCHMARK #2
PK NAIL IN NORTH FACE OF WALL, LOCATED 10 FEET
SOUTH OF SOUTH PROPERTY LINE AND 116 FEET WEST
OF SOUTHEAST PROPERTY CORNER.

ELEV. = 951.70 (NAVD88)

NOTE:

ALL EXISTING UTILITIES HAVE BEEN FIELD LOCATED WHERE VISIBLE. UNDERGROUND LOCATIONS HAVE BEEN TAKEN FROM RECORD DOCUMENTS AND NO GUARANTEE CAN BE MADE TO THE COMPLETENESS, EXACTNESS OR CORRECTNESS OF LOCATIONS. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF EXISTING UTILITIES AND RELOCATE AS NECESSARY TO AVOID CONFLICTS WITH NEW CONSTRUCTION.

STATE LAW ACT 53, THREE (3) DAYS BEFORE YOU DIG DIAL TOLL FREE MISS DIG
1-800-482-7171.

SKL SEIBER KEAST LEHNER
ENGINEERING | SURVEYING

CLINTON TOWNSHIP OFFICE
17001 NINETEEN MILE ROAD, SUITE 3
CLINTON TOWNSHIP, MI 48035
586.742.7000

FARMINGTON HILLS OFFICE
39205 COUNTRY CLUB DRIVE, SUITE C8
FARMINGTON HILLS, MI 48331
248.306.3531

© COPYRIGHT 2021

[illegible]

811

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



CLIENT INFO:	PROJECT NUMBER:
E AND M HOLDINGS	23-207
600 MADISON AVENUE	PROJECT MANAGER:
NEW YORK, NEW YORK 10022,	L. DROULLIER
PH: 248.6440.8720	DRAWN BY:
ATTN: JORDAN SASSON	AWC
	CHECKED BY:
	LMD
	DATE:
	01/23/2024
	OFFICE:
	CUNTON TOWNSHIP

PROJECT NAME: SOCIETY HILL

PART OF THE SE 1/4 OF SEC. 10, T. 14 N., R. 8 E.,
CITY OF NORM, OAKLAND COUNTY, MI.

SHEET TITLE: BOUNDARY & TOPOGRAPHIC SURVEY



**APPLICATION FOR SITE PLAN
AND LAND USE APPROVAL**
City of Novi Community Development Department
Planning Division
45175 Ten Mile Road, Novi, MI 48375
248-347-0475
cityofnovi.org

Check all that apply:

- ☐ Site Plan Approval
☐ Special Land Use
☐ Rezoning
☐ PRO
☐ SDO
☐ Wetland Permit
☐ Woodland Permit

Society Hill
Project Name

Use Tab function to navigate form. Point and click cursor to check boxes.

APPLICANT	E & M Holdings, LLC c/o – Sequel		Jordan Sasson			
	Company		Primary Contact		Professional License Number, if applicable	
	32605 West Twelve Mile Road		290	Farmington Hills		MI 48334
	Street Address		Suite	City		State Zip
	(248) 640-8720				Jordan@sequelcos.com	
	Phone Number		Alternate Phone Number		Email Address	

OWNER	Society Hill		E & M Holdings, LLC			
	Project Name		Legal Name of Ownership, with Primary Contact			
	32605 West Twelve Mile Road		290	Farmington Hills		MI 48334
	Street Address		Suite	City		State Zip
	248-640-8720				Jordan@sequelcos.com	
	Phone Number		Alternate Phone Number		Email Address	

PROJECT INFORMATION	N/A		North of 12 Mile Road		West of Novi Road	
	Property Address, if known		North or South of which road?		East or West of which road?	
	22-10-400-020 through 028			463 unit proposed multifamily development project		
	Parcel Number(s) (Contact Assessing Dept. if unknown)		Section	Brief description of project (number of stories or units, etc.)		
	RM-1/PD-1	RM-1/PD-1	33.92	25.6	9.939	
	Current Zoning	Proposed Zoning	Gross Site Acreage Size will be reviewed against Assessor's Records	Woodland Acreage	Wetland Acreage	
	If unknown, 2 acres will be used initially					
463 units		See below	See below	See below	1	
Number of units or lots		Building 1 SQ FT	Building 2 SQ FT	Building 3 SQ FT	Number of Phases	
The total project will be 564K SF spread over 21 buildings.						
Additional information, if necessary						

ARCHITECT	Krieger Klatt Architects Inc.		Jason Krieger		1301053578	
	Architectural Firm		Primary Architect		Professional License Number, if applicable	
	2120 East 11 Mile Road			Royal Oak		MI 48067
	Street Address		Suite	City		State Zip
	586-668-0124				jason@kriegerklatt.com	
	Phone Number		Alternate Phone Number		Email Address	

ENGINEER

Seiber Keast Lehner	Bob Emerine	6201051253		
Engineering Firm	Primary Engineer	Professional License Number, if applicable		
39205 Country Club Dr.	C8	Farmington Hills	MI	48331
Street Address	Suite	City	State	Zip
248-308-3331		bobe@skl-eng.com		
Phone Number	Alternate Phone Number	Email Address		

LANDSCAPE ARCHITECT

Allen Design	Jim Allen	1166		
Landscape Architectural Firm	Primary Architect	Professional License Number, if applicable		
557 Carpenter		Northville	MI	48167
Street Address	Suite	City	State	Zip
248-467-4668		jca@wideopenwest.com		
Phone Number	Alternate Phone Number	Email Address		

WETLAND

Barr Engineering	Woody Held	N/A		
Wetland Consulting Firm	Primary Consultant	Professional License Number, if applicable		
3005 Boardwalk Drive	100	Ann Arbor	MI	48108
Street Address	Suite	City	State	Zip
734-558-9288		wheld@barr.com		
Phone Number	Alternate Phone Number	Email Address		

WOODLAND

Allen Design	Jim Allen	1166		
Woodland Consulting Firm	Primary Consultant	Professional License Number, if applicable		
557 Carpenter		Northville	MI	48167
Street Address	Suite	City	State	Zip
248-467-4668		jca@wideopenwest.com		
Phone Number	Alternate Phone Number	Email Address		

WETLAND INFO

Wetland Information: Please review [City Ordinance Chapter 12 Article V, Wetlands and Watercourse Protection](#)

Will any onsite or offsite wetlands be impacted by the project? ☒ Yes ☐ No ☐ Not Sure

Will any onsite or offsite wetland buffers be impacted by the project? ☒ Yes ☐ No ☐ Not Sure

Total acreage of wetland disturbance: 0.847 Acres Is an MDEQ Permit required? ☒ Yes ☐ No ☐ Not Sure

Are you proposing any wetland mitigation? ☒ Yes ☐ No

Description of work, and amount of material to be added or removed from site, if known:

See Wetlands section in Responses to City of Novi Comments.

WOODLAND INFO

Woodland Information: Please review [City Ordinance Chapter 37, Woodlands Protection](#)

Are there regulated woodlands or trees (36" dbh or greater) onsite? ☒ Yes ☐ No ☐ Not Sure

Are there regulated woodlands or trees (36" dbh or greater) on adjacent site(s)? ☐ Yes ☐ No ☒ Not Sure

If yes to either question above, describe trees and proposed impact:

See Woodlands section in Responses to City of Novi Comments.

TRAFFIC

Traffic Information:Are you required to submit a Traffic Study? ☐ Full Study ☐ Abbreviated ☒ No ☐ Not SureAre you required to submit a Shared Parking Study? ☐ Yes ☒ No ☐ Not Sure

FACADE

Facade Information:Level of Façade review: ☒ New Review ☐ Review of Addition ☐ Affidavit for Identical Building☐ Modification - use [Facade Modification Review Submittal Form](#)

REZONING

Rezoning Requests:

Please fill out the appropriate information on this application, and submit it with an explanation of your rezoning request and **Landowner's permission for submittal (if not the applicant)**. Submit four sets of the property survey, sign location plot plan, and traffic study (if applicable). If the rezoning is part of a Planned Rezoning Overlay (PRO) request, include ten sets of conceptual plans and written description of any and all conditions proposed for inclusion in the PRO Agreement, e.g., a limitation on total units, a limitation of square footage, location of proposed curb cuts, etc. See Section 7.13 of the Novi Zoning Ordinance for full description of the PRO.

SLU

Special Land Use Requests:

Please fill out the appropriate information on this application, and submit it with an explanation of your intended Special Land Use, Noise Analysis or Impact Statement (if required) and **Landowner's permission for submittal (if not the applicant)**. If this request is not being submitted with a new site plan, please submit four copies of the site plan.

SUBMITTAL REQUIREMENTS

Site Plan Submittal Requirements:

- ☒ Seven sealed and folded 24"x36" sets of plans and PDF copy of plans, maximum scale of 1" = 50', which include site plan, elevations, floor plans, engineering, landscape, wetland, woodland, stormwater management plans and lighting.
- ☒ Original signed and notarized copy of this application.
- ☒ Notarized original signature of Landowner authorizing permission, if Applicant is not the owner.
- ☒ Completed [Preliminary Site Plan Checklist](#).
- ☒ Applicable addendums: Community Impact Statement, Traffic Study (four copies), Shared Parking Study, SLU Description, Parallel Plan, PRO Conditions, Noise Analysis, [Project and Street Name Request Form](#).
- ☒ Façade Materials Board, three letter-size colored renderings, one letter-size site plan.
- ☒ [Hazardous Chemical Survey](#) and [Non-Domestic User Survey](#) (commercial and industrial projects only).
- ☒ Please contact the Community Development Department if you are submitting a platted subdivision for review.

I do hereby attest that all statements, signatures, descriptions, and exhibits submitted on/or with this application are true and accurate to the best of my knowledge and I am the property owner or I am authorized to file this application and act on behalf of the property owner and I have attached a notarized statement from the owner who grants me permission to act on his/her behalf. I acknowledge that by making this application I have consented to the entry of City officials, employees, agents, and/or representatives for all purposes in connection with this application and to insure compliance with City Ordinances. I acknowledge that this document serves as my request for a Wetland and/or Woodland Permit if such a permit is deemed necessary.

Signature of Applicant

Jordan Sasson

Printed Name of Applicant

3/25/24

Date

Signature of Landowner

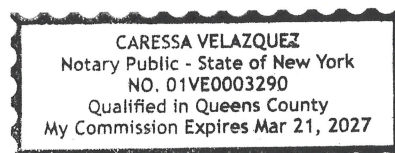
may be submitted on separate notarized document

Jordan Sasson

Printed Name of Landowner

3/25/24

Date



Caressa Velazquez 3/25/24

Notary

Date

County:

New York

State:

New York



PRELIMINARY SITE PLAN CHECKLIST

City of Novi Community Development Department
Planning Division
45175 Ten Mile Road, Novi, MI 48375
248-347-0475
cityofnovi.org

Society Hill	3/25/24
Project Name	Date

ITEM	REQUIREMENT	Yes	No - N/A
1	Provide name, address and phone number of Applicant.	☒	☐
2	Provide name, address, phone number, and seal with signatures of Michigan-licensed architect, engineer, designer, landscape architect or planner who prepared the plan. Plan should be stamped "Preliminary" or titled Preliminary Site Plan.	☒	☐
3	Include the north arrow, legend, graphic and written scale on all sheets.	☒	☐
4	Title block must contain the project name and section number wherein located on all sheets.	☒	☐
5	Include City project number in bottom right corner of cover sheet.	☒	☐
6	Provide land description, including sidwell number (metes and bounds for acreage parcel, lot number(s), liber and page for subdivisions) with gross land area in square feet or acres. In the case of a multiple dwelling site plan, the net area in square feet or acres of land area shall also be shown.	☒	☐
7	Identify parcel identification number (sidwell number) and ownership and proposed parcel/lot lines. Check lot split requirements with City Assessor.	☒	☐
8	Location map must be to scale, showing section numbers, site location, major roads and railroads.	☒	☐
9	List existing zoning of site and adjacent property(ties).	☒	☐
10	Provide existing topography (based on USGS datum with 2' contour intervals) extending a minimum of 100' beyond all site boundaries.	☒	☐
11	Soil types and characteristics must be graphically shown and described on the site plan, using US Soil Conservation Service "Soil Survey of Oakland County Michigan 1980" or more detailed surveys as are available.	☒	☐
12	Locations and boundaries of wetlands and wetland setbacks should be delineated, as defined in the Novi Wetlands and Watercourse Protection Ordinance, Chapter 12, Article V of Code of Ordinances, and in Article 24, Schedule of Regulations, Footnote V of the Zoning Ordinance. Any proposed filling, draining, cutting, dredging or other alteration proposed for wetlands and setbacks must be graphically depicted and quantified in a table on the site plan. The proposal must be in accordance with the Michigan Wetlands Protection Act and the Inland Lakes and Streams Act (Part 303 and Part 301 of the Natural Resources and Environmental Protection Act, Act 451 of 1994).	☒	☐
13	Locations of all lakes, streams, rivers, creeks, brooks, ponds, detention basins and drainage ways, including intermittent streams and ponds with water elevation level indicated and watercourse setbacks as required in Article 24, Schedule of Regulations of the Zoning Ordinance. Boundaries of 100-year floodplain (flood hazard area) and floodways if located on the property or immediately adjacent to the property.	☒	☐
14	Location of all regulated woodlands as shown on the Regulated Woodlands Map, trees 36" dbh and greater and/or as are otherwise controlled under Chapter 37 of the Novi Code of Ordinances. Alternative plans that preserve the most amount of quality areas of woodlands, any proposed cutting, clearing or retention of any vegetation from the ground up, replacement of regulated trees 8" dbh and greater, proposed grading limits, proposed tree protection measures, if any, pursuant to Ordinance requirements.	☒	☐

ITEM	REQUIREMENT	Yes	No - N/A
15	Plans shall be prepared using the Michigan State Plane Coordinate System with a minimum of two ties to established section corners or quarter section corners. All property line dimensions shall be shown using this system. Existing and proposed ROWs where abutting a public roadway must also be shown.	☒	☐
16	Provide the general layout and dimension of proposed physical improvements, showing the following: Location of all existing and proposed buildings, proposed parking and parking layout, streets and drives, and indicate square footage of pavement area. Identify roads as public or private.	☒	☐
17	General design concept of proposed building(s) appearance and proposed materials of construction for all sides of the building are required. These plans must be sealed by a registered Michigan architect.	☒	☐
18	All landscape plans should show the following:		
	All landscape quantity and area calculations as required by the Landscape Ordinance and Landscape Design Manual .	☒	☐
	All proposed landscape plantings including landscape screening adjacent to residential, greenspace adjacent to buildings, delineated parking lot landscaping, and landscape berm and street tree plantings.	☒	☐
	Plant list including all plant materials, sizes, and container/height.	☒	☐
	Costs for plant materials, mulch, edging and lawn seed/sod.	☒	☐
	Existing and proposed utilities, walls, fencing, light posts, and dumpster enclosures.	☒	☐
	Existing soils per USDA.	☒	☐
	Proposed grading with minimum 2' contour intervals for berms.	☒	☐
	Storm basin plantings with 25' buffer. See Engineering Design Manual for additional requirements for Storm Detention Basin buffer (section 5.6.5) and Retention Basin buffer (section 5.8.2).	☒	☐
	Any required 25' wetland buffers.	☒	☐
	Tree survey showing existing trees over 8" and woodland areas complete with proposed protection fence locations outside the tree's actual dripline.	☒	☐
	Berms cross sections showing slopes and 6" top layer of topsoil.	☒	☐
	Loading zone screening, if any.	☐	☒
	Location and type of proposed site amenities.	☒	☐
	All landscape details and notes required by the Landscape Ordinance and Landscape Design Manual .	☒	☐
	25' clear view zone for corner clearance and any other special requirements per zoning district.	☒	☐
19	Sufficient information to adequately demonstrate a feasible means of providing the following in compliance with applicable City Master Plans:		
	<u>Water Supply</u> : If connected to City system, show existing water main(s) and generalized location and size of proposed systems, or location of existing or proposed well. See Novi Code of Ordinances, Chapter 11 .	☒	☐
	<u>Sanitary Waste Disposal</u> : If connected to City system show existing sanitary sewer mains and generalized location and size of proposed system, or location of existing or proposed septic tank and field(s). See Novi Code of Ordinances, Chapter 11 .	☒	☐
	<u>Stormwater Collection and Disposal/Sedimentation Control</u> : Show existing storm sewers and generalized location of proposed storm sewer system and generalized overland flow routes. See Engineering Design Manual . Note that Stormwater Management Plan is approved at Preliminary Site Plan approval.	☒	☐

ITEM	REQUIREMENT	Yes	No - N/A
20	If the site plan is for multiple dwellings, in addition to those items above, show:		
	Distance between buildings.	☒	☐
	Maximum lot coverage.	☒	☐
	Total number of buildings and dwelling units by type (e.g., one bedroom, two bedroom, with appropriate square footage) for the project per building.	☒	☐
	Building height.	☒	☐
21	If phased construction is to be used, each phase must stand on its own regarding density, parking, landscaping, utilities, fire access, etc.	☐	☒
22	Pedestrian safety paths and pathways along internal and external roads, as required in the City of Novi's Master Plan, various sections of the Zoning Ordinance, Subdivision Ordinance (Novi Code of Ordinances, Appendix C), Design and Construction Standards (Novi Code of Ordinances, Chapter 11, Sections 11 and 12), the Non-Motorized Master Plan or by City policy.	☒	☐
23	Community Impact Statement, required if project is in excess of ten acres for non-residential developments or 200 units for residential developments. Such statement shall consider adjacent land uses, road capacity, environmental concerns and necessity for proposed uses per the Site Plan and Development Manual .	☒	☐
24	Traffic Impact Study, if required, to permit analysis of the safety and efficiency of access to the site, the adequacy of driveways and internal road systems, and the impact of the project on external roadways per the Site Plan and Development Manual .	☐	☒
25	Indicate street and road names for all public rights-of-way or private roads in a project development. Such names, as well as project names, are to be reviewed by the City's Street Naming Committee for suitability. Submit Project and Street Name Request Form if required.	☒	☐
26	Number of employees on maximum shift for industrial establishments, warehouses and wholesale uses.	☐	☒
27	Locations of all signage and all sign structures shall be depicted. Actual signage shall be reviewed prior to erection pursuant to the permit process contained in the Novi Code of Ordinances, Chapter 28 .	☒	☐
28	Existing on-site and off-site driveways located within 100' of property boundaries if site fronts on local or collector road and within 200' of property boundaries if site fronts on a major thoroughfare.	☒	☐
29	Sight distance at each driveway per Novi Code of Ordinances, Chapter 11, Figure VIII-E .	☒	☐
30	Delineate façade drawing content requirements. Identify all materials, colors of materials, etc. Reference all materials to a sample board. Identify each material percentage on each facade calculated individually.	☒	☐
31	Proposed location of Construction Access Route and its connection from the site to the arterial street system of the City.	☒	☐
32	Submit Hazardous Chemical Survey (Commercial and Industrial users only)	☒	☐
33	Submit Non-Domestic User Survey Form (Commercial and Industrial users only)	☒	☐

**Oakland County Water Resources Commissioner
Industrial Pretreatment Program
NONDOMESTIC USER SURVEY FORM**

3/22/2024

Date

Section I.

1) SOCIETY HILL

PROJECT NAME

NORTH OF 12 1/2 ROAD/ WEST OF NOVI ROAD (22-10-400-020 THRU 028)

PROJECT ADDRESS OR LOCATION

NOVI, MI 48375

248-640-8720

PROJECT CITY, STATE, ZIP CODE

PHONE

RESIDENTIAL DEVELOPMENT

Nature of Business

SIC (if known)

JORDAN SASSON

Name of Contact Person

2) What types of wastes do you discharge to the sanitary sewer?

A) ☒ Sanitary Only B) ☐ Wash Water C) ☐ Rinse WaterD) ☐ Cooling Water E) ☐ Process Water F) ☐ Scrubber WaterG) ☐ Other (explain):

3)

Name of Industrial Waste Hauler

License Number

Last Pickup Date

Amount

Type of wastes

4) Do you use, store or discharge any materials listed in the Priority Pollutants and Critical Materials List?

(See pages 5-11)

A) ☐ YesB) ☒ No

5) Does your operation result in residue or sludge-type waste?

A) ☐ YesB) ☒ No

6)

Number of Employees

Number of Months of Operation per Year

Number of Hours of Operation per Day

Days per week

Number of Shifts

7) Water Supply:

A) ☒ MunicipalB) ☐ Well

Consumption used= 11034 gallons per day 110,342 gal/day (avg)

8) Does your facility have a Spill Prevention Control and Countermeasure Program (SPCC) 40CFR112 or a Pollution Incident Prevention Plan (PIPP) MDEQ Rule #5?

A) ☐ YesB) ☒ No

9) Is any of the enclosed information confidential?

A) ☐ YesB) ☒ No

If yes, explain:

10) If you answered ONLY A to question #2, sign and return this portion.

If your answer to question #2 was OTHER THAN A, complete Sections II-VII and return to:

**Industrial Pretreatment Program, OCWRC
1 Public Works Drive
Waterford, MI 48328**

11)

Signature of Responsible Official

Print/Type Name of Responsible Official

**JIM NASH
OAKLAND COUNTY WATER RESOURCES COMMISSIONER**

Section II. PROCESS AND PRODUCTS

- 1) Consult your Material Safety Data Sheets and provide a complete list of only those chemicals used or stored on the site which appear on Table 1 (Critical Materials List & Priority Chemicals List). Provide a copy of all MSDS containing listed chemicals. Write the number of the chemical from Table 1 in the boxes below. Add extra pages if necessary.

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Section III. IDENTIFY OUTFALLS

- 1) ☐ A. Surface Waters. Name of Receiving Waters: _____
☐ B. Septic Tank ☐ C. Surface of Ground ☒ D. Sanitary Sewer
☐ E. Storm Sewer ☐ F. Other (describe) _____

- 2) Volume of Discharge: ☐ Measured ☒ Estimated

A) Average Daily Flow= 110326 gallons per day **110,342 gal/day (avg)**
 B) Maximum Daily Flow= 415996 gallons per day **415,990 gal/day (max)**

- 3) Type of wastewater: A. %Process= _____ B. % Cooling= _____
 C. % Sanitary= 100% D. % Other= _____ (explain): _____

- 4) Do roof, parking lot, etc. drains discharge to the sanitary sewer? ☐ Yes ☒ No

Section IV. DISPOSAL PRACTICES (Add extra sheets if necessary)

- 1) How do you dispose of spent chemicals? NO

- 2) How do you dispose of spoilage? NO

- 3) How do you dispose precipitates and/or sludge? NO

- 4) Do you have pretreatment for your wastes? ☐ Yes ☒ No
 If YES, explain on extra sheets.
 If NO, where and how are the wastes disposed of? ☒ Sanitary Sewer ☐ Storm Sewer
☐ Waste Hauler ☐ Other (explain): _____

- 5) Do you have air emission control equipment discharging to the sanitary sewer?
☐ Yes ☒ No

- 6) List all materials from Table 1 which are discharged with the wastes:

--	--	--	--	--	--	--	--	--	--	--	--

Section V. SPILL PREVENTION

- 1) List bulk material(s) stored on site (use extra sheets if necessary):

Material: N/A Volume: _____

Location in plant: _____

2) Is secondary containment provided for bulk material(s)? ☐ Yes ☒ No ☐ Some

3) Is secondary containment provided for chemicals listed in table 1? ☐ Yes ☒ No ☐ Some

4) Has separate storage been provided for those chemicals which cause hazardous reactions? ☐ Yes ☒ No

1) Are sampling points available for:

Process line? ☐ Yes ☒ No

Outfall? ☐ Yes ☒ No

2) Do you sample your process discharge: ☐ Yes ☒ No

3) Type of sample: Grab Composite

4) Is a sampling vault and/or manhole provided? ☐ Yes ☒ No

5) Typical sampling schedule: _____ N/A

6) What laboratory analysis can be run on site? _____ N/A

1) Describe safety precautions necessary for visitors:

2) **Sign Section I.11 and return by mail to address listed on Page 1.**

GLOSSARY

NONDOMESTIC USER SURVEY FORM

PRETREATMENT:

The treatment of a wastewater contribution, at the point of origin, prior to release to a public sewer collection system.

PROCESS WATER:

Water that comes in contact with an end product or with materials incorporated in an end product.

SAMPLE, COMPOSITE:

A composite sample should contain a minimum of eight (8) discrete samples taken at equal time intervals over the compositing period or proportional to the flow rate over the compositing period (EPA).

SAMPLE, GRAB:

A sample which is taken from a waste stream on a one-time basis with no regard to the flow in the waste stream and without consideration to time (EPA)

SECONDARY CONTAINMENT:

If a tank or vessel storing a chemical ruptures, the secondary containment structure will prevent the loss of the chemical into the environment. Secondary containment should be provided with a volume of 150% of the storage vessel. All potentially polluting materials such as oil, acid, cyanide, etc. should be stored within a secondary containment structure, usually a concrete wall or earthen dike.

SPENT CHEMICALS:

Chemicals that have exhausted their usefulness.

STANDARD INDUSTRIAL CODE (SIC):

This is a way of identifying industrial types with a six-digit code. A manual with the codes is entitled STANDARD INDUSTRIAL CODES and is available in the reference section of most libraries.

NONDOMESTIC USER SURVEY FORM
Priority Pollutants and Critical Materials List

PPNUM1	CAT	CHEM	COLOR	ODOR	PH	COM1	COM2
1	A	acids	colorless	acidic	1.0		
2	A	acenaphthene		alcohol			
3	A	acetone cyanohydrin	colorless				
4	A	2-acetylaminofluorene					
5	A	acrolein	colorless	pungent			
6	A	acrylic acid	colorless	acid			
7	A	acrylonitrile	colorless	ammonia			
8	A	allyl chloride	colorless	pungent			
9	A	2-aminoanthraquinone	red				
10	A	aminoazobenzene	yellow				
11	A	o-aminoazotoluene	golden				
12	A	4-aminobiphenyl					
13	A	3-amino-9-ethylcarbazole					
14	A	1-amino-2-methylthraquin					
15	A	aminotriazole (amitrole)					
16	A	aniline	colorless	burning			
17	A	aniline hydrochloride	colorless	burning			
18	A	o-anisidine	colorless				
19	A	o-anisidine hydrochloride					
20	A	benz(a)anthracene	green				
21	A	benzene	straw	solvent			
22	A	benzidine	red				
23	A	benzidine salts					
24	A	benzo(a)pyrene	yellow				
25	A	brucine					
26	A	carbon tetrachloride	colorless				
27	A	chlorinated benzenes					
27a	A	chlorobenzenes	colorless				
27b	A	1,2,4-trichlorobenzene					
27c	A	1,2-dichlorobenzene	colorless				
27d	A	1,3-dichlorobenzene	colorless				
27e	A	1,4-dichlorobenzene	colorless				
28	A	chlorinated dibenzofurans					
29	A	chlorinated dioxins					
30	A	chlorinated ethanes					
30a	A	1,1,1-trichloroethane	colorless	ether			
30b	A	1,1-dichloroethene		chloroform			
30c	A	chloroethane		ether			
30d	A	1,1,2,2-tetrachloroethane		chloroform			
31	A	chlorinated naphthalene					
31a	A	2-chloronaphthalene	yellow				
32	A	chlorinated phenols					
32a	A	2-chlorophenol		phenol			
32b	A	parachlorometa-cresol	yellow	phenol			
32c	A	2,4-dichlorophenol					
33	A	1-chloro-2,3-epoxypropane					
34	A	chloroalkyl ethers					
34a	A	2-chloroethyl vinyl ether (mixed)					
35	A	bis(2-chloroethyl)ether	colorless				
36	A	chloroform		chloroform			
37	A	bis(2-chloromethyl)ether	colorless				
38	A	3-(chloromethyl)pyridine hydrochloride					

PPNUM1	CAT	CHEM	COLOR	ODOR	PH	COM1	COM2
39	A	1-(4-chlorophenyl)-3, 3-dimethyl triazene					
40	A	4-chloro-m-phenylenediamine					
41	A	4-chloro-o-phenylenediamine					
42	A	chloroprene					
43	A	5-chloro-o-toluidine					
44	A	p-cresidine					
45	A	2,4-diaminoanisole sulfate					
46	A	4,4-diaminodiphenyl					
47	A	2,4-diaminotoluene					
48	A	dibenz(a,h)anthracene					
49	A	tris(dibromopropyl)phosphate					
50	A	di-n-butyl phthalate					
51	A	3,3-dichlorobenzidine					
52	A	3,3-dichlorobenzidine salts					
53	A	1,2-dichloroethane					
54	A	dichloroethylenes					
54a	A	1,1-dichloroethylene					
54b	A	1,2-trans-dichloroethylene					
55	A	dichloropropane and dichloropropene		chloroform			
55a	A	1,3-dichloropropylene (1,3-dichloropropane)		chloroform			
55b	A	1,2-dichloropropane		chloroform			
56	A	1,2:3,4-diepoxybutane					
57	A	diethyl sulfate	colorless	mint			
58	A	4-dimethylaminoazobenzene	yellow				
59	A	dimethylhydrazines	yellow	ammonia			
60	A	2,4-dimethylphenol					
61	A	4,6-dinitro-o-cresol	yellow				
62	A	2,4-dinitrophenol	yellow				
63	A	2,4-dinitrotoluene	yellow				
64	A	dinitrotoluene	yellow				
64a	A	2,6-dinitrotoluene	yellow				
65	A	di-n-octyl phthalate					
66	A	1,4-dioxane					
67	A	2,3-epoxy-l-propanal					
68	A	ethylbenzene	colorless				
69	A	ethylene dibromide		chloroform			
70	A	ethyleneimine		ammonia			
71	A	ethelene oxide					
72	A	ethylene thiourea					
73	A	bis(2-ethylhexyl)phthalate					
74	A	ethylmethanesulfonate					
75	A	fluoranthene					
76	A	2-(2-formylhydrazino)-4-(5-nitro-2-fury)-thiazole					
77	A	Haloethers					
77a	A	4-chlorophenyl phenyl ether					
77b	A	4-bromophenyl phenyl ether					
77c	A	bis(2-chloroisopropyl) ether					
77d	A	bis(2-chloroethoxy)methane					

PPNUM1	CAT	CHEM	COLOR	ODOR	PH	COM1	COM2
78	A	Halomethanes					
78a	A	methylene chloride (dichloromethane)	colorless	chloroform			
78b	A	methyl chloride (chloromethane)	colorless				
78c	A	methyl bromide (bromoethane)	colorless	chloroform			
78d	A	bromoform (tribromomethane)		chloroform			
78e	A	dichlorobromomethane					
78f	A	trichlorofluoromethane		ether			
78g	A	dichlorodifluoromethane	colorless	ether			
78h	A	chlorodibromomethane					
79	A	hexachlorobenzene (HCB)					
80	A	hexachlorobutadiene					
81	A	hexachlorocyclexane					
82	A	hexachlorocyclopentadiene					
83	A	hexachloroethane		mint			
84	A	hydrazobenzene					
85	A	hydroquinone	brown				
86	A	N-(2-hydroxyethyl)ethyleneimine		ammonia			
87	A	isophorone					
88	A	lactonitrite					
89	A	malachite green	green				
90	A	4,4-methylenebis(2-chloroaniline)					
91	A	4,4-methylenebis(2-methylaniline)					
92	A	4,4-methylenebis(N,N-dimethylaniline)					
93	A	1,2(methylenedioxy)-4-propenyl benzene					
94	A	methylhydrazine	colorless				
95	A	1-methylnaphthalene					
96	A	2-methyl-1-nitroanthraquinone					
97	A	mustard gas		sweet			
98	A	1,5-naphthalenediamine					
99	A	1-naphthylamine	red				
100	A	2-naphthylamine	white				
101	A	5-nitroacenaphthene					
102	A	5-nitro-o-anisidine					
103	A	nitrobenzene	colorless	sweet			
104	A	4-nitrobiphenyl					
105	A	nitrogen mustard		fish			
106	A	2-nitrophenol	yellow				
107	A	4-nitrophenol	yellow				
108	A	Nitrosamines					
108a	A	N-nitrosodiphenylamine					
108b	A	N-nitrosodi-n-propylamine					
109	A	N-nitroso-n-butyl-N-(4-hydroxybutyl)amine					
110	A	N-nitrosodiethylamine	yellow				
111	A	N-nitrosodimethylamine	yellow				
112	A	p-nitrosodiphenylamine	green				
113	A	N-nitroso-N-ethylurea					
114	A	N-nitroso-N-methylurea					
115	A	N-nitroso-N-methylurethane					
116	A	N-nitrosomethylvinylamine					
117	A	N-nitrosomorpholine	yellow				
118	A	N-nitro-N-phenylhydroxyl-amine, ammonium salt					

PPNUM1	CAT	CHEM	COLOR	ODOR	PH	COM1	COM2
119	A	N-nitrososarcosine					
120	A	pentachloronitrobenzene					
121	A	pentachlorophenol		pungent			
122	A	peroxyacetic acid		acid			
123	A	phenol	colorless	phenol			
124	A	Phthalate esters					
124a	A	butyl benzyl phthalate					
124b	A	diethyl phthalate					
124c	A	dimethyl phthalate					
125	A	piperonyl sulfoxide					
126	A	polybrominated biphenyls (PBB)					
127	A	polychlorinated biphenyls (PCB)					
128	A	Polynuclear aromatic hydrocarbons					
128a	A	3,4-benzofluorantaene					
128b	A	benzo(k) fluorathane (11,12-benzofluoranthene)					
128c	A	chrysene					
128d	A	acenaphthylene					
128e	A	anthracene	colorless				
128f	A	benzo(ghi)perylene (1,12-benzoperylene)					
128g	A	fluorene	white				
128h	A	phenathrene					
128i	A	indeno(1,2,3-cd)pyrene (2,3-0-phenylenepyrene)					
128j	A	pyrene	colorless				
128k	A	naphthalene		mint			
129	A	1,3-propane sultone					
130	A	B-proplolactone					
131	A	5-propyl-1,3-benzodioxle					
132	A	propyleneimine					
133	A	semicarbazide					
134	A	styrene	colorless				
135	A	tetrachloroethylene(perchloroethylene)	colorless	ether			
136	A	thioacetamide					
137	A	4,4 -thiodianiline					
138	A	thiourea					
139	A	toluene	clear	benzene			
140	A	o-toluidine	red				
141	A	o-toluidine hydrochloride					
142	A	triaryl phosphate esters					
143	A	1,1,2-trichloroethane	clear	sweet			
144	A	trichloroethylene	colorless	chloroform			
145	A	trichlorophenols		phenol			
146	A	2,4,5-trimethylaniline					
147	A	trimethylphosphate					
148	A	vinylchloride	colorless				
149	A	xylene	colorless	sweet			
150	B	antimony	white				
151	B	arsenic	gray				
152	B	beryllium	gray				
153	B	cadmium	gray				
154	B	chromium	gray				
155	B	cobalt	red				

PPNUM1	CAT	CHEM	COLOR	ODOR	PH	COM1	COM2
156	B	copper	red				
157	B	cyanides					
158	B	hypochlorite					
159	B	lead	gray				
160	B	lithium	white				
161	B	mercury	silver				
162	B	nickel	white				
163	B	selenium	brown				
164	B	silver	white				
165	B	thallium	blue				
166	B	zinc	blue				
167	C	acids					
168	C	chloramines					
169	C	chlorine	colorless	chlorine			
170	C	hydrazine	colorless	ammonia			
171	C	hydrogen sulfide		rotten eggs			
172	D	asbestos (fibrous)					
173	E	aldicarb					
174	E	aldrin					
175	E	4-aminopyridine					
176	E	anilazine	white				
177	E	antimycin A					
178	E	azinphos-ethyl					
179	E	azinphos-methyl	colorless				
180	E	barban					
181	E	bendiocarb	white				
182	E	benomyl	white				
183	E	bromoxynil	colorless				
184	E	2(p-tert-butylphenoxy)-isopropyl-2-chloroethyl sulfite					
185	E	capatafol					
186	E	captan		odorless			
187	E	carbaryl					
188	E	carbofuran	white				
189	E	carbophenothion	amber				
190	E	chlordane	amber				
191	E	chlordecone					
192	E	chlorfenvinphos	amber				
193	E	chlorobenzilate					
194	E	chlorpyrifos					
195	E	clonitralid					
196	E	coumaphos	brown				
197	E	crotoxyphos	yellow				
198	E	cycloheximide					
199	E	DDT					
200	E	demeton					
201	E	diallate	brown				
202	E	diazinon		ester			
203	E	dibromochloropropane (DBCP)	brown	pungent			
204	E	dichlone	yellow				
205	E	dichlorvos					
206	E	dichrotophos					

PPNUM1	CAT	CHEM	COLOR	ODOR	PH	COM1	COM2
207	E	dieldrin					
208	E	dimethoate					
209	E	dinocap					
210	E	dinoseb	orange				
211	E	dioxathion	tan				
212	E	disulfoton	colorless				
213	E	endosulfan	brown				
214	E	endrin					
215	E	EPN					
216	E	ethion					
217	E	fensulfothion					
218	E	fenthion		garlic			
219	E	fluchloralin	orange				
220	E	heptachlor					
221	E	heptachlor epoxide					
222	E	Isomers of hexachlorocyclohexane					
222a	E	a-BHC-Alpha		musty			
222b	E	b-BHC-Beta		musty			
222c	E	g-BHC-Delta		musty			
223	E	leptophos	tan				
224	E	malathion	brown				
225	E	metabolites of DDT					
225a	E	4,4 -DDE (p,p -DDE)					
225b	E	4,4 -DDD (p,p -TDE)					
226	E	metabolites of endosulfan					
226a	E	endosulfan sulfate	brown				
227	E	metabolites of endrin					
227a	E	endrin aldehyde					
228	E	metabolites of heptachlor					
228a	E	heptachlor epoxide					
229	E	methomyl					
230	E	metoxychlor					
231	E	methyl mercaptan					
232	E	methyl parathion					
233	E	mevinphos	yellow				
234	E	mexacarbate					
235	E	mirex	white	odorless			
236	E	monocrotophos	red				
237	E	naled		pungent			
238	E	nicotine	brown	pyridine			
239	E	nitrofen	orange				
240	E	oxydemeton-methyl					
241	E	paraquat	colorless				
242	E	parathion	yellow				
243	E	phorate	colorless				
244	E	phosazetim					
245	E	phosmet	white				
246	E	phosphamidon					
247	E	rotenone					
248	E	silvex, propylene glycolbutyl ether ester					
249	E	sodium fluoroacetate					

PPNUM1	CAT	CHEM	COLOR	ODOR	PH	COM1	COM2
250	E	strychnine					
251	E	sulfallate	amber				
252	E	sulfotepp	yellow				
253	E	TDE					
254	E	TEPP					
255	E	terbufos	colorless				
256	E	tetrachlorvinphos					
257	E	thiram					
258	E	toxaphene	yellow	pine			
259	E	trichlorfon	white				
260	E	trichlorophenoxyacetic acid (2,4,5-t)					
261	E	trifluralin	yellow				
262	E	ziram					
1001	F	oil	brown	oil			
1002	F	mineral spirits	colorless	ether			
1003	F	mineral oil	colorless				
1004	F	methylene chloride	colorless	ether			
1005	F	ethylene glycol	green	sweet			
1006	F	hydrogen peroxide	colorless	pungent			
1007	F	alcohol	colorless				
1008	F	coal tar pitch	brown				
1009	F	asphalt petroleum emulsion	brown	pungent			
1010	F	sodium hydroxide					
1011	F	diesel fuel	colorless	diesel fuel			
1012	F	potassium hydroxide	white				
1013	F	paint					
1014	F	methyl ethyl ketone					
1015	F	gasoline					
1016	F	ammonia	colorless	ammonia			
1017	F	disinfectant					
1018	F	antiseptic					
1019	F	kerosene					



OTHER AGENCY CHECKLIST

City of Novi Community Development Department
Planning Division
45175 Ten Mile Road, Novi, MI 48375
248-347-0475
cityofnovi.org

Society Hill	3/25/2024
Project Name	Date

A. Information Required

After Preliminary Site Plan Approval, additional information concerning proposed construction, which is under the jurisdiction of agencies other than the City of Novi, must be submitted to the appropriate agencies for review and issuance of a permit. Permits must be obtained prior to Final Site Plan approval. This additional information includes, but is not limited to, the following:

ITEM	REQUIREMENTS	Shown	N/A
1	All proposed construction within the right-of-way of any street or highway under the jurisdiction of the Road Commission of Oakland County, Wayne County Department of Public Services, or the Michigan Department of Transportation.	☒	☐
2	Connection to any storm drainage facility under the jurisdiction of the Oakland County Drain Commissioner's Office.	☐	☒
3	Connection to any sanitary sewer facility operated by the Oakland County Drain Commissioner.	☒	☐
4	Construction or modification of any well or well system or any sanitary waste disposal system under the jurisdiction of the Oakland County Department of Public Health (OCDPH) or the Michigan Department of Natural Resources and Environment (MDNRE).	☒	☐
5	Occupation of a floodway or construction in floodplain of any lake, river or stream under the jurisdiction of the Michigan Department of Natural Resources and Environment or Department of the Army Corps of Engineers.	☐	☒
6	Impacts to wetlands or watercourses under the jurisdiction of the Michigan Department of Natural Resources and the Environment.	☒	☐

B. Permit Sequence

Documentation showing that all required permits have been issued by the agencies listed above (or a statement by the agency that no permit is required) must be presented to the City of Novi before building permits will be issued.



TO: Property Owner / Manager

RE: Hazardous Materials Reporting Requirements

The Novi Fire Department is required by Act No. 154, P.A. of 1974, as amended, Act No. 207, P.A. of 1941, and MI-OSHA to assemble information about facilities within the City of Novi that use, produce or handle hazardous materials.

CITY COUNCIL

Mayor

Bob Gatt

Mayor Pro Tem

Dave Staudt

Andrew Mutch

Laura Marie Casey

Hugh Crawford

Justin Fischer

Julie Maday

City Manager

Peter E. Auger

Director of Public

Safety

Chief of Police

David E. Molloy

Fire Chief

Jeffery R. Johnson

Assistant Chief of

Police

Erick W. Zinser

Assistant Chief of

Police

Scott R. Baetens

Assistant Fire Chief

John B. Martin

To assist out department in fulfilling its responsibilities under these requirements, we are requesting that you perform the following:

- Complete the enclosed **Hazardous Materials Survey** form in its entirety and sign it.
- Complete the Hazardous **Materials Inventory Statement** for all chemical categories reported as "**Have On Site At or Above Reportable Quantity**".
- Provide a building **Floor Plan** indicating the locations of the hazardous materials.
- Complete the enclosed **Emergency Contact & Property Information** form.

Important: DO NOT return **Material Safety Data Sheets** (MSDS) at this time.

This information is beneficial to our fire fighters when responding to a fire or other emergency at your facility. If your firm does not use, produce or handle any hazardous materials, you must still complete the **Survey** and **Emergency Contact** form. Emergency personnel will hold personal telephone numbers in strict confidence for emergency use only.

Please complete the enclosed survey, inventory, and emergency contact form including a building floor plan and return them to the Novi Fire Department within 30 days. All Surveys, including negative responses, will be kept on file to satisfy state and local requirements.

If there is a change concerning the use, production, or quantity of hazardous chemicals at your facility in the future, please contact this department so that we may update our files. Questions concerning this matter can be directed to the Fire Prevention Division of the Novi Fire Department at **248-735-5674** or MI-OSHA. Thank you in advance for your cooperation.

Sincerely,

Fire Marshal

Novi Public Safety
Administration
45125 Ten Mile Road
Novi, Michigan 48375
248.348.7100
248.347.0590 fax

cityofnovi.org

General Procedures for Collecting and Reporting Hazardous Materials Data

START YOUR REPORTING PROCESS BY READING THIS PAGE FIRST. IT WILL HELP YOU FILE PROPERLY. QUESTIONS CAN BE DIRECTED TO THE FIRE PREVENTION DIVISION OF THE NOVI FIRE DEPARTMENT AT 248-735-5674.

1. SURVEY YOUR FACILITY:

- ☐ Locate and identify the amounts of hazardous materials (HM) within your facility. Group the HM's by category.
- ☐ Identify all locations where reportable quantities of HM's are stored, used or manufactured
- ☐ Locate site specific features, including but not limited to:

Natural Gas Shut Off	Fire Dept. Connection
Electrical Shut Off	Fire Alarm Control Panel
Fire Suppression System(s)	Knox Box (Key Vault for FD)
Sprinkler Control Valves	Fire Doors
Inspector Test Valve	Exit Doors

2. **COMPILE MATERIAL SAFETY DATA SHEETS FOR ALL HAZARDOUS MATERIALS LOCATED WITHIN YOUR FACILITY:** The Material Safety Data Sheet (MSDS) will provide you with most of the information you need for this reporting procedure. **DO NOT** send MSDS's to the fire department unless specifically requested to do so. MIOSHA laws require you to have MSDS documents available to your employees.
3. **COMPLETE THE HAZARDOUS MATERIALS SURVEY:** Complete all of the requested information on this form. For each Chemical Type, indicate whether you have these chemical types either At or Above Reportable Quantity, Below Reportable Quantity, or Do Not Have On Site. Be sure to sign the bottom of page two before submitting this form. **Note: Household Cleaning Chemicals available to consumers and utilized for cleaning of your facility are not required to be reported.**
4. **COMPLETE THE HAZARDOUS MATERIALS INVENTORY STATEMENT (HMIS):** For categories of HM's on site that have quantities At or Above the Reportable Quantity, an Inventory (Doc. 5) shall be provided. Using the information you have gathered, complete the HMIS document. Use the "Completing the Inventory Statement" (Doc. 4) to assist with completing the Inventory.
5. **COMPLETE THE EMERGENCY CONTACT & PROPERTY INFORMATION FORM:** This form is self-explanatory. Please be thorough. This information is used in the event we must contact a facility representative after normal operating hours.
6. **RETURN ALL COMPLETED FORMS:** Return all completed forms within 30 days to the Novi Fire Department, 42975 Grand River Ave., Novi, MI 48375-1731.

Completing the: Hazardous Materials Inventory Statement

1. **C.A.S. NUMBER:** C.A.S. stands for Chemical Abstracts Service. Key point: CAS numbers *identify the chemical*, but not its concentration or specific mixture.
2. **FD HAZ CLASS SYMBOL:** This is the *Fire Department Hazard Classification Symbol*. It is the symbol of the chemical types as described on the *Hazardous Chemical Survey* and the Hazardous Chemical Definitions sheet. It helps to place chemicals in the proper hazard class.
3. **EHS:** This stands for Extremely Hazardous Substance (EHS). If this is an EHS, it may be noted on the MSDS. If you are unsure whether this chemical is an EHS, leave this box blank.
4. **CHEMICAL NAME:** This is the chemical name of the product, not the trade name. (Example: Report "Gasoline", not "Shell Gas", or "Mobil Gas".)
5. **TRADE NAME:** This is the chemical name the product is sold under.
6. **QUANTITY OF PRODUCT:** This is the maximum amount of the product that will be stored, delivered, manufactured and or used on site at any given time during the calendar year. Please list this amount in English measure and in the physical state (see next definition) that the product is in at normal temperature, time and pressure.
7. **PHYSICAL STATE OF MATERIALS:** Examples: Solid, Liquid, Gas, or other physical state.
8. **LOCATION OF MATERIALS:** This refers to the physical location of where the product is used, manufactured or stored at this site. Please indicate if the product is located inside or outside. Also, provide a proportional drawing of this site on 8.5" by 11" paper identifying this (or these) location(s).

The drawing should also include information such as: location of the fire alarm control panel (FACP), fire department connection (FDC), Utility shut off locations, KNOX box location and the location of the fire sprinkler system control riser and control valves.

HAZARDOUS CHEMICAL DEFINITIONS

Aerosol: A product that is dispensed from an aerosol container by a propellant.

Carcinogens: A chemical that is capable of causing cancer as defined by the International Agency for Research on cancer, is listed as a carcinogen or potential carcinogen in the Annual Report on Carcinogens published by the National Toxicology Program, or is regulated by OSHA as a carcinogen.

Combustible Fibers: Readily ignitable and free burning fibers such as cotton, sisal, henequen, jute, hemp, tow, cocoa fiber, oakum, baled waste, baled wastepaper, kapok, hay, straw, excelsior, Spanish moss and other like material.

Combustible Liquids: A liquid having a closed cup flash point at or above 100 degrees F. (38 degrees C.) Combustible liquids shall be subdivided as follows:

Class II: Liquids having a closed cup flash point at or above 100 degrees F. (38 degrees C.) and below 140 degrees F. (60 degrees C.).

Class IIIA: Liquids having a closed cup flash point at or above 140 degrees F. (60 degrees C.) and below 200 degrees F. (93 degrees C.).

Class IIIB: Liquids having a closed cup flash point at or above 200 degrees F. (93 degrees C.).

Compressed Gases:

Toxic: A compressed gas meeting the definition of a toxic material below.

Corrosive: A chemical that causes visible destruction of, or irreversible alterations in, living tissue by chemical action at the point of contact.

Flammable Gas: A material which is a gas at 68°F (20°C) or less at 14.7 pounds per square inch atmosphere (psia) (101 kPa) of pressure [a material that has a boiling point of 68°F (20°C) or less at 14.7 psia (101 kPa)] which:

1. Is ignitable at 14.7 psia (101 kPa) when in a mixture of 13 percent or less by volume with air; or
2. Has a flammable range at 14.7 psia (101 kPa) with air of at least 12 percent, regardless of the lower limit. The limits specified shall be determined at 14.7 psi (101 kPa) of pressure and a temperature of 68°F (20°C) in accordance with ASTM E 681.

Liquefied Flammable Gas: A fluid in the liquid state composed predominantly of methane and which may contain minor quantities of ethane, propane, nitrogen or other components normally found in natural gas.

Liquefied Oxidizing Gas: A gas that can support and accelerate combustion of other materials.

HAZARDOUS CHEMICAL DEFINITIONS

Liquefied Petroleum Gas (LPG): A material that is composed predominantly of the following hydrocarbons or mixtures of them: propane, propylene, butane (normal butane or isobutane) and butylenes.

Corrosives: A chemical that causes visible destruction of or irreversible alterations in living tissue at the point of contact.

Cryogenic Liquid (Flammable): Any liquid that has a boiling point below -200 degrees F. (-129 degrees C.) and is flammable in the vapor state.

Cryogenic Liquid (Oxidizer): A cryogenic agent that releases oxygen and will easily combine with fuels to burn. It is a liquid only at very low temperatures.

Explosive & Blasting Agent: A chemical compound, mixture or device, the primary or common purpose of which is to function by explosion.

Flammable Liquid: Any liquid having a closed cup flash point below 100 degrees F. (38 degrees C.). Flammable liquids are further categorized into a group known as Class I Liquids. The Class I category is subdivided as follows:

Class 1A: Liquids having a flash point below 73 degrees F. (23 degrees C.) and having a boiling point below 100 degrees F. (38 degrees C.).

Class 1B: Liquids having a flash point below 73 degrees F. (23 degrees C.) and having a boiling point at or above 100 degrees F. (38 degrees C.).

Class 1C: Liquids having a flash point at or above 73 degrees F. (23 degrees C.) and below 100 degrees F. (38 degrees C.).

Flammable Solid: A solid, except a blasting agent or explosive, capable of causing fire through friction, absorption of moisture, spontaneous chemical change, or retained heat from manufacturing or processing, or which has an ignition temperature below 212 degrees F. (100 degrees C.) or which burns so vigorously and persistently when ignited as to create a serious hazard.

Highly Toxic Material: A material that produces a lethal dose or lethal concentration that falls within any of the following categories:

1. A chemical that has a median lethal dose (LD 50) of 50 milligrams or less per kilogram of body weight when administered orally to albino rats weighing between 200 and 300 grams each.
2. A chemical that has a median lethal dose (LD 50) of 200 milligrams or less per kilogram of body weight when administered by continuous contact for 24 hours (or less if death occurs within 24 hours) with the bare skin of albino rabbits weighing between 2 and 3 kilograms each.
3. A chemical that has a median lethal concentration (LC 50) in air of 200 parts per million by volume or less of gas or vapor, or 2 milligrams per liter or less of mist, fume or

HAZARDOUS CHEMICAL DEFINITIONS

dust, when administered by continuous inhalation for one hour (or less if death occurs within 1 hour) to albino rats weighing between 200 and 300 grams each.

Mixtures of these materials with ordinary materials, such as water, might not warrant classification as highly toxic. While this system is basically simple in application, experienced, technically competent persons shall perform any hazard evaluation that is required for the precise categorization of this type of material.

Toxic Material: A chemical falling within any of the following categories:

A chemical that has a median lethal dose (LD 50) of more than 50 milligrams per kilogram, but not more than 500 milligrams per kilogram of body weight when administered orally to albino rats weighing between 200 and 300 grams each, *or*,

A chemical that has a median lethal dose (LD 50) of more than 200 milligrams per kilogram but not more than 1,000 milligrams per kilogram of body weight when administered by continuous contact for 24 hours (or less if death occurs within 24 hours) with the bare skin of albino rabbits weighing between 2 and 3 kilograms each, *or*,

A chemical that has a median lethal concentration (LC 50) in air of more than 200 parts per million but not more than 2,000 parts per million by volume of gas or vapor, or more than 2 milligrams per liter but not more than 20 milligrams per liter of mist, fume or dust, when administered by continuous inhalation for 1 hour (or less if death occurs within 1 hour) to albino rats weighing between 200 and 300 grams each.

Irritating Material: A chemical that is not corrosive, but causes a reversible inflammatory effect on living tissue by chemical action at the site of contact.

Organic Peroxide: An organic compound that contains the bivalent -O-O- structure and which may be considered to be a structural derivative of hydrogen peroxide where one or both of the hydrogen atoms have been replaced by an organic radical. Organic peroxides can pose an explosion hazard (detonation or deflagration) or they can be shock sensitive. They can also decompose into various unstable compounds over an extended period of time.

Class 1: Those formulations that are capable of deflagration but not detonation.

Class 2: Those formulations that burn very rapidly and that pose a moderate reactivity hazard.

Class 3: Those formulations that burn rapidly and that pose a moderate reactivity hazard.

Oxidizer: A material that readily yields oxygen or other oxidizing gas, or that readily reacts to promote or initiate combustion of combustible materials. Examples of other oxidizing gases include bromine, chlorine and fluorine.

Class 1: An oxidizer whose primary hazard is that it slightly increases the burning rate but which does not cause spontaneous ignition when it comes in contact with combustible materials.

HAZARDOUS CHEMICAL DEFINITIONS

Class 2: An oxidizer that will cause a moderate increase in the burning rate or that causes spontaneous ignition of combustible materials with which it comes in contact.

Class 3: An oxidizer that will cause a severe increase in the burning rate of combustible materials with which it comes in contact or that will undergo vigorous self-sustained decomposition due to contamination or exposure to heat.

Class 4: An oxidizer that can undergo an explosive reaction due to contamination or exposure to thermal or physical shock. In addition, the oxidizer will enhance the burning rate and can cause spontaneous ignition of combustibles.

Poisonous Gas: Any gas of such nature that a small amount of gas in the air is dangerous to life.

Pyrophoric Materials: A material that will spontaneously ignite in air at or below a temperature of 130 degrees F.

Radioactive Materials: Any material or combination of materials that spontaneously release ionizing radiation.

Unstable (Reactive) Material: Substances capable of rapidly undergoing chemical changes or decomposition. Materials that polymerize, decompose, condense or become self-reactive when exposed to air, water, heat, shock or pressure.

Class 2: Materials that readily undergo violent chemical change at elevated temperatures and pressures.

Class 3: Materials that, in themselves, are capable of detonation or explosive decomposition or explosive reaction, but that require a strong initiating source or that must be heated under confinement before initiation.

Class 4: Materials that in themselves are readily capable of detonation or explosive decomposition or explosive reaction at normal temperatures and pressures.

Water Reactive Material: A chemical that reacts with water to release a gas that is either flammable or presents a health hazard.

Class 2: Materials that are capable of forming potentially explosive mixtures with water.

Class 3: Materials that react explosively with water without requiring heat or confinement.

NOVI FIRE DEPARTMENT HAZARDOUS CHEMICAL SURVEY

This survey is requested to determine the quantity of specific chemical groups used, produced or stored in your facility. The Novi Fire Department is required to collect chemical data under the Michigan Occupational Safety and Health Act (MIOSHA), P.A. 154 of 1974, as amended, and the Fire Prevention Code, P.A. 207 of 1974, as amended.

COMPLIANCE WITH THIS SURVEY IS MANDATORY

BUSINESS/PROJECT NAME Society Hill

ADDRESS/LOCATION North of 12 Mile Road, West of Novi Road SUITE # Parcel numbers: 22-10-400-020 through 028

MAILING ADDRESS 32605 West Twelve Mile Road, Suite 290, Farmington Hills, MI 48334

TELEPHONE NUMBER (248) 640-8720 DATE 3/15/24

NAME OF MANAGER OR OWNER E & M Holdings, LLC

TYPE OF BUSINESS Residential development

IDENTIFY THE TYPE OF HAZARDOUS CHEMICAL USER YOUR FACILITY IS:

1. This site is: (Check One)
- ☐ Chemical User—(chemical types listed below are consumed or used in activities on-site)
- ☐ Chemical Producer—(chemical types listed below are manufactured or packaged on-site)
- ☐ Chemical Storage—(chemical types listed below are on-site but not used, produced or packaged)
- ☐ Do not have any chemicals on-site

IDENTIFY YOUR HAZARDOUS MATERIALS BY TYPE AND REPORTABLE QUANTITY

2. Indicate the reportable quantity category for each chemical type on your site based on the maximum quantity at any time.

CHEMICAL TYPE	FD HAZARD CLASS SYMBOL	REPORTABLE QUANTITY	HAVE ON SITE AT OR ABOVE REPORTABLE QUANTITY	HAVE ON SITE BUT BELOW REPORTABLE QUANTITY	DO NOT HAVE ON SITE
Aerosols Type 2 or 3	AER	500 lbs.	☐	☐	☒
Carcinogens (Known Human)	CAR	Any quantity	☐	☐	☒
Combustible Fiber:					
Loose	CFL	100 cu. ft.	☐	☐	☒
Baled	CFB	1,000 cu. ft.	☐	☐	☒
Combustible Liquids:					
Class II	CLII	120 gal.	☐	☐	☒
Class III-A	CLIIIA	330 gal.	☐	☐	☒
Class III-B	CLIIIB	10,000gal.	☐	☐	☒
Compressed Gases:					
Toxic	CGT	Any quantity	☐	☐	☒
Corrosive	CGC	810 cu. ft.	☐	☐	☒
Flammable	CGF	810 cu. ft.	☐	☐	☒
Liquefied Flammable	CGLF	30 gal.	☐	☐	☒
Liquefied Oxidizing	CGLO	15 gal.	☐	☐	☒
Liquefied Petroleum Gas (LPG):LPG		30 gal. individual	☐	☐	☒
Corrosives:					
Liquids	CORR	500 gal.	☐	☐	☒
Solids	CORR	500 lbs.	☐	☐	☒
Cryogenic Liquid:					
Flammable	CRYF	45 gal.	☐	☐	☒
Oxydizer	CRYOX	45 gal.	☐	☐	☒

<u>CHEMICAL TYPE</u>	<u>FD HAZARD CLASS SYMBOL</u>	<u>REPORTABLE QUANTITY</u>	<u>HAVE ON SITE AT OR ABOVE REPORTABLE QUANTITY</u>	<u>HAVE ON SITE BUT BELOW REPORTABLE QUANTITY</u>	<u>DO NOT HAVE ON SITE</u>
Explosives & Blasting Agents (Not including Class "C" Explosives)	EXP	Any quantity	☐	☐	☒
Flammable Liquids:					
Class 1-A	FL1A	30 gal.	☐	☐	☒
Class 1-B	FL1B	60 gal.	☐	☐	☒
Class 1-C	FL1C	90 gal.	☐	☐	☒
Combination of Classes	FLCOMB	120 gal.	☐	☐	☒
Flammable Solids	FS	125 lbs.	☐	☐	☒
Highly Toxic & Toxic Materials:					
Highly Toxic	HTOX	10 lbs. / 20 cf.	☐	☐	☒
Toxic - Solids	TOX	500 lbs. / 810 cf.	☐	☐	☒
Irritating Materials:					
Liquids	IRR	1,000 gal.	☐	☐	☒
Solids	IRR	500 lbs.	☐	☐	☒
Organic Peroxides:					
Class 1	OP1	5 lbs.	☐	☐	☒
Class 2	OP2	50 lbs.	☐	☐	☒
Class 3	OP3	125 lbs.	☐	☐	☒
Oxidizer:					
Class 1	OXY1	4,000 lbs.	☐	☐	☒
Class 2	OXY2	250 lbs.	☐	☐	☒
Class 3	OXY3	10 lbs.	☐	☐	☒
Class 4	OXY4	Any quantity	☐	☐	☒
Poisonous Gas	POIS	Any quantity	☐	☐	☒
Pyrophoric Materials	PYRO	4 lbs.	☐	☐	☒
Radioactive Material	RAD	Any quantity	☐	☐	☒
Unstable (Reactive) Material:					
Class 2	URM2	50 lbs.	☐	☐	☒
Class 3	URM3	5 lbs.	☐	☐	☒
Class 4	URM4	1 lbs.	☐	☐	☒
Water Reactive Material:					
Class 2 (Solid)	WRM2	50 lbs.	☐	☐	☒
Class 3	WRM3	5 lbs.	☐	☐	☒

When substantial changes occur in the quantity or type of chemical use, manufacture or related storage, a revised survey must be submitted to the Fire Department. This survey may be followed up with a request for more detailed information. This may include a request for Material Safety Data Sheets, chemical inventory, site plan, and a hazardous materials management plan.

The undersigned has read the foregoing hazardous chemical survey and states that all of the facts and information contained are true to the best of his/her/their knowledge.

SIGNATURE OF MANAGER OR OWNER

Return to: Novi Fire Department, 42125 Ten Mile Rd., Novi, MI 48375-1731 or Fax: 248-347-0570 or email: kpierce@cityofnovi.org

HAZARDOUS MATERIALS INVENTORY STATEMENT

[illegible]

Form Completed by:

Author's Title:

Daytime Work Phone:

**CITY OF NOVI FIRE DEPARTMENT
EMERGENCY CONTACT AND PROPERTY INFORMATION**

BUSINESS NAME E & M Holdings, LLC COMPLEX NAME Society Hill
32605 West Twelve Mile Road, Farmington Hills, MI 48334
ADDRESS _____ SUITE # 290

PHONE (248) 640-8720 FAX _____

TYPE OF BUSINESS Residential development BUSINESS WEBSITE N/A

EMERGENCY CONTACT PERSON #1 TBD TITLE TBD

EMERG. PHONE TBD MOBILE TBD EMAIL TBD

EMERGENCY CONTACT PERSON #2 _____ TITLE _____

EMERG. PHONE _____ MOBILE _____ EMAIL _____

DO YOU OWN OR LEASE THE BUILDING THIS BUSINESS IS LOCATED IN? ☒ OWN ☐ LEASE

PROPERTY/COMPLEX OWNER or MANAGER TBD: Project is not yet built

PROPERTY CONTACT # TBD EMAIL TBD

DOES THE BUSINESS HAVE AN AUTOMATIC EXTERNAL DEFIBRILLATOR? Y ☐ / N ☐ HOW MANY TBD

LOCATIONS OF THE AEDs TBD

BUSINESS OCCUPANCY SIZE (SQ.FT.) TBD BUILDING SIZE (SQ.FT.) TBD

FIRE SPRINKLER SYSTEM Y ☒ / N ☐ FIRE ALARM SYSTEM Y ☒ / N ☐

BURGLARY ALARM SYSTEM Y ☐ / N ☐ ALARM PANEL LOCATION TBD

ALARM MONITORING SERVICE TBD PHONE TBD

HOURS OF BUSINESS TBD NO. OF EMPLOYEES TBD

I hereby state that the information supplied is complete, accurate and without intentional omissions. I also acknowledge that the information will be used for government purposes only.

Jordan Sasson 3/22/24
Print/Type Name and Title Date

[Signature] 3/22/24
Signature Date

Return to: Novi Fire Department, 42975 Grand River Ave., Novi, MI 48375 or Fax: 248-349-1724 or email: kpierce@cityofnovi.org

Occ. I.D. # _____ City of Novi Use Only
Recorded in Mobile Eyes By: _____ Date Recorded: ____/____/____



PROJECT AND STREET NAME REQUEST FORM

City of Novi Community Development Department
Planning Division
45175 Ten Mile Road, Novi, MI 48375
248-347-0475

Society Hill

Project Name (working title)

Site Plan #, if known

APPLICANT

E & M Holdings, LLC c/o – Sequel

Jordan Sasson

Company

Primary Contact

(248) 640-8720

Jordan@sequelcos.com

Phone Number

Alternate Phone Number

Email Address

PROJECT

N/A

22-10-400-020 through 028

Property Address, if known

Parcel Number(s) Contact Assessing Dept. if unknown

Section

North of 12 Mile Road

West of Novi Road

North or South of which road?

East or West of which road?

Please note that requests for certain project or street names may be denied in accordance with Chapter 31, Article IV of the Novi Code of Ordinances. In order to expedite the approval of your desired project and/or street names, avoid using any of the following words in your choices:

Water names (e.g. Brook, Creek, River, Lake)

Nature terms (e.g. Cove, Crest, Pebble, Rock)

Tree names (e.g. Forest, Maple, Oak, Pine, Timber, Wood)

Directionals (e.g. East Maple, Novi South Condos)

Generic descriptors (e.g. Village, Bridge, Summit, Park)

Letters of the alphabet

President's names

Meadowbrook or Novi, used generically (e.g. Novi Business Park)

Have project or street names previously been submitted for this site plan?

☒ Yes

☐ No

If yes, what was the previously approved project name?

Society Hill

if, yes, which street/project name(s) do you want replaced?

None, N/A

PROJECT NAME REQUESTS (in order of preference)

1 Society Hill

4

2

5

3

6

How many street names do you believe will be required? TBD, Between 6 and 9

STREET NAME REQUESTS (in order of preference) [Please see City of Novi Street Name Index link here for names already taken](#)

1 Society Hill Boulevard

10

2 Society Hill Way

11

3 Society Hill Drive

12

4 Society Hill Court

13

5 Bluff Court

14

6 Reserve Court

15

7 Reserve Boulevard

16

8 Reserve Drive

17

9 Bluff Drive

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Please contact the Community Development Department at (248) 347-0475 in advance of submittal to check for similar names on the list of approved and reserved street and project name list.

Approved names will be reserved for a period of two years after Final Site Plan approval. After two years, the applicant must re-submit names for approval by the Project and Street Naming Committee.