



## TOWNES AT HAGGERTY JZ25-42

### **JZ25-42 TOWNES AT HAGGERTY PRO PLAN WITH REZONING 18.753**

Public hearing at the request of The Avedon Company for initial submittal and eligibility discussion for a Zoning Map Amendment from Office Service and Office Service Commercial to High-Density Multiple Family with a Planned Rezoning Overlay. The applicant is proposing to develop a 175-unit townhome development.

### **REQUIRED ACTION**

The applicant requests the discussion of the initial submittal and eligibility of the rezoning request from Office Service (OS-1) and Office Service Commercial (OSC) to High-Density Multiple Family (RM-2) with a Planned Rezoning Overlay be postponed in order to provide additional information.

REVIEW	RESULT	DATE	COMMENTS
Planning	<b>Concerns Noted</b>	3-26-26	<ul style="list-style-type: none"> <li>• <b>Benefits offered do not outweigh detriments</b></li> <li>• <b>Use not consistent with Future Land Use Map</b></li> <li>• <b>Concerns with suitability to the land area given the number of deviations without any attempt to preserve natural features</b></li> <li>• <b>Deviations for building setback (Not Supported)</b></li> <li>• <b>Deviation for total number of rooms (Not Supported)</b></li> <li>• <b>Deviation for building orientation (Supported)</b></li> <li>• <b>Deviation for distance between buildings (Not Supported)</b></li> <li>• <b>Deviation for distance between parking and building (Supported)</b></li> <li>• <b>Deviation for Pedestrian connectivity where sidewalks only provided on one side of the road (May be Supported)</b></li> <li>• <b>Deviation for lack of covered bike parking (Not Supported)</b></li> </ul>
Engineering	No Significant Concerns	3-23-26	<ul style="list-style-type: none"> <li>• Items to be addressed on subsequent submittals</li> </ul>
Landscaping	<b>Concerns Noted</b>	3-5-26	<ul style="list-style-type: none"> <li>• <b>Deviations for lack of screening berm/ landscaping adjacent to office/commercial (Not Supported)</b></li> <li>• <b>Deviation for lack of greenbelt berm along High Pointe Blvd (Not Supported)</b></li> </ul>

			<ul style="list-style-type: none"> <li>• <b>Deviation for lack of street trees on Haggerty and possibly on internal roads due to utilities</b> (<i>Not Supported for internal roads</i>)</li> </ul>
Wetlands	<b>Concerns Noted</b>	3-24-26	<ul style="list-style-type: none"> <li>• <b>Significant areas of regulated wetlands on the site – impacts to entire 4.35 acre</b></li> <li>• <b>Wetland permits required</b></li> <li>• <b>Deviation requested to not mitigate wetland impacts</b></li> </ul>
Woodlands	No Significant Concerns	12-16-25	<ul style="list-style-type: none"> <li>• <b>Greater on-site planting of woodland replacements encouraged</b></li> <li>• Items to be addressed on subsequent submittals</li> </ul>
Traffic	<b>Concerns Noted</b>	3-23-26	<ul style="list-style-type: none"> <li>• <b>Deviation for parking along street with centerline radius less than 230-ft</b></li> <li>• <b>Deviation for parking on a major drive</b></li> <li>• <b>Deviation for lack of covered bicycle parking</b></li> <li>• <b>Deviation for deficiency in 5-foot sidewalks on private drives</b></li> <li>• <b>Deviation for absence of an eyebrow in areas with radius below 230-ft</b></li> <li>• <b>Deviation for deficiency of 6-ft clear path to bike parking</b></li> <li>• Items to be addressed in Site Plan submittals</li> </ul>
Traffic Impact Statement Review	<b>Concerns Noted</b>	11-12-25	<ul style="list-style-type: none"> <li>• <b>Traffic signal at High Pointe/Haggerty Road should be modernized;</b></li> <li>• <b>Analysis of any proposed mitigations is needed</b></li> </ul>
Façade	No Significant Concerns	3-5-26	<ul style="list-style-type: none"> <li>• Facades in compliance with Section 5.15</li> <li>• <b>Design represents an enhancement to the area as described in PRO Ordinance</b></li> </ul>
Fire	<b>Concerns Noted</b>	3-6-26	<ul style="list-style-type: none"> <li>• <b>Secondary Emergency Access would be needed for southern portion of the site</b></li> <li>• <b>Design modifications to High Pointe Boulevard are required to provide sufficient access, as shown on the plans. Road owner would need to agree to design.</b></li> <li>• Items to be addressed in future submittals</li> </ul>

**MOTION**

**Postpone (Recommended)**

In the matter of Townes of Haggerty, JZ25-42, motion to Postpone discussion of this matter to allow the applicant the opportunity to provide additional information for consideration.

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**Planning Commission's opportunity to Comment on the request (No Motion Needed)**

The Planning Commission is invited to provide comment on the initial submittal and eligibility of the proposal to rezone the subject property from Office Service (OS-1) and Office Service Commercial (OSC) to High-Density Multiple Family (RM-2) with a Planned Rezoning Overlay Plan. Planning Commission members may offer feedback for the applicant to consider that would be an enhancement to the project and surrounding area, including suggesting site-specific conditions, revisions to the plans or the deviations requested, and other impressions.

As stated in the amended PRO Ordinance,

*In order to be eligible for the proposal and review of a rezoning with PRO, an applicant must propose a rezoning of property to a new zoning district classification, and must, as part of such proposal, propose clearly-identified site-specific conditions relating to the proposed improvements that,*

- (1) are in material respects, more strict or limiting than the regulations that would apply to the land under the proposed new zoning district, including such regulations or conditions as set forth in Subsection C below; and*
- (2) constitute an overall benefit to the public that outweighs any material detriments or that could not otherwise be accomplished without the proposed rezoning.*

**CONDITIONS**

**The following is a summary of conditions that the applicant has proposed or might consider in its efforts to meet the standard of *clearly-identified site-specific conditions that are more strict or limiting than the regulations that would apply to the land under the proposed new zoning district*:**

- 1. Density shall not exceed 10.89 dwelling units per acre **(More limiting than the dwelling units per acre allowed in the RM-2 District)**
- 2. Dedication of 436.6 linear feet of Right of Way **(Anticipated, not a requirement)**
- 3. Architectural material standards exceeding ordinance minimums **(Based on Façade Review, this is considered an enhancement.)**
- 4. Enhanced landscaping exceeding ordinance minimums, including entry features, street trees, and landscaped open spaces. **(Based on the Landscape Review, the project does not necessarily exceed the standards of a typical development, and is deficient in both woodland replacement plantings and landscape buffer to the adjacent hotels.)**
- 5. Usable open space areas such as pocket parks and gathering spaces **(These spaces are not identified on the plan. Design details should be provided in the Formal PRO submittal to demonstrate how they will offer value. As currently shown, nearly all of the open space is within a 50-foot buffer around an 8-foot pathway.)**
- 6. Pedestrian pathways promoting safe and convenient connectivity **(The pathway will serve the residents of the community, as public access is not proposed.)**

7. High-quality construction materials ensuring long-term durability and aesthetic appeal **(Applicant should further describe what is meant by this condition. Does this go beyond the façade materials being used, or is it a restatement of that condition?)**

**The suggested types of conditions of Subsection C of the PRO Ordinance are summarized in the table below.** The Full text of Ordinance Amendment, including Subsection C, can be found in [Zoning Ordinance](#) Section 7.13.

Types of PRO Conditions (Section 7.13.2.C.ii.b)	Included	Notes
(1) Establishment of development features such as the location, size, height, area, or mass of buildings, structures, or other improvements in a manner that cannot be required under the Ordinance or the City's Code of Ordinances, to be shown in the PRO Plan.	TBD	Buildings and layout to be as shown in the PRO Plan.
(2) Specification of the maximum density or intensity of development and/or use, as shown on the PRO Plan and expressed in terms fashioned for the particular development and/or use (for example, and in no respect by way of limitation, units per acre, maximum usable floor area, hours of operation, and the like).	TBD	Number of units can be stated as maximum allowed. Additional restrictions could include limits on parking, height of buildings.
(3) Provision for setbacks, landscaping, and other buffers in a manner that exceeds what the Ordinance of the Code of Ordinances can require.	TBD	Open space exceeds requirement, however the only designated areas are a 50-ft buffer around the 5-ft trail which does not meet the intent of the ordinance. Buffers from adjacent office and hotel uses appear to be insufficient.
(4) Exceptional site and building design, architecture, and other features beyond the minimum requirements of the Ordinance or the Code of Ordinances.	No	The building materials comply with minimum standards, and design qualifies as exceptional. The layout of the buildings is such that the attractive front facades and landscaping are only visible from the interior pedestrian walkways. Only building rear faces are visible to automobile traffic or visitors to the site, creating a starker appearance.
(5) Preservation of natural resources and/or features, such as woodlands and wetlands, in a manner that cannot be accomplished through the Ordinance or the Code of Ordinances and that exceeds what is otherwise required. If such areas are to be affected by the proposed development, provisions designed to minimize or mitigate such impact.	No	Areas of wetland and woodlands are not proposed to be preserved. The impacts are significant and the layout does not attempt to minimize encroachment. Wetland impacts require mitigation, but applicant seeks full deviation of required mitigation.
(6) Limitations on the land uses otherwise allowed under the proposed zoning district, including, but not limited to, specification of uses that are permitted and those that are not permitted.	Yes	Use to be limited to multi-family residential

(7) Provision of a public improvement or improvements that would not otherwise be required under the ordinance or Code of Ordinances to further the public health, safety, and welfare, protect existing or planned uses, or alleviate or lessen an existing or potential problem related to public facilities. These can include, but are not limited to, road and infrastructure improvements; relocation of overhead utilities; or other public facilities or improvements.	TBD	8-foot wide shared-use pathway proposed within the site
(8) Improvements or other measures to improve traffic congestion or vehicular movement with regard to existing conditions or conditions anticipated to result from the development.	No	Not proposed.
(9) Improvements to site drainage (storm water) or drainage in the area of the development not otherwise required by the Code of Ordinances.	No	Not proposed.
(10) Limitations on signage.	No	Not proposed.
(11) Creation or preservation of public or private parkland or open space.	No	
(12) Other representation, limitations, improvements, or provisions approved by the City Council.	TBD	

**BENEFITS TO THE PUBLIC**

The applicant has not proposed anything that Staff would consider a benefit to the public at large that would meet the intent of the PRO Ordinance that *"constitute an overall benefit to the public that outweighs any material detriments or that could not otherwise be accomplished without the proposed rezoning."*

**DEVIATIONS**

At this time, the proposed PRO Concept Plan includes the following ordinance deviation requests (**Staff comments are in bold**):

1. **Building Orientation** (Sec. 3.8.2.D): Deviation requested for buildings not to be configured at 45 degrees. The proposed orientation improves site efficiency, preserves open space, and enhances functional lot layout. **Staff supports this deviation, as we have in several recent projects.**
2. **Distance between Buildings** (Sec 3.8.2.H): Deviation requested to provide 30 feet between buildings. This spacing maintains adequate light, air, and emergency access while allowing efficient site design. **The Ordinance requires building separation distances from the calculated formula based on the buildings' height and length. The applicant provides these calculations on sheet C4, which shows required distances range from 31.28 to 85.7 feet.**

While the applicant requests a minimum spacing of 30 feet for all buildings, the actual proposed spacing on the PRO plan deviates from the calculated formula with a range of 1.26 feet of deviation to as much as 15.22 feet of deviation.

3. **Building Setbacks** (Sec 3.1.7.D): Deviation requested to reduce the northern setback from 50 feet to 35 feet. The reduced setback allows better internal circulation and preservation of other site features while maintaining buffering. **The RM-2 district requires building setbacks of 75 feet along all property lines. The applicant incorrectly lists the setback requirement as 50 feet along High Pointe Boulevard, and references the incorrect Ordinance section. The deviation is not supported.**
4. **Total Number of Rooms** (Sec. 3.8.1.A): Deviation requested to allow 700 rooms where 350 rooms would otherwise be allowed. The room count reflects the townhome layout and remains consistent with the overall density and character of RM-2 development. **The RM-2 District allows a greater number of rooms for buildings 4-stories and taller. The deviation to allow additional rooms in the proposed 3-story townhomes means greater land area will be covered by building footprints. As currently designed, the deviation is not supported as no wetland areas are able to be preserved and no wetland mitigation can be accommodated.**
5. **Parking along Major Drives** (Sec. 5.10): Deviation requested to allow on-street parking along internal drives to support residential functionality and provide traffic-calming benefits.
6. **Parking along Curves** (Sec. 5.10): Deviation requested to allow on-street parking along curves with a radius less than 230 feet, designed to maintain safe sight distance and maneuverability. **The applicant should review the areas where parking is on such curves and consider moving the spaces.**
7. **Covered Bike Parking** (Section 5.16.4): Deviation requested from requirement that 25% of bicycle parking spaces be covered when 20 or more spaces are required. The townhome format provides secure private storage within units or garages. **If the applicant commits to providing bike parking within the unit garages, this deviation could be supported.**
8. **Parking Distance to Buildings** (Sec. 3.8.2.F): Deviation requested to reduce parking setback from buildings from 25 feet to 15 feet, consistent with attached residential product design. **The ordinance requires 25-feet between parking spaces and a dwelling structure that contains openings involving living areas. Show the locations on the plan that do not meet the minimum setback and state whether there are openings to living areas on the ground floor adjacent.**
9. **Pedestrian Connectivity** (Sec. 3.8.2.G): Deviation requested from the requirement to provide 5-foot sidewalks on both sides of private drives. The proposed design includes pedestrian pathways strategically located to provide safe and efficient connectivity without unnecessary pavement. **Please provide the required sidewalks, or provide a justification for the deviation which includes how the project will otherwise achieve the connectivity intent of the ordinance. The requested deviation should be limited to specific locations.**
10. **Wetland Mitigation** (Code, Chapter 12.176): Deviation requested from the mitigation requirement triggered when wetland disturbance exceeds 0.25 acres. The design minimizes impacts to the greatest extent feasible and incorporates on-site stormwater best management practices. **Stormwater management systems are not a suitable replacement**

for forested wetland habitat and function. No preservation of existing wetlands is proposed, so it does not appear that any effort was made to design the project to avoid the impacts. Staff does not support this deviation to avoid providing 8.7 acres of mitigation.

11. **Screening Berm:** Lack of screening berms between multifamily residential and office/commercial – ***not supported by staff at this time***
12. **Greenbelt Berm:** Lack of greenbelt berm along High Pointe Boulevard – ***not supported by staff***
13. **Street Trees:** Lack of street trees along Haggerty Road – ***supported by staff***
14. **Street Trees:** Possible lack of space for required street trees due to utility layout – ***not supported by staff***

**From:** [Matthew Vogel](#)  
**To:** [Bell, Lindsay](#); [McBeth, Barbara](#)  
**Subject:** Request to Reschedule JZ25-42 The Townes at Haggerty Planning Commission Review – May 14, 2025  
**Date:** Thursday, April 30, 2026 4:38:16 PM

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Dear Lindsay and Barb,

Following up on the JZ25-42 Townes at Haggerty rezoning, I would like to request a postponement of the project review currently scheduled for the Planning Commission meeting on May 14, 2025.

We intend to submit additional information to the City for further review and would like to request that the item be rescheduled to a later date.

Please let me know the next available steps, any associated fees, and the process for rescheduling.

Thank you in advance for your assistance. I look forward to your guidance.

Best regards,

Matthew Vogel CMB, GMB  
Principal  
The Avedon Company  
Email: [Mvogel@avedoncompany.com](mailto:Mvogel@avedoncompany.com)  
Phone Number 248.592.7554

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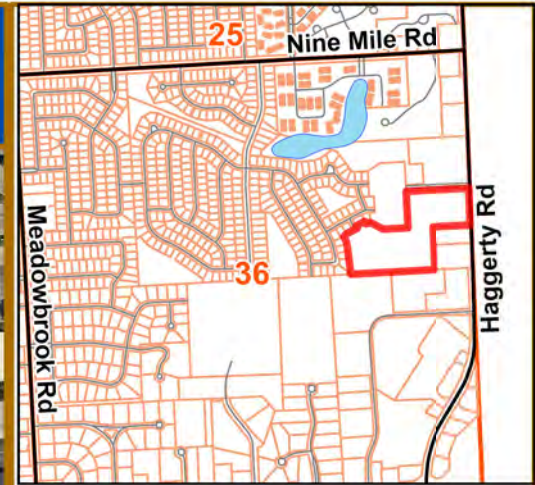
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MAPS  
Location  
Zoning  
Future Land Use  
Natural Features

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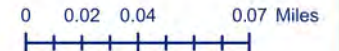
# JZ25-42 TOWNES AT HAGGERTY

## LOCATION



### City of Novi

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

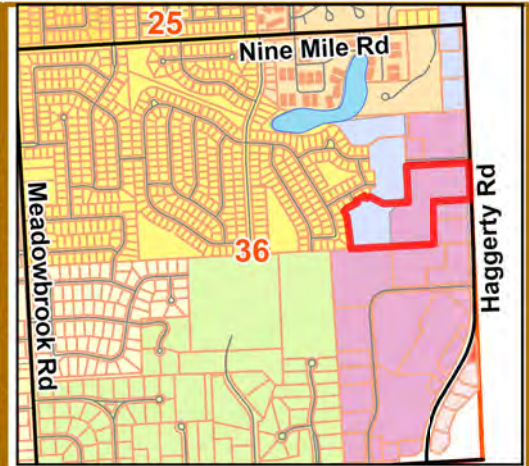
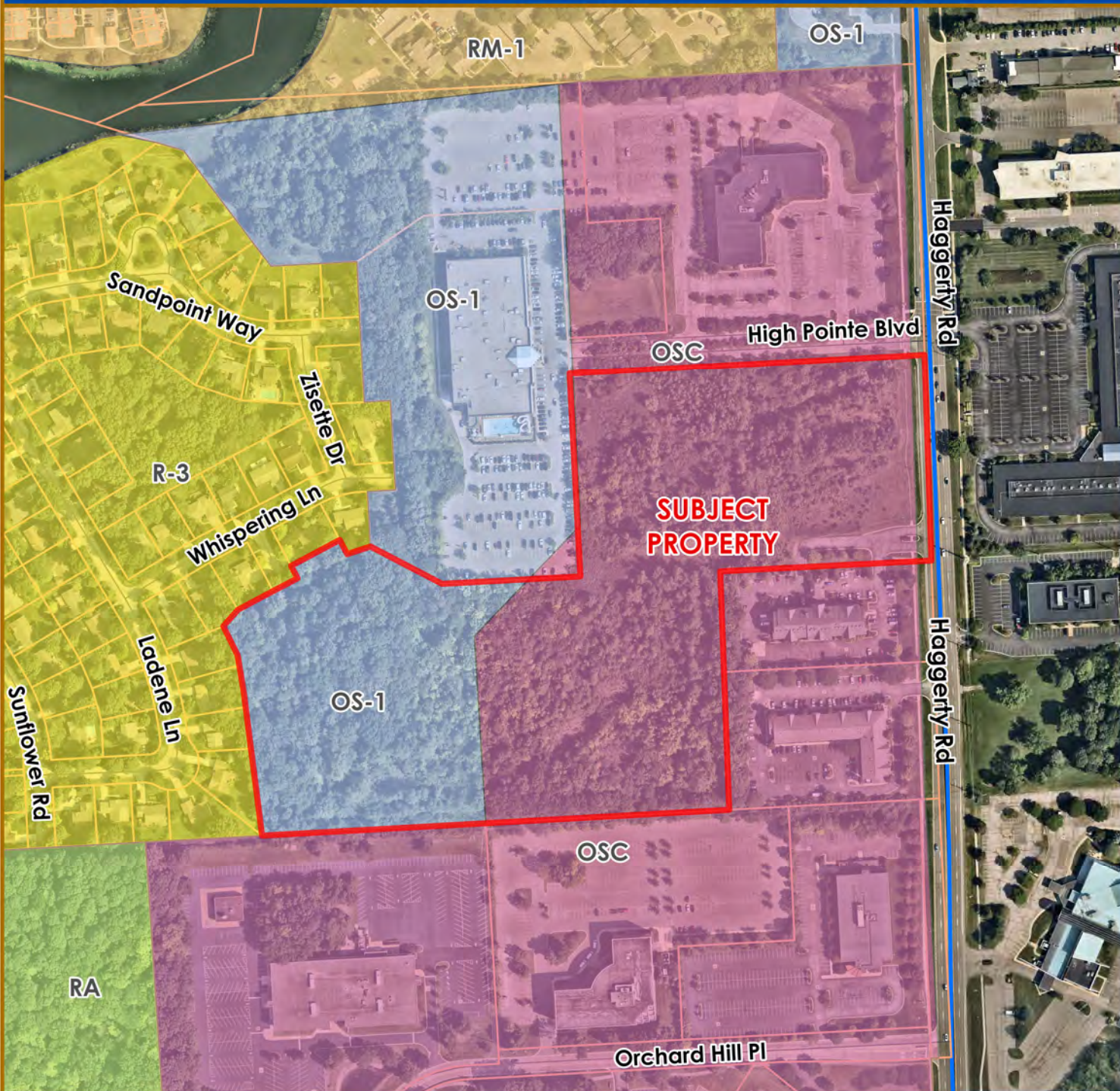


Map Author: Lindsay Bell  
 Date: 12/16/25  
 Project: TOWNES AT HAGGERTY  
 Version #: 1



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# JZ25-42 TOWNES AT HAGGERTY ZONING



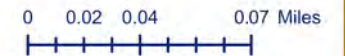
## Zoning District

- B-3: General Business
- FS: Freeway Service
- OS-1: Office Service
- OSC: Office Service Commercial
- R-1: One-Family Residential
- R-2: One-Family Residential
- R-3: One-Family Residential
- R-4: One-Family Residential
- RA: Residential Acreage
- RM-1: Low-Density Multiple-Family



## City of Novi

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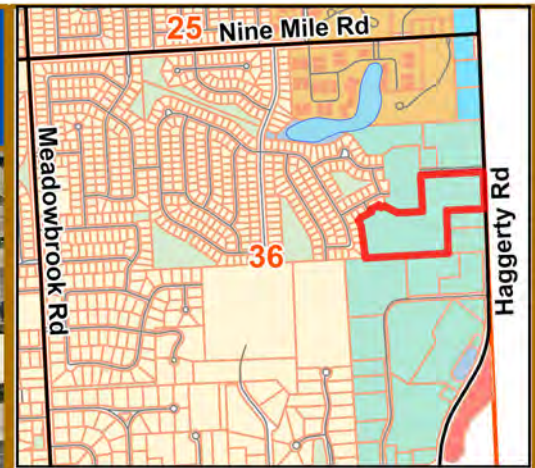
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# JZ25-42 TOWNES AT HAGGERTY

## FUTURE LAND USE

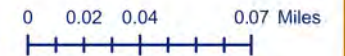


- Community Commercial
- Community Office
- Multiple Family
- Office, Service, Commercial
- Private Park
- Public/Quasi-Public
- Single Family



### City of Novi

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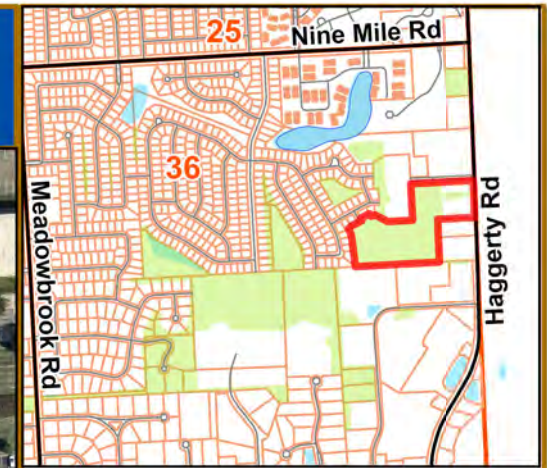
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# JZ25-42 TOWNES AT HAGGERTY

## NATURAL FEATURES

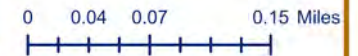


- Woodlands
- Wetlands



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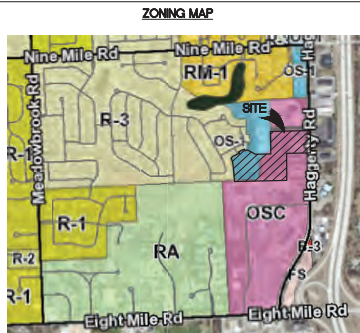
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## INITIAL PRO PLAN

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Zoning Map

**Zoning Districts**

<ul style="list-style-type: none"> <li>R-A: Residential Amenity</li> <li>R-1: One-Family Residential</li> <li>R-2: One-Family Residential</li> <li>R-3: One-Family Residential</li> <li>R-4: One-Family Residential</li> <li>RT: Two-Family Residential</li> <li>RMA-1: Low-Density Multiple-Family</li> <li>RMA-2: High-Density Multiple-Family</li> <li>MH: Mobile Home</li> <li>B-1: Local Business</li> <li>B-2: Community Business</li> <li>B-3: General Business</li> <li>C: Conference</li> <li>EXPO: Expo</li> </ul>	<ul style="list-style-type: none"> <li>OS-1: Office Service</li> <li>OS-2: Office Service Commercial</li> <li>OS-3: Office Service Technology</li> <li>EXO: EXO District with EXO Overlay</li> <li>RC: Regional Center</li> <li>TP: Vehicle Parking</li> <li>PSV: Pavilion Shore Village</li> <li>TC: Town Center</li> <li>TC-1: Town Center 1</li> </ul>
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**FIRE DEPARTMENT NOTES**

- All fire hydrants & water mains shall be installed & in service prior to above foundation building construction.
- All roads shall be paved and capable of supporting 35 tons prior to construction above foundation.
- Building addresses shall be posted facing the street. Addresses shall be a minimum of three inches in height on a contrasting background.
- Provide 4-6" diameter concrete filled steel posts 48" above finish grade at each hydrant as required.
- Fire lanes shall be posted with "Fire Lane - No Parking" signs in accordance with Ordinance #55-99-02.

**NOTES**

- ALL WORK SHALL CONFORM TO THE CITY OF NOVI'S CURRENT STANDARDS AND SPECIFICATIONS.
- ALL PAVEMENT MARKINGS, TRAFFIC CONTROL SIGNS, AND PARKING SIGNS SHALL COMPLY WITH THE DESIGN AND PLACEMENT REQUIREMENTS OF THE 2011 MICHIGAN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

**LEGAL DESCRIPTION**

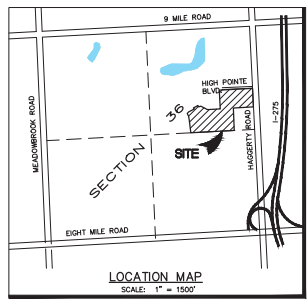
SCHEDULE "A" EXHIBIT "A" PROPERTY DESCRIPTION (PER ALTA COMMITMENT FOR TITLE INSURANCE, ISSUED BY: FIRST CENTENAL TITLE AGENCY, INC., AN AGENT FOR STEWART TITLE GUARANTY COMPANY, FILE NUMBER: 201505787, COMMITMENT DATE: JUNE 26, 2015).

A PART OF THE NORTHEAST 1/4 OF SECTION 36, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 36; THENCE NORTH 01 DEGREE 38 MINUTES 53 SECONDS WEST 520.03 FEET ALONG THE EAST LINE OF SAID SECTION 36 AND THE CENTERLINE OF HAGGERTY ROAD TO THE POINT OF BEGINNING; THENCE SOUTH 87 DEGREES 27 MINUTES 57 SECONDS WEST 470.00 FEET; THENCE SOUTH 01 DEGREE 36 MINUTES 53 SECONDS EAST 520.03 FEET TO A POINT ON THE EAST AND WEST 1/4 LINE OF SAID SECTION 36; THENCE SOUTH 87 DEGREES 27 MINUTES 57 SECONDS WEST 1024.83 FEET ALONG THE EAST AND WEST 1/4 LINE OF SAID SECTION 36 TO THE SOUTHEAST CORNER OF WINDSORING MEADOW SUBDIVISION NO. 3, AS RECORDED IN LER 163 OF PLATS, PAGES 25 AND 26, OAKLAND COUNTY RECORDS; THENCE THE FOLLOWING BEARINGS AND DISTANCES ALONG THE EASTERLY LINE OF SAID SUBDIVISION NO. 3; THENCE NORTH 08 DEGREES 40 MINUTES 13 SECONDS WEST 313.59 FEET; THENCE NORTH 08 DEGREES 48 MINUTES 26 SECONDS WEST 82.46 FEET; THENCE NORTH 25 DEGREES 33 MINUTES 41 SECONDS WEST 702.24 FEET; THENCE NORTH 42 DEGREES 12 MINUTES 14 SECONDS EAST 48.03 FEET; THENCE NORTH 62 DEGREES 33 MINUTES 21 SECONDS EAST 18.00 FEET; THENCE NORTH 63 DEGREES 00 MINUTES 11 SECONDS EAST 80.00 FEET; THENCE 13.26 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1431.81 FEET, A CENTRAL ANGLE OF 00 DEGREES 31 MINUTES 50 SECONDS AND AN ARC BEARING AND DISTANCE OF NORTH 27 DEGREES 10 MINUTES 44 SECONDS WEST 13.26 FEET; THENCE NORTH 27 DEGREES 26 MINUTES 38 SECONDS WEST 17.20 FEET; THENCE NORTH 01 DEGREES 50 SECONDS WEST 12.00 FEET; THENCE SOUTH 27 DEGREES 26 MINUTES 39 SECONDS EAST 35.00 FEET; THENCE NORTH 72 DEGREES 28 MINUTES 28 SECONDS EAST 53.00 FEET; THENCE SOUTH 63 DEGREES 23 MINUTES 04 SECONDS EAST 170.78 FEET; THENCE NORTH 87 DEGREES 35 MINUTES 02 SECONDS EAST 302.76 FEET; THENCE NORTH 05 DEGREES 24 MINUTES 58 SECONDS WEST 442.75 FEET; THENCE NORTH 87 DEGREES 35 MINUTES 02 SECONDS EAST 785.50 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 36 AND THE CENTERLINE OF HAGGERTY ROAD; THENCE SOUTH 01 DEGREE 38 MINUTES 53 SECONDS EAST 436.62 FEET ALONG THE EAST LINE OF SAID SECTION 36 AND THE CENTERLINE OF SAID HAGGERTY ROAD TO THE POINT OF BEGINNING.

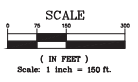
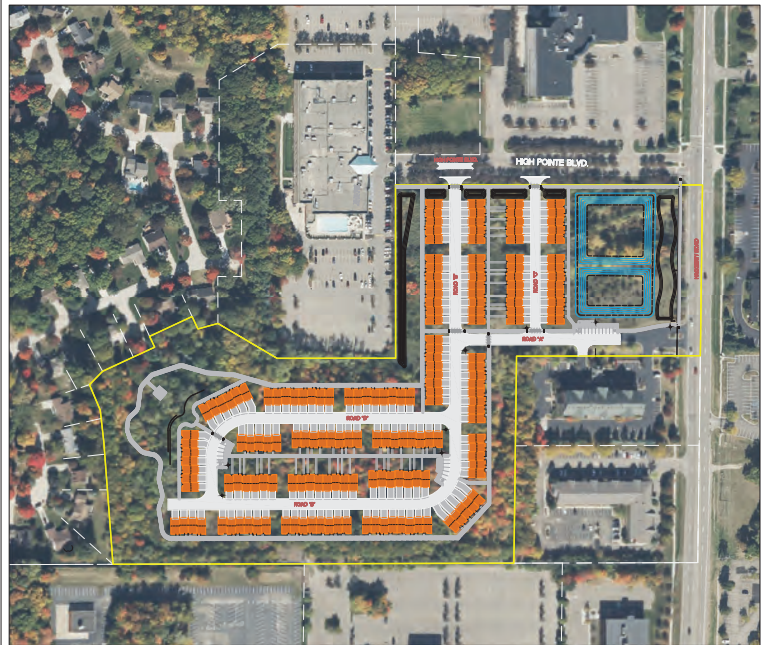
# PRO PLANS FOR THE TOWNES AT HAGGERTY

A RESIDENTIAL DEVELOPMENT  
PART OF NE 1/4 SECTION 36, T.1N., R.8E.,  
CITY OF NOVI, OAKLAND COUNTY, MI

APPLICANT:  
the **AVEDON** company  
ATTN: MATTHEW VOGEL  
FRANKLIN, MICHIGAN 48025



LOCATION MAP  
SCALE: 1" = 1500'



LANDSCAPE PLANS PROVIDED BY:

**ALLEN DESIGN**  
LAND PLANNING & LANDSCAPE ARCHITECTURE  
557 CARPENTER  
NORTHVILLE, MICHIGAN 48167  
PHONE: 248.467.4668

TOPOGRAPHIC SURVEY PREPARED BY:

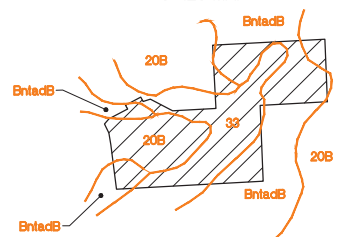
**LEHNER SURVEYING AND CONSULTING**  
17001 NINETEEN MILE ROAD, SUITE 3  
CLINTON TOWNSHIP, MICHIGAN 48038  
PHONE: 586.412.7050

**SHEET INDEX**

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LANDSCAPE PLANS  
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ARCHITECTURE PLANS

**SOILS MAP**



**SOIL CLASSIFICATIONS**  
SCALE: 1" = 500'

(PER "SOILS SURVEY OF OAKLAND COUNTY MICHIGAN", UNITED STATES DEPT. OF AGRICULTURE, SOIL CONSERVATION SERVICE IN COOPERATION WITH MICHIGAN AGRICULTURAL EXPERIMENT STATION, ISSUED MARCH 1982)

20B - SOIL GROUP D - GLYNWOOD LOAM, 2 TO 6 PERCENT SLOPES  
33 - SOIL GROUP D - LENAWEE SILTY CLAY LOAM, 0 TO 1 PERCENT SLOPES  
BntacB - SOIL GROUP D - BLOUNT LOAM, 0 TO 4 PERCENT SLOPES

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FRANKLIN HILLS, MI 48331  
248.308.8331

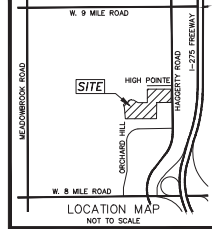
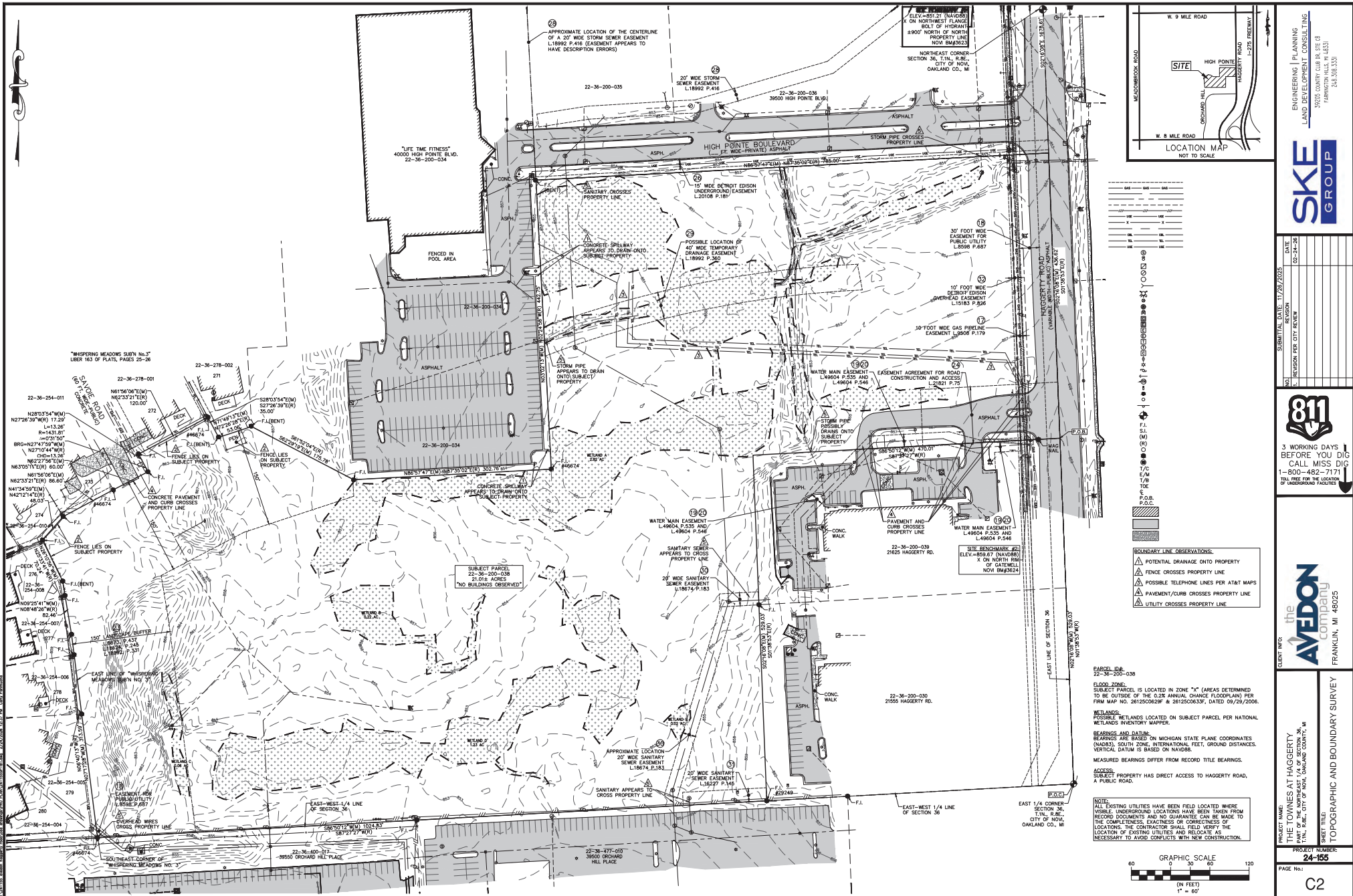


DATE	02-24-24
SUBMITTAL DATE	11/29/2023
NO.	02
REVISION PER CITY REVIEW	



CLIENT INFO:  
PROJECT NAME: THE TOWNES AT HAGGERTY  
PROJECT NUMBER: 24-155  
SHEET TITLE: COVER SHEET  
PAGE NO.: C1





0.00	0.01	0.02
0.03	0.04	0.05
0.06	0.07	0.08
0.09	0.10	0.11
0.12	0.13	0.14
0.15	0.16	0.17
0.18	0.19	0.20
0.21	0.22	0.23
0.24	0.25	0.26
0.27	0.28	0.29
0.30	0.31	0.32
0.33	0.34	0.35
0.36	0.37	0.38
0.39	0.40	0.41
0.42	0.43	0.44
0.45	0.46	0.47
0.48	0.49	0.50
0.51	0.52	0.53
0.54	0.55	0.56
0.57	0.58	0.59
0.60	0.61	0.62
0.63	0.64	0.65
0.66	0.67	0.68
0.69	0.70	0.71
0.72	0.73	0.74
0.75	0.76	0.77
0.78	0.79	0.80
0.81	0.82	0.83
0.84	0.85	0.86
0.87	0.88	0.89
0.90	0.91	0.92
0.93	0.94	0.95
0.96	0.97	0.98
0.99	1.00	

- BOUNDARY LINE OBSERVATIONS:**
- ▲ POTENTIAL DRAINAGE ONTO PROPERTY
  - ▲ FENCE CROSSES PROPERTY LINE
  - ▲ POSSIBLE TELEPHONE LINES PER AT&T MAPS
  - ▲ PAVEMENT/CURB CROSSES PROPERTY LINE
  - ▲ UTILITY CROSSES PROPERTY LINE

**PARCEL 30A:**  
22-36-200-038

**FLOOD ZONE:**  
SUBJECT PARCEL IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 100 ANNUAL CHANCE FLOODPLAIN) PER FIRM MAP NO. 26125C0629F & 26125C0633F, DATED 09/29/2006.

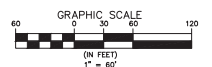
**METLANDS:**  
POSSIBLE METLANDS LOCATED ON SUBJECT PARCEL PER NATIONAL METLANDS INVENTORY MAPPER.

**BEARINGS AND DISTANCES:**  
BEARINGS AND DISTANCES ON MICHIGAN STATE PLANE COORDINATES (NAD83), SOUTH ZONE, INTERNATIONAL FEET, GROUND MEASURES. VERTICAL DATUM IS BASED ON NAVD83.

**MEASURED BEARINGS DIFFER FROM RECORD TITLE BEARINGS.**

**ACCESS:**  
SUBJECT PROPERTY HAS DIRECT ACCESS TO HAGGERTY ROAD, A PUBLIC ROAD.

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



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FARMINGTON HILLS, MI 48334  
248.308.8301

**SKE GROUP**

NO.	DATE	DESCRIPTION
1	02-24-24	REVISION PER CITY REVIEW

**811**

3 WORKING DAYS BEFORE YOU DIG  
CALL MISS DIG  
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TOLL FREE FOR THE LOCATION OF UNDERGROUND FACILITIES

CLIENT INFO:

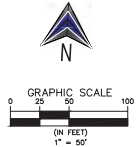
**the AVEDON company**  
FRANKLIN, MI 48025

PROJECT NAME:  
THE TOWNES AT HAGGERTY  
11111 W. 9 MILE RD.,CITY OF NOVA, OAKLAND COUNTY, MI

SHEET TITLE:  
TOPOGRAPHIC AND BOUNDARY SURVEY

PROJECT NUMBER:  
**24-155**

PAGE NO.:  
**C2**



EXISTING LEGEND	
[Symbol]	EASEMENT
[Symbol]	GAS MAIN
[Symbol]	SEWER
[Symbol]	WATER MAIN
[Symbol]	UNDERGROUND UTILITY LINES
[Symbol]	OVERHEAD UTILITY LINES
[Symbol]	UNDERGROUND TELEPHONE
[Symbol]	UNDERGROUND CABLE
[Symbol]	UNDERGROUND ELECTRICAL
[Symbol]	SANITARY MANHOLE
[Symbol]	MANHOLE CLEANOUT
[Symbol]	STORM SQUARE CATCH BASIN
[Symbol]	STORM ROUND
[Symbol]	STORM MANHOLE
[Symbol]	OUVERT
[Symbol]	FIRE HYDRANT
[Symbol]	VALVE IN WELL
[Symbol]	WELL
[Symbol]	GAS VALVE
[Symbol]	GAS TEST STATION
[Symbol]	ELECTRICAL TRANSFORMER
[Symbol]	ELECTRICAL RISER
[Symbol]	TELEPHONE RISER
[Symbol]	TELEPHONE MANHOLE
[Symbol]	CABLE RISER
[Symbol]	UTILITY FLAG
[Symbol]	LIGHT POLE
[Symbol]	UTILITY POLE
[Symbol]	SOFT SIGN
[Symbol]	TRAFFIC SIGNAL POLE
[Symbol]	MAILBOX
[Symbol]	GUANPOST / BOLLARD
[Symbol]	FENCE POST
[Symbol]	P.A. SIGN
[Symbol]	SECTION CORNER
[Symbol]	FOUND IRON
[Symbol]	SET IRON
[Symbol]	MEASURED
[Symbol]	RECORD
[Symbol]	MARK MON
[Symbol]	TRIM IRON
[Symbol]	TRIMME ENCUMBRMENT
[Symbol]	TOP OF CURB
[Symbol]	EDGE OF METAL
[Symbol]	TOP OF BANK
[Symbol]	TOE OF SLOPE
[Symbol]	CONTROLING
[Symbol]	POINT OF BEGINNING
[Symbol]	POINT OF COMMENCING
[Symbol]	BUILDING
[Symbol]	MONUMENT
[Symbol]	CONDUIT

WETLAND DISTURBANCE LEGEND	
[Green cross-hatch pattern]	EXISTING TREES TO BE REMOVED
[Purple cross-hatch pattern]	WETLAND IMPACT
[Orange diagonal hatch pattern]	WETLAND BUFFER IMPACT

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SUBMITTAL DATE: 11/29/2023 DATE: 02-24-24  
NO. 2023-001-001 REVISION PER CITY REVIEW

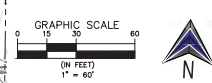
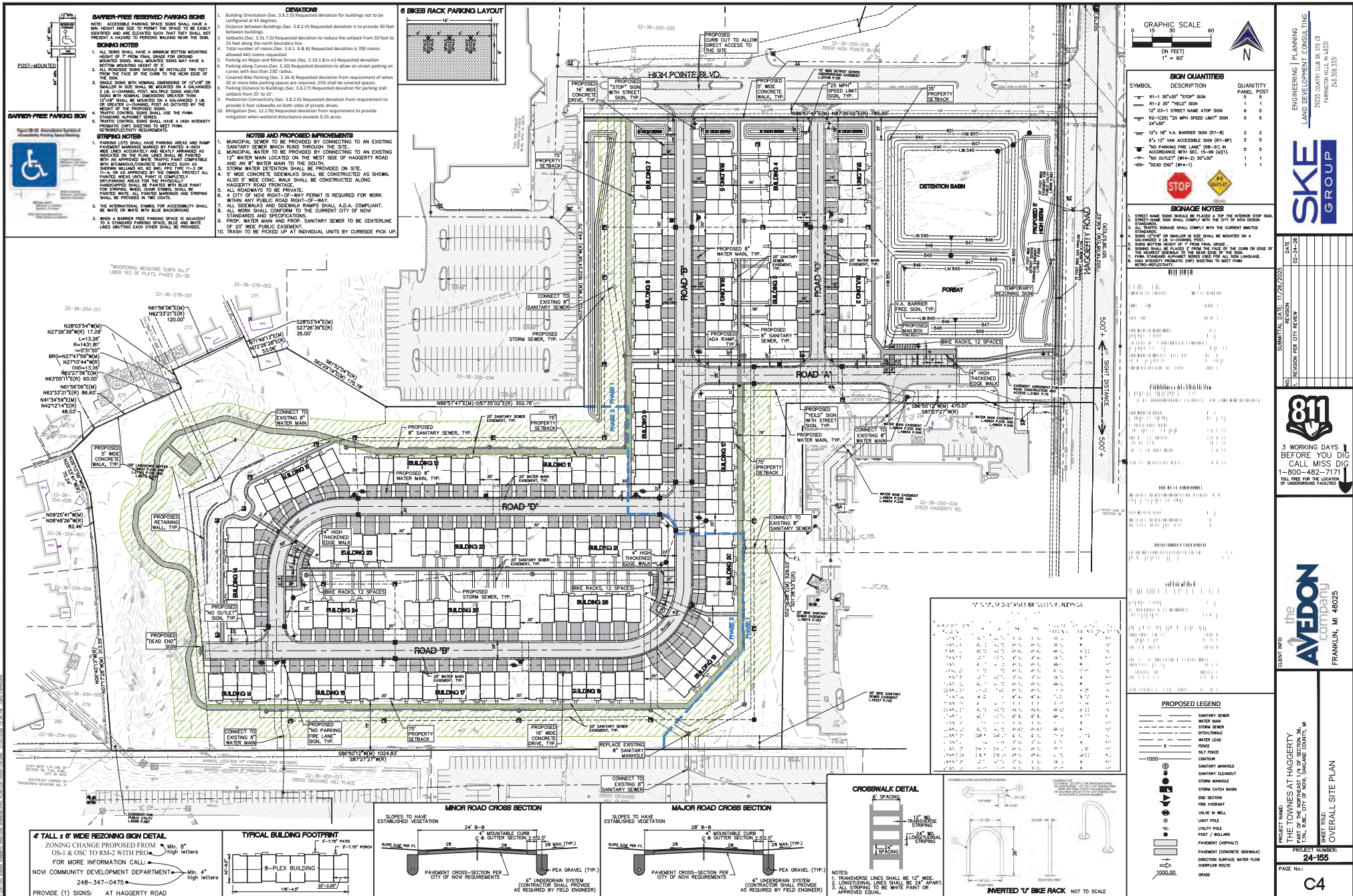
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TOOL FREE FOR THE LOCATION OF UNDERGROUND FACILITIES

CLIENT INFO: **the AVEDON company**  
FRANKLIN, MI 48025

PROJECT NAME: THE TOWNES AT HAGGERTY  
THRU, EMBL, CITY OF NOBLES AND COUNTY, MI  
SHEET TITLE: DEMOLITION PLAN

PROJECT NUMBER: 24-155  
PAGE NO.: C3



**6 SIGN QUANTITIES**

SYMBOL	DESCRIPTION	QUANTITY	PANEL POST
1	R1-30'x30' "STOP" SIGN	1	5
2	R1-2'30" "YIELD" SIGN	1	1
3	12'x30' STREET NAME ATOP SIGN	6	0
4	R2-12'x30' 75% HIGH SPEED LIMIT SIGN	5	8
5	12'x18' V.A. BARRIER SIGN (R7-8)	2	2
6	4'x12' 1/2" HIGH ACCESSIBLE SIGN (R1-8)	2	0
7	"NO PARKING FIRE LANE" (R8-3) IN ACCORDANCE WITH SEC. 15-39 (A)(1)	0	0
8	"NO OUTLET" (R4-1) 30'x30"	1	1
9	"DEAD END" (R4-1)	1	1

**SIGNAGE NOTES**

- STREET NAME SIGN SHALL BE PLACED TO THE WEST SIDE OF THE STREET.
- STREET NAME SIGN SHALL COMPLY WITH THE CITY OF NOV DESIGN STANDARDS.
- STOP SIGN SHALL COMPLY WITH THE CURRENT NOV DESIGN STANDARDS.
- NO PARKING SIGN SHALL BE LOCATED ON A CALVEWAY OR IN A CORNER OF A CORNER LOT.
- NO PARKING SIGN SHALL BE LOCATED ON THE CURB OR EDGE OF THE ROADWAY.
- NO PARKING SIGN SHALL BE LOCATED ON THE NEAR SIDE OF THE ROAD.
- NO PARKING SIGN SHALL BE LOCATED ON THE NEAR SIDE OF THE ROAD.
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- NO PARKING SIGN SHALL BE LOCATED ON THE NEAR SIDE OF THE ROAD.

**PROPOSED LEGEND**

[Symbol]	SANITARY SEWER
[Symbol]	WATER MAIN
[Symbol]	STORM SEWER
[Symbol]	DRAINAGE
[Symbol]	WATER GAIN
[Symbol]	FENCE
[Symbol]	SOIL FENCE
[Symbol]	CONTOUR
[Symbol]	SANITARY MANHOLE
[Symbol]	SANITARY CLEANOUT
[Symbol]	STORM MANHOLE
[Symbol]	STORM CATCH BASIN
[Symbol]	END SECTION
[Symbol]	WATER HEAD
[Symbol]	WALL IN WELL
[Symbol]	LIGHT POLE
[Symbol]	UTILITY POLE
[Symbol]	POST & ROLLER
[Symbol]	PAVEMENT (ASPHALT)
[Symbol]	PAVEMENT (CONCRETE SIDEWALK)
[Symbol]	DIRECTION SURFACE WATER FLOW
[Symbol]	OVERFLOW DRAIN
[Symbol]	GRADE

**CROSSWALK DETAIL**

1. TRANSVERSE LINES SHALL BE 12" WIDE.

2. LONGITUDINAL LINES SHALL BE 24" APART.

3. ALL STRIPS TO BE WHITE PANT OR APPROVED EQUAL.

**INVERTED 'U' BIKE RACK** NOT TO SCALE

**BARRIER-FREE RESERVED PARKING SIGNS**

NOTE: ACCESSIBLE PARKING SPACE SHALL HAVE A MIN HEIGHT AND USE TO PERMIT THE SPACE TO BE EASILY IDENTIFIED AND BE EVIDENT SIGN THAT THIS SPACE NOT PRESENT A HAZARD TO PERSONS WALKING NEAR THE SIGN.

**SIGNAGE NOTES**

- ALL SIGNS SHALL HAVE A MINIMUM BOTTOM MOUNTING HEIGHT OF 5' FROM THE GRADE OR FINISHED SURFACE.
- ALL SIGNS SHALL BE INSTALLED TWO FEET FROM THE FACE OF THE CURB TO THE REAR EDGE OF THE SIGN.
- SINGLE SIGNS WITH NOMINAL DIMENSIONS OF 12"x18" OR SMALLER SHALL BE MOUNTED ON A CALVEWAY OR IN A CORNER OF A CORNER LOT.
- ALL SIGNS SHALL BE MOUNTED ON A CALVEWAY OR IN A CORNER OF A CORNER LOT.
- ALL SIGNS SHALL BE MOUNTED ON A CALVEWAY OR IN A CORNER OF A CORNER LOT.
- ALL SIGNS SHALL BE MOUNTED ON A CALVEWAY OR IN A CORNER OF A CORNER LOT.
- ALL SIGNS SHALL BE MOUNTED ON A CALVEWAY OR IN A CORNER OF A CORNER LOT.
- ALL SIGNS SHALL BE MOUNTED ON A CALVEWAY OR IN A CORNER OF A CORNER LOT.
- ALL SIGNS SHALL BE MOUNTED ON A CALVEWAY OR IN A CORNER OF A CORNER LOT.
- ALL SIGNS SHALL BE MOUNTED ON A CALVEWAY OR IN A CORNER OF A CORNER LOT.

**NOTES AND PROPOSED IMPROVEMENTS**

- MANHOLE WATER TO BE PROVIDED BY CONNECTING TO AN EXISTING SANITARY SEWER WHICH RUNS THROUGH THE SITE.
- MANHOLE WATER TO BE PROVIDED BY CONNECTING TO AN EXISTING WATER MAIN LOCATED ON THE WEST SIDE OF HAGGERTY ROAD AND A 6" WATER MAIN TO BE INSTALLED.
- STORM WATER DETENTION SHALL BE PROVIDED ON SITE.
- WIDE CONCRETE SIDEWALKS SHALL BE CONSTRUCTED AS SHOWN. ALSO, 2' WIDE CONC. WALK SHALL BE CONSTRUCTED ALONG HAGGERTY ROAD TO BE PRIVATE.
- ALL ROADWAYS AND SIDEWALKS SHALL BE CONSTRUCTED TO MEET ADA COMPLIANT.
- ALL WORK SHALL CONFORM TO THE CURRENT CITY OF NOV STANDARDS AND SPECIFICATIONS.
- PROP. WATER MAIN AND PROP. SANITARY SEWER TO BE CENTURINE TO A NEAR PUBLIC ROAD RIGHT-OF-WAY.
- TRASH TO BE PICKED UP AT INDIVIDUAL UNITS BY CURBSIDE PICK UP.

**STIPPLE NOTES**

- PARKING SPACES SHALL HAVE BARRIERS AND RAMP MOUNTED TO THE CURB TO BE INSTALLED AS SHOWN. INDICATED ON THE PLAN LINES SHALL BE PAINTED WITH AN APPROVED WHITE TRAFFIC PAINT COMPLYING WITH STRIPING AND CONCRETE SURFACES SUCH AS SIDEWALKS SHALL BE PAINTED WITH BLUE PAINT. PAINTED AREAS UNITS PART IS COMPLETELY UNPAINTED AREAS FOR THE PROPOSED TRAFFIC CONTROL SIGNS SHALL USE THE FINA STRIPING APPROVED SIGNAGE.
- THE INTERNATIONAL SYMBOL FOR ACCESSIBILITY SHALL BE PROVIDED IN TWO COATS.
- WHEN A BARRIER FREE PARKING SPACE IS ADJACENT TO A STANDARD PARKING SPACE, BLUE AND WHITE LINES MARKING EACH OTHER SHALL BE PROVIDED.

**PROPOSED 4" TALL 1 1/2" WIDE ZONING SIGN DETAIL**

ZONING CHANGE PROPOSED FROM OS-1 & OSC TO RM-2 WITH PRO. HIGH LETTERS

FOR MORE INFORMATION CALL: 248-347-0475

PROVIDE (1) SIGNS: AT HAGGERTY ROAD

**TYPICAL BUILDING FOOTPRINT**

8-PLEX BUILDING

10K-15K SF

22'-0" x 22'-0"

**MINOR ROAD CROSS SECTION**

24' B-B

3'-7 1/2" PARO

2'-0" x 2'-0" PARO

PAVEMENT CROSS-SECTION PER CITY OF NOV REQUIREMENTS

PEA GRAVEL (TYP.)

AT UNDERDRAIN SYSTEM (CONTRACTOR SHALL PROVIDE AS REQUIRED BY FIELD ENGINEER)

**MAJOR ROAD CROSS SECTION**

28' B-B

4' MOUNTABLE CURB

6" GUTTER SECTION 2'-2 1/2" PARO

2'-0" x 2'-0" PARO

PAVEMENT CROSS-SECTION PER CITY OF NOV REQUIREMENTS

PEA GRAVEL (TYP.)

AT UNDERDRAIN SYSTEM (CONTRACTOR SHALL PROVIDE AS REQUIRED BY FIELD ENGINEER)

**6 BIKES RACK PARKING LAYOUT**

16' x 16'

BIKE RACKS, 12 SPACES

**PROPOSED 16" WIDE CONCRETE DRIVE, TYP.**

CONNECT TO EXISTING SANITARY SEWER

CONNECT TO EXISTING WATER MAIN

**PROPOSED 8" SANITARY SEWER EXHENT, TYP.**

CONNECT TO EXISTING SANITARY SEWER

CONNECT TO EXISTING WATER MAIN

**PROPOSED 12" WIDE CONCRETE DRIVE, TYP.**

CONNECT TO EXISTING SANITARY SEWER

CONNECT TO EXISTING WATER MAIN

**PROPOSED 16" WIDE CONCRETE DRIVE, TYP.**

CONNECT TO EXISTING SANITARY SEWER

CONNECT TO EXISTING WATER MAIN

**PROPOSED 16" WIDE CONCRETE DRIVE, TYP.**

CONNECT TO EXISTING SANITARY SEWER

CONNECT TO EXISTING WATER MAIN

**PROPOSED 16" WIDE CONCRETE DRIVE, TYP.**

CONNECT TO EXISTING SANITARY SEWER

CONNECT TO EXISTING WATER MAIN

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**SKE GROUP**

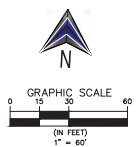
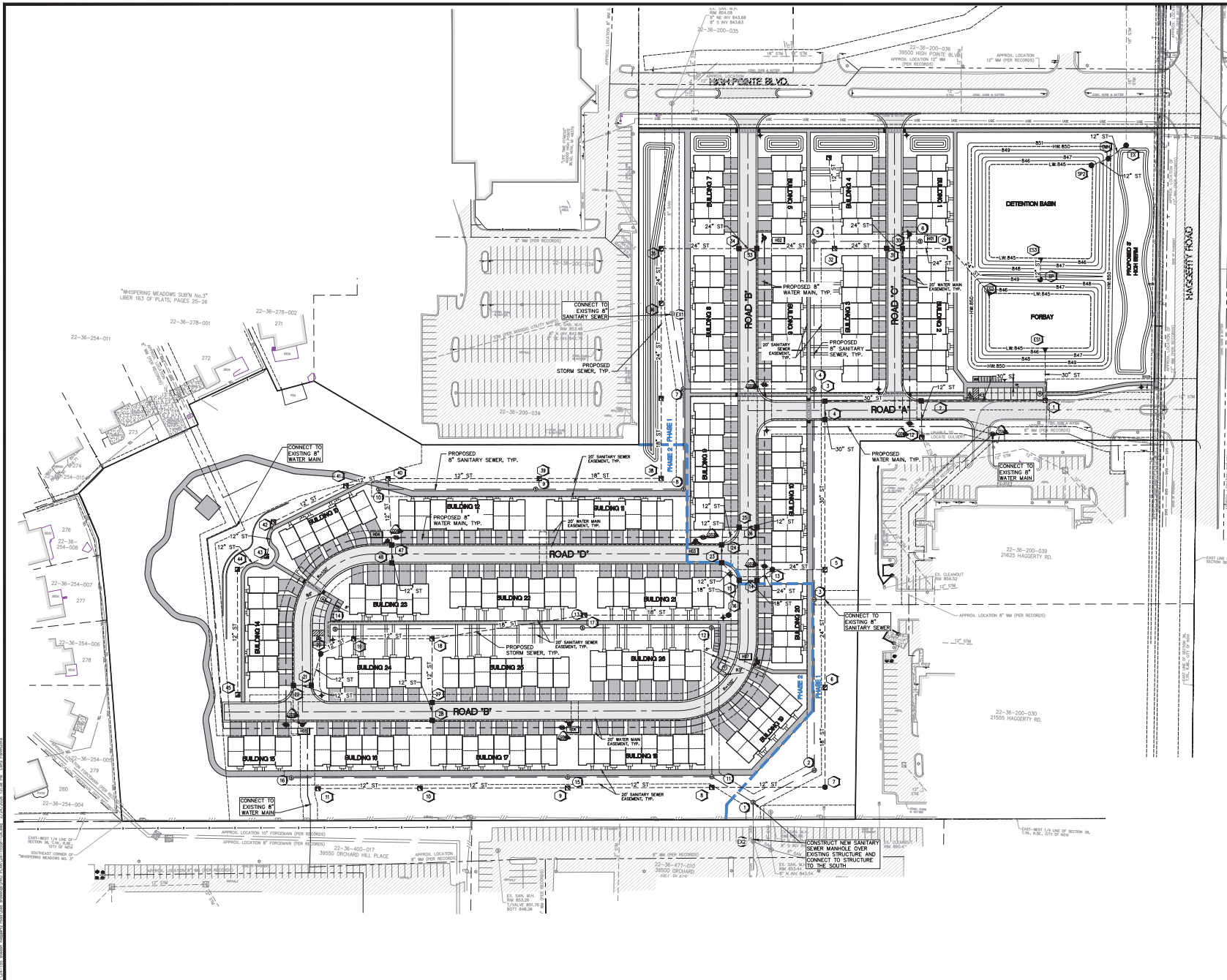
PROJECT NAME: THE TOWNHES AT HAGGERTY  
PROJECT NUMBER: 24-155  
SHEET TITLE: OVERALL SITE PLAN  
PAGE NO.: C4

DATE: 02-24-24  
SUBMITTAL DATE: 11/29/2023  
NO. REVISION PER CITY REVIEW

**811**

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1-800-482-7171  
TOLL FREE FOR THE LOCATION OF UNDERGROUND FACILITIES

AVEDON company  
FRANKLIN, MI 48025



**WATER MAINS HANDS OFF DESIGN**

PROPOSED	1" DIA.	1" DIA.
EXISTING	1" DIA.	1" DIA.
PROPOSED	1" DIA.	1" DIA.
EXISTING	1" DIA.	1" DIA.
PROPOSED	1" DIA.	1" DIA.
EXISTING	1" DIA.	1" DIA.
PROPOSED	1" DIA.	1" DIA.
EXISTING	1" DIA.	1" DIA.
PROPOSED	1" DIA.	1" DIA.
EXISTING	1" DIA.	1" DIA.

**WATER MAINS HANDS ON DESIGN**

PROPOSED	1" DIA.	1" DIA.
EXISTING	1" DIA.	1" DIA.
PROPOSED	1" DIA.	1" DIA.
EXISTING	1" DIA.	1" DIA.
PROPOSED	1" DIA.	1" DIA.
EXISTING	1" DIA.	1" DIA.
PROPOSED	1" DIA.	1" DIA.
EXISTING	1" DIA.	1" DIA.
PROPOSED	1" DIA.	1" DIA.
EXISTING	1" DIA.	1" DIA.

**PROPOSED LEGEND**

--- (dashed line)	SANITARY SEWER
--- (solid line)	WATER MAIN
--- (dotted line)	STORM SEWER
--- (dash-dot line)	STORM/TRAFFIC
--- (long-dash line)	WATER LEAD
X	FENCE
○	SOIL FENCE
○	SANITARY MANHOLE
○	SANITARY CLEANOUT
○	STORM MANHOLE
○	STORM CATCH BASIN
○	END SECTION
○	FIRE HYDRANT
○	WALK IN WELL
○	LIGHT POLE
○	UTILITY POLE
○	POST & ROLLAD
○	PAVEMENT (ASPHALT)
○	PAVEMENT (CONCRETE SIDEWALK)
○	DIRECTION SURFACE WATER FLOW
○	OVERFLOW ROUTE
○	GRADE

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FARMINGTON HILLS, MI 48334  
248.308.1531

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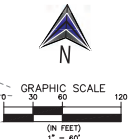
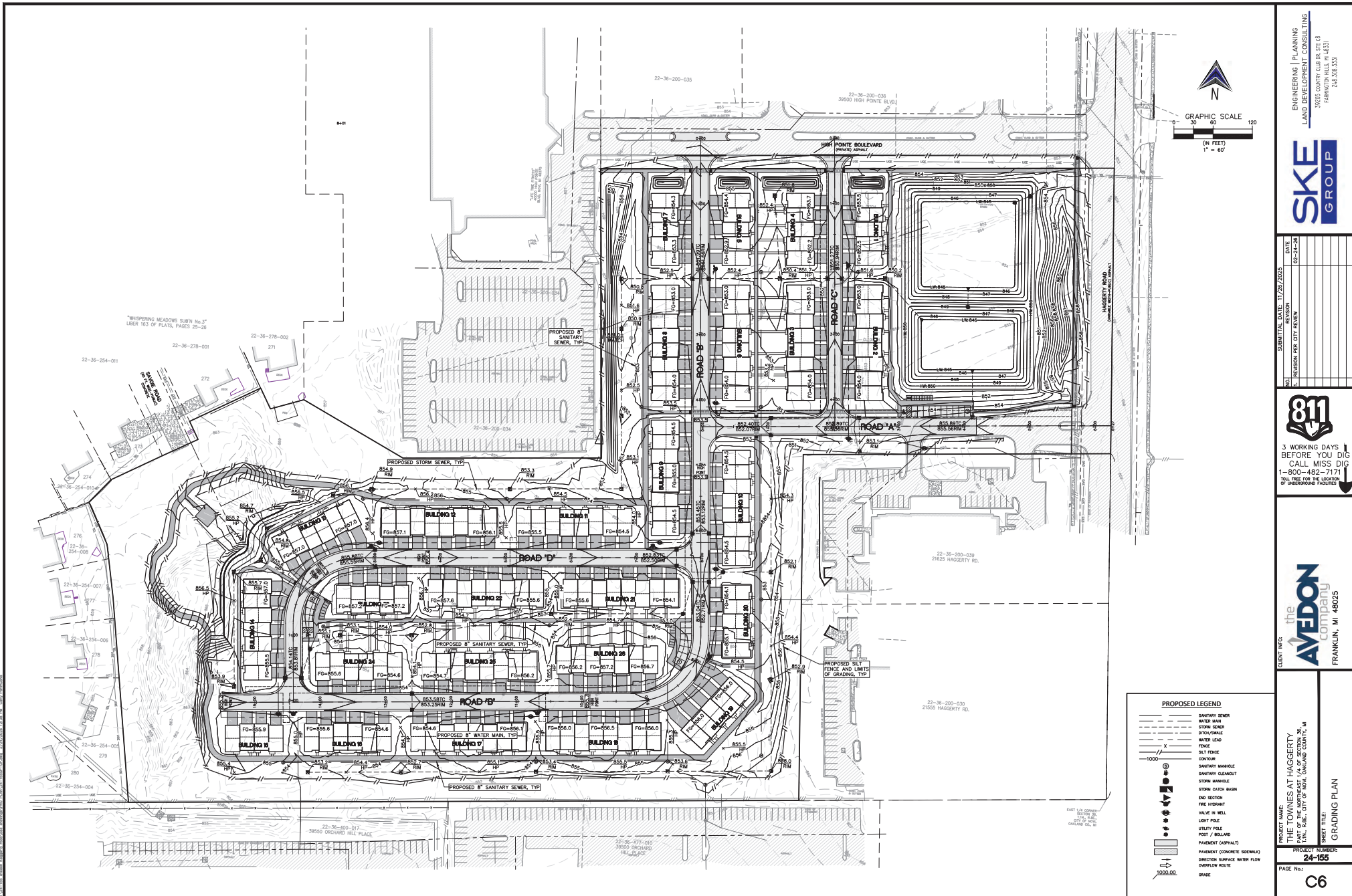
CLIENT INFO:  
**the AVEDON company**  
FRANKLIN, MI 48025

PROJECT NAME:  
**THE TOWNES AT HAGGERTY**  
TOWN, DEPT. OF HOUSING AND COMMUNITY

SHEET TITLE:  
**COMPOSITE UTILITY PLAN**

PROJECT NUMBER:  
**24-155**

PAGE No.:  
**C5**



**PROPOSED LEGEND**

	SANITARY SEWER
	WATER MAIN
	STORM SEWER
	DITCH/DRAIN
	WATER LEAD
	FENCE
	SALT FENCE
	SANITARY MANHOLE
	SANITARY CLEANOUT
	STORM MANHOLE
	STORM CATCH BASIN
	CONTOUR
	END SECTION
	FIRE HYDRANT
	VALVE IN WELL
	LIGHT POLE
	UTILITY POLE
	POST & RAILROAD
	PAVEMENT (ASPHALT)
	PAVEMENT (CONCRETE SLAB)
	DIRECTION SURFACE WATER FLOW
	OUTDOOR ROUTE
	GRADE

1000.00'

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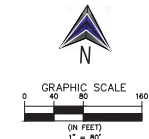
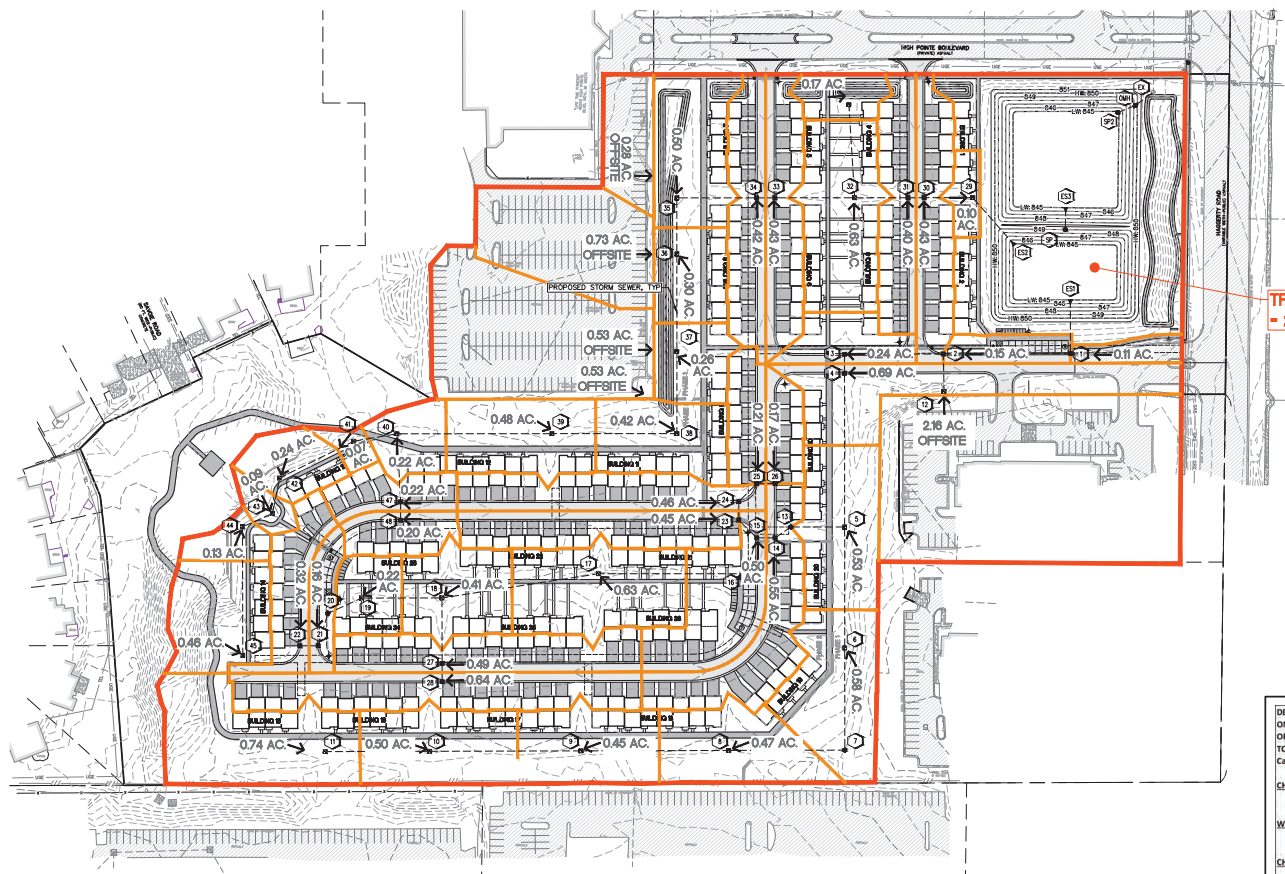
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**the AVEDON company**  
FRANKLIN, MI 48025

PROJECT NAME:  
**THE TOWNES AT HAGGERTY**  
TOWN, DEPT. OF HOUSING AND COMMUNITY

SHEET TITLE:  
**GRADING PLAN**

PROJECT NUMBER:  
**24-155**

PAGE NO.:  
**C6**



TRIBUTARY AREA = 22.56 ACRES

NOTE: APPROVAL FROM MSD FOR DISCHARGE IS REQUIRED.

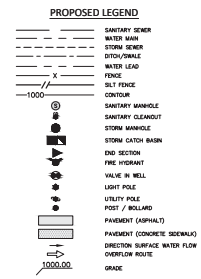
VOLUME PROVIDED IN SEDIMENT FOREBAY			
Elevation	Area	Vol (ft <sup>3</sup> )	Total Vol (ft <sup>3</sup> )
845	10711		
846	12268	11848	11848
847	15458	14221	26069
848	18131	16795	42863
849	21005	19568	62431
Storage EL = 848.74			Vreq = 59967 ft <sup>3</sup>
			Vprov = 62431 ft <sup>3</sup>

VOLUME PROVIDED IN DETENTION BASIN			
Elevation	Area	Vol (ft <sup>3</sup> )	Forebay Total Vol (ft <sup>3</sup> )
845	18809		
846	21656	20233	11848
847	24709	23180	14221
848	27951	26327	16795
849	31398	29675	19568
850	35914	45256	207101
100 Year EL = 849.77			Vreq = 195540 ft <sup>3</sup>
Ved EL = 847.84			Vprov = 207101 ft <sup>3</sup>

C-Factor Determination			
ON SITE Tributary Area	=	18.33	Ac.
<b>Impervious Areas</b>			
Buildings	=	3.40	Ac. @ 0.95
Roads	=	1.48	Ac. @ 0.85
Sidewalks/Parking	=	0.75	Ac. @ 0.95
Driveways	=	1.23	Ac. @ 0.95
	=	6.86	Ac. @ C = 0.95
<b>Porous Areas</b>			
Lawn Areas (Bols C)	=	10.84	Ac. @ C = 0.45
Low Water	=	0.63	Ac. @ C = 1.00
	=		@ C = 1.00
<b>C.Avg. RESIDENTIAL = 0.66</b>			
<b>C.Avg. OFF SITE = 0.85</b>			
<b>C.Avg. OVERALL = 0.70</b>			
OFF SITE Tributary Area	=	4.23	Ac.

DETENTION BASIN		
ON SITE Tributary Area =	18.33	Ac
OFF SITE Tributary Area =	4.23	
TOTAL Tributary Area =	22.56	
Calculated C Factor =	0.70	
<b>CHANNEL PROTECTION VOLUME CONTROL - (CPVC)</b>		
Vpvc = 4,719 x C x A =	74,057	ft <sup>3</sup> required
<b>WATER QUALITY CONTROL - (WQCV)</b>		
Vpvc = 3,630 x C x A =	56,967	ft <sup>3</sup> required
<b>CHANNEL PROTECTION RATE CONTROL - EXTENDED DETENTION (CPRC)</b>		
Ved = 6,897 x C x A =	108,237	ft <sup>3</sup> required
<b>SEDIMENT FOREBAY</b>		
Vf = 545 x C x A =	8,553	ft <sup>3</sup> required
<b>DETENTION AND FLOOD CONTROL RATE</b>		
<b>100-YEAR PEAK INFLOW RATE (Q100IN)</b>		
Q100IN = C x I100 x A		
T =	28.10	min
I100 = 63.18 / (T + 9.17) <sup>0.81</sup>	4.44	in/hr
Q100IN =	69.65	cfs
<b>RELEASE RATE</b>		
	0.15	cu ft/acre
<b>PEAK ALLOWABLE 100-YEAR DISCHARGE</b>		
Q100P =	3.38	cfs
<b>STORAGE CURVE FACTOR FOR THE 100-YEAR DETENTION VOLUME (R)</b>		
R = [0.206 - 0.15IN / (Q100P / Q100IN)]	0.660	
<b>100-YEAR DETENTION VOLUME (V100D)</b>		
V100D = 18985 x C x A =	297,937	ft <sup>3</sup>
<b>100-YEAR DETENTION VOLUME (V1000)</b>		
V1000 = (V100D x R) - VCP - P =	196,540	ft <sup>3</sup>
Detention Basin must be designed to accommodate the following volumes:		
Vf =	8,553	cubic feet
Vpvc =	74,057	cubic feet
Ved =	108,237	cubic feet
V1000 =	196,540	cubic feet



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19055 COUNTY CLUB DR. STE. 10  
FARMINGTON HILLS, MI 48334  
248-308-1531

**SKE GROUP**

SUBMITTAL DATE: 11/29/2023  
DATE: 02-24-24  
BY: REVISION PER CITY REVIEW

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

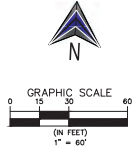
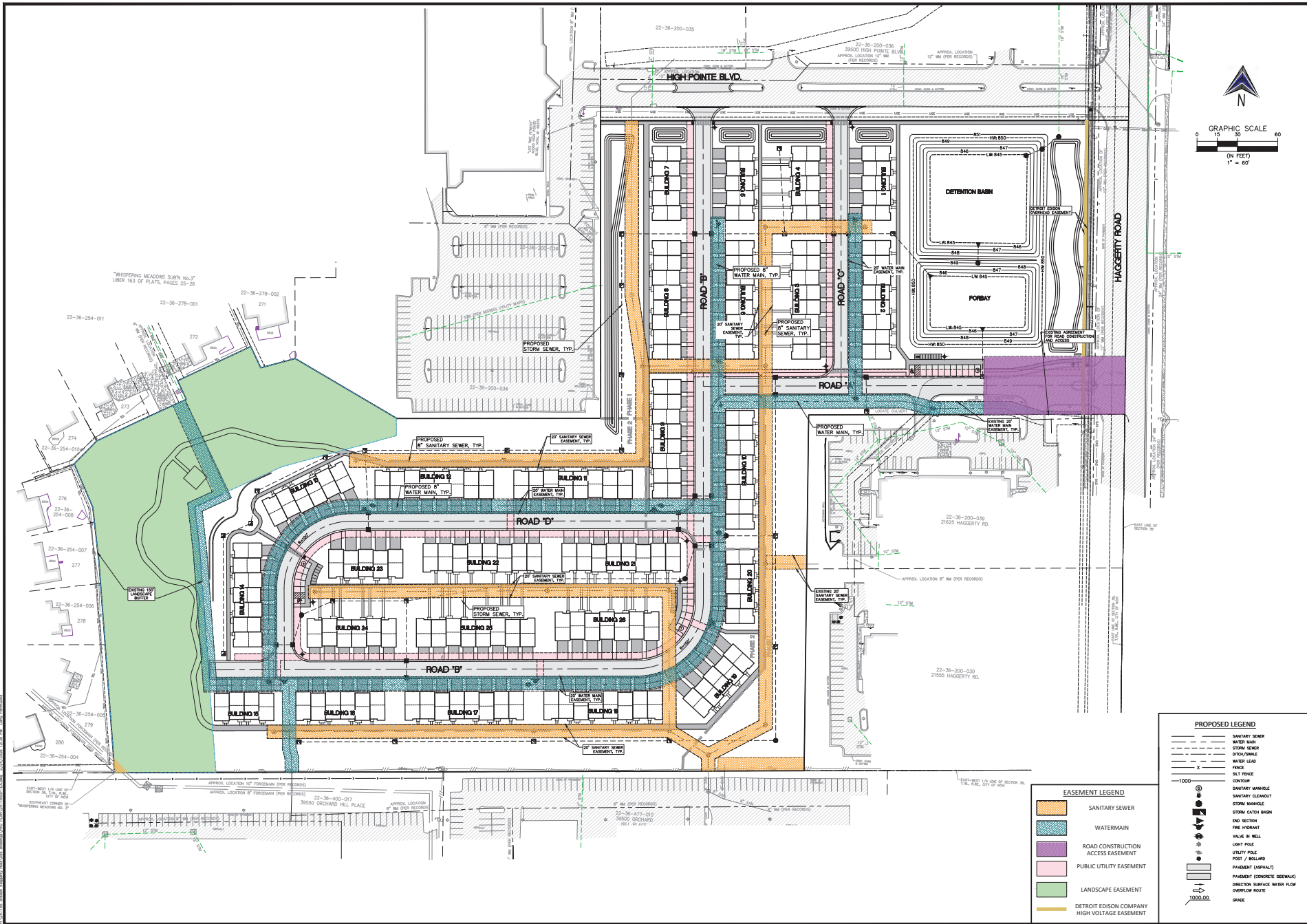
CLIENT INFO:  
**the AVEDON company**  
FRANKLIN, MI 48025

PROJECT NAME:  
THE TOWNES AT HAGGERTY  
TOWN OF FARMINGTON HILLS, CITY OF NOBLES AND COUNTY, MI

SHEET TITLE:  
STORM WATER MANAGEMENT PLAN

PROJECT NUMBER:  
**24-155**

PAGE NO.:  
**C7**



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FARMINGTON HILLS, MI 48334  
248.308.1831



NO.	DATE	DESCRIPTION
1	02-24-24	REVISION PER CITY REVIEW



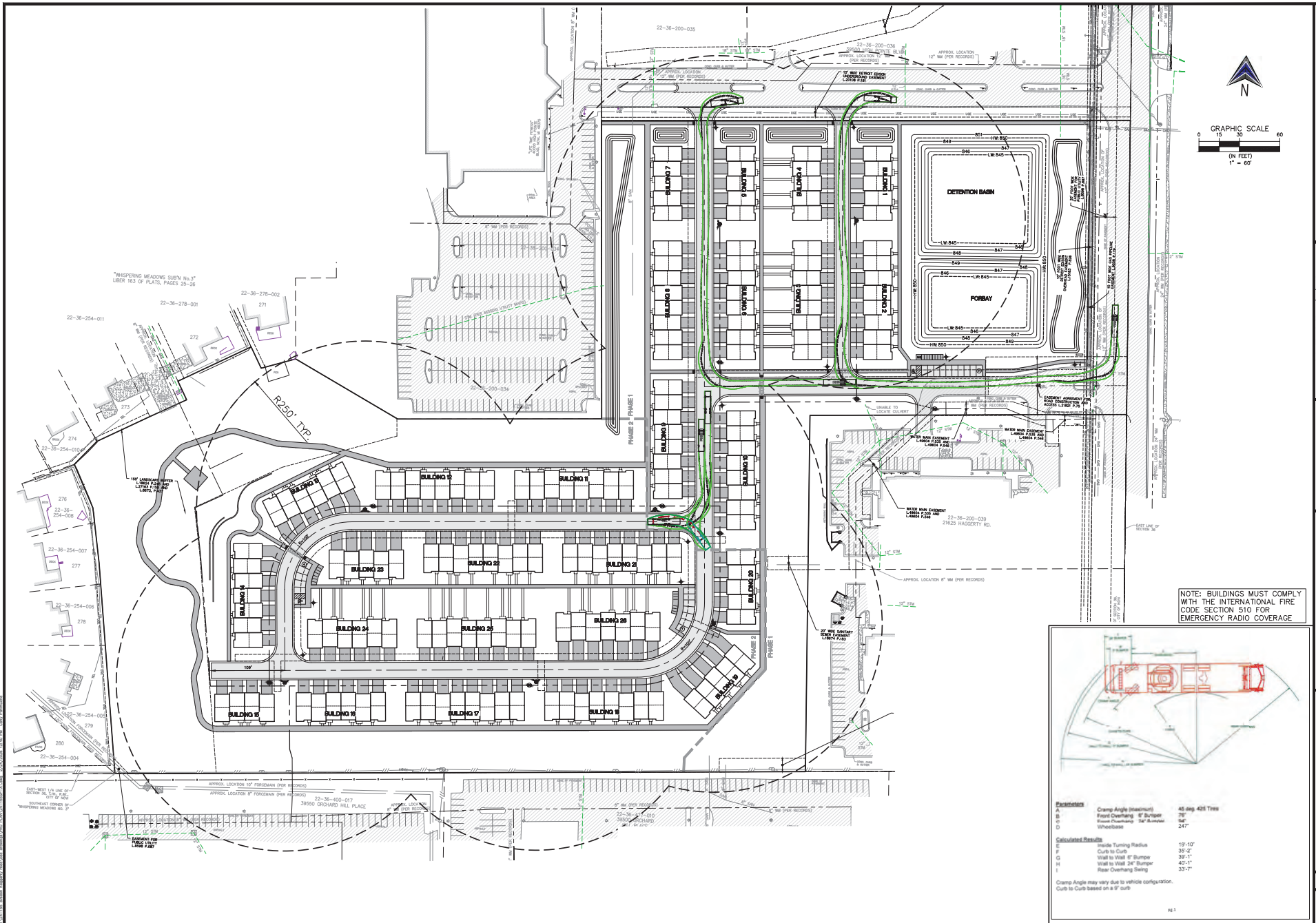
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the  
**AVEDON**  
company  
FRANKLIN, MI 48025

PROJECT NAME:  
**THE TOWNES AT HAGGERTY**  
TOWN OF FARMINGTON, MI  
TOWN OF FARMINGTON, MI  
SHEET TITLE:  
**EASEMENT PLAN**

PROJECT NUMBER:  
**24-155**  
PAGE NO.:  
**C8**

PROPOSED LEGEND	
	SANITARY SEWER
	WATERMAIN
	ROAD CONSTRUCTION ACCESS EASEMENT
	PUBLIC UTILITY EASEMENT
	LANDSCAPE EASEMENT
	DETROIT EDISON COMPANY HIGH VOLTAGE EASEMENT
	SANITARY SEWER
	WATER MAIN
	STORM SEWER
	DITCH/DRAPE
	WATER LEAD
	FENCE
	SILT FENCE
	CONTOUR
	SANITARY MANHOLE
	SANITARY CLEANOUT
	STORM MANHOLE
	STORM CATCH BASIN
	END SECTION
	FIRE HYDRANT
	VALVE IN WELL
	LIGHT POLE
	UTILITY POLE
	POST & ROLLARD
	PAVEMENT (ASPHALT)
	PAVEMENT (CONCRETE SIDEWALK)
	DIRECTION SURFACE WATER FLOW
	GRADE
	1000.00

EASEMENT LEGEND	
	SANITARY SEWER
	WATERMAIN
	ROAD CONSTRUCTION ACCESS EASEMENT
	PUBLIC UTILITY EASEMENT
	LANDSCAPE EASEMENT
	DETROIT EDISON COMPANY HIGH VOLTAGE EASEMENT



NOTE: BUILDINGS MUST COMPLY WITH THE INTERNATIONAL FIRE CODE SECTION 510 FOR EMERGENCY RADIO COVERAGE

**Parameters**

A	Cramp Angle (Maximum)	45 deg 425 Tires
B	Front Overhang	47" Bumper
C	Frame Pumping	24" Bumper
D	Wheelbase	247"

**Calculated Results**

E	Inside Turning Radius	19'-10"
F	Curb to Curb	35'-2"
G	Wall to Wall 6" Bumper	39'-1"
H	Wall to Wall 24" Bumper	42'-1"
I	Rise Overhang Basing	33'-7"

Cramp Angle may vary due to vehicle configuration.  
Curb to Curb based on a 9" curb.

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248.308.8331

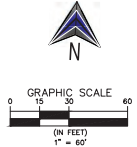
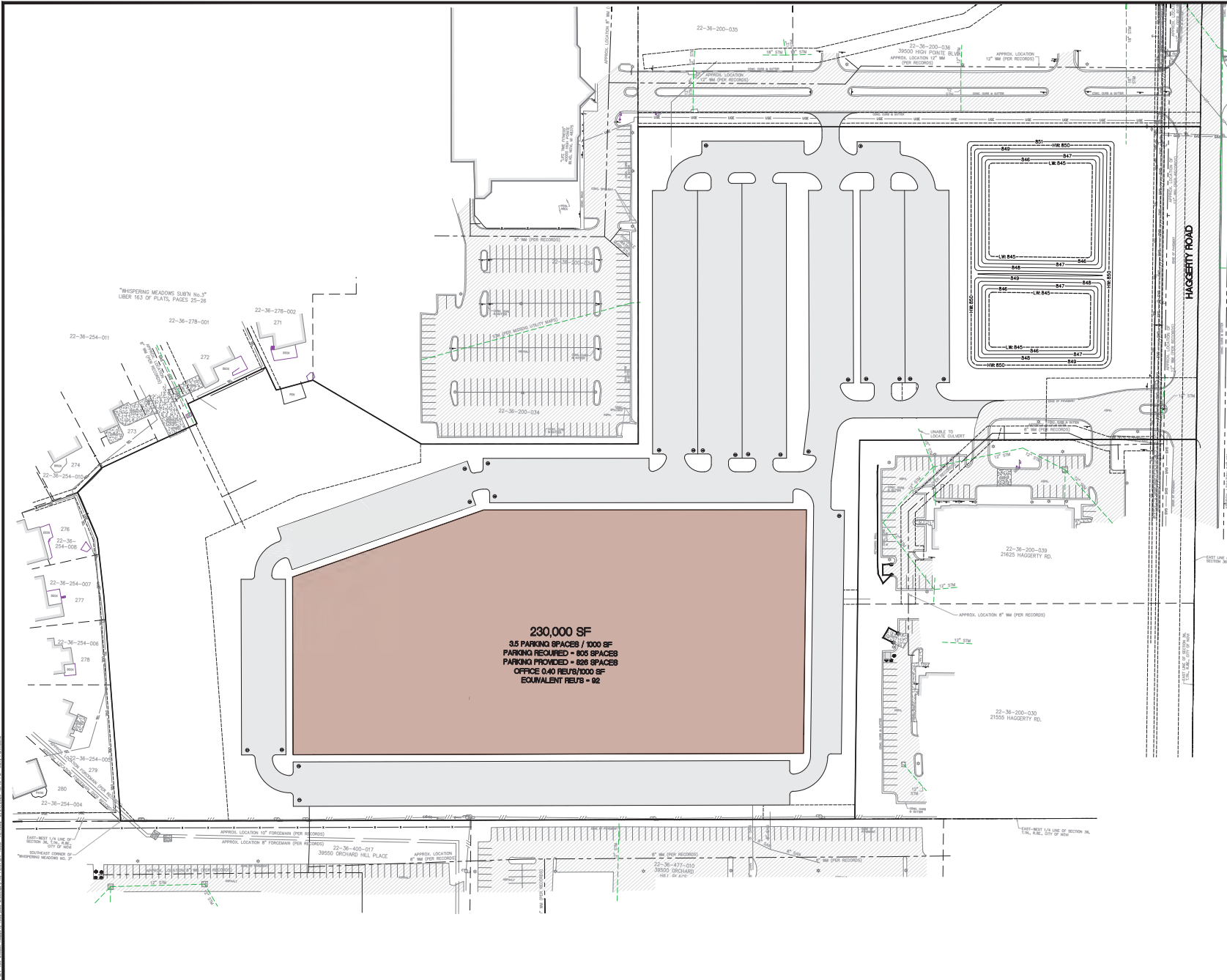
**SKE GROUP**

NO.	DATE	DESCRIPTION
1	02-24-26	REVISION PER CITY REVIEW

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 NAME: THE TOWNES AT HAGGERTY  
TOWN, ZONE, CITY OF NOVA, OAKLAND COUNTY, MI  
SHEET TITLE: AUTOTURN PLAN  
PROJECT NUMBER: 24-155  
PAGE NO.: C9



**SANITARY BASIS FOR DESIGN**

ITEM	DESCRIPTION	LOCATION	STATUS
1	Sanitary Sewer	Along Haggerty Rd	EXISTING
2	Storm Sewer	Along Haggerty Rd	EXISTING
3	Water Main	Along Haggerty Rd	EXISTING
4	Water Main	Along Orchard Hill Place	EXISTING
5	Sanitary Sewer	Along Orchard Hill Place	EXISTING
6	Storm Sewer	Along Orchard Hill Place	EXISTING
7	Water Main	Along Orchard Hill Place	EXISTING
8	Sanitary Sewer	Along Orchard Hill Place	EXISTING
9	Storm Sewer	Along Orchard Hill Place	EXISTING
10	Water Main	Along Orchard Hill Place	EXISTING

**WATER MAIN BASIS FOR DESIGN**

ITEM	DESCRIPTION	LOCATION	STATUS
1	Water Main	Along Haggerty Rd	EXISTING
2	Water Main	Along Orchard Hill Place	EXISTING
3	Water Main	Along Orchard Hill Place	EXISTING
4	Water Main	Along Orchard Hill Place	EXISTING
5	Water Main	Along Orchard Hill Place	EXISTING
6	Water Main	Along Orchard Hill Place	EXISTING
7	Water Main	Along Orchard Hill Place	EXISTING
8	Water Main	Along Orchard Hill Place	EXISTING
9	Water Main	Along Orchard Hill Place	EXISTING
10	Water Main	Along Orchard Hill Place	EXISTING

**PROPOSED LEGEND**

	SANITARY SEWER
	WATER MAIN
	STORM SEWER
	DITCH/DRAIN
	WATER MAIN
	FENCE
	SOIL FENCE
	CONTOUR
	SANITARY MANHOLE
	SANITARY CLEANOUT
	STORM MANHOLE
	STORM CATCH BASIN
	END SECTION
	FIRE HYDRANT
	VALVE IN WELL
	LIGHT POLE
	UTILITY POLE
	POST & BOLLARD
	PAVEMENT (ASPHALT)
	PAVEMENT (CONCRETE SIDEWALK)
	DIRECTION SURFACE WATER FLOW
	OVERTURN POINT
	1000.00
	GRADE

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19055 COUNTY CLUB DR. STE. 10  
FARMINGTON HILLS, MI 48334  
248-308-1831

**SKE GROUP**

SUBMITTAL DATE: 11/29/2023  
DATE: 02-24-24  
REVISION PER CITY REVIEW

**811**  
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1-800-482-7171  
\*TOLL FREE FOR THE LOCATION OF UNDERGROUND UTILITIES\*

CLIENT INFO:  
**the AVEDON company**  
FRANKLIN, MI 48025

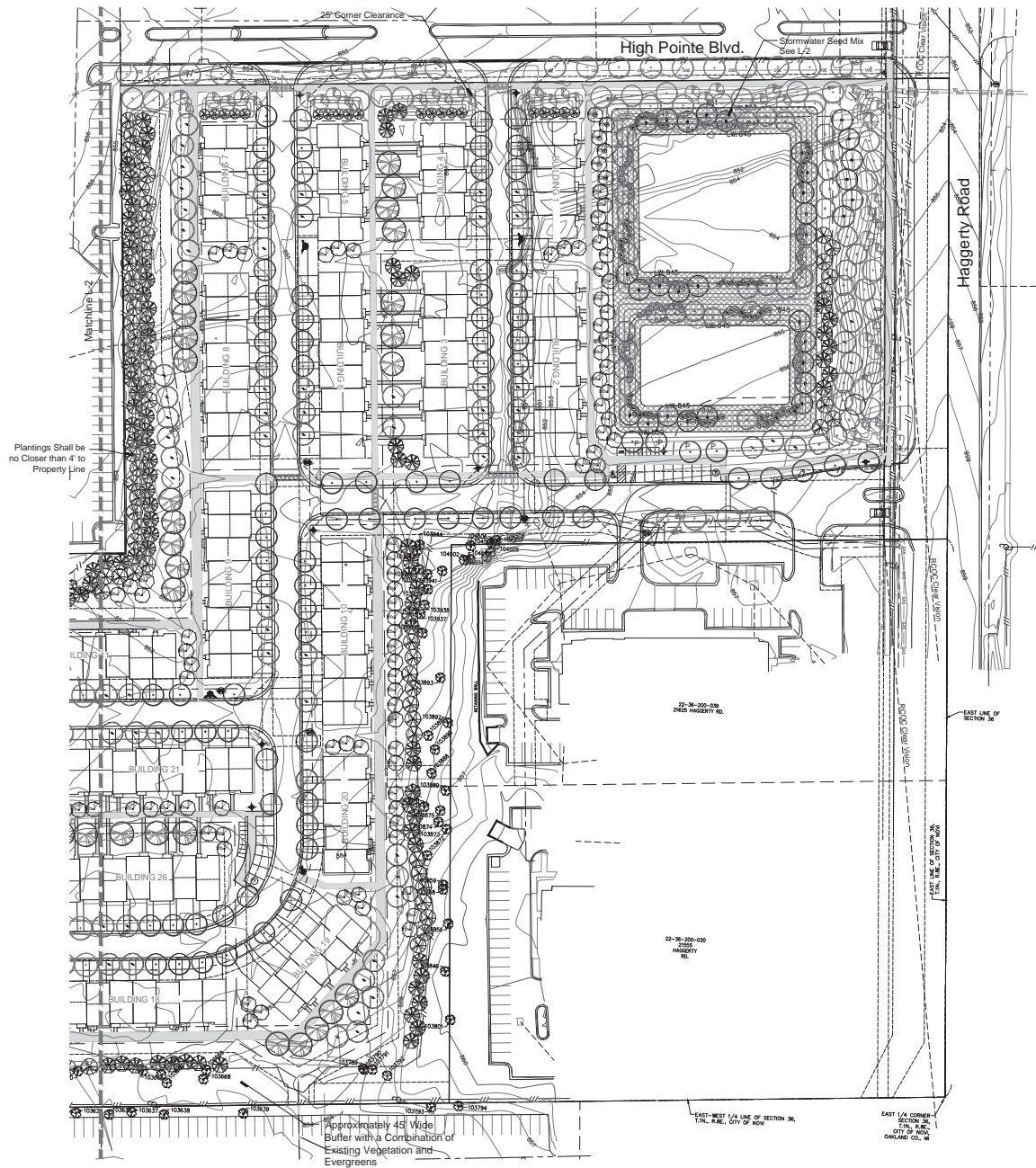
PROJECT NAME:  
**THE TOWNES AT HAGGERTY**  
TOWN, ZONING DISTRICT, CITY OF NOVA, OAKLAND COUNTY, MI

SHEET TITLE:  
**EXISTING ZONING LAYOUT ANALYSIS**

PROJECT NUMBER:  
**24-155**

PAGE No.:  
**24-155**

**C10**



**Location Map**



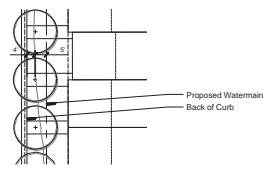
**Landscape Summary**

Street Trees		
Street Frontage	6,310 Lf.	
Less Drives	2,864 Lf.	
Net Frontage	3,446 Lf.	
Trees Required	99.5 Trees (3,446 / 35)	
Trees Provided	99 Trees	
Sheet L-1	82 Trees	
Sheet L-2	17 Trees	
Multi-Family Trees		
Total Units	179 Units	
Trees Required	537 Trees (179 x 3)	
Trees Provided	537 Trees	
Parking Lot Landscaping		
Parking Lot Perimeter	332 Lf.	
Trees Required	9.4 Trees (332 / 35)	
Trees Provided	9 Trees	
Woodland Replacement		
Replacement Required	1,227 Trees	
Total Trees Provided	75 Trees	
Trees to be Paid into Fund	1,152 Trees	
Detention Pond Plantings		
10' from Low-Water Elevation	1,091 Lf.	
Required Planting	784 Lf. (70%)	
Planting Provided	780 Lf. (71.5%)	
Pond Frontage for Trees	703'	
Trees Required	20.1 Trees (703 / 35)	
Trees Provided	54 Trees	

- Notes:
- Soils Information is Shown on Sheet 2.
  - Trees Shall be Planted 10' from Sanitary Sewer, Utility Structures Including Hydrants and 5' from Utility Lines.
  - Tree Shall not be Planted within 4' of Property Lines.
  - Snow Shall be Deposited Adjacent to Drives and within the Curb Lawn. Any Damaged Trees Shall be Replaced as Needed.
  - All Utility Boxes Shall be Screen per Detail on Sheet L-5. Approximately 8-12 Shrubs will be Required per box.
  - Overhead Lines East Along Haggerty and Southern Property Line.
  - Japanese Knotweed is not Present on this Site.
  - An Irrigation Plan will be Provided for Stamping Sets.

- Requested Waivers:
1. Landscape Waiver from Sec. 5.5.3.B.ii for Deficiency of Required Haggerty Road Street Lawn Trees Due to Existing Watermain. Trees will be too Close to the Sidewalk or Street to Maintain Planting Separation from the Utility.

**Typical Street Tree Detail**



Seal:



Title:  
**Conceptual Landscape Plan**

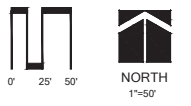
Project:  
**Haggerty Road Townes  
Novi, Michigan**

Prepared for:  
The Avedon Company  
31926 Pickwick  
Franklin, Michigan 48025  
248.982.6243

Revision: Issued:  
Review November 3, 2025  
Revised February 18, 2026

Job Number:  
25-066

Drawn By: Checked By:  
jca jca



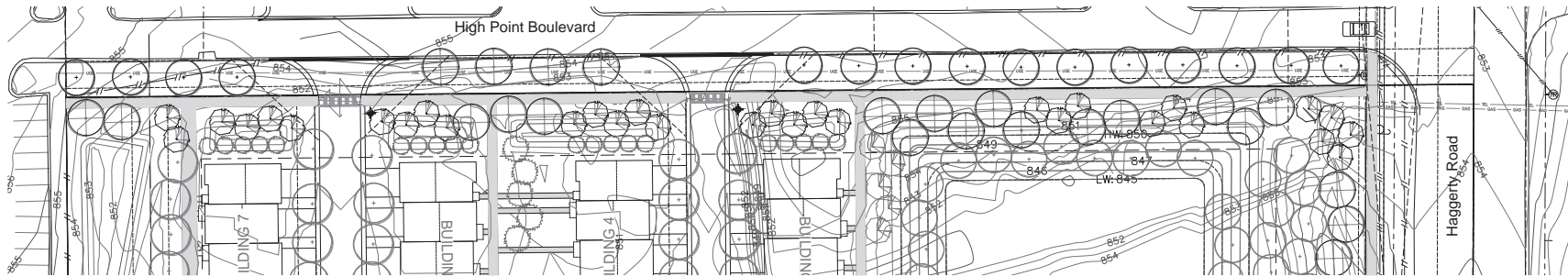
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L-1

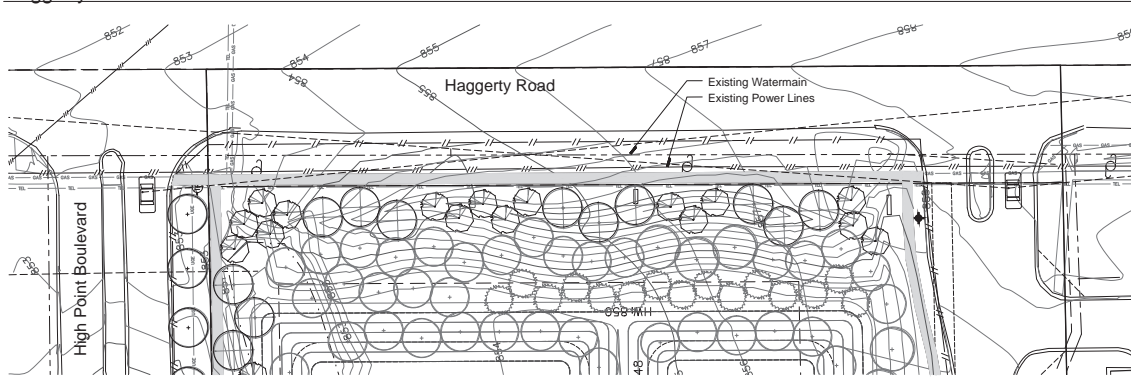




High Point Boulevard



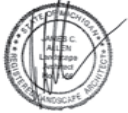
Haggerty Road Greenbelt



Landscape Summary

<b>High Point Boulevard</b>	
Street Lawn	
Total Street Frontage	724 L.F.
Less Drive Openings	48 L.F.
Net Street Frontage	676 L.F.
Trees Required	19.3 Trees (676 / 35)
Trees Provided	19 Trees
<b>Greenbelt Plantings</b>	
Total Street Frontage	724 L.F.
Less Drive Opening	48 L.F.
Net Street Frontage	676 L.F.
Canopy Trees Required	16.9 Trees (676 / 40)
Canopy Trees Provided	17 Trees
Sub-Canopy Trees Required	27.0 Trees (676 / 25)
Sub-Canopy Trees Provided	27 Trees
<b>Haggerty Road</b>	
Street Lawn	
Total Street Frontage	357 L.F.
Trees Required	10.2 Trees (358 / 35)
Trees Provided	0 Trees (Watermain Conflict)
<b>Greenbelt Plantings</b>	
Total Street Frontage	357 L.F.
Canopy Trees Required	8.9 Trees (357 / 40)
Canopy Trees Provided	9 Trees
Sub-Canopy Trees Required	14.3 Trees (357 / 25)
Sub-Canopy Trees Provided	14 Trees

Seal: \_\_\_\_\_



Title: \_\_\_\_\_  
**Greenbelt Plan**

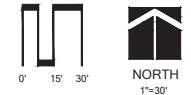
Project: \_\_\_\_\_  
**Haggerty Road Townes**  
 Novi, Michigan

Prepared for: \_\_\_\_\_  
 The Avedon Company  
 31926 Pickwick  
 Franklin, Michigan 48025  
 248.982.6243

Revision: \_\_\_\_\_ Issued: \_\_\_\_\_  
 Review November 3, 2025  
 Revised February 18, 2026

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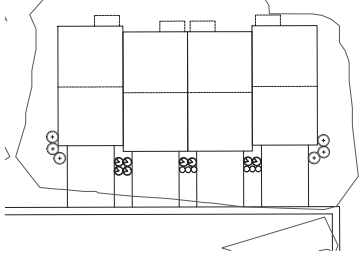
Drawn By: \_\_\_\_\_ Checked By: \_\_\_\_\_  
 jca jca



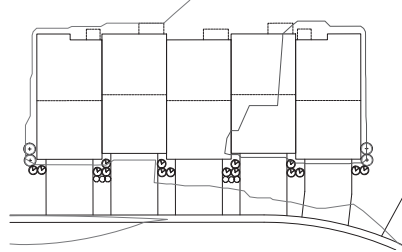
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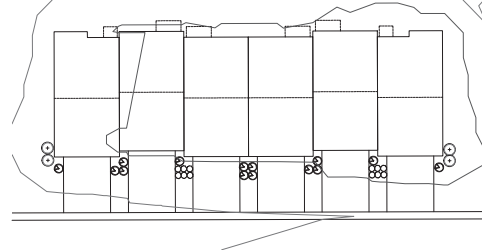
4 Unit Building



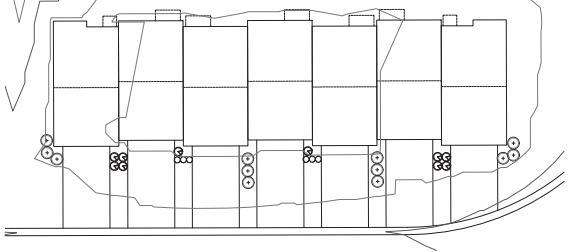
5 Unit Building



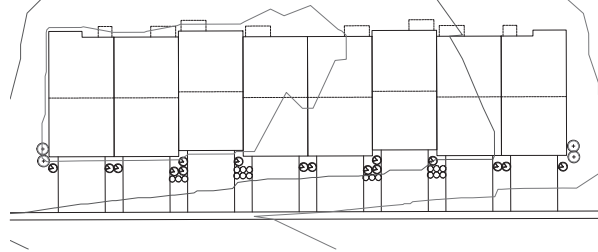
6 Unit Building



7 Unit Building



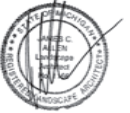
8 Unit Building



Foundation Planting Requirements

Unit Type	Unit Length	Required Landscape (35%)	Landscape Provided
4 Unit	88'	30.8'	40'
5 Unit	110'	38.5'	46'
6 Unit	132'	46.2'	52'
7 Unit	154'	53.9'	58'
8 Unit	176'	61.6'	64'

Seal:



Title:

Unit Typicals

Project:

Haggerty Road Townes  
 Novi, Michigan

Prepared for:

The Avedon Company  
 31926 Pickwick  
 Franklin, Michigan 48025  
 248.982.6243

Revision:

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jca

Checked By:

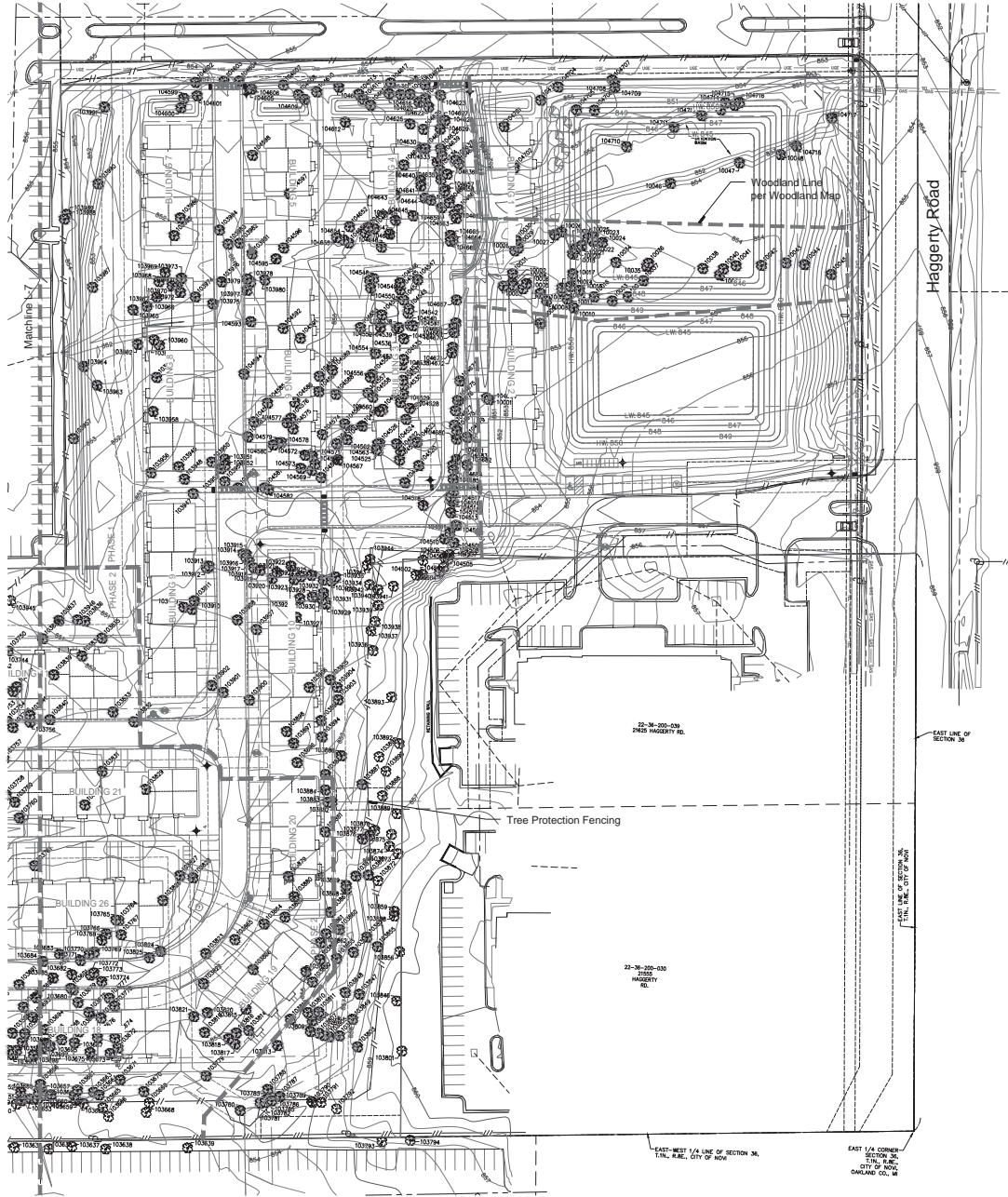
jca



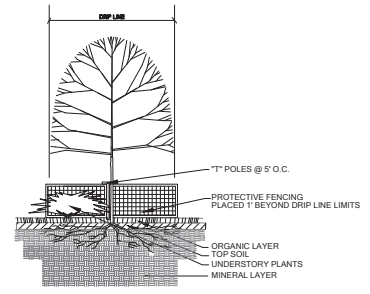
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L-4





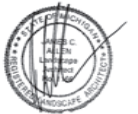
**Tree Protection Fencing**



1. Either Plastic or Wood Garage Drive Fencing Shall be Installed at or Beyond the Drip Line, Unless Show Substantial Fencing is Required.
2. Shows Shall be Made "T" Posts Spaced no Further than 5' on Center.
3. Ground Shall not be Impacted Closer to the Tree Than the Depth of Those Trees to be Saved.
4. Fencing Shall be Erected Prior to Construction. This City Shall be Notified Once the Fencing is Installed for Inspection.
5. Under no Circumstances Shall the Protective Fencing be Removed Without Proper Approval from the City.
6. The Height of the Fencing Shall be Determined by the City.
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Note:  
 Shaded Trees to be Removed

Seal: \_\_\_\_\_



Title:  
**Woodland Plan**

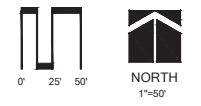
Project:  
**Haggerty Road Townes  
 Novi, Michigan**

Prepared for:  
 The Avedon Company  
 31926 Pickwick  
 Franklin, Michigan 48025  
 248.982.6243

Revision: \_\_\_\_\_ Issued: \_\_\_\_\_  
 Review November 3, 2025  
 Revised February 18, 2026

Job Number:  
 25-066

Drawn By: \_\_\_\_\_ Checked By: \_\_\_\_\_  
 jca jca



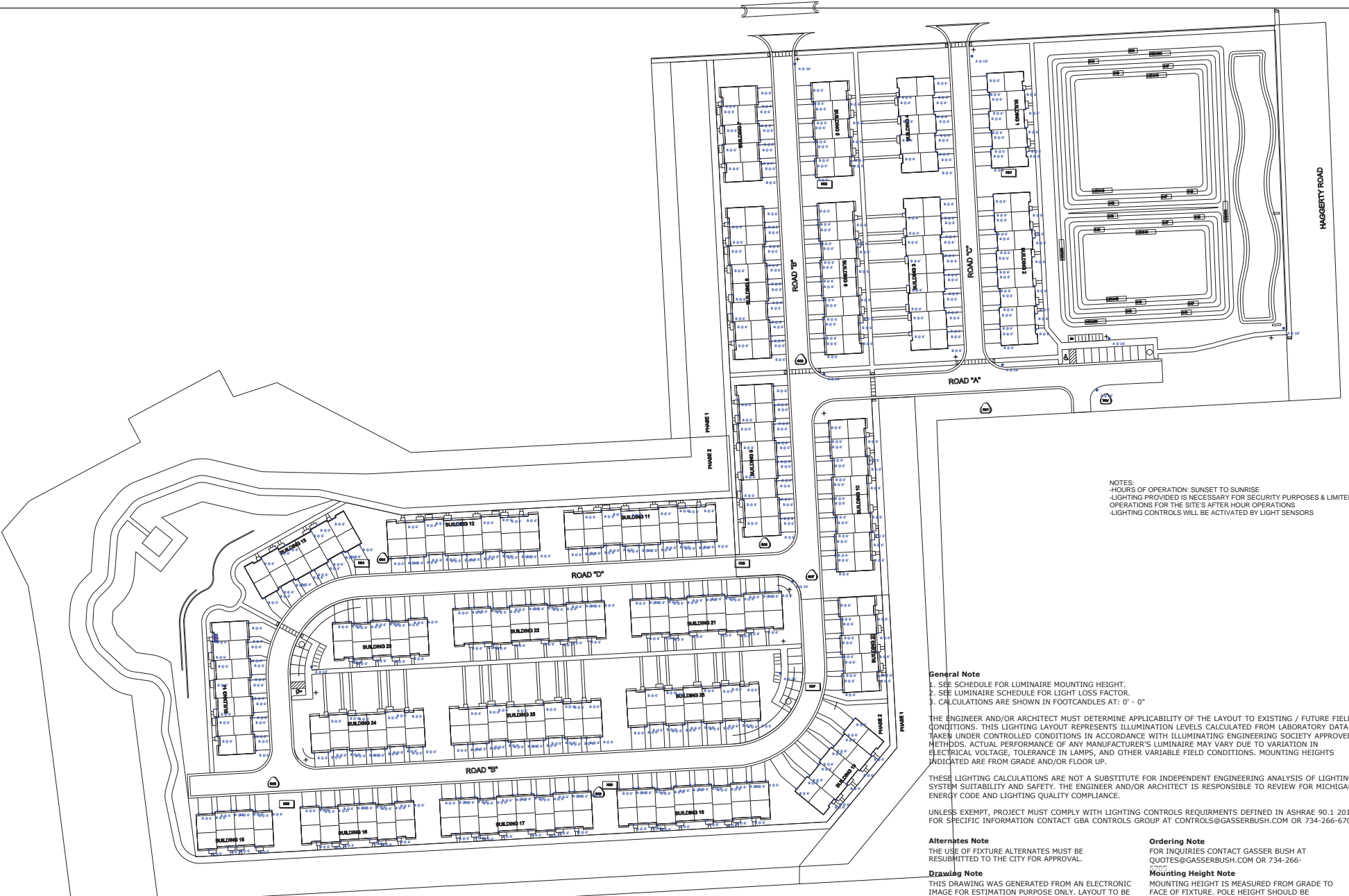
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NOTES:  
 -HOURS OF OPERATION: SUNSET TO SUNRISE  
 -LIGHTING PROVIDED IS NECESSARY FOR SECURITY PURPOSES & LIMITED OPERATIONS FOR THE SITE'S AFTER HOUR OPERATIONS  
 -LIGHTING CONTROLS WILL BE ACTIVATED BY LIGHT SENSORS

**General Note**

1. SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.
2. SEE LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTOR.
3. CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: 0' - 0'

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

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

UNLESS EXEMPT, PROJECT MUST COMPLY WITH LIGHTING CONTROLS REQUIREMENTS DEFINED IN ASHRAE 90.1 2019. FOR SPECIFIC INFORMATION CONTACT GBA CONTROLS GROUP AT [CONTROLS@GASSERBUSH.COM](mailto:CONTROLS@GASSERBUSH.COM) OR 734-266-6705.

**Alternates Note**

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

**Drawing Note**

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

**Ordering Note**

FOR INQUIRIES CONTACT GASSER BUSH AT [QUOTES@GASSERBUSH.COM](mailto:QUOTES@GASSERBUSH.COM) OR 734-266-6705.

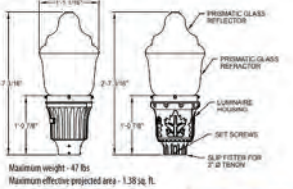
**Mounting Height Note**

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

Plan View  
 Scale - 1" = 50'



Order form with fields for Name, Title, and Company.



GVD3 Cree Classic Utility LED

General Description: The Cree® Classic Utility LED is designed for ease of maintenance with the plug-in electrical module... Mechanical Specifications: The luminaire housing is made of heavy grade 6061-T6 aluminum... Electrical Specifications: The driver shall meet the following requirements: Certified to UL or CSA for wet locations...



Independence I Light 7 inch Black Outdoor Wall, Small

by Kichler SKL19234BK 11 Reviews

\$80.97



\$80.97 (000+ in stock)

Add to Cart Free Shipping @ Returns

Starting at \$15/mo with Affirm. See if you qualify

In stock. Ships in 2-3 business days.

Are you a Trade Professional? Log in to your LNT Pro account, or sign up now to receive exclusive trade pricing and other Pro benefits today!

Acts to Protect Request Price Alert

Product Specifications

Product Information

Brand: Kichler Brand Category: Outdoor Wall Shipping Method: Ground SKL19234BK UPC: 783927530783

Electrical and Operational Information

Lamping Included: Bulbs Not Included Lamping Type: BFC0 Country of Origin: CN Primary Number of Bulbs: 1 Socket: E26 (Medium) Total Number of Bulbs: 1 Voltage: 120 Wattage Max: 65.00

Dimensions and Measurements

Backplate/Canopy Height: 4.75 Backplate/Canopy Width: 5 Extension: 7 Height: 7 Weight: 0.95 Width: 4.75

Warranty and Specifications

Lamping Included: Bulbs Not Included Country of Origin: CN Dark Sky: Yes Height from Center of Wall Opening: 3.5 Location Rating: Suitable for Wet Locations UL Rating: cULus Listed Wet

Additional Details

Features: Ceiling Wall Mount Included: N Install Down Up or Down N Slope Ceiling: N, N Low Ceiling Adjustable: N Material: Aluminum

General Note

- 1. SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT. 2. SEE LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTOR. 3. CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: 0' - 0"

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Mounting Height Note

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TOWNS AT HAGGERTY PHOTOMETRIC PLAN GASSER BUSH ASSOCIATES WWW.GASSERBUSH.COM

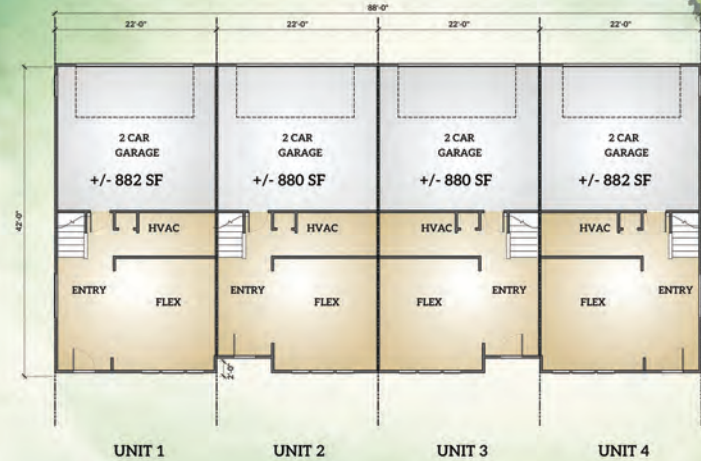
Designer KS Date 01/13/2026 Scale Not to Scale Drawing No. #25-50548\_V2

# THE TOWNES AT HAGGERTY

PROPOSED CONCEPT DESIGN

2/23/2026

PHASE 1  
VERSION 1



**First Floor Plan**

+/- 3,524 SF

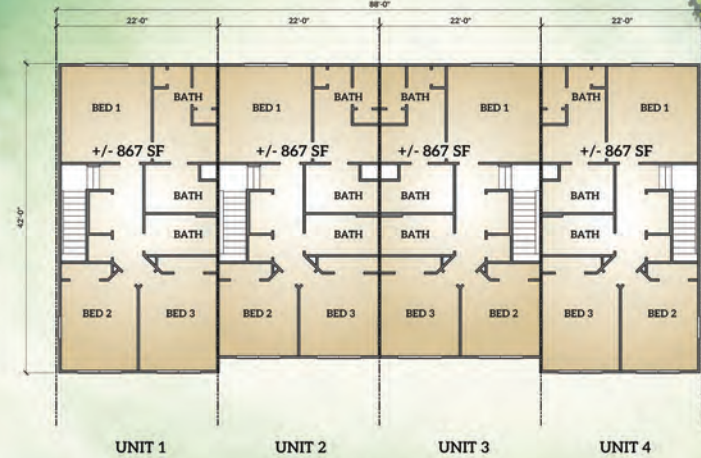
1/8"=1' Scale



**Second Floor Plan**

+/- 3,524 SF

1/8"=1' Scale

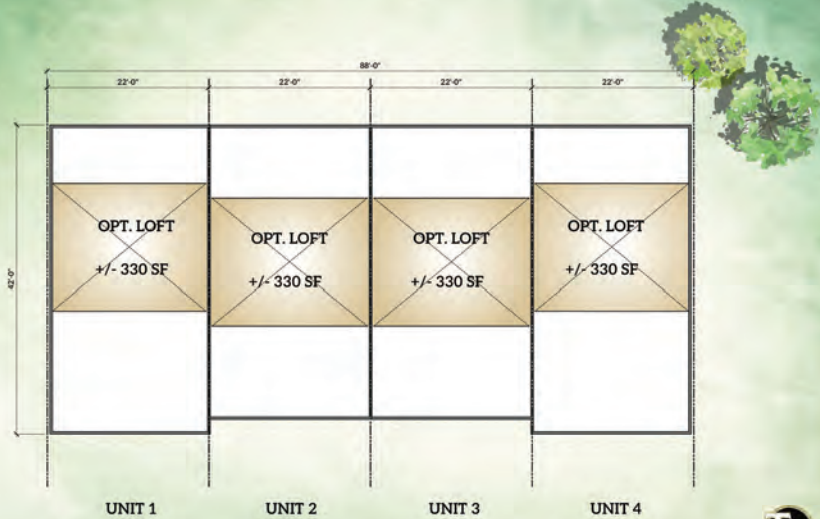


**Third Floor Plan**

+/- 3,468 SF

1/8"=1' Scale





**Loft Floor Plan**

1/8"=1' Scale

+/- 1,320 SF



**Material Calculations**

Total Area: 3684 Sq. Ft.  
 Brick: 1302 Sq. Ft. - 35%  
 Stone: 492 Sq. Ft. - 13%  
 Wood Siding: 881 Sq. Ft. - 24% - Sec. 5.15.10/13  
 Asphalt Shingles: 1277 Sq. Ft. - 35% - Sec. 5.15.14  
 Standing Seam Metal: 133 Sq. Ft. - 3%

PROPOSED FRONT ELEVATION



**Material Calculations**

Total Area: 3447 Sq. Ft.  
 Brick: 1176 Sq. Ft. - 34%  
 Wood Siding: 1113 Sq. Ft. - 33% - Sec. 5.15.10/13  
 Asphalt Shingles: 1057 Sq. Ft. - 31% - Sec. 5.15.14  
 Standing Seam Metal: 68 Sq. Ft. - 2%

PROPOSED REAR ELEVATION



**Material Calculations - per side**

Total Area: 1778 Sq. Ft.  
 Brick: 801 Sq. Ft. - 50%  
 Wood Siding: 629 Sq. Ft. - 33-6% - Sec. 5.15.10/13  
 Asphalt Shingles: 180 Sq. Ft. - 10%  
 Standing Seam Metal: 69 Sq. Ft. - 4%

PROPOSED LEFT & RIGHT ELEVATIONS



## PROJECT NARRATIVE

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February 23, 2026

City of Novi  
Attn: Planning Commission  
45175 Ten Mile Road  
Novi, Michigan 48375

**Re: Statement of Planned Rezoning Overlay – Deviations and Public Benefits for The Townes at Haggerty**

Dear Planning Commissioners,

The Zoning Ordinance of the City of Novi includes provisions for a Planned Rezoning Overlay (PRO) pursuant to Section 7.13.2. The PRO option allows conditional rezoning whereby an applicant may tailor the use and design of a development to better integrate with site features and surrounding land uses. Through this process, deviations from certain Zoning Ordinance standards may be considered, provided the applicant demonstrates that the proposed conditions and enhancements result in an overall benefit to the City when compared to strict application of the underlying zoning standards. The PRO is intended to secure a superior project outcome for unique properties.

The subject property is currently zoned OS-1 (Office Service District) and OSC (Planned Office Service District). These districts are intended to accommodate low-intensity office, research, medical, and service-related uses developed in a campus-style setting. Permitted uses generally include professional and medical offices, research facilities, and similar non-residential operations. Development under these classifications is typically characterized by larger building footprints, expansive surface parking areas, and an auto-oriented layout with limited integration of residential or neighborhood-scale elements.

While the existing OS zoning permits office and service development, prevailing market conditions and surrounding development trends indicate limited demand for additional standalone office space at this location. Development under OS-1 or OSC would most likely consist of one- or two-story office buildings surrounded by substantial parking fields, creating a predominantly vehicular environment with minimal walkability and limited compatibility with adjacent residential uses. Although such development would comply with the ordinance, it would not fully realize the site's potential to diversify housing options, activate long-vacant land, or respond to evolving residential needs within the city.

**Proposed Rezoning to RM-2 with Planned Rezoning Overlay (PRO)**

The Avedon Company proposes to rezone the property to RM-2 (Multiple-Family Residential District) with a Planned Rezoning Overlay (PRO) pursuant to Section 7.13.2 of the City's Zoning Ordinance. The proposed development, The Townes at Haggerty, consists of a 175-unit



townhome community is designed to provide high-quality residential housing within a cohesive and well-planned neighborhood environment.

The RM-2 district permits multiple-family residential uses at densities appropriate for attached townhome development. Through the PRO process, The Avedon Company is voluntarily offering site-specific conditions and enhancements that exceed the minimum requirements of the base RM-2 district, consistent with the purpose and intent of Section 7.13.2.

### **Narrative of the Proposed Development**

The proposed The Townes at Haggerty, a 175-unit townhome community, is envisioned as an integrated residential neighborhood emphasizing architectural quality, walkability, and functional open space.

Although the proposed rezoning differs from the adopted Master Plan designation, it reflects present-day economic realities and shifting housing demands within the city. The property has remained undeveloped for nearly three decades under office zoning. The previously approved Summit Place Office Development did not proceed on this parcel, underscoring the sustained lack of market demand for office use at this location.

Office market conditions within Novi remain oversupplied, with vacancy rates reported at approximately 24 percent citywide and higher in the immediate area. These conditions demonstrate that additional office development is not market-supported and unlikely in the foreseeable future. Continued office zoning has resulted in long-term underutilization and does not advance sound land use planning or economic vitality.

Rezoning the property to multifamily residential represents a practical and forward-looking alternative aligned with demonstrated market demand and community needs. The proposed development will:

- Eliminate prolonged vacancy and underutilization
- Respond to demand for high-quality, attainable housing options
- Provide housing types currently underserved in the local market
- Strengthen the local tax base
- Support nearby businesses through increased residential activity
- Generate fewer concentrated peak-hour traffic impacts than traditional office development

### **The townhome community will incorporate:**

- Architecturally enhanced building elevations featuring upgraded façade materials, varied rooflines, and articulated design elements
- Internal private drives designed to function as neighborhood streets
- Pedestrian pathways promoting safe and convenient connectivity



- Enhanced landscaping exceeding ordinance minimums, including entry features, street trees, and landscaped open spaces
- Usable open space areas such as pocket parks and gathering spaces
- High-quality construction materials ensuring long-term durability and aesthetic appeal
- Comprehensive stormwater management systems designed to meet or exceed regulatory standards while protecting environmental features

Compared to development permitted under OS-1 and OSC zoning, the proposed RM-2 townhome community represents a lower-intensity peak traffic generator and provides a more appropriate transition to adjacent residential areas. Office developments typically generate concentrated morning and evening traffic volumes and require expansive surface parking lots. In contrast, residential traffic patterns are more evenly distributed throughout the day, and the proposed design integrates parking within a neighborhood streetscape rather than large, uninterrupted parking fields.

### **Public Benefits and PRO Enhancements**

Section 7.13.2 of the City of Novi Zoning Ordinance establishes the PRO process to provide zoning flexibility in exchange for identifiable public benefits and enhanced development quality. The proposed development constitutes an enhancement beyond what would otherwise be required under base RM-2 standards.

Housing demand continues to evolve. To address changing market trends and provide greater housing choice, The Avedon Company will offer diverse townhome options within a single residential community designed to appeal to young professionals, families, and individuals seeking a maintenance-free lifestyle. The intent is to attract former residents back to the city, welcome new residents, and contribute to a vibrant community environment with convenient access to established retail and commercial services in southeast Michigan.

### **The PRO agreement will include enforceable commitments such as:**

- Architectural material standards exceeding ordinance minimums
- Enhanced landscaping and buffering
- Preservation and integration of open space amenities
- Infrastructure improvements, as required
- Strict adherence to the approved site plan and development conditions

The PRO mechanism ensures these commitments are legally binding, and the property must be developed in accordance with the approved plan. Any deviation from the approved PRO plan would require formal review and approval by the City.

### **Requested Deviations (Civil and Site Design)**

In conjunction with the rezoning and PRO request, the Applicant respectfully requests the following deviations:



1. Building Orientation (Sec. 3.8.2.D) – Deviation requested to allow buildings not to be configured at 45-degree angles. The proposed orientation improves site efficiency, preserves open space, and enhances functional lot layout.
2. Distance Between Buildings (Sec. 3.8.2.H) – Deviation requested to permit 30 feet between buildings. This spacing maintains adequate light, air, and emergency access while allowing efficient site design.
3. Setbacks (Sec. 3.31.7.D) – Deviation requested to reduce the northern setback from 50 feet to 35 feet. The reduced setback allows better internal circulation and preservation of other site features while maintaining buffering.
4. Total Number of Rooms (Sec. 3.8.1 A & B) – Deviation requested to permit 700 rooms where 445 rooms would otherwise be allowed. The room count reflects the townhome layout and remains consistent with the overall density and character of RM-2 development.
5. Parking on Major and Minor Drives (Sec. 5.10.1.B.iv-vi) – Deviation requested to allow on-street parking along internal drives to support residential functionality and provide traffic-calming benefits.
6. Parking Along Curves (Sec. 5.10) – Deviation requested to allow on-street parking along curves with a radius less than 230 feet, designed to maintain safe sight distance and maneuverability.
7. Covered Bike Parking (Sec. 5.16.4) – Deviation requested from the requirement that 25% of bicycle spaces be covered when 20 or more spaces are required. The townhome format provides secure private storage within units or garages.
8. Parking Distance to Buildings (Sec. 3.8.2.F) – Deviation requested to reduce parking setback from buildings from 25 feet to 15 feet, consistent with attached residential product design.
9. Pedestrian Connectivity (Sec. 3.8.2.G) – Deviation requested from the requirement to provide 5-foot sidewalks on both sides of private drives. The proposed design includes pedestrian pathways strategically located to provide safe and efficient connectivity without unnecessary pavement.
10. Wetland Mitigation (Sec. 12.176) – Deviation requested from the mitigation requirement triggered when wetland disturbance exceeds 0.25 acres. The design minimizes impacts to the greatest extent feasible and incorporates on-site stormwater best management practices.

### **Landscape Waivers**

A landscape waiver is requested from Section 5.5.3.B.ii for a deficiency in required street lawn trees along Haggerty Road due to the presence of an existing watermain. The required planting separation from underground utilities cannot be achieved without placing trees too close to the sidewalk or roadway. The Applicant proposes alternative landscaping enhancements elsewhere on the site to offset this limitation.



## **Conclusion**

The proposed rezoning from OS-1/OSC to RM-2 with a Planned Rezoning Overlay represents a reasonable and beneficial transition of the property to residential use. The 175-unit townhome development proposed by The Avedon Company addresses demonstrated housing demand, activates long-vacant land, enhances compatibility with surrounding uses, and provides measurable public benefits secured through the PRO process.

Respectfully submitted, The Avedon Company

COMMUNITY IMPACT STATEMENT

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## **Community Impact Statement**

### **Rezoning from Office to RM-2 Multifamily Residential Proposed 175-Unit Townhome Development City of Novi, Michigan**

The Avedon Company is proposing rezoning from Office to RM-2 Multifamily Residential would allow development of a 175-unit townhome community on the subject property. Although the request is not consistent with the City of Novi Master Plan's office land use designation, the proposal has been evaluated based on land use compatibility, market conditions, infrastructure capacity, public services, and overall community character.

Approval of the rezoning would represent a deviation from the City's long-term planning framework. Consideration of this request should balance the original intent for office development with current market realities, land use trends, and the long-term impacts of introducing multifamily residential use at this location.

### **Master Plan Considerations**

While not aligned with the adopted Master Plan, the proposed rezoning reflects current economic conditions and community needs. The existing office zoning has failed to attract development for nearly 30 years. The Summit Place Office Development was approved decades ago, yet this parcel remains vacant, demonstrating a sustained lack of demand for office use.

Office market conditions in Novi remain severely oversupplied, with citywide vacancy rates, according to the City of Novi's website, near 24%, and even higher vacancies in the immediate area. These conditions indicate that additional office development is neither market-supported nor economically viable. Continued office zoning has resulted in prolonged underutilization and does not advance sound planning or economic development goals.

Rezoning the property to multifamily residential represents a more appropriate and productive land use, enabling redevelopment that aligns with market demand, addresses housing needs, and activates long-vacant land. The proposed development would:

- Eliminate long-term vacancies and underutilization
- Respond to demand for high-quality, attainable housing
- Provide underserved housing options
- Strengthen and stabilize the local tax base
- Support nearby businesses through increased residential presence
- Generating fewer peak-hour traffic impacts than office development



## **Connectivity and Walkability**

The site plan will include pedestrian pathways, bicycle access, and connections to nearby commercial and recreational amenities. Internal circulation will prioritize safety and walkability.

## **Traffic, Infrastructure, and Utilities**

Compared to office use, residential traffic is expected to be more evenly distributed throughout the day, resulting in reduced peak-hour congestion. All roadways, utility, and stormwater systems will be designed to meet City of Novi standards. Any necessary improvements will be evaluated and implemented through the site plan review process. Preliminary engineering indicates that water, sewer, and utility services can support the proposed density with planned improvements.

## **Public Services and Fiscal Impact**

Multifamily townhome developments generally require fewer municipal services than high-intensity commercial uses. The project is anticipated to have a neutral to positive fiscal impact by generating new tax revenue while utilizing existing infrastructure. Impacts on police, fire, and emergency services are expected to be manageable. While the development may add students, the associated tax revenue will support the Novi Community School District's long-term planning. On-site amenities and open space will enhance residents' quality of life and reduce demand on nearby parks.

## **Housing Supply and Demographic Impact**

The proposed development would add 175 attached housing units to the City of Novi, expanding housing options for young professionals, families, downsizing households, and workforce residents employed in Novi's retail, healthcare, education, and technology sectors. Townhomes provide a housing option that is currently underserved and encourage longer-term residency, supporting neighborhood stability and community engagement.

## **Economic Impact**

The development will increase the local tax base, stimulate spending at nearby businesses, and create both short-term construction jobs and long-term property management employment. Multifamily residential use will generate significantly more taxable value than the existing vacant office-zoned land, supporting city services, infrastructure, and schools.



## **Environmental and Sustainability Considerations**

The project will comply with all stormwater management standards and incorporate detention, green infrastructure, and erosion control measures. Modern building practices and energy-efficient features will reduce long-term environmental impacts. Landscaping plans will include native plantings, tree preservation where feasible, and buffering to protect adjacent natural areas. Compared to office development, residential use may result in reduced impervious surface area and lower overall environmental intensity.

## **Conclusion**

Although the proposed rezoning differs from the Master Plan designation, it represents a practical and forward-looking response to long-standing vacancy and evolving market conditions. The 175-unit townhome development provides needed housing, strengthens the local economy, supports sustainable land use, and enhances Novi's ability to attract and retain residents. With appropriate design and regulation, the project would contribute positively to the City's long-term vitality and livability.

## PLANNING REVIEW

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## PLAN REVIEW CENTER REPORT

### Planning Review

March 26, 2026

### JZ25-42 The Townes at Haggerty

Zoning Map Amendment No. TBD

#### **PETITIONER**

The Avedon Company

#### **REVIEW TYPE**

Revised Initial PRO Concept Plan: Consideration of Eligibility  
Rezoning Request from OSC Office Service Commercial and OS-1 Office Service to RM-2 High-Density Multiple Family with a Planned Rezoning Overlay

#### **PROPERTY CHARACTERISTICS**

<b>Section</b>	36	
<b>Site Location</b>	West side of Haggerty Road, South of Nine Mile Road	
<b>Site School District</b>	Novi Community School District	
<b>Current Site Zoning</b>	OSC – Office Service Commercial, OS-1 – Office Service	
<b>Proposed Site</b>	RM-2, High-Density Multiple Family	
<b>Adjoining Zoning</b>	North	OSC, OS-1 and R-3
	East	OS-4 Office Research (City of Farmington Hills)
	West	R-3 – One Family Residential
	South	OSC – Office Service Commercial
<b>Current Site Use</b>	Vacant	
<b>Adjoining Uses</b>	North	Office Complex, Lifetime Fitness, Single Family Residential
	East	Office Complex
	West	Single Family Residential
	South	Office Complex
<b>Site Size</b>	Gross: 21.01 Acres; Net: 20.41 acres	
<b>Parcel ID's</b>	22-36-200-038	
<b>Plan Date</b>	February 24, 2026	

#### **PROJECT SUMMARY**

The subject property is located on the west side of Haggerty Road, south of Nine Mile Road in Section 36 of the city. The property to be rezoned totals about 21 acres and is undeveloped. The site contains regulated woodlands and wetland areas. The applicant is proposing to develop 175 townhomes. The development consists of two phases: Phase 1, with 68 units in 10 buildings; and Phase 2 with 107 units in 16 buildings. The development utilizes a private street network with one entrance off Haggerty and two entrances off High Pointe Boulevard, a private street. The applicant is requesting to rezone the site from Office Service (OS-1) and Office Service Commercial (OSC) to High-Density Multiple Family (RM-2) with a Planned Rezoning Overlay.

#### **PRO OPTION**

The PRO option creates a “floating district” with a conceptual plan attached to the rezoning of a parcel. As part of the PRO, the underlying zoning is proposed to be changed (in this case from OSC and OS-1 to RM-2), and the applicant submits a conceptual plan for development of the site, along

with site-specific conditions relating to the proposed improvements. After Staff and consultant review, the proposed request goes through initial consideration by the Planning Commission and City Council to review and comment on whether the project meets the requirements of eligibility for a PRO. The applicant can then make any changes to the Concept Plan based on the feedback received, and resubmit for formal review. The Planning Commission holds a public hearing and makes a recommendation to City Council. The City Council reviews the Concept Plan, and if the plan receives tentative approval, it directs the preparation of an agreement between the City and the applicant, which also requires City Council approval. Following final approval of the PRO Plan and Agreement, the applicant will submit for Preliminary and Final Site Plan approval under standard site plan review procedures. If development is not commenced within two years from the effective date of the PRO Agreement it will expire, unless otherwise agreed to by the parties.

## REVIEW CONCERNS

This project was reviewed for conformance with the Zoning Ordinance with respect to Article 3 (Zoning Districts), Article 4 (Use Standards), Article 5 (Site Standards), Section 7.13 (Amendments to Ordinance) and any other applicable provisions of the Zoning Ordinance. **Please see the attached chart for additional information pertaining to ordinance requirements.** Items in **bold** below must be addressed and incorporated as part of the next submittal:

1. Supporting Documentation: The applicant has provided the following studies as part of their application packet:
  - a. **Narrative: A narrative has been provided.** The statement argues that current market conditions do not support additional office space in Novi (24% vacancy City-wide), and the lack of development of the property over the last 30 years shows weak market demand for office in this location specifically. A case is made that multifamily residential uses are in demand, the development will support nearby businesses and strengthen the local tax base. The narrative states "The Avedon Company will offer diverse townhome options within a single residential community designed to appeal to young professionals, families, and individuals seeking a maintenance-free lifestyle." In addition, the applicant reasons that the multifamily use would serve as a reasonable transition between the Office-Service uses along Haggerty and the single-family residential uses to the west. Requested deviations have been listed with justification, along with some development conditions. These will be discussed further within this review.
  - b. **Traffic Impact Study (Fleis & Vandenbrink, 11/25/2025, Response letter 1/16/26):** The TIS states that the existing conditions on the nearby intersections have at least one or more approaches or movements operating at a failing Level of Service (LOS). The background conditions indicated further failure of additional movements and approaches at the Haggerty Road and Nine Mile Road intersection. The build conditions indicated adding further delays on the failing approaches and movements, ranging from 8.5 to 27.2 seconds at the Haggerty Road/Nine Mile intersection, for which intersection design improvements are suggested. **AECOM's review states the mitigations proposed need further deliberation, including Synchro analysis and approval from RCOC. A memo has been prepared that compares the Average Daily Traffic volumes for 230,000 square foot Medical-Dental office complex under the current zoning to the proposed 175-unit multiple Family development. The residential development would contribute significantly less traffic (8,091 vehicles per day fewer compared to office use). See AECOM's review of the TIS for further comments. They have identified issues that will need to be addressed in a revised TIS before approval can be granted.**
  - c. **Community Impact Statement:** This document describes the property and its relationship to adjacent land uses. It also briefly mentions environmental features on the site, as well as open space and stormwater disposal strategies. Economic benefits, community and social impacts are mentioned. Finally, the impacts on City services and utilities are mentioned but not quantified. **According to the 2020 Census data, the average household size in Novi is 2.49, so approximately 435 people could live in the development. The CIS should be revised to compare the proposed project with a potential Office Service/Commercial development**

- under the current zoning as it pertains to the demand on City utilities and services, as well as wetland/woodland impacts. Rather than general statements, the CIS should quantify the impacts for a more meaningful comparison.
- d. **Soils Investigation (McDowell & Associates, November 13, 2025):** The report indicates ten soil test borings have been performed on the site. Soil descriptions, groundwater observations and results of field and laboratory tests are included. The report makes recommendations as to the suitability of the soils for construction, engineered fill, and construction technique considerations.
  - e. **Phase 1 Environmental Site Assessment (McDowell & Associates, October 30, 2025):** The purpose of the report is to investigate the subject property for environmental conditions, such as hazardous substances or petroleum products, or evidence of such pollutants. A survey of both the site and nearby sites that have reported environmental conditions that could result in contamination spreading are evaluated in the report, with the results indicating no spread of contaminants are likely to have affected the subject property.
  - f. **Wetland Report (Davey Resource Group, November 28, 2025):** The report identifies five Wetlands delineated on the subject property ranging in size from 0.02 acres to 2.82 acres. The wetlands have a total area of 4.35 acres, representing about 21% of the 20.94 acre site. The report classifies the wetlands as mostly forested, with some areas of scrub-shrub and emergent. **See the Wetland Review letter for more detailed comments.**
  - g. **Sign Location Plan:** Wording and size of signage is indicated on sheet C4 and meets the requirements. The location indicated on Haggerty Road is approved. **Signage will need to be posted prior to public hearing.**
2. **Future Land Use Map:** The most recent adopted Master Plan (2025) and Future Land Use map indicates this area is planned for Office Service Commercial. **The applicant's request to allow multiple-family development in this area would be a significant departure from the future envisioned for this part of the City, with parcels to the north, south, east and a portion of the west already developed consistent with that designation. The remaining portion to the west is single family residential (Whispering Meadows) so this could potentially be a transitional area. The applicant's justification is presented in their PRO Statement.**
  3. **Total Number of Rooms (Sec. 3.8.1.A):** A Zoning Ordinance deviation is requested to allow a greater number of rooms than the RM-2 District permits for buildings less than 4-stories (700 rooms proposed, 350 permitted). **While staff has supported similar deviations in other PRO proposals, in this case the lack of any preservation of wetlands or accommodation of wetland mitigation, and deficiencies in buffers to adjacent commercial properties, it appears the density proposed is not suited for the parameters of this site.**
  4. **Usable Open Space:** Sheet C4 indicates areas of Usable Open Space Plan. Each unit will have a deck 36 square feet in size. For phase 1, the only area of usable open space is the building setback area adjacent to an 8-foot pathway, which includes a portion of a storm water trench. In Phase 2 the applicant calculates the area as 2.4 acres, which is also all essentially a buffer area around the walking path through the landscape easement on the west side. This trail appears to be very steep in some areas, and so may not be accessible to all residents. **The use of a buffer area around the trail for the entire usable open space does not meet the intent of the ordinance, even though the calculation shows they exceed the requirement. The applicant should attempt to locate additional open space areas easily accessible to Phase 1 that will not be inaccessible while Phase 2 is under construction. A development of this size, with an estimated 100 children, should have at least one playground amenity since there are no parks in this area of the city. The applicant should also verify that the existing greenbelt easement will allow the trail to be constructed through it.**
  5. **Wetlands:** Chapter 12 of the City Code (Section 12-174(b)), indicates that any wetland in the City that meets one or more of the 10 criteria listed in that section would be considered essential, and

therefore would be regulated. Aerial imagery and previous surveys of this property have indicated the presence of wetlands. A wetland survey and delineation report identifies five Wetlands delineated on the subject property ranging in size from 0.02 acres to 2.82 acres. The wetlands have a total area of 4.35 acres, representing about 21% of the 20.94-acre site. The report classifies the wetlands as mostly forested, with some areas of scrub-shrub and emergent. All of the delineated wetlands and 4.93 acres of wetland buffer is proposed to be eliminated in order to construct the development. **Flagging of wetlands consistent with the wetland report was not found on-site. City Ordinance requires mitigation of 8.70 acres to account for the impacts, however no mitigation is proposed either on-site or off-site. The applicant's response letter indicates a request to not provide mitigation with the justification that "they have been created by adjacent developed properties that direct discharge stormwater onto our property without required detention that was previously approved by the City. We are proposing to pickup this undetained stormwater runoff within our stormwater system and provided the required detention volumes per the City requirements."** The presence of forested wetlands indicates the features of the site are not recently created. The City's wetland consultant notes the Forested and scrub-shrub wetlands "are among the highest-functioning wetland types from a stormwater, groundwater recharge, and habitat standpoint, and their loss cannot be adequately offset through compensatory mitigation alone." This deviation would not be supported by Staff.

6. Buffer from Adjacent Sites: There is an existing berm with landscaping that is in a landscape easement established to buffer the Whispering Pines neighborhood from any development on this site. The applicant proposes additional plantings and a pathway through this area. Where adjacent to office and hotel uses, the ordinance requires screening berms be provided, which do not appear to be proposed on the north, east, south and northwest areas of the project. **While some existing trees are proposed to be preserved in those areas, and additional plantings proposed, it is unclear whether the proposed landscaping will be sufficient to provide adequate screening buffers. See the Landscape Review for further discussion.**
7. Emergency Vehicle Access: The Fire Marshal has concerns regarding access on High Pointe Boulevard due to the raised medians prevent left turns into the development, which would delay emergency response. In addition, the southern portion of the development requires a secondary access point. In the event of an accident/blockage at the intersection of Road A and Road B, buildings 9-26 would become inaccessible. **The applicant has met with the Fire Marshal to review these concerns, and states they are exploring options. The plans do not currently show a secondary access point.**
8. Plan Review Chart: **The attached chart provides additional comments on many of the Ordinance review standards. The requested deviations from ordinance standards are listed in detail on page 15-16 of this review letter.**
9. Summary of Other Reviews:
  - a. **Engineering: Engineering recommends approval of the PRO Plan.** Negative impacts to public utilities are not expected with the requested change to residential use, and the plans generally meet the City's requirements. Additional comments to be addressed at the time of Site Plan submittal
  - b. **Landscape: Landscape Review does not recommend approval of the rezoning and PRO Plan at this time.** At least four deviations from landscape ordinance standards are needed for the current design – most are not supported by staff. Modifications to the concept layout may be required to address the concerns in the next submittal.
  - c. **Traffic: Traffic review does not recommend approval at this time.** Several deviations from standards are needed for current design, which should be re-evaluated to bring the project into greater compliance.

- d. **Traffic Study Review: The traffic study is not recommended for approval at this time.** Please see the review letter for additional comments to be addressed in a revised study. Feedback has been received from RCOC.
- e. **Woodlands: Woodland review recommends conditional approval.** Efforts should be made to plant as many woodland replacement credits as possible on the site. See review letter for detailed comments.
- f. **Wetlands: A wetland survey and report has now been provided.** All of the 4.35 acres of delineated wetland and 4.93 acres of wetland buffer is proposed to be eliminated. Flagging of wetlands consistent with the wetland report was not found on-site. City Ordinance requires mitigation of 8.70 acres to account for the impacts, however no mitigation is proposed either on-site or off-site. **Wetland review does not recommend approval as ordinance requirements are not met.**
- g. **Façade:** Façade notes that the elevations provided in full compliance with ordinance standards. The façade designs have been revised to include decorative gable truss, large frieze trim with cornice brackets, soldier course head and sill details, and flared cornice eave features on the front façade. These details appear to meet the standard of enhanced façade design under the PRO Ordinance. **Approval is recommended.**
- h. **Fire: Approval is not recommended until the items noted in the review letter are corrected.** A break in the median is now proposed along High Pointe Boulevard to allow left turns into the development. However, the southern portion of the development requires a secondary access point.

**LAND USE AND ZONING: FOR SUBJECT PROPERTY AND ADJACENT PROPERTIES**

The following table summarizes the zoning and land use status for the subject property and surrounding properties.

	Existing Zoning	Existing Land Use	Master Plan Land Use Designation
<b>Subject Property</b>	OSC: Office Service Commercial and OS-1 Office Service	Vacant	Office, Service, Commercial
<b>Northern Parcels</b>	OSC: Office Service Commercial and OS-1 Office Service	Office Complex, Health and Fitness Facility	Office, Service, Commercial
<b>Eastern Parcels (Farmington Hills)</b>	OS-4 Office Research	Office Complex	
<b>Western Parcels</b>	R-3: One Family Residential	Single Family Residential	Single Family
<b>Southern Parcels</b>	OSC: Office Service Commercial	Office Complex	Office, Service, Commercial

**Compatibility with Surrounding Land Use**

The subject property is located along the west side of Haggerty Road, south of Nine Mile Road and is mostly zoned OSC, with a portion along the western side zoned OS-1. The Summit Pointe Office Center, zoned OSC, is adjacent to the north. There is one vacant parcel that could still be developed. To the northwest is Lifetime Fitness facility, which is zoned OS-1. Immediately adjacent to the east are two hotels, zoned OSC. Across Haggerty Road in Farmington Hills are office buildings zoned Office Research. The area to the south is part of the Orchard Hills Office condominium and is zoned OSC. The Whispering Meadows residential subdivision is zoned R-3, and is located west of the southern portion of the subject property.

All but one of the adjacent parcels are currently developed (see Figure 3). There is one parcel in the Summit Pointe Office Center that remains vacant, however, it is separated from the subject property by High Pointe Boulevard, a private street. Therefore, it appears that the vacant parcel would not be

considered adjacent to the subject parcel or residential zoning district for the purpose of the Zoning Ordinance restrictions.

Potential negative impacts from noise, light and traffic may be experienced by future residents being surrounded by the existing uses. There are large parking lots to the north and south that could be sources of light and noise disturbance for future residents if sufficient buffers are not provided. Except for the landscaped berm on the western side of the property, none of the adjoining properties have berms to provide buffering to the multiple family development proposed. The ordinance requires a 4.5-6 foot berm between an office development and multiple family development, and a 6-8 foot berm between commercial and multiple family development. The applicant has not proposed these berms. The landscape plan shows some existing trees will remain, and be supplemented by new plantings. It is not clear whether this will provide sufficient screening.

Figure 1: Current Zoning

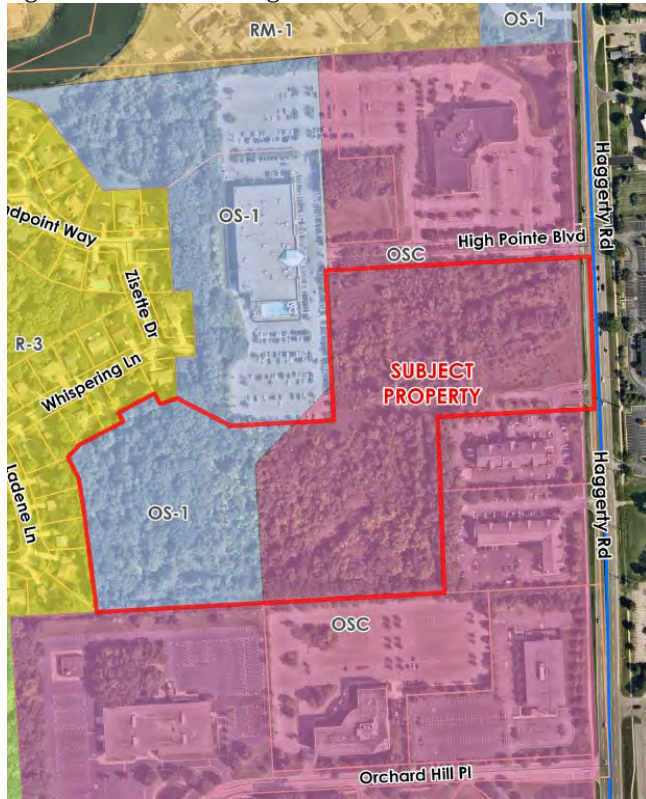


Figure 2: Future Land Use



The existing 150-foot wide landscape easement (with berm and landscaping) will buffer the proposed units from Whispering Pines residents to the west. Single-family attached (townhome) units as proposed can offer a transition between commercial and single-family developments when thoughtfully designed to integrate and if sufficient buffers are proposed.

The proposed use is not fully consistent with the existing commercial and office uses based on current Zoning requirements. However, the use could be considered a transitional use from the higher intensity office and hotel developments to the single family uses to the west.



Figure 3: Names of surrounding developments and businesses

### Comparison of Zoning Districts

The following table provides a comparison of the current (primarily OSC) and proposed (RM-2) zoning classifications. It is not a direct comparison between the two uses, given that the two uses are clearly distinct from each other. It is a change of use from Office/Commercial to Residential. The requirements for building setbacks, buffering and lot coverage are also different between the two districts.

	OSC (EXISTING)	RM-2 (PROPOSED)
Intent	The OSC district is intended to accommodate large office buildings or planned complex of office buildings with related commercial retail and service establishments which may serve the area beyond the confines of the office complex itself.	
Principal Permitted Uses	Professional office buildings;	Multiple-family dwellings;

	OSC (EXISTING)	RM-2 (PROPOSED)
	Medical office, including laboratories and clinics; Facilities for human care; Financial institution uses with drive-in facilities as an accessory use only; Personal service establishments; Off-street parking lots; Places of worship; Other uses similar to the above uses; Publicly owned and operated parks, parkways and outdoor recreational facilities; Professional office buildings, offices and office sales and service; Hotels; Public utility offices and telephone exchange buildings; Accessory buildings, structures and uses customarily incident to the above permitted uses; The inpatient bed facility portion of general hospitals; Public or private indoor, private outdoor recreation facilities;	Independent and congregate elderly living facilities; Two-family dwellings; Shared elderly housing; One-family dwellings; Farms & greenhouses; Public parks, parkways, and outdoor recreation; Cemeteries; Home occupations; Family day care homes Keeping of horses and ponies (See Sec. 3.1.8.B for additional details)
Special Land Uses	Retail commercial business uses Sit-down restaurants Amusement and entertainment uses Day care centers and adult day care centers Public or private indoor and private outdoor recreational facilities	Retail commercial services and office uses
Lot Size	Except where otherwise provided in this Ordinance, the minimum lot area and width, and the maximum percent of lot coverage shall be determined on the basis of off-street parking, loading, greenbelt screening, yard setback or usable open space requirements as set forth in this Ordinance.	See Section 3.8.1
Lot Coverage		45%
Usable Open Space	Not applicable	200 sf per unit
Building Height	65 feet or 5 stories, whichever is less	65 ft or 5 stories, whichever is less
Building Setbacks	Front: 35 feet Side: 35 feet Rear: 35 feet **Setback of 3-feet for each foot of building height where adjacent to residential district	Front: 75 feet Rear: 75 feet Side: 75 feet Exterior side yard setbacks same as front yard
Parking Setbacks  See 3.6.2. for additional conditions	Front: *only permitted under certain conditions Rear: 20 feet Side: 20 feet Exterior side yard setbacks same as front **Setback increased to 100-feet where adjacent to residential district	Front and exterior side: 75 feet Interior side/Rear: 20 feet

## INFRASTRUCTURE

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### Engineering

Existing sanitary sewer and water utilities are adequate to serve the development. The proposed plan meets the general requirements of the City's design and construction standards, the storm water management ordinance, and the Engineering Design Manual.

### Traffic

City Traffic consultants reviewed the Traffic Study provided by the applicant, including the vehicle trips of the proposed use. The proposed development is expected to result in 1,172 average daily traffic (VPD). Compared to a potential medical-dental office development (230,000 sf), the proposed 175 units would result in 8,091 fewer vehicle trips per day. The amount of office development potential is likely overstated since the site contains significant areas of wetlands, and any development proposed would need to comply with Ordinance requirements for mitigation, which could limit the developable area. The Traffic consultant's review of the TIS has identified some additional issues that needed to be addressed in a revised TIS before approval can be granted. See the traffic review letter for additional information.

## NATURAL FEATURES

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### Wetlands

Chapter 12 of the City Code (Section 12-174(b)), indicates that any wetland in the City that meets one or more of the 10 criteria listed in that section would be considered essential, and therefore would be regulated. A wetland survey and delineation report identifies five Wetlands on the subject property ranging in size from 0.02 acres to 2.82 acres. The wetlands have a total area of 4.35 acres, representing about 21% of the 20.94-acre site. The report classifies the wetlands as mostly forested, with some areas of scrub-shrub and emergent. All of the delineated wetlands and 4.93 acres of wetland buffer is proposed to be eliminated in order to construct the. **Flagging of wetlands consistent with the wetland report was not found on-site. City Ordinance requires mitigation of 8.70 acres to account for the impacts, however no mitigation is proposed either on-site or off-site.**

### Woodlands

As noted in the plan set the site contains several heavily wooded areas. Sheet C3 indicates the majority of trees surveyed on the site will be removed. The tree inventory is included in the plan set on sheet L-8, and shows that 777 regulated woodland trees will be removed, resulting in 1,197 woodland replacement tree credits being required. Fifty-four tree credits are proposed to be planted on-site, with the remaining 1,143 credits to be paid into the tree fund.

### Contamination History

The applicant has provided a Phase 1 Environmental Assessment. The purpose of the report is to investigate the subject property for environmental conditions, such as hazardous substances or petroleum products, or evidence of such pollutants. A survey of both the site and nearby sites that have reported environmental conditions that could result in contamination spreading are evaluated in the report, with the results indicating no spread of contaminants are likely to have affected the subject property. The study does note the land disturbance and resulting berm in the southwestern portion of the property around 1999 could contain undesirable fill/soils because the origin of the soils is unknown.

## DEVELOPMENT POTENTIAL

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Like much of the City of Novi, this area was formerly agricultural land until at least 1950. Based on aerial imagery, the land has remained vacant since then.

The subject property was originally a part of the Summit Pointe Office development, and is subject to the 1998 "Declaration of Restrictions on Development of Summit Park Office Complex" recorded at Liber 18992 Page 432, which states in part "No portion of the Complex shall be used for purposes

other than as permitted under the City of Novi...zoning ordinance in effect on the date hereof." The document also contains a long list of specifically prohibited uses:

*In addition, in no event shall any portion of the Complex be used for (a) retail uses other than retail uses located in an office building and not free-standing (and also only to the extent not otherwise prohibited hereinafter), (b) adult-oriented uses (including an adult-oriented book store), (c) bars or places of sale of alcoholic beverages (except for restaurants to the extent hereinafter permitted), (d) off-sale liquor stores, (e) fast-food restaurants, (f) movie or dinner theaters or complexes, (g) hotels, motels, or other places of transient residence, (h) mortuary establishments, (i) public utility buildings or telephone exchange buildings unless their architectural scheme is consistent with and conducive to the architectural scheme of the building constructed on the SUMMIT POINTE Property (the "Phase I Building") and the buildings to be constructed immediately adjacent to, and to the west of, the Phase I Building on a portion of the EIGHT-HAGGERTY Property (the "Phase II Building"), (j) recreational facilities or uses, including, without limitations, a health and fitness club or uses (even if limited to use by office tenants), (k) physical therapy, (l) a hair salon, or (m) a day spa.*

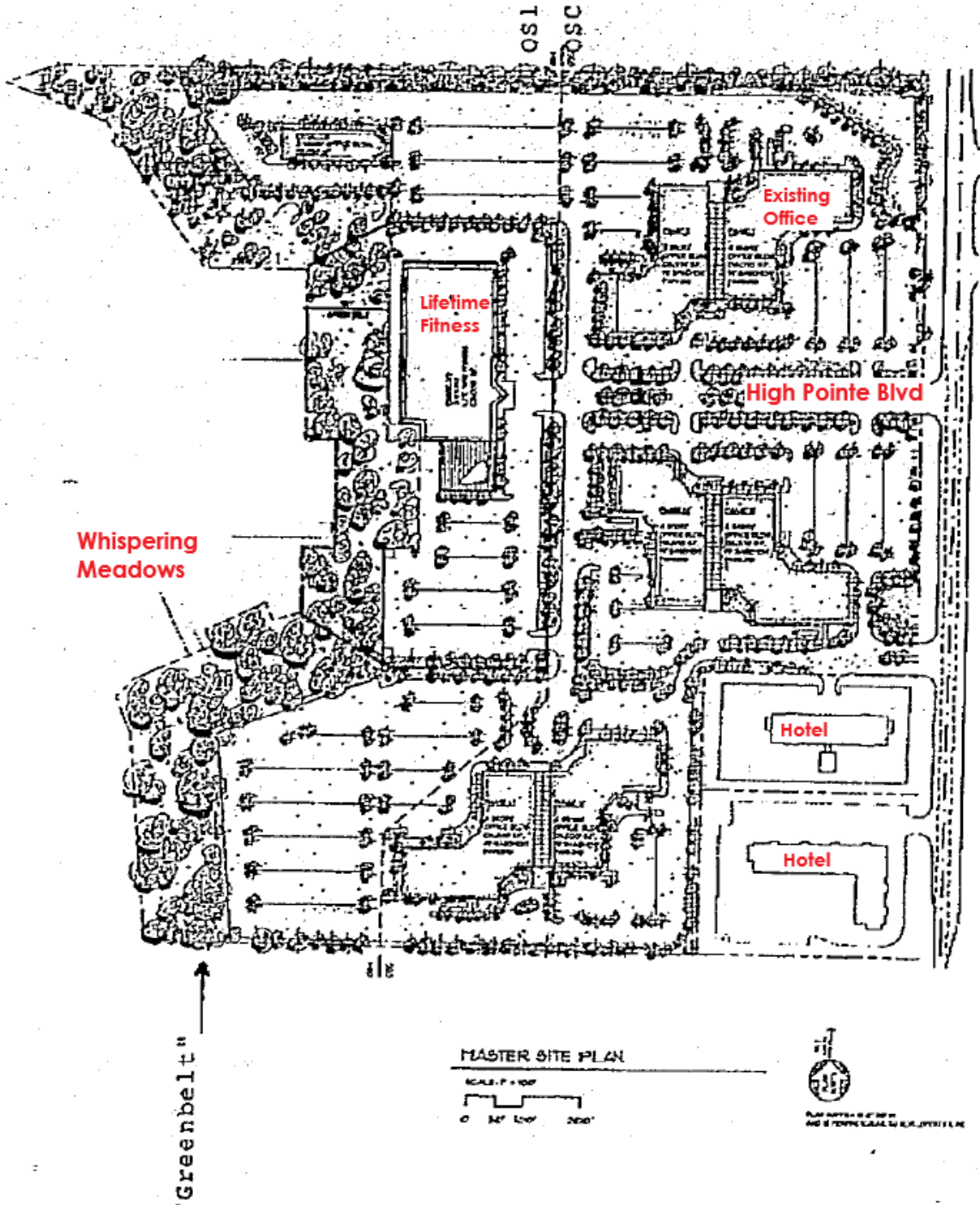
The Restrictions also describe further limitations on restaurant uses, exterior finishes of buildings, and more particular restrictions on certain parcels of land northwest of the Lifetime Fitness property. **These restrictions run with the land, and appear to be still in effect at this time. The agreement would likely need to be amended in order to be able to construct the proposed project. The applicant should verify that they will be able to amend the agreement, or provide justification for why an amendment would not be required.**

As a result of a lawsuit between Whispering Meadows HOA and former owner/developer of the subject property, the property and some adjoining properties are subject to certain restrictions as to uses permitted via a Judgment by Consent from 2002. These restrictions state that no hotels may be built beyond the two that have been developed on Haggerty Road (currently Extended Stay America and Country Inn & Suites).

The judgement also states that "There shall be at all times a one hundred fifty (150) foot landscaped greenbelt area along any portion of the Land which abuts the Whispering Meadows Subdivision..." There is a "Master Site Plan" attached as Exhibit A of the 2<sup>nd</sup> Amended Judgement, which is shown below to show the area covered by the agreement, and the area of the greenbelt. Except those structures labeled in red below, the rest of the buildings were never developed.

Development under the current OSC and OS-1 zoning could result in a substantial amount of Office space being constructed on this relatively large parcel. The above Master Plan for the site appeared to show 4 office buildings, each roughly the size of the existing building at 39500 High Pointe Boulevard (127,775 square feet), to be developed on the subject property. That represents about 500,000 square feet of floor area. A development of this size would require between 2,250 – 2,990 parking spaces.

Many of the other uses that are allowed in the OSC and OS-1 districts would be restricted by the private agreements and judgments that have been discussed above. However, it appears that other potential uses that are not restricted are Facilities for human care, Financial Institutions, Places of Worship, Instructional Centers, Day care and Adult Day care facilities, and certain types of personal service establishments (not salons or day spas).



The applicant has provided justification for the change of use to residential in their PRO Statement. They state that the change to multifamily use "represents a practical and forward-looking alternative aligned with demonstrated market demand and community needs." Positive results would include:

- Eliminating prolonged vacancy and underutilization of the parcel
- Respond to demand for high-quality, attainable housing
- Provide housing types currently underserved in the local market
- Strengthen the local tax base
- Support nearby businesses through increased residential activity
- Generate fewer concentrated peak-hour traffic impacts than traditional office development

**2025 MASTER PLAN FOR LAND USE: GOALS AND OBJECTIVES**

The City has recently adopted the 2025 Master Plan. A map titled “Potential Opportunities” (page 94) indicates the subject site for new development.

The Future Land Use map designates the subject area and those to the north and south as Office Service Commercial.

OFFICE SERVICE COMMERCIAL		
<b>Purpose</b>	The Office Service Commercial (OSC) land use category, is designed and intended to accommodate a large office building or a planned complex of office buildings with related commercial retail and service establishments which may serve the area beyond the confines of the office complex itself.	
<b>Regulated Uses</b>	<b>Non-Residential</b> <ul style="list-style-type: none"> <li>» Professional Office Buildings</li> <li>» Medical office, including laboratories and clinics</li> <li>» Financial Institutions</li> <li>» Personal Service Institutions</li> <li>» Places of Worship</li> <li>» Restaurants (sit down)</li> <li>» Amusement and Entertainment Use</li> </ul>	<b>Residential</b> <ul style="list-style-type: none"> <li>» None</li> </ul>
<b>Built Form</b>	Office buildings of greater height and more intense land use activity in an otherwise low-density community.  Because of the greater building height, intensity of land use, and associated higher volumes of vehicular and pedestrian traffic, it is further intended that this district be located only in proximity to areas of major commercial or civic development and have direct access to freeway or major thoroughfares.	

The Master Plan for Land Use does not anticipate residential uses of this property, so no density guidelines are provided on the plan.

The following Action Plan items (underlined) as listed in the Master Plan are applicable to the proposed development. **Please refer to staff comments in bold and revisions recommended in bold and underline.**

1. **General Goal A: Quality and Variety of Housing.** *The City of Novi is known for its high-quality residential neighborhoods. It should strive to ensure the availability of a wide range of attractive housing choices protected from noise, traffic, and other impacts of non-residential development. Encourage the development of neighborhood open space and neighborhood commercial goods and services to minimize motorized travel.*
  - a. Amend the zoning ordinance to encourage “age-in-place” housing types, considering experts’ recommendations, to include affordable options such as low-maintenance detached single-family homes, attached single-family homes and townhouses. **The applicant should consider how the development could accommodate the need for senior-friendly housing.**
  - b. Explore opportunities to increase housing density in the proposed mixed-use planned unit development area to create “walkable density” environments (A6).

2. **General Goal B: Community Identity.** *The City's identity is largely based on its high-quality residential neighborhoods and schools, destination retail and convention space, and its parks. The City should supplement that identity by enhancing the preservation of its historic resources and expanding its cultural opportunities. New development of land should continue to be of high-quality design and materials.*
  - a. Encourage the use of high-quality right-of-way plantings, site landscaping, and building materials to enhance the appearance of the community. The proposed elevations are compliant with the Façade Ordinance, and the added details could represent an enhancement beyond what the ordinance requires. The landscaping should be improved to address all unsupported deviations.
  - b. As development and redevelopment occur, incentivize the use of LEED-certified buildings, water resources, and energy-efficient best practices, and green infrastructure techniques through zoning and permit bonuses. The applicant should consider how the development could utilize best practices in sustainable design.
  
3. **General Goal C: Environmental Stewardship.** *The City of Novi is significantly enhanced by the preservation of natural resources in both residential and non-residential areas. Maintain public and private stewardship of the natural environment using low-impact development techniques.*
  - a. Utilize a general Planned Unit Development ordinance provision to encourage the preservation of natural features, such as woodlands, wetlands, and wildlife habitats. While the City does not currently have a PUD ordinance, the PRO ordinance provides a similar mechanism for the City to authorize a master-planned development tied to a rezoning. No new preservation of natural features is proposed. Wetland impacts are substantial with no mitigation proposed.
  - b. Implement the Active Mobility Plan's Near-Term Network recommendations to create continuous walking and biking networks to reach key destinations. The Concept plan proposes a paved 8-foot wide walking trail around much of the property. It appears this pathway would be for the use of the residents only, and not a benefit to the general public.
  - c. Implement the recommendations of the Active Mobility Plan with a focus on reducing vehicle miles traveled (VMT) and providing residents with alternative modes of transportation. Not addressed.
  
4. **General Goal D: Infrastructure.** *Invest wisely in the ongoing maintenance and improvements to existing infrastructure, including utilities and the transportation network. Ensure that new development appropriately relates to the City's existing and planned infrastructure. Support the entire transportation network through the development and enhancement of non-motorized transportation facilities and amenities.*
  - a. Apply the Active Mobility Plan's Long-Term Network recommendations to public and private development projects to continue to enhance safety and connectivity of the non-motorized network. While the project would provide a missing sidewalk segment on Haggerty, that is a required element and does not represent an enhancement of the project beyond what would otherwise be required.
  
5. **General Goal E: Economic Development.** *The City's developed land, infrastructure, and natural resources are interconnected and collectively impact the daily lives of the City's residents and business owners. The City should strive to maintain the balance between the economy, the environment, and the community to ensure sustainable development that meets the needs of today while ensuring that the needs of future generations can be met.*

#### **2023 ACTIVE MOBILITY PLAN (AMP)**

Haggerty Road is classified as a multi-modal thoroughfare in the AMP. One of the major objectives is connecting people to shopping and dining opportunities. With many opportunities to the south near

Haggerty and Eight Mile, improving access to these destination is a priority. Baseline improvements recommended in the AMP include amenities such as landscaped rest areas for pedestrians, charging and repair stations for bikes, and wayfinding signage with information kiosks at key junctures. At signalized intersections high visibility crosswalks and pedestrian countdown signals are recommended.

The applicant is proposing to construct the 364-foot missing pathway gap along their Haggerty Road frontage, which is a critical missing gap because it is the only segment on the west side of Haggerty not constructed between 8 Mile and 9 Mile. To the north of 9 Mile, there is one 535-foot gap in the network on Haggerty Road.

A trailhead with access to the I-275 Metro trail is available on the east side of Haggerty Road about 600 feet north of the intersection with High Pointe Boulevard via the Woodspring Suites hotel in Farmington. The I-275 Metro Trail is also accessible via Nine Mile Road. Pathways along Nine Mile are also the subject of the 9Line Feasibility Study recently conducted by Oakland County Parks.

The AMP also discusses local road routes, which focus on creating family-friendly routes that connect neighborhoods to each other and to local destinations. One of the recommendations on Page 94-95 of the plan includes a note to “Explore options for a direct pathway connection between neighborhoods and the commercial area at Eight Mile Road and Haggerty Road.”

**As identified priorities of the AMP, these recommendations could be considered by the applicant as potential public benefits.**

#### **MAJOR CONDITIONS OF PLANNED REZONING OVERLAY AGREEMENT**

The Planned Rezoning Overlay process involves a PRO concept plan and specific PRO conditions in conjunction with a rezoning request. The submittal requirements and the process are codified under the PRO ordinance (Section 7.13.2). Within the process, which is initiated by the applicant, the applicant and City Council can agree on a series of conditions to be included as part of the approval which must be reflected in the Concept Plan and or the PRO agreement.

The PRO conditions must be in material respects, more strict or limiting than the regulations that would apply to the land under the proposed new zoning district. *Development and use of the property shall be subject to the more restrictive requirements shown or specified on the PRO Plan, and/or in the PRO Conditions imposed, and/or in other conditions and provisions set forth in the PRO Agreement.*

The applicant has proposed the following conditions for development to be included in the PRO Agreement (**Staff comments are in bold**):

1. Architectural material standards exceeding ordinance minimums (**Based on Façade Review, this is considered an enhancement.**)
2. Enhanced landscaping exceeding ordinance minimums, including entry features, street trees, and landscaped open spaces. (**Based on the Landscape Review, the project does not necessarily exceed the standards of a typical development, and is deficient in both woodland replacement plantings and landscape buffer to the adjacent hotels.**)
3. Usable open space areas such as pocket parks and gathering spaces (**These spaces are not identified on the plan. Design details should be provided in the Formal PRO submittal to demonstrate how they will offer value. As currently shown, nearly all of the open space is within a 50-foot buffer around an 8-foot pathway.**)
4. Pedestrian pathways promoting safe and convenient connectivity (**The pathway will serve the residents of the community, as public access is not proposed.**)
5. High-quality construction materials ensuring long-term durability and aesthetic appeal (**Applicant should further describe what is meant by this condition. Does this go beyond the façade materials being used, or is it a restatement of that condition?**)

6. Infrastructure improvements, as required **(Not an enhancement beyond what is required by any development.)**
7. Strict adherence to the approved site plan and development conditions **(This is required.)**

**Conditions to be included in the PRO Agreement, if it should be approved, shall be proposed by the applicant. See Section 7.13.2.C.i-ii. of the Zoning Ordinance for further details and examples. In the opinion of Staff, the conditions proposed to date do not result in an overall benefit to the general public that would outweigh the detriments of the proposed project.**

#### **APPLICANT'S BURDEN UNDER PRO ORDINANCE**

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The Planned Rezoning Overlay ordinance (PRO) requires the applicant to demonstrate that certain requirements and standards are met. The applicant should be prepared to discuss these items, especially in number 1 below, where the ordinance suggests that the enhancement under the PRO request would be unlikely to be achieved or would not be assured without utilizing the Planned Rezoning Overlay. Section 7.13.2.D.ii states the following:

1. *(Sec. 7.13.2.D.ii.a) The PRO accomplishes the integration of the proposed land development project with the characteristics of the project area in such a manner that results in an enhancement of the project area as compared to the existing zoning that would be unlikely to be achieved or would not be assured in the absence of the use of a Planned Rezoning Overlay.*
2. *(Sec. 7.13.2.D.ii.b) Sufficient conditions shall be included on and in the PRO Plan and PRO Agreement such that the City Council concludes, in its discretion, that, as compared to the existing zoning and considering the site specific land use proposed by the applicant, it would be in the public interest to grant the Rezoning with Planned Rezoning Overlay. In determining whether approval of a proposed application would be in the public interest, the benefits which would reasonably be expected to accrue from the proposal shall be balanced against, and be found to clearly outweigh the reasonably foreseeable detriments thereof, taking into consideration reasonably accepted planning, engineering, environmental and other principles, as presented to the City Council, following recommendation by the Planning Commission, and also taking into consideration the special knowledge and understanding of the City by the City Council and Planning Commission.*

#### **ORDINANCE DEVIATIONS**

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Section 7.13.2.D.i.c(2) permits deviations from the strict interpretation of the Zoning Ordinance within a PRO agreement. These deviations must be accompanied by a finding by City Council that **"each Zoning Ordinance provision sought to be deviated would, if the deviation were not granted, prohibit an enhancement of the development that would be in the public interest, and that approving the deviation would be consistent with the Master Plan and compatible with the surrounding areas."** Such deviations must be considered by City Council, who will make a finding of whether to include those deviations in a proposed PRO agreement. A proposed PRO agreement would be considered by City Council only after tentative approval of the proposed concept plan and rezoning.

The Concept Plan submitted with an application for a rezoning with a PRO is not required to contain the same level of detail as a preliminary site plan. Staff has reviewed the applicant's Concept Plan in as much detail as possible to determine what deviations from the Zoning Ordinance are currently shown. The applicant may choose to revise the concept plan to better comply with the standards of the Zoning Ordinance, or may proceed with the plan as submitted with the understanding that those deviations would have to be approved by City Council in a proposed PRO agreement. **The applicant provided a request for certain deviations. However, it is not comprehensive. In the Formal PRO submittal, the applicant should refer to all review letters and identify what deviations they would seek and what they would revise the plan to conform. A justification shall also be provided for each**

deviation requested.

The following are Ordinance deviations as requested by the applicant. **Staff comments are in bold.**

1. **Building Orientation (Sec. 3.8.2.D)**: Deviation requested for buildings not to be configured at 45 degrees. The proposed orientation improves site efficiency, preserves open space, and enhances functional lot layout. **Staff supports this deviation, as we have in several recent projects.**
2. **Distance between Buildings (Sec 3.8.2.H)**: Deviation requested to provide 30 feet between buildings. This spacing maintains adequate light, air, and emergency access while allowing efficient site design. **The Ordinance requires building separation distances from the calculated formula based on the buildings' height and length. The applicant provides these calculations on sheet C4, which shows required distances range from 31.28 to 85.7 feet. While the applicant requests a minimum spacing of 30 feet for all buildings, the actual proposed spacing on the PRO plan deviates from the calculated formula with a range of 1.26 feet of deviation to as much as 15.22 feet of deviation.**
3. **Building Setbacks (Sec 3.1.7.D)**: Deviation requested to reduce the northern setback from 50 feet to 35 feet. The reduced setback allows better internal circulation and preservation of other site features while maintaining buffering. **The RM-2 district requires building setbacks of 75 feet along all property lines. The applicant incorrectly lists the setback requirement as 50 feet along High Pointe Boulevard, and references the incorrect Ordinance section. The deviation is not supported.**
4. **Total Number of Rooms (Sec. 3.8.1.A)**: Deviation requested to allow 700 rooms where 350 rooms would otherwise be allowed. The room count reflects the townhome layout and remains consistent with the overall density and character of RM-2 development. **The RM-2 District allows a greater number of rooms for buildings 4-stories and taller. The deviation to allow additional rooms in the proposed 3-story townhomes means greater land area will be covered by building footprints. As currently designed, the deviation is not supported as no wetland areas are able to be preserved and no wetland mitigation can be accommodated.**
5. **Parking along Major Drives (Sec. 5.10)**: Deviation requested to allow on-street parking along internal drives to support residential functionality and provide traffic-calming benefits.
6. **Parking along Curves (Sec. 5.10)**: Deviation requested to allow on-street parking along curves with a radius less than 230 feet, designed to maintain safe sight distance and maneuverability. **The applicant should review the areas where parking is on such curves and consider moving the spaces.**
7. **Covered Bike Parking (Section 5.16.4)**: Deviation requested from requirement that 25% of bicycle parking spaces be covered when 20 or more spaces are required. The townhome format provides secure private storage within units or garages. **If the applicant commits to providing bike parking within the unit garages, this deviation could be supported.**
8. **Parking Distance to Buildings (Sec. 3.8.2.F)**: Deviation requested to reduce parking setback from buildings from 25 feet to 15 feet, consistent with attached residential product design. **The ordinance requires 25-feet between parking spaces and a dwelling structure that contains openings involving living areas. Show the locations on the plan that do not meet the minimum setback and state whether there are openings to living areas on the ground floor adjacent.**
9. **Pedestrian Connectivity (Sec. 3.8.2.G)**: Deviation requested from the requirement to provide 5-foot sidewalks on both sides of private drives. The proposed design includes pedestrian pathways strategically located to provide safe and efficient connectivity without unnecessary pavement.

Please provide the required sidewalks, or provide a justification for the deviation which includes how the project will otherwise achieve the connectivity intent of the ordinance. The requested deviation should be limited to specific locations.

10. **Wetland Mitigation** (*Code, Chapter 12.176*): Deviation requested from the mitigation requirement triggered when wetland disturbance exceeds 0.25 acres. The design minimizes impacts to the greatest extent feasible and incorporates on-site stormwater best management practices. Stormwater management systems are not a suitable replacement for forested wetland habitat and function. No preservation of existing wetlands is proposed, so it does not appear that any effort was made to design the project to avoid the impacts. Staff does not support this deviation to avoid providing 8.7 acres of mitigation.

**Additional Landscape Deviations Identified:**

11. **Screening Berm:** Lack of screening berms between multifamily residential and office/commercial – **not supported by staff at this time**
12. **Greenbelt Berm:** Lack of greenbelt berm along High Pointe Boulevard – **not supported by staff**
13. **Street Trees:** Lack of street trees along Haggerty Road – **supported by staff**
14. **Street Trees:** Possible lack of space for required street trees due to utility layout – **not supported by staff**

See other review letters for deviations that may have been identified by other reviewers. Deviations from Ordinance standards may continue to be identified during the PRO Review process. All deviations from the ordinance requirements shall be identified and included in the PRO Agreement, should it be approved. Any additional deviations identified during Site Plan Review (after the Concept Plan and PRO Agreement is approved), will require amendment of the PRO Agreement.

**RECOMMENDATION**

Staff has significant concerns with multiple aspects of the project, and as currently proposed, it does not appear eligible for PRO consideration. Due to site constraints—including extensive wetlands, woodland areas, and its context among existing office, lifestyle, and hotel uses—the proposal attempts to fit an unreasonable level of density onto the property. This is evident in the number and type of deviations requested. The concentration of rooms and building spacing, along with inadequate north-side setbacks, fails to meet the Zoning Ordinance’s intent to provide appropriate buffers between buildings and adjacent uses. The site design also does not preserve any existing wetlands, and 73% of regulated woodland trees would be removed. Usable open space is limited primarily to required setbacks and the existing 150-foot landscape easement established by a prior agreement with the neighboring community. In addition, the proposal offers no conditions that provide meaningful benefits to offset these detriments.

The applicant will have the opportunity to hear feedback on the proposal from Planning Commission and City Council.

**NEXT STEP: PLANNING COMMISSION CONSIDERATION OF ELIGIBILITY**

Planning Commission will have an opportunity to discuss the initial submittal and eligibility of the rezoning request from OST and OS-1 (Office Service) to RM-2 (High Density Multiple Family Residential) with a Planned Rezoning Overlay.

As stated in the newly amended PRO Ordinance,

*In order to be eligible for the proposal and review of a rezoning with PRO, an applicant must propose a rezoning of property to a new zoning district classification, and must, as part of such proposal, propose clearly-identified site-specific conditions relating to the proposed improvements that,*

- (1) *are in material respects, more strict or limiting than the regulations that would apply to the land under the proposed new zoning district, including such regulations or conditions as set forth in Subsection C below; and*
- (2) *constitute an overall benefit to the public that outweighs any material detriments or that could not otherwise be accomplished without the proposed rezoning.*

(Full text of the PRO ordinance, including Subsection C, is found in Section 7.13 of the [Zoning Ordinance](#))

#### **CITY COUNCIL CONSIDERATION OF ELIGIBILITY**

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Following the Planning Commission's initial review of the proposed project, the City Council will likewise have the opportunity to review the PRO proposal and comment on whether the project is eligible for the PRO process.

If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 248.347.0484 or [lbell@cityofnovi.org](mailto:lbell@cityofnovi.org).



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Lindsay Bell, AICP, Senior Planner



**PLANNING REVIEW CHART: RM-2 with PRO Rezoning**

**Review Date:** March 26, 2026  
**Review Type:** Revised Initial PRO Review  
**Project Name:** JZ25-42 Townes at Haggerty  
 West of Haggerty Road, South of Nine Mile  
**Plan Date:** February 24, 2026  
**Prepared by:** Lindsay Bell, Senior Planner  
**E-mail:** lbell@cityofnovi.org; **Phone:** (248) 347-0484

**Bold** To be addressed before Planning Commission public hearing for Initial PRO  
Underline To be addressed with Preliminary Site Plan submittal  
**Bold and Underline** Possible deviations to be requested as part of PRO submittal  
*Italics* Items to be noted

Item	Required Code	Proposed	Meets Code	Comments
<b>Zoning and Use Requirements</b>				
<b>Master Plan</b> (adopted June 25, 2025)	Community Office	175-unit residential development with PRO overlay;	<b>No</b>	<ul style="list-style-type: none"> <li>- The proposed rezoning is not supported by the 2025 Master Plan.</li> <li>- Planning Commission recommendation &amp; City Council approval PRO Concept Plan</li> <li>- City Council approval of PRO agreement</li> <li>- Site Plan approval process</li> </ul>
<b>Area Study</b>	The site does not fall under any special category	NA	NA	
<b>Zoning</b> (Effective January 8, 2015)	OS-1 Office Service; OSC Office Service Commercial	RM-2 High Density Multi-Residential District	<b>No</b>	<b>Rezoning proposed - Subject to City Council approval upon Planning Commission's recommendation</b>
<b>Uses Permitted</b> (Sec 3.1.21.B & C)	Office and Service Uses Sec. 3.1.21.B. - Principal Uses Permitted. Sec. 3.1.21.C. - Special Land Uses Permitted.	Multiple Family Residential – 175 units	<b>No</b>	<b>Subject to City Council approval upon Planning Commission's recommendation</b>
<b>Phasing</b>	Provide phases lines and detail description of activities in each phase	2 Phases proposed	<b>TBD</b>	<b>Further details of what is included in each phase will be needed as the project moves forward</b>
<b>Planned Rezoning Overlay Document Requirements (SDM link: <a href="#">Site Plan &amp; Development Manual</a>)</b>				
<b>Written Statement</b> ( <i>Site Plan &amp; Development manual</i> ) <i>The statement should describe the following</i>	Potential development under the proposed zoning and current zoning	Provided – 230,000 sf of office development is assumed under current zoning, which does not take into account required wetland mitigation	<b>TBD</b>	

Item	Required Code	Proposed	Meets Code	Comments
	Identified benefit(s) of the development	Some benefits noted	TBD	See Planning Review for comments
	Conditions proposed for inclusion in the PRO Agreement (i.e., Zoning Ordinance deviations, limitation on total units, etc)	Deviations listed with justification provided; Additional conditions would need to be identified	TBD	See Planning Review for comments
<b>Sign Location Plan</b> (See Page 23, SPDM)	Installed within 15 days prior to public hearing Located along all road frontages	Rezoning mock-up provided on C4, location noted on Haggerty frontage	Yes	The sign reflects the standards shown in the SPDM, location is approved
<b>Traffic Impact Study</b> (Site Plan & Development manual)	A Traffic Impact Study as required by the City of Novi Site Plan and Development Manual.	Provided	No	See AECOM's TIS review for required revisions
<b>Community Impact Statement</b> (Sec. 2.2)	<ul style="list-style-type: none"> <li>- Over 30 acres for permitted non-residential projects</li> <li>- Over 10 acres in size for a special land use</li> <li>- All residential projects with more than 150 units</li> <li>- A mixed-use development, staff shall determine</li> </ul>	Provided	TBD	See Planning Review for comments
<b>Market Study</b>	Optional: a Market study to provide a market demand analysis for the proposed project.	Not provided	TBD	Recommended
<b>Height, bulk, density and area limitations (Sec 3.1.8.D and Sec 3.1.7.D)</b>				
<b>Frontage on a Public Street.</b> (Sec. 5.12)	Frontage on a Public Street is required	The site has frontage and access to Haggerty Road	Yes	
<b>Minimum Zoning Lot Size</b> for each Unit: in Acres (Sec 3.8.1)	RM-1 and RM-2 Required Conditions	~21 acres		
<b>Minimum Zoning Lot Size</b> for each Unit: Width in Feet (Sec 3.8.1)				
<b>Open Space Area</b> (Sec 3.1.8.D)	200 sf Minimum usable open space per dwelling unit For a total of 175 dwelling units, <u>required Open Space: 35,000 SF</u>	Decks: 36 sf x 175 = 6,300sf  Walking path/Buffer: 149,421 sf  TOTAL: 155,721 sf	Yes	See discussion in Plan Review – does not necessarily meet the intent
<b>Maximum % of Lot</b>	25%	18.1%	Yes	

Item	Required Code	Proposed	Meets Code	Comments
<b>Area Covered</b> (By All Buildings)				
<b>Building Height</b> (Sec. 3.1.7.D)	35 ft. or 2 stories whichever is less	38 feet	No	<u>Deviation required for building height</u>
<b>Minimum Floor Area per Unit</b> (Sec. 3.1.7.D)	Efficiency	400 sq. ft.	Not proposed	Provide minimum floor area of units
	1 bedroom	500 sq. ft.	Not proposed	
	2 bedroom	750 sq. ft.	Not proposed	
	3 bedroom	900 sq. ft.	Exceeds	
	4 bedroom	1,000 sq. ft.	Not Proposed	
<b>Maximum Dwelling Unit Density/Net Site Area</b> (Sec. 3.1.8.D)  <i>Per Sec. 3.8.1.B, all buildings less than four stories should comply with RM-1 regulations for limits on percent of 1 bedroom units and number of rooms.</i>	Efficiency	Max 10%	Not proposed	Definition of Net Site Area excludes wetlands regulated by Chapter 12 exceeding 2 acres
	1 bedroom	Max 33% 31.1du/ac	Not proposed	
	2 bedroom	20.7 du/ac	Not proposed	
	3+ bedroom	15.8 du/ac	10.89 DUA  Total site: 21.01 Acres ROW Area: 0.6 Acres Wetlands: <b>4.35</b> Net Site Area: <b>16.06 Acres</b>	
<b>Residential Building Setbacks (Sec 3.1.8.D)</b>				
Front (along Haggerty Rd)	75 ft.	Exceeds 75 ft.	Yes	Indicate building setbacks from all parcel lines
Rear (West)	75 ft.	150 ft.	Yes	
Side (North & South)	75 ft.	38 ft. on north 75 ft. on south East side near hotels – 75 ft	No	<u>North side along High Pointe Blvd would require a deviation.</u>
<b>Parking Setback (Sec 3.1.8.D) (Sec 3.1.12.D) Refer to applicable notes in Sec 3.6.2</b>				
Front (along Haggerty Rd)	20 ft.	20 ft. on all sides. Parking is provided in the garage and in front of the garage. Proposed parking along the streets meets the setback requirements	Yes	
Rear (West)	10 ft.		Yes	
Side (North & South)	10 ft.		Yes	
<b>Note To District Standards (Sec 3.6.2)</b>				
<b>Building structure setback</b> (Sec 3.6.2.B)	Other than single family or 2-family, building setback shall be minimum of whichever is greater:	Northern setbacks are 38 feet	No	<u>This would be a deviation for side yard setback along High Pointe Blvd.</u>

Item	Required Code	Proposed	Meets Code	Comments	
	1) height of main building; 2) 75 feet; or 3) setback listed in Section 3.1 (75 ft front)				
<b>Exterior Side Yard Abutting a Street</b> (Sec 3.6.2.C)	All exterior side yards abutting a street shall be provided with a setback equal to front yard.	No exterior side yards	NA		
<b>Wetland/Watercourse Setback</b> (Sec 3.6.2.M)	A setback of 25ft from wetlands and from high watermark course shall be maintained	Wetlands exist in several areas of the site based on aerial imagery and previous submittals - now shown on the plan	<b>No</b>	<b>All wetlands and wetland buffers are to be eliminated</b>	
<b>RM-1 and RM-2 Required Conditions</b> (Sec 3.8)& (Sec 3.10)					
<b>Total number of rooms</b> (Sec. 3.8.1)	For RM-2 building less than four stories, RM-1 regulations apply; Total No. of rooms < Net site area in SF/2000 <b>699,574 SF/2000 = 350</b>  For RM-2 buildings, four stories or more: Total No. of rooms < Net site area in SF/700  <b>NA</b>	Total number of rooms = <b>700</b>	<b>No</b>	<b><u>Number of rooms proposed would require a deviation – double the allowed under net site area calculation</u></b>	
<b>Public Utilities</b> (Sec. 3.8.1)	All public utilities should be available	All public utilities are available	Yes	<b>See Engineering Review for detailed comments</b>	
<b>Maximum Number of Units</b> (Sec. 3.8.1.A.ii)	Efficiency < 5 percent of the units	Not Proposed	NA		
	1 bedroom units < 20 percent of the units	Not Proposed	NA		
	Balance should be at least 2 bedroom units	All are 3 bedroom units	Yes		
<b>Room Count per Dwelling Unit Size</b> (Sec. 3.8.1.C) *An extra room such as den count towards an extra room	<b>Dwelling Unit Size</b>	<b>Room Count *</b>	Yes		
	Efficiency	1			Not proposed
	1 bedroom	2			Not proposed
	2 bedroom	3			Not proposed
	3 or more bedrooms	4			4 – 4x175 = 700 rooms

For the purpose of determining lot area requirements and density in a multiple-family district, a room is a living room, dining room or bedroom, equal to at least eighty (80) square feet in area. A room shall not include the area in kitchen, sanitary facilities, utility provisions, corridors, hallways, and storage. Plans presented showing one

Item	Required Code	Proposed	Meets Code	Comments
(1), two (2), or three (3) bedroom units and including a "den," "library," or other extra room shall count such extra room as a bedroom for the purpose of computing density.				
<b>Setback along natural shore line</b> (Sec. 3.8.2.A)	A minimum of 150 feet along natural shore line is required.	No natural shore line exists within the property	NA	
<b>Structure frontage</b> (Sec. 3.8.2.B)	Each structure in the dwelling group shall front either on a dedicated public street or approved private drive.	All structures front on proposed private drive	Yes	
<b>Maximum length of the buildings</b> (Sec. 3.8.2.C)	A single building or a group of attached buildings cannot exceed 180 ft.	8-unit buildings = 176 ft	Yes	
<b>Modification of maximum length</b> (Sec. 3.8.2.C)	Planning Commission may modify the extra length up to 360 ft. if		NA	
	Common areas with a minimum capacity of 50 persons for recreation or social purposes			
	Additional setback of 1 ft. for every 3 ft. in excess of 180 ft. from all property lines.			
<b>Building Orientation</b> (Sec. 3.8.2.D)	Where any multiple dwelling structure and/or accessory structure is located along an outer perimeter property line adjacent to another residential or nonresidential district, said structure shall be oriented at a minimum angle of forty-five (45) degrees to said property line.	Building orientations do not meet the minimum requirement in most cases	No	<b><u>Building orientation proposed would require a deviation</u></b>
<b>Yard setback restrictions</b> (Sec. 3.8.2.E)	Within any front, side or rear yard, off-street parking, maneuvering lanes, service drives or loading areas cannot exceed 30% of yard area	Small off-street parking bays proposed internal to the site	NA	
<b>Off-Street Parking or related drives</b> (Sec. 3.8.2.F)  Off-street parking and related drives shall be...	No closer than 25 ft. to any wall of a dwelling structure that contains openings involving living areas or	2 small bays of on-street visitor parking; min. 15 feet from buildings	No	<b><u>Deviation requested to allow parking 15 feet</u></b> Note – plans appear to show parking spaces are min. of 25 feet from buildings – show dimensions on plan to
	No closer than 8 ft. for other walls or		NA	

Item	Required Code	Proposed	Meets Code	Comments
	No closer than 20 ft. from ROW and property line		NA	indicate where deficient
<b>Pedestrian Connectivity</b> (Sec. 3.8.2.G)	5 feet sidewalks on both sides of the Private drive are required to permit safe and convenient pedestrian access.	Sidewalks shown along building "fronts" rather than along the private drives	No	<u>Deviation required to not provide 5-foot sidewalks on both sides of roads in some locations.</u>
	Where feasible sidewalks shall be connected to other pedestrian features abutting the site.	Connects to sidewalk on Haggerty	Yes?	
	All sidewalks shall comply with barrier free design standards		TBD	
<b>Minimum Distance between the buildings</b> (Sec. 3.8.2.H)	(Total length of building A + total length of building B + 2(height of building + height of building B))/6	Chart provided – deviations requested	No	<u>Deviations required for spacing of buildings throughout the site</u>
<b>Minimum Distance between the buildings</b> (Sec. 3.8.2.H)	In no instance shall this distance be less than thirty (30) feet unless there is a corner-to-corner relationship in which case the minimum distance shall be fifteen (15) feet.	Buildings are min. 30 ft. from each other	Yes	
<b>5.10 Additional Road Design, Building Setback, And Parking Setback Requirements, Multiple-Family Uses</b>				
<b>Road standards</b> (Sec. 5.10)	A private drive network within a cluster, two - family, multiple-family, or non-residential uses and developments shall be built to City of Novi Design and Construction Standards for local street standards (twenty-eight (28) feet back-to-back width	Major and minor drive network shown	Yes	
<b>Major Drives</b>	- Width: 28 feet	Road A, B and D are 28-ft, Major Drive	Yes	
<b>Minor Drive</b>	- Cannot exceed 600 feet - Width: 24 feet with no on-street parking - Width: 28 feet with parking on one side - Parking on two sides is not allowed - Needs turn-around if longer than 150 feet	Roads C is shown as "minor" drive with width of 24-ft	Yes	

Item	Required Code	Proposed	Meets Code	Comments
<b>Parking on Major and Minor Drives</b>	<ul style="list-style-type: none"> <li>- Angled and perpendicular parking, permitted on minor drive, but not from a major drive;</li> <li>- minimum centerline radius: 100 feet</li> <li>- Adjacent parking and on-street parking shall be limited near curves with less than two-hundred thirty (230) feet of centerline radius</li> </ul>	<b>Minimum centerline radius is 100 feet</b> <b>Perpendicular parking proposed on Major Drives in 3 locations</b>	No	See Traffic Review for additional comments  <u>Deviation for perpendicular parking on Major Drive required</u>
<b>Parking, Loading and Dumpster Requirements</b>				
<b>Number of Parking Spaces</b> Residential, Multiple-family (Sec.5.2.12.A)	Two (2) for each dwelling unit having two (2) or less bedrooms and two and one-half (2 ½) for each dwelling unit having three (3) or more bedrooms <b>For 175 Three+ BR units, required spaces = 438 spaces</b>	Garage Spaces: 350 Garage Apron: 350 Along street: 24 <b>TOTAL PROVIDED: 724</b>	Yes	
<b>Parking Space Dimensions and Maneuvering Lanes</b> (Sec. 5.3.2)	<ul style="list-style-type: none"> <li>- 90° Parking: 9 ft. x 19 ft.</li> <li>- 24 ft. two way drives</li> <li>- 9 ft. x 17 ft. parking spaces allowed along 7 ft. wide interior sidewalks as long as detail indicates a 4" curb at these locations and along landscaping</li> </ul>	- 9 ft x 17 ft with 4" curb	Yes	
<b>Parking stall located adjacent to a parking lot entrance</b> (public or private) (Sec. 5.3.13)	<ul style="list-style-type: none"> <li>- shall not be located closer than twenty-five (25) feet from the street right-of-way (ROW) line, street easement or sidewalk, whichever is closer</li> </ul>	Does not apply	NA	
<b>Barrier Free Spaces</b> Barrier Free Code	2 accessible space (including 1 Van accessible) for every 26 to 50 spaces	1 van-accessible space	TBD	<b>Review the requirements for ADA spaces for residential facilities</b>
<b>Barrier Free Space Dimensions</b> Barrier Free Code	<ul style="list-style-type: none"> <li>- 8' wide with an 8' wide access aisle for van accessible spaces</li> <li>- 8' wide with a 5' wide access aisle for regular accessible spaces</li> </ul>			

Item	Required Code	Proposed	Meets Code	Comments
<b>Barrier Free Signs</b> Barrier Free Code	One sign for each accessible parking space.			
<b>Minimum number of Bicycle Parking</b> (Sec. 5.16.1) <u>Multiple-family residential</u>	One (1) space for each five (5) dwelling units <b>Required: 35 Spaces</b>	36 spaces indicated	Yes	
<b>Bicycle Parking General requirements</b> (Sec. 5.16)	No farther than 120 ft. from the entrance being served When 4 or more spaces are required for a building with multiple entrances, the spaces shall be provided in multiple locations Spaces to be paved and the bike rack shall be inverted "U" design Shall be accessible via 6 ft. paved sidewalk	Appears to comply 3 locations shown Inverted U design	Yes	<b>Consider locating some of the eastern spaces more internal to the site, such as near buildings 3-6. Landscape plans need to coordinate with bike parking locations.</b>
<b>Bicycle Parking Lot layout</b> (Sec 5.16.6)	Parking space width: 7 ft. One tier width: 11 ft. Two tier width: 18 ft. Maneuvering lane width: 4 ft. Parking space depth: 32 in	Appears to comply	Yes	
<b>Accessory and Roof top Structures</b>				
<b>Dumpster</b> Sec 4.19.2.F	<ul style="list-style-type: none"> <li>- Located in rear yard</li> <li>- Attached to the building or</li> <li>- No closer than 10 ft. from building if not attached</li> <li>- Not located in parking setback</li> <li>- If no setback, then it cannot be any closer than 10 ft, from property line.</li> <li>- Away from Barrier free Spaces</li> </ul>	None shown – individual bin pick up proposed	NA	

Item	Required Code	Proposed	Meets Code	Comments
<b>Dumpster Enclosure</b> Sec. 21-145. (c) Chapter 21 of City Code of Ordinances	<ul style="list-style-type: none"> <li>- Screened from public view</li> <li>- A wall or fence 1 ft. higher than height of refuse bin</li> <li>- And no less than 5 ft. on three sides</li> <li>- Posts or bumpers to protect the screening</li> <li>- Hard surface pad.</li> <li>- Screening Materials: Masonry, wood or evergreen shrubbery</li> </ul>	Not proposed	NA	
<b>Roof top equipment and wall mounted utility equipment</b> Sec. 4.19.2.E.ii	All roof top equipment must be screened and all wall mounted utility equipment must be enclosed and integrated into the design and color of the building	Not Applicable	NA	
<b>Roof top appurtenances screening</b>	Roof top appurtenances shall be screened in accordance with applicable facade regulations, and shall not be visible from any street, road or adjacent property.	Not Applicable	NA	
<b>Sidewalks and Other Requirements</b>				
<a href="#"><u>Active Mobility Plan</u></a>	Enhanced road crossings, 6-foot minimum sidewalk on W side of Haggerty,	Sidewalk gap on Haggerty frontage (width not indicated)		<b>See Active Mobility Plan for other guidelines/recommendations, especially with nearby I-275 Trailhead connection on E side of Haggerty (potential for enhanced crossing at High Pointe, wayfinding signage, raised crosswalk at boulevard entrance, etc.)</b>
<b>Sidewalks</b> (Subdivision Ordinance: Sec. 4.05)	Sidewalks are required on both sides of proposed drives	Sidewalks are proposed, but not along roadway in some locations	TBD	<b>Provide dimensions of sidewalks</b> <b><u>Deviation requested for sidewalk locations</u></b>
<b>Public Sidewalks</b> (Chapter 11, Sec.11-276(b), Subdivision Ordinance: Sec. 4.05)	A 6-foot sidewalk is required along Haggerty Road	Sidewalk shown	Yes	

Item	Required Code	Proposed	Meets Code	Comments
<b>Entryway lighting</b> Sec. 5.7	One street light is required per entrance.	Proposed	TBD	<u>Applicant to work with engineering and DTE on the location and type of the fixtures are proposed in the right of way</u>
<b>Building Code and Other Requirements</b>				
<b>Building Code</b>	Building exits must be connected to sidewalk system or parking lot.		TBD	
<b>Design and Construction Standards Manual</b>	Land description, Sidwell number (metes and bounds for acreage parcel, lot number(s), Liber, and page for subdivisions).	Generally provided	TBD	
<b>General layout and dimension of proposed physical improvements</b>	Location of all existing and proposed buildings, proposed building heights, building layouts, (floor area in square feet), location of proposed parking and parking layout, streets and drives, and indicate square footage of pavement area (indicate public or private).	Provided	Yes	<b>Refer to all review letters for additional information requested.</b>  <b>Show any utility structures and mailboxes on the plans</b>
<b>Economic Impact</b>	- Total cost of the proposed building & site improvements - Number of anticipated jobs created (during construction & after building is occupied, if known)	Provided in CIS: Construction jobs will be created, property tax and income tax revenues to increase	Yes	
<b>Other Permits and Approvals</b>				
<b>Development/ Business Sign</b>  (City Code Sec 28.3)  <a href="#">Sign permit applications</a> are reviewed separately by Ordinance Enforcement.	The leading edge of the sign structure shall be a minimum of 10 ft. behind the right-of-way.  Entranceway shall be a maximum of 24 square feet, measured by completely enclosing all lettering within a geometric shape.  Maximum height of the	Entry monument sign north side of east entrance		<b>Entranceway signs shall be outside corner clearance triangle</b>

Item	Required Code	Proposed	Meets Code	Comments
	sign shall be 5 ft.			
<b>Development and Street Names</b>	Development and street names must be approved by the Street Naming Committee before Preliminary Site Plan approval			<u>Submit an application to have the Committee review the proposed project and street names</u>
<b>Property Split</b>	The proposed property split must be submitted to the Assessing Department for approval.		NA	
<b>Other Legal Requirements</b>				
<b>PRO Agreement (Sec. 7.13.2.D(3))</b>	A PRO Agreement shall be prepared by the City Attorney and the applicant (or designee) and approved by the City Council, and which shall incorporate the PRO Plan and set forth the PRO Conditions and conditions imposed			<u>If tentative approval of Formal PRO is granted, Council will direct City Attorney to prepare</u>
<b>Master Deed/Covenants and Restrictions</b>	Applicant is required to submit this information for review with the Final Site Plan submittal	Not applicable at this moment		<u>If proposed, Master Deed draft shall be submitted prior to Stamping Set approval.</u>
<b>Conservation easements</b>	Conservation easements may be required for woodland impacts	Wetland and woodland easements may be required		<u>Draft documents would be required prior to stamping set approval.</u>
<b>Lighting and Photometric Plan (Sec. 5.7)</b>				
<b>Intent (Sec. 5.7.1)</b>	Establish appropriate minimum levels, prevent unnecessary glare, reduce spillover onto adjacent properties & reduce unnecessary transmission of light into the night sky			
<b>Lighting Plan (Sec. 5.7.A.i)</b>	Site plan showing location of all existing & proposed buildings, landscaping, streets, drives, parking areas & exterior lighting fixtures	Provided		
<b>Building Lighting (Sec. 5.7.2.A.iii)</b>	Relevant building elevation drawings showing all fixtures, the portions of the walls to be illuminated, illuminance levels of walls and the aiming	Building lighting proposed, elevation shows no upward projection	Yes	

Item	Required Code	Proposed	Meets Code	Comments
	points of any remote fixtures.			
<b>Lighting Plan Elements</b> (Sec. 5.7.2.A.ii)	Specifications for all proposed & existing lighting fixtures	Some info provided		<b>Provide hours of operation of lighting (Dusk to Dawn?) and other missing data</b>
	Photometric data	Provided		
	Fixture height	Provided		
	Mounting & design	Provided		
	Glare control devices (Also see Sec. 5.7.3.D)	Not shown	TBD	
	Type & color rendition of lamps	Fixture A – shown Fixture B – not shown	TBD	
	Hours of operation	Dusk to dawn	Yes	
<b>Maximum Height</b> (Sec. 5.7.3.A)	Height not to exceed maximum height of zoning district (or 25 ft. where adjacent to residential districts or uses.	16 ft max shown	Yes	
<b>Required Conditions</b> (Sec. 5.7.3.B)	<ul style="list-style-type: none"> <li>- Electrical service to light fixtures shall be placed underground</li> <li>- Flashing light shall not be permitted</li> <li>- Only necessary lighting for security purposes &amp; limited operations shall be permitted after a site's hours of operation</li> </ul>		TBD	
<b>Indoor Lighting</b> (Sec. 5.7.3.H)	- Indoor lighting shall not be the source of exterior glare or spillover			
<b>Security Lighting</b> (Sec. 5.7.3.I)  Lighting for security purposes shall be directed only onto the area to be secured.	<ul style="list-style-type: none"> <li>- All fixtures shall be located, shielded and aimed at the areas to be secured.</li> <li>- Fixtures mounted on the building and designed to illuminate the facade are preferred</li> </ul>			
<b>Color Spectrum Management</b> (Sec. 5.7.3.F)	Non-Res and Multifamily: For all permanent lighting installations - minimum Color Rendering Index of 70 and Correlated Color Temperature of no greater than 3000 Kelvin	Fixture A – Yes Fixture B – Yes	Yes	
<b>Parking Lot Lighting</b> (Sec. 5.7.3.J)	- Provide the minimum illumination necessary	1.1 min	Yes	

Item	Required Code	Proposed	Meets Code	Comments
	to ensure adequate vision and comfort. - Full cut-off fixtures shall be used to prevent glare and spillover.			
<b>Min. Illumination</b> (Sec. 5.7.3.K)	Parking areas: 0.2 min	1.1 min	Yes	
	Loading & unloading areas: 0.4 min		NA	
	Walkways: 0.2 min			
	Building entrances, frequent use: 1.0 min			
	Building entrances, infrequent use: 0.2 min			
<b>Average Light Level</b> (Sec.5.7.3.L)	Average light level of the surface being lit to the lowest light of the surface being lit shall not exceed 4:1	1.3:1	Yes	
<b>Max. Illumination adjacent to Non-Residential</b> (Sec. 5.7.3.K)	When site abuts a non-residential district, maximum illumination at the property line shall not exceed 1 foot candle	Complies	Yes	
<b>Max. Illumination adjacent to Residential</b> (Sec. 5.7.3.M)	<ul style="list-style-type: none"> <li>- Fixture height not to exceed 25 feet</li> <li>- Cut off angle of 90 degrees or less</li> <li>- No direct light source shall be visible at the property line adjacent to residential at ground level</li> <li>- Maximum illumination at the prop line not to exceed 0.5 fc.</li> </ul>	16 ft max proposed	Yes	
<b>Residential Developments</b> (Sec. 5.7.3.O.)	<ul style="list-style-type: none"> <li>- Provide sufficient illumination (0.2 fc min) at each entrance from major thoroughfare</li> <li>- Residential projects may deviate from the min. illumination levels and uniformity requirements of 5.7.3.L so long as site lighting for parking lots, property lines and security lighting is provided</li> </ul>	Lighting provided at Haggerty Road entrance	No	

Item	Required Code	Proposed	Meets Code	Comments
<p><b>NOTES:</b></p> <ol style="list-style-type: none"><li>1. This table is a working summary chart and not intended to substitute for any Ordinance or City of Novi requirements or standards.</li><li>2. The section of the applicable ordinance or standard is indicated in parenthesis. Please refer to those sections in Article 3, 4 and 5 of the zoning ordinance for further details</li><li>3. Please include a written response to any points requiring clarification or for any corresponding site plan modifications to the City of Novi Planning Department with future submittals.</li></ol>				

## ENGINEERING REVIEW

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# PLAN REVIEW CENTER REPORT

March 23, 2026

## Engineering Review

The Townes at Haggerty  
JZ25-0042

### APPLICANT

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The Avedon Company

### REVIEW TYPE

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Revised Initial PRO

### PROPERTY CHARACTERISTICS

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- Site Location: South of High Pointe Boulevard, West of Haggerty Road
- Site Size: 20.94 acres
- Plan Date: 02/24/2026
- Design Engineer: SKE Group

### PROJECT SUMMARY

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- Proposed rezoning from OS-1 and OCS to RM-2 with a PRO.
- Construction of 175 residential townhomes spanning 26 buildings and associated parking. Site access would be provided via High Pointe Boulevard (existing private road) and Haggerty Road.
- Water service would be provided by an eight-inch extension from the existing 8-inch water main at 3 points throughout the development (southeast, southwest, and northwest corners). 7 hydrants would be provided to serve the development.
- Sanitary sewer service would be provided by an 8-inch extension from the existing 8-inch sanitary sewer at two points near the middle southern part of the development.
- Storm water would be collected by a single storm sewer collection system and discharged to an on-site detention basin.

### RECOMMENDATION

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Approval of the Revised Initial PRO Plan is **recommended**. At this time, the plan meets the general requirements of the design and construction standards as set forth in [Chapter 11 of the City of Novi Code of Ordinances](#), the Storm Water Management Ordinance, and the [Engineering Design Manual](#), with the following items to be addressed at the time of Site Plan submittal:

**Items that must be addressed at the time of site plan submittal:**

1. Provide a note on the plans that all work shall conform to the current City of Novi standards and specifications.
2. Provide additional information regarding the phasing of utilities.
3. The scale is labeled at 1"=60'. However, the graphic scale looks like 1"=30'. Specify which is correct.
4. Provide sight distance measurements for the High Pointe Boulevard entrances in accordance with Figure VIII-E of the [Design and Construction Standards, Chapter 11 of the City of Novi Code of Ordinances](#).
5. Unless there is an existing access easement, show a hatched area on relevant sheets representing the ingress/egress easement (24 feet wide) from the High Pointe Boulevard entrances to Haggerty Road.
6. Indicate if the proposed roads will be private or public.
7. A 5-foot-wide sidewalk is required on both sides of private roads. A Design and Construction Variance will be required if a sidewalk is only provided on one side.
8. Provide a note along with the traffic sign table stating all traffic signage will comply with the current MMUTCD standards.
9. If applicable, Buckeye pipeline approval will be required for any impact to their easement/pipeline and prior to stamping the plans.
10. Provide a note that compacted sand backfill (MDOT sand Class II) shall be provided for all utilities within the influence of paved areas; illustrate and label on the profiles.
11. Provide a construction materials table on the utility plan listing the quantity and material type for each utility (water, sanitary and storm) being proposed.
12. Provide a utility crossing table indicating that at least 18-inch vertical clearance will be provided, or that additional bedding measures will be utilized at points of conflict where adequate clearance cannot be maintained.
13. The soils investigation report indicates high groundwater concerns near boring 1 and boring 9. Provide an explanation as to why groundwater is not a concern or consider redesigning the site around these areas.
14. Provide a note stating if dewatering is anticipated or encountered during construction, then a dewatering plan must be submitted to the Engineering Division for review.
15. Generally, all proposed trees shall remain outside utility easements. Where proposed trees are required within a utility easement, the trees shall maintain a minimum 5-foot horizontal separation from water main and storm sewer and 10-foot horizontal separation from sanitary sewer. All utilities shall be shown on the landscape plan, or other appropriate sheet, to confirm the separation distance.
16. Indicate the typical foundation depth for the light poles to verify that no conflicts with utilities will occur. Light poles in a utility easement will require a License Agreement.

17. The dedication of the 60-foot half-width master-planned right-of-way is requested for Haggerty Road. Label the additional right-of-way width to be dedicated as "proposed" right-of-way.
18. Based on Appendix C Article 4 in the subdivision ordinance, if a stub street is provided the applicant should either connect to it or provide an emergency access connection. Provide a narrative as to why a connection has not been proposed to Savoie Road.
19. A [Right-of-Way Permit](#) will be required from the City of Novi and Oakland County.
20. **Only at the time of the printed Stamping Set submittal**, provide the City's standard detail sheets for water main (5 sheets), sanitary sewer (3 sheets), storm sewer (2 sheets), and paving (2 sheets). The most updated details can be found on the City's website under [Engineering Standards and Construction Details](#).

### WATER MAIN

21. Contact the Engineering Division when the on-site water main is to be demolished. The Water and Sewer Division would like to salvage the hydrants and valves.
22. Provide a profile for all proposed public water main 8-inch or larger.
23. Indicate material of main where connection is proposed.
24. The peaking factor for the water main basis of design shall be 2.50.
25. Water Systems must have the ability to serve at least three thousand (3,000) gallons per minute in cluster residential complexes.
26. A tapping sleeve, valve and well is required at the connections to the existing water main.
27. Use two 45-degree bends in lieu of any 90-degree water main bends proposed.
28. Valves shall be arranged so that none are over or under the sanitary sewer.
29. In the general notes and on the profile, add the following note: "Per the Ten States Standards Article 8.8.3, one full 20-foot pipe length of water main shall be used whenever storm sewer or sanitary sewer is crossed, and the pipe shall be centered on the crossing, in order to ensure 10-foot separation between water main and sewers." Additionally, show the 20-foot pipe lengths on the profile.
30. An EGLE water main permit will be required prior to the pre-construction meeting. The application can be submitted to the Engineering Division at the time of Final Site Plan submittal.

### IRRIGATION

31. If a common irrigation system is proposed, irrigation plans must be approved with the site plan review process.

### SANITARY SEWER

32. Provide a sanitary capacity study of the Hilton pump station where this site ultimately flows to ensure there is sufficient capacity.
33. Since the sanitary sewer is located on the side of the townhomes with the front doors, any repairs or cleaning of the sanitary sewer will require access

easements between building clusters. Manholes shall be relocated between building clusters to make them easily accessible for maintenance.

34. Note on the construction materials table that 6-inch sanitary leads shall be a minimum SDR 23.5, and mains shall be SDR 26.
35. Provide a note on the Utility Plan and sanitary profile stating the sanitary leads will be buried at least 5 feet deep where under the influence of pavement.
36. Illustrate all pipes intersecting with manholes on the sanitary profiles.
37. The peaking factor for the sanitary sewer basis of design shall be 3.95 since the population is over 500.
38. An EGLE sanitary sewer permit will be required prior to the pre-construction meeting. The application can be submitted to the Engineering Division at the time of Final Site Plan submittal.

### STORM SEWER

39. A minimum cover depth of 3 feet shall be maintained over all proposed storm sewer.
40. Provide a four-foot-deep sump and an oil/gas separator in the last storm structure prior to discharge to the storm water basin.
41. Provide profiles for all storm sewer 12-inch and larger. All storm pipes accepting surface drainage shall be 12-inch or larger.
42. Label the 10-year HGL on the storm sewer profiles and ensure the HGL remains at least 1-foot below the rim of each structure.
43. Illustrate all pipes intersecting storm structures on the storm profiles.
44. An easement may be required over the storm sewer accepting and conveying off-site drainage.
45. Provide a schedule listing the casting type, rim elevation, diameter, and invert sizes/elevations for each proposed, adjusted, or modified storm structure on the utility plan. Round castings shall be provided on all catch basins except curb inlet structures.
46. Show and label all roof conductors and show where they tie into the storm sewer.
47. Provide a storm sewer basis of design table.

### STORM WATER MANAGEMENT PLAN

48. The Storm Water Management Plan (SWMP) for this development shall be designed in accordance with the Storm Water Ordinance and Chapter 5 of the [Engineering Design Manual \(updated Jan 31, 2024\)](#).
49. The detention basin shall be designed as an integral part of the overall site plan and shall be considered a natural landscape feature having an irregular shape.
50. Per the City of Novi's MS4 permit, make sure the stormwater management plan includes the following:
  - a. Difference between required and provided CPVC volume by site
  - b. Difference between required and provided CPRC volume by site.

51. Provide calculations verifying the post-development runoff rate directed to the proposed receiving drainage course does not exceed the pre-development runoff rate for the site.
52. Provide runoff coefficient calculation details for the off-site tributary area.
53. Rather than a sediment forebay, a permanent water surface and storage volume are preferred. Refer to section 5.6.1 A. of the Engineering Design Manual for depth and volume requirements for wet detention basins.
54. An adequate maintenance access route to the basin outlet structure and any other pretreatment structures shall be provided (15 feet wide, maximum running slope of 1V:5H, maximum cross slope of 3%, and able to withstand the passage of heavy equipment). Verify the access route does not conflict with proposed landscaping.
55. Provide a 5-foot-wide stone bridge/access route allowing direct access to the standpipe from the bank of the basin during high-water conditions (i.e. stone 6-inches above high water elevation). Provide a detail and/or note as necessary.
56. As part of the Storm Drainage Facility Maintenance Easement Agreement, provide an access easement for maintenance over the storm water detention system and the pretreatment structure. Also, include an access easement to the detention area from the public road right-of-way.
57. A 4-foot-wide safety shelf is required one foot below the permanent water surface elevation within the basin.
58. A 25-foot vegetated buffer shall be provided around the perimeter of the storm water basin. This buffer cannot encroach onto adjacent lots or property.

#### **PAVING & GRADING**

59. Provide a construction materials table on the Paving Plan listing the quantity and material type for each pavement cross-section being proposed.
60. The sidewalk along Haggerty Road shall be 6 feet wide.
61. Provide a note on the Grading Plan stating that the proposed pathway within the road right-of-way shall match existing grades at both ends.
62. Label specific ramp locations on the plans where the detectable warning surface is to be installed.
63. Specify the product proposed and provide a detail for the detectable warning surface for barrier free ramps. The product shall be the concrete-embedded detectable warning plates, or equal, and shall be approved by the Engineering Division. Stamped concrete will not be acceptable.
64. Verify the slopes along the ingress/egress routing to the building from the barrier-free stalls. All barrier-free stalls shall comply with Michigan Barrier-Free regulations.
65. Accessible routes must connect directly to access aisles. A landing at least 36" deep is required at the top of curb ramps. Where space for a curb ramp is limited, parallel ramps can be provided as an alternative.

66. Provide at least 3-foot buffer distance between the sidewalk and any fixed objects, including hydrants and irrigation backflow devices. Include a note on the plan where the 3-foot separation cannot be provided.
67. Provide additional spot grades as necessary to demonstrate that a minimum 5-percent slope away from the building is provided for a minimum distance of ten feet around the perimeter of the building.
68. For residential developments, show individual driveway tapers (standard driveway 16-foot wide with 3-foot tapers on each side) on plans to ensure there are no conflicts with sidewalks, hydrants, street signs, etc.
69. Show proposed grades for all adjusted sanitary, water, and storm structures.
70. Site grading shall be limited to 1V:4H (25-percent), excluding landscaping berms.
71. Provide top of curb/walk and pavement/gutter grades to indicate height of curb adjacent to parking stalls or drive areas.
72. Dimensions of parking stalls abutting a curb or sidewalk are to the face of curb or walk. All other dimensions are to back of curb unless otherwise indicated.
73. Curbing and walks adjacent to the end of 17-foot stalls shall be reduced to 4-inches high (rather than the standard 6-inch height to be provided adjacent to 19-foot stalls). Additionally, 2-foot overhang should be provided adjacent to 17-foot parking stalls (show 2-foot overhang on paving sheets). Provide additional details as necessary. Sidewalk width should be adjusted to 7-foot-wide to have the required 2-foot overhang. If overhang cannot be provided in this area 19-foot stalls with 6-inch curb should be proposed.
74. Retaining walls that are 48-inches or larger shall need a permit from Building Department.
75. A retaining wall that has a grade change of 30" or more within a 3' horizontal distance will require a guardrail.
76. Per Section 26.5-35(h), a statement is required on any plan containing a private street with the following language: "City of Novi has no responsibility to improve or maintain the private streets contained within or private streets providing access to the property described in this plan".

#### SOIL EROSION & SEDIMENT CONTROL

77. A SESC permit will be required at the time of site plan submittal.

#### OFF-SITE EASEMENTS

78. Any off-site utility easements anticipated must be executed **prior to Stamping Set Approval**. If you have not already done so, drafts of the easements and a recent title search shall be submitted to the Community Development Department as soon as possible for review and shall be approved by the Engineering Division and the City Attorney prior to executing the easements.
  - a. Off-Site Title Policy
  - b. Off-Site Ingress Egress Easement – for use of High Pointe Boulevard

79. Approval from the neighboring property owner for the work associated with the connections to High Pointe Boulevard shall be forwarded to the Engineering Division **prior to Stamping Set approval**.
80. If applicable, approval from Buckeye Pipeline for the work within their easement shall be forwarded to the Engineering Division **prior to Stamping Set approval**.

#### REQUIRED LEGAL DOCUMENTS

The following must be submitted with the Stamping Set during the site plan review process.

81. A draft copy of the [Storm Drainage Facility Maintenance Easement Agreement \(SDFMEA\)](#), as outlined in the Storm Water Management Ordinance, must be submitted to the Community Development Department. Once the agreement is approved by the City's Legal Counsel, this agreement will then be sent to City Council for approval/acceptance. The SDFMEA will then be recorded at the office of the Oakland County Register of Deeds. This document is available on our website.
82. A draft copy of the [Ingress/Egress Easement](#) for shared use of the drive entries on High Pointe Boulevard must be submitted to the Community Development Department. This document is available on our website.
83. A draft copy of the 20-foot-wide [Watermain System Easement](#) onsite must be submitted to the Community Development Department.
84. A draft copy of the 20-foot-wide [Sanitary Sewer Easement](#) onsite must be submitted to the Community Development Department.
85. A draft copy of the Warranty Deed for the proposed 60-foot wide right-of-way along Haggerty Road must be submitted for review and acceptance by the City.
86. A draft copy of a 20-foot-wide easement where storm sewer or surface drainage crosses lot boundaries must be submitted to the Community Development Department.
87. Executed copies of approved off-site utility easements must be submitted.

To the extent this review letter addresses items and requirements that require the approval of or a permit from an agency or entity other than the City, this review shall not be considered an indication or statement that such approvals or permits will be issued.

Please contact Kate Purpura at (248) 735-5643 or email at [kpurpura@cityofnovi.org](mailto:kpurpura@cityofnovi.org) with any questions.

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Kate Purpura,  
Project Engineer

cc: Lindsay Bell, Community Development  
Humna Anjum, Engineering  
Ben Croy, City Engineer

## LANDSCAPE REVIEW

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# PLAN REVIEW CENTER REPORT

March 5, 2026

## The Townes at Haggerty Initial PRO Site Plan - Landscape

### Review Type

Revised Initial PRO Site Plan Landscape Review

### Job #

JZ25-42

### Property Characteristics

- Site Location: SW Corner of Haggerty Road and High Pointe Boulevard21,
- Site Acreage: 21.01 ac.
- Site Zoning: OSC/OS-1 Proposed: RM-2 with PRO
- Adjacent Zoning: North: OSC,OS-1&R-3, East: OSC/Haggerty Rd, South: OSC, West: OS-1, R-3
- Plan Date: 2/24/2026

### Recommendation:

This project is **not recommended for approval** for Initial PRO Site Plan. There is nothing special about the layout, including the detention basin, that warrants PRO approval, in my opinion, and the buffering provided along the commercial areas is not clearly sufficient.

### LANDSCAPE DEVIATIONS THAT MAY BE REQUIRED FOR PROPOSED LAYOUT:

- Lack of screening berms between multifamily residential and office/commercial – *not supported by staff at this time*
- Lack of greenbelt berm along High Pointe Boulevard – *not supported by staff*
- Lack of street trees along Haggerty Road – *supported by staff*
- Possible lack of space for required street trees due to utility layout – *not supported by staff*

### Ordinance Considerations

#### Existing Trees (Sec 37 Woodland Protection, Preliminary Site Plan checklist #17 and LDM 2.3 (2))

1. Tree survey and chart are provided.
2. Woodland replacement calculations are provided. 1197 replacements are required and the calculations show 75 trees are proposed to be planted on the site.
3. No wetland mitigation is proposed although over 4 acres of wetlands are shown as being removed.
4. **See the Merjent letter for a detailed review of wetlands and woodlands.**

#### Adjacent to Residential - Buffer (Zoning Sec. 5.5.3.B.ii and iii)

1. The property is adjacent to single family residences on the western portion of the site. An existing landscaped berm will remain and additional screening plantings are proposed west of the proposed buildings. This is acceptable.
2. The property is also adjacent to office and commercial establishments to the north, east and south. No screening berms are proposed along any of these frontages but existing vegetation to be preserved and new plantings are proposed.
3. **The lack of berms requires a landscape deviation.**
4. *The deviation would be supported by staff if the applicant can provide evidence that what is proposed will provide acceptable visible and audible buffering. It is not supported at this time.*

Adjacent to Public Rights-of-Way – Berm/Wall, Buffer and Street Trees (Zoning Sec. 5.5.3.B.ii, iii)

1. The required greenbelt width and landscaping are provided for both frontages. **See the landscape chart for a note about the High Pointe greenbelt plantings.**
2. The required berm is now provided along High Pointe between the road and the residential units as is required. The height of the Haggerty Road berm is deficient. **Please increase the height of the Haggerty Road berm to at least 4 feet and add some variation in height, with 4 feet being the minimum height.**
3. No street trees are proposed along Haggerty Road due to utility conflicts. **This requires a landscape deviation. It is supported by staff.**
4. The required street trees are provided along High Pointe Boulevard.

Existing and proposed overhead and underground utilities, including hydrants. (LDM 2.e.(4))

1. All utilities are included on the landscape plan.
2. No light posts are proposed on the landscape plan. Please add them and resolve any tree/light post conflicts.

Parking Lot Landscaping (Zoning Sec 5.5.3.C)

1. No parking lots are proposed, only small parking bays on one side of streets.
2. No perimeter parking lot trees are required. **Interior drive trees should be placed along the bays' perimeters and multifamily unit trees should be placed on both ends of them to help shade them.**

Multifamily Residential Landscaping (Zoning Sec. 5.5.3.F.iv)

**Multifamily Unit Trees**

1. As there are 179 units proposed, 537 multifamily unit trees are required and are proposed.
2. Many are used for screening behind units, some are used along the interior drives in addition to the required trees and others are located around the site. All of these locations are permitted.
3. Species aren't shown yet, and aren't required at this time.

**Interior Drive Trees**

A total of 99 trees are required. They are all provided, as well as a number of multifamily unit trees that supplement the street tree plantings.

**Building Foundation Landscaping**

Typical foundation landscaping details are provided that show that all of the units will have at least 35% of their frontage landscaped, as is required.

Plant List (LDM 4.)

1. No plant list is provided, and isn't required at this time.
2. **Please provide a list on the Preliminary Site Plans.**

Planting Notations and Details (LDM)

Provided

Storm Basin Landscape (Zoning Sec 5.5.3.E.iv and LDM 3)

1. The pond is configured in a very geometric shape. **Please make the form of the pond more natural in appearance.**
2. The required landscaping is provided.
3. A note indicates that there is no Japanese knotweed on the site but no mention is made of Phragmites, which has been observed on the site.
4. **Please survey the site and show any stands of Phragmites on the plans along with instructions for its treatment and removal on the Demolition Plan.**

Irrigation (LDM 1.a.(1)(e) and 2.s)

1. The proposed landscaping must be provided with sufficient water to become established and survive over the long term.

2. Please provide an irrigation plan or note how this will be accomplished if an irrigation plan is not provided on the Final Site Plans, not the Stamping Sets.

If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 248.735.5621 or [rmeader@cityofnovi.org](mailto:rmeader@cityofnovi.org).



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Rick Meader – Landscape Architect

## LANDSCAPE REVIEW SUMMARY CHART – Revised Initial PRO Plan

**Review Date:** March 5, 2026  
**Project Name:** JZ25-42: The Townes of Haggerty  
**Project Location:** SW Corner of Haggerty Road and High Pointe Blvd  
**Plan Date:** February 24, 2026  
**Prepared by:** Rick Meader, Landscape Architect E-mail: [rmeader@cityofnovi.org](mailto:rmeader@cityofnovi.org)  
 Phone: (248) 735-5621

Items in **Bold** need to be addressed by the applicant before approval of the Preliminary Site Plan.  
Underlined items need to be addressed for Final Site Plan.

### LANDSCAPE DEVIATIONS THAT MAY BE REQUIRED FOR PROPOSED LAYOUT:

- Lack of screening berms between multifamily residential and office/commercial – *not supported by staff at this time*
- Lack of street trees along Haggerty Road – *supported by staff*

Item	Required	Proposed	Meets Code	Comments
<b>Landscape Plan Requirements – Basic Information (LDM (2))</b>				
<b>Landscape Plan</b> (Zoning Sec 5.5.2, LDM 10)	<ul style="list-style-type: none"> <li>• New commercial or residential developments</li> <li>• Addition to existing building greater than 25% increase in overall footage or 400 SF whichever is less.</li> <li>• 1" -20' minimum with proper North. Variations from this scale can be approved by LA</li> </ul>	<ul style="list-style-type: none"> <li>• Overall Plan Scale 1" = 50'</li> <li>• Greenbelt Plan Scale: 1" =30'</li> <li>• Units Plan Scale: 1" =30'</li> </ul>	Yes	
<b>Owner/Developer Contact Information</b> (LDM 10)	Name, address and telephone number of the owner and developer or association	On Title Block	Yes	
<b>Project Information</b> (LDM 10)	Name and Address	Location map on L-1	Yes	
<b>Survey information</b> (LDM 10)	Legal description or boundary line survey	<ul style="list-style-type: none"> <li>• Survey on C2</li> <li>• Description on Cover Sheet</li> </ul>	Yes	
<b>Landscape Architect contact information</b> (LDM 10)	Name, Address and telephone number of RLA/PLA/LLA who created the plan	Jim Allen – Allen Design	Yes	
<b>Sealed by LA.</b> (LDM 10)	Requires original signature	Copy of signature and seal on title block	Yes	<u>Final stamping sets must be sealed by LA</u>
<b>Miss Dig Note</b> (800) 482-7171 (LDM 10)	Show on all plan sheets	On Title Block	Yes	

Item	Required	Proposed	Meets Code	Comments
<b>EXISTING CONDITIONS</b>				
Existing plant material Existing woodlands or wetlands (LDM 10.h)	<ul style="list-style-type: none"> <li>Show location type and size.</li> <li>Label to be saved or removed.</li> <li>Plan shall state if none exists.</li> </ul>	<ul style="list-style-type: none"> <li>Tree Survey on Sheets C3, L-6 and L-7</li> <li>Tree Charts on L-8 and L-9</li> <li>Removals are indicated on both the survey and chart</li> <li>No wetlands are indicated</li> <li>Woodland replacement calculations are on Sheet L-9</li> </ul>	<ul style="list-style-type: none"> <li>Yes</li> <li>Yes</li> <li>Yes</li> <li>TBD</li> <li>Yes</li> </ul>	<ol style="list-style-type: none"> <li>Please show the tree fence at the actual dripline on the plans, not just at the outside of the tree symbol, which may or may not accurately represent the dripline.</li> <li>See the Merjent letter for a complete review of woodlands and wetlands</li> </ol>
Soil type (LDM 10)	As determined by Soils survey of Oakland County	<u>Cover Sheet</u> <ul style="list-style-type: none"> <li>Glynwood Loam</li> <li>Lenawee Silty Clay Loam</li> <li>Blount Loam</li> </ul>	Yes	
Zoning (LDM 10)	Show site zoning and zoning of all adjacent parcels	<u>Cover Sheet, C4</u> <ul style="list-style-type: none"> <li>Site: OSC/OS-1</li> <li>Proposed: RM-2 with PRO</li> <li>North: OSC, OS-1, R-3</li> <li>East: OSC/Haggerty Rd</li> <li>South: OSC</li> <li>West: OS-1, R-3</li> </ul>	Yes	
<b>PROPOSED IMPROVEMENTS (LDM 10)</b>				
Existing and proposed improvements	Existing and proposed buildings, easements, parking spaces, vehicular use areas, and R.O.W	All site elements are shown on the landscape plans	Yes	
Existing and proposed utilities	<ul style="list-style-type: none"> <li>Overhead and underground utilities, including hydrants</li> <li>Proposed light posts</li> </ul>	<ul style="list-style-type: none"> <li>Utility Plan C5</li> <li>Proposed utilities are shown on the Landscape Plan</li> <li>No lights are shown</li> </ul>	<ul style="list-style-type: none"> <li>Yes</li> <li>No</li> </ul>	<u>Please add all proposed light fixtures to the landscape plan and resolve tree/post conflicts.</u>
Proposed topography - 2' contour minimum	Provide proposed contours at 2' interval	<ul style="list-style-type: none"> <li>Grading Plan C6</li> <li>Proposed contours are shown on the landscape plans</li> </ul>	Yes	
Clear Zones	<ul style="list-style-type: none"> <li>RCOC clear zones at Haggerty Road</li> <li>25 ft. corner clearance</li> </ul>	<ul style="list-style-type: none"> <li>RCOC clear vision zone shown for Haggerty Road</li> </ul>	<ul style="list-style-type: none"> <li>Yes</li> <li>Yes</li> </ul>	

Item	Required	Proposed	Meets Code	Comments
	required. Refer to Zoning Sec 5.5.9	entrances <ul style="list-style-type: none"> <li>City clear vision zones shown for High Pointe and interior intersections</li> </ul>		
<b>LANDSCAPING REQUIREMENTS</b>				
<b>Berms and ROW Planting</b>				
<ul style="list-style-type: none"> <li>All berms shall have a maximum slope of 33%. Gradual slopes are encouraged. Show 1ft. contours</li> <li>Berm should be located on lot line except in conflict with utilities.</li> <li>Berms should be constructed with 6" of topsoil.</li> </ul>				
<b>Residential Adjacent to Non-residential (Zoning Sec 5.5.3.A &amp; LDM 1.a)</b>				
<b>Berm requirements</b> (Zoning Sec 5.5.3.A)	<p><u>Multifamily residential adjacent to single family residential</u>: 6-8' tall, landscaped berm</p> <p><u>Multifamily residential adjacent to office</u>: 4.5-6' tall, landscaped berm</p> <p><u>Multifamily residential adjacent to commercial</u>: 6-8' tall, landscaped berm</p>	<ul style="list-style-type: none"> <li>Existing berm between site and single family residential</li> <li>No berm, a single line of evergreen trees, and approximately 30 feet of existing vegetation would remain along the south property line</li> <li>No berm, a double row of new plantings, and approximately 30 feet of existing vegetation to remain along the east property line between the development and two hotels</li> <li>A 4-foot berm with dense evergreen landscaping is proposed between the development and the east side of the fitness center's parking lot.</li> <li>No screening berm is proposed along the south</li> </ul>	<ul style="list-style-type: none"> <li>Yes</li> <li>No</li> <li>No</li> <li>No</li> <li>No</li> </ul>	<ol style="list-style-type: none"> <li><b>A landscape deviation would be required for all of the proposed site except along the west end of the site, abutting the Whispering Meadows subdivision.</b> <i>It would not be supported by staff without proof that the proposal will meet the ordinance standards.</i></li> <li><b>Please provide evidence that the screening between the site and the adjacent office and commercial areas will provide equal screening to that required – sections and photographs are helpful.</b></li> <li><b>It is likely that screening walls will be needed to enhance the screening that is proposed.</b></li> </ol>

Item	Required	Proposed	Meets Code	Comments
		end of the fitness center parking lot.		
<b>Planting requirements (LDM 1.a.)</b>	LDM Novi Street Tree List	A variety of trees are proposed as screening, but species aren't provided nor are they required at this stage.	TBD	
<b>Adjacent to Public Rights-of-Way (Zoning Sec 5.5.B) and (LDM 1.b) (RM-2 with PRO)</b>				
<b>Greenbelt width</b>	<ul style="list-style-type: none"> <li>• Average 50 lf</li> <li>• Minimum 34 lf</li> </ul>	<ul style="list-style-type: none"> <li>•Haggerty Rd: 285 lf</li> <li>•High Pointe: 38 lf</li> </ul>	Yes	
<b>Min. berm crest width</b>	4 feet	<ul style="list-style-type: none"> <li>• Haggerty Rd: 30 ft</li> <li>• High Pointe: 3-4 ft</li> </ul>	<ul style="list-style-type: none"> <li>• Yes</li> <li>• Yes</li> </ul>	
<b>Min. berm height</b>	4 feet	<ul style="list-style-type: none"> <li>• Haggerty Rd: 3 ft</li> <li>• High Pointe: 4 ft</li> </ul>	<ul style="list-style-type: none"> <li>• No</li> <li>• Yes</li> </ul>	<b>Please increase the height of the Haggerty Road berm.</b>
3' wall	(4)(7)	No wall is proposed		
<b>Canopy deciduous or large evergreen trees (7)(10)(11)</b>	<b>1 tree per 40 lf</b> <ul style="list-style-type: none"> <li>• Haggerty Rd: <math>363/40 = 9</math> trees</li> <li>• High Pointe: <math>(785-24-24)/40 = 17</math> trees</li> </ul>	<ul style="list-style-type: none"> <li>• Haggerty Rd: 9 trees</li> <li>• High Pointe: 16 trees</li> </ul>	<ul style="list-style-type: none"> <li>• Yes</li> <li>• No</li> </ul>	<b>Please either add a canopy tree along the High Pointe frontage or make one of the extra subcanopy trees a canopy tree.</b>
<b>Sub-canopy deciduous trees</b> Notes (5)(6)(10)(11)	<b>1 tree per 25 lf</b> <ul style="list-style-type: none"> <li>• Haggerty Rd: <math>363/25 = 14</math> trees</li> <li>• High Pointe: <math>(785-24-24)/25 = 27</math> trees</li> </ul>	<ul style="list-style-type: none"> <li>• Haggerty Rd: 14 trees</li> <li>• High Pointe: 28 trees</li> </ul>	<ul style="list-style-type: none"> <li>• Yes</li> <li>• Yes</li> </ul>	<b>See above regarding the High Pointe frontage.</b>
<b>Canopy deciduous trees in area between sidewalk and curb (10)</b>	<b>1 tree per 35 lf</b> <ul style="list-style-type: none"> <li>• Haggerty Rd: <math>363/35 = 10</math> trees</li> <li>• High Pointe: <math>(785-60-24-24)/35 = 19</math> trees</li> </ul>	<ul style="list-style-type: none"> <li>• Haggerty Rd: 0 trees</li> <li>• High Pointe: 19 trees</li> </ul>	<ul style="list-style-type: none"> <li>• No</li> <li>• Yes</li> </ul>	<ol style="list-style-type: none"> <li><b>1. A landscape deviation is required for the lack of trees on Haggerty Road.</b></li> <li><i>2. An underground gas line exists there so the waiver is supported by staff.</i></li> </ol>
<b>Multi-Family Residential (Zoning Sec 5.5.3.F.iv)</b>				
<b>Multi-family Unit Landscaping (Zoning Sec 5.5.3.F.iii.b)</b>	<ul style="list-style-type: none"> <li>• 3 deciduous canopy trees or large evergreen trees per dwelling unit on the first floor.</li> <li>• <math>179 \text{ units} * 3 = 537</math> trees</li> <li>• Up to 25% of requirement may be subcanopy trees</li> </ul>	537 trees  Species are not provided at this time	Yes	

Item	Required	Proposed	Meets Code	Comments
<b>Interior Street Landscaping</b> (Zoning Sec 5.5.3.F.iii.b)	<ul style="list-style-type: none"> <li>1 deciduous canopy tree along interior roads for every 35 lf (both sides), excluding driveways, interior roads adjacent to public rights-of-way and parking entry drives.</li> <li><math>(6310-2864)/35 = 99</math> trees</li> </ul>	99 trees	Yes	
<b>Foundation Landscaping</b> (Zoning Sec 5.5.3.F.iii.b)	35% of building façades facing road must be landscaped	The unit landscaping details show that all of the buildings will have at least 35% of their frontage landscaped.	Yes	
<b>Parking Area Landscape Requirements (Zoning Sec 5.5.3.C &amp; LDM 5)</b>				
<b>General requirements</b>	<ul style="list-style-type: none"> <li>Clear sight distance within parking islands</li> <li>No evergreen trees</li> </ul>	NA – no parking lots are required or proposed		
<b>Name, type and number of ground cover</b>	As proposed on planting islands	NA		<u>Please indicate all groundcovers on the final site plans.</u>
<b>Parking lot Islands</b> (Zoning Sec 5.5.3.c.ii, iii)	<ul style="list-style-type: none"> <li>A minimum of 200 SF to qualify</li> <li>200sf landscape space per tree planted in island.</li> <li>6" curbs</li> <li>Islands minimum width 10' BOC to BOC</li> </ul>	There are no parking lot islands	NA	
<b>Curbs and Parking stall reduction</b> (Zoning Sec 5.5.3.c.ii)	Parking stall can be reduced to 17' with 4" curb adjacent to a sidewalk of minimum 7 ft.	The spaces are 17' long with a 7' wide sidewalk	Yes	
<b>Contiguous space limit</b> (Zoning Sec 5.5.3.c.ii.o))	Maximum of 15 contiguous spaces	The longest bay is 11 spaces	Yes	
<b>Category 1: For OS-1, OS-2, OSC, OST, B-1, B-2, B-3, NCC, EXPO, FS, TC, TC-1, RC, Special Land Use or non-residential use in any R district (Zoning Sec 5.5.3.C.iii)</b>				
<b>A = Total square footage of vehicular use areas x 7.5%</b>	<ul style="list-style-type: none"> <li><math>A = x \text{ SF} \times 7.5\% = A \text{ sf}</math></li> </ul>	NA – no parking lots are required or proposed		<b>No parking lots are proposed – just small single-sided bays so this requirement does not apply – put interior drive trees along the bays at 1/35lf and on the ends of the bays to help</b>

Item	Required	Proposed	Meets Code	Comments
				shade them.
<b>B = Total square footage of additional paved vehicular use areas over 50,000 SF x 1 %</b>	<ul style="list-style-type: none"> <li>B = x SF x 1% = B sf</li> </ul>	NA		
<b>All Categories</b>				
<b>Total square footage of landscaped islands C = A+B</b>	A + B = C SF	NA – no parking lots are proposed.		See above
<b>Number of canopy trees required D = C/200</b>	<ul style="list-style-type: none"> <li>C/200 = D Trees</li> <li>Minimum 200sf/tree</li> </ul>	NA – no parking lots are proposed.		See above
<b>Parking Lot Perimeter Trees (Zoning Sec 5.5.3.c.ii)</b>	<ul style="list-style-type: none"> <li>1 Canopy tree per 35 lf</li> <li>Sub-canopy trees can be used under overhead utility lines.</li> </ul>	NA – no parking lots are proposed.		Interior drive trees can be used along the perimeter of the parking bays provided instead of parking lot perimeter trees.
<b>Parking land banked</b>	NA	None		
<b>Miscellaneous Landscaping Requirements</b>				
<b>Plantings around Fire Hydrant (Zoning Sec 5.5.3.c.ii.j)</b>	<ul style="list-style-type: none"> <li>No plantings with matured height greater than 12' within 10 ft. of fire hydrants, manholes, catch basins, other utility structures or sanitary lines.</li> <li>Trees should not be planted within 5 feet of other underground lines.</li> </ul>	There appears to be no blocking landscaping at this stage.	Yes	
<b>Landscaped area (g)</b>	Areas not dedicated to parking use or driveways exceeding 100 sq. ft. shall be landscaped	TBD		
<b>Name, type and number of ground cover (LDM 5)</b>	As proposed on planting islands	Not indicated	TBD	<u>Please indicate groundcovers for all disturbed areas on the landscape plan with shading, notes or a combination of those</u>
<b>Snow deposit (LDM 10)</b>	Show leave snow deposit areas on plan in locations where landscaping won't be damaged	A note states that snow shall be piled along the sides of the road	No	<u>Please add some areas on the landscape plan for end of run dumping.</u>
<b>Transformers/Utility boxes</b>	<ul style="list-style-type: none"> <li>A minimum of 2 ft. separation between</li> </ul>	<ul style="list-style-type: none"> <li>No transformers are shown</li> </ul>	TBD	1. <u>Please show transformers and</u>

Item	Required	Proposed	Meets Code	Comments
(LDM 6)	box and the plants <ul style="list-style-type: none"> <li>• Ground cover below 4" is allowed up to pad.</li> <li>• No plant materials within 8 ft. from the doors</li> </ul>	<ul style="list-style-type: none"> <li>• A note indicates that each transformer shall have 8-12 shrubs to screen them.</li> <li>• The screening detail is on L-5</li> </ul>		<u>other utility boxes when their locations are determined.</u> 2. <u>Please add an allowance of 10 shrubs per box on the plant list and label as such</u>
<b>Detention/Retention Basin Planting requirements</b> (Zoning Sec. 5.5.3.e, LDM 3)	<ul style="list-style-type: none"> <li>• Clusters of large native shrubs shall cover 70-75% of the basin rim area at 10 ft away from the permanent water line.</li> <li>• Canopy trees must be located at 1 per 35lf of the pond rim 10 feet away from the permanent water level</li> <li>• 10" to 14" tall grass along sides of basin</li> <li>• Refer to wetland for basin mix</li> <li>• Include seed mix details on landscape plan</li> </ul>	<ul style="list-style-type: none"> <li>• A seed mix is proposed for the detention pond</li> <li>• It appears correct coverage by shrubs will be provided</li> <li>• Canopy trees are proposed along the east, south and west sides of the pond</li> </ul>	<ul style="list-style-type: none"> <li>• Yes</li> <li>• Yes</li> <li>• Yes</li> </ul>	1. <b>Please modify the form of the detention pond to be more undulating and natural in appearance. It is very unattractive now and is highly visible from Haggerty Road.</b> 2. <b>If a permanent water level is provided, a separate sedimentation forebay is not required – see the Engineering comments.</b>
<b>Phragmites and Japanese Knotweed Control</b> (Zoning Sec 5.5.7)	<ul style="list-style-type: none"> <li>• Show all populations of Phragmites australis or Japanese knotweed on the site.</li> <li>• If any is found, add steps for their control to the landscape plan</li> </ul>	<ul style="list-style-type: none"> <li>• A note indicates there is no Japanese Knotweed on the site.</li> <li>• No mention is made of Phragmites.</li> </ul>	<ul style="list-style-type: none"> <li>• Yes</li> <li>• No</li> </ul>	1. There is Phragmites on the site. 2. <b>Please show all Phrag locations on the Demolition Plans and add instructions for its removal.</b>
<b>Landscape Notes and Details– Utilize City of Novi Standard Notes</b>				
<b>Plant List (LDM 4,11) – Include all cost estimates</b>				
<b>Quantities and sizes</b>		No plant list is provided	TBD	
<b>Root type</b>		No plant list is provided	TBD	
<b>Botanical and common names</b>	<ul style="list-style-type: none"> <li>• At least 50% of plant species used, not including seed mixes or woodland replacement trees, must be species native to Michigan.</li> <li>• The non-woodland replacement tree diversity must meet the standards of the</li> </ul>	No plant list is provided	TBD	

Item	Required	Proposed	Meets Code	Comments
	Landscape Design Manual section 4.			
<b>Type and amount of lawn and other groundcovers</b>		<ul style="list-style-type: none"> <li>A stormwater seed mix is provided for the detention basin</li> <li>Other groundcovers are not indicated at this time</li> </ul>	TBD	<u>Need for final site plan</u>
<b>Cost estimate</b> (LDM 10.h.(11))	For all new plantings, mulch and sod as listed on the plan	No	No	<u>Need for final site plan</u>
<b>Planting Details/Info (LDM Part III) – Utilize City of Novi Standard Details</b>				
<b>Deciduous Canopy Tree</b>	Refer to LDM for detail drawings	Yes	Yes	
<b>Evergreen Tree</b>		Yes	Yes	
<b>Shrub</b>		Yes	Yes	
<b>Multi-stem tree</b>		Yes	Yes	
<b>Perennial/ Ground Cover</b>		Yes	Yes	
<b>Tree stakes and guys</b>	Wood stakes, fabric guys.	Yes	Yes	
<b>Cross-Section of Berms (LDM 1.a.(1))</b>				
<b>Slope, height and width</b>	<ul style="list-style-type: none"> <li>Label contour lines</li> <li>Maximum 33% slope</li> <li>Constructed of loam</li> <li>6" top layer of topsoil</li> </ul>	A generic cross section detail is provided	Yes	<b>Please change Wixom Road to Haggerty Road and make any other revisions necessary to accurately portray the berm near Haggerty Road.</b>
<b>Type of Ground Cover</b>		Lawn	Yes	
<b>Setbacks from Utilities</b>	Overhead utility lines and 15 ft. setback from edge of utility or 20 ft. setback from closest pole, 10 feet from structures, hydrants	Overhead lines are shown along Haggerty Road.	Yes	1. There also appears to be overhead lines along the south property line but they aren't called out. 2. <b>Please add callouts for all other overhead lines on the site.</b>
<b>Walls (LDM 10 &amp; Zoning Sec 5.5.3.vi)</b>				
<b>Material, height and type of construction footing</b>	Freestanding walls should have brick or stone exterior with masonry or concrete interior	No walls are proposed	TBD	

Item	Required	Proposed	Meets Code	Comments
<b>Walls greater than 3 ½ ft. should be designed and sealed by an Engineer</b>		No walls are proposed	TBD	<u>If walls are taller than 3 ½ feet, please have engineer design, sign and seal.</u>
<b>Notes (LDM 10) – Utilize City of Novi Standard Details</b>				
<b>Installation date (LDM 2.i. &amp; Zoning Sec 5.5.5.B)</b>	<ul style="list-style-type: none"> <li>Provide intended date</li> <li>Between Mar 15 – Nov 15</li> </ul>	Yes	Yes	
<b>Maintenance &amp; Statement of intent (LDM 2.m &amp; Zoning Sec 5.5.6)</b>	<ul style="list-style-type: none"> <li>Include statement of intent to install and guarantee all materials for 2 years.</li> <li>Include a minimum one cultivation in June, July and August for the 2-year warranty period.</li> </ul>	Yes	Yes	
<b>Plant source (LDM 2.n &amp; LDM 3.a.(2))</b>	Shall be northern nursery grown, No.1 grade.	Yes	Yes	
<b>Establishment period (Zoning Sec 5.5.6.B)</b>	<b>2 yr. Guarantee</b>	Yes	Yes	
<b>Approval of substitutions. (Zoning Sec 5.5.5.E)</b>	City must approve any substitutions <u>in writing</u> prior to installation.	Yes	Yes	
<b>General Landscape Requirements (LDM)</b>				
<b>General Conditions (LDM 11)</b>	Plant materials shall not be planted within 4 ft. of property line	Yes	Yes	
<b>Irrigation (LDM 10.i.)</b>	A fully automatic irrigation system and a method of draining is required with Final Site Plan	A note indicates that the plan for the irrigation system will be provided in the stamping sets	No	<ol style="list-style-type: none"> <li><u>The irrigation plan must be provided as part of the Final Site Plans.</u></li> <li><u>Please add irrigation plan or information as to how plants will be watered sufficiently for establishment and long-term survival.</u></li> <li><u>The plan should meet the requirements listed at the end of this chart.</u></li> <li><u>If xeriscaping is used, please provide information about plantings included.</u></li> </ol>

Item	Required	Proposed	Meets Code	Comments
<b>Other information</b> (LDM 10.n)	Required by Planning Commission	NA		
<b>Landscape tree credit</b> (LDM11.b.(d))	<ul style="list-style-type: none"> <li>• Substitutions to landscape standards for preserved canopy trees outside woodlands/ wetlands should be approved by LA.</li> <li>• Refer to Landscape tree Credit Chart in LDM</li> </ul>	None		
<b>Plant Sizes for ROW, Woodland replacement and others</b> (LDM 11.b)	<ul style="list-style-type: none"> <li>• Canopy Deciduous shall be 3" and sub-canopy deciduous shall be 2.5" caliper.</li> <li>• Refer to LDM section 11.b for more details</li> </ul>	No plant list is provided	TBD	<u>Include correct sizes on plant list.</u>
<b>Plant size credit</b> (LDM11.b)	NA	No plant list is provided	TBD	
<b>Prohibited Plants</b> (LDM 11.b)	Do not use any plants on the Prohibited Species List	No plant list is provided	TBD	
<b>Recommended trees for planting under overhead utilities</b> (LDM 3.e)	Label the distance from the overhead utilities	Overhead wires are noted along the south property line and along Haggerty Road	Yes	
<b>Collected or Transplanted trees</b> (LDM 11.b.(2)(c))		None		
<b>Nonliving Durable Material: Mulch</b> (LDM 12)	<ul style="list-style-type: none"> <li>• Trees shall be mulched to 3" depth and shrubs, groundcovers to 2" depth</li> <li>• Specify natural color, finely shredded hardwood bark mulch.</li> </ul>	In planting details	Yes	

### **Irrigation System Requirements**

- Any booster pump installed to connect the project’s irrigation system to an existing irrigation system must be downstream of the RPZ.
- The RPZ must be installed in accordance with the 2015 Michigan Plumbing Code.
- The RPZ must be installed in accordance with the manufacture installation instructions for winterization that includes drain ports and blowout ports.
- The RPZ must be installed a minimum of 12-inches above FINISHED grade.
- Attached is a handout that addresses winterization installation requirements to assist with this.
- A plumbing permit is required.
- The assembly must be tested after installation with results recorded on the City of Novi test report form.

WETLAND REVIEW

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March 24, 2026

Lindsay Bell  
Planner – Community Development  
City of Novi  
45175 Ten Mile Road  
Novi, MI 48375

Submitted electronically to [lbell@cityofnovi.org](mailto:lbell@cityofnovi.org)

Re: Townes at Haggerty Revised Initial Planned Rezoning Overlay Wetland Review (JZ25-42)

Dear Lindsay,

Merjent, Inc. (Merjent) has conducted a review of the revised Initial Planned Rezoning Overlay (PRO) for the Townes at Haggerty (Project), prepared by the SKE Group (Applicant; date 2/4/26). Merjent reviewed the plan for conformance with the City of Novi's (City) Wetlands and Watercourse Protection Ordinance, Chapter 12 Article V. The Project is located southwest of the intersection of High Pointe Boulevard and Haggerty Road (parcel 50-22-36-200-038) in Section 36 of the City of Novi (site). The site contains City-regulated wetlands (**Figure 2**).

### **Wetlands**

**Wetland Recommendation:** Merjent **does not recommend approval** of the Townes at Haggerty revised Initial PRO based on the comments provided below.

Merjent visited the Site on December 15, 2025 to observe the conditions on-site relative to the Initial PRO Submittal. Merjent conducted an additional site visit on March 20, 2026 to assess the conditions on-site compared to the provided Wetland Delineation Report and Revised Initial PRO Submittal. Photos from the site visit are included in **Attachment A**. The City of Novi Code of Ordinances, Chapter 12, Article V defines an essential wetland as meeting one or more of the criteria listed in subsections 12-174(b)(1) through (10). During the March 20, 2026 site visit it was noted that the site contains visible runoff inlets and outlets; wetlands were flooded and at or capacity; and numerous wildlife species were seen throughout all wetlands on-site such as, but not limited to, white-tailed deer (*Odocoileus virginianus*), wild turkey (*Meleagris gallopavo*), and mallard (*Anas platyrhynchos*). Therefore, it is Merjent's opinion that the wetlands on-site are essential to the City of Novi under Section 12-174(b).

Upon review of published resources, the Site appears to contain or immediately borders:

- City-regulated wetlands, as identified on the City of Novi interactive map website or based on aerial imagery review. Note that both wetland and property limits depicted on the City's map are considered approximations (**Figure 1**).
- Wetlands that may be regulated by the Michigan Department of Environment, Great Lakes, and Energy (EGLE).

- ☒ Wetlands as identified on National Wetland Inventory (NWI) and Michigan Resource Inventory System (MIRIS) maps, as identified on the EGLE Wetlands Viewer interactive map website (**Available Online [here](#)**). NWI and MIRIS wetlands are identified by the associated governmental bodies' interpretation of topographic data and aerial photographs.
- ☒ Hydric (wetland) soil as mapped by the U.S. Department of Agriculture, Natural Resources Conservation Service, as identified on the EGLE Wetlands Viewer interactive map website (**Attachment Online [here](#)**).

**Permits and Regulatory Status**

Due to the comments below, the following wetland-related items will be required for this project:

Item	Required/Not Required
<b>Wetland Permit (specify Non-minor or Minor)</b>	Required
<b>Wetland Mitigation</b>	Required
<b>Environmental Enhancement Plan</b>	Required, Mitigation Plan
<b>Wetland Buffer Authorization</b>	Required
<b>EGLE Wetland Permit</b>	Likely Required*
<b>Wetland Conservation Easement</b>	Required

\*EGLE is the final authority over wetlands and water resources in the State of Michigan.

Wetland Review Comments

1. The applicant has proposed impacting all wetlands on-site. The applicant has summarized all wetland impacts on Sheet C3 and they are summarized below in **Table 1**.

**Table 1. Wetland Summary and Impact Table**

Wetland ID	Classification	Acres On-site	Wetland Impact Area (acre)	Wetland Impact Volume (cu. yd.)	Permanent Buffer Impact Area (acre)	Temporary Buffer Impact Area (acre)	Buffer Impact Volume (cu. yd.)
A	Emergent/Forested	2.82	2.82	13,649	2.65	Not provided	8,551
B	Forested	0.22	0.22	1,065	0.52	Not provided	1,678
C	Forested	0.06	0.06	290	0.27	Not provided	871
D	Scrub-shrub/Forested	1.23	1.23	5,953	1.36	Not provided	4,388
E	Forested	0.02	0.02	97	0.13	Not provided	419
<b>Total</b>	-	<b>4.35</b>	<b>21,054</b>	<b>21,054</b>	<b>4.93</b>	<b>Not provided</b>	<b>15,907</b>

- The City of Novi Wetlands and Watercourse Protection Ordinance, Section 12-174, requires that a City Wetland Permit shall not be granted where a feasible and prudent alternative exists that would avoid or reduce wetland impacts. As submitted, the applicant has not met this requirement. The applicant proposes to permanently fill all 4.35 acres of on-site wetlands across five identified wetland areas (Wetlands A–E), encompassing Emergent/Forested, Forested, and Scrub-



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shrub/Forested wetland types, in addition to 4.93 acres of permanent buffer impact (Comment 2), resulting in a combined permanent resource loss exceeding 9.28 acres. Complete elimination of all on-site wetland resources is inconsistent with the City's wetland protection objectives and does not reflect the avoidance and minimization sequencing required prior to any wetland fill authorization under Section 12-174. Forested and scrub-shrub wetlands, which comprise the majority of impacted acreage, are among the highest-functioning wetland types from a stormwater, groundwater recharge, and habitat standpoint, and their loss cannot be adequately offset through compensatory mitigation alone.

- Pursuant to Section 12-174, the applicant has not demonstrated that the proposed housing density and layout represents the minimum footprint necessary to achieve a viable development program, nor has any alternatives analysis been provided showing that reduced-impact configurations were evaluated and found to be infeasible. It is requested that the applicant provide a feasible and prudent alternatives analysis that specifically addresses the following:
  - o Alternative site layouts that reduce or eliminate wetland fill while still achieving a viable development program;
  - o The minimum density or unit count required to make the project financially feasible, with supporting documentation;
  - o Whether the proposed density is driven by genuine development necessity or market preference; and
  - o Why no configuration exists that preserves any portion of the on-site wetland system.

2. In addition to wetlands, the City of Novi regulates wetland and watercourse buffers/setbacks. Section 3.6 (2[M]) of the Zoning Ordinance, Schedule of Regulations, states: "There shall be maintained in all districts a wetland and watercourse setback, as provided herein, unless and to the extent, it is determined to be in the public interest not to maintain such a setback. The intent of this provision is to require a minimum setback from wetlands and watercourses". The established wetland and watercourse buffer/setback limit is 25 horizontal feet, regardless of grade change.

- Wetland buffer impacts are summarized in Comment 1 (above).
- Wetland buffer impacts should be reduced to the maximum extent practicable to avoid additional natural resource impacts and to allow for maintenance of a buffer area that will not be allowed to be mowed or altered by future potential residents.

3. The City of Novi requires the boundary lines of any watercourses or wetlands on the Site to be clearly flagged or staked and such flagging/staking shall remain in place throughout the conduct of permit activity (Section 12-172). During Merjent's site visit on March 20, 2026, no new flagging had been placed since the December 15, 2025 site visit. However, the flags on-site were old and tattered, appeared to be more than five years old, and did not fully line up with the boundaries provided in the revised Initial PRO submittal; some areas were flagged as wetland that were not noted as such in the Wetland Delineation Report.

- It is required that the applicant flag wetland boundaries pursuant to Section 12-172 if the project moves forward to a formal plan review. Additionally, EGLE typically requires sites to be flagged prior to assessing wetland boundaries (see Comment 8).

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4. The cost to perform any wetland protection and restoration shall be listed on the site plan, per Chapter 26.5, Section 26.5-7 (b) of the City of Novi Code of Ordinances. A **Wetland Financial Performance Guarantee** in the amount of 120% of the cost to perform any wetland protection, restoration, and development will be collected prior to the granting of a Wetland Use Permit.
  
  5. When a project permanently impacts 0.25 acre or more of essential wetland, the City of Novi requires mitigation at a ratio of 2:1 for forested wetlands and 1.5:1 for emergent and scrub-shrub wetlands.
    - Based on the wetland classifications identified in Table 1, the required mitigation acreage is substantial. However, the applicant has not disaggregated the acreage of the emergent component from the forested component within Wetland A, which is classified as Emergent/Forested nor the scrub-shrub component from the forested component within Wetland D. Per the City's mitigation ratio requirements, any wetland carrying a forested classification — including any forested component of a mixed wetland type — must be mitigated at the 2:1 ratio. Until the applicant provides a breakdown of the emergent versus forested acreage within Wetlands A and D, the City cannot confirm the applicable mitigation ratios or verify that the mitigation obligation has been correctly calculated. It is requested that the applicant revise the wetland delineation report and impact table to clearly delineate and quantify the emergent and forested components of Wetland A and Wetland D separately so that the appropriate mitigation ratios can be applied to each component.
    - **Based on the current wetland classifications, mitigation ratios, and proposed impact, the applicant will be responsible for creating approximately 8.70 acres of wetland mitigation.**
  
  6. According to the City Ordinance Section 12-176 (Mitigation), "Mitigation shall be provided onsite where practical and beneficial to the wetland resources. If onsite mitigation is not practical and beneficial, mitigation in the immediate vicinity, within the same watershed, may be considered. Mitigation at other locations within the city will only be considered when the above options are impractical."
    - No wetland mitigation is proposed on-site nor off-site. Additionally, unlike EGLE, the Wetlands and Watercourse Protection Ordinance does have a provision that allows the purchase of mitigation bank credits to satisfy the mitigation requirements set forth in Section 12-176. The applicant will need to revise their site plan to accommodate the construction of on-site mitigation or identify a suitable location within the City of Novi to construct a compliant mitigation site.
  
  7. The Applicant is encouraged to provide wetland conservation easements for any areas of remaining wetland and 25-foot wetland buffer. The Applicant shall provide wetland conservation easements as directed by the City of Novi Community Development Department for any areas of proposed wetland mitigation areas (if necessary). Additionally, EGLE may request conservation easements around remaining wetlands on-site if a permit is required from EGLE. This requirement would be unrelated to the requirements of the City of Novi Wetland Use Permit. This language shall be submitted to the City Attorney for review. The executed easement must be returned to the City Attorney within 60 days of the issuance of the City of Novi Wetland Use Permit.
    - An existing conservation easement is present northwest and east of the site. A map of conservation easements is provided as **Attachment B**. The [City of Novi Conservation Easement Viewer](#) does not include parcel boundaries.

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8. A City Wetland Permit cannot be granted until a permit (or verification that a permit is not needed) is obtained from EGLE. The applicant provided a wetland delineation report in this revised Initial PRO submittal. However, the report only addressed potential jurisdiction from the U.S. Army Corps of Engineers (USACE) and not EGLE. Wetland delineation reports that address only USACE jurisdiction are common for those unfamiliar with Michigan's delegated regulatory program. However, the State of Michigan has assumed regulation of Section 404 of the Clean Water Act under a Memorandum of Understanding with the U.S. Environmental Protection Agency under Part 301 (Inland Lakes and Streams) and Part 303 (Wetlands Protection) of the Natural Resources and Environmental Protection Act, Public Act 451 of 1994, as amended (NREPA). Due to this site not being located in a Section 10 (Rivers and Harbors Act) area, wetland jurisdiction on-site falls under EGLE's regulatory authority pursuant to Parts 301 and 303 of NREPA. Therefore, the applicant will need to reconsider potential jurisdiction of water resources on-site pursuant to Parts 301 and 303 of NREPA. **It is requested that the applicant conduct a Level 3 Wetland Identification Program Site Visit and Pre-application Meeting with EGLE to determine whether a permit from EGLE is required for the project, and the extent of EGLE regulatory authority over identified wetlands and water resources on-site.**

Should you have any questions or concerns with this review, please contact me via email at [jason.demoss@merjent.com](mailto:jason.demoss@merjent.com) or via phone at (619) 944-3835.

Sincerely,

**Merjent, Inc.**



Jason DeMoss, PWS  
Environmental Consultant

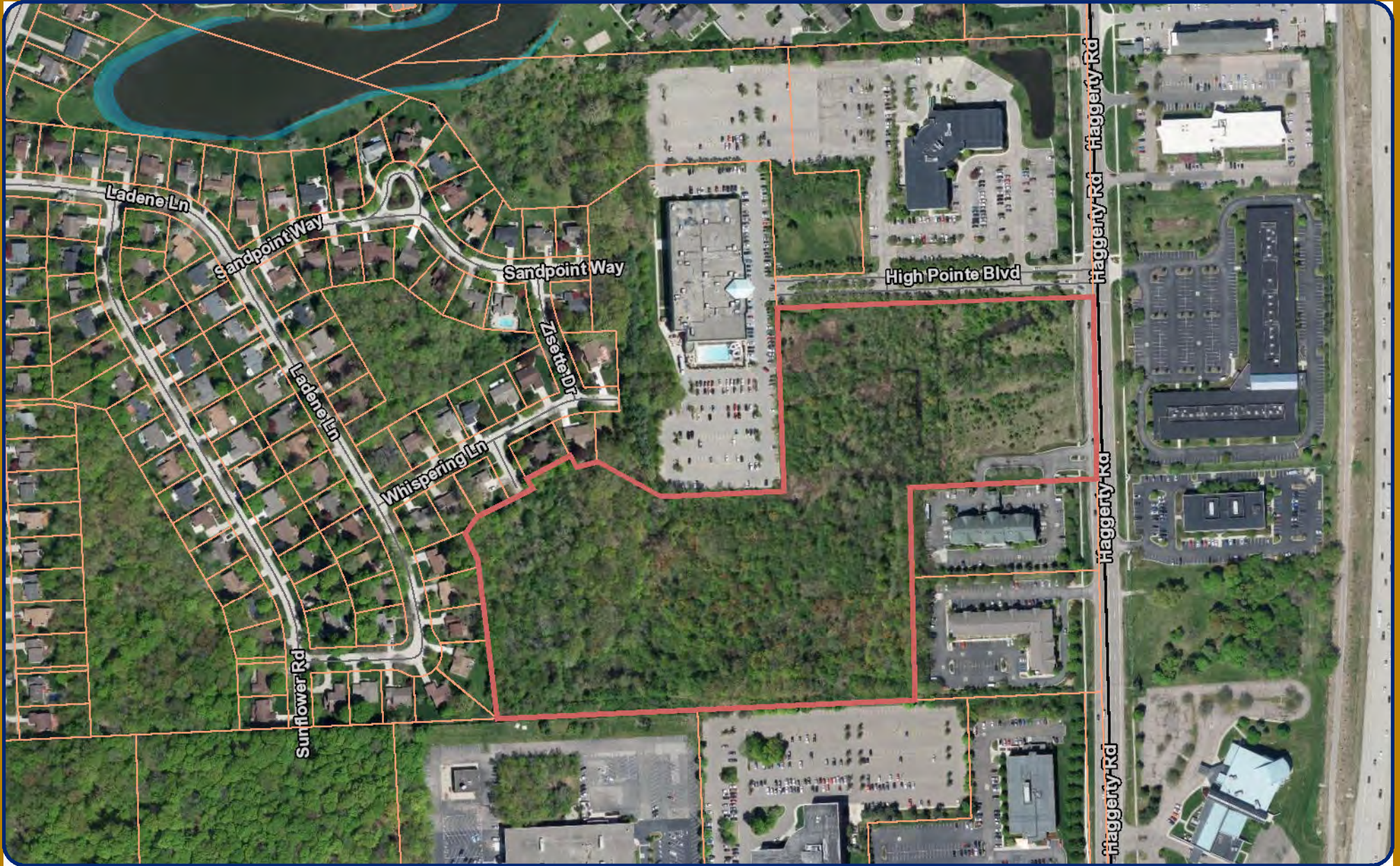
Enclosures:

Figure 1 – City of Novi Wetlands Map  
Attachment A – Site Photos  
Attachment B – Conservation Easement Map

CC:  
Barb McBeth, City of Novi, [bmcbeth@cityofnovi.org](mailto:bmcbeth@cityofnovi.org)  
Rick Meader, City of Novi, [rmeader@cityofnovi.org](mailto:rmeader@cityofnovi.org)  
Stacey Choi, City of Novi, [schoi@cityofnovi.org](mailto:schoi@cityofnovi.org)  
Matt Pudlo, Merjent, [matt.pudlo@merjent.com](mailto:matt.pudlo@merjent.com)

**Figure 1. City of Novi Regulated Wetlands Map**  
Site Boundary outlined in red  
Approximate woodland areas are displayed in blue

# City of Novi Wetlands Map



**MAP INTERPRETATION NOTICE**

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



1 inch = 441 feet



Map Print Date:  
12/16/2025



**City of Novi**

45175 Ten Mile Rd  
Novi, MI 48375  
cityofnovi.org

**Attachment A  
Site Photographs**



Old flagging on-site showing a connection between Wetland D and Wetland A



Old flagging on-site showing a connection between Wetland D and Wetland A



Cleared path through wetland A with no flagging



Cleared path through wetland A with no flagging



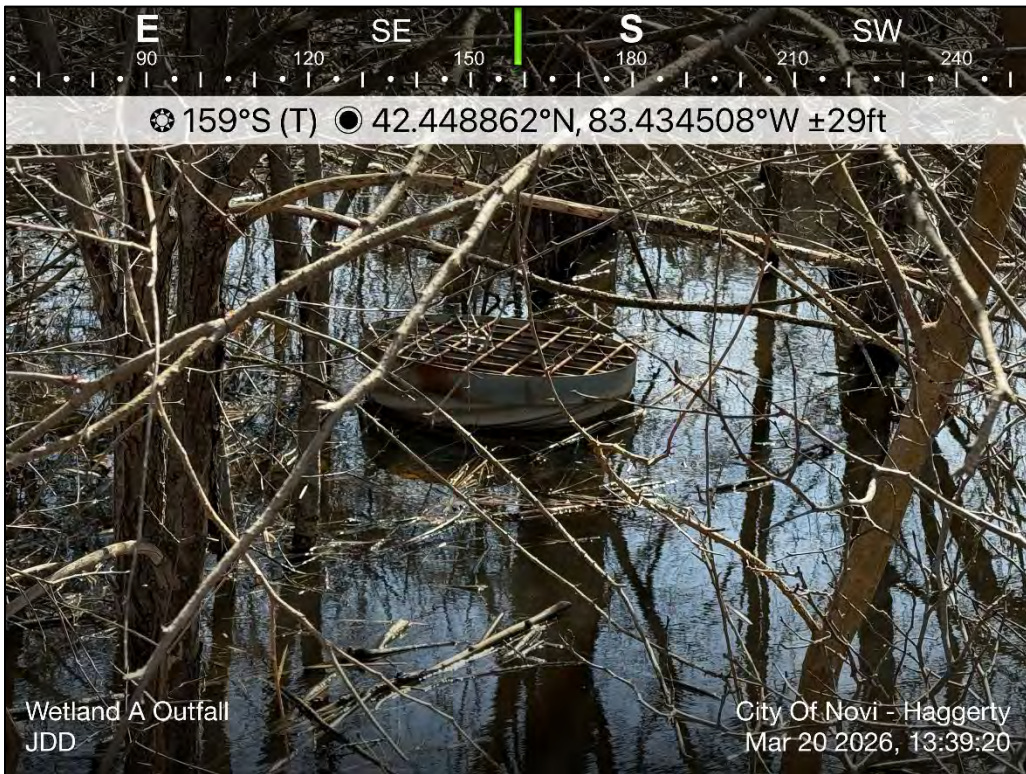
Overview of northeastern Wetland A



Overview of northern Wetland A



Old flagging located at Wetland A



Inlet pipe/outfall for Wetland A showing a possible offsite connection



Southern overview of Wetland A with no flagging



Overview of Wetland A



Overview of Wetland B



Overview of Wetland C



Old flagging at Wetland D



Overview of Wetland D with old flagging



Overview of Wetland D



Old flagging showing a possible connection between Wetland D and Wetland A



Overview of Wetland E

**Attachment B**  
**Conservation Easement Map**

# Conservation Easement Map



12/16/2025

Conservation Easement



Woodland



Wetland & Woodland

World Imagery

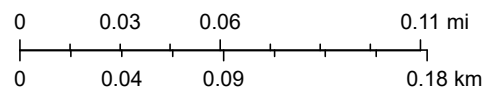
Low Resolution 15m Imagery

High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations

1:4,523



Vantor, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

## WOODLAND REVIEW

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December 16, 2025

Lindsay Bell  
Planner – Community Development  
City of Novi  
45175 Ten Mile Road  
Novi, MI 48375

Submitted electronically to [lbell@cityofnovi.org](mailto:lbell@cityofnovi.org)

Re: Townes at Haggerty Initial Planned Rezoning Overlay Woodland and Wetland Review (JZ25-42)

Dear Lindsay,

Merjent, Inc. (Merjent) has conducted a review of the Initial Planned Rezoning Overlay (PRO) for the Townes at Haggerty (Project), prepared by the SKE Group (Applicant; date 11/26/2025). A landscape portion of the submittal was prepared by Allen Design and is dated 11/3/2025. Merjent reviewed the plan for conformance with the City of Novi’s (City) Woodland Protection Ordinance, Chapter 37, and Wetlands and Watercourse Protection Ordinance, Chapter 12 Article V. The Project is located southwest of the intersection of High Pointe Boulevard and Haggerty Road (parcel 50-22-36-200-038) in Section 36 of the City of Novi (site). The site contains City-regulated woodlands (**Figure 1**) and City-regulated wetlands (**Figure 2**).

**Woodlands**

**Woodland Recommendation:** Merjent **recommends approval** of the Townes at Haggerty Initial PRO, **with recommendations for emphasizing on-site tree planting**. Woodland Review comments have been provided below to meet the requirements of the Woodland Protection Ordinance. The following Woodland Regulations apply to this site:

Woodland Regulation	Required
Woodland Permit (Chapter 37, Section 37-26)	Required
Tree Replacement (Chapter 37, Section 37-8)	Required
Tree Protection (Fence; Chapter 37, Section 37-9)	Required
Woodland Conservation Easement (Chapter 37-30[e])	Required

**Woodland Review Comments**

1. City-regulated woodlands, as identified on the City of Novi Woodlands interactive map website, are present onsite. Note that both the woodlands and property limits depicted on the City map are considered approximations (**Figure 1**). Merjent conducted a site visit on December 15, 2025 to compare the conditions in the provided PSP relative to the woodland on-site. Select photos from the site visit are included in **Attachment A**. The site visit revealed that the information presented in the Initial PRO Plan and on the City’s Woodland Mapper are accurate.

2. Pursuant to Chapter 37, Section 37-28, an accurate woodland survey should be provided and be accompanied by a separate key identifying the location of all trees eight inches at diameter at breast height (DBH) and greater, by size, common, genus and species names (i.e. Red Maple/*Acer rubrum*), and condition. Such information shall be provided by a registered landscape architect, certified arborist, or registered forester, through an onsite inspection, who must verify the contents by seal and/or registration number with signature, whichever applies. The dripline of affected trees shall be clearly indicated on the plan.

- Tree survey information is provided on Sheets L-8 and L-9
  - o Some tree species may be misidentified (**Attachment A**); however, this can be common if the tree survey was performed in winter.

3. When a proposed site plan is located within a regulated woodland, any tree proposed for removal with a diameter at breast height (DBH) greater than or equal to eight inches will require tree replacement and a Woodland Use Permit per Section 37-8. This also applies to any tree that will be preserved, but where impacts to critical root zones are proposed.

4. Regardless of the presence of regulated woodlands onsite, a Woodland Use Permit is required to perform construction on any site containing the removal of trees larger than 36 inches DBH.

- No trees larger than 36 inches DBH are proposed for removal for this project outside of regulated woodlands.

5. The plan has proposed the removal of 777 regulated trees. A **Woodland Use Permit** is required to perform construction on any site containing regulated woodlands. A **Woodland Use Permit** is required for this project and because more than three trees are proposed for removal, Planning Commission approval is required for this Project.

6. **Woodland Replacement.** Based on a review of the plan, the following woodland replacements are currently required:

Tree Size (DBH, inches)	Number of Trees	Ratio Replacement/Removed Tree	Total Replacements Required
8-11	459	1	459
12-20	247	2	494
21-29	21	3	63
30+	2	4	8
Multi-stem	48	Sum of Stem DBH/8 (rounded up)*	173
<b>Total</b>	<b>777</b>	-	<b>1,197</b>

- The applicant has listed the number of replacements required on Sheet L-9.
- If changes are made to the design, or if critical root zone impacts are not accounted for (Comment 8), the total number of replacements required may change.

- 
7. A replacement plan and cost estimate for the tree replacement will be necessary prior to final site plan approval by the City. Woodland replacement credits can be provided by:
- a. Planting the woodland tree replacement credits on-site.
    - i. For tree replacement credits that will be planted on-site, a financial guarantee of \$400/tree replacement credit is required to ensure the planting of the on-site woodland replacement credits. The financial guarantee would be released after trees have been planted and approved by the City of Novi. The financial guarantee will be released after trees have been planted and approved by the City of Novi, and applicants must request a tree planting inspection.
    - ii. Woodland replacements shall be guaranteed for two growing seasons after the applicant's installation and the City's acceptance. A two-year maintenance bond in the amount of 25% of the value of the trees, but in no case less than \$1,000, shall be required to ensure the continued health of the trees following acceptance.
  - b. Payment to the City of Novi Tree Fund at a non-refundable rate of \$400/woodland replacement credit.
  - c. Combination of on-site tree planting and payment into the City of Novi Tree Fund (\$400/woodland replacement credit).
- **The applicant has not stated how the replacements will be accounted for. It is highly recommended and encouraged that the applicant provide tree replacements via planting replacements on-site prior to opting for paying into the City of Novi Tree Fund. Due to the high amount of removals and loss of woodlands proposed by this project, it is recommended that at least 25% (approximately 300 trees) of replacement credits be planted on-site to account for the high amount of trees proposed for removal.**
8. **Critical root zone.** Accurate critical root zones must be depicted on the site plan for all regulated trees within 50 feet of the proposed grading or construction activities. Section 37-2 defines a critical root zone as a circular area around a tree with a radius measured to the tree's longest dripline radius plus one foot.
- Critical root zone impacts are not displayed on the landscape plan. Critical root zones shall be added and accounted for in impact calculations.
9. A **woodland fence guarantee of \$6,000** (\$5,000 x 120%) is required per Chapter 26.5-37. The financial guarantee shall be paid prior to tree removal. The woodland fence inspection will be performed by Merjent. **The Applicant is responsible for requesting this inspection.**
- Protective fencing details and locations are shown on Sheet L-6 and L-7.
10. **Woodland Replacement Inspection** (if tree replacements are planted on-site) – The Applicant is responsible for walking the entire site to confirm that all woodland replacement trees/shrubs have been planted on-site according to the approved site plan stamping set. If any material is missing, dead or dying, replacements should be made prior to requesting the inspection. The applicant should also provide an as-built landscape plan if the trees planted do not match the species and/or location shown on the approved site plan stamping set. Once this occurs the Applicant should contact the Bond Coordinator to schedule the inspection (Angie Sosnowski at [asosnowski@cityofnovi.org](mailto:asosnowski@cityofnovi.org); 248-347-

---

0441) and complete the inspection request form. If additional inspections are needed, then additional inspection fees will be required to be paid by the applicant.

11. **Woodland Guarantee Inspection** (if tree replacements are planted on-site) – Prior to requesting the 2-year woodland guarantee inspection, the Applicant is responsible for walking the entire site to confirm that all plant material has survived and is healthy. If any material is missing, dead or dying, replacements should be made prior to requesting the inspection. Once this occurs the Applicant should contact the Bond Coordinator to schedule the 2-year guarantee inspection (Angie Sosnowski at [asosnowski@cityofnovi.org](mailto:asosnowski@cityofnovi.org) / 248-347-0441) and complete the inspection request form. If additional inspections are needed, then additional inspection fees will be required to be paid by the applicant. Based upon a successful inspection for the 2-year warranty the Landscape/Woodland/Street trees financial guarantee will be returned to the Applicant.

If the woodland replacements, street trees, or landscaping guarantee period is scheduled to end during the period when inspections are not conducted (November 15th – April 15th) the Applicant is responsible for contacting the Bond Coordinator and Woodland/Landscape Inspector in the late summer/early fall prior to the 2-year expiration to schedule an inspection.

12. If tree replacements are planted on-site, the Applicant may be required to provide preservation/conservation easements as directed by the City of Novi Community Development Department for any areas of woodland replacement trees. The applicant shall demonstrate that all proposed woodland replacement trees and existing regulated woodland trees to remain will be guaranteed to be preserved as planted with a conservation easement or landscape easement to be granted to the city. This language shall be submitted to the City Attorney for review. The executed easement must be returned to the City Attorney within 60 days of the issuance of the City of Novi Woodland permit. Any associated easement boundaries shall be indicated on the Plan.

### **Wetlands**

**Wetland Recommendation:** Merjent **does not recommend approval** of the Townes at Haggerty Initial PRO based on the comments provided below.

Merjent visited the Site on December 15, 2025 to observe the conditions on-site. Although snow cover was present during the site visit, multiple areas were identified that could constitute wetlands based on present hydrophytic vegetation and wetland signatures on aerial imagery. The applicant did not provide wetland information in the provided plans. Photos from the site visit are included in **Attachment A**. The City of Novi Code of Ordinances, Chapter 12, Article V defines an essential wetland as meeting one or more of the criteria listed in subsections 12-174(b)(1) through (10). Potential wetland areas were identified

Upon review of published resources, the Site appears to contain or immediately borders:

- City-regulated wetlands, as identified on the City of Novi interactive map website or based on aerial imagery review. Note that both wetland and property limits depicted on the City's map are considered approximations (**Figure 2**).
- Wetlands that may be regulated by the Michigan Department of Environment, Great Lakes, and Energy (EGLE).

## TRAFFIC REVIEW

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AECOM  
 39575 Lewis Dr, Ste. 400  
 Novi  
 MI, 48377  
 USA  
 aecom.com

**Project name:**  
 JZ25-42 – The Townes at Haggerty Revised  
 Initial PRO Traffic Review

**To:**  
 Barbara McBeth, AICP  
 City of Novi  
 45175 10 Mile Road  
 Novi, Michigan 48375

**From:**  
 AECOM

**Date:**  
 March 23, 2026

**CC:**  
 Lindsay Bell, Humna Anjum, Diana Shanahan,  
 Milad Alesmail, Stacey Choi, Kate Purpura

# Memo

**Subject:** JZ25-42 – The Townes at Haggerty Revised Initial PRO Traffic Review

The revised initial PRO site plan was reviewed to the level of detail provided, and AECOM recommends **denial** until the comments provided below and TIS study are adequately addressed to the satisfaction of the City.

## GENERAL COMMENTS

1. The applicant, The Avedon Company, is proposing a 26-building development consisting of 175 units, built in two phases.
2. The development is located on the southwest side of Haggerty Road and High Pointe Boulevard. Haggerty Road is under the jurisdiction of the Road Commission for Oakland County. High Pointe Boulevard is a private street.
3. The site is zoned Office Service Commercial (OSC) and the applicant is requesting a PRO to High-Density Multiple Family (RM-2).
4. The following traffic-related deviations are requested by the applicant:
  - a. Parking on major and minor drives.
  - b. Parking along curves with less than 230' radius.
  - c. Lack of covered bicycle parking for 25% of required spaces.
  - d. Lack of 5' sidewalks on both sides of private drives.
  - e. Lack of major drive for any drive over 600'.
5. The following traffic-related deviations are required unless changes are made to the plans:
  - a. Below 230' horizontal curve radius requirement on proposed street.
  - b. Lack of eyebrow along in areas where street has radius below 230'.
  - c. Lack of 6' clear path to bicycle parking.

## TRAFFIC IMPACTS

1. AECOM performed an initial trip generation based on the ITE Trip Generation Manual, 11<sup>th</sup> Edition, as follows.  
 ITE Code: 220 – Multifamily Housing (Low-Rise)  
 Development-specific Quantity: 175 Dwelling Units  
 Zoning Change: OSC to RM-2 with a PRO

Trip Generation Summary	Estimated Trips	Estimated Peak-Direction Trips	City of Novi Threshold	Above Threshold?
<b>AM Peak-Hour Trips</b>	74	55	100	No
<b>PM Peak-Hour Trips</b>	91	57	100	No
<b>Daily (One-Directional) Trips</b>	1087	-	750	<b>Yes</b>

- The City of Novi generally requires a traffic impact study/statement if the number of trips generated by the proposed development exceeds the City’s threshold of more than 750 trips per day or 100 trips per either the AM or PM peak hour, or if the project meets other specified criteria.

Trip Impact Study Recommendation	
Type of Study:	Justification
<p><b>Traffic Impact Statement (TIS) and Rezoning Traffic Impact Statement (RTIS)</b></p>	<p>The applicant provided responses to the TIS comments that were reviewed under a separate cover letter.</p> <p>The study suggested some mitigations at Haggerty and 9 Mile Road and Highpoint Blvd and Haggerty Road and applicant is coordinating the study mitigations with RCOC.</p> <p><i>“RCOC COMMENTS: RCOC does not have any planned improvements for Haggerty Rd south of 9 Mile Rd or the 9 Mile/Haggerty intersection. The developer is welcome to propose these improvements as part of their development plan. The signal at High Pointe/Haggerty Rd should be considered for modernization as part of this development as it currently operates as a diagonal span with a flashing red ball Left turn phase.”</i></p> <p>The study needs to be updated and resubmitted with the following:</p> <ol style="list-style-type: none"> <li>The report does not include an analysis of the proposed mitigations. The study should detail and quantify the improvements that each mitigation is expected to provide.</li> <li>Need confirmation from the developer to include mitigations as part of their development as suggested by RCOC.</li> </ol>

## TRAFFIC REVIEW

The following table identifies the aspects of the plan that were reviewed. Items marked O are listed in the City’s Code of Ordinances. Items marked with ZO are listed in the City’s Zoning Ordinance. Items marked with ADA are listed in the Americans with Disabilities Act. Items marked with MMUTCD are listed in the Michigan Manual on Uniform Traffic Control Devices.

The values in the ‘Compliance’ column read as ‘met’ for plan provision meeting the standard it refers to, ‘not met’ stands for provision not meeting the standard and ‘inconclusive’ indicates applicant to provide data or information for review and ‘NA’ stands for not applicable for subject Project. The ‘remarks’ column covers any comments reviewer has and/or ‘requested/required variance’ and ‘potential variance’. A potential variance indicates a variance that will be required if modifications are not made or further information provided to show compliance with the standards and ordinances. The applicant should put effort into complying with the standards; the variances should be the last resort after all avenues for complying have been exhausted. Indication of a potential variance does not imply support unless explicitly stated.

EXTERNAL SITE ACCESS AND OPERATIONS				
No.	Item	Proposed	Compliance	Remarks
1	Driveway Radii   O <a href="#">Figure IX.3</a>	Not indicated	<b>Not Met</b>	<b>Provide all radii dimensions in future submittal.</b>

EXTERNAL SITE ACCESS AND OPERATIONS				
No.	Item	Proposed	Compliance	Remarks
2	Driveway Width   O <a href="#">Figure IX.3</a>	24' with no parking on one side and 28'	Met	
3	Driveway Taper   O <a href="#">Figure IX.11</a>			
3a	Taper length	-	N/A	
3b	Tangent	-	N/A	
4	Emergency Access   O <a href="#">11-194.a.19</a>	2 access points at High Pointe Blvd and 1 access point to driveway at Haggerty Road	<b>Partially Met</b>	<b>See Fire Marshall review. Entrances along High Pointe Blvd cannot be counted as secondary emergency access since they don't meet emergency turning radius requirements. The applicant indicated they are working with the Fire Marshall on options.</b>
5	Driveway sight distance   O <a href="#">Figure VIII-E</a>	-	N/A	
6	Driveway spacing	-	N/A	
6a	Same-side   O <a href="#">11.216.d.1.d</a>			
6b	Opposite side   O <a href="#">11.216.d.1.e</a>			
7	External coordination (Road agency)	-	N/A	
8	External Sidewalk   <a href="#">Master Plan &amp; EDM</a>	Proposing 5' sidewalk along High Pointe Blvd and Haggerty Rd tying into existing sidewalk	Met	
9	Sidewalk Ramps   <a href="#">EDM 7.4 &amp; R-28-K</a>	Indicated and detail provided	Met	
10	Any Other Comments:			

INTERNAL SITE OPERATIONS				
No.	Item	Proposed	Compliance	Remarks
11	Loading zone   <a href="#">ZO 5.4</a>	-	N/A	
12	Trash receptacle   <a href="#">ZO 5.4.4</a>	Trash to be picked up by curbside pick up	Met	

INTERNAL SITE OPERATIONS				
No.	Item	Proposed	Compliance	Remarks
13	Emergency Vehicle Access	Provided	<b>Partially Met</b>	<b>See Fire Marshall review. Entrances along High Pointe Blvd cannot be counted as secondary emergency access since they don't meet emergency turning radius requirements.</b>
14	Maneuvering Lane   <a href="#">ZO 5.3.2</a>	-	N/A	
15	End islands   <a href="#">ZO 5.3.12</a>			
15a	Adjacent to a travel way	Radius dimensioned	Met	
15b	Internal to parking bays	-	N/A	
16	Parking spaces   <a href="#">ZO 5.2.12</a>	11 proposed guest parking in phase 1 and 13 in phase 2, in addition to driveway and garage at each unit		See Planning review letter.
17	Adjacent parking spaces   <a href="#">ZO 5.5.3.C.ii.p</a>	<15 spaces in each bay	Met	
18	Parking space length   <a href="#">ZO 5.3.2</a>	17'	Met	
19	Parking space width   <a href="#">ZO 5.3.2</a>	9'	Met	
20	Parking space front curb height   <a href="#">ZO 5.3.2</a>	4" walk indicated in front of parking spaces	Met	
21	Accessible parking – number   <a href="#">ADA</a>	1 required, 1 proposed in phase 1 and 1 proposed in phase 2	Met	
22	Accessible parking – size   <a href="#">ADA</a>	8' with 8' aisle	Met	
23	Number of Van-accessible space   <a href="#">ADA</a>	1 required, 1 proposed in phase 1 and 1 proposed in phase 2	Met	
24	Bicycle parking			
24a	Requirement   <a href="#">ZO 5.16.1</a>	35 required, 36 proposed	Met	
24b	Location   <a href="#">ZO 5.16.1</a>	Indicated	Met	
24c	Clear path from Street   <a href="#">ZO 5.16.1</a>	5' sidewalk and 8' in front of parking spaces	<b>Partially Met</b>	<b>Sidewalk leading to bicycle spaces required to be 6'. A deviation will be required if below 6'.</b>
24d	Height of rack   <a href="#">ZO 5.16.5.B</a>	36"	Met	
24e	Other (Covered / Layout)   <a href="#">ZO 5.16.1, Text Amendment 18.301</a>	Layout provided, no covered spaces provided	<b>Partially Met</b>	<b>The applicant is requesting a deviation for lack of covered bicycle parking.</b>

INTERNAL SITE OPERATIONS				
No.	Item	Proposed	Compliance	Remarks
25	Sidewalk – min 5' wide   <a href="#">Master Plan</a>	5' proposed	Partially Met	The applicant is requesting a deviation for lack of 5' sidewalk on either side of private drive.
26	Sidewalk ramps   <a href="#">EDM 7.4</a> & <a href="#">R-28-K</a>	Indicated and detail provided	Partially Met	Indicate proposed ramp at accessible parking spaces.
27	Sidewalk – distance back of curb   <a href="#">EDM 7.4</a>	Not indicated	Inconclusive	Dimension width between roadway and sidewalk as applicable in future submittal.
28	Cul-De-Sac   O <a href="#">Figure VIII-F</a>	-	N/A	
29	EyeBrow   O <a href="#">Figure VIII-G</a>	None proposed	Not Met	Eyebrows are required when a 230' radius is not provided. A deviation will be required.
30	Turnaround   <a href="#">ZO 5.10</a>	None proposed	Met	The applicant could provide a turnaround at west end near building 15.
31	Any Other Comments:	<p>Two horizontal curves below the 230' required radius in phase 2, the applicant is requesting a deviation for parking along the curve but should also request one for below standard horizontal curve radius.</p> <p>The applicant could orient the sidewalk at the 7 parking space bay in phase 2 along Road "B" so that it is directly across from the sidewalk between buildings 19 and 20 and add a crosswalk marking.</p>		

SIGNING AND STRIPING				
No.	Item	Proposed	Compliance	Remarks
32	Signing: Sizes   <a href="#">MMUTCD</a>	Indicated	Partially Met	Add size of W14-1 "Dead End" sign in sign quantity table.
33	Signing table: quantities and sizes	Provided	Met	
34	Signs 12" x 18" or smaller in size shall be mounted on a galvanized 2 lb. U-channel post   <a href="#">MMUTCD</a>	Indicated	Met	
35	Signs greater than 12" x 18" shall be mounted on a galvanized 3 lb. or greater U-channel post   <a href="#">MMUTCD</a>	Indicated	Met	
36	Sign bottom height of 7' from final grade   <a href="#">MMUTCD</a>	Indicated	Partially Met	The minimum 7' bottom height is from the ground to the bottom of the R7-8 sign and not the "Van Accessible" supplemental sign.

SIGNING AND STRIPING				
No.	Item	Proposed	Compliance	Remarks
37	Signing shall be placed 2' from the face of the curb or edge of the nearest sidewalk to the near edge of the sign   <a href="#">MMUTCD</a>	Indicated	Met	
38	FHWA Standard Alphabet series used for all sign language   <a href="#">MMUTCD</a>	Indicated	Met	
39	High-Intensity Prismatic (HIP) sheeting to meet FHWA retro-reflectivity   <a href="#">MMUTCD</a>	Indicated	Met	
40	Parking space striping notes	Indicated	Met	
41	The international symbol for accessibility pavement markings   ADA	Provided	Met	
42	Crosswalk pavement marking detail	Provided	Met	
43	Any Other Comments:			

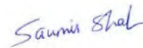
Note: Hyperlinks to the standards and Ordinances are for reference purposes only, the applicant and City of Novi to ensure referring to the latest standards and Ordinances in its entirety.

Should the City or applicant have questions regarding this review, they should contact AECOM for further clarification.

Sincerely,  
**AECOM**



Paula K. Johnson, PE  
 Senior Transportation Engineer



Saumil Shah, PE  
 Project Manager

## TRAFFIC IMPACT STUDY REVIEW

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AECOM  
39575 Lewis Drive Suite 400  
Novi, MI 48377  
USA  
aecom.com

**Project name:**  
**The Townes at Haggerty initial PRO TIS Review**

**From:**  
AECOM

**Date:**  
December 17, 2025

**To:**  
Barbara McBeth, AICP  
City of Novi  
45175 10 Mile Road  
Novi, Michigan 48375

**CC:**  
Lindsay Bell, Diana Shanahan, Dan Commer,  
Humna Anjum

# Memo

**Subject:** JZ25-42 – The Townes at Haggerty initial PRO TIS Review

The Traffic Impact Study was reviewed to the level of detail provided, and AECOM recommends **denial** of the Traffic Impact Study; the applicant should review the comments provided below and provide a revised study to the City.

## GENERAL COMMENTS

1. The memo will provide comments on a section-by-section basis following the format of the submitted report.
2. The project is generally located on the southwest quadrant of the Haggerty Road & High Pointe Boulevard intersection.
3. The proposed access plan includes an access driveway via High Pointe Boulevard and shared access with the adjacent hotel driveway to Haggerty Road.
4. The development consists of 179 single-family attached dwelling units.

## BACKGROUND DATA

1. The following roadways were included in the study:
  - a. Haggerty Road: jurisdiction of RCOC, is classified as an Other Principal Arterial, and has a posted speed limit of 45 mph with a typical five-lane cross-section, with two (2) lanes of travel in each direction and a center two-way left-turn lane (TWLTL).
  - b. 9 Mile Road: under the jurisdiction of RCOC, is classified as a Minor Arterial, and has a posted speed limit of 35 mph, west of Haggerty Road, and a posted speed limit of 40 mph, east of Haggerty Road, and a typical two-lane cross-section, with one (1) lane of travel in each direction.
  - c. High Pointe Boulevard: a Private Road, has an unposted prima facie speed limit of 25 mph, and provides a median-divided, four-lane cross-section, with two (2) lanes of travel in each direction.
2. Turning movement counts were taken on Wednesday, November 12, 2025, during the morning (7:00 AM to 9:00 AM) and afternoon (4:00 PM to 6:00 PM) peak periods.
  - a. AM peak hour was identified as 7:45 AM to 8:45 AM, and the PM peak hour was identified as 4:45 PM to 5:45 PM.

## EXISTING (2025) CONDITIONS

1. Haggerty Road and 9 Mile Road; Haggerty Road and High Pointe Blvd experienced the following failing LOS:
  - a. Haggerty & 9-Mile — EBR (72.6, E), WBL (72.2, E); PM: EBR (90.9, F), WBL (88.0, F), EBT (79.6, E), WBT (74.3, E), NBL (82.5, F).

- b. High Pointe Blvd — EB approach E in AM and EB right-turn E in PM attributed to long cycle (120 s) and low-volume arrivals.
2. **The following mitigations were suggested by the study that require discussions and approval by RCOC:**
  - a. **HAGGERTY ROAD & 9 MILE ROAD**
    - i. **Widen Haggerty Road to provide two (2) continuous southbound through lanes through the signalized intersection with 9-Mile Road.**
    - ii. **Upgrade the left-turn signal operations to current standards and provide four-section left-turn heads, with flashing yellow arrows (FYA).**
    - iii. **Update the signal timing offsets on the Haggerty Road corridor during the PM peak hour, to reduce delays for northbound traffic.**
  - b. **HAGGERTY ROAD & SITE DRIVE**
    - i. **Pavement markings and signage should be installed on the site driveway approach to provide exclusive eastbound left-turn and right-turn lanes for egress traffic.**

## BACKGROUND CONDITIONS 2033

1. An annual growth rate of 0.5% was applied to the existing traffic to determine the 2030 build year data, based on the SEMCOG population and employment forecasts.
2. The LOS was impacted at the following intersection movements:
  - a. Haggerty & 9-Mile (PM): EBT degrades from E to F (+5.1 s); SBT from D to E (+5.9 s); and other movements added further delays on the already failing movements such as EBR, WBL, WBT, and NBL. The highest delay is estimated to be added to NBL +15.8 seconds.

## TRIP GENERATION

1. ITE Trip Generation Manual, 12<sup>th</sup> Edition was utilized to calculate the trip generation. Land Use Code 215 Single-Family Attached Housing fitted curve was used.
  - a. 1,172 daily trips; AM Peak: 90 trips (23 in, 67 out); PM Peak: 94 trips (54 in, 40 out)

## SITE TRIP DISTRIBUTION

1. Trip distribution was calculated based on the proposed site access plan, existing peak hour traffic patterns, and methodologies published by ITE.
  - a. The largest portion of traffic is assumed to be entering/exiting to the south (AM 47%, PM 42%) via Haggerty Road.

## FUTURE (2033) CONDITIONS

1. The future conditions analysis indicates the proposed site driveway (Haggerty Road and Existing Site Drive) is expected to operate at an acceptable LOS during both peak periods.
2. The results of the right-turn treatment evaluation indicate that a right-turn taper is warranted along southbound Haggerty Road at the Site Drive intersection.
  - a. However, the study concluded: "This existing Site Drive intersection is currently operating safely and efficiently, with no modifications proposed to the driveway construction, as part of the proposed development plan. Therefore, reconstruction of this site driveway may not be desirable."
  - b. **We do not agree with the recommendation, as with an increase in traffic on the roadway and a warrant study recommendation, a taper should be consulted with RCOC for further deliberation.**
3. Approaches and movements are expected to operate poorly as they are operating in the background condition, with further added delays for the following movements:
  - a. Haggerty & 9-Mile; during PM
    - EBR, delay 124.4 (+27.3), LOS F;
    - WBL, delay 107.0 (+11.2), LOS F;
    - EBT, delay 100.6 (+15.9), LOS F;

- NBL, delay 106.8 (+8.5), LOS F;

## CONCLUSIONS

1. The existing conditions indicate that study area intersections have at least one or more approaches/movements operating at a failing LOS.
2. The background conditions indicated further failure of additional movements and approaches at the Haggerty Road and 9 Mile Road intersection.
3. The build conditions indicated adding further delays on the failing approaches and movements, ranging from 8.5 seconds to 27.2 seconds at the Haggerty Road and 9 Mile Road intersection.

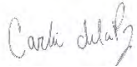
**The study suggests crucial geometrical mitigations; however, they need further deliberation, including Synchro analysis and approval from RCOC. Please consult RCOC for the traffic study and mitigations, as the Haggerty Road and 9 Mile Road intersection in the current configuration is estimated to operate poorly with several movements failing at LOS E and F. Provide us with the outcome of the RCOC consultation on the mitigations and any resulting updates in the traffic study.**

**Also, include the Trip Generation Comparison for both allowed (most intense permitted under current zoning) and proposed zoning as part of the Rezoning Traffic Impact Study within the Traffic Study.**

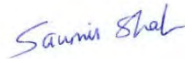
Should the City or applicant have questions regarding this review, they should contact AECOM for further clarification.

Sincerely,

**AECOM**



Carlie delaPaz  
Traffic Engineer



Saumil Shah  
Project Manager

## FAÇADE REVIEW

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March 5, 2026

City of Novi Planning Department  
 45175 W. 10 Mile Rd.  
 Novi, MI 48375-3024

*Facade Review Status Summary:*  
**Approved, Full compliance with Ordinance Sections 5.15 and 7.13.**

Re: **FACADE ORDINANCE –**  
**The Townes at Haggerty, Revised Initial PRO, JZ25-42**  
 Façade Region: 1, Zoning District: OSC, Building Area: 10,500 SF

Dear Ms. McBeth;

The following Façade Review is based on the drawings by TK Design (PDF Dated 2/24/26). The proposed percentages of façade materials are shown below. The maximum percentages allowed by the façade Ordinance Section 5.15 are shown in the righthand column. Materials in non-compliance with the Façade Chart, if any, are highlighted in bold. This project is considered “residential style architecture” with respect to footnotes 10 and 14 of the Façade Chart.

	Front	Rear	Left	Right	Ordinance Maximum (Minimum)
Brick	30%	35%	45%	45%	100% (30% MIN)
Stone	11%	0%	0%	0%	50%
Wood Siding, Horizontal Pattern	8%	28%	22%	22%	50%
Wood Siding, Shake Pattern	14%	6%	16%	16%	50%
Trim	8%	4%	3%	3%	15%
Standing Seam Roof	4%	2%	4%	4%	50%
Asphalt Shingle Roof	25%	25%	10%	10%	50%

**Façade Ordinance Section 5.15** - As shown above all facades are in full compliance with the Façade Ordinance. The type of wood siding is not specified. Cement Fiber Siding is required by the Ordinance and is therefore assumed for this review. The applicant should indicate Cement Fiber for both horizontal and shake siding on the drawings.

**Rezoning Overlay Ordinance (PRO) Section 7.13** - Section 7.13.2.D.ii.a of the PRO Ordinance requires that the application shall result in an enhancement of the project as compared to the existing zoning and that such enhancement would be unlikely in the absence of the use of a PRO.” The revised design features decorative gable truss, large frieze trim with cornice brackets, soldier course head and sill details, and flared cornice eave feature on the front facade. We believe the sum-total of these features meets the requirement for enhanced façade design described in Section 7.13.2.D.ii.a of the PRO Ordinance.

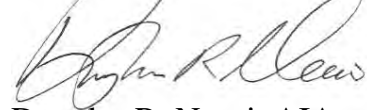
Note - It is noted that the drawings appear to be somewhat conceptual in nature (freehand sketches as compared to CADD drawings). While the drawings illustrate the basic design intent, future submittals should more accurately identify all architectural materials, dimensions and features. The drawings will be closely compared to the conceptual drawings for consistency with respect to all architectural features.

**Notes to the Applicant:**

1. Inspections – The Façade Ordinance requires inspection(s) for all projects. It is the applicant's responsibility to request the inspection of each façade material at the appropriate time. Inspections may be requested using the Novi Building Department's Online Inspection Portal.

Sincerely,

DRN & Associates, Architects PC

A handwritten signature in black ink, appearing to read "Douglas R. Necci". The signature is fluid and cursive, with a large initial "D" and "N".

Douglas R. Necci, AIA

## FIRE REVIEW

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March 6, 2026

TO: Barbara McBeth - City Planner  
Lindsay Bell - Plan Review Center  
Dan Commer – Plan Review Center  
Diana Shanahan – Plan Review Center

**CITY COUNCIL**

**Mayor**

Justin Fischer

**Mayor Pro Tem**

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Erick W. Zinser

**Fire Chief**

John B. Martin

**Assistant Chief of Police**

Scott R. Baetens

**Assistant Fire Chief**

Todd Seog

**Novi Public Safety Administration**

45125 Ten Mile Road  
Novi, Michigan 48375  
248.348.7100  
248.347.0590 fax

cityofnovi.org

RE: The Townes @ Haggerty JZ25-42

PreApp24-011 – (Previous review – “Haggerty Road Towns”)  
**Initial PRO JZ25-42 – Now known as – “The Townes at Haggerty”**

**Project Description:**

Build a 26-building complex, multitenant residential occupancy.

**Comments:**

- **All** fire hydrants **MUST** be installed and operational prior to any combustible material is brought on site. **IFC 2015 3312.1**
- For new buildings and existing buildings, you **MUST** comply with the International Fire Code Section 510 for Emergency Radio Coverage. This shall be completed by the time the final inspection of the fire alarm and fire suppression permits.
- Fire lanes will be designated by the Fire Chief or his designee when it is deemed necessary and shall comply with the Fire Prevention Ordinances adopted by the City of Novi. The location of all “fire lane – no parking” signs are to be shown on the site plans. **(Fire Prevention Ord.)**
- The minimum width of a posted fire lane is 20 feet. The minimum height of a posted fire lane is 14 feet. **(D.C.S Sec. 158-99(a).)**
- Fire apparatus access drives to and from buildings through parking lots shall have a minimum fifty (50) feet outside turning radius and designed to support a minimum of thirty-five (35) tons. **(D.C.S. Sec 11-239(b)(5))**
- All new multi-residential buildings shall be numbered. Each number shall be a minimum 10 inches high, 1 inch wide and be posted at least 15 feet above the ground on the building where readily visible from the street. **(Fire Prevention Ord.)**
- The ability to serve at least two thousand (2,000) gallons per minute in single-family detached residential; three thousand (3,000) gallons per school areas; and at least four thousand (4,000) gallons per minute in office, industrial and shopping centers is essential. **(D.C.S. Sec.11-68(a))**

- Fire hydrant spacing shall be measured as “hose laying distance” from fire apparatus. Hose laying distance is the distance the fire apparatus travels along improved access routes between hydrants or from a hydrant to a structure.
- Hydrants shall be spaced approximately three hundred (300) feet apart online in commercial, industrial, and multiple-residential areas. In cases where the buildings within developments are fully fire suppressed, hydrants shall be no more than five hundred (500) feet apart. The spacing of hydrants around commercial and/or industrial developments shall be considered as individual cases where special circumstances exist upon consultation with the fire chief. **(D.C.S. Sec. 11-68 (f)(1)c)**
- A hazardous chemical survey is required to be submitted to the Planning & Community Development Department for distribution to the Fire Department at the time any Preliminary Site Plan is submitted for review and approval. Definitions of chemical types can be obtained from the Fire Department at (248) 735-5674.
- Water mains and fire hydrants shall be installed prior to construction above the foundation. Note this on all plans.
- **CORRECTED on previous review on 12/2/25** - Entry /Access points will need to be addressed on High Point Blvd. Islands and access drive will need to be re-configured to allow left hand turning into property.
- **An Emergency Secondary access point and roadway will need to be designed to allow access to the rear of the complex “after” (south of) buildings #9 & #10.**

**Recommendation:**

NOT approved at this time – until above items can be addressed.

Sincerely,

Andrew Copeland – Fire Marshal  
City of Novi Fire Department  
cc: file

APPLICANT RESPONSE LETTERS

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February 24, 2026

**City of Novi**  
45175 Ten Mile Road  
Novi, Michigan 48375

**Attention: Lindsay Bell, Senior Planner**

**Regarding: JZ 25-42  
Townes at Haggerty**

Please find below a detailed response to the Comprehensive Review packet that was received by SKE Group for the Townes at Haggerty Project on December 18, 2025. The responses have been addressed according to the specific review letters received.

### **Planning Review**

#### Review Concerns

- 1b. Traffic Impact Study – A revised Traffic Impact Study is attached.
- 1c. Community Impact Statement – A revised Community Impact Statement is attached.
2. Future Land Use Map – The request for the rezoning justification is provided in the Community Impact Statement.
3. Usable Open Space – We have revised the plans to include an 8’ wide pedestrian path throughout the site to provide open space in both phases.
4. Wetlands – A Wetland report is attached. The plans have been revised to include the wetland findings.
6. Façade Materials – Updated plans are attached.
7. Emergency Vehicle Access – We have provided a curb cut in the island of High Pointe Boulevard to allow direct access to the site.

#### Planning Review Chart:

- Planned Rezoning Overlay Document Requirements – Please see attached PRO Document.
- Minimum Floor Area per Unit – The minimum floor area has been added to the plans, see sheet C4.
- Road Standards – Road B & D have been revised to 28’ wide for major drive.
- Development Sign – A development sign has been added to the plans at the Haggerty Road entrance, see sheet C4.
- Building Lighting – Fixture “B” will not allow light to project upward see detail.
- Lighting Plan Elements – Hours of operation of lighting has been added to plans.
- Residential Developments – A street light has been added at the Haggerty Road entrance.

### **Engineering Review**

1. The approximate Reu’s based on the existing zoning versus the proposed has been added to the plans, see sheets C5 and C10.
2. The water main basis of design has been added to the plans based on existing vs proposed. See sheets C5 and C10.

All other comments will be addressed at the time of Final Site Plan.

**Wetland Review**

1. Impacts to the wetlands have been identified on the plans and a table for wetland summary and impacts.
2. The report indicates that the wetlands are not likely regulated by EGLE so no permit is required. For city regulated wetlands we are requesting a deviation to mitigate based on the fact that they have been created by adjacent developed properties that direct discharge stormwater onto our property without required detention that was previously approved by the City. We are proposing to pickup this un-detained stormwater runoff within our stormwater system and provided the required detention volumes per the City requirements.

**Traffic Review**

Sidewalk Ramps – Proposed ramps have been added to the plans, see sheet C4.

End Islands – Radius labels have been added to the plans, see sheet C4.

Parking space front curb height – Phase 2 has been updated to match Phase 1, see sheet C4.

Bicycle parking – Dimension for sidewalk in front of spaces has been labeled for 6’ clear path, see sheet C4.

Signing and Striping – The duplicate signing notes have been removed, see sheet C4.

Signing and Striping – A “Dead End” sign has been added, see sheet C4.

Secondary Exit - We are evaluating 3 options for a secondary emergency access. When finalized, it will be in the next submittal. We have met with the fire chief, and all 3 options are acceptable to him, and is aware it will be added at the next submittal.

Sincerely,  
SKE Group LLC



Jason A. Rickard, PE

February 18, 2026

Mr. Rick Meader, Landscape Architect  
**City of Novi Community Development**  
45175 West 10 Mile  
Novi, MI 48375

**RE: The Townes at Haggerty**

Dear Mr. Meader:

Below are our responses to your review dated December 4, 2025.

Landscape Comments:

- *Adjacent to residential.* The eastern buffer is 50' wide and consists of existing vegetation and proposed evergreens, ornamental and deciduous trees. The southern buffer is 45' wide and consists of existing vegetation with proposed evergreens. A 3' berm has been added to the east side of the Planet Fitness parking lot. This area is 25' wide and consists of a double row of evergreens. We believe this to be sufficient to provide land use screening.
- *Adjacent to right of ways.* A berm along High Pointe and Haggerty is shown.
- *Existing and proposed utilities.* A waiver is requested for only the Haggerty Road plantings due to utility conflicts. Conflicts do not exist for the development.
- *Plant list.* A plant list will be provided for preliminary site plan.
- *Existing conditions.* Due to overlapping canopies, the critical root zones will be shown after clearing. Required replacement will be adjusted accordingly for grading under canopies.
- *Proposed improvements.* Light fixtures have been added to the plans along with proposed grades. RCOC clear vision has been added to the High Pointe intersection.
- *Residential adjacent to non-residential.* Please see above response. Additional information will be provided at PRO submissions.
- *Detention ponds.* The ponds will be revised as much as possible while still providing required volume.
- *Berm detail.* The berm detail has been revised.

Woodland Comments:

- *Replacement plan.* The initial submission indicated 54 replacement trees. This has been increased to 75 trees. Substantially adding more trees cannot be achieved since the required multi-family trees currently cover the majority of available planting locations.
- *Critical root zone.* Due to overlapping canopies, the critical root zones will be shown after clearing. Required replacement will be adjusted accordingly for grading under canopies.

The Townes at Haggerty Response

February 18, 2026

If you have any questions or comments regarding this response, please contact me at your convenience.

Sincerely,

A handwritten signature in black ink, appearing to read 'James C. Allen', with a stylized flourish extending to the right.

James C. Allen  
**Allen Design L.L.C.**

January 16, 2026

VIA EMAIL: [mvogel@avedoncompany.com](mailto:mvogel@avedoncompany.com)

Matthew Voge  
The Avedon Company  
31296 Pickwick Lane  
Franklin, MI 48025

**RE: Response to Comments –The Townes at Haggerty initial PRO TIS**

Fleis & VandenBrink (F&V) staff has completed this letter in response to comments provided by the City of Novi Traffic Engineering Consultant (AECOM) in their letter dated December 17, 2025, regarding their review of the F&V Traffic Impact Study (TIS) report dated November 25, 2025. The applicable comments related to the traffic study provided by AECOM and the corresponding F&V responses are summarized herein.

**AECOM Comments Existing Conditions:**

2. *The following mitigations were suggested by the study that require discussions and approval by RCOC:*
  - a. **HAGGERTY ROAD & 9 MILE ROAD**
    - i. *Widen Haggerty Road to provide two (2) continuous southbound through lanes through the signalized intersection with 9-Mile Road.*
    - ii. *Upgrade the left-turn signal operations to current standards and provide four-section left- turn heads, with flashing yellow arrows (FYA).*
    - iii. *Update the signal timing offsets on the Haggerty Road corridor during the PM peak hour, to reduce delays for northbound traffic.*
  - b. **HAGGERTY ROAD & SITE DRIVE**
    - i. *Pavement markings and signage should be installed on the site driveway approach to provide exclusive eastbound left-turn and right-turn lanes for egress traffic.*

**F&V Response:** The TIS was shared with RCOC on January 5, 2026, requesting feedback on the recommended mitigation measures to accommodate the existing traffic volumes.

**AECOM Comments Future Conditions:**

2. *The results of the right-turn treatment evaluation indicate that a right-turn taper is warranted along southbound Haggerty Road at the Site Drive intersection.*
  - a. *However, the study concluded: “This existing Site Drive intersection is currently operating safely and efficiently, with no modifications proposed to the driveway construction, as part of the proposed development plan. Therefore, reconstruction of this site driveway may not be desirable.”*
  - b. *We do not agree with the recommendation, as with an increase in traffic on the roadway and a warrant study recommendation, a taper should be consulted with RCOC for further deliberation.*

**F&V Response:** The TIS was shared with RCOC on January 5, 2026, requesting feedback on the recommended mitigation measure.

**AECOM Comments Conclusions:**

*The study suggests crucial geometrical mitigations; however, they need further deliberation, including Synchro analysis and approval from RCOC. Please consult RCOC for the traffic study and mitigations, as the Haggerty Road and 9 Mile Road intersection in the current configuration is estimated to operate poorly with several movements failing at LOS E and F. Provide us with the outcome of the RCOC consultation on the mitigations and any resulting updates in the traffic study.*

**F&V Response:** The TIS was shared with RCOC on January 5, 2026, requesting feedback on the recommended mitigation measure.

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*Also, include the Trip Generation Comparison for both allowed (most intense permitted under current zoning) and proposed zoning as part of the Rezoning Traffic Impact Study within the Traffic Study.*

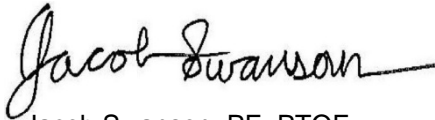
**F&V Response:** An addendum to the TIS is attached that includes a rezoning trip generation analysis.

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Please let me know if there are any further questions or comments related to the letter.

Sincerely,

FLEIS & VANDENBRINK



Jacob Swanson, PE, PTOE  
Traffic Engineer

**Attachments:** TIS Addendum Report

# TRAFFIC IMPACT STUDY

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# MEMO



VIA EMAIL: [mvogel@avedoncompany.com](mailto:mvogel@avedoncompany.com)

**To:** The Avedon Company

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**From:** Jacob Swanson, PE, PTOE  
Salman Ahmad  
Fleis & VandenBrink

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**Date:** January 16, 2026

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**Re:** Proposed Residential Development  
Novi, Michigan  
Traffic Impact Study - Addendum

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This memorandum presents an addendum to the Traffic Impact Study (TIS) dated November 25, 2025, for the proposed residential development in Novi, Michigan. This addendum was performed to include a rezoning trip generation analysis, in order to address the comment received from City of Novi's engineering consultant (AECOM) in their TIS review letter dated December 17, 2025.

## REZONING TRIP GENERATION ANALYSIS

As part of the development plan for this project, the subject property is proposed to be rezoned from the existing Office Service Commercial (OSC) and Office Service (OS-1) Districts to High Density, Mid-Rise Multiple-Family District (RM-2) with a Planned Rezoning Overlay (PRO). A trip generation comparison was performed to evaluate the maximum potential development that would be permitted under the existing OSC and OS-1 zoning classifications, as compared to the proposed development under RM-2 with a PRO. The PRO zoning option permits only the proposed and approved land use; therefore, the permitted uses under the existing OSC and OS-1 zoning were reviewed and matched to representative land uses in the ITE Trip Generation Manual.

### **Existing Zoning OSC and OS-1**

The City of Novi Ordinance definition of uses permitted under the OSC and OS-1 zoning includes: professional office buildings, medical office buildings, financial institutions, hospitals, fitness centers, etc. Review of the ITE land use description indicates that the Medical-Dental Office Building (720) land use generates the highest number of trips and best matches the uses defined by the City of Novi Ordinance and permitted by right under the existing OSC and OS-1 zoning. The attached parallel plan was developed showing the potential development of this property under the existing zoning criteria.

### **Proposed Zoning RM-2 with PRO**

The City of Novi Ordinance defines a PRO as a site-specific use authorization to accomplish the objectives of the zoning ordinance through the land development project review process. Therefore, the proposed development plan approved under the PRO Agreement would be the only permitted development within the proposed zoning classification.

Therefore, an analysis was performed to compare the site trip generation potential currently permitted by right under the existing OSC and OS-1 zoning to the trip generation associated with the proposed development plan. The number of weekday peak hour (AM and PM) and daily vehicle trips that would be generated were calculated based on the rates and equations published by in the *ITE Trip Generation Manual, 12<sup>th</sup> Edition*. The results of the trip generation comparison are summarized in **Table 1**.

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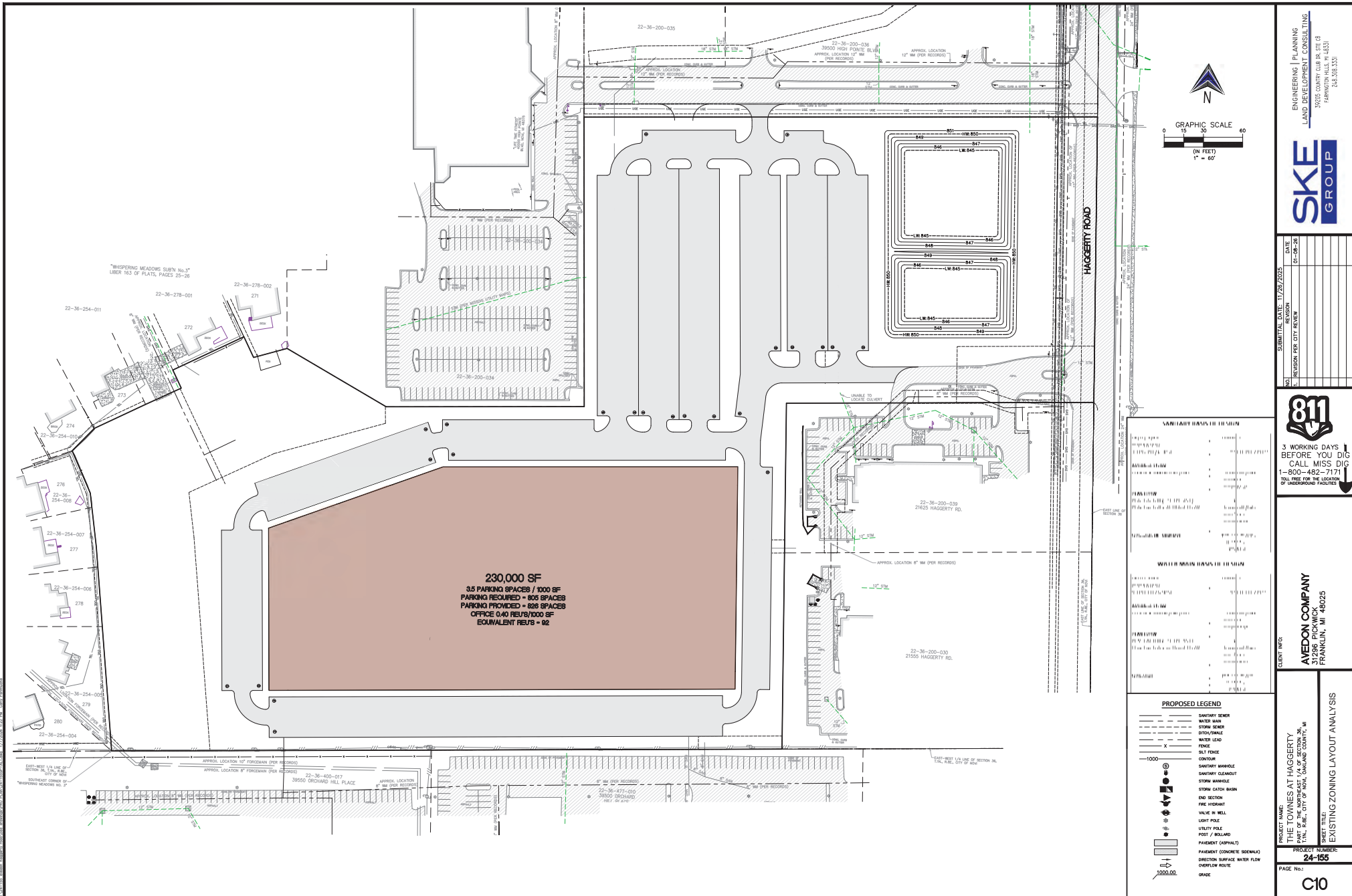
**Table 1: Rezoning Trip Generation Comparison**

Zoning	Land Use	ITE Code	Amount	Units	Average Daily Traffic (vpd)	AM Peak Hour (vph)			PM Peak Hour (vph)		
						In	Out	Total	In	Out	Total
Existing Zoning (OSC & OS-1)	Medical-Dental Office Building	720	230,000	SF	9,263	394	111	505	254	591	845
Proposed Zoning (RM-2 with PRO)	Single-Family Attached Housing	215	179	DU	1,172	23	67	90	54	40	94
Difference					-8,091	-371	-44	-415	-200	-551	-751

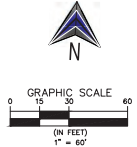
The results of the trip generation comparison indicates that the proposed RM-2 with a PRO zoning classification will generate significantly **less** trips than the potential trip generation that is currently permitted by right under the existing OSC and OS-1 zoning classifications. Therefore, the proposed development plan is expected to have a lower impact on adjacent study roadway network, as compared to the potential use(s) of the project site, based on what is allowed within the current zoning.

Any questions regarding this memorandum, analysis, or results should be addressed to Fleis & VandenBrink.

**Attachments:** Existing Zoning Parallel Site Plan



**230,000 SF**  
 35 PARKING SPACES / 1000 SF  
 PARKING PROVIDED = 828 SPACES  
 OFFICE 0.40 REUS/1000 SF  
 EQUIVALENT REUS = 92



**SANITARY BASIS FOR DESIGN**

SEWER MAIN	EXISTING	NEW
SEWER MANHOLE	EXISTING	NEW
SEWER CLEANOUT	EXISTING	NEW
STORM MANHOLE	EXISTING	NEW
STORM CATCH BASIN	EXISTING	NEW
END SECTION	EXISTING	NEW
FIRE HYDRANT	EXISTING	NEW
VALVE IN WELL	EXISTING	NEW
UTILITY POLE	EXISTING	NEW
POST & ROLLER	EXISTING	NEW
PAVEMENT (ASPHALT)	EXISTING	NEW
PAVEMENT (CONCRETE SIDEWALK)	EXISTING	NEW
DIRECTION SURFACE WATER FLOW	EXISTING	NEW
EXISTING DRIVE	EXISTING	NEW

**WATER MAIN BASIS FOR DESIGN**

WATER MAIN	EXISTING	NEW
WATER MAIN VALVE	EXISTING	NEW
WATER MAIN CLEANOUT	EXISTING	NEW
WATER MAIN HYDRANT	EXISTING	NEW
WATER MAIN END SECTION	EXISTING	NEW
WATER MAIN FIRE HYDRANT	EXISTING	NEW
WATER MAIN VALVE IN WELL	EXISTING	NEW
WATER MAIN UTILITY POLE	EXISTING	NEW
WATER MAIN POST & ROLLER	EXISTING	NEW
WATER MAIN PAVEMENT (ASPHALT)	EXISTING	NEW
WATER MAIN PAVEMENT (CONCRETE SIDEWALK)	EXISTING	NEW
WATER MAIN DIRECTION SURFACE WATER FLOW	EXISTING	NEW
WATER MAIN EXISTING DRIVE	EXISTING	NEW

**PROPOSED LEGEND**

Sanitary Sewer	Water Main
Storm Sewer	Storm Sewer
Ditch/Drain	Water Gas
Fence	Soil Fence
Soil Fence	Sanitary Manhole
Sanitary Manhole	Sanitary Cleanout
Storm Manhole	Storm Manhole
Storm Catch Basin	End Section
End Section	Fire Hydrant
Valve in Well	Utility Pole
Post & Roller	Pavement (Asphalt)
Pavement (Concrete Sidewalk)	Direction Surface Water Flow
Existing Drive	Grade

ENGINEERING | PLANNING  
 LAND DEVELOPMENT CONSULTING  
 1905 COUNTY CLUB DR. STE. 10  
 FARMINGTON HILLS, MI 48334  
 248.308.1831

**SKE GROUP**

SUBMITTAL DATE: 11/29/2023  
 DATE: 01-28-24  
 NO. REVISION PER CITY REVIEW

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**AVEDON COMPANY**  
 31296 PICKWICK  
 FRANKLIN, MI 48025

PROJECT NAME:  
**THE TOWNES AT HAGGERTY**  
 TOWN, TWP. OF NOVA, COUNTY OF MI  
 SHEET TITLE:  
 EXISTING ZONING LAYOUT ANALYSIS

PROJECT NUMBER:  
**24-155**

PAGE No.:  
**C10**

# MEMO



VIA EMAIL [mvogel@avedoncompany.com](mailto:mvogel@avedoncompany.com)

**To:** The Avedon Company

**From:** Jacob Swanson, PE, PTOE  
Salman Ahmad  
Fleis & VandenBrink

**Date:** November 25, 2025

**Re:** Proposed Residential Development  
Novi, Michigan  
Traffic Impact Study

## 1 INTRODUCTION

This memorandum presents the results of the Traffic Impact Study (TIS) for the proposed residential development in Novi, Michigan. The project site is located generally in the southwest quadrant of the Haggerty Road & High Pointe Boulevard intersection, between 8-Mile Road and 9-Mile Road, as shown in the attached **Figure 1**. The proposed project includes the development of residential townhomes on a 20.41-acre vacant parcel. Site access is proposed via High Pointe Boulevard and shared access with the adjacent hotel driveway to Haggerty Road. The City of Novi has required the completion of a TIS for this project, as part of the site plan approval process.

The scope of work for this study was developed based on Fleis & VandenBrink's (F&V) knowledge of the study area, understanding of the development program, accepted traffic engineering practice, professional experience, and the methodologies published by ITE. The study analyses were completed using Synchro/SimTraffic (Version 12) traffic analysis software. Sources of data for this study include F&V subconsultant Quality Counts, LLC (QC), the Southeast Michigan Council of Governments (SEMCOG), the Michigan Department of Transportation (MDOT), the Road Commission for Oakland County (RCOC), and ITE.

## 2 BACKGROUND DATA

### 2.1 EXISTING ROAD NETWORK

The lane use and traffic control at the study intersections is shown in the attached **Figure 2** and the study roadways are further described below. For the purpose of this study, all minor streets and driveways were assumed to have an operating speed of 25 miles per hour (mph), unless otherwise noted.

**Haggerty Road** runs in the north / south directions, adjacent to the east side of the project site. The study section of roadway is under the jurisdiction of RCOC, is classified as an *Other Principal Arterial*, and has a posted speed limit of 45-mph. Haggerty road generally provides a typical five-lane cross-section, with two (2) lanes of travel in each direction and a center two-way left-turn lane (TWLTL), with the following exceptions:

- **Between 9-Mile Road and Revive Church driveway:** Haggerty Road provides a four-lane cross-section, with one (1) northbound left-turn lane, one (1) northbound through lane, one (1) northbound shared through-right lane, and one (1) southbound through lane.
- **Between Revive Church driveway and High Pointe Boulevard:** Haggerty Road provides a typical four-lane cross-section, with two (2) lanes of travel in each direction. At the signalized intersection with High Pointe Boulevard, Haggerty Road widens to provide an exclusive southbound left-turn lane.

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**9-Mile Road** runs in the east / west directions, approximately 1,600-feet north of High Pointe Boulevard. The study section of roadway is under the jurisdiction of RCOC, is classified as a *Minor Arterial*, and has a posted speed limit of 35-mph, west of Haggerty Road, and a posted speed limit of 40-mph, east of Haggerty Road. The study section of 9-Mile Road has an Annual Average Daily Traffic (AADT) volume of approximately 10,955 (MDOT 2024) vehicles per day (vpd) and provides a typical two-lane cross-section, with one (1) lane of travel in each direction. Additionally, at the signalized study intersection with Haggerty Road, 9-Mile Road widens, in order to provide exclusive left-turn and right-turn lanes in both directions.

**High Pointe Boulevard** runs in the east / west directions, adjacent to the north side of the project site. The study section of roadway is a *Private Road*, has an unposted prima facie speed limit of 25-mph, and provides a median divided, four-lane cross-section, with two (2) lanes of travel in each direction. Additionally, at the signalized study intersection with Haggerty Road, the east leg of this intersection services a private driveway, which provides a single (1) lane approach in the westbound direction.

## 2.2 DATA COLLECTION

F&V subconsultant QC collected existing weekday Turning Movement Count (TMC) data on Wednesday, November 12, 2025, during the AM (7:00 AM to 9:00 AM) and PM (4:00 PM to 6:00 PM) peak periods. The data collection was performed in accordance with the Novi Site Development Manual requirements, during a typical weekday, no detours, no construction, no major crashes, non-holiday, with normal weather conditions when Novi Schools were in session. The data collection was performed at the following study intersections:

- Haggerty Road & 9-Mile Road
- Haggerty Road & High Pointe Boulevard
- Haggerty Road & Site Drive (existing)

During the collection of the TMC data, Peak Hour Factors (PHFs), pedestrian and bicycle volumes, and commercial truck percentages were recorded and used in the traffic analysis. The peak hours for each of the study intersections were utilized and the traffic volumes were balanced upwards and carried through the roadway network. At locations where access is provided between study intersections, "dummy node" intersections were utilized, in order to account for sink / source volumes. Therefore, the traffic volumes used in the analysis and shown in the attached traffic volume figures may not match the raw traffic volumes shown in the data collection.

The weekday AM and PM peak hours for the adjacent study roadway network were observed to generally occur between 7:45 AM to 8:45 AM and 4:45 PM to 5:45 PM, respectively. The existing 2025 peak hour traffic volumes utilized for this analysis are shown in the attached **Figure 3**.

F&V also obtained the current signal timing permits from RCOC for the signalized intersection within the study roadway network. The signalized study intersection operates on RCOC's Sydney Coordinated Adaptive Traffic System (SCATS); therefore, only the base timings (mins, clearance, peds, push buttons, etc.) from the signal timing permits were utilized in this study. The signal timings were optimized for each scenario studied, in order to reflect the real time optimizations to accommodate the traffic volumes observed by the approach lane detectors. All applicable background data referenced in this memorandum is attached.

## 3 EXISTING CONDITIONS (2025)

### 3.1 EXISTING CONDITIONS ANALYSIS

Existing peak hour vehicle delays and Levels of Service (LOS) were calculated at study intersections using Synchro/SimTraffic (Version 12) traffic analysis software. This analysis was based on the existing lane use and traffic control shown in the attached **Figure 2**, the existing peak hour traffic volumes shown in the attached **Figure 3**, and the methodologies presented in the *Highway Capacity Manual, 7<sup>th</sup> Edition* (HCM7).

Descriptions of LOS "A" through "F", as defined in the HCM, are attached. Typically, LOS D is considered acceptable, with LOS A representing minimal delay and LOS F indicating failing conditions. Additionally, SimTraffic network simulations were reviewed to evaluate network operations and vehicle queues. The results of the existing conditions analysis are attached and summarized in **Table 1**.

**Table 1: Existing Intersection Operations**

Intersection	Control	Approach	Existing Conditions			
			AM Peak		PM Peak	
			Delay (s/veh)	LOS	Delay (s/veh)	LOS
1 Haggerty Road & 9-Mile Road	Signalized	EBL	43.5	D	47.3	D
		EBT	52.7	D	79.6	E
		EBR	72.6	E	90.9	F
		WBL	72.2	E	88.0	F
		WBT	54.1	D	74.3	E
		WBR	62.2	E	48.6	D
		NBL	32.2	C	82.5	F
		NBTR	24.7	C	39.9	D
		SBL	23.5	C	37.2	D
		SBT	30.4	C	54.4	D
		SBR	18.3	B	20.1	C
<b>Overall</b>	<b>39.9</b>	<b>D</b>	<b>56.9</b>	<b>E</b>		
2 Haggerty Road & High Pointe Boulevard	Signalized	EBTL	56.7	E	53.2	D
		EBR	60.5	E	63.0	E
		WB	0.0*	A	46.1	D
		NBL	4.1	A	29.3	C
		NBTR	16.9	B	15.3	B
		SBL	0.0*	A	10.9	B
		SBTR	1.9	A	30.5	C
<b>Overall</b>	<b>11.8</b>	<b>B</b>	<b>28.8</b>	<b>C</b>		
3 Haggerty Road & Site Drive	Stop (Minor)	EBL	17.4	C	23.8	C
		EBR	9.1	A	9.7	A
		NBL	9.2	A	11.5	B
		SB	Free			

\* Indicates no vehicle volume present

The results of the existing conditions analysis indicates that all approaches and movements at the study intersections are currently operating acceptably, at LOS D or better, during both the AM and PM peak hours, with the exception of the following:

**HAGGERTY ROAD & 9-MILE ROAD**

- During the AM peak hour: The eastbound right-turn movement, westbound left-turn movement, and westbound right-turn movement are ALL currently operating at LOS E.

Review of SimTraffic network simulations indicates generally acceptable operations, during the AM peak hour. Occasional periods of vehicle queues were observed along the westbound through and left-turn movements; however, these vehicle queues were observed to be processed within 1-2 cycle lengths and were not present throughout the peak period.

- During the PM peak hour: The eastbound right-turn movement, westbound left-turn movement, and northbound left-turn movement are ALL currently operating at LOS F. Additionally, the eastbound and westbound through movements are both currently operating at LOS E.

Review of SimTraffic network simulations indicates periods of long vehicle queues for the southbound through movement and westbound left-turn movement, during PM peak hour. These vehicle queues were observed to persist for the majority of the PM peak hour, with westbound left-turn queues observed to exceed the available storage and occasionally block through traffic on 9-Mile Road.



## HAGGERTY ROAD & HIGH POINTE BOULEVARD

- During the AM peak hour: The eastbound approach is currently operating at LOS E.
- During the PM peak hour: The eastbound right-turn movement is currently operating at LOS E.

Review of the Synchro LOS operations shows that the poor LOS reported on the minor street approach is due to the long cycle length (120 seconds), in conjunction with the low volume approach and the random arrival of vehicles, during both peak hours. This results in vehicles arriving on a red signal and having to wait throughout the majority of the cycle length, in order to receive a green signal. The intersection delay for the minor street approaches can be decreased by reducing the cycle length; however, this would likely negatively impact the operations along the Haggerty Road approaches, in addition to affecting all other coordinated signals along the corridor.

### 3.2 EXISTING CONDITIONS IMPROVEMENTS

#### HAGGERTY ROAD & 9-MILE ROAD

Review of the intersection operations indicates that several approaches and movements are currently operating at LOS E or LOS F, during the AM and PM peak hours. The southbound through and westbound left-turn movements at this intersection experience periods of long vehicle queues for the majority of the PM peak hour. Therefore, mitigation measures were investigated in order to improve the intersection operations and reduce the vehicle queuing for all approaches and movements at this signalized intersection. The results of the existing improvement evaluation indicates the following mitigation measures:

1. *Widen Haggerty Road to provide two (2) continuous southbound through lanes through the signalized intersection with 9-Mile Road.*

- The existing roadway geometry limits the overall intersection capacity. Haggerty Road generally provides two (2) lanes of travel in each direction; however, the roadway narrows at the 9 Mile Road intersection, where a single (1) southbound through lane is provided for approximately 600-feet south, before widening back to provide two (2) southbound through lanes.

2. *Upgrade the left-turn signal operations to current standards and provide four-section left-turn heads, with flashing yellow arrows (FYA).*

- The signalized study intersection of Haggerty Road & 9-Mile Road currently provides flashing red left-turn signals for all approaches; these left-turn signals require the opposing left-turn movements to run simultaneously, regardless of the volume of traffic present and limits the potential efficiency of the signal controller.

3. *Update the signal timing offsets on the Haggerty Road corridor during the PM peak hour, to reduce delays for northbound traffic.*

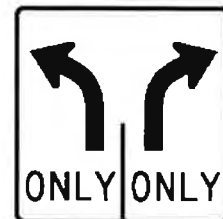
- The current signal timing offsets, during the PM peak hour at the 9-Mile Road and High Pointe Boulevard signals, appears to be out of coordination, causing northbound vehicles to arrive near the end of the green time or during red interval. This contributes to longer delays for northbound traffic at this signalized study intersection.

***It is recommended that RCOC continue to monitor the operations at the signalized study intersections of 9-Mile Road and the High Pointe Boulevard and consider implementing some of these mitigation measures, as part of broader regional improvements along the study section of Haggerty Road.***

#### HAGGERTY ROAD & SITE DRIVE

1. *Pavement markings and signage should be installed on the site driveway approach, in order to provide exclusive eastbound left-turn and right-turn lanes for egress traffic.*

- A review of the Site Drive intersection with Haggerty Road indicates that the site driveway currently provides an approximately 22-foot wide eastbound (egress) approach, which can accommodate two (2) egress lanes (left-turn and right-turn); however, no pavement markings or signage are currently provided to designate these lanes for egress traffic.



#### 4 BACKGROUND CONDITIONS (2030 NO BUILD)

##### 4.1 BACKGROUND GROWTH

Historical population and employment community profile data was obtained for the City of Novi from the Southeast Michigan Council of Governments (SEMCOG) database, in order to calculate an annual background growth rate to project the existing 2025 peak hour traffic volumes to the site buildout year of 2030. Population and employment projections from 2020 to 2050 were reviewed and indicate average annual growth rates of approximately 0.37% and 0.39%, respectively.

In addition to the background traffic growth, it is important to account for traffic that will be generated by approved developments within the vicinity of the study area that are currently under construction or will be within the buildout year. No background developments were identified within the vicinity of the study area.

Therefore, the MDOT recommended minimum annual background growth rate of **0.5%** per year was applied to the existing 2025 peak hour traffic volumes, in order to forecast the background 2030 peak hour traffic volumes, **without the proposed development**, as shown in the attached **Figure 4**.

##### 4.2 BACKGROUND CONDITIONS ANALYSIS

Background peak hour vehicle delays and LOS **without the proposed development** were calculated at the study intersections based on the existing lane use and traffic control shown in the attached **Figure 2**, the background peak hour traffic volumes shown in the attached **Figure 4**, and the methodologies presented in the HCM7. The results of the background conditions analysis are attached and summarized in **Table 2**.

**Table 2: Background Intersection Operations**

Intersection	Control	Approach	Existing Conditions				Background Conditions				Difference				
			AM Peak		PM Peak		AM Peak		PM Peak		AM Peak		PM Peak		
			Delay (s/veh)	LOS	Delay (s/veh)	LOS	Delay (s/veh)	LOS	Delay (s/veh)	LOS	Delay (s/veh)	LOS	Delay (s/veh)	LOS	
1	Haggerty Road & 9-Mile Road	Signal	EBL	43.5	D	47.3	D	43.1	D	47.7	D	-0.4	-	0.4	-
			EBT	52.7	D	79.6	E	52.7	D	84.7	F	0.0	-	5.1	E→F
			EBR	72.6	E	90.9	F	73.5	E	97.1	F	0.9	-	6.2	-
			WBL	72.2	E	88.0	F	73.0	E	95.8	F	0.8	-	7.8	-
			WBT	54.1	D	74.3	E	53.8	D	75.3	E	-0.3	-	1.0	-
			WBR	62.2	E	48.6	D	62.0	E	48.4	D	-0.2	-	-0.2	-
			NBL	32.2	C	82.5	F	33.8	C	98.3	F	1.6	-	15.8	-
			NBTR	24.7	C	39.9	D	24.9	C	40.3	D	0.2	-	0.4	-
			SBL	23.5	C	37.2	D	24.4	C	38.7	D	0.9	-	1.5	-
			SBT	30.4	C	54.4	D	31.1	C	60.3	E	0.7	-	5.9	D→E
			SBR	18.3	B	20.1	C	18.3	B	20.2	C	0.0	-	0.1	-
<b>Overall</b>	<b>39.9</b>	<b>D</b>	<b>56.9</b>	<b>E</b>	<b>40.3</b>	<b>D</b>	<b>60.7</b>	<b>E</b>	<b>0.4</b>	<b>-</b>	<b>3.8</b>	<b>-</b>			
2	Haggerty Road & High Pointe Boulevard	Signal	EBTL	56.7	E	53.2	D	56.7	E	53.1	D	0.0	-	-0.1	-
			EBR	60.5	E	63.0	E	60.5	E	63.5	E	0.0	-	0.5	-
			WB	0.0*	A	46.1	D	0.0*	A	45.9	D	0.0	-	-0.2	-
			NBL	4.1	A	29.3	C	4.2	A	31.4	C	0.1	-	2.1	-
			NBTR	16.9	B	15.3	B	17.0	B	15.4	B	0.1	-	0.1	-
			SBL	0.0*	A	10.9	B	0.0*	A	11.3	B	0.0	-	0.4	-
			SBTR	1.9	A	30.5	C	2.0	A	31.1	C	0.1	-	0.6	-
			<b>Overall</b>	<b>11.8</b>	<b>B</b>	<b>28.8</b>	<b>C</b>	<b>11.9</b>	<b>B</b>	<b>29.2</b>	<b>C</b>	<b>0.1</b>	<b>-</b>	<b>0.4</b>	<b>-</b>

Intersection	Control	Approach	Existing Conditions				Background Conditions				Difference				
			AM Peak		PM Peak		AM Peak		PM Peak		AM Peak		PM Peak		
			Delay (s/veh)	LOS	Delay (s/veh)	LOS	Delay (s/veh)	LOS	Delay (s/veh)	LOS	Delay (s/veh)	LOS	Delay (s/veh)	LOS	
3	Haggerty Road & Site Drive	Stop (Minor)	EBL	17.4	C	23.8	C	17.6	C	24.6	C	0.2	-	0.8	-
			EBR	9.1	A	9.7	A	9.2	A	9.8	A	0.1	-	0.1	-
			NBL	9.2	A	11.5	B	9.2	A	11.7	B	0.0	-	0.2	-
			SB	Free				Free				N/A			

\*Indicates no vehicle volume present. Note: Decreased delays result from improved progression, SCATs optimizations, or HCM methodologies.

The results of the background conditions analysis indicates that all approaches and movements at the study intersections will continue to operate in a manner similar to the existing conditions analysis, with minimal increases in delays and the following additional impact to LOS:

**HAGGERTY ROAD & 9-MILE ROAD**

- During the PM peak hour: The eastbound through movements is expected to operate at LOS F. Additionally, the southbound through movement is expected to operate at LOS E.

Review of SimTraffic microsimulations indicates operations similar to the existing conditions analysis. Periods of long vehicle queues were observed for the southbound through movement and westbound left-turn movements, which were observed to persist for the majority of the peak hour.

Overall review of SimTraffic network simulations indicates acceptable operations at the remaining study intersections during both peak hours, similar to existing conditions.

**5 SITE TRIP GENERATION**

The number of weekday peak hour (AM and PM) and daily vehicle trips that would be generated by the proposed development were forecasted based on data published in the *ITE Trip Generation Manual, 12<sup>th</sup> Edition*. The site trip generation forecast utilized in this study is summarized in **Table 3**.

**Table 3: Site Trip Generation**

Land Use	ITE Code	Amount	Units	Average Daily Traffic (vpd)	AM Peak Hour (vph)			PM Peak Hour (vph)		
					In	Out	Total	In	Out	Total
Single-Family Attached Housing	215	179	DU	1,172	23	67	90	54	40	94

**6 SITE TRIP DISTRIBUTION**

The vehicular trips that would be generated by the proposed development were assigned to the study roadway network based on the proposed site access plan and driveway configurations, the existing peak hour traffic patterns in the adjacent roadway network, and the methodologies published by ITE. To determine the residential trip distribution, the vehicles were assumed to be home-to-work trips during the AM peak hour and work-to-home trips during the PM peak hour. The ITE trip distribution methodology assumes that new trips will enter the network and access the development, then leave the development and return to their direction of origin. The site trip distributions utilized in this study are summarized in **Table 4**.

**Table 4: Site Trip Distribution**

To/From	Via	AM	PM
North	Haggerty Road	34%	30%
South	Haggerty Road	47%	42%
East	9-Mile Road	12%	14%
West	9-Mile Road	7%	14%
<b>Total</b>		<b>100%</b>	<b>100%</b>

The site-generated vehicular traffic volumes shown in **Table 3** were distributed to the study roadway network according to the distributions shown in **Table 4**. The site-generated trips from the proposed development are shown in the attached **Figure 5** and were added to the background peak hour traffic volumes shown in the attached **Figure 4**, in order to calculate the future peak hour traffic volumes, **with the addition of the proposed development**. Future peak hour traffic volumes are shown in the attached **Figure 6**.

## 7 FUTURE CONDITIONS (2030 BUILDOUT)

### 7.1 FUTURE CONDITIONS ANALYSIS

Future peak hour vehicle delays and LOS **with the proposed development** were calculated at the study intersections based on the existing lane use and traffic control shown in the attached **Figure 2**, the future peak hour traffic volumes shown in the attached **Figure 6**, and the methodologies presented in the HCM7. The future conditions analysis results are attached and summarized in **Table 5**.

**Table 5: Future Intersection Operations**

Intersection	Control	Approach	Background Conditions				Future Conditions				Difference				
			AM Peak		PM Peak		AM Peak		PM Peak		AM Peak		PM Peak		
			Delay (s/veh)	LOS	Delay (s/veh)	LOS	Delay (s/veh)	LOS	Delay (s/veh)	LOS	Delay (s/veh)	LOS	Delay (s/veh)	LOS	
1	Haggerty Road & 9-Mile Road	Signal	EBL	43.1	D	47.7	D	42.7	D	48.7	D	-0.4	-	1.0	-
			EBT	52.7	D	84.7	F	51.9	D	100.6	F	-0.8	-	15.9	-
			EBR	73.5	E	97.1	F	71.0	E	124.4	F	-2.5	-	27.3	-
			WBL	73.0	E	95.8	F	71.5	E	107.0	F	-1.5	-	11.2	-
			WBT	53.8	D	75.3	E	53.7	D	78.7	E	-0.1	-	3.4	-
			WBR	62.0	E	48.4	D	61.9	E	48.6	D	-0.1	-	0.2	-
			NBL	33.8	C	98.3	F	37.3	D	106.8	F	3.5	C→D	8.5	-
			NBTR	24.9	C	40.3	D	34.5	C	40.0	D	9.6	-	-0.3	-
			SBL	24.4	C	38.7	D	28.0	C	38.4	D	3.6	-	-0.3	-
			SBT	31.1	C	60.3	E	34.1	C	59.7	E	3.0	-	-0.6	-
			SBR	18.3	B	20.2	C	19.4	B	19.6	B	1.1	-	-0.6	C→B
	<b>Overall</b>	<b>40.3</b>	<b>D</b>	<b>60.7</b>	<b>E</b>	<b>43.8</b>	<b>D</b>	<b>65.0</b>	<b>E</b>	<b>3.5</b>	<b>-</b>	<b>4.3</b>	<b>-</b>		
2	Haggerty Road & High Pointe Boulevard	Signal	EBTL	56.7	E	53.1	D	55.9	E	52.8	D	-0.8	-	-0.3	-
			EBR	60.5	E	63.5	E	55.0	E	57.0	E	-5.5	-	-6.5	-
			WB	0.0*	A	45.9	D	0.0*	A	44.7	D	0.0	-	-1.2	-
			NBL	4.2	A	31.4	C	5.0	A	34.2	C	0.8	-	2.8	-
			NBTR	17.0	B	15.4	B	17.2	B	15.5	B	0.2	-	0.1	-
			SBL	0.0*	A	11.3	B	0.0*	A	12.1	B	0.0	-	0.8	-
			SBTR	2.0	A	31.1	C	2.0	A	31.8	C	0.0	-	0.7	-
			<b>Overall</b>	<b>11.9</b>	<b>B</b>	<b>29.2</b>	<b>C</b>	<b>12.3</b>	<b>B</b>	<b>29.4</b>	<b>C</b>	<b>0.4</b>	<b>-</b>	<b>0.2</b>	<b>-</b>
3	Haggerty Road & Site Drive	Stop (Minor)	EBL	17.6	C	24.6	C	19.5	C	27.9	D	1.9	-	3.3	C→D
			EBR	9.2	A	9.8	A	9.5	A	10.0	B	0.3	-	0.2	A→B
			NBL	9.2	A	11.7	B	9.3	A	12.2	B	0.1	-	0.5	-
			SB	Free				Free				N/A			

\*Indicates no vehicle volume present. Note: Decreased delays result from improved progression, SCATs optimizations, or HCM methodologies.

The results of the future conditions analysis indicates that all approaches and movements at the study intersections are expected to continue to operate in a manner similar to background conditions analysis, with minor increases in delays during both peak hours.

Review of the SimTraffic microsimulations indicates that vehicles accessing the site driveway and High Pointe Boulevard approaches were able to find adequate gaps within the through traffic along Haggerty Road during both peak periods, without experiencing significant delays or excessive queuing.

## 7.2 RIGHT-TURN TREATMENT EVALUATION

The RCOC right-turn treatment criteria was evaluated at the existing shared hotel driveway on Haggerty Road. There is an existing center two-way left-turn lane (TWLTL) along Haggerty Road, adjacent to the project site; therefore, the left-turn criteria was not evaluated. This analysis was based on the future peak hour traffic volumes shown in the attached **Figure 6**. The results of the analysis are shown on the attached warrant charts and summarized in **Table 6**.

**Table 6: Right-Turn Treatment Warrant Analysis Summary**

Intersection	AM Peak Hour	PM Peak Hour	Recommendation
Haggerty Road & Site Drive	No Treatment	Right-Turn Taper	<b>Right-Turn Taper</b>

The results of the right-turn treatment evaluation indicates that a right-turn taper is warranted along southbound Haggerty Road, at the Site Drive intersection.

- However, this existing Site Drive intersection is currently operating safely and efficiently, with no modifications proposed to the driveway construction, as part of the proposed development plan. Therefore, re-construction of this site driveway may not be desirable.

## 8 CONCLUSIONS

*The Conclusions of this TIS are as follows:*

### 1. EXISTING CONDITIONS (2025)

- The results of the existing conditions analysis indicates that all approaches and movements at the study intersections are currently operating acceptably, at LOS D or better during both the AM and PM peak hours, with the exception of the following:
  - **Haggerty Road & 9-Mile Road:** The EB right-turn, WB left-turn, and WB right-turn movements are ALL currently operating at LOS E, during the AM peak hour. Additionally, during the PM peak hour, the EB right-turn, WB left-turn, and NB left-turn movements are currently operating at LOS F, and the EB and WB through movements are currently operating at LOS E.  
  
Review of SimTraffic network simulations indicates generally acceptable operations during the AM peak hour; however, periods of long vehicle queues were observed for the southbound through and westbound left-turn movements, during PM peak hour. These queues were observed to persist for the majority of the PM peak hour, with westbound left-turn queues observed to exceed the available storage and occasionally block traffic on 9-Mile Road.
  - **Haggerty Road & High Pointe Boulevard:** The EB approach and EB right-turn movement are currently operating at LOS E, during the AM and PM peak hours, respectively. However, the poor LOS and delay is due to the long cycle length (120 seconds), in conjunction with the low volumes of traffic and the random arrival of vehicles.
- Mitigation measures were investigated in order to improve the existing conditions intersection operations and reduce vehicle queuing. It is recommended that RCOC continue to monitor the signalized intersection operations and consider implementing some of the following mitigation measures, as part of broader regional improvements along Haggerty Road:
  - Widen the study section of Haggerty Road to provide two (2) continuous southbound through lanes through the signalized intersection with 9-Mile Road and optimize the signal timing, in order to reallocate green time for the poor/failing movements.
  - Upgrade the left-turn signal operations at the 9-Mile Road intersection to current standards and provide four-section left-turn heads, with flashing yellow arrows (FYA).
  - Optimize the corridor offsets on Haggerty Road at 9-Mile Road and High Pointe Boulevard during the PM peak hour, to reduce delays for northbound traffic.
- Pavement markings and signage are recommended on the existing hotel Site Drive approach at Haggerty Road, in order to provide exclusive eastbound left-turn and right-turn lanes for egress traffic.

**2. BACKGROUND CONDITIONS (2030)**

- An annual background growth rate of **0.5%** per year was utilized to project the existing 2025 peak hour traffic volumes to the site buildout year of 2030. No background developments were identified.
- The results of the background conditions analysis indicates that all approaches and movements at the study intersections are expected to continue operating in a manner similar to the existing conditions analysis, with minimal increase in delays and the following additional impact to LOS:
  - **Haggerty Road & 9-Mile Road:** The eastbound and southbound through movements are expected to operate at LOS F and LOS E, respectively, during the PM peak hour.  
Review of SimTraffic indicates operations similar to existing conditions analysis, with periods of long vehicle queues during PM peak hour, which persist for the majority of the peak hour.

**3. FUTURE CONDITIONS (2030)**

- The results of the future conditions analysis indicates that all approaches and movements at the study intersections are expected to continue to operate in a manner similar to background conditions analysis, with minor increases in delays during both peak hours.
- The results of the auxiliary right-turn treatment evaluation indicates that a right-turn taper is warranted along southbound Haggerty Road, at the existing Site Drive.
  - However, the existing Site Drive is currently operating safely and efficiently, with no modifications proposed to the driveway construction and operations, as part of the proposed development plan. Therefore, re-construction of this site driveway may not be desirable

**9 RECOMMENDATIONS**

The Recommendations of this TIS are as follows:

- **Haggerty Road & Site Drive**
  - Install pavement markings and signage at the site driveway on Haggerty Road, in order to designate exclusive left-turn and right-turn lanes for egress traffic.

Any questions related to this memorandum, study, analysis, and results should be addressed to Fleis & VandenBrink.

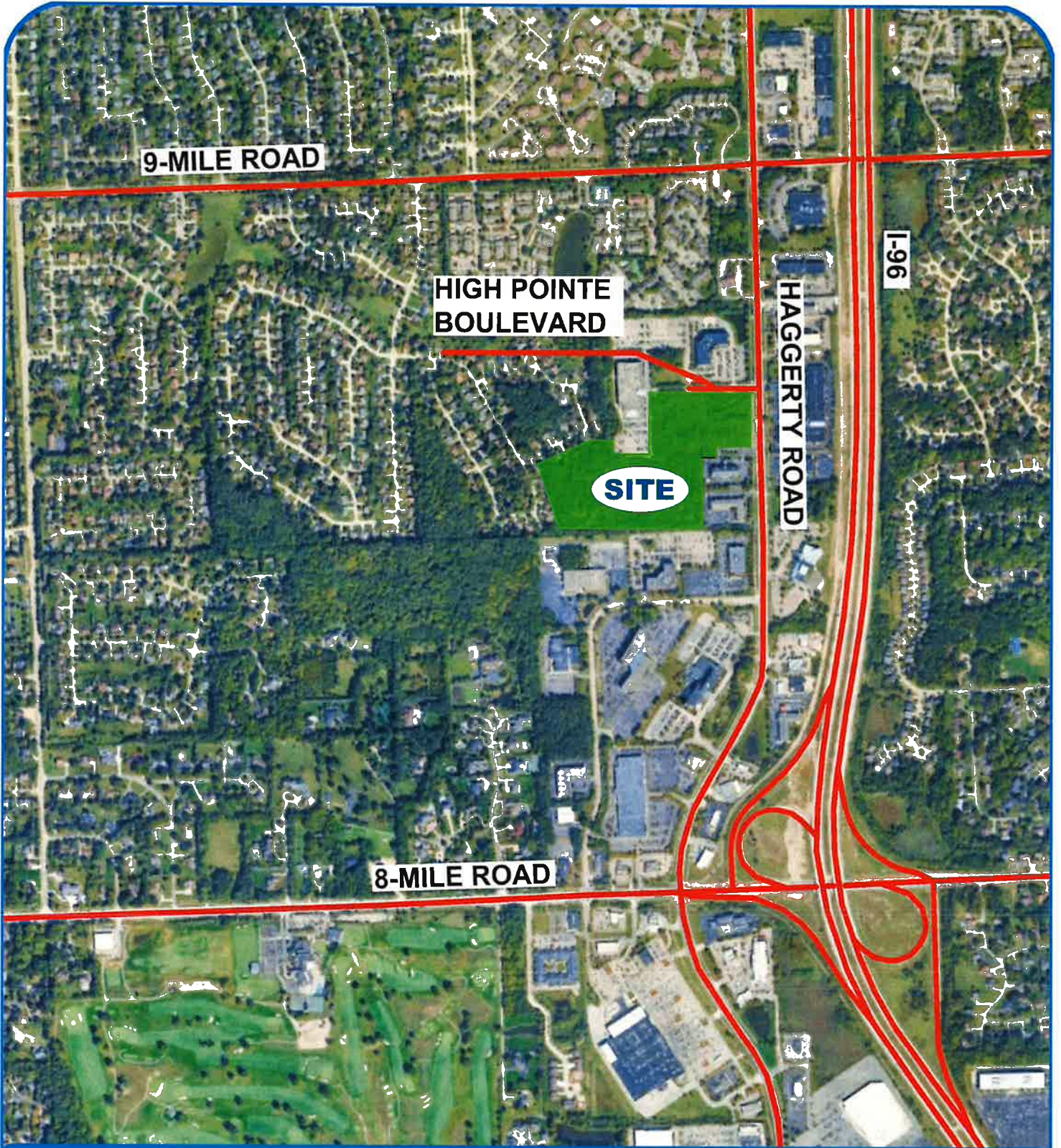


I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Michigan.

*Jacob Swanson*

Digitally signed by  
Jacob Swanson  
Date: 2025.11.25  
15:52:47 -05'00'


- Attachments:** Figures 1 – 6  
Site Concept Plan  
Traffic Volume Data  
Signal Timing Permits  
SEMCOG Data  
Synchro / SimTraffic Results  
Auxiliary Turn Lane Warrant



# FIGURE 1 SITE LOCATION MAP

AVEDON COMPANY TIS - NOVI, MI

## LEGEND

 SITE LOCATION



# WETLAND REPORT

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# Water Resources Delineation Report

## Haggerty Road, Novi, Michigan

November 28, 2025

Prepared for:

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- J. Photographs of Site
- K. Definition of Wetlands Vegetation Indicator Status (from Lichvar et al 2016)
- L. Vegetation, Hydrology, and Soils Data Sheets
- M. References

## Executive Summary

The 21-acre study area is located west of Haggerty Rd and south of High Pointe Boulevard in the city of Novi, Oakland County, Michigan. A regulated water resources delineation was performed by Kelly Volansky, Mike Sobieski, and Kyle Schumann on November 19-20th, 2025. The delineation was conducted under drier-than-normal conditions during the wet season (Appendix A).

Five wetlands were delineated within the study area, totaling 4.35 acres (Table 1). Wetland A is an emergent and forested wetland located primarily in the northeastern section of the site. Wetlands B, C, D, and E are forested wetlands located in the southwestern portion of the site. All five wetlands are considered isolated as they lack a surface connection to a Traditionally Navigable Water (TNW) of the United States. Therefore, under current regulatory guidance, they are not likely to fall under the jurisdiction of the United States Army Corps of Engineers (USACE).

A map of the location and size of the water resources identified on site are shown in Appendix B.

**Table 1. Regulated Water Resources Delineated on Site**

ID	Type	Latitude	Longitude	Connectivity to Waters of the U.S. <sup>1</sup>	Total Area within Study Area (Acres)
Wetland A	Emergent/ Forested	42.4472943 °N	83.4381554°W	Isolated	2.82 Ac
Wetland B	Forested	42.446939°N	83.4379503°W	Isolated	0.22 Ac
Wetland C	Forested	42.4463164°N	83.4390254°W	Isolated	0.06 Ac
Wetland D	Scrub Shrub /Forested	42.4462721°N	83.4387064°W	Isolated	1.23 Ac
Wetland E	Forested	42.4464771°N	83.4362723°W	Isolated	0.02 Ac

<sup>1</sup> The final determination of a wetlands' connectivity to TNW of the U.S. is made by the US Army Corps of Engineers.

# Introduction

## Study Area Location and Description

The study area is located in the City of Novi, Oakland County, in southeastern Michigan, within a developed mixed commercial-retail community (Appendices C and D). The 21-acre study area exists on undeveloped woodland west of Haggerty Road, south of High Pointe Boulevard. The undeveloped site is bordered by a power line easement to the south, residential property to the west, and commercial/retail properties to the south and east (Appendix E).

### Secondary Source Information

The study area is located in S36, T1N, R8E on the USGS topographic map (Appendix F). Elevations within the study area range from approximately 865 feet above sea level in the west side of the site to 850 feet above sea level in the east and along the southern boundary.

The Federal Emergency Management Agency (FEMA) National Flood Hazard Layer Firmette map indicates the site exists within an “Area of Minimal Flood Hazard” (Appendix G).

The U.S. Fish & Wildlife Service’s National Wetlands Inventory (NWI) map indicates the presence several emergent NWI-mapped wetlands in the northeastern portion of the site and scrub shrub/forested wetlands in the southwestern portion (Appendix H).

The United States Department of Agriculture Natural Resources Conservation Service Web Soil Survey map shows the soil types located on and adjacent to the site and include hydric soils and non-hydric soils with hydric inclusions (Appendix I). The *Hydric Soils of the United States* (1991) was reviewed to determine potential hydric soils identified within the study area. Table 2 provides a list of soil types mapped for the site.

Table 2. Soil Types Mapped for the Site

Map Unit	Soil Description	Hydric Determination <sup>1</sup>
BntadB	Blount loam, 0 to 4% slopes	No*
33	Lenawee silty clay loam, 0 to 1% slopes	Yes
20B	Glynwood loam, 2 to 6% slopes	No*

<sup>1</sup>: As determined by The Hydric Soils of the United States (1991).

\*Hydric Inclusions

## Methodology

The Corps of Engineers Wetlands Delineation Manual (Environmental Laboratory 1987) and Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Midwest (US Army Corps of Engineers 2012) were used in delineating wetlands within the study area. Water resources were delineated on November 19-20th, 2025. The delineation fieldwork, boundary mapping, and data analysis were performed by Kelly Volansky, Mike Sobieski and Kyle Schumann. Vegetation, soils, and wetlands maps were prepared using ArcGIS™ PRO v.3.2.2. Photo points, data points, streamlines, open water, and wetland areas were mapped and collected using ESRI Field Maps and an integrated GPS.

Streams are identified as linear, flowing water features with a defined bed and bank. Streams are classified as ephemeral, intermittent, or perennial based upon flow regime. Ephemeral streams have flowing water only during, and for a short duration after, precipitation events. Intermittent streams have flowing water during certain times of the year, when groundwater and rainfall provide water for stream flow. During dry periods intermittent streams may not have flowing water. Perennial streams have flowing water year-round, receiving water from groundwater and rainfall runoff.

Wetlands are identified based on three criteria: vegetation, soils, and hydrology. An area must meet all three criteria to be considered a jurisdictional wetland. Sampling points were established in the field to determine wetlands boundaries. Data sheets reporting the results of soils, vegetation, and hydrology analyses were completed for each sampling point (Appendix K).

Soil samples were obtained to determine the extent of hydric soils on the site. A standard Munsell soil color chart was used to determine the hue, value, and chroma of each soil sample. Soil samples were taken to a depth to adequately make a hydric soil determination. Criteria established by the National Technical Committee for Hydric Soils (1991) were used to determine hydric soils.

Wetland hydrology was characterized during the delineation. Inundation and/or soil saturation were noted for each sample point. Other hydrological indicators, including watermarks, drift lines, sediment deposits, wetlands drainage patterns, blackened leaves, morphological indicators, iron/manganese concretions, and oxidized root zones within the upper soil layers, were documented, if observed.

Quantitative vegetation data were collected at each sampling point. Dominance was estimated by percent areal cover. Four strata were considered for each sample point—trees, saplings/shrubs, herbs, and woody vines. Trees were defined as any woody plant having a diameter at breast height (DBH) greater than 3.0 inches. Saplings and shrubs were those woody plants with a DBH of less than 3.0 inches and greater than 3.2 feet in height. Thirty-foot-radius plots were used for trees and vines; 15-foot-radius plots were used for saplings and shrubs; and 5-foot-radius plots were used for herbs.

Any species within a stratum comprising 20% or more of the total plot areal cover was considered to be dominant. Dominant species within all strata were then added to determine the percentage of wetlands vegetation for each sample point. The wetlands vegetation criterion was met if greater than 50% of the dominant vegetation was indicative of wetlands conditions.

Plants with an indicator status of obligate (OBL), facultative wetland (FACW), or facultative (FAC) are considered to be indicative of wetlands conditions. Plants with an indicator status of facultative upland (FACU) or upland (UPL) are considered to be indicative of upland conditions. Plants that could only be identified to genus were sometimes assigned an indicator status based on the professional judgment of Davey Resource Group. These plants were classified as wetlands indicator species (WIS) or upland indicator species (UIS). See Appendix K for a more detailed explanation of wetlands vegetation indicator statuses.

Wetlands that are hydrologically connected to traditional navigable waters of the United States are considered non-isolated and fall under the federal jurisdiction of the U.S. Army Corps of Engineers (USACE).

## Results

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### Wetlands

Five wetlands were identified on site. Wetland and upland data point locations, wetland boundaries, and photo point locations are shown in Appendix B. Photographs showing the water resources are included in Appendix J. Wetland assessment data forms are included in Appendix K.

### Vegetation

**Wetland A (2.82 acres, emergent/forested)** is located in the northeastern portion of the site. While the wetland is divided into multiple mapped sections, the wetland functions as a contiguous system due to connecting site features, including man-made channels and the microtopography of the area. Dominant vegetation within the wetland includes red maple (*Acer rubrum*, FAC), Eastern cottonwood (*Populus deltoides*, FAC), common buckthorn (*Rhamnus cathartica*, FAC), green ash (*Fraxinus pennsylvanica*, FACW), palm sedge (*Carex muskingumensis*, OBL), rice cut grass (*Leersia oryzoides*, OBL), reed canary grass (*Phalaris arundinacea*, FACW), and common reed (*Phragmites australis*, FACW). Additional non-dominant wetland species include American elm (*Ulmus americana*, FACW), calico aster (*Symphotrichum lateriflorum*, FACW), cattails (*Typha x glauca*, OBL), and white vervain (*Verbena urticifolia*, FAC).

Dominant vegetation in the adjacent upland area includes Eastern cottonwood, shagbark hickory (*Carya ovata*, FACU), common buckthorn, wild privet (*Ligustrum vulgare*, FACU), Amur honeysuckle (*Lonicera maackii*, UPL), and tall goldenrod (*Solidago altissima*, FACU).

**Wetland B (0.22 acres, forested)** is located in the central area of the southwestern section of the site. Dominant vegetation includes red maple, American elm, common buckthorn, Gray's sedge (*Carex grayi*, FACW), and calico aster. Additional non-dominant wetland species include red osier dogwood (*Cornus sericea*, FACW), common rush (*Juncus effusus*, OBL), path rush (*Juncus tenuis*, FAC), common reed, blue vervain (*Verbena hastata*, FACW), rice cut grass, sensitive fern (*Onoclea sensibilis*, FACW), and woolgrass (*Scirpus cyperinus*, OBL).

Adjacent upland vegetation includes basswood (*Tilia americana*, FACU), black cherry (*Prunus serotina*, FACU), and honeysuckle.

**Wetland C (0.06 acre, forested)** is located in the western side of the southwestern portion of the site. Dominant vegetation within the wetland includes American elm, green ash, common buckthorn, and Kentucky blue grass (*Poa pratensis*, FAC). Additional non-dominant wetland species include blue verain, flat-top goldenrod (*Euthamia graminifolia*, FACW), calico aster, New England aster (*Symphotrichum novae-angliae*, FACW), and water plantain (*Alisma subcordatum*, OBL).

Dominant vegetation in the adjacent upland area includes Eastern cottonwood, common buckthorn, Amur honeysuckle, annual bluegrass (*Poa annua*, FACU), cutleaf teasel (*Dipsacus laciniatus*, UPL), Canada goldenrod (*Solidago canadensis*, FACU), and tall goldenrod.

**Wetland D (1.23 acres, scrub shrub/forested)** is located in the southern portion of the site. Dominant vegetation within the wetland includes Eastern cottonwood, American elm, common buckthorn, sandbar willow (*Salix interior*, FACW), silky dogwood (*Cornus amomum*, FACW), palm sedge, path rush, and reed canary grass. Additional non-dominant wetland species include red osier dogwood, awl-fruited sedge (*Carex tribuloides*, OBL), calico aster, common rush, common woodreed (*Cinna arundinacea*, FACW), ditch stonecrop (*Penthorum sedoides*, OBL), fox sedge (*Carex vulpinoidea*, OBL), purple-leaf willow herb (*Epilobium coloratum*, OBL), rice cut grass, swamp milk weed (*Asclepias incarnata*, OBL) and wool grass.

Dominant vegetation in the adjacent upland area includes Eastern cottonwood, common buckthorn, Gray dogwood (*Cornus racemosa*, FAC), and tall goldenrod.

**Wetland E (0.02 acre, forested)** is located in the southeastern portion of the site close to the eastern boundary. Dominant vegetation within the wetland includes red maple, American elm, common buckthorn, common rush, palm sedge, calico aster, common reed, and self-heal (*Prunella vulgaris*, FAC). Additional non-dominant wetland species include green ash, fowl mannagrass (*Glyceria striata*, OBL) and fox sedge.

Dominant vegetation in the adjacent upland area includes red maple, basswood, Amur honeysuckle, and buckthorn.

### Soils

The USDA NRC Web Soil Survey for the site shows soils that are hydric and non-hydric with hydric inclusions (Appendix I; Table 2). Hydric soil indicators met within the onsite wetlands include Depleted Matrix (F3) for Wetlands A and E, and Redox Dark Surface (F6) for Wetlands B, C, and D.

### Hydrology

Hydrology present in the study area derives from rainfall and overland flow. Refer to Table 3 for the list of hydrology indicators identified within both wetlands.

**Table 3. Hydrology Indicators for On-Site Wetlands**

Wetland	Primary Indicator Numbers	Primary Indicator Description	Secondary Indicator Number	Secondary Indicator Descriptions
A	A3	Saturation Water-Stained Leaves	D2	Geomorphic Position FAC-Neutral Test
	B9		D5	
B			D1	Stunted or Stressed Plants
			D2	Geomorphic Position
			D5	FAC-Neutral Test
C	B8	Sparsely Vegetated Concave Surface	D2	Geomorphic Position
	B9	Water-Stained Leaves	D5	FAC-Neutral Test
D	B9	Water-stained Leaves	D2	Geomorphic Position
			D5	FAC-Neutral Test
E			D2	Geomorphic Position
			D5	FAC-Neutral Test

## Conclusions

---

Five wetlands totaling 4.35 acres were delineated within the study area limits. These wetlands under current regulatory guidance likely do not fall under the jurisdiction of USACE due to their lack of a surface connection to Traditionally Navigable Waters of the United States. Non-jurisdictional waters may be regulated by the state or local city ordinances.

All water resource studies conducted by Davey Resource Group are objective and based strictly on professional judgment. Davey Resource Group and its employees have no vested interest in this property or the proposed project. Appendix M contains references used in the creation of this report.

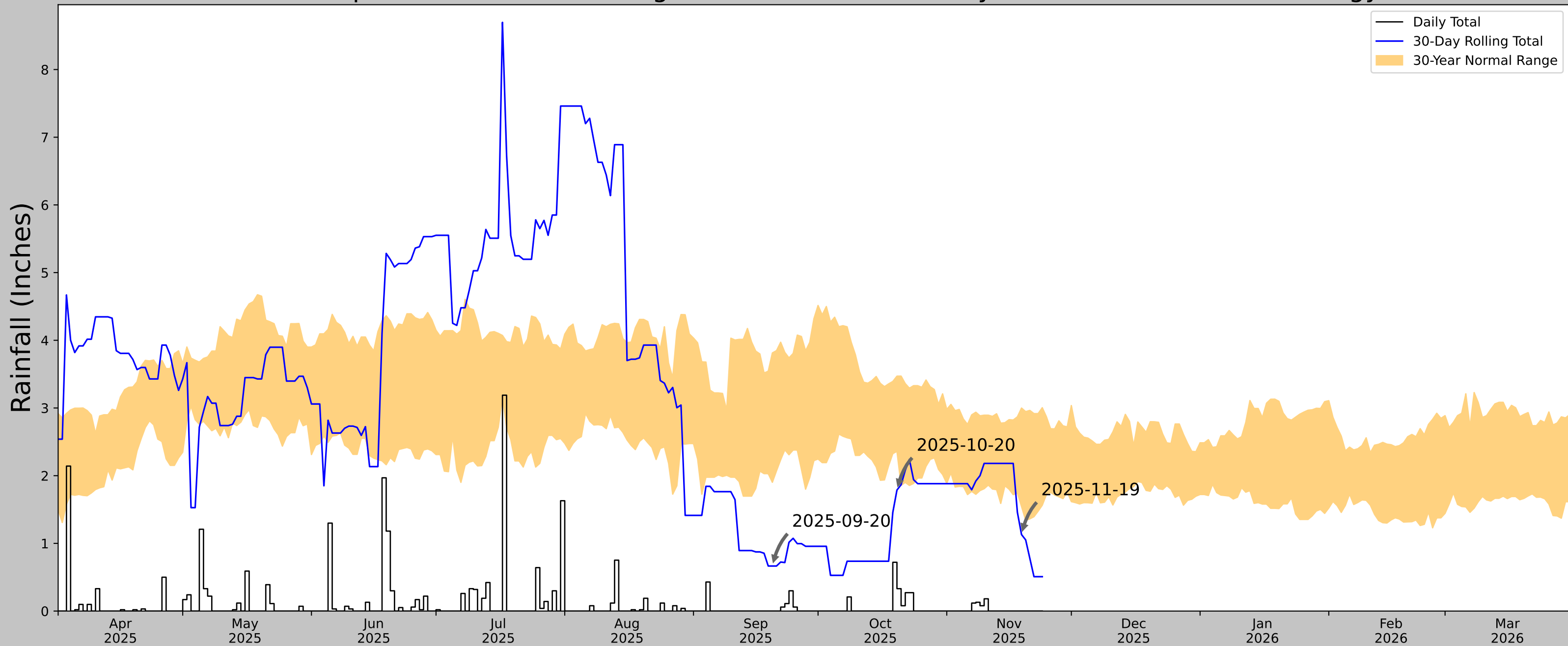
All wetland delineations must be verified by USACE or the Michigan Department of Environment, Great Lakes, and Energy to be considered official. The wetland delineation conducted onsite is reflective of environmental conditions at the time the fieldwork was performed. Wetlands are dynamic natural systems; therefore, boundaries may change slightly over time.

## Permitting

Impacts to the wetlands identified above whether federally, state, or locally regulated may require notification and authorization through USACE, the Michigan Department of Environment, Great Lakes, and Energy (EGLE), or the City of Novi. Permits required may include Section 401/404, Regional or Nationwide General Permit (RGP & NWP), or an Individual Permit.

***Appendix A***  
***Antecedent Precipitation Tool***

# Antecedent Precipitation vs Normal Range based on NOAA's Daily Global Historical Climatology Network



Coordinates	42.44745, -83.43691
Observation Date	2025-11-19
Elevation (ft)	850.81
Drought Index (PDSI)	Mild drought (2025-10)
WebWIMP H <sub>2</sub> O Balance	Wet Season

30 Days Ending	30 <sup>th</sup> %ile (in)	70 <sup>th</sup> %ile (in)	Observed (in)	Wetness Condition	Condition Value	Month Weight	Product
2025-11-19	1.544882	2.999606	1.129921	Dry	1	3	3
2025-10-20	2.359843	3.470473	1.787402	Dry	1	2	2
2025-09-20	1.901969	3.81378	0.665354	Dry	1	1	1
Result							Drier than Normal - 6

Figures and tables made by the  
Antecedent Precipitation Tool  
Version 3.0



US Army Corps  
of Engineers

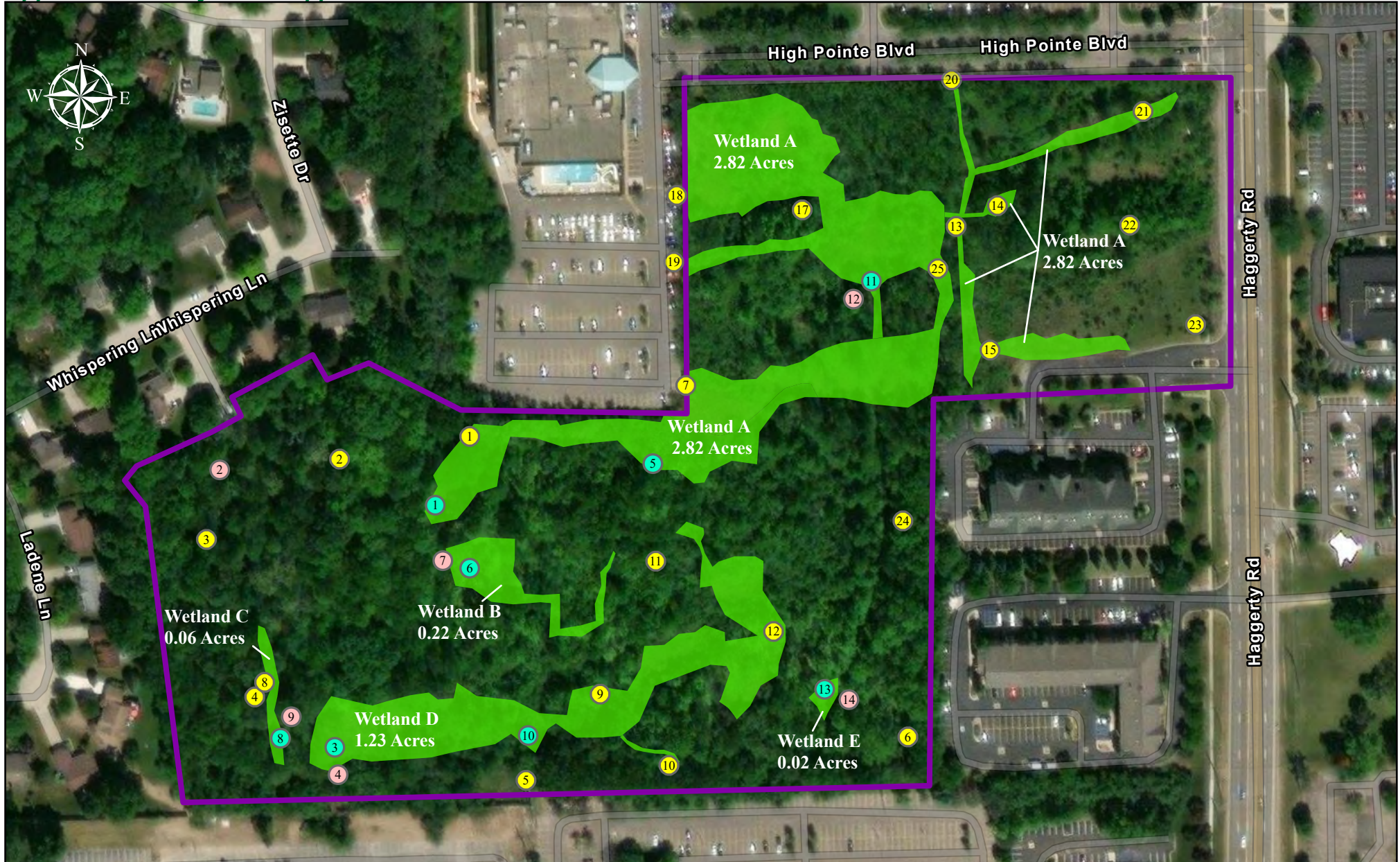


ERDC

Developed by:  
U.S. Army Corps of Engineers and  
U.S. Army Engineer Research and  
Development Center

Weather Station Name	Coordinates	Elevation (ft)	Distance (mi)	Elevation Δ	Weighted Δ	Days Normal	Days Antecedent
FARMINGTON	42.4669, -83.3625	720.144	4.024	130.666	2.337	8589	89
FARMINGTON HILLS 2.3 SSW	42.4565, -83.3981	735.892	1.952	15.748	0.909	7	0
LIVONIA 2.3 NNW	42.431, -83.3819	691.929	2.67	28.215	1.277	8	1
FARMINGTON HILLS 1.2 N	42.5031, -83.3766	854.003	2.602	133.859	1.519	3	0
LIVONIA 1.1 SSW	42.3835, -83.3779	655.84	5.816	64.304	2.991	2	0
W BLOOMFIELD	42.5414, -83.3431	890.092	5.241	169.948	3.249	3	0
DEARBORN HEIGHTS FD	42.325, -83.2936	624.016	10.416	96.128	5.688	263	0
DEARBORN	42.3192, -83.2383	604.987	12.013	115.157	6.789	2376	0
PONTIAC WWTP	42.6389, -83.2556	890.092	13.07	169.948	8.103	83	0
DETROIT WILLOW RUN AP	42.2367, -83.5264	708.005	17.973	12.139	8.306	16	0
DETROIT METRO AP	42.2311, -83.3311	629.921	16.371	90.223	8.844	3	0

**Appendix B: Study Area Mapped Water Resources**



Site Location: Haggerty Road, Novi, Michigan

Sources: Esri World Imagery Hybrid. Imagery Date June 2023

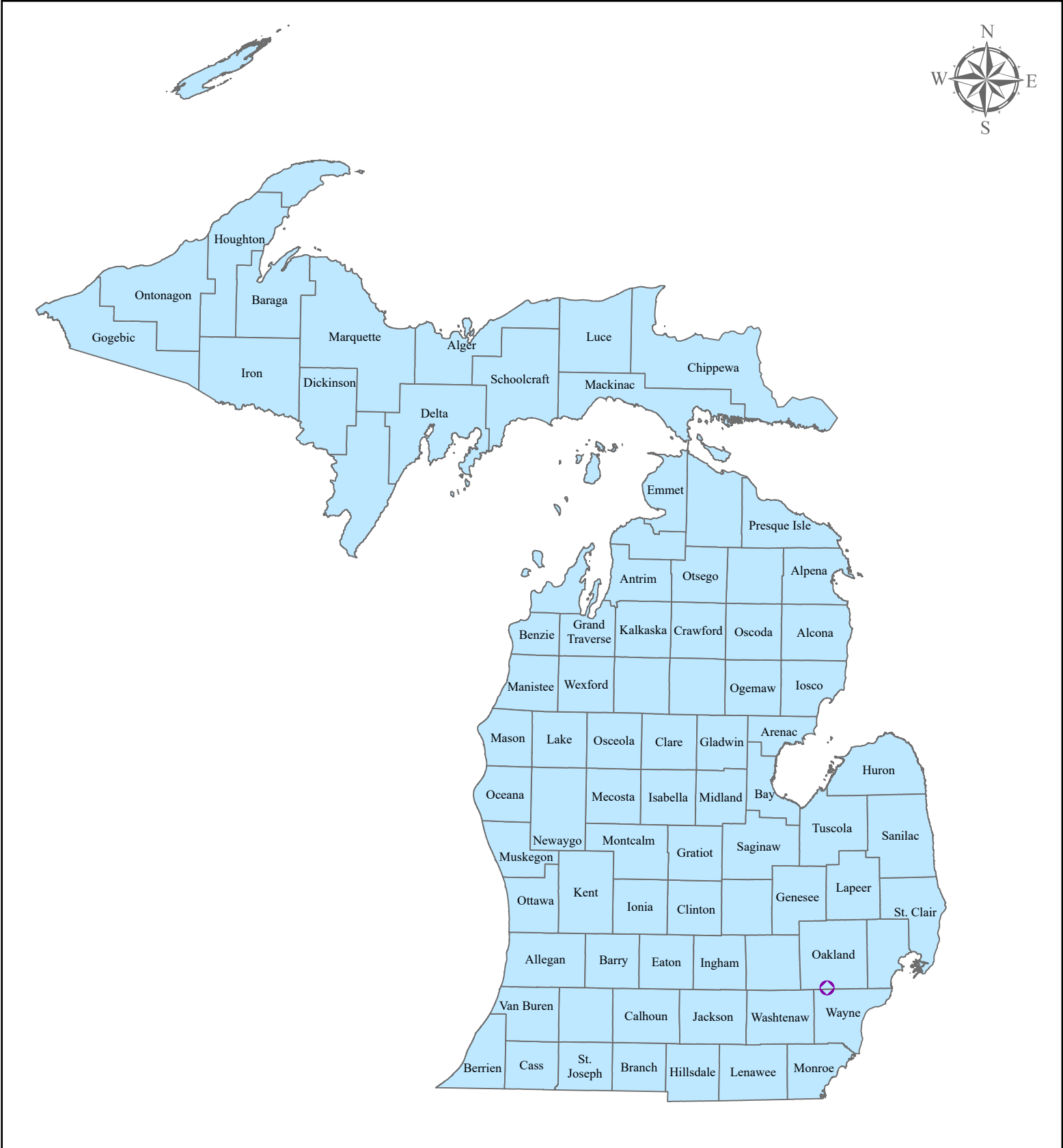
Date: November 2025



- Study Area
- Wetland
- Photo Point

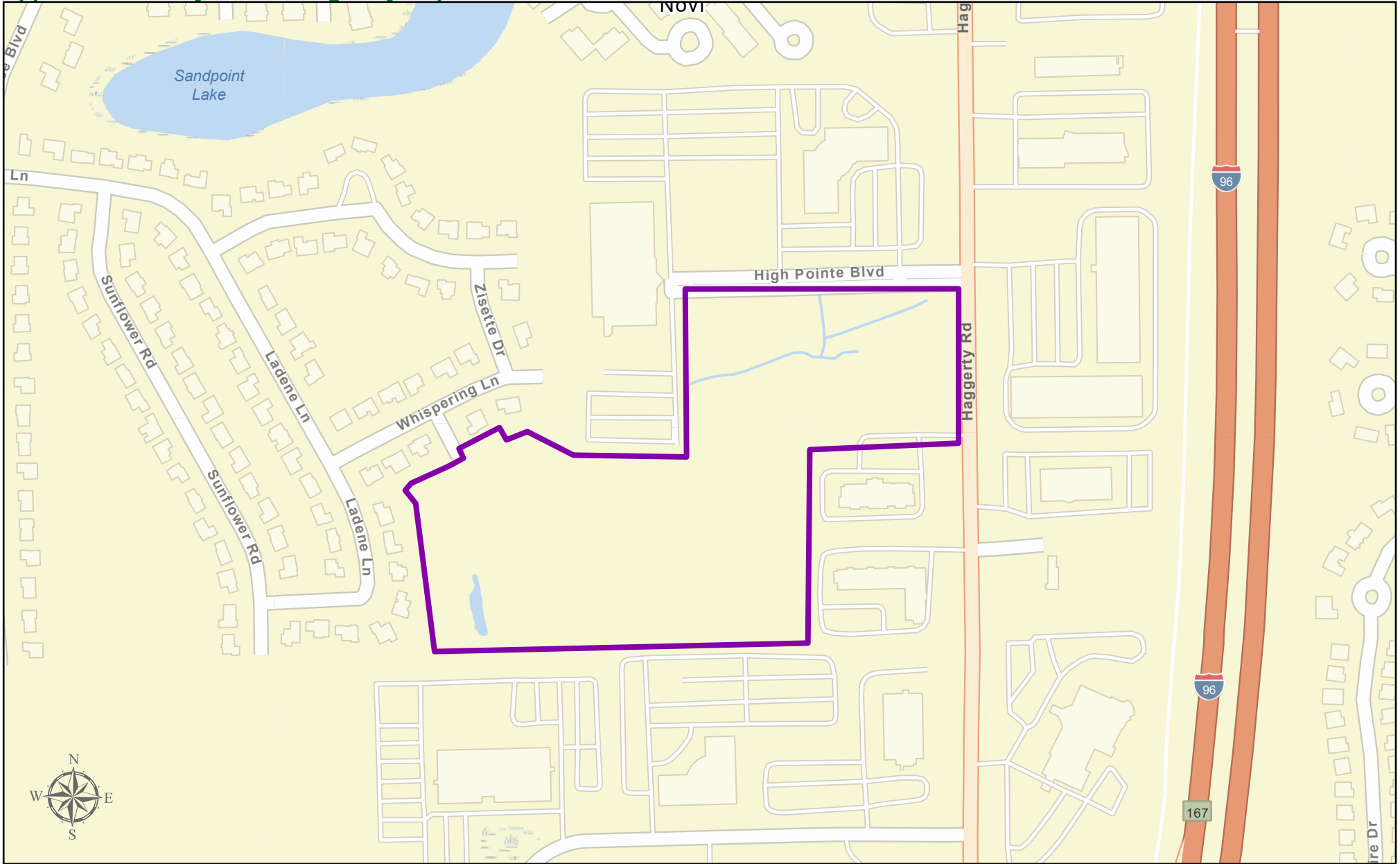
- Upland Point
- Wetland Point

# Appendix C: Study Area on Michigan County Map




	Site Location: Haggerty Road, Novi, Michigan	Study Area Michigan County
	Sources: Michigan County Layer	
Date: November 2025		

# Appendix D: Study Area on Highway Map



Site Location: Haggerty Road, Novi, Michigan

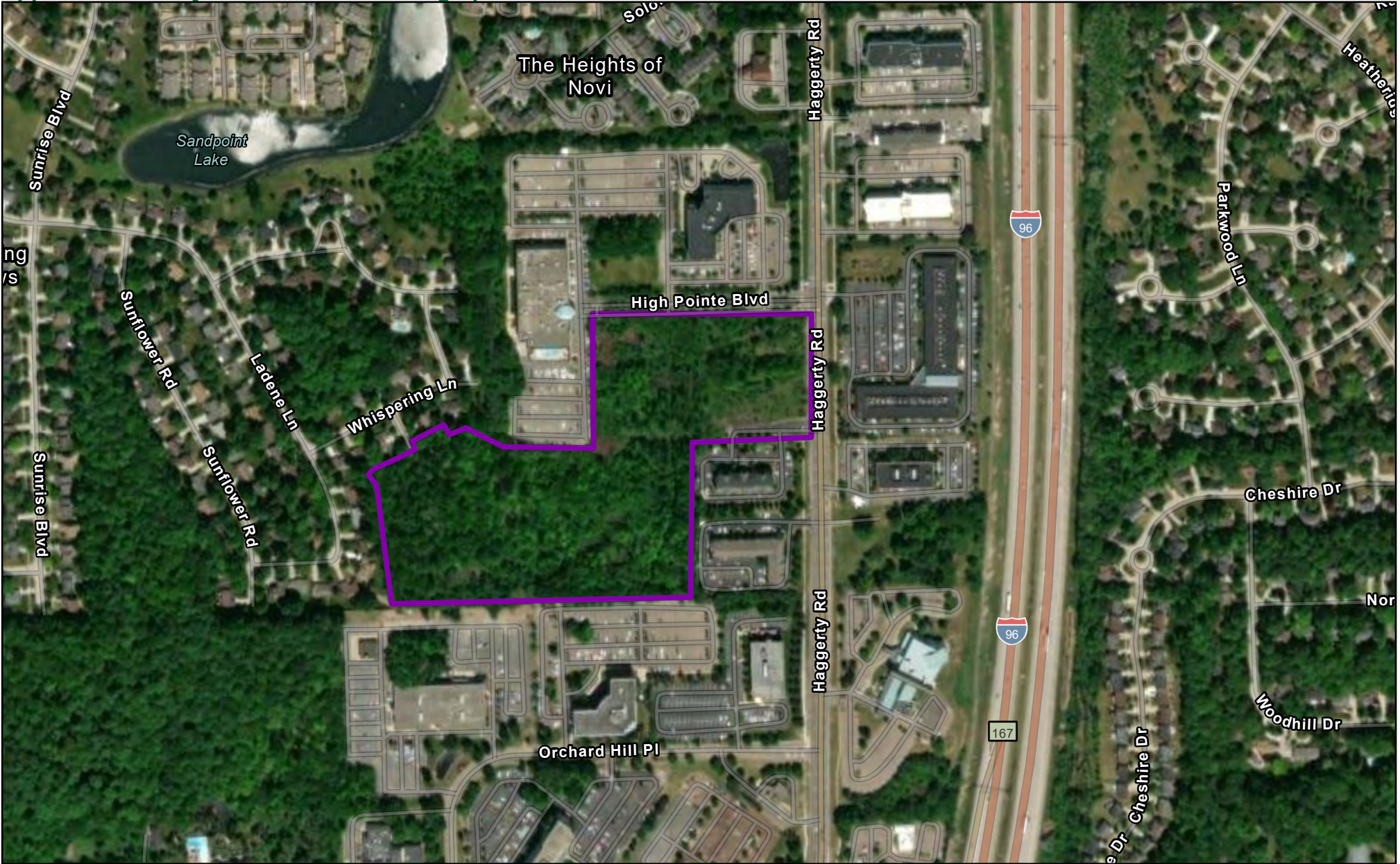
 Study Area

Sources: USGS Topo. Imagery Date Refreshed: October 27, 2025


Date: November 2025



Appendix E: Study Area on Aerial Photograph

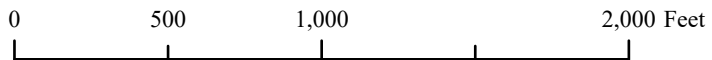


Site Location: Haggerty Road, Novi, Michigan

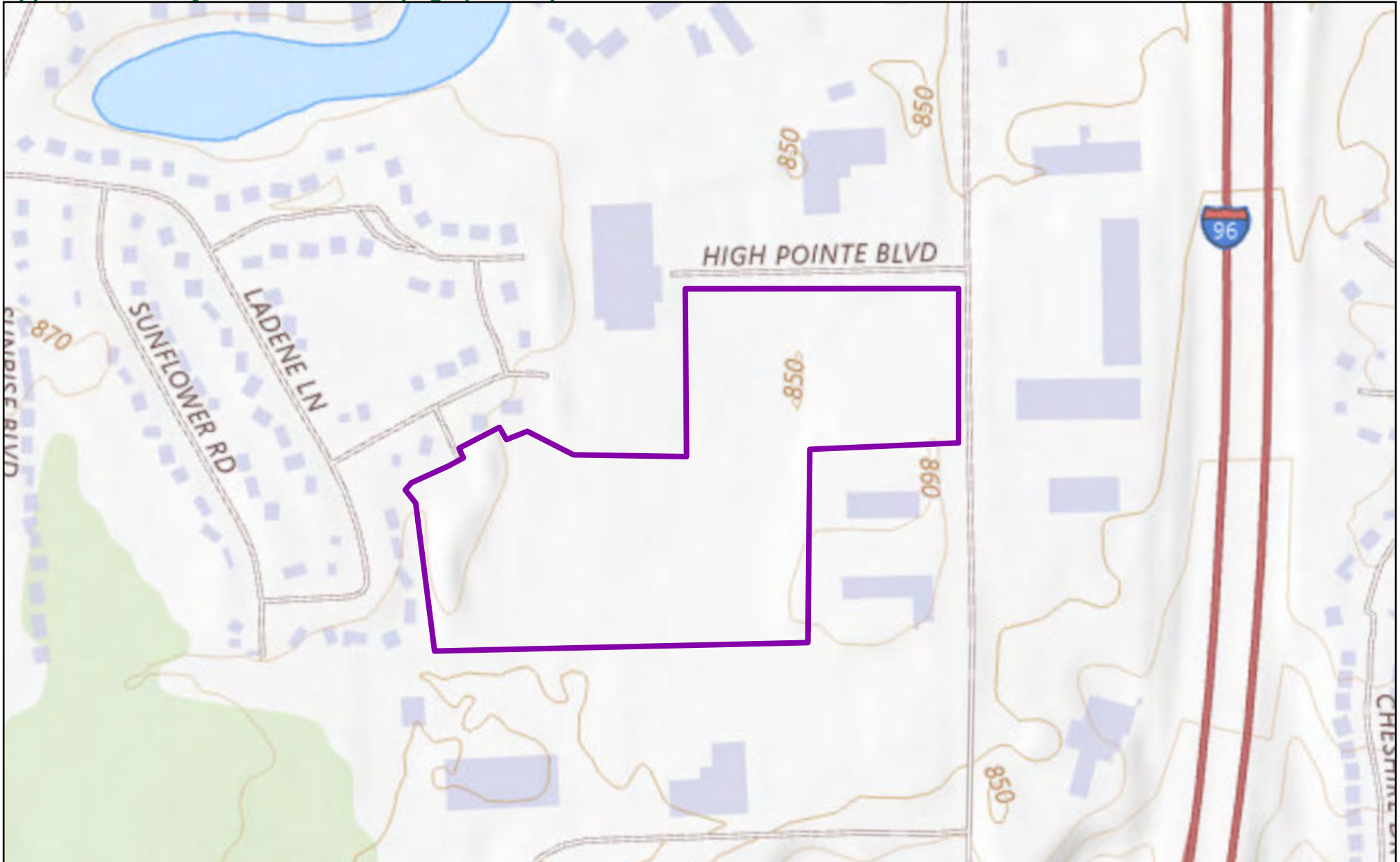
 Study Area

Sources: Esri World Imagery Hybrid. Imagery Date June 2023


Date: November 2025



Appendix F: Study Area on USGS Topographic Map

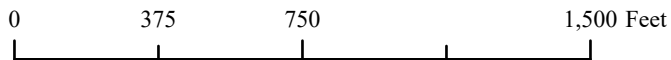


Site Location: Haggerty Road, Novi, Michigan

 Study Area

Sources: USGS Topo. Imagery Date Refreshed: October 27, 2025

Date: November 2025

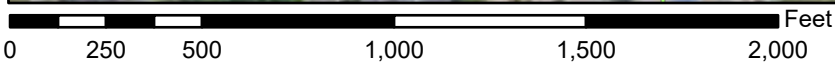
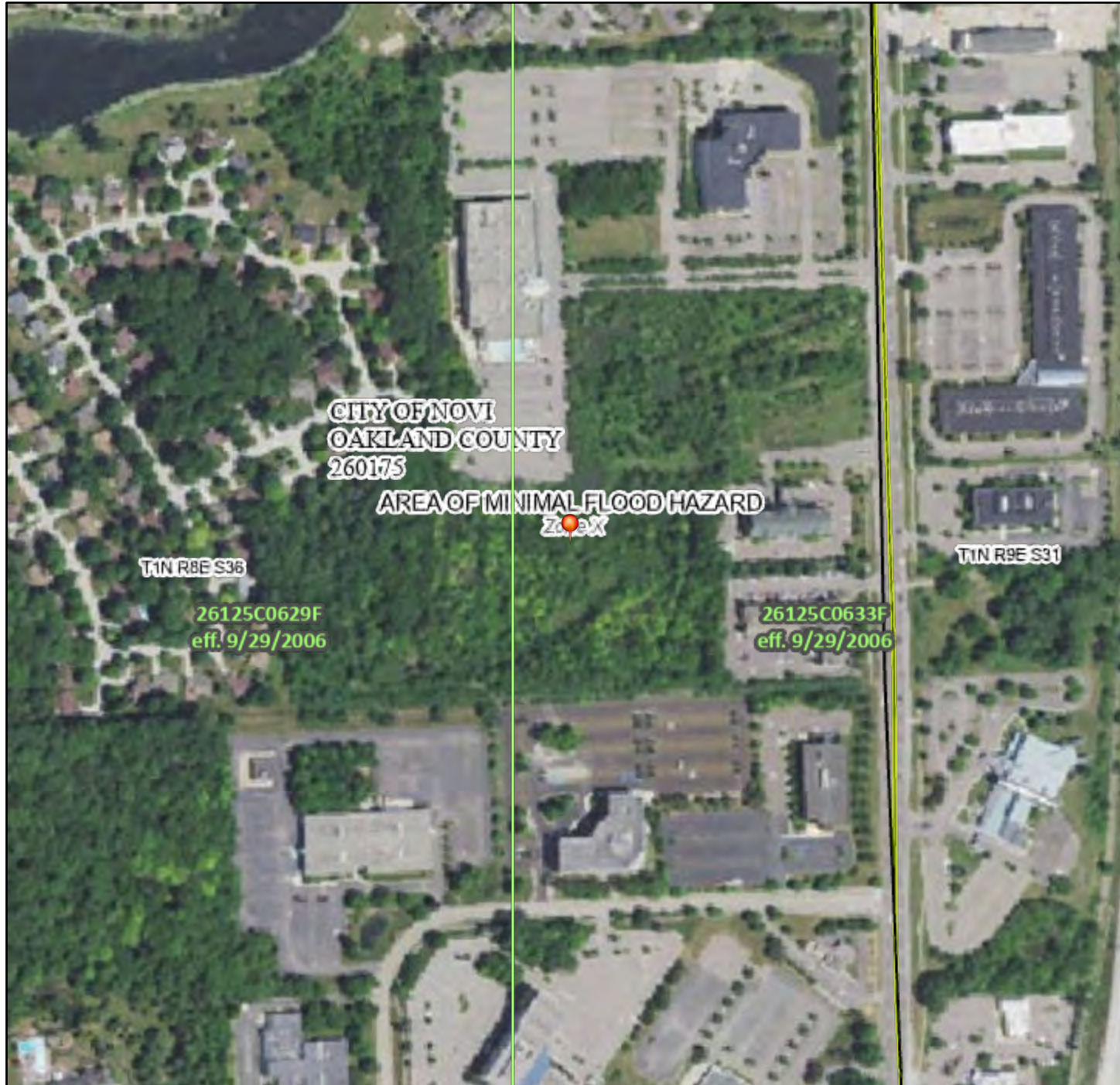


***Appendix G***  
***FEMA Firmette***

# National Flood Hazard Layer FIRMMette



83°26'32"W 42°27'3"N


























1:6,000

83°25'54"W 42°26'36"N

Basemap Imagery Source: USGS National Map 2023

## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- |                                    |  |
|------------------------------------|--|
| <b>SPECIAL FLOOD HAZARD AREAS</b>  |  Without Base Flood Elevation (BFE)<br><i>Zone A, V, A99</i><br> With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i><br> Regulatory Floodway   |
| <b>OTHER AREAS OF FLOOD HAZARD</b> |  0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i><br> Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i><br> Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i><br> Area with Flood Risk due to Levee <i>Zone D</i>  |
| <b>OTHER AREAS</b>                 |  NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i><br> Effective LOMRs<br> Area of Undetermined Flood Hazard <i>Zone D</i>   |
| <b>GENERAL STRUCTURES</b>          |  Channel, Culvert, or Storm Sewer<br> Levee, Dike, or Floodwall  |
| <b>OTHER FEATURES</b>              |  20.2 Cross Sections with 1% Annual Chance Water Surface Elevation<br> 17.5 Coastal Transect<br> Base Flood Elevation Line (BFE)<br> Limit of Study<br> Jurisdiction Boundary<br> Coastal Transect Baseline<br> Profile Baseline<br> Hydrographic Feature |
| <b>MAP PANELS</b>                  |  Digital Data Available<br> No Digital Data Available<br> Unmapped   |



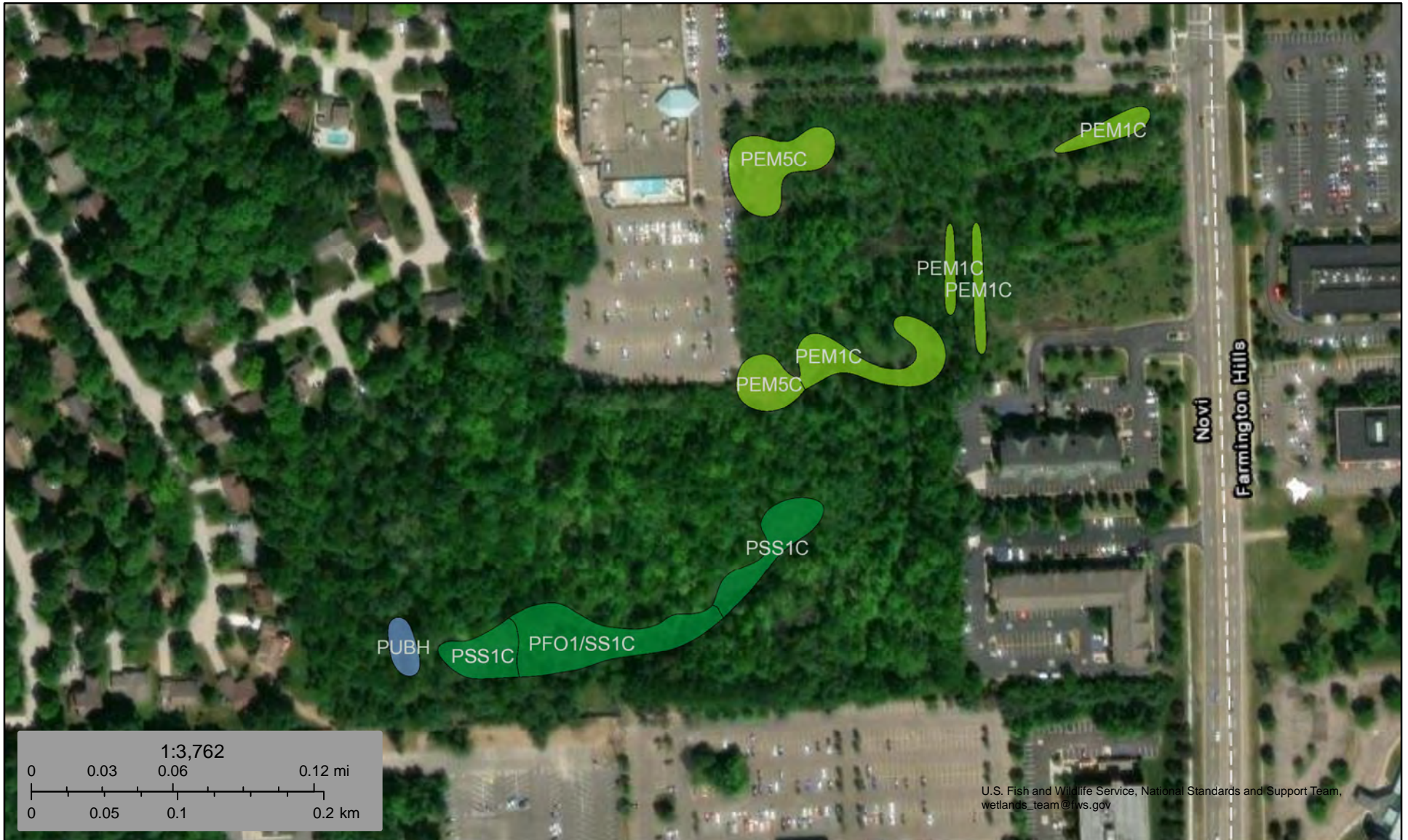
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **11/26/2025 at 6:27 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

***Appendix H:***  
***Study Area on National Wetland Inventory Map***



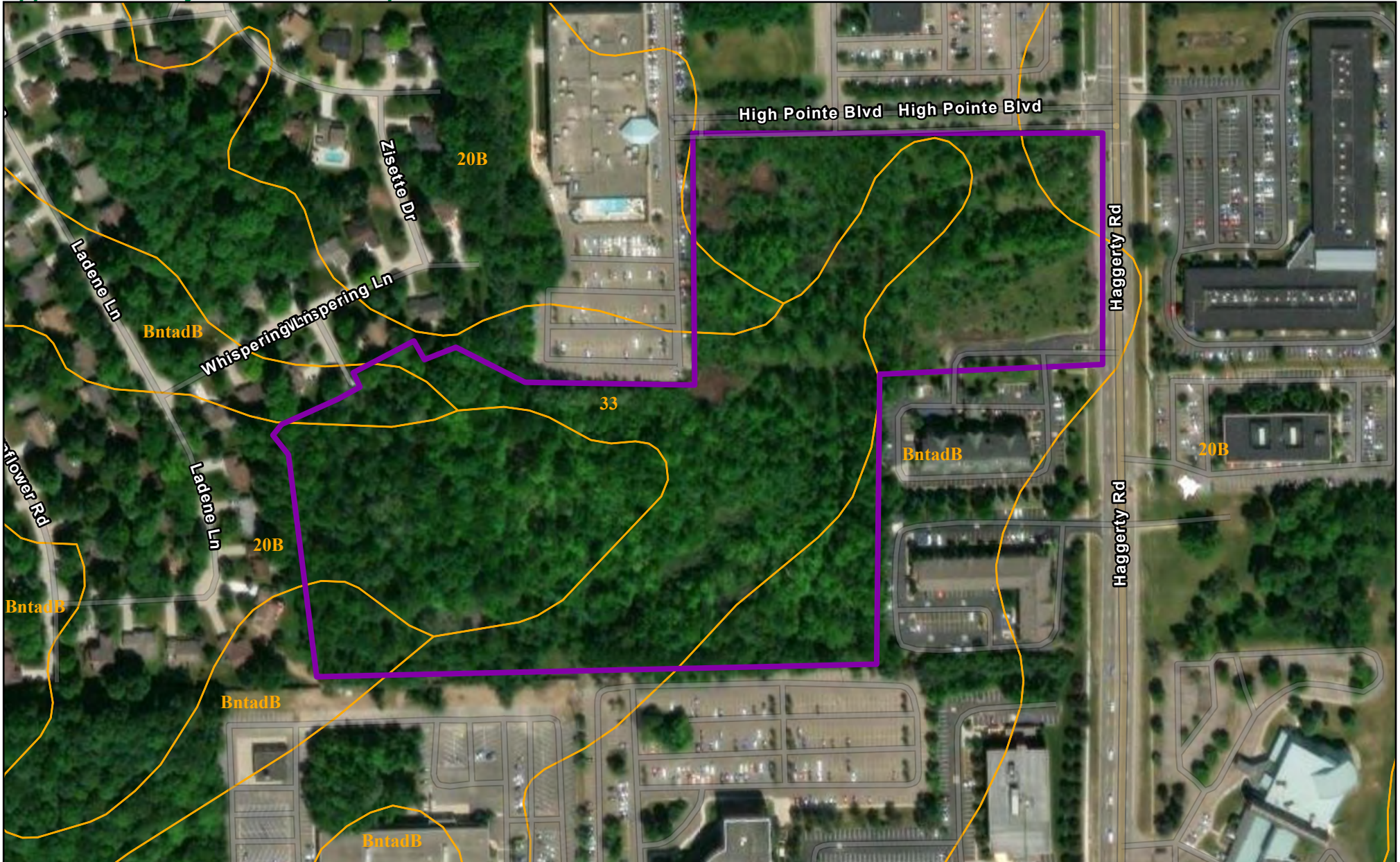
November 19, 2025

**Wetlands**

- |                                |                                   |       |
|--------------------------------|-----------------------------------|-------|
| Estuarine and Marine Deepwater | Freshwater Emergent Wetland       | Lake  |
| Estuarine and Marine Wetland   | Freshwater Forested/Shrub Wetland | Other |
| Freshwater Pond                | Riverine                          |       |

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

Appendix I: Study Area on Soils Map



Site Location: Haggerty Road, Novi, Michigan

Sources: Esri World Imagery Hybrid. Imagery Date June 2023

-  Study Area
-  Soils

Date: November 2025



**Appendix J**  
**Site Photographs**



DP 1, View looking north



DP 1, View looking east



DP 1, View looking south



DP 1, View looking west

**Appendix J**  
**Site Photographs**



DP 2, View looking north



DP 2, View looking east



DP 2, View looking south



DP 2, View looking west

**Appendix J**  
**Site Photographs**



DP 3, View looking north



DP 3, View looking east



DP 3, View looking south



DP 3, View looking west

**Appendix J**  
**Site Photographs**



DP 4, View looking north



DP 4, View looking east



DP 4, View looking south



DP 4, View looking west

## Appendix J Site Photographs



DP 5, View looking north



DP 5, View looking east



DP 5, View looking south



DP 5, View looking west

**Appendix J**  
**Site Photographs**



DP 6, View looking north



DP 6, View looking east



DP 6, View looking south



DP 6, View looking west

**Appendix J**  
**Site Photographs**



Data Point 7, View looking north



Data Point 7, View looking east



Data Point 7, View looking south



Data Point 7, View looking west

**Appendix J**  
**Site Photographs**



Data Point 8, View looking north



Data Point 8, View looking east



Data Point 8, View looking south



Data Point 8, View looking west

## Appendix J Site Photographs



Data Point 9, View looking north



Data Point 9, View looking east



Data Point 9, View looking south



Data Point 9, View looking west

## Appendix J Site Photographs



Data Point 10 View looking north



Data Point 10, View looking east



Data Point 10, View looking south



Data Point 10, View looking west

**Appendix J**  
**Site Photographs**



Data Point 11 View looking north



Data Point 11, View looking east



Data Point 11, View looking south



Data Point 11, View looking west

## Appendix J Site Photographs



Data Point 13, View looking north



Data Point 13, View looking east



Data Point 13, View looking south



Data Point 13, View looking west

## Appendix J Site Photographs



Data Point 13, View looking north



Data Point 13, View looking east



Data Point 13, View looking south



Data Point 13, View looking west

**Appendix J**  
**Site Photographs**



Data Point 14, View looking north



Data Point 14 View looking east



Data Point 14, View looking south



Data Point 14, View looking west

**Appendix J**  
**Site Photographs**



PP 1, View looking north



PP 1, View looking east



PP1 , View looking south



PP 1, View looking west

**Appendix J**  
**Site Photographs**



PP 2, View looking north



PP 2, View looking east



PP2 , View looking south



PP 2, View looking west

**Appendix J**  
**Site Photographs**



PP 3, View looking north



PP 3, View looking east



PP 3 , View looking south



PP 3, View looking west

## Appendix J Site Photographs



PP 4, View looking north



PP 4, View looking east



PP 4, View looking south



PP 4, View looking west

## Appendix J Site Photographs



PP 5, View looking north



PP 5, View looking east



PP 5, View looking south



PP 5, View looking west

**Appendix J**  
**Site Photographs**



PP 6, View looking north



PP 6, View looking east



PP 6, View looking south



PP 6, View looking west

## Appendix J Site Photographs



PP 7, Outfall from Parking Lot



PP 8.1, Hydrant



PP 8.2 , Water Line Flags



PP 9

## Appendix J Site Photographs



PP 10, Ditch North



PP 10, Ditch South



PP 11, view looking north



PP 11, view looking east

## Appendix J Site Photographs



PP 11 view looking south



PP 11, view looking west



PP 12



PP 13 Channel

**Appendix J**  
**Site Photographs**



PP 14 view looking north



PP 14, view looking east



PP 14, view looking south



PP 14, view looking west

**Appendix J**  
**Site Photographs**



PP 15 view looking north



PP 15, view looking east



PP 15, view looking south



PP 15, view looking west

**Appendix J**  
**Site Photographs**



PP 17 view looking north



PP 17, view looking east



PP 17, view looking south



PP 17, view looking west

**Appendix J**  
**Site Photographs**



PP 18 Curb Cut



PP 19 Storm Drain



PP 20, view looking south



PP 21, view looking north

**Appendix J**  
**Site Photographs**



PP 21, View looking east



PP 21, View looking south



PP 21, view looking west



PP 22, view looking north

## Appendix J Site Photographs



PP 22, View looking east



PP 22, View looking south



PP 22, view looking west



PP 23, view looking north

## Appendix J Site Photographs



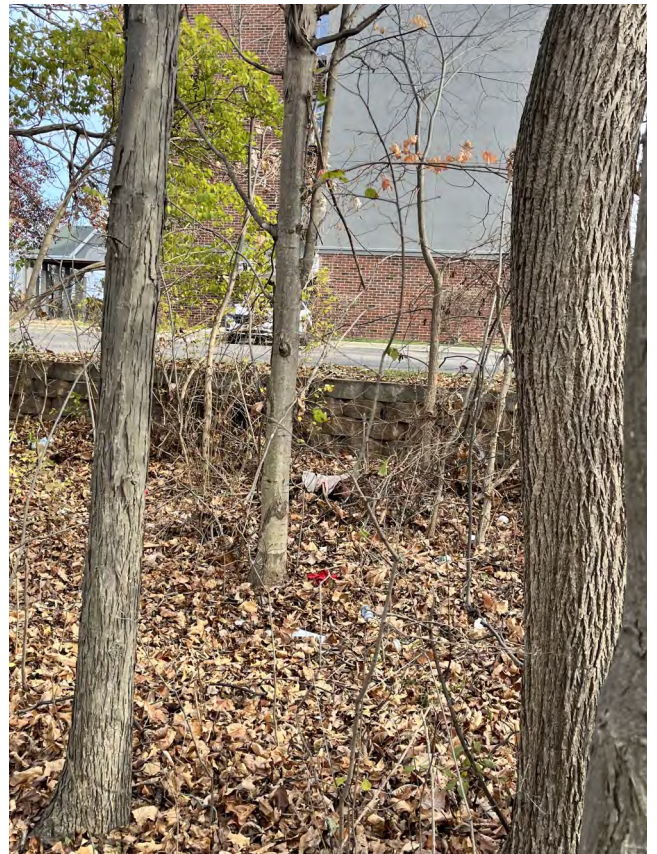
PP 23, View looking south



PP 23 View looking west



PP 24, view looking north



PP 24, view looking east

**Appendix J**  
**Site Photographs**



PP 24, View looking south



PP 24 View looking west



PP 25, View looking north



PP 25 View looking east

**Appendix J**  
**Site Photographs**



PP 25, view looking south

## **Appendix K**

### **Definition of Wetlands Vegetation Indicator Status (from Lichvar et al, 2016)**

**Obligate Wetlands (OBL).** Almost always is a hydrophyte, rarely in uplands.

**Facultative Wetlands (FACW).** Usually is a hydrophyte but occasionally found in uplands.

**Facultative (FAC).** Commonly occurs as either a hydrophyte or non-hydrophyte.

**Facultative Upland (FACU).** Occasionally is a hydrophyte but usually occurs in uplands.

**Obligate Upland (UPL).** Rarely is a hydrophyte, almost always in uplands.

Species for which little or no information was available to base an indicator status were assigned a no indicator (NI) status. An asterisk (\*) after the indicator status indicates that the indicator status was based on limited ecological information.

The wetlands indicator categories should not be equated to degrees of wetness. Many obligate wetlands species occur in permanently or semi-permanently flooded wetlands, but a number of obligates also occur, and some are restricted to wetlands that are only temporarily or seasonally flooded. The facultative upland species include a diverse collection of plants that range from weedy species adapted to exist in a number of environmentally stressful or disturbed sites (including wetlands), to species in which a portion of the gene pool (an ecotype) always occurs in wetlands. Both the weedy and ecotype representatives of the facultative upland category occur in seasonally and semi-permanently flooded wetlands.

Davey Resource Group has added two additional indicators for situations when plants can only be identified to genus. A Wetlands Indicator Species (WIS) is a plant that is most likely obligate wetlands, facultative wetlands, or facultative. An Upland Indicator Species (UIS) is a plant that is most likely indicative of upland or facultative upland conditions. These additional indicators are used when species identification is not possible. A variety of factors are part of the UIS and WIS assignments. Indicator statuses of all locally occurring members of the genus in question are considered, as are the health and size of the population and the indicator status of nearby plants.

***Appendix L***  
***Vegetation, Hydrology, and Soils Data Sheets***

**U.S. Army Corps of Engineers**  
**WETLAND DETERMINATION DATA SHEET – Midwest Region**  
 See ERDC/EL TR-10-16; the proponent agency is CECW-COR

OMB Control #: 0710-0024, Exp: 09/30/2027  
 Requirement Control Symbol EXEMPT:  
 (Authority: AR 335-15, paragraph 5-2a)

Project/Site: Haggerty Road, Novi, MI City/County: Detroit/Oakland County Sampling Date: 2025-11-19  
 Applicant/Owner: Avedon Company State: Michigan Sampling Point: Point 1  
 Investigator(s): Kelly Volansky, Mike Sobieski, Kyle Schumann Section, Township, Range: S36 T1N R8E  
 Landform (hillside, terrace, etc.): Depression Local relief (concave, convex, none): Concave  
 Slope (%): 1 Lat: 42.4472943 Long: -83.4381554 Datum: WGS 84  
 Soil Map Unit Name: 20B - Glynwood loam, 2 to 6 percent slopes NWI classification: \_\_\_\_\_

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

Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ significantly disturbed? Are "Normal Circumstances" present? Yes  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 <input checked="" type="checkbox"/> No _____ Hydric Soil Present? Yes <input checked="" type="checkbox"/> No _____ Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No _____	<b>Is the Sampled Area within a Wetland?</b> Yes <input checked="" type="checkbox"/> No _____
Remarks:	

**VEGETATION – Use scientific names of plants.**

Tree Stratum (Plot size: <u>30 ft r</u> )	Absolute % Cover	Dominant Species?	Indicator Status	
1. <u>Acer rubrum</u>	<u>40</u>	<input checked="" type="checkbox"/>	<u>FAC</u>	<b>Dominance Test worksheet:</b> 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>100.00</u> (A/B)
2. <u>Fraxinus pennsylvanica</u>	<u>10</u>		<u>FACW</u>	
3. <u>Rhamnus cathartica</u>	<u>10</u>		<u>FAC</u>	
4. <u>Ulmus americana</u>	<u>10</u>		<u>FACW</u>	
5. _____				
	<u>70</u>	=Total Cover		
Sapling/Shrub Stratum (Plot size: <u>15 ft r</u> )				
1. <u>Rhamnus cathartica</u>	<u>20</u>	<input checked="" type="checkbox"/>	<u>FAC</u>	<b>Prevalence Index worksheet:</b> Total % Cover of: Multiply by: OBL species <u>80</u> x 1 = <u>80</u> FACW species <u>20</u> x 2 = <u>40</u> FAC species <u>100</u> x 3 = <u>300</u> FACU species <u>2</u> x 4 = <u>8</u> UPL species <u>0</u> x 5 = <u>0</u> Column Totals: <u>202</u> (A) <u>428</u> (B) Prevalence Index = B/A = <u>2.11</u>
2. _____				
3. _____				
4. _____				
5. _____				
	<u>20</u>	=Total Cover		
Herb Stratum (Plot size: <u>5 ft r</u> )				
1. <u>Carex muskingumensis</u>	<u>40</u>	<input checked="" type="checkbox"/>	<u>OBL</u>	<b>Hydrophytic Vegetation Indicators:</b> _____ 1 - Rapid Test for Hydrophytic Vegetation <input checked="" type="checkbox"/> 2 - Dominance Test is >50% <input checked="" type="checkbox"/> 3 - Prevalence Index is ≤3.0 <sup>1</sup> _____ 4 - Morphological Adaptations <sup>1</sup> (Provide supporting data in Remarks or on a separate sheet) _____ Problematic Hydrophytic Vegetation <sup>1</sup> (Explain) <sup>1</sup> Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
2. <u>Leersia oryzoides</u>	<u>40</u>	<input checked="" type="checkbox"/>	<u>OBL</u>	
3. <u>Verbena urticifolia</u>	<u>20</u>		<u>FAC</u>	
4. <u>Prunella vulgaris</u>	<u>10</u>		<u>FAC</u>	
5. <u>Erigeron strigosus</u>	<u>2</u>		<u>FACU</u>	
6. _____				
7. _____				
8. _____				
9. _____				
10. _____				
	<u>112</u>	=Total Cover		
Woody Vine Stratum (Plot size: <u>30 ft r</u> )				
1. _____				<b>Hydrophytic Vegetation Present?</b> Yes <input checked="" type="checkbox"/> No _____
2. _____				
		=Total Cover		

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

**SOIL**

Sampling Point: Point 1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type <sup>1</sup>	Loc <sup>2</sup>		
0 - 8	10YR 3/2	100					Silty Clay Loam	
8 - 14	10YR 4/2	60	10YR 3/6	2	C	M	Sandy Clay Loam	
8 - 14	10YR 3/2	38					Sandy Clay Loam	
14 - 20	10YR 4/2	75	7.5YR 4/6	20	C	M	Loamy Sand	
14 - 20	10YR 3/2	5					Loamy Sand	
-								

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

<sup>2</sup>Location: PL=Pore Lining, M=Matrix.

**Hydric Soil Indicators:**

- Histosol (A1)
- Histic Epipedon (A2)
- Black Histic (A3)
- Hydrogen Sulfide (A4)
- Stratified Layers (A5)
- 2 cm Muck (A10)
- Depleted Below Dark Surface (A11)
- Thick Dark Surface (A12)
- Iron Monosulfide (A18)
- Sandy Mucky Mineral (S1)
- 5 cm Mucky Peat or Peat (S3)
- Sandy Gleyed Matrix (S4)
- Sandy Redox (S5)
- Stripped Matrix (S6)
- Dark Surface (S7)
- Loamy Mucky Mineral (F1)
- Loamy Gleyed Matrix (F2)
- Depleted Matrix (F3)
- Redox Dark Surface (F6)
- Depleted Dark Surface (F7)
- Redox Depressions (F8)

**Indicators for Problematic Hydric Soils<sup>3</sup>:**

- Iron-Manganese Masses (F12)
- Red Parent Material (F21) Very
- Shallow Dark Surface (F22)
- Other (Explain in Remarks)

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

**Restrictive Layer (if observed):**

Type: \_\_\_\_\_  
Depth (inches): \_\_\_\_\_

**Hydric Soil Present?** Yes  No

Remarks:

**HYDROLOGY**

**Wetland Hydrology Indicators:**

Primary Indicators (minimum of one is required; check all that apply)

- Surface Water (A1)
- High Water Table (A2)
- Saturation (A3)
- Water Marks (B1)
- Sediment Deposits (B2)
- Drift Deposits (B3)
- Algal Mat or Crust (B4)
- Iron Deposits (B5)
- Inundation Visible on Aerial Imagery (B7)
- Sparsely Vegetated Concave Surface (B8)
- Water-Stained Leaves (B9)
- Aquatic Fauna (B13)
- True Aquatic Plants (B14)
- 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)
- Gauge or Well Data (D9)
- Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- Surface Soil Cracks (B6)
- Drainage Patterns (B10)
- Dry-Season Water Table (C2)
- Crayfish Burrows (C8)
- Saturation Visible on Aerial Imagery (C9)
- Stunted or Stressed Plants (D1)
- Geomorphic Position (D2)
- FAC-Neutral Test (D5)

**Field Observations:**

Surface Water Present? Yes  No  Depth (inches): \_\_\_\_\_  
 Water Table Present? Yes  No  Depth (inches): \_\_\_\_\_  
 Saturation Present? Yes  No  Depth (inches): \_\_\_\_\_  
 (includes capillary fringe)

**Wetland Hydrology Present?** Yes  No

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

Remarks:

**U.S. Army Corps of Engineers**  
**WETLAND DETERMINATION DATA SHEET – Midwest Region**  
 See ERDC/EL TR-10-16; the proponent agency is CECW-COR

OMB Control #: 0710-0024, Exp: 09/30/2027  
 Requirement Control Symbol EXEMPT:  
 (Authority: AR 335-15, paragraph 5-2a)

Project/Site: Haggerty Road, Novi, MI City/County: Detroit/Oakland County Sampling Date: 2025-11-19  
 Applicant/Owner: Avedon Company State: Michigan Sampling Point: Point 2  
 Investigator(s): Kelly Volansky, Mike Sobieski, Kyle Schumann Section, Township, Range: S36 T1N R8E  
 Landform (hillside, terrace, etc.): Flat Local relief (concave, convex, none): None  
 Slope (%): 0 Lat: 42.447328 Long: -83.4393445 Datum: WGS 84  
 Soil Map Unit Name: BntadB - Blount loam, 0 to 4 percent slopes NWI classification: \_\_\_\_\_

Are climatic / hydrologic conditions on the site typical for this time of year? Yes  No \_\_\_\_\_ (If no, explain in Remarks.)  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ significantly disturbed? Are "Normal Circumstances" present? Yes  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 <input checked="" type="checkbox"/> No _____ Hydric Soil Present? Yes _____ No <input checked="" type="checkbox"/> Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No _____	<b>Is the Sampled Area within a Wetland?</b> Yes _____ No <input checked="" type="checkbox"/>
Remarks:	

**VEGETATION – Use scientific names of plants.**

Tree Stratum (Plot size: <u>30 ft r</u> )	Absolute % Cover	Dominant Species?	Indicator Status	
1. <u>Populus deltoides</u>	<u>40</u>	<input checked="" type="checkbox"/>	<u>FAC</u>	<b>Dominance Test worksheet:</b> Number of Dominant Species That Are OBL, FACW, or FAC: <u>3</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>60.00</u> (A/B)
2. <u>Robinia pseudoacacia</u>	<u>20</u>	<input checked="" type="checkbox"/>	<u>FACU</u>	
3. _____				
4. _____				
5. _____				
	<u>60</u>	=Total Cover		
Sapling/Shrub Stratum (Plot size: <u>15 ft r</u> )	Absolute % Cover	Dominant Species?	Indicator Status	
1. <u>Rhamnus cathartica</u>	<u>40</u>	<input checked="" type="checkbox"/>	<u>FAC</u>	<b>Prevalence Index worksheet:</b> Total % Cover of: Multiply by: OBL species <u>3</u> x 1 = <u>3</u> FACW species <u>66</u> x 2 = <u>132</u> FAC species <u>88</u> x 3 = <u>264</u> FACU species <u>20</u> x 4 = <u>80</u> UPL species <u>20</u> x 5 = <u>100</u> Column Totals: <u>197</u> (A) <u>579</u> (B) Prevalence Index = B/A = <u>2.93</u>
2. <u>Lonicera maackii</u>	<u>20</u>	<input checked="" type="checkbox"/>	<u>UPL</u>	
3. _____				
4. _____				
5. _____				
	<u>60</u>	=Total Cover		
Herb Stratum (Plot size: <u>5 ft r</u> )	Absolute % Cover	Dominant Species?	Indicator Status	
1. <u>Phragmites australis</u>	<u>60</u>	<input checked="" type="checkbox"/>	<u>FACW</u>	<b>Hydrophytic Vegetation Indicators:</b> ___ 1 - Rapid Test for Hydrophytic Vegetation <input checked="" type="checkbox"/> 2 - Dominance Test is >50% ___ 3 - Prevalence Index is ≤3.0 <sup>1</sup> ___ 4 - Morphological Adaptations <sup>1</sup> (Provide supporting data in Remarks or on a separate sheet) ___ Problematic Hydrophytic Vegetation <sup>1</sup> (Explain) <sup>1</sup> Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
2. <u>Geum canadense</u>	<u>8</u>		<u>FAC</u>	
3. <u>Gentiana saponaria</u>	<u>5</u>		<u>FACW</u>	
4. <u>Carex muskingumensis</u>	<u>3</u>		<u>OBL</u>	
5. <u>Solidago gigantea</u>	<u>1</u>		<u>FACW</u>	
6. _____				
7. _____				
8. _____				
9. _____				
10. _____				
	<u>77</u>	=Total Cover		
Woody Vine Stratum (Plot size: <u>30 ft r</u> )	Absolute % Cover	Dominant Species?	Indicator Status	
1. _____				<b>Hydrophytic Vegetation Present?</b> Yes <input checked="" type="checkbox"/> No _____
2. _____				
			=Total Cover	

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

**SOIL**

Sampling Point: Point 2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type <sup>1</sup>	Loc <sup>2</sup>		
0 - 1	10YR 3/2	100					Sandy Loam	
1 - 2	10YR 5/4	100					Sand	
2 - 6	10YR 3/2	98	5YR 4/6	2	C	M	Sandy Clay Loam	
6 - 18	10YR 4/4	60	5YR 4/6	40	C	M	Clay	
-								
-								

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

<sup>2</sup>Location: PL=Pore Lining, M=Matrix.

**Hydric Soil Indicators:**

- Histosol (A1)
- Histic Epipedon (A2)
- Black Histic (A3)
- Hydrogen Sulfide (A4)
- Stratified Layers (A5)
- 2 cm Muck (A10)
- Depleted Below Dark Surface (A11)
- Thick Dark Surface (A12)
- Iron Monosulfide (A18)
- Sandy Mucky Mineral (S1)
- 5 cm Mucky Peat or Peat (S3)
- Sandy Gleyed Matrix (S4)
- Sandy Redox (S5)
- Stripped Matrix (S6)
- Dark Surface (S7)
- Loamy Mucky Mineral (F1)
- Loamy Gleyed Matrix (F2)
- Depleted Matrix (F3)
- Redox Dark Surface (F6)
- Depleted Dark Surface (F7)
- Redox Depressions (F8)

**Indicators for Problematic Hydric Soils<sup>3</sup>:**

- Iron-Manganese Masses (F12)
- Red Parent Material (F21) Very
- Shallow Dark Surface (F22)
- Other (Explain in Remarks)

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

**Restrictive Layer (if observed):**

Type: \_\_\_\_\_  
Depth (inches): \_\_\_\_\_

Hydric Soil Present? Yes \_\_\_\_\_ No

Remarks:

**HYDROLOGY**

**Wetland Hydrology Indicators:**

Primary Indicators (minimum of one is required; check all that apply)

- Surface Water (A1)
- High Water Table (A2)
- Saturation (A3)
- Water Marks (B1)
- Sediment Deposits (B2)
- Drift Deposits (B3)
- Algal Mat or Crust (B4)
- Iron Deposits (B5)
- Inundation Visible on Aerial Imagery (B7)
- Sparsely Vegetated Concave Surface (B8)
- Water-Stained Leaves (B9)
- Aquatic Fauna (B13)
- True Aquatic Plants (B14)
- 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)
- Gauge or Well Data (D9)
- Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- Surface Soil Cracks (B6)
- Drainage Patterns (B10)
- Dry-Season Water Table (C2)
- Crayfish Burrows (C8)
- Saturation Visible on Aerial Imagery (C9)
- Stunted or Stressed Plants (D1)
- Geomorphic Position (D2)
- FAC-Neutral Test (D5)

**Field Observations:**

Surface Water Present? Yes \_\_\_\_\_ No  Depth (inches): \_\_\_\_\_  
 Water Table Present? Yes \_\_\_\_\_ No  Depth (inches): \_\_\_\_\_  
 Saturation Present? Yes \_\_\_\_\_ No  Depth (inches): \_\_\_\_\_  
 (includes capillary fringe)

Wetland Hydrology Present? Yes  No \_\_\_\_\_

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

Remarks:

Project/Site: Haggerty Road, Novi, MI City/County: Detroit/Oakland County Sampling Date: 2025-11-19  
 Applicant/Owner: Avedon Company State: Michigan Sampling Point: Point 3  
 Investigator(s): Kelly Volansky, Mike Sobieski, Kyle Schumann Section, Township, Range: S36 T1N R8E  
 Landform (hillside, terrace, etc.): \_\_\_\_\_ Local relief (concave, convex, none): \_\_\_\_\_  
 Slope (%): \_\_\_\_\_ Lat: 42.4462721 Long: -83.4387064 Datum: WGS 84  
 Soil Map Unit Name: 20B - Glynwood loam, 2 to 6 percent slopes NWI classification: PSS1C

Are climatic / hydrologic conditions on the site typical for this time of year? Yes  No \_\_\_\_\_ (If no, explain in Remarks.)  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ significantly disturbed? Are "Normal Circumstances" present? Yes  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 <input checked="" type="checkbox"/> No _____ Hydric Soil Present? Yes <input checked="" type="checkbox"/> No _____ Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No _____	Is the Sampled Area within a Wetland? Yes <input checked="" type="checkbox"/> No _____
Remarks:	

**VEGETATION – Use scientific names of plants.**

Tree Stratum (Plot size: <u>30 ft r</u> )	Absolute % Cover	Dominant Species?	Indicator Status																	
1. <u>Populus deltoides</u>	<u>20</u>	<input checked="" type="checkbox"/>	<u>FAC</u>	<b>Dominance Test worksheet:</b> 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>100.00</u> (A/B)																
2. <u>Ulmus americana</u>	<u>15</u>	<input checked="" type="checkbox"/>	<u>FACW</u>																	
3. _____																				
4. _____																				
5. _____																				
	<u>35</u>	=Total Cover																		
Sapling/Shrub Stratum (Plot size: <u>15 ft r</u> )	Absolute % Cover	Dominant Species?	Indicator Status																	
1. <u>Salix interior</u>	<u>40</u>	<input checked="" type="checkbox"/>	<u>FACW</u>	<b>Prevalence Index worksheet:</b> <table style="width:100%; border-collapse: collapse;"> <tr> <td style="width:50%;">Total % Cover of:</td> <td style="width:50%;">Multiply by:</td> </tr> <tr> <td>OBL species <u>22</u></td> <td>x 1 = <u>22</u></td> </tr> <tr> <td>FACW species <u>157</u></td> <td>x 2 = <u>314</u></td> </tr> <tr> <td>FAC species <u>62</u></td> <td>x 3 = <u>186</u></td> </tr> <tr> <td>FACU species <u>7</u></td> <td>x 4 = <u>28</u></td> </tr> <tr> <td>UPL species <u>0</u></td> <td>x 5 = <u>0</u></td> </tr> <tr> <td>Column Totals: <u>248</u> (A)</td> <td><u>550</u> (B)</td> </tr> <tr> <td colspan="2" style="text-align: center;">Prevalence Index = B/A = <u>2.21</u></td> </tr> </table>	Total % Cover of:	Multiply by:	OBL species <u>22</u>	x 1 = <u>22</u>	FACW species <u>157</u>	x 2 = <u>314</u>	FAC species <u>62</u>	x 3 = <u>186</u>	FACU species <u>7</u>	x 4 = <u>28</u>	UPL species <u>0</u>	x 5 = <u>0</u>	Column Totals: <u>248</u> (A)	<u>550</u> (B)	Prevalence Index = B/A = <u>2.21</u>	
Total % Cover of:	Multiply by:																			
OBL species <u>22</u>	x 1 = <u>22</u>																			
FACW species <u>157</u>	x 2 = <u>314</u>																			
FAC species <u>62</u>	x 3 = <u>186</u>																			
FACU species <u>7</u>	x 4 = <u>28</u>																			
UPL species <u>0</u>	x 5 = <u>0</u>																			
Column Totals: <u>248</u> (A)	<u>550</u> (B)																			
Prevalence Index = B/A = <u>2.21</u>																				
2. <u>Cornus alba</u>	<u>2</u>		<u>FACW</u>																	
3. _____																				
4. _____																				
5. _____																				
	<u>42</u>	=Total Cover																		
Herb Stratum (Plot size: <u>5 ft r</u> )	Absolute % Cover	Dominant Species?	Indicator Status																	
1. <u>Phalaris arundinacea</u>	<u>100</u>	<input checked="" type="checkbox"/>	<u>FACW</u>	<b>Hydrophytic Vegetation Indicators:</b> 1 - Rapid Test for Hydrophytic Vegetation <input checked="" type="checkbox"/> 2 - Dominance Test is >50% <input checked="" type="checkbox"/> 3 - Prevalence Index is ≤3.0 <sup>1</sup> 4 - Morphological Adaptations <sup>1</sup> (Provide supporting data in Remarks or on a separate sheet) _____ Problematic Hydrophytic Vegetation <sup>1</sup> (Explain) <sup>1</sup> Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.																
2. <u>Juncus tenuis</u>	<u>40</u>	<input checked="" type="checkbox"/>	<u>FAC</u>																	
3. <u>Carex tribuloides</u>	<u>20</u>		<u>OBL</u>																	
4. <u>Solidago altissima</u>	<u>7</u>		<u>FACU</u>																	
5. <u>Epilobium coloratum</u>	<u>2</u>		<u>OBL</u>																	
6. <u>Symphyotrichum lanceolatum</u>	<u>2</u>		<u>FAC</u>																	
7. _____																				
8. _____																				
9. _____																				
10. _____																				
	<u>171</u>	=Total Cover																		
Woody Vine Stratum (Plot size: <u>30 ft r</u> )	Absolute % Cover	Dominant Species?	Indicator Status																	
1. _____				<b>Hydrophytic Vegetation Present?</b> Yes <input checked="" type="checkbox"/> No _____																
2. _____																				
			=Total Cover																	

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

**SOIL**

Sampling Point: Point 3

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type <sup>1</sup>	Loc <sup>2</sup>		
0 - 8	10YR 2/2	98	10YR 5/8	2	C	M	Silty Clay Loam	
8 - 18	10YR 2/2	94	10YR 5/8	6	C	M	Silty Clay Loam	
-								
-								
-								
-								

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

<sup>2</sup>Location: PL=Pore Lining, M=Matrix.

**Hydric Soil Indicators:**

- Histosol (A1)
- Histic Epipedon (A2)
- Black Histic (A3)
- Hydrogen Sulfide (A4)
- Stratified Layers (A5)
- 2 cm Muck (A10)
- Depleted Below Dark Surface (A11)
- Thick Dark Surface (A12)
- Iron Monosulfide (A18)
- Sandy Mucky Mineral (S1)
- 5 cm Mucky Peat or Peat (S3)
- Sandy Gleyed Matrix (S4)
- Sandy Redox (S5)
- Stripped Matrix (S6)
- Dark Surface (S7)
- Loamy Mucky Mineral (F1)
- Loamy Gleyed Matrix (F2)
- Depleted Matrix (F3)
- Redox Dark Surface (F6)
- Depleted Dark Surface (F7)
- Redox Depressions (F8)

**Indicators for Problematic Hydric Soils<sup>3</sup>:**

- Iron-Manganese Masses (F12)
- Red Parent Material (F21) Very
- Shallow Dark Surface (F22)
- Other (Explain in Remarks)

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

**Restrictive Layer (if observed):**

Type: \_\_\_\_\_  
Depth (inches): \_\_\_\_\_

Hydric Soil Present? Yes  No

Remarks:

**HYDROLOGY**

**Wetland Hydrology Indicators:**

Primary Indicators (minimum of one is required; check all that apply)

- Surface Water (A1)
- High Water Table (A2)
- Saturation (A3)
- Water Marks (B1)
- Sediment Deposits (B2)
- Drift Deposits (B3)
- Algal Mat or Crust (B4)
- Iron Deposits (B5)
- Inundation Visible on Aerial Imagery (B7)
- Sparsely Vegetated Concave Surface (B8)
- Water-Stained Leaves (B9)
- Aquatic Fauna (B13)
- True Aquatic Plants (B14)
- 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)
- Gauge or Well Data (D9)
- Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- Surface Soil Cracks (B6)
- Drainage Patterns (B10)
- Dry-Season Water Table (C2)
- Crayfish Burrows (C8)
- Saturation Visible on Aerial Imagery (C9)
- Stunted or Stressed Plants (D1)
- Geomorphic Position (D2)
- FAC-Neutral Test (D5)

**Field Observations:**

Surface Water Present? Yes  No  Depth (inches): \_\_\_\_\_  
 Water Table Present? Yes  No  Depth (inches): \_\_\_\_\_  
 Saturation Present? Yes  No  Depth (inches): \_\_\_\_\_  
 (includes capillary fringe)

Wetland Hydrology Present? Yes  No

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

Remarks:

**U.S. Army Corps of Engineers**  
**WETLAND DETERMINATION DATA SHEET – Midwest Region**  
 See ERDC/EL TR-10-16; the proponent agency is CECW-COR

OMB Control #: 0710-0024, Exp: 09/30/2027  
 Requirement Control Symbol EXEMPT:  
 (Authority: AR 335-15, paragraph 5-2a)

Project/Site: Haggerty Road, Novi, MI City/County: Detroit/Oakland County Sampling Date: 2025-11-19  
 Applicant/Owner: Avedon Company State: Michigan Sampling Point: Point 4  
 Investigator(s): Kelly Volansky, Mike Sobieski, Kyle Schumann Section, Township, Range: S36 T1N R8E  
 Landform (hillside, terrace, etc.): \_\_\_\_\_ Local relief (concave, convex, none): \_\_\_\_\_  
 Slope (%): \_\_\_\_\_ Lat: 42.4462543 Long: -83.4386938 Datum: WGS 84  
 Soil Map Unit Name: 33 - Lenawee silty clay loam, 0 to 1 percent slopes NWI classification: PSS1C

Are climatic / hydrologic conditions on the site typical for this time of year? Yes  No \_\_\_\_\_ (If no, explain in Remarks.)  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ significantly disturbed? Are "Normal Circumstances" present? Yes  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 <input checked="" type="checkbox"/> No _____ Hydric Soil Present? Yes _____ No <input checked="" type="checkbox"/> Wetland Hydrology Present? Yes _____ No <input checked="" type="checkbox"/>	<b>Is the Sampled Area within a Wetland?</b> Yes _____ No <input checked="" type="checkbox"/>
Remarks:	

**VEGETATION – Use scientific names of plants.**

Tree Stratum (Plot size: <u>30 ft r</u> )	Absolute % Cover	Dominant Species?	Indicator Status	
1. <u>Ulmus americana</u>	<u>30</u>	<input checked="" type="checkbox"/>	<u>FACW</u>	<b>Dominance Test worksheet:</b> Number of Dominant Species That Are OBL, FACW, or FAC: <u>4</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>80.00</u> (A/B)
2. <u>Populus deltoides</u>	<u>25</u>	<input checked="" type="checkbox"/>	<u>FAC</u>	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
	<u>55</u>	=Total Cover		
Sapling/Shrub Stratum (Plot size: <u>15 ft r</u> )				
1. <u>Rhamnus cathartica</u>	<u>60</u>	<input checked="" type="checkbox"/>	<u>FAC</u>	<b>Prevalence Index worksheet:</b> Total % Cover of: Multiply by: OBL species <u>1</u> x 1 = <u>1</u> FACW species <u>31</u> x 2 = <u>62</u> FAC species <u>108</u> x 3 = <u>324</u> FACU species <u>12</u> x 4 = <u>48</u> UPL species <u>0</u> x 5 = <u>0</u> Column Totals: <u>152</u> (A) <u>435</u> (B) Prevalence Index = B/A = <u>2.86</u>
2. <u>Cornus racemosa</u>	<u>20</u>	<input checked="" type="checkbox"/>	<u>FAC</u>	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
	<u>80</u>	=Total Cover		
Herb Stratum (Plot size: <u>5 ft r</u> )				
1. <u>Solidago altissima</u>	<u>10</u>	<input checked="" type="checkbox"/>	<u>FACU</u>	<b>Hydrophytic Vegetation Indicators:</b> _____ 1 - Rapid Test for Hydrophytic Vegetation <input checked="" type="checkbox"/> _____ 2 - Dominance Test is >50% _____ 3 - Prevalence Index is ≤3.0 <sup>1</sup> _____ 4 - Morphological Adaptations <sup>1</sup> (Provide supporting data in Remarks or on a separate sheet) _____ Problematic Hydrophytic Vegetation <sup>1</sup> (Explain) <sup>1</sup> Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
2. <u>Geum canadense</u>	<u>3</u>	_____	<u>FAC</u>	
3. <u>Fragaria virginiana</u>	<u>2</u>	_____	<u>FACU</u>	
4. <u>Carex tribuloides</u>	<u>1</u>	_____	<u>OBL</u>	
5. <u>Geum aleppicum</u>	<u>1</u>	_____	<u>FACW</u>	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
	<u>17</u>	=Total Cover		
Woody Vine Stratum (Plot size: <u>30 ft r</u> )				
1. _____	_____	_____	_____	<b>Hydrophytic Vegetation Present?</b> Yes <input checked="" type="checkbox"/> No _____
2. _____	_____	_____	_____	
	_____	=Total Cover		

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

**SOIL**

Sampling Point: Point 4

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type <sup>1</sup>	Loc <sup>2</sup>		
0 - 8	10YR 3/2	100					Sandy Loam	
8 - 18	10YR 3/2	98	10YR 4/6	2	C	M	Sandy Clay Loam	
-								
-								
-								
-								

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

<sup>2</sup>Location: PL=Pore Lining, M=Matrix.

**Hydric Soil Indicators:**

- Histosol (A1)
- Histic Epipedon (A2)
- Black Histic (A3)
- Hydrogen Sulfide (A4)
- Stratified Layers (A5)
- 2 cm Muck (A10)
- Depleted Below Dark Surface (A11)
- Thick Dark Surface (A12)
- Iron Monosulfide (A18)
- Sandy Mucky Mineral (S1)
- 5 cm Mucky Peat or Peat (S3)
- Sandy Gleyed Matrix (S4)
- Sandy Redox (S5)
- Stripped Matrix (S6)
- Dark Surface (S7)
- Loamy Mucky Mineral (F1)
- Loamy Gleyed Matrix (F2)
- Depleted Matrix (F3)
- Redox Dark Surface (F6)
- Depleted Dark Surface (F7)
- Redox Depressions (F8)

**Indicators for Problematic Hydric Soils<sup>3</sup>:**

- Iron-Manganese Masses (F12)
- Red Parent Material (F21) Very
- Shallow Dark Surface (F22)
- Other (Explain in Remarks)

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

**Restrictive Layer (if observed):**

Type: \_\_\_\_\_  
Depth (inches): \_\_\_\_\_

Hydric Soil Present? Yes  No

Remarks:

**HYDROLOGY**

**Wetland Hydrology Indicators:**

Primary Indicators (minimum of one is required; check all that apply)

- Surface Water (A1)
- High Water Table (A2)
- Saturation (A3)
- Water Marks (B1)
- Sediment Deposits (B2)
- Drift Deposits (B3)
- Algal Mat or Crust (B4)
- Iron Deposits (B5)
- Inundation Visible on Aerial Imagery (B7)
- Sparsely Vegetated Concave Surface (B8)
- Water-Stained Leaves (B9)
- Aquatic Fauna (B13)
- True Aquatic Plants (B14)
- 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)
- Gauge or Well Data (D9)
- Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- Surface Soil Cracks (B6)
- Drainage Patterns (B10)
- Dry-Season Water Table (C2)
- Crayfish Burrows (C8)
- Saturation Visible on Aerial Imagery (C9)
- Stunted or Stressed Plants (D1)
- Geomorphic Position (D2)
- FAC-Neutral Test (D5)

**Field Observations:**

Surface Water Present? Yes  No  Depth (inches): \_\_\_\_\_  
 Water Table Present? Yes  No  Depth (inches): \_\_\_\_\_  
 Saturation Present? Yes  No  Depth (inches): \_\_\_\_\_  
 (includes capillary fringe)

Wetland Hydrology Present? Yes  No

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

Remarks:

**U.S. Army Corps of Engineers**  
**WETLAND DETERMINATION DATA SHEET – Midwest Region**  
 See ERDC/EL TR-10-16; the proponent agency is CECW-COR

OMB Control #: 0710-0024, Exp: 09/30/2027  
 Requirement Control Symbol EXEMPT:  
 (Authority: AR 335-15, paragraph 5-2a)

Project/Site: Haggerty Road, Novi, MI City/County: Detroit/Oakland County Sampling Date: 2025-11-20  
 Applicant/Owner: Avedon Company State: Michigan Sampling Point: Point 5  
 Investigator(s): Kelly Volansky, Mike Sobieski, Kyle Schumann Section, Township, Range: S36 T1N R8E  
 Landform (hillside, terrace, etc.): \_\_\_\_\_ Local relief (concave, convex, none): \_\_\_\_\_  
 Slope (%): \_\_\_\_\_ Lat: 42.447392 Long: -83.437181 Datum: WGS 84  
 Soil Map Unit Name: 33 - Lenawee silty clay loam, 0 to 1 percent slopes NWI classification: \_\_\_\_\_

Are climatic / hydrologic conditions on the site typical for this time of year? Yes  No \_\_\_\_\_ (If no, explain in Remarks.)  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ significantly disturbed? Are "Normal Circumstances" present? Yes  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 <input checked="" type="checkbox"/> No _____ Hydric Soil Present? Yes <input checked="" type="checkbox"/> No _____ Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No _____	Is the Sampled Area within a Wetland? Yes <input checked="" type="checkbox"/> No _____
Remarks:	

**VEGETATION – Use scientific names of plants.**

Tree Stratum (Plot size: <u>30 ft r</u> )	Absolute % Cover	Dominant Species?	Indicator Status																	
1. <u>Acer rubrum</u>	<u>25</u>	<input checked="" type="checkbox"/>	<u>FAC</u>	<b>Dominance Test worksheet:</b> Number of Dominant Species That Are OBL, FACW, or FAC: <u>5</u> (A) Total Number of Dominant Species Across All Strata: <u>7</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>71.42</u> (A/B)																
2. <u>Ulmus americana</u>	<u>25</u>	<input checked="" type="checkbox"/>	<u>FACW</u>																	
3. <u>Tilia americana</u>	<u>20</u>	<input checked="" type="checkbox"/>	<u>FACU</u>																	
4. <u>Populus alba</u>	<u>15</u>		<u>UPL</u>																	
5. <u>Juniperus virginiana</u>	<u>5</u>		<u>FACU</u>																	
	<u>90</u>	=Total Cover																		
Sapling/Shrub Stratum (Plot size: <u>15 ft r</u> )																				
1. <u>Rhamnus cathartica</u>	<u>25</u>	<input checked="" type="checkbox"/>	<u>FAC</u>	<b>Prevalence Index worksheet:</b> <table style="width:100%; border-collapse: collapse;"> <tr> <td style="text-align: right;">Total % Cover of:</td> <td style="text-align: right;">Multiply by:</td> </tr> <tr> <td>OBL species <u>10</u></td> <td>x 1 = <u>10</u></td> </tr> <tr> <td>FACW species <u>31</u></td> <td>x 2 = <u>62</u></td> </tr> <tr> <td>FAC species <u>80</u></td> <td>x 3 = <u>240</u></td> </tr> <tr> <td>FACU species <u>55</u></td> <td>x 4 = <u>220</u></td> </tr> <tr> <td>UPL species <u>21</u></td> <td>x 5 = <u>105</u></td> </tr> <tr> <td>Column Totals: <u>197</u> (A)</td> <td><u>637</u> (B)</td> </tr> <tr> <td colspan="2">Prevalence Index = B/A = <u>3.23</u></td> </tr> </table>	Total % Cover of:	Multiply by:	OBL species <u>10</u>	x 1 = <u>10</u>	FACW species <u>31</u>	x 2 = <u>62</u>	FAC species <u>80</u>	x 3 = <u>240</u>	FACU species <u>55</u>	x 4 = <u>220</u>	UPL species <u>21</u>	x 5 = <u>105</u>	Column Totals: <u>197</u> (A)	<u>637</u> (B)	Prevalence Index = B/A = <u>3.23</u>	
Total % Cover of:	Multiply by:																			
OBL species <u>10</u>	x 1 = <u>10</u>																			
FACW species <u>31</u>	x 2 = <u>62</u>																			
FAC species <u>80</u>	x 3 = <u>240</u>																			
FACU species <u>55</u>	x 4 = <u>220</u>																			
UPL species <u>21</u>	x 5 = <u>105</u>																			
Column Totals: <u>197</u> (A)	<u>637</u> (B)																			
Prevalence Index = B/A = <u>3.23</u>																				
2. <u>Cornus racemosa</u>	<u>15</u>	<input checked="" type="checkbox"/>	<u>FAC</u>																	
3. <u>Diervilla lonicera</u>	<u>5</u>		<u>UPL</u>																	
4. <u>Cornus amomum</u>	<u>1</u>		<u>FACW</u>																	
5. _____																				
	<u>46</u>	=Total Cover																		
Herb Stratum (Plot size: <u>5 ft r</u> )																				
1. <u>Solidago altissima</u>	<u>30</u>	<input checked="" type="checkbox"/>	<u>FACU</u>	<b>Hydrophytic Vegetation Indicators:</b> _____ 1 - Rapid Test for Hydrophytic Vegetation <input checked="" type="checkbox"/> 2 - Dominance Test is >50% _____ 3 - Prevalence Index is ≤3.0 <sup>1</sup> _____ 4 - Morphological Adaptations <sup>1</sup> (Provide supporting data in Remarks or on a separate sheet) _____ Problematic Hydrophytic Vegetation <sup>1</sup> (Explain) <sup>1</sup> Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.																
2. <u>Prunella vulgaris</u>	<u>15</u>	<input checked="" type="checkbox"/>	<u>FAC</u>																	
3. <u>Juncus effusus</u>	<u>10</u>		<u>OBL</u>																	
4. <u>Symphyotrichum lateriflorum</u>	<u>10</u>																			
5. <u>Ranunculus recurvatus</u>	<u>5</u>		<u>FACW</u>																	
6. <u>Dipsacus laciniatus</u>	<u>1</u>		<u>UPL</u>																	
7. _____			<u>FAC</u>																	
8. _____																				
9. _____																				
10. _____																				
	<u>71</u>	=Total Cover																		
Woody Vine Stratum (Plot size: <u>30 ft r</u> )																				
1. _____				<b>Hydrophytic Vegetation Present?</b> Yes <input checked="" type="checkbox"/> No _____																
2. _____																				
		=Total Cover																		

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

**SOIL**

Sampling Point: Point 5

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type <sup>1</sup>	Loc <sup>2</sup>		
0 - 6	10YR 3/2	100					Silty Clay Loam	
6 - 18	10YR 4/2	60	10YR 5/6	40	C	M	Silty Clay Loam	
-								
-								
-								
-								

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

<sup>2</sup>Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:	Indicators for Problematic Hydric Soils <sup>3</sup> :
<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Iron-Manganese Masses (F12)
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Red Parent Material (F21) Very
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Shallow Dark Surface (F22)
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Other (Explain in Remarks)
<input type="checkbox"/> Stratified Layers (A5)	
<input type="checkbox"/> 2 cm Muck (A10)	
<input type="checkbox"/> Depleted Below Dark Surface (A11)	
<input type="checkbox"/> Thick Dark Surface (A12)	
<input type="checkbox"/> Iron Monosulfide (A18)	
<input type="checkbox"/> Sandy Mucky Mineral (S1)	
<input type="checkbox"/> 5 cm Mucky Peat or Peat (S3)	
<input type="checkbox"/> Sandy Gleyed Matrix (S4)	
<input type="checkbox"/> Sandy Redox (S5)	
<input type="checkbox"/> Stripped Matrix (S6)	
<input type="checkbox"/> Dark Surface (S7)	
<input type="checkbox"/> Loamy Mucky Mineral (F1)	
<input type="checkbox"/> Loamy Gleyed Matrix (F2)	
<input checked="" type="checkbox"/> Depleted Matrix (F3)	
<input type="checkbox"/> Redox Dark Surface (F6)	
<input type="checkbox"/> Depleted Dark Surface (F7)	
<input type="checkbox"/> Redox Depressions (F8)	

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

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

**HYDROLOGY**

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

<b>Field Observations:</b> Surface Water Present?    Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ Water Table Present?    Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ Saturation Present?    Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ (includes capillary fringe)	<b>Wetland Hydrology Present?</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
---	---

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

Remarks:

**U.S. Army Corps of Engineers**  
**WETLAND DETERMINATION DATA SHEET – Midwest Region**  
 See ERDC/EL TR-10-16; the proponent agency is CECW-COR

OMB Control #: 0710-0024, Exp: 09/30/2027  
 Requirement Control Symbol EXEMPT:  
 (Authority: AR 335-15, paragraph 5-2a)

Project/Site: Haggerty Road, Novi, MI City/County: Detroit/Oakland County Sampling Date: 2025-11-20  
 Applicant/Owner: Avedon Company State: Michigan Sampling Point: Point 6  
 Investigator(s): Kelly Volansky, Mike Sobieski, Kyle Schumann Section, Township, Range: S36 T1N R8E  
 Landform (hillside, terrace, etc.): \_\_\_\_\_ Local relief (concave, convex, none): \_\_\_\_\_  
 Slope (%): \_\_\_\_\_ Lat: 42.446939 Long: -83.4379503 Datum: WGS 84  
 Soil Map Unit Name: 20B - Glynwood loam, 2 to 6 percent slopes NWI classification: \_\_\_\_\_

Are climatic / hydrologic conditions on the site typical for this time of year? Yes  No \_\_\_\_\_ (If no, explain in Remarks.)  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ significantly disturbed? Are "Normal Circumstances" present? Yes  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 <input checked="" type="checkbox"/> No _____ Hydric Soil Present? Yes <input checked="" type="checkbox"/> No _____ Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No _____	<b>Is the Sampled Area within a Wetland?</b> Yes <input checked="" type="checkbox"/> No _____
Remarks:	

**VEGETATION – Use scientific names of plants.**

Tree Stratum (Plot size: <u>30 ft r</u> )	Absolute % Cover	Dominant Species?	Indicator Status																	
1. <u>Acer rubrum</u>	<u>30</u>	<input checked="" type="checkbox"/>	<u>FAC</u>	<b>Dominance Test worksheet:</b> Number of Dominant Species That Are OBL, FACW, or FAC: <u>5</u> (A) Total Number of Dominant Species Across All Strata: <u>6</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>83.33</u> (A/B)																
2. <u>Ulmus americana</u>	<u>25</u>	<input checked="" type="checkbox"/>	<u>FACW</u>																	
3. _____																				
4. _____																				
5. _____																				
	<u>55</u>	=Total Cover																		
<b>Sapling/Shrub Stratum (Plot size: <u>15 ft r</u>)</b>																				
1. <u>Rhamnus cathartica</u>	<u>20</u>	<input checked="" type="checkbox"/>	<u>FAC</u>	<b>Prevalence Index worksheet:</b> <table style="width:100%; border-collapse: collapse;"> <tr> <td style="text-align: right;">Total % Cover of:</td> <td style="text-align: right;">Multiply by:</td> </tr> <tr> <td>OBL species <u>18</u></td> <td>x 1 = <u>18</u></td> </tr> <tr> <td>FACW species <u>106</u></td> <td>x 2 = <u>212</u></td> </tr> <tr> <td>FAC species <u>60</u></td> <td>x 3 = <u>180</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>224</u> (A)</td> <td><u>570</u> (B)</td> </tr> <tr> <td colspan="2">Prevalence Index = B/A = <u>2.54</u></td> </tr> </table>	Total % Cover of:	Multiply by:	OBL species <u>18</u>	x 1 = <u>18</u>	FACW species <u>106</u>	x 2 = <u>212</u>	FAC species <u>60</u>	x 3 = <u>180</u>	FACU species <u>40</u>	x 4 = <u>160</u>	UPL species <u>0</u>	x 5 = <u>0</u>	Column Totals: <u>224</u> (A)	<u>570</u> (B)	Prevalence Index = B/A = <u>2.54</u>	
Total % Cover of:	Multiply by:																			
OBL species <u>18</u>	x 1 = <u>18</u>																			
FACW species <u>106</u>	x 2 = <u>212</u>																			
FAC species <u>60</u>	x 3 = <u>180</u>																			
FACU species <u>40</u>	x 4 = <u>160</u>																			
UPL species <u>0</u>	x 5 = <u>0</u>																			
Column Totals: <u>224</u> (A)	<u>570</u> (B)																			
Prevalence Index = B/A = <u>2.54</u>																				
2. <u>Cornus alba</u>	<u>3</u>		<u>FACW</u>																	
3. _____																				
4. _____																				
5. _____																				
	<u>23</u>	=Total Cover																		
<b>Herb Stratum (Plot size: <u>5 ft r</u>)</b>																				
1. <u>Carex grayi</u>	<u>40</u>	<input checked="" type="checkbox"/>	<u>FACW</u>	<b>Hydrophytic Vegetation Indicators:</b> _____ 1 - Rapid Test for Hydrophytic Vegetation <input checked="" type="checkbox"/> 2 - Dominance Test is >50% <input checked="" type="checkbox"/> 3 - Prevalence Index is ≤3.0 <sup>1</sup> _____ 4 - Morphological Adaptations <sup>1</sup> (Provide supporting data in Remarks or on a separate sheet) _____ Problematic Hydrophytic Vegetation <sup>1</sup> (Explain) <sup>1</sup> Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.																
2. <u>Solidago altissima</u>	<u>40</u>	<input checked="" type="checkbox"/>	<u>FACU</u>																	
3. <u>Symphyotrichum lateriflorum</u>	<u>30</u>	<input checked="" type="checkbox"/>	<u>FACW</u>																	
4. <u>Juncus effusus</u>	<u>15</u>		<u>OBL</u>																	
5. <u>Juncus tenuis</u>	<u>10</u>		<u>FAC</u>																	
6. <u>Phragmites australis</u>	<u>5</u>		<u>FACW</u>																	
7. <u>Verbena hastata</u>	<u>3</u>		<u>FACW</u>																	
8. <u>Scirpus cyperinus</u>	<u>3</u>		<u>OBL</u>																	
9. _____																				
10. _____																				
	<u>146</u>	=Total Cover																		
<b>Woody Vine Stratum (Plot size: <u>30 ft r</u>)</b>																				
1. _____				<b>Hydrophytic Vegetation Present?</b> Yes <input checked="" type="checkbox"/> No _____																
2. _____																				
			=Total Cover																	
Remarks: (Include photo numbers here or on a separate sheet.)																				

**SOIL**

Sampling Point: Point 6

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type <sup>1</sup>	Loc <sup>2</sup>		
0 - 7	10YR 3/2	95	5YR 3/4	5	C	M	Silty Clay Loam	
7 - 18	10YR 4/6	70	5YR 4/4	20	C	M	Sandy Clay Loam	
7 - 18			5YR 3/4	10	C	PL/M	Sandy Clay Loam	
-								
-								
-								

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

<sup>2</sup>Location: PL=Pore Lining, M=Matrix.

**Hydric Soil Indicators:**

- Histosol (A1)
- Histic Epipedon (A2)
- Black Histic (A3)
- Hydrogen Sulfide (A4)
- Stratified Layers (A5)
- 2 cm Muck (A10)
- Depleted Below Dark Surface (A11)
- Thick Dark Surface (A12)
- Iron Monosulfide (A18)
- Sandy Mucky Mineral (S1)
- 5 cm Mucky Peat or Peat (S3)
- Sandy Gleyed Matrix (S4)
- Sandy Redox (S5)
- Stripped Matrix (S6)
- Dark Surface (S7)
- Loamy Mucky Mineral (F1)
- Loamy Gleyed Matrix (F2)
- Depleted Matrix (F3)
- Redox Dark Surface (F6)
- Depleted Dark Surface (F7)
- Redox Depressions (F8)

**Indicators for Problematic Hydric Soils<sup>3</sup>:**

- Iron-Manganese Masses (F12)
- Red Parent Material (F21) Very
- Shallow Dark Surface (F22)
- Other (Explain in Remarks)

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

**Restrictive Layer (if observed):**

Type: \_\_\_\_\_  
 Depth (inches): \_\_\_\_\_

**Hydric Soil Present?** Yes  No

Remarks:

**HYDROLOGY**

**Wetland Hydrology Indicators:**

Primary Indicators (minimum of one is required; check all that apply)

- Surface Water (A1)
- High Water Table (A2)
- Saturation (A3)
- Water Marks (B1)
- Sediment Deposits (B2)
- Drift Deposits (B3)
- Algal Mat or Crust (B4)
- Iron Deposits (B5)
- Inundation Visible on Aerial Imagery (B7)
- Sparsely Vegetated Concave Surface (B8)
- Water-Stained Leaves (B9)
- Aquatic Fauna (B13)
- True Aquatic Plants (B14)
- 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)
- Gauge or Well Data (D9)
- Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- Surface Soil Cracks (B6)
- Drainage Patterns (B10)
- Dry-Season Water Table (C2)
- Crayfish Burrows (C8)
- Saturation Visible on Aerial Imagery (C9)
- Stunted or Stressed Plants (D1)
- Geomorphic Position (D2)
- FAC-Neutral Test (D5)

**Field Observations:**

Surface Water Present? Yes  No  Depth (inches): \_\_\_\_\_  
 Water Table Present? Yes  No  Depth (inches): \_\_\_\_\_  
 Saturation Present? Yes  No  Depth (inches): \_\_\_\_\_  
 (includes capillary fringe)

**Wetland Hydrology Present?** Yes  No

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

Remarks:

**U.S. Army Corps of Engineers**  
**WETLAND DETERMINATION DATA SHEET – Midwest Region**  
 See ERDC/EL TR-10-16; the proponent agency is CECW-COR

OMB Control #: 0710-0024, Exp: 09/30/2027  
 Requirement Control Symbol EXEMPT:  
 (Authority: AR 335-15, paragraph 5-2a)

Project/Site: Haggerty Road, Novi, MI City/County: Detroit/Oakland County Sampling Date: 2025-11-20  
 Applicant/Owner: Avedon Company State: Michigan Sampling Point: Point 7  
 Investigator(s): Kelly Volansky, Mike Sobieski, Kyle Schumann Section, Township, Range: S36 T1N R8E  
 Landform (hillside, terrace, etc.): Flat Local relief (concave, convex, none): \_\_\_\_\_  
 Slope (%): 0 Lat: 42.4470179 Long: -83.4382678 Datum: WGS 84  
 Soil Map Unit Name: 20B - Glynwood loam, 2 to 6 percent slopes NWI classification: \_\_\_\_\_

Are climatic / hydrologic conditions on the site typical for this time of year? Yes  No \_\_\_\_\_ (If no, explain in Remarks.)  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ significantly disturbed? Are "Normal Circumstances" present? Yes  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 <input checked="" type="checkbox"/> No _____ Hydric Soil Present? Yes _____ No <input checked="" type="checkbox"/> Wetland Hydrology Present? Yes _____ No <input checked="" type="checkbox"/>	Is the Sampled Area within a Wetland? Yes _____ No <input checked="" type="checkbox"/>
Remarks:	

**VEGETATION – Use scientific names of plants.**

Tree Stratum (Plot size: <u>30 ft r</u> )	Absolute % Cover	Dominant Species?	Indicator Status	
1. <u>Tilia americana</u>	<u>50</u>	<input checked="" type="checkbox"/>	<u>FACU</u>	<b>Dominance Test worksheet:</b> 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>66.66</u> (A/B)
2. <u>Ulmus americana</u>	<u>40</u>	<input checked="" type="checkbox"/>	<u>FACW</u>	
3. <u>Acer rubrum</u>	<u>35</u>	<input checked="" type="checkbox"/>	<u>FAC</u>	
4. <u>Prunus serotina</u>	<u>30</u>		<u>FACU</u>	
5. _____				
	<u>155</u>	=Total Cover		
Sapling/Shrub Stratum (Plot size: <u>15 ft r</u> )				
1. <u>Lonicer maackii</u>	<u>2</u>		<u>UPL</u>	<b>Prevalence Index worksheet:</b> Total % Cover of: Multiply by: OBL species <u>0</u> x 1 = <u>0</u> FACW species <u>40</u> x 2 = <u>80</u> FAC species <u>35</u> x 3 = <u>105</u> FACU species <u>80</u> x 4 = <u>320</u> UPL species <u>2</u> x 5 = <u>10</u> Column Totals: <u>157</u> (A) <u>515</u> (B) Prevalence Index = B/A = <u>3.28</u>
2. _____				
3. _____				
4. _____				
5. _____				
	<u>2</u>	=Total Cover		
Herb Stratum (Plot size: <u>5 ft r</u> )				
1. _____				<b>Hydrophytic Vegetation Indicators:</b> _____ 1 - Rapid Test for Hydrophytic Vegetation <input checked="" type="checkbox"/> 2 - Dominance Test is >50% _____ 3 - Prevalence Index is ≤3.0 <sup>1</sup> _____ 4 - Morphological Adaptations <sup>1</sup> (Provide supporting data in Remarks or on a separate sheet) _____ Problematic Hydrophytic Vegetation <sup>1</sup> (Explain) <sup>1</sup> Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
2. _____				
3. _____				
4. _____				
5. _____				
6. _____				
7. _____				
8. _____				
9. _____				
10. _____				
		=Total Cover		
Woody Vine Stratum (Plot size: <u>30 ft r</u> )				
1. _____				<b>Hydrophytic Vegetation Present?</b> Yes <input checked="" type="checkbox"/> No _____
2. _____				
		=Total Cover		

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

**SOIL**

Sampling Point: Point 7

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type <sup>1</sup>	Loc <sup>2</sup>		
0 - 6	10YR 2/2	100					Loamy Sand	
6 - 14	10YR 4/3	100					Loamy Sand	restrictive root layer
-								
-								
-								
-								

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

<sup>2</sup>Location: PL=Pore Lining, M=Matrix.

**Hydric Soil Indicators:**

- Histosol (A1)
- Histic Epipedon (A2)
- Black Histic (A3)
- Hydrogen Sulfide (A4)
- Stratified Layers (A5)
- 2 cm Muck (A10)
- Depleted Below Dark Surface (A11)
- Thick Dark Surface (A12)
- Iron Monosulfide (A18)
- Sandy Mucky Mineral (S1)
- 5 cm Mucky Peat or Peat (S3)
- Sandy Gleyed Matrix (S4)
- Sandy Redox (S5)
- Stripped Matrix (S6)
- Dark Surface (S7)
- Loamy Mucky Mineral (F1)
- Loamy Gleyed Matrix (F2)
- Depleted Matrix (F3)
- Redox Dark Surface (F6)
- Depleted Dark Surface (F7)
- Redox Depressions (F8)

**Indicators for Problematic Hydric Soils<sup>3</sup>:**

- Iron-Manganese Masses (F12)
- Red Parent Material (F21) Very
- Shallow Dark Surface (F22)
- Other (Explain in Remarks)

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

**Restrictive Layer (if observed):**

Type: \_\_\_\_\_  
Depth (inches): \_\_\_\_\_

Hydric Soil Present? Yes  No

Remarks:

**HYDROLOGY**

**Wetland Hydrology Indicators:**

Primary Indicators (minimum of one is required; check all that apply)

- Surface Water (A1)
- High Water Table (A2)
- Saturation (A3)
- Water Marks (B1)
- Sediment Deposits (B2)
- Drift Deposits (B3)
- Algal Mat or Crust (B4)
- Iron Deposits (B5)
- Inundation Visible on Aerial Imagery (B7)
- Sparsely Vegetated Concave Surface (B8)
- Water-Stained Leaves (B9)
- Aquatic Fauna (B13)
- True Aquatic Plants (B14)
- 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)
- Gauge or Well Data (D9)
- Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- Surface Soil Cracks (B6)
- Drainage Patterns (B10)
- Dry-Season Water Table (C2)
- Crayfish Burrows (C8)
- Saturation Visible on Aerial Imagery (C9)
- Stunted or Stressed Plants (D1)
- Geomorphic Position (D2)
- FAC-Neutral Test (D5)

**Field Observations:**

Surface Water Present? Yes  No  Depth (inches): \_\_\_\_\_  
 Water Table Present? Yes  No  Depth (inches): \_\_\_\_\_  
 Saturation Present? Yes  No  Depth (inches): \_\_\_\_\_  
 (includes capillary fringe)

Wetland Hydrology Present? Yes  No

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

Remarks:

Project/Site: Avedon City/County: Detroit/Oakland County Sampling Date: 2025-11-20  
 Applicant/Owner: \_\_\_\_\_ State: Michigan Sampling Point: Point 8  
 Investigator(s): Kelly Volansky, Mike Sobieski, Kyle Schumann Section, Township, Range: S36 T1N R8E  
 Landform (hillside, terrace, etc.): Depression Local relief (concave, convex, none): Concave  
 Slope (%): \_\_\_\_\_ Lat: 42.4463164 Long: -83.4390254 Datum: WGS 84  
 Soil Map Unit Name: BntadB - Blount loam, 0 to 4 percent slopes NWI classification: PUBH

Are climatic / hydrologic conditions on the site typical for this time of year? Yes  No \_\_\_\_\_ (If no, explain in Remarks.)  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ significantly disturbed? Are "Normal Circumstances" present? Yes  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 <input checked="" type="checkbox"/> No _____ Hydric Soil Present? Yes <input checked="" type="checkbox"/> No _____ Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No _____	Is the Sampled Area within a Wetland? Yes <input checked="" type="checkbox"/> No _____
Remarks:	

**VEGETATION – Use scientific names of plants.**

Tree Stratum (Plot size: <u>30 ft r</u> )	Absolute % Cover	Dominant Species?	Indicator Status																	
1. <u>Ulmus americana</u>	<u>15</u>	<input checked="" type="checkbox"/>	<u>FACW</u>	<b>Dominance Test worksheet:</b> Number of Dominant Species That Are OBL, FACW, or FAC: <u>4</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>80.00</u> (A/B)																
2. <u>Fraxinus pennsylvanica</u>	<u>10</u>	<input checked="" type="checkbox"/>	<u>FACW</u>																	
3. _____																				
4. _____																				
5. _____																				
	<u>25</u>	=Total Cover																		
Sapling/Shrub Stratum (Plot size: <u>15 ft r</u> )																				
1. <u>Rhamnus cathartica</u>	<u>15</u>	<input checked="" type="checkbox"/>	<u>FAC</u>	<b>Prevalence Index worksheet:</b> <table style="width:100%; border-collapse: collapse;"> <tr> <td style="text-align: right;">Total % Cover of:</td> <td style="text-align: right;">Multiply by:</td> </tr> <tr> <td>OBL species <u>3</u></td> <td>x 1 = <u>3</u></td> </tr> <tr> <td>FACW species <u>44</u></td> <td>x 2 = <u>88</u></td> </tr> <tr> <td>FAC species <u>60</u></td> <td>x 3 = <u>180</u></td> </tr> <tr> <td>FACU species <u>5</u></td> <td>x 4 = <u>20</u></td> </tr> <tr> <td>UPL species <u>10</u></td> <td>x 5 = <u>50</u></td> </tr> <tr> <td>Column Totals: <u>122</u> (A)</td> <td><u>341</u> (B)</td> </tr> <tr> <td colspan="2" style="text-align: center;">Prevalence Index = B/A = <u>2.79</u></td> </tr> </table>	Total % Cover of:	Multiply by:	OBL species <u>3</u>	x 1 = <u>3</u>	FACW species <u>44</u>	x 2 = <u>88</u>	FAC species <u>60</u>	x 3 = <u>180</u>	FACU species <u>5</u>	x 4 = <u>20</u>	UPL species <u>10</u>	x 5 = <u>50</u>	Column Totals: <u>122</u> (A)	<u>341</u> (B)	Prevalence Index = B/A = <u>2.79</u>	
Total % Cover of:	Multiply by:																			
OBL species <u>3</u>	x 1 = <u>3</u>																			
FACW species <u>44</u>	x 2 = <u>88</u>																			
FAC species <u>60</u>	x 3 = <u>180</u>																			
FACU species <u>5</u>	x 4 = <u>20</u>																			
UPL species <u>10</u>	x 5 = <u>50</u>																			
Column Totals: <u>122</u> (A)	<u>341</u> (B)																			
Prevalence Index = B/A = <u>2.79</u>																				
2. <u>Lonicera maackii</u>	<u>10</u>	<input checked="" type="checkbox"/>	<u>UPL</u>																	
3. _____																				
4. _____																				
5. _____																				
	<u>25</u>	=Total Cover																		
Herb Stratum (Plot size: <u>5 ft r</u> )																				
1. <u>Poa pratensis</u>	<u>40</u>	<input checked="" type="checkbox"/>	<u>FAC</u>	<b>Hydrophytic Vegetation Indicators:</b> _____ 1 - Rapid Test for Hydrophytic Vegetation <input checked="" type="checkbox"/> 2 - Dominance Test is >50% <input checked="" type="checkbox"/> 3 - Prevalence Index is ≤3.0 <sup>1</sup> _____ 4 - Morphological Adaptations <sup>1</sup> (Provide supporting data in Remarks or on a separate sheet) _____ Problematic Hydrophytic Vegetation <sup>1</sup> (Explain) <sup>1</sup> Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.																
2. <u>Verbena hastata</u>	<u>7</u>		<u>FACW</u>																	
3. <u>Euthamia graminifolia</u>	<u>5</u>		<u>FACW</u>																	
4. <u>Prunella vulgaris</u>	<u>5</u>		<u>FAC</u>																	
5. <u>Solidago altissima</u>	<u>5</u>		<u>FACU</u>																	
6. <u>Symphyotrichum lateriflorum</u>	<u>5</u>		<u>FACW</u>																	
7. <u>Alisma subcordatum</u>	<u>3</u>		<u>OBL</u>																	
8. <u>Symphyotrichum novae-angliae</u>	<u>2</u>		<u>FACW</u>																	
9. _____																				
10. _____																				
	<u>72</u>	=Total Cover																		
Woody Vine Stratum (Plot size: <u>30 ft r</u> )																				
1. _____				<b>Hydrophytic Vegetation Present?</b> Yes <input checked="" type="checkbox"/> No _____																
2. _____																				
			=Total Cover																	
Remarks: (Include photo numbers here or on a separate sheet.)																				

**SOIL**

Sampling Point: Point 8

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type <sup>1</sup>	Loc <sup>2</sup>		
0 - 2	10YR 2/2	100					Clay Loam	
2 - 13	10YR 3/2	60	10YR 4/6	25	C	M	Clay	
2 - 13			5YR 4/6	15	C	M	Clay	
-								
-								
-								

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

<sup>2</sup>Location: PL=Pore Lining, M=Matrix.

**Hydric Soil Indicators:**

- Histosol (A1)
- Histic Epipedon (A2)
- Black Histic (A3)
- Hydrogen Sulfide (A4)
- Stratified Layers (A5)
- 2 cm Muck (A10)
- Depleted Below Dark Surface (A11)
- Thick Dark Surface (A12)
- Iron Monosulfide (A18)
- Sandy Mucky Mineral (S1)
- 5 cm Mucky Peat or Peat (S3)
- Sandy Gleyed Matrix (S4)
- Sandy Redox (S5)
- Stripped Matrix (S6)
- Dark Surface (S7)
- Loamy Mucky Mineral (F1)
- Loamy Gleyed Matrix (F2)
- Depleted Matrix (F3)
- Redox Dark Surface (F6)
- Depleted Dark Surface (F7)
- Redox Depressions (F8)

**Indicators for Problematic Hydric Soils<sup>3</sup>:**

- Iron-Manganese Masses (F12)
- Red Parent Material (F21) Very
- Shallow Dark Surface (F22)
- Other (Explain in Remarks)

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

**Restrictive Layer (if observed):**

Type: \_\_\_\_\_  
 Depth (inches): \_\_\_\_\_

**Hydric Soil Present?** Yes  No

Remarks:

**HYDROLOGY**

**Wetland Hydrology Indicators:**

Primary Indicators (minimum of one is required; check all that apply)

- Surface Water (A1)
- High Water Table (A2)
- Saturation (A3)
- Water Marks (B1)
- Sediment Deposits (B2)
- Drift Deposits (B3)
- Algal Mat or Crust (B4)
- Iron Deposits (B5)
- Inundation Visible on Aerial Imagery (B7)
- Sparsely Vegetated Concave Surface (B8)
- Water-Stained Leaves (B9)
- Aquatic Fauna (B13)
- True Aquatic Plants (B14)
- 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)
- Gauge or Well Data (D9)
- Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- Surface Soil Cracks (B6)
- Drainage Patterns (B10)
- Dry-Season Water Table (C2)
- Crayfish Burrows (C8)
- Saturation Visible on Aerial Imagery (C9)
- Stunted or Stressed Plants (D1)
- Geomorphic Position (D2)
- FAC-Neutral Test (D5)

**Field Observations:**

Surface Water Present? Yes  No  Depth (inches): \_\_\_\_\_  
 Water Table Present? Yes  No  Depth (inches): \_\_\_\_\_  
 Saturation Present? Yes  No  Depth (inches): \_\_\_\_\_  
 (includes capillary fringe)

**Wetland Hydrology Present?** Yes  No

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

Remarks:

**U.S. Army Corps of Engineers**  
**WETLAND DETERMINATION DATA SHEET – Midwest Region**  
 See ERDC/EL TR-10-16; the proponent agency is CECW-COR

OMB Control #: 0710-0024, Exp: 09/30/2027  
 Requirement Control Symbol EXEMPT:  
 (Authority: AR 335-15, paragraph 5-2a)

Project/Site: Haggerty Road, Novi, MI City/County: Detroit/Oakland County Sampling Date: 2025-11-20  
 Applicant/Owner: Avedon Company State: Michigan Sampling Point: Point 9  
 Investigator(s): Kelly Volansky, Mike Sobieski, Kyle Schumann Section, Township, Range: S36 T1N R8E  
 Landform (hillside, terrace, etc.): \_\_\_\_\_ Local relief (concave, convex, none): \_\_\_\_\_  
 Slope (%): \_\_\_\_\_ Lat: 42.4463775 Long: -83.4389037 Datum: WGS 84  
 Soil Map Unit Name: 20B - Glynwood loam, 2 to 6 percent slopes NWI classification: \_\_\_\_\_

Are climatic / hydrologic conditions on the site typical for this time of year? Yes  No \_\_\_\_\_ (If no, explain in Remarks.)  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ significantly disturbed? Are "Normal Circumstances" present? Yes  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 <input checked="" type="checkbox"/> Hydric Soil Present? Yes _____ No <input checked="" type="checkbox"/> Wetland Hydrology Present? Yes _____ No <input checked="" type="checkbox"/>	<b>Is the Sampled Area within a Wetland?</b> Yes _____ No <input checked="" type="checkbox"/>
Remarks:	

**VEGETATION – Use scientific names of plants.**

Tree Stratum (Plot size: <u>30 ft r</u> )	Absolute % Cover	Dominant Species?	Indicator Status	
1. <u>Populus deltoides</u>	<u>20</u>	<input checked="" type="checkbox"/>	<u>FAC</u>	<b>Dominance Test worksheet:</b> Number of Dominant Species That Are OBL, FACW, or FAC: <u>2</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>50.00</u> (A/B)
2. <u>Acer rubrum</u>	<u>5</u>		<u>FAC</u>	
3. <u>Fraxinus pennsylvanica</u>	<u>5</u>		<u>FACW</u>	
4. <u>Juglans nigra</u>	<u>5</u>		<u>FACU</u>	
5. _____				
	<u>35</u>	=Total Cover		
Sapling/Shrub Stratum (Plot size: <u>15 ft r</u> )				
1. <u>Rhamnus cathartica</u>	<u>60</u>	<input checked="" type="checkbox"/>	<u>FAC</u>	<b>Prevalence Index worksheet:</b> Total % Cover of:      Multiply by: OBL species <u>0</u> x 1 = <u>0</u> FACW species <u>7</u> x 2 = <u>14</u> FAC species <u>91</u> x 3 = <u>273</u> FACU species <u>60</u> x 4 = <u>240</u> UPL species <u>41</u> x 5 = <u>205</u> Column Totals: <u>199</u> (A) <u>732</u> (B) Prevalence Index = B/A = <u>3.67</u>
2. <u>Lonicera maackii</u>	<u>10</u>		<u>UPL</u>	
3. <u>Juniperus virginiana</u>	<u>5</u>		<u>FACU</u>	
4. _____				
5. _____				
	<u>75</u>	=Total Cover		
Herb Stratum (Plot size: <u>5 ft r</u> )				
1. <u>Poa annua</u>	<u>40</u>	<input checked="" type="checkbox"/>	<u>FACU</u>	<b>Hydrophytic Vegetation Indicators:</b> _____ 1 - Rapid Test for Hydrophytic Vegetation _____ 2 - Dominance Test is >50% _____ 3 - Prevalence Index is ≤3.0 <sup>1</sup> _____ 4 - Morphological Adaptations <sup>1</sup> (Provide supporting data in Remarks or on a separate sheet) _____ Problematic Hydrophytic Vegetation <sup>1</sup> (Explain) <sup>1</sup> Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
2. <u>Lonicera maackii</u>	<u>30</u>	<input checked="" type="checkbox"/>	<u>UPL</u>	
3. <u>Prunella vulgaris</u>	<u>5</u>		<u>FAC</u>	
4. <u>Solidago altissima</u>	<u>5</u>		<u>FACU</u>	
5. <u>Solidago canadensis</u>	<u>5</u>		<u>FACU</u>	
6. <u>Euthamia graminifolia</u>	<u>2</u>		<u>FACW</u>	
7. <u>Cornus racemosa</u>	<u>1</u>		<u>FAC</u>	
8. <u>Dipsacus laciniatus</u>	<u>1</u>		<u>UPL</u>	
9. _____				
10. _____				
	<u>89</u>	=Total Cover		
Woody Vine Stratum (Plot size: <u>30 ft r</u> )				
1. _____				<b>Hydrophytic Vegetation Present?</b> Yes _____ No <input checked="" type="checkbox"/>
2. _____				
			=Total Cover	

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

**SOIL**

Sampling Point: Point 9

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type <sup>1</sup>	Loc <sup>2</sup>		
0 - 2	10YR 3/2	100					Clay Loam	
2 - 16	10YR 4/4	99	10YR 4/6	1			Clay Loam	
-								
-								
-								
-								

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

<sup>2</sup>Location: PL=Pore Lining, M=Matrix.

**Hydric Soil Indicators:**

- Histosol (A1)
- Histic Epipedon (A2)
- Black Histic (A3)
- Hydrogen Sulfide (A4)
- Stratified Layers (A5)
- 2 cm Muck (A10)
- Depleted Below Dark Surface (A11)
- Thick Dark Surface (A12)
- Iron Monosulfide (A18)
- Sandy Mucky Mineral (S1)
- 5 cm Mucky Peat or Peat (S3)

- Sandy Gleyed Matrix (S4)
- Sandy Redox (S5)
- Stripped Matrix (S6)
- Dark Surface (S7)
- Loamy Mucky Mineral (F1)
- Loamy Gleyed Matrix (F2)
- Depleted Matrix (F3)
- Redox Dark Surface (F6)
- Depleted Dark Surface (F7)
- Redox Depressions (F8)

**Indicators for Problematic Hydric Soils<sup>3</sup>:**

- Iron-Manganese Masses (F12)
- Red Parent Material (F21) Very
- Shallow Dark Surface (F22)
- Other (Explain in Remarks)

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

**Restrictive Layer (if observed):**

Type: \_\_\_\_\_  
 Depth (inches): \_\_\_\_\_

Hydric Soil Present? Yes  No

Remarks:

**HYDROLOGY**

**Wetland Hydrology Indicators:**

Primary Indicators (minimum of one is required; check all that apply)

- Surface Water (A1)
- High Water Table (A2)
- Saturation (A3)
- Water Marks (B1)
- Sediment Deposits (B2)
- Drift Deposits (B3)
- Algal Mat or Crust (B4)
- Iron Deposits (B5)
- Inundation Visible on Aerial Imagery (B7)
- Sparsely Vegetated Concave Surface (B8)
- Water-Stained Leaves (B9)
- Aquatic Fauna (B13)
- True Aquatic Plants (B14)
- 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)
- Gauge or Well Data (D9)
- Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- Surface Soil Cracks (B6)
- Drainage Patterns (B10)
- Dry-Season Water Table (C2)
- Crayfish Burrows (C8)
- Saturation Visible on Aerial Imagery (C9)
- Stunted or Stressed Plants (D1)
- Geomorphic Position (D2)
- FAC-Neutral Test (D5)

**Field Observations:**

Surface Water Present? Yes  No  Depth (inches): \_\_\_\_\_  
 Water Table Present? Yes  No  Depth (inches): \_\_\_\_\_  
 Saturation Present? Yes  No  Depth (inches): \_\_\_\_\_  
 (includes capillary fringe)

Wetland Hydrology Present? Yes  No

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

Remarks:

**U.S. Army Corps of Engineers**  
**WETLAND DETERMINATION DATA SHEET – Midwest Region**  
 See ERDC/EL TR-10-16; the proponent agency is CECW-COR

OMB Control #: 0710-0024, Exp: 09/30/2027  
 Requirement Control Symbol EXEMPT:  
 (Authority: AR 335-15, paragraph 5-2a)

Project/Site: Haggerty Road, Novi, MI City/County: Detroit/Oakland County Sampling Date: 2025-11-20  
 Applicant/Owner: Avedon Company State: Michigan Sampling Point: Point 10  
 Investigator(s): Kelly Volansky, Mike Sobieski, Kyle Schumann Section, Township, Range: S36 T1N R8E  
 Landform (hillside, terrace, etc.): \_\_\_\_\_ Local relief (concave, convex, none): \_\_\_\_\_  
 Slope (%): \_\_\_\_\_ Lat: 42.4463586 Long: -83.4376359 Datum: WGS 84  
 Soil Map Unit Name: 33 - Lenawee silty clay loam, 0 to 1 percent slopes NWI classification: PFO1/SS1C

Are climatic / hydrologic conditions on the site typical for this time of year? Yes  No \_\_\_\_\_ (If no, explain in Remarks.)  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ significantly disturbed? Are "Normal Circumstances" present? Yes  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 <input checked="" type="checkbox"/> No _____	<b>Is the Sampled Area within a Wetland?</b> Yes <input checked="" type="checkbox"/> No _____
Hydric Soil Present? Yes <input checked="" type="checkbox"/> No _____	
Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No _____	

Remarks:  
**Some rebar in soil pit, may have been disturbed**

**VEGETATION – Use scientific names of plants.**

Tree Stratum (Plot size: <u>30 ft r</u> )	Absolute % Cover	Dominant Species?	Indicator Status	<b>Dominance Test worksheet:</b> Number of Dominant Species That Are OBL, FACW, or FAC: <u>5</u> (A) Total Number of Dominant Species Across All Strata: <u>6</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>83.33</u> (A/B)	
1. <u>Ulmus americana</u>	<u>20</u>	<input checked="" type="checkbox"/>	<u>FACW</u>		
2. <u>Populus deltoides</u>	<u>10</u>	<input checked="" type="checkbox"/>	<u>FAC</u>		
3. _____	_____	_____	_____		
4. _____	_____	_____	_____		
5. _____	_____	_____	_____		
			<u>30</u> =Total Cover	<b>Prevalence Index worksheet:</b> Total % Cover of: Multiply by: OBL species <u>10</u> x 1 = <u>10</u> FACW species <u>35</u> x 2 = <u>70</u> FAC species <u>80</u> x 3 = <u>240</u> FACU species <u>5</u> x 4 = <u>20</u> UPL species <u>10</u> x 5 = <u>50</u> Column Totals: <u>140</u> (A) <u>390</u> (B) Prevalence Index = B/A = <u>2.78</u>	
Sapling/Shrub Stratum (Plot size: <u>15 ft r</u> )	Absolute % Cover	Dominant Species?	Indicator Status		
1. <u>Rhamnus cathartica</u>	<u>70</u>	<input checked="" type="checkbox"/>	<u>FAC</u>		
2. _____	_____	_____	_____		
3. _____	_____	_____	_____		
4. _____	_____	_____	_____		
5. _____	_____	_____	_____		
			<u>70</u> =Total Cover		
Herb Stratum (Plot size: <u>5 ft r</u> )	Absolute % Cover	Dominant Species?	Indicator Status	<b>Hydrophytic Vegetation Indicators:</b> _____ 1 - Rapid Test for Hydrophytic Vegetation <input checked="" type="checkbox"/> 2 - Dominance Test is >50% <input checked="" type="checkbox"/> 3 - Prevalence Index is ≤3.0 <sup>1</sup> _____ 4 - Morphological Adaptations <sup>1</sup> (Provide supporting data in Remarks or on a separate sheet) _____ Problematic Hydrophytic Vegetation <sup>1</sup> (Explain) <sup>1</sup> Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.	
1. <u>Cornus amomum</u>	<u>15</u>	<input checked="" type="checkbox"/>	<u>FACW</u>		
2. <u>Carex muskingumensis</u>	<u>10</u>	<input checked="" type="checkbox"/>	<u>OBL</u>		
3. <u>Lonicera maackii</u>	<u>10</u>	<input checked="" type="checkbox"/>	<u>UPL</u>		
4. <u>Solidago altissima</u>	<u>5</u>	_____	<u>FACU</u>		
5. _____	_____	_____	_____		
6. _____	_____	_____	_____		
7. _____	_____	_____	_____		
8. _____	_____	_____	_____		
9. _____	_____	_____	_____		
10. _____	_____	_____	_____		
			<u>40</u> =Total Cover		
Woody Vine Stratum (Plot size: <u>30 ft r</u> )	Absolute % Cover	Dominant Species?	Indicator Status	<b>Hydrophytic Vegetation Present?</b> Yes <input checked="" type="checkbox"/> No _____	
1. _____	_____	_____	_____		
2. _____	_____	_____	_____	=Total Cover	

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

**SOIL**

Sampling Point: Point 10

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type <sup>1</sup>	Loc <sup>2</sup>		
0 - 3	10YR 3/2	100					Loam	
3 - 11	10YR 3/2	75	5YR 4/6	25	C	PL/M	Clay Loam	
11 - 16	10YR 4/1	85	5YR 4/6	15	C	M	Clay	
-								
-								
-								

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

<sup>2</sup>Location: PL=Pore Lining, M=Matrix.

**Hydric Soil Indicators:**

- Histosol (A1)
- Histic Epipedon (A2)
- Black Histic (A3)
- Hydrogen Sulfide (A4)
- Stratified Layers (A5)
- 2 cm Muck (A10)
- Depleted Below Dark Surface (A11)
- Thick Dark Surface (A12)
- Iron Monosulfide (A18)
- Sandy Mucky Mineral (S1)
- 5 cm Mucky Peat or Peat (S3)
- Sandy Gleyed Matrix (S4)
- Sandy Redox (S5)
- Stripped Matrix (S6)
- Dark Surface (S7)
- Loamy Mucky Mineral (F1)
- Loamy Gleyed Matrix (F2)
- Depleted Matrix (F3)
- Redox Dark Surface (F6)
- Depleted Dark Surface (F7)
- Redox Depressions (F8)

**Indicators for Problematic Hydric Soils<sup>3</sup>:**

- Iron-Manganese Masses (F12)
- Red Parent Material (F21) Very
- Shallow Dark Surface (F22)
- Other (Explain in Remarks)

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

**Restrictive Layer (if observed):**

Type: \_\_\_\_\_  
 Depth (inches): \_\_\_\_\_

Hydric Soil Present?      Yes       No

Remarks:

**HYDROLOGY**

**Wetland Hydrology Indicators:**

Primary Indicators (minimum of one is required; check all that apply)

- Surface Water (A1)
- High Water Table (A2)
- Saturation (A3)
- Water Marks (B1)
- Sediment Deposits (B2)
- Drift Deposits (B3)
- Algal Mat or Crust (B4)
- Iron Deposits (B5)
- Inundation Visible on Aerial Imagery (B7)
- Sparsely Vegetated Concave Surface (B8)
- Water-Stained Leaves (B9)
- Aquatic Fauna (B13)
- True Aquatic Plants (B14)
- 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)
- Gauge or Well Data (D9)
- Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- Surface Soil Cracks (B6)
- Drainage Patterns (B10)
- Dry-Season Water Table (C2)
- Crayfish Burrows (C8)
- Saturation Visible on Aerial Imagery (C9)
- Stunted or Stressed Plants (D1)
- Geomorphic Position (D2)
- FAC-Neutral Test (D5)

**Field Observations:**

Surface Water Present?    Yes \_\_\_\_\_    No     Depth (inches): \_\_\_\_\_  
 Water Table Present?    Yes \_\_\_\_\_    No     Depth (inches): \_\_\_\_\_  
 Saturation Present?      Yes \_\_\_\_\_    No     Depth (inches): \_\_\_\_\_  
 (includes capillary fringe)

Wetland Hydrology Present?    Yes     No \_\_\_\_\_

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

Remarks:

**U.S. Army Corps of Engineers**  
**WETLAND DETERMINATION DATA SHEET – Midwest Region**  
 See ERDC/EL TR-10-16; the proponent agency is CECW-COR

OMB Control #: 0710-0024, Exp: 09/30/2027  
 Requirement Control Symbol EXEMPT:  
 (Authority: AR 335-15, paragraph 5-2a)

Project/Site: Haggerty Road, Novi, MI City/County: Detroit/Oakland County Sampling Date: 2025-11-21  
 Applicant/Owner: Avedon Company State: Michigan Sampling Point: Point 11  
 Investigator(s): Kelly Volansky, Mike Sobieski, Kyle Schumann Section, Township, Range: S36 T1N R8E  
 Landform (hillside, terrace, etc.): \_\_\_\_\_ Local relief (concave, convex, none): \_\_\_\_\_  
 Slope (%): \_\_\_\_\_ Lat: 42.4481172 Long: -83.4361057 Datum: WGS 84  
 Soil Map Unit Name: 33 - Lenawee silty clay loam, 0 to 1 percent slopes NWI classification: \_\_\_\_\_

Are climatic / hydrologic conditions on the site typical for this time of year? Yes  No \_\_\_\_\_ (If no, explain in Remarks.)  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ significantly disturbed? Are "Normal Circumstances" present? Yes  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 <input checked="" type="checkbox"/> No _____ Hydric Soil Present? Yes <input checked="" type="checkbox"/> No _____ Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No _____	<b>Is the Sampled Area within a Wetland?</b> Yes <input checked="" type="checkbox"/> No _____
Remarks:	

**VEGETATION – Use scientific names of plants.**

Tree Stratum (Plot size: <u>30 ft r</u> )	Absolute % Cover	Dominant Species?	Indicator Status																	
1. <u>Ulmus americana</u>	<u>25</u>	<input checked="" type="checkbox"/>	<u>FACW</u>	<b>Dominance Test worksheet:</b> Number of Dominant Species That Are OBL, FACW, or FAC: <u>6</u> (A) Total Number of Dominant Species Across All Strata: <u>6</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100.00</u> (A/B)																
2. <u>Populus deltoides</u>	<u>20</u>	<input checked="" type="checkbox"/>	<u>FAC</u>																	
3. <u>Juglans nigra</u>	<u>10</u>		<u>FACU</u>																	
4. _____																				
5. _____																				
	<u>55</u>	=Total Cover																		
Sapling/Shrub Stratum (Plot size: <u>15 ft r</u> )																				
1. <u>Rhamnus cathartica</u>	<u>15</u>	<input checked="" type="checkbox"/>	<u>FAC</u>	<b>Prevalence Index worksheet:</b> <table style="width:100%; border-collapse: collapse;"> <tr> <td style="width:50%;">Total % Cover of:</td> <td style="width:50%;">Multiply by:</td> </tr> <tr> <td>OBL species <u>0</u></td> <td>x 1 = <u>0</u></td> </tr> <tr> <td>FACW species <u>133</u></td> <td>x 2 = <u>266</u></td> </tr> <tr> <td>FAC species <u>35</u></td> <td>x 3 = <u>105</u></td> </tr> <tr> <td>FACU species <u>10</u></td> <td>x 4 = <u>40</u></td> </tr> <tr> <td>UPL species <u>0</u></td> <td>x 5 = <u>0</u></td> </tr> <tr> <td>Column Totals: <u>178</u> (A)</td> <td><u>411</u> (B)</td> </tr> <tr> <td colspan="2">Prevalence Index = B/A = <u>2.30</u></td> </tr> </table>	Total % Cover of:	Multiply by:	OBL species <u>0</u>	x 1 = <u>0</u>	FACW species <u>133</u>	x 2 = <u>266</u>	FAC species <u>35</u>	x 3 = <u>105</u>	FACU species <u>10</u>	x 4 = <u>40</u>	UPL species <u>0</u>	x 5 = <u>0</u>	Column Totals: <u>178</u> (A)	<u>411</u> (B)	Prevalence Index = B/A = <u>2.30</u>	
Total % Cover of:	Multiply by:																			
OBL species <u>0</u>	x 1 = <u>0</u>																			
FACW species <u>133</u>	x 2 = <u>266</u>																			
FAC species <u>35</u>	x 3 = <u>105</u>																			
FACU species <u>10</u>	x 4 = <u>40</u>																			
UPL species <u>0</u>	x 5 = <u>0</u>																			
Column Totals: <u>178</u> (A)	<u>411</u> (B)																			
Prevalence Index = B/A = <u>2.30</u>																				
2. <u>Fraxinus pennsylvanica</u>	<u>5</u>	<input checked="" type="checkbox"/>	<u>FACW</u>																	
3. _____																				
4. _____																				
5. _____																				
	<u>20</u>	=Total Cover																		
Herb Stratum (Plot size: <u>5 ft r</u> )																				
1. <u>Phalaris arundinacea</u>	<u>50</u>	<input checked="" type="checkbox"/>	<u>FACW</u>	<b>Hydrophytic Vegetation Indicators:</b> _____ 1 - Rapid Test for Hydrophytic Vegetation <input checked="" type="checkbox"/> 2 - Dominance Test is >50% <input checked="" type="checkbox"/> 3 - Prevalence Index is ≤3.0 <sup>1</sup> _____ 4 - Morphological Adaptations <sup>1</sup> (Provide supporting data in Remarks or on a separate sheet) _____ Problematic Hydrophytic Vegetation <sup>1</sup> (Explain) <sup>1</sup> Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.																
2. <u>Phragmites australis</u>	<u>50</u>	<input checked="" type="checkbox"/>	<u>FACW</u>																	
3. <u>Symphotrichum lateriflorum</u>	<u>3</u>		<u>FACW</u>																	
4. _____																				
5. _____																				
6. _____																				
7. _____																				
8. _____																				
9. _____																				
10. _____																				
	<u>103</u>	=Total Cover																		
Woody Vine Stratum (Plot size: <u>30 ft r</u> )																				
1. _____				<b>Hydrophytic Vegetation Present?</b> Yes <input checked="" type="checkbox"/> No _____																
2. _____																				
		=Total Cover																		

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

**SOIL**

Sampling Point: Point 11

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type <sup>1</sup>	Loc <sup>2</sup>		
0 - 12	10YR 2/1	98	10YR 4/6	2	C	PL	Clay	
12 - 16	10YR 3/1	70	10YR 4/4	30	C	M	Clay	
-								
-								
-								
-								

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

<sup>2</sup>Location: PL=Pore Lining, M=Matrix.

**Hydric Soil Indicators:**

- Histosol (A1)
- Histic Epipedon (A2)
- Black Histic (A3)
- Hydrogen Sulfide (A4)
- Stratified Layers (A5)
- 2 cm Muck (A10)
- Depleted Below Dark Surface (A11)
- Thick Dark Surface (A12)
- Iron Monosulfide (A18)
- Sandy Mucky Mineral (S1)
- 5 cm Mucky Peat or Peat (S3)
- Sandy Gleyed Matrix (S4)
- Sandy Redox (S5)
- Stripped Matrix (S6)
- Dark Surface (S7)
- Loamy Mucky Mineral (F1)
- Loamy Gleyed Matrix (F2)
- Depleted Matrix (F3)
- Redox Dark Surface (F6)
- Depleted Dark Surface (F7)
- Redox Depressions (F8)

**Indicators for Problematic Hydric Soils<sup>3</sup>:**

- Iron-Manganese Masses (F12)
- Red Parent Material (F21) Very
- Shallow Dark Surface (F22)
- Other (Explain in Remarks)

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

**Restrictive Layer (if observed):**

Type: \_\_\_\_\_  
 Depth (inches): \_\_\_\_\_

**Hydric Soil Present?** Yes  No

Remarks:

**HYDROLOGY**

**Wetland Hydrology Indicators:**

Primary Indicators (minimum of one is required; check all that apply)

- Surface Water (A1)
- High Water Table (A2)
- Saturation (A3)
- Water Marks (B1)
- Sediment Deposits (B2)
- Drift Deposits (B3)
- Algal Mat or Crust (B4)
- Iron Deposits (B5)
- Inundation Visible on Aerial Imagery (B7)
- Sparsely Vegetated Concave Surface (B8)
- Water-Stained Leaves (B9)
- Aquatic Fauna (B13)
- True Aquatic Plants (B14)
- 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)
- Gauge or Well Data (D9)
- Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- Surface Soil Cracks (B6)
- Drainage Patterns (B10)
- Dry-Season Water Table (C2)
- Crayfish Burrows (C8)
- Saturation Visible on Aerial Imagery (C9)
- Stunted or Stressed Plants (D1)
- Geomorphic Position (D2)
- FAC-Neutral Test (D5)

**Field Observations:**

Surface Water Present? Yes  No  Depth (inches): \_\_\_\_\_  
 Water Table Present? Yes  No  Depth (inches): \_\_\_\_\_  
 Saturation Present? Yes  No  Depth (inches): 0  
 (includes capillary fringe)

**Wetland Hydrology Present?** Yes  No

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

Remarks:

**U.S. Army Corps of Engineers**  
**WETLAND DETERMINATION DATA SHEET – Midwest Region**  
 See ERDC/EL TR-10-16; the proponent agency is CECW-COR

OMB Control #: 0710-0024, Exp: 09/30/2027  
 Requirement Control Symbol EXEMPT:  
 (Authority: AR 335-15, paragraph 5-2a)

Project/Site: Haggerty Road, Novi, MI City/County: Detroit/Oakland County Sampling Date: 2025-11-21  
 Applicant/Owner: Avedon Company State: Michigan Sampling Point: Point 12  
 Investigator(s): Kelly Volansky, Mike Sobieski, Kyle Schumann Section, Township, Range: S36 T1N R8E  
 Landform (hillside, terrace, etc.): Flat Local relief (concave, convex, none): None  
 Slope (%): 0 Lat: 42.447964 Long: -83.4360598 Datum: WGS 84  
 Soil Map Unit Name: 33 - Lenawee silty clay loam, 0 to 1 percent slopes NWI classification: \_\_\_\_\_

Are climatic / hydrologic conditions on the site typical for this time of year? Yes  No \_\_\_\_\_ (If no, explain in Remarks.)  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ significantly disturbed? Are "Normal Circumstances" present? Yes  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 <input checked="" type="checkbox"/> Hydric Soil Present? Yes _____ No <input checked="" type="checkbox"/> Wetland Hydrology Present? Yes _____ No <input checked="" type="checkbox"/>	<b>Is the Sampled Area within a Wetland?</b> Yes _____ No <input checked="" type="checkbox"/>
Remarks:	

**VEGETATION – Use scientific names of plants.**

Tree Stratum (Plot size: <u>30 ft r</u> )	Absolute % Cover	Dominant Species?	Indicator Status																	
1. <u>Populus deltoides</u>	<u>40</u>	<input checked="" type="checkbox"/>	<u>FAC</u>	<b>Dominance Test worksheet:</b> Number of Dominant Species That Are OBL, FACW, or FAC: <u>3</u> (A) Total Number of Dominant Species Across All Strata: <u>6</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>50.00</u> (A/B)																
2. <u>Carya ovata</u>	<u>15</u>	<input checked="" type="checkbox"/>	<u>FACU</u>																	
3. <u>Ulmus americana</u>	<u>10</u>		<u>FACW</u>																	
4. <u>Fraxinus pennsylvanica</u>	<u>5</u>		<u>FACW</u>																	
5. _____																				
	<u>70</u>	=Total Cover																		
Sapling/Shrub Stratum (Plot size: <u>15 ft r</u> )																				
1. <u>Rhamnus cathartica</u>	<u>80</u>	<input checked="" type="checkbox"/>	<u>FAC</u>	<b>Prevalence Index worksheet:</b> <table style="width:100%; border-collapse: collapse;"> <tr> <td style="text-align: right;">Total % Cover of:</td> <td style="text-align: right;">Multiply by:</td> </tr> <tr> <td>OBL species <u>0</u></td> <td>x 1 = <u>0</u></td> </tr> <tr> <td>FACW species <u>26</u></td> <td>x 2 = <u>52</u></td> </tr> <tr> <td>FAC species <u>120</u></td> <td>x 3 = <u>360</u></td> </tr> <tr> <td>FACU species <u>37</u></td> <td>x 4 = <u>148</u></td> </tr> <tr> <td>UPL species <u>15</u></td> <td>x 5 = <u>75</u></td> </tr> <tr> <td>Column Totals: <u>198</u> (A)</td> <td><u>635</u> (B)</td> </tr> <tr> <td colspan="2">Prevalence Index = B/A = <u>3.20</u></td> </tr> </table>	Total % Cover of:	Multiply by:	OBL species <u>0</u>	x 1 = <u>0</u>	FACW species <u>26</u>	x 2 = <u>52</u>	FAC species <u>120</u>	x 3 = <u>360</u>	FACU species <u>37</u>	x 4 = <u>148</u>	UPL species <u>15</u>	x 5 = <u>75</u>	Column Totals: <u>198</u> (A)	<u>635</u> (B)	Prevalence Index = B/A = <u>3.20</u>	
Total % Cover of:	Multiply by:																			
OBL species <u>0</u>	x 1 = <u>0</u>																			
FACW species <u>26</u>	x 2 = <u>52</u>																			
FAC species <u>120</u>	x 3 = <u>360</u>																			
FACU species <u>37</u>	x 4 = <u>148</u>																			
UPL species <u>15</u>	x 5 = <u>75</u>																			
Column Totals: <u>198</u> (A)	<u>635</u> (B)																			
Prevalence Index = B/A = <u>3.20</u>																				
2. <u>Lonicera maackii</u>	<u>5</u>		<u>UPL</u>																	
3. _____																				
4. _____																				
5. _____																				
	<u>85</u>	=Total Cover																		
Herb Stratum (Plot size: <u>5 ft r</u> )																				
1. <u>Ligustrum vulgare</u>	<u>20</u>	<input checked="" type="checkbox"/>	<u>FACU</u>	<b>Hydrophytic Vegetation Indicators:</b> _____ 1 - Rapid Test for Hydrophytic Vegetation _____ 2 - Dominance Test is >50% _____ 3 - Prevalence Index is ≤3.0 <sup>1</sup> _____ 4 - Morphological Adaptations <sup>1</sup> (Provide supporting data in Remarks or on a separate sheet) _____ Problematic Hydrophytic Vegetation <sup>1</sup> (Explain) <sup>1</sup> Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.																
2. <u>Lonicera maackii</u>	<u>10</u>	<input checked="" type="checkbox"/>	<u>UPL</u>																	
3. <u>Elymus virginicus</u>	<u>10</u>	<input checked="" type="checkbox"/>	<u>FACW</u>																	
4. <u>Solidago altissima</u>	<u>2</u>		<u>FACU</u>																	
5. <u>Solidago gigantea</u>	<u>1</u>		<u>FACW</u>																	
6. _____																				
7. _____																				
8. _____																				
9. _____																				
10. _____																				
	<u>43</u>	=Total Cover																		
Woody Vine Stratum (Plot size: <u>30 ft r</u> )																				
1. _____				<b>Hydrophytic Vegetation Present?</b> Yes _____ No <input checked="" type="checkbox"/>																
2. _____																				
			=Total Cover																	

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

**SOIL**

Sampling Point: Point 12

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type <sup>1</sup>	Loc <sup>2</sup>		
0 - 14	10YR 2/2	100					Loam	
14 - 18	10YR 3/2	100					Loam	
-								
-								
-								
-								

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

<sup>2</sup>Location: PL=Pore Lining, M=Matrix.

**Hydric Soil Indicators:**

- Histosol (A1)
- Histic Epipedon (A2)
- Black Histic (A3)
- Hydrogen Sulfide (A4)
- Stratified Layers (A5)
- 2 cm Muck (A10)
- Depleted Below Dark Surface (A11)
- Thick Dark Surface (A12)
- Iron Monosulfide (A18)
- Sandy Mucky Mineral (S1)
- 5 cm Mucky Peat or Peat (S3)
- Sandy Gleyed Matrix (S4)
- Sandy Redox (S5)
- Stripped Matrix (S6)
- Dark Surface (S7)
- Loamy Mucky Mineral (F1)
- Loamy Gleyed Matrix (F2)
- Depleted Matrix (F3)
- Redox Dark Surface (F6)
- Depleted Dark Surface (F7)
- Redox Depressions (F8)

**Indicators for Problematic Hydric Soils<sup>3</sup>:**

- Iron-Manganese Masses (F12)
- Red Parent Material (F21) Very
- Shallow Dark Surface (F22)
- Other (Explain in Remarks)

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

**Restrictive Layer (if observed):**

Type: \_\_\_\_\_  
Depth (inches): \_\_\_\_\_

**Hydric Soil Present?** Yes  No

Remarks:

**HYDROLOGY**

**Wetland Hydrology Indicators:**

Primary Indicators (minimum of one is required; check all that apply)

- Surface Water (A1)
- High Water Table (A2)
- Saturation (A3)
- Water Marks (B1)
- Sediment Deposits (B2)
- Drift Deposits (B3)
- Algal Mat or Crust (B4)
- Iron Deposits (B5)
- Inundation Visible on Aerial Imagery (B7)
- Sparsely Vegetated Concave Surface (B8)
- Water-Stained Leaves (B9)
- Aquatic Fauna (B13)
- True Aquatic Plants (B14)
- 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)
- Gauge or Well Data (D9)
- Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- Surface Soil Cracks (B6)
- Drainage Patterns (B10)
- Dry-Season Water Table (C2)
- Crayfish Burrows (C8)
- Saturation Visible on Aerial Imagery (C9)
- Stunted or Stressed Plants (D1)
- Geomorphic Position (D2)
- FAC-Neutral Test (D5)

**Field Observations:**

Surface Water Present? Yes  No  Depth (inches): \_\_\_\_\_  
 Water Table Present? Yes  No  Depth (inches): \_\_\_\_\_  
 Saturation Present? Yes  No  Depth (inches): \_\_\_\_\_  
 (includes capillary fringe)

**Wetland Hydrology Present?** Yes  No

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

Remarks:

**U.S. Army Corps of Engineers**  
**WETLAND DETERMINATION DATA SHEET – Midwest Region**  
 See ERDC/EL TR-10-16; the proponent agency is CECW-COR

OMB Control #: 0710-0024, Exp: 09/30/2027  
 Requirement Control Symbol EXEMPT:  
 (Authority: AR 335-15, paragraph 5-2a)

Project/Site: Haggerty Road, Novi, MI City/County: Detroit/Oakland County Sampling Date: 2025-11-21  
 Applicant/Owner: Avedon Company State: Michigan Sampling Point: Point 13  
 Investigator(s): Kelly Volansky, Mike Sobieski, Kyle Schumann Section, Township, Range: S36 T1N R8E  
 Landform (hillside, terrace, etc.): Depression Local relief (concave, convex, none): \_\_\_\_\_  
 Slope (%): 1 Lat: 42.4464771 Long: -83.4362723 Datum: WGS 84  
 Soil Map Unit Name: BntadB - Blount loam, 0 to 4 percent slopes NWI classification: \_\_\_\_\_

Are climatic / hydrologic conditions on the site typical for this time of year? Yes  No  (If no, explain in Remarks.)  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ significantly disturbed? Are "Normal Circumstances" present? Yes  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 <input checked="" type="checkbox"/> No <input type="checkbox"/> Hydric Soil Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<b>Is the Sampled Area within a Wetland?</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Remarks:	

**VEGETATION – Use scientific names of plants.**

Tree Stratum (Plot size: <u>30 ft r</u> )	Absolute % Cover	Dominant Species?	Indicator Status																									
1. <u>Acer rubrum</u>	<u>20</u>	<input checked="" type="checkbox"/>	<u>FAC</u>	<b>Dominance Test worksheet:</b> Number of Dominant Species That Are OBL, FACW, or FAC: <u>8</u> (A) Total Number of Dominant Species Across All Strata: <u>9</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>88.88</u> (A/B)																								
2. <u>Ulmus americana</u>	<u>20</u>	<input checked="" type="checkbox"/>	<u>FACW</u>																									
3. _____																												
4. _____																												
5. _____																												
	<u>40</u>	=Total Cover																										
Sapling/Shrub Stratum (Plot size: <u>15 ft r</u> )																												
1. <u>Rhamnus cathartica</u>	<u>40</u>	<input checked="" type="checkbox"/>	<u>FAC</u>	<b>Prevalence Index worksheet:</b> <table style="width:100%; border-collapse: collapse;"> <tr> <td style="text-align: right;">Total % Cover of:</td> <td style="text-align: right;">Multiply by:</td> <td></td> </tr> <tr> <td>OBL species <u>25</u></td> <td>x 1 =</td> <td><u>25</u></td> </tr> <tr> <td>FACW species <u>52</u></td> <td>x 2 =</td> <td><u>104</u></td> </tr> <tr> <td>FAC species <u>70</u></td> <td>x 3 =</td> <td><u>210</u></td> </tr> <tr> <td>FACU species <u>0</u></td> <td>x 4 =</td> <td><u>0</u></td> </tr> <tr> <td>UPL species <u>20</u></td> <td>x 5 =</td> <td><u>100</u></td> </tr> <tr> <td>Column Totals: <u>167</u> (A)</td> <td></td> <td><u>439</u> (B)</td> </tr> <tr> <td colspan="3">Prevalence Index = B/A = <u>2.62</u></td> </tr> </table>	Total % Cover of:	Multiply by:		OBL species <u>25</u>	x 1 =	<u>25</u>	FACW species <u>52</u>	x 2 =	<u>104</u>	FAC species <u>70</u>	x 3 =	<u>210</u>	FACU species <u>0</u>	x 4 =	<u>0</u>	UPL species <u>20</u>	x 5 =	<u>100</u>	Column Totals: <u>167</u> (A)		<u>439</u> (B)	Prevalence Index = B/A = <u>2.62</u>		
Total % Cover of:	Multiply by:																											
OBL species <u>25</u>	x 1 =	<u>25</u>																										
FACW species <u>52</u>	x 2 =	<u>104</u>																										
FAC species <u>70</u>	x 3 =	<u>210</u>																										
FACU species <u>0</u>	x 4 =	<u>0</u>																										
UPL species <u>20</u>	x 5 =	<u>100</u>																										
Column Totals: <u>167</u> (A)		<u>439</u> (B)																										
Prevalence Index = B/A = <u>2.62</u>																												
2. <u>Lonicera maackii</u>	<u>20</u>	<input checked="" type="checkbox"/>	<u>UPL</u>																									
3. <u>Fraxinus pennsylvanica</u>	<u>10</u>		<u>FACW</u>																									
4. _____																												
5. _____																												
	<u>70</u>	=Total Cover																										
Herb Stratum (Plot size: <u>5 ft r</u> )																												
1. <u>Juncus effusus</u>	<u>15</u>	<input checked="" type="checkbox"/>	<u>OBL</u>	<b>Hydrophytic Vegetation Indicators:</b> _____ 1 - Rapid Test for Hydrophytic Vegetation <input checked="" type="checkbox"/> 2 - Dominance Test is >50% <input checked="" type="checkbox"/> 3 - Prevalence Index is ≤3.0 <sup>1</sup> _____ 4 - Morphological Adaptations <sup>1</sup> (Provide supporting data in Remarks or on a separate sheet) _____ Problematic Hydrophytic Vegetation <sup>1</sup> (Explain) <sup>1</sup> Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.																								
2. <u>Carex muskingumensis</u>	<u>10</u>	<input checked="" type="checkbox"/>	<u>OBL</u>																									
3. <u>Phragmites australis</u>	<u>10</u>	<input checked="" type="checkbox"/>	<u>FACW</u>																									
4. <u>Prunella vulgaris</u>	<u>10</u>	<input checked="" type="checkbox"/>	<u>FAC</u>																									
5. <u>Symphyotrichum lateriflorum</u>	<u>10</u>	<input checked="" type="checkbox"/>	<u>FACW</u>																									
6. <u>Carex vulpinoidea</u>	<u>2</u>		<u>FACW</u>																									
7. _____																												
8. _____																												
9. _____																												
10. _____																												
	<u>57</u>	=Total Cover																										
Woody Vine Stratum (Plot size: <u>30 ft r</u> )																												
1. _____				<b>Hydrophytic Vegetation Present?</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>																								
2. _____																												
			=Total Cover																									

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

**SOIL**

Sampling Point: Point 13

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type <sup>1</sup>	Loc <sup>2</sup>		
0 - 4	10YR 3/2	100					Sandy Clay Loam	
4 - 9	10YR 4/2	85	10YR 5/4	15	C	PL/M	Sandy Clay Loam	
9 - 16	10YR 4/2	60	10YR 5/6	40	C	M	Clay	
-								
-								
-								

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

<sup>2</sup>Location: PL=Pore Lining, M=Matrix.

**Hydric Soil Indicators:**

- Histosol (A1)
- Histic Epipedon (A2)
- Black Histic (A3)
- Hydrogen Sulfide (A4)
- Stratified Layers (A5)
- 2 cm Muck (A10)
- Depleted Below Dark Surface (A11)
- Thick Dark Surface (A12)
- Iron Monosulfide (A18)
- Sandy Mucky Mineral (S1)
- 5 cm Mucky Peat or Peat (S3)
- Sandy Gleyed Matrix (S4)
- Sandy Redox (S5)
- Stripped Matrix (S6)
- Dark Surface (S7)
- Loamy Mucky Mineral (F1)
- Loamy Gleyed Matrix (F2)
- Depleted Matrix (F3)
- Redox Dark Surface (F6)
- Depleted Dark Surface (F7)
- Redox Depressions (F8)

**Indicators for Problematic Hydric Soils<sup>3</sup>:**

- Iron-Manganese Masses (F12)
- Red Parent Material (F21) Very
- Shallow Dark Surface (F22)
- Other (Explain in Remarks)

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

**Restrictive Layer (if observed):**

Type: \_\_\_\_\_  
Depth (inches): \_\_\_\_\_

**Hydric Soil Present?** Yes  No

Remarks:

**HYDROLOGY**

**Wetland Hydrology Indicators:**

Primary Indicators (minimum of one is required; check all that apply)

- Surface Water (A1)
- High Water Table (A2)
- Saturation (A3)
- Water Marks (B1)
- Sediment Deposits (B2)
- Drift Deposits (B3)
- Algal Mat or Crust (B4)
- Iron Deposits (B5)
- Inundation Visible on Aerial Imagery (B7)
- Sparsely Vegetated Concave Surface (B8)
- Water-Stained Leaves (B9)
- Aquatic Fauna (B13)
- True Aquatic Plants (B14)
- 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)
- Gauge or Well Data (D9)
- Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- Surface Soil Cracks (B6)
- Drainage Patterns (B10)
- Dry-Season Water Table (C2)
- Crayfish Burrows (C8)
- Saturation Visible on Aerial Imagery (C9)
- Stunted or Stressed Plants (D1)
- Geomorphic Position (D2)
- FAC-Neutral Test (D5)

**Field Observations:**

Surface Water Present? Yes  No  Depth (inches): \_\_\_\_\_  
 Water Table Present? Yes  No  Depth (inches): \_\_\_\_\_  
 Saturation Present? Yes  No  Depth (inches): \_\_\_\_\_  
 (includes capillary fringe)

**Wetland Hydrology Present?** Yes  No

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

Remarks:

**U.S. Army Corps of Engineers**  
**WETLAND DETERMINATION DATA SHEET – Midwest Region**  
 See ERDC/EL TR-10-16; the proponent agency is CECW-COR

OMB Control #: 0710-0024, Exp: 09/30/2027  
 Requirement Control Symbol EXEMPT:  
 (Authority: AR 335-15, paragraph 5-2a)

Project/Site: Haggerty Road, Novi, MI City/County: Detroit/Oakland County Sampling Date: 2025-11-21  
 Applicant/Owner: Avedon Company State: Michigan Sampling Point: Point 14  
 Investigator(s): Kelly Volansky, Mike Sobieski, Kyle Schumann Section, Township, Range: S36 T1N R8E  
 Landform (hillside, terrace, etc.): Flat Local relief (concave, convex, none): None  
 Slope (%): 0 Lat: 42.4464442 Long: -83.4360962 Datum: WGS 84  
 Soil Map Unit Name: BntadB - Blount loam, 0 to 4 percent slopes NWI classification: \_\_\_\_\_

Are climatic / hydrologic conditions on the site typical for this time of year? Yes  No \_\_\_\_\_ (If no, explain in Remarks.)  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ significantly disturbed? Are "Normal Circumstances" present? Yes  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 <input checked="" type="checkbox"/> Hydric Soil Present? Yes <input checked="" type="checkbox"/> No _____ Wetland Hydrology Present? Yes _____ No <input checked="" type="checkbox"/>	<b>Is the Sampled Area within a Wetland?</b> Yes _____ No <input checked="" type="checkbox"/>
Remarks:	

**VEGETATION – Use scientific names of plants.**

Tree Stratum (Plot size: <u>30 ft r</u> )	Absolute % Cover	Dominant Species?	Indicator Status	
1. <u>Acer rubrum</u>	<u>30</u>	<input checked="" type="checkbox"/>	<u>FAC</u>	<b>Dominance Test worksheet:</b> Number of Dominant Species That Are OBL, FACW, or FAC: <u>2</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>40.00</u> (A/B)
2. <u>Tilia americana</u>	<u>30</u>	<input checked="" type="checkbox"/>	<u>FACU</u>	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
	<u>60</u>	=Total Cover		
Sapling/Shrub Stratum (Plot size: <u>15 ft r</u> )				
1. <u>Lonicera maackii</u>	<u>30</u>	<input checked="" type="checkbox"/>	<u>UPL</u>	<b>Prevalence Index worksheet:</b> Total % Cover of: Multiply by: OBL species <u>0</u> x 1 = <u>0</u> FACW species <u>5</u> x 2 = <u>10</u> FAC species <u>52</u> x 3 = <u>156</u> FACU species <u>33</u> x 4 = <u>132</u> UPL species <u>70</u> x 5 = <u>350</u> Column Totals: <u>160</u> (A) <u>648</u> (B) Prevalence Index = B/A = <u>4.05</u>
2. <u>Rhamnus cathartica</u>	<u>20</u>	<input checked="" type="checkbox"/>	<u>FAC</u>	
3. <u>Fraxinus pennsylvanica</u>	<u>5</u>	_____	<u>FACW</u>	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
	<u>55</u>	=Total Cover		
Herb Stratum (Plot size: <u>5 ft r</u> )				
1. <u>Diervilla lonicera</u>	<u>40</u>	<input checked="" type="checkbox"/>	<u>UPL</u>	<b>Hydrophytic Vegetation Indicators:</b> _____ 1 - Rapid Test for Hydrophytic Vegetation _____ 2 - Dominance Test is >50% _____ 3 - Prevalence Index is ≤3.0 <sup>1</sup> _____ 4 - Morphological Adaptations <sup>1</sup> (Provide supporting data in Remarks or on a separate sheet) _____ Problematic Hydrophytic Vegetation <sup>1</sup> (Explain) <sup>1</sup> Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
2. <u>Solidago altissima</u>	<u>3</u>	_____	<u>FACU</u>	
3. <u>Symphotrichum lanceolatum</u>	<u>2</u>	_____	<u>FAC</u>	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
	<u>45</u>	=Total Cover		
Woody Vine Stratum (Plot size: <u>30 ft r</u> )				
1. _____	_____	_____	_____	<b>Hydrophytic Vegetation Present?</b> Yes _____ No <input checked="" type="checkbox"/>
2. _____	_____	_____	_____	
	_____	=Total Cover		

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

**SOIL**

Sampling Point: Point 14

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type <sup>1</sup>	Loc <sup>2</sup>		
0 - 4	10YR 4/2	100					Sandy Clay Loam	
4 - 16	10YR 3/2	85	10YR 4/4	15	C	PL/M	Sandy Clay Loam	
-								
-								
-								
-								

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

<sup>2</sup>Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:	Indicators for Problematic Hydric Soils <sup>3</sup> :
<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Iron-Manganese Masses (F12)
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Red Parent Material (F21) Very
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Shallow Dark Surface (F22)
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Other (Explain in Remarks)
<input type="checkbox"/> Stratified Layers (A5)	
<input type="checkbox"/> 2 cm Muck (A10)	
<input type="checkbox"/> Depleted Below Dark Surface (A11)	
<input type="checkbox"/> Thick Dark Surface (A12)	
<input type="checkbox"/> Iron Monosulfide (A18)	
<input type="checkbox"/> Sandy Mucky Mineral (S1)	
<input type="checkbox"/> 5 cm Mucky Peat or Peat (S3)	
<input type="checkbox"/> Sandy Gleyed Matrix (S4)	
<input type="checkbox"/> Sandy Redox (S5)	
<input type="checkbox"/> Stripped Matrix (S6)	
<input type="checkbox"/> Dark Surface (S7)	
<input type="checkbox"/> Loamy Mucky Mineral (F1)	
<input type="checkbox"/> Loamy Gleyed Matrix (F2)	
<input type="checkbox"/> Depleted Matrix (F3)	
<input checked="" type="checkbox"/> Redox Dark Surface (F6)	
<input type="checkbox"/> Depleted Dark Surface (F7)	
<input type="checkbox"/> Redox Depressions (F8)	

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

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

Remarks:

**HYDROLOGY**

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

<b>Field Observations:</b> Surface Water Present?    Yes _____    No <input checked="" type="checkbox"/> Depth (inches): _____ Water Table Present?      Yes _____    No <input checked="" type="checkbox"/> Depth (inches): _____ Saturation Present?        Yes _____    No <input checked="" type="checkbox"/> Depth (inches): _____ (includes capillary fringe)	<b>Wetland Hydrology Present?</b> Yes _____    No <input checked="" type="checkbox"/>
---	---

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

Remarks:

## **Appendix M**

### **References**

- Environmental Laboratory. 1987. Corps of Engineers Wetlands Delineation Manual. Technical Report Y-87-1. United States Army Engineer Waterways Experiment Station, Vicksburg, Mississippi.
- Lichvar, R.W., D.L. Banks, W.N. Kirchner, and N.C. Melvin. 2016. The National Wetland Plant List: 2016 Wetland Ratings. *Phytoneuron* 2016-30: 1-17. Published 28 April 2016. ISSN 2153 733X
- Soil Survey Staff, Natural Resources Conservation Service, United States Department of Agriculture. Web Soil Survey. Available online at <<http://websoilsurvey.nrcs.usda.gov>>. Accessed November 2025.
- US Army Corps of Engineers. 2010. Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Great Plains Region (Version 2.0). Headquarters, US Army Corps of Engineers, Washington, D.C.
- U.S. Fish and Wildlife Service. 2011. National Wetlands Inventory Map: Des Moines SW Quadrangle. United States Department of the Interior, Fish and Wildlife Service, Washington, D.C.
- U.S. Geological Survey. Des Moines SW Quadrangle, Michigan [map]. Revised 1992. 1:24,000. 7.5 Minute Series. United States Department of the Interior. Reston Virginia.

PUBLIC COMMENTS

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**CITY OF NOVI**  
**RESPONSE FORM**

**RECEIVED**

**MAY 05 2026**

**CITY OF NOVI**  
**COMMUNITY DEVELOPMENT**

**JZ25-42 TOWNES AT HAGGERTY FOR INITIAL CONSIDERATION OF ELIGIBILITY FOR A PLANNED REZONING OVERLAY (PRO) CONCEPT PLAN ASSOCIATED WITH A ZONING MAP AMENDMENT, TO REZONE FROM OS-1 OFFICE SERVICE AND OSC OFFICE SERVICE COMMERCIAL TO RM-2 HIGH DENSITY MULTIPLE-FAMILY.**

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

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I SUPPORT

I OBJECT

**TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:**

COULD OUR INFRASTRUCTURE HANDLE THAT?  
THERE IS TOO MUCH CAR TRAFFIC CONGESTION IN  
THAT AREA AS IT IS NOW!!  
ALSO - DO NOT WANT TO LOSE ANYMORE  
"GREENSPACE"

SIGNATURE: *City of Cheryl Kempf*

PRINT NAME: CHERYL KEMPF

ADDRESS: 40712 LADENE LN NOVI MI 48375

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- IF A SINGLE STRUCTURE CONTAINS MORE THAN 4 DWELLING UNITS OR OTHER DISTINCT SPATIAL AREAS OWNED OR LEASED BY DIFFERENT PERSONS, NOTICE MAY BE GIVEN TO THE MANAGER OR OWNER OF THE STRUCTURE, WHO SHALL BE REQUESTED TO POST THE NOTICE AT THE PRIMARY ENTRANCE TO THE STRUCTURE.



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I SUPPORT

I OBJECT

**TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:**

- ① THE AREA CANNOT HANDLE THE INCREASED TRAFFIC & NOISES
- ② IT WILL REDUCE HABITAT FOR DEER & WILD TURKEYS IN AREA.
- ③ EMERGENCY SERVICES WILL BE DELAYED.

SIGNATURE: Daniel M Sannar

PRINT NAME: DANIEL SANNAR

ADDRESS: 21724 SUNFLOWER RD, NOVI MI 48375

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I SUPPORT

I OBJECT

**TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:**

- 1) LOSS OF WILDLIFE HABITAT FOR TURKEY, DEER, ETC.
- 2) EXPECTED CONSTRUCTION NOISE FOR 2 YEARS
- 3) EXPECTED RESIDENT NOISE FROM HIGH DENSITY HOUSING
- 4) INCREASE IN CRIME - APARTMENTS IN NOVI ARE KNOWN FOR CAR & RESIDENCE BREAK-INS. I EXPECT THIS TO SPREAD TO MY SUBDIVISION
- 5) PASS-THROUGH VEHICLE & PEDESTRIAN TRAFFIC WILL REDUCE SAFETY
- 6) LONG-TERM PROPERTY DECAY. THESE COMPLEXES ARE SOLD & RESOLD, AND FALL INTO DISREPAIR AS MAINTENANCE BUDGETS ARE CUT AGAIN AND AGAIN.

SIGNATURE: [Signature]  
PRINT NAME: DAVID VANZOEST

ADDRESS: 40205 LADENE LN NOVI MI 48375

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I SUPPORT

I OBJECT

**TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:**

I object JZ25-42 because (1) the proposal contradicts 2025 Novi Master Plan for Land Use adopted by the Planning Commission just last June 25, 2025. (2) The proposal destroys the Master Plan's Regulated Natural Projected Woodland and Wetland. (3) The proposal fails the Novi PRO ordinance standard. It offers no benefit. (4) The proposal threatens property values and neighborhood character. It also ~~would~~ create more noise and congestion. (5) This proposal contradicts the safety and privacy of whispering meadows subdivision.

SIGNATURE: Dorothy J. Dwensing  
PRINT NAME: Dorothy J. Dwensing  
ADDRESS: 21724 Sunflower Rd., Novi, MI 48375

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I SUPPORT

I OBJECT

**TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:**

A big reason we moved into the sub division was the fact that there is a community with nature

intertwined. Not only will this take a big chunk of nature away from this community, It will also  
bring families with different values than those of us who already live in our subdivision. We value our  
nature and the value of our subdivision. This will no doubt bring our value of our housed down in value.

SIGNATURE: Franklin Brininger III  
PRINT NAME: Franklin Brininger III  
ADDRESS: 40576 Ladene Lane, Novi 48375

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I SUPPORT       I OBJECT

**TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:**

*Increased traffic congestion on nearby roads and residential streets.*  
*Loss of existing trees and green space that contribute to the neighborhood's environment and character.*  
*Negative impacts on local wildlife and natural habitats caused by land clearing and increased development density*

**SIGNATURE:** Junwei Ma  
**PRINT NAME:** Junwei Ma  
**ADDRESS:** 21722 Shadybrook Dr., Novi, MI, 48375

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I SUPPORT

I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

DON'T NEED MORE TRAFFIC/NOISE/ CONGESTION ON HAGGERTY!  
ORIGINALLY ZONED OS-1, WHAT CHANGED TO ALLOW RM-2?

SIGNATURE: Kenneth R Waller  
PRINT NAME: KENNETH R. WALLER  
ADDRESS: 21832 SUNRISE BLVD. NOVI, MI 48375

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I SUPPORT       I OBJECT

**TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:**

Violates the City's 2025 Master Plan.

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SIGNATURE: Lisa J Onica

PRINT NAME: LISA J ONICA

ADDRESS: 40278 Ladene Lane, Novi MI 48375

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Information regarding the project will be available the Saturday prior to the meeting date at: <https://www.cityofnovi.org/agendas-minutes/planning-commission/2026/>.

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

I SUPPORT       I OBJECT

**TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:**

*The proposal contradicts the 2025 Novi Master Plan for landuse. It destroys one of the few remaining green lungs in this Novi area. It fails the Novi PRO ordinance standard and threatens property values and neighborhood character and safety.*

SIGNATURE: Michael Drapeau  
PRINT NAME: Michael Drapeau  
ADDRESS: 39953 Sandpoint Way Novi 48375

\*\*\* IN ACCORDANCE WITH MCL 125.3103:  
- NOTICE SHALL BE GIVEN TO ALL PERSONS TO WHOM REAL PROPERTY IS ASSESSED WITHIN 300 FEET OF THE SUBJECT PROPERTY.  
- IF A SINGLE STRUCTURE CONTAINS MORE THAN 4 DWELLING UNITS OR OTHER DISTINCT SPATIAL AREAS OWNED OR LEASED BY DIFFERENT PERSONS, NOTICE MAY BE GIVEN TO THE MANAGER OR OWNER OF THE STRUCTURE, WHO SHALL BE REQUESTED TO POST THE NOTICE AT THE PRIMARY ENTRANCE TO THE STRUCTURE.



**CITY OF NOVI**  
**RESPONSE FORM**

**RECEIVED**

**APR 28 2026**

**CITY OF NOVI**  
**COMMUNITY DEVELOPMENT**

**JZ25-42 TOWNES AT HAGGERTY FOR INITIAL CONSIDERATION OF ELIGIBILITY FOR A PLANNED REZONING OVERLAY (PRO) CONCEPT PLAN ASSOCIATED WITH A ZONING MAP AMENDMENT, TO REZONE FROM OS-1 OFFICE SERVICE AND OSC OFFICE SERVICE COMMERCIAL TO RM-2 HIGH DENSITY MULTIPLE-FAMILY.**

You are invited to attend the public hearing on May 13, 2026 and voice your support or objection.

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

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I SUPPORT

I OBJECT

**TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:**

I oppose, as it would negatively impact local  
wildlife, including squirrels, birds, and beavers, and  
would compromise the natural environment.

SIGNATURE: N. Karunaras

PRINT NAME: NALLARAJAH KARUNARAS

ADDRESS: 40172 Ladene Ln, Novi 48375

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**CITY OF NOVI**  
**RESPONSE FORM**

RECEIVED

MAY 01 2026

CITY OF NOVI  
COMMUNITY DEVELOPMENT

**JZ25-42 TOWNES AT HAGGERTY FOR INITIAL CONSIDERATION OF ELIGIBILITY FOR A PLANNED REZONING OVERLAY (PRO) CONCEPT PLAN ASSOCIATED WITH A ZONING MAP AMENDMENT, TO REZONE FROM OS-1 OFFICE SERVICE AND OSC OFFICE SERVICE COMMERCIAL TO RM-2 HIGH DENSITY MULTIPLE-FAMILY.**

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I SUPPORT

I OBJECT

**TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:**

The request for rezoning is in contradiction of the Novi Master Plan in terms of eliminating greenspace + increasing residential units in Woodlands area.

SIGNATURE:

*Nancy Ciupka Kozak*

PRINT NAME:

Nancy Ciupka Kozak

ADDRESS:

40160 Ladene Lane, Novi, MI 48375

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**CITY OF NOVI**  
**RESPONSE FORM**

**RECEIVED**

**MAY 07 2026**

**CITY OF NOVI**  
**COMMUNITY DEVELOPMENT**

**JZ25-42 TOWNES AT HAGGERTY FOR INITIAL CONSIDERATION OF ELIGIBILITY FOR A PLANNED REZONING OVERLAY (PRO) CONCEPT PLAN ASSOCIATED WITH A ZONING MAP AMENDMENT, TO REZONE FROM OS-1 OFFICE SERVICE AND OSC OFFICE SERVICE COMMERCIAL TO RM-2 HIGH DENSITY MULTIPLE-FAMILY.**

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Return via email: [choir@cityofnovi.org](mailto:choir@cityofnovi.org)

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248-347-0475 (Main) 248-735-5633 (Fax)

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I SUPPORT

I OBJECT

**TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:**

As president of Whispering Meadows HOA, I have attended several City sponsored HOA Board member breakfast. For the last several breakfast meetings, city leaders have shared their vision of positively influencing the many HOAs to keep their subdivisions desirable neighborhoods. The city leadership pledged to frequent the neighborhoods for ordinance violations, etc. Past year the city allowed a cheap chain link fence to be erected by the property owner south of us. Realtors have stated this to be undesirable now a large apartment community to our east. Also undesirable to more homes in our sub. If this passes,

SIGNATURE: Paul Warner  
PRINT NAME: Paul Warner  
ADDRESS: 21649 Shady brook Dr.

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

- NOTICE SHALL BE GIVEN TO ALL PERSONS TO WHOM REAL PROPERTY IS ASSESSED WITHIN 300 FEET OF THE SUBJECT PROPERTY.

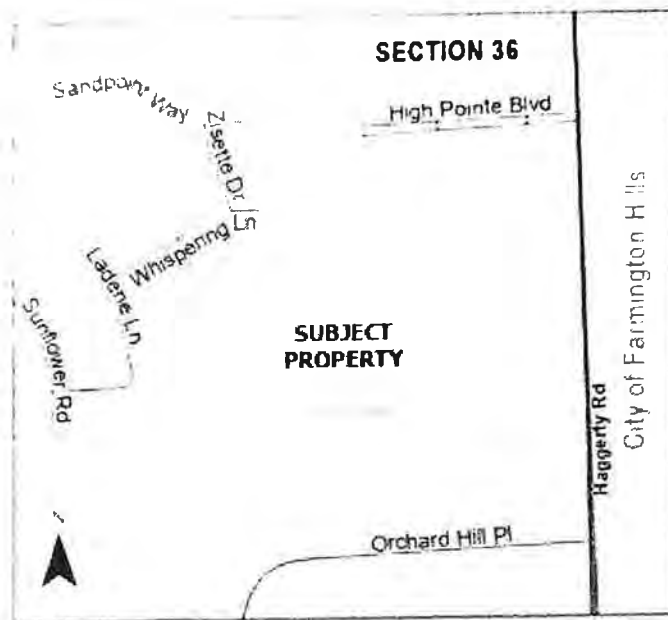
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now a large apartment community to our east. Also undesirable to more homes in our sub. If this passes,

**CITY OF NOVI  
PUBLIC HEARING NOTICE**

NOTICE IS HEREBY GIVEN that the Planning Commission for the City of Novi will hold a public hearing on Wednesday, **May 13, 2026**, at 7:00 P.M. in the Novi Civic Center, 45175 Ten Mile Road, Novi, MI to consider **JZ25-42 TOWNES AT HAGGERTY FOR INITIAL CONSIDERATION OF ELIGIBILITY FOR A PLANNED REZONING OVERLAY (PRO) CONCEPT PLAN ASSOCIATED WITH A ZONING MAP AMENDMENT, TO REZONE FROM OS-1 OFFICE SERVICE AND OSC OFFICE SERVICE COMMERCIAL TO RM-2 HIGH DENSITY MULTIPLE-FAMILY.** The subject property totals approximately 21 acres and is located east of Haggerty Road, south of Nine Mile Road (Section 36). The applicant proposes to develop 175 residential units in 26 townhome buildings

Plans are available for review at the Community Development Department in the Novi Civic Center during regular business hours (8:00 A.M. to 5:00 P.M.).



**Subject Parcel ID: 22-36-200-038**

All interested persons are invited to attend this in-person meeting. Verbal comments may be heard at the hearing and any written comments may be submitted to the Community Development Department, 45175 Ten Mile Road, Novi, MI 48375 during the City's regular business hours, Monday thru Friday, from 8:00 A.M. to 5:00 P.M., and must be received by 4:00 P.M., Wednesday, **May 13, 2026**.

Published on **April 23, 2026**  
Novi Planning Commission  
Michael Lynch, Secretary

*Whispering Meadows HOA would require some response by the builder to do something desirable for our sub. New play structures would help our sub recoup its once desirable status. Please consider this option to benefit our sub.*



**CITY OF NOVI**  
**RESPONSE FORM**

**RECEIVED**

**MAY 04 2026**

**CITY OF NOVI**  
**COMMUNITY DEVELOPMENT**

**JZ25-42 TOWNES AT HAGGERTY FOR INITIAL CONSIDERATION OF ELIGIBILITY FOR A PLANNED REZONING OVERLAY (PRO) CONCEPT PLAN ASSOCIATED WITH A ZONING MAP AMENDMENT, TO REZONE FROM OS-1 OFFICE SERVICE AND OSC OFFICE SERVICE COMMERCIAL TO RM-2 HIGH DENSITY MULTIPLE-FAMILY.**

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I SUPPORT       I OBJECT

**TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:**

VIOLATES THE CITY'S 2025 MASTER PLAN.

SIGNATURE: [Handwritten Signature]

PRINT NAME: ROBERT D. ONICA

ADDRESS: 40228 LADENE LN NOVI MI 48375

\*\*\* IN ACCORDANCE WITH MCL 125.3103:  
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**From:** Scott Marcus <[Marcus@rsmdevelopment.com](mailto:Marcus@rsmdevelopment.com)>

**Sent:** Monday, April 27, 2026 1:59 PM

**To:** McBeth, Barbara <[bmcbeth@cityofnovi.org](mailto:bmcbeth@cityofnovi.org)>

**Subject:** Parcel 22-36-200-038 Rezoning

Barb:

Per my voicemail, we own the property to the North of the subject property. **WE OBJECT TO ANY RE-ZONING OF THE SUBJECT PROPERTY.** As you may recall, several parcels off of High Pointe were subject to a development around 1998. As part of this, several restrictive covenants were recorded. The subject parcel is part of these restrictive covenants. Multi-family and residential are both restricted without approval of the other property owners (our property and Lifetime). We object to any type of re-zoning as it would violate the existing covenant. I am attaching the covenant for your records.

**NOTE Paragraph 1:** *No portion of the Complex shall be used for purposes other than as permitted under the City of Novi, County of Oakland, State of Michigan zoning ordinance in effect on the date hereof.*

**Additionally, Paragraph 6 refers to the subject parcel:**

6. Notwithstanding any contrary provision contained herein, any building located on the property northwest of the FCA Property, as such property is more particularly described on Exhibit "D" attached hereto (the "Phase VII Building") shall be used solely for office, office-warehouse, structured parking, or surface parking uses and no other use; provided, however, that if the Phase VII Building is used as office-warehouse, all warehouse doors shall face either north or west.

Finally, High Pointe Blvd is currently maintained by us. The complex, when developed, never intended to incorporate residential traffic and High Pointe was not designed nor approved for such purpose.

Thank you,  
Scott Marcus  
Summit Pointe Investors, LLC

---

Scott Marcus  
RSM Development & Management  
[P.O. Box 2079](mailto:Marcus@RSMDevelopment.com)  
[Birmingham, Michigan 48012](mailto:Marcus@RSMDevelopment.com)  
[\(248\) 645-2600](tel:(248)645-2600) office  
[\(248\) 730-2227](tel:(248)730-2227) mobile  
[Marcus@RSMDevelopment.com](mailto:Marcus@RSMDevelopment.com)

LIBER 18992 PC 432

9  
**DECLARATION OF RESTRICTIONS**  
**ON DEVELOPMENT OF SUMMIT PARK OFFICE COMPLEX**

\$ 29.00 MISCELLANEOUS RECORDING  
 \$ 2.00 REMONUMENTATION  
 28 SEP 98 11:44 A.M. RECEIPT# 112  
 RECORDED - OAKLAND COUNTY  
 LYNN D. ALLEN, CLERK/REGISTER OF DEEDS

This Declaration (this "Declaration") is made this 4 day of September, 1998, made by and between SUMMIT POINTE, L.L.C., a Michigan limited liability company and ("SUMMIT POINTE"), FDI Realty Partners, L.L.C., a Michigan limited partnership ("FDI") and EIGHT-HAGGERTY PROPERTIES II, a Michigan limited partnership ("EIGHT-HAGGERTY") (SUMMIT POINTE, FDI and EIGHT-HAGGERTY are sometimes collectively referred to herein as the "Declarant") and FCA REAL ESTATE HOLDINGS, LLC, a Delaware limited liability company ("FCA");

**RECITALS**

WHEREAS, EIGHT-HAGGERTY has on even date herewith, sold to FCA certain real property located in the City of Novi, County of Oakland, State of Michigan and more particularly described on Exhibit "A" attached hereto (the "FCA Property"); and

WHEREAS, EIGHT-HAGGERTY owns certain real property adjacent to the FCA Property, located in the City of Novi, County of Oakland, State of Michigan, and more particularly described on Exhibit "B" attached hereto (the "EIGHT-HAGGERTY Property"); and

\$ WHEREAS, SUMMIT POINTE owns certain real property adjacent to the EIGHT-HAGGERTY Property, located in the City of Novi, County of Oakland, State of Michigan, and more particularly described on Exhibit "C" attached hereto (the "SUMMIT POINTE Property"); and

WHEREAS, FDI is the developer of the EIGHT-HAGGERTY Property and the SUMMIT POINTE Property (the EIGHT-HAGGERTY Property and the SUMMIT POINTE Property, but not the FCA Property, are collectively referred to herein as the "Complex"); and

29.00  
 2.00  
 O.K. - KB  
 FM

WHEREAS, Declarant has agreed to restrict the development of the Complex, solely in accordance with and pursuant to the terms and conditions of this Declaration.

cm 27230  
 270 KB

NOW, THEREFORE, for and in consideration of the mutual covenants contained herein and other good and valuable consideration, the parties hereto agree as follows:

1. No portion of the Complex shall be used for purposes other than as permitted under the City of Novi, County of Oakland, State of Michigan zoning ordinance in effect on the date hereof. In addition, in no event shall any portion of the Complex be used for (a) retail uses other than retail uses located in an office building and not free-standing (and also only to the extent not otherwise prohibited hereinafter), (b) adult-oriented uses (including an adult-oriented book store), (c) bars or places of sale of alcoholic beverages (except for restaurants to the extent hereinafter permitted), (d) off-sale liquor stores, (e) fast-food restaurants, (f) movie or dinner theaters or complexes, (g) hotels, motels, or other places of transient

residence, (h) mortuary establishments, (i) public utility buildings or telephone exchange buildings unless their architectural scheme is consistent with and conducive to the architectural scheme of the building constructed on the SUMMIT POINTE Property (the "Phase I Building") and the buildings to be constructed immediately adjacent to, and to the west of, the Phase I Building on a portion of the EIGHT-HAGGERTY Property (the "Phase II Building"), (j) recreational facilities or uses, including, without limitations, a health and fitness club or uses (even if limited to use by office tenants), (k) physical therapy, (l) a hair salon, or (m) a day spa. Notwithstanding the foregoing, the foregoing prohibition on use of the Complex for recreational facilities or uses, including a health and fitness club shall not apply if either (x) the owner of the FCA Property uses the FCA Property for a primary use other than as a health and fitness club, or (y) the owner of the FCA Property permanently discontinues use of the Property as a health and fitness club. In addition, if the FCA Property is used for retail uses other than retail uses in connection with a health and fitness club, the prohibition under Section 1 (a) herein shall not apply to the Complex.

2. The FCA Property shall not be used for any use prohibited in Sections 1 (b) through 1 (i), inclusive, herein.
3. In addition to the foregoing, no portion of the Complex shall be used as a restaurant unless (a) the restaurant is located within an office building and is not free-standing, (b) the restaurant primarily serves tenants in the office buildings in the Complex and is "upper end," such as Ruth's Chris or Morton's Steak House, (c) the entrance to the restaurant faces Haggerty Road, and (d) patrons of the restaurant will not park on the FCA Property or on other land which the owner of the FCA Property has shared parking rights, and (e) without limiting the foregoing, if the restaurant is located in either the Phase I Building or the Phase II Building the entrance to the restaurant shall be located in the curved area of the Southeast portion of the Phase I Building (facing Haggerty Road). Notwithstanding the foregoing, the prohibitions set forth in this Section 3 (a), (c), (d) and (e), shall not apply if either (i) the owner of the FCA Property uses the FCA Property for a primary use other than as a health and fitness club, or (ii) the owner of the FCA Property permanently discontinues use of the FCA Property as a health and fitness club. FCA shall have the right to waive, or modify, in writing, the restrictions under Section 3 (b) herein.
4. All buildings constructed in the Complex shall have exterior finishes consisting of one or more of the following: (a) brick, (b) stone, (c) EIFS, or (d) glass.
5. All one-story buildings in the Complex shall have peaked, metal roofs which shall hide any HVAC mounted on the roof.
6. Notwithstanding any contrary provision contained herein, any building located on the property northwest of the FCA Property, as such property is more particularly described on Exhibit "D" attached hereto (the "Phase VII Building") shall be used solely for office, office-warehouse, structured parking, or surface parking uses and no other use; provided, however, that if the Phase VII Building is used as office-warehouse, all warehouse doors shall face either north or west.
6. The agreements granted hereunder are intended to be perpetual (except as provided to the contrary herein) and shall run with the land, and shall inure to the benefit of Declarant and FCA, their successors and assigns, and their respective parcels. This Agreement shall be binding upon Declarant and FCA and their respective successors, heirs, personal representatives and assigns. Wherever the terms Declarant or FCA are used herein, such terms be deemed to include Declarant and/or FCA's successors and assigns, as the

context shall so indicate. Without limiting the foregoing, the restrictions and prohibitions set forth herein on the Complex shall be enforceable by FCA, and its successors and assigns, by injunctive relief, the remedy at law being inadequate. Further, without limiting the foregoing, the restrictions and prohibitions set forth herein on the FCA Property shall be enforceable by Declarant, and their respective successors and assigns, by injunctive relief, the remedy at law being inadequate.

7. This Declaration shall be governed by the laws of the State of Michigan. If any paragraph, sentence or provision of this Declaration shall be determined to be invalid or unenforceable, it shall not affect the validity of any remaining provisions hereof and all remaining provisions shall be given full force and effect separately from the invalid or unenforceable paragraph, sentence or provision, as the case may be. No termination, amendment or waiver of any of the provisions of this Declaration shall be effective unless in writing, signed by the parties hereto, and consented to in writing, by any existing mortgages of the FCA Property and the Complex. This Declaration represents the entire and integrated agreement between the parties and supersedes and cancels any prior or contemporaneous arrangements, understandings or agreements, whether written or oral, by and between the parties relative to the subject matter hereof.
8. The Declarant and FCA represent and warrant to each other, that they have good and marketable title to the Complex and the FCA Property, respectively, free and clear of all liens and encumbrances, except those liens and encumbrances held by parties joining in this Declaration.
9. This Declaration may be executed in any number of counterparts, and when fully executed by all parties, shall be deemed one and the same instrument binding upon all parties.

**SIGNATURES ON NEXT PAGE**

IN WITNESS WHEREOF, the undersigned have executed this Declaration the day and year first above written.

WITNESSES:

DECLARANT:

Karen Benton  
KAREN BENTON

Ronald M. Stern  
Ronald M. Stern

Karen Benton  
KAREN BENTON

Ronald M. Stern  
Ronald M. Stern

Karen Benton  
KAREN BENTON

Ronald M. Stern  
Ronald M. Stern

Karen Benton  
KAREN BENTON

Ronald M. Stern  
Ronald M. Stern

SUMMIT POINTE. L.L.C.,  
a Michigan limited liability company

By: FDI REALTY PARTNERS, L.L.C.,  
a Michigan limited liability company  
Its: Member

By: Mark B. Churella  
Mark B. Churella  
Its: Manager

EIGHT-HAGGERTY PROPERTIES II,  
a Michigan limited partnership

By: Richard Nordstrom  
Richard Nordstrom

Its: General Partner  
By: Joseph A. Gerak  
Joseph A. Gerak  
Its: General Partner

FDI REALTY PARTNERS, LLC,  
a Michigan limited liability company

By: Mark B. Churella  
Mark B. Churella

Its: Manager

EIGHT-HAGGERTY PROPERTIES II  
a Michigan limited partnership

By: Joseph A. Gerak  
Joseph A. Gerak

Its: General Partner  
By: Richard Nordstrom  
Richard Nordstrom  
Its: General Partner

LIRFR 18992PC436

FCA REAL ESTATE HOLDINGS, LLC, a Delaware limited liability company

Gwendolyn K. Brink  
Gwendolyn K. Brink

Steve Kerzman  
Steve Kerzman

By: FCA, LTD., a Minnesota corporation  
Its: Manager

By: Shaun P. Nugent  
Shaun P. Nugent  
Its: Secretary/C.F.O.

LIBER 18992PG437

The undersigned Key Bank National Association hereby consents and agrees that the lien created by its Mortgage dated June 30, 1998 on the Summit Pointe Property is subject to and subordinate to this Declaration.

KEY BANK NATIONAL ASSOCIATION

Alicia E. Buisst By: [Signature]  
ALICIA E. BUISST DAVID F. BAKER  
Dana M. Lemke Its: Vice President  
DANA M. LEMKE

STATE OF MICHIGAN )  
 ) SS  
COUNTY OF ~~OAKLAND~~ )  
Washtenaw


Acknowledged before me this 3<sup>rd</sup> day of September, 1998, by David F. Baker a Vice President of KEY BANK NATIONAL ASSOCIATION, on behalf of said company.

Alicia E. Buisst  
Notary Public  
Washtenaw County, Michigan  
My Commission Expires: \_\_\_\_\_  
ALICIA E. BUISST  
NOTARY PUBLIC - WASHTENAW COUNTY, MI  
MY COMMISSION EXPIRES 01/03/99

NOTARIES CONTINUED ON NEXT PAGE

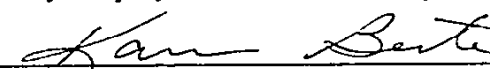
STATE OF MICHIGAN )  
 ) ss.  
COUNTY OF OAKLAND )

On this 4 day of September, 1998, before me personally appeared Richard Nordstrom and Joseph A. Gerak, General Partners of EIGHT-HAGGERTY PROPERTIES II, and Mark B. Churella, Manager of FDI REALTY PROPERTIES, L.L.C., a Michigan limited liability company, Members of SUMMIT POINTE, L.L.C., a Michigan limited liability company, and after being duly sworn, stated that they executed said instrument for and on behalf of the limited liability company.

  
\_\_\_\_\_  
Notary Public  
Oakland County, Michigan KAREN BENTON  
My Commission Expires: ~~My Commission Expires September 26, 1999~~  
Notary Public, Oakland County, Michigan

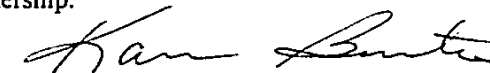
STATE OF MICHIGAN )  
 ) ss.  
COUNTY OF OAKLAND )

Acknowledged before me this 4 day of September, 1998, by Mark B. Churella, Manager of FDI Realty Partners, L.L.C., a Michigan limited liability company, on behalf of said company.

  
\_\_\_\_\_  
Notary Public  
Oakland County, Michigan KAREN BENTON  
My Commission Expires: ~~My Commission Expires September 26, 1999~~  
Notary Public, Oakland County, Michigan

STATE OF MICHIGAN )  
 ) ss.  
COUNTY OF OAKLAND )

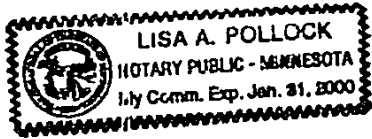
Acknowledged before me this 4 day of September, 1998, by Joseph A. Gerak, General Partner, and Richard Nordstrom, General Partner of Eighty Haggerty II Limited Partnership, a Michigan limited Partnership, on behalf of said limited partnership.

  
\_\_\_\_\_  
Notary Public  
Oakland County, Michigan KAREN BENTON  
My Commission Expires: ~~My Commission Expires September 26, 1999~~  
Notary Public, Oakland County, Michigan

STATE OF MINNESOTA )  
 ) SS  
COUNTY OF HENNEPIN )

LIBER 18992PG439

Acknowledged before me this 4 day of September, 1998, by Shaun P. Nugent, the Secretary/C.F.O. of FCA REAL ESTATE HOLDINGS, LLC, a Delaware limited liability company, on behalf of said limited liability company.



*Lisa A. Pollock*  
Notary Public  
Hennepin County, Minnesota  
My Commission Expires: Jan 31, 2000

DRAFTED BY AND RETURN TO:

RONALD M. STERN, ESQ.  
Maddin, Hauser, Wartell, Roth,  
Heller & Pesses, P.C.  
28400 Northwestern Hwy., Ste. 300  
Southfield, Michigan 48034  
(248) 354-4030

LIBER 18992PC440

EXHIBIT "A"

REVISED LEGAL DESCRIPTION FOR LIFE TIME FITNESS:

A part of the Northeast 1/4 of Section 36, Town 1 North, Range 6 East, City of Novi, Oakland County, Michigan; being more particularly described as commencing at the East 1/4 Corner of said Section 36, thence North 01°38'53" West 1599.72 feet along the East line of said Section 36 and the centerline of Haggerty Road; thence South 87°35'02" West 793.50 feet; thence South 02°24'58" East 273.50 feet to the point of beginning; thence continuing along said line South 02°24'58" East 803.12 feet; thence South 87°35'02" West 302.76 feet; thence North 61°52'04" West 175.78 feet to a point on the Easterly Line Of WHISPERING MEADOWS SUBDIVISION NO. 3, as recorded in liber 163 of plats, on pages 25 and 26, Oakland County Records; thence the following seven(7) bearings and distances along the said Easterly Line Of WHISPERING MEADOWS SUBDIVISION NO. 3, 1) thence North 02°32'33" West 120.0 feet; 2) thence North 87°27'27" East 60.81 feet; 3) thence North 02°32'33" West 194.43 feet; 4) thence South 87°35'02" West 57.18 feet; 5) thence North 02°24'58" West 127.50 feet; 6) thence North 01°50'57" West 60.0 feet; 7) thence North 02°24'58" West 120.0 feet; thence North 56°08'50" East 175.85 feet; thence North 87°35'02" East 300.57 feet to the point of beginning.

CONTAINING 7.761 ACRES OF LAND, SUBJECT TO RESTRICTION AND EASEMENTS OF RECORD, IF ANY, ALSO, TOGETHER WITH ALL EASEMENTS FOR INGRESS, EGRESS AND PUBLIC UTILITIES DESCRIBED AS FOLLOWS.

JAY I.D. NO. 22-36-200-031 (COVERS MORE LAND)

REMAINING LEGAL DESCRIPTION (EXCLUDING PHASE I & LIFE TIME FITNESS):

A part of the Northeast 1/4 of Section 36, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan; being more particularly described as commencing at the East 1/4 Corner of said Section 36, thence North 01°38'53" West 516.03 feet along the East line of said Section 36 and the centerline of Haggerty Road to the point of beginning; thence South 87°27'27" West 470.01 feet; thence South 01°38'53" East 516.03 feet to a point on the East and West 1/4 line of said Section 36; thence South 87°27'27" West 1024.83 feet along the East and West 1/4 line of said Section 36 to the Southeast corner of Whispering Meadow Subdivision No. 3, as recorded in liber 163 of plats, pages 25 and 26, Oakland County Records; thence the following bearings and distances along the Easterly line of said Whispering Meadow Subdivision No. 3, thence North 06°40'13" West 313.59 feet; thence North 08°48'26" West 82.46 feet; thence North 25°33'41" West 70.24 feet; thence North 42°12'14" East 48.03 feet; thence North 62°33'21" East 86.60 feet; thence North 63°05'11" East 60.00 feet; thence 13.26 feet along a curve to the left, said curve having a radius of 1431.81 feet, a central angle of 00°31'50" and a chord bearing and distance of North 27°10'44" West 13.26 feet; thence North 27°26'39" West 17.29 feet; thence North 62°33'21" East 120.00 feet; thence South 27°26'39" East 35.00 feet; thence North 72°26'28" East 53.06 feet; thence South 61°52'04" East 175.78 feet; thence North 87°35'02" East 302.76 feet; thence North 02°24'58" West 442.75 feet; thence North 87°35'02" East 785.00 feet to a point on the East line of said Section 36 and the centerline of Haggerty Road; thence South 01°38'53" East 449.62 feet along the East line of said Section 36 and the centerline of said Haggerty Road to the point of beginning. ALSO, North 01°38'53" West 1599.72 feet from the East 1/4 corner of said Section 36; thence South 87°35'02" West 735.22 feet to the point of beginning; thence South 02°24'58" East 308.00 feet; thence North 87°35'02" East 158.00 feet; thence South 02°24'58" East 248.00 feet; thence South 87°35'02" West 216.28 feet; thence North 02°24'58" West 282.50 feet; thence South 87°35'02" West 300.57 feet; thence South 56°08'50" West 175.85 feet; thence South 87°35'02" West 187.79 feet; thence North 36°25'01" West 315.00 feet; thence North 72°25'07" West 200.00 feet along the Easterly Line of Said Whispering Meadows Subdivision NO. 3, and extension thereof; thence North 66°48'50" East 100.61 feet; thence North 87°35'02" East 966.70 feet to the point of beginning.

All of the above containing 28.567(GROSS), 28.226(NET), 27.948(FUTURE NET) ACRES.

TAX I.D. NO. 22-36-200-031 (COVERS MORE LAND)

LIBR 18992PG442

EXHIBIT "C"

A part of the Northeast 1/4 of Section 36, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan; being more particularly described as commencing at the East 1/4 Corner of said Section 36, thence North 01°38'53" West 965.65 feet along the East line of Section 36 and the centerline of Haggerty Road to the point of beginning; thence South 87°35'02" West 785.00 feet; thence North 02°24'58" West 78.00 feet; thence North 87°35'02" East 216.28 feet; thence North 02°24'58" West 248.00 feet; thence South 87°35'02" West 158.00 feet; thence North 02°24'58" West 308.00 feet; thence North 87°35'02" East 735.22 feet; thence South 01°38'53" East 634.06 feet along the East line of Section 36 and the centerline of Haggerty Road to the point of beginning.

All of the above containing 9.844(GROSS),9.364(NET),8.971(FUTURE NET)Acres.

TAX I.D. No. 22-36-200-031 (COVERS MORE LAND)

EXHIBIT "D"

LIBER 18992PG443

LEGAL DESCRIPTION FOR PHASE VII:

A part of the ~~Northeast 1/4~~ of Section 36, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan; being more particularly described as commencing at the East 1/4 Corner of said Section 36, thence North 01°38'53" West 1599.72 feet along the East line of said Section 36 and the centerline of Haggerty Road; thence South 87°35'02" West 793.50 feet to the point of beginning; thence South 02°24'58" East 273.50 feet; thence South 87°35'02" West 300.57 feet; thence South 56°08'50" West 175.85 feet; thence South 87°35'02" West 187.79 feet; thence North 36°25'01" West 315.00 feet; thence North 72°25'07" West 200.00 feet; thence North 66°48'50" East 100.61 feet; thence North 87°35'02" East 908.42 feet to the point of beginning.

CONTAINING 5.774 ACRES OF LAND.

TAX I.D. NO. 22-36-200-031 (COVERS MORE LAND)



**CITY OF NOVI**  
**RESPONSE FORM**

RECEIVED

MAY 04 2026

CITY OF NOVI  
COMMUNITY DEVELOPMENT

**JZ25-42 TOWNES AT HAGGERTY FOR INITIAL CONSIDERATION OF ELIGIBILITY FOR A PLANNED REZONING OVERLAY (PRO) CONCEPT PLAN ASSOCIATED WITH A ZONING MAP AMENDMENT, TO REZONE FROM OS-1 OFFICE SERVICE AND OSC OFFICE SERVICE COMMERCIAL TO RM-2 HIGH DENSITY MULTIPLE-FAMILY.**

You are invited to attend the public hearing on May 13, 2026 and voice your support or objection.

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

Return via email: [schoi@cityofnovi.org](mailto:schoi@cityofnovi.org)

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

Information regarding the project will be available the Saturday prior to the meeting date at: <https://www.cityofnovi.org/agendas-minutes/planning-commission/2026/>.

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

I SUPPORT

I OBJECT

**TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:**

THE INTERSECTION OF 8 MILE RD & HAGGERTY RD IS ALREADY TOO CONGESTED. ONE OF THE BEAUTIES OF OUR CITY IS THE WOODED AREAS OF OUR NEIGHBORHOODS WITH ALL THE NATURE & WILDLIFE. THERE ARE DEER, SQUIRRELS, FOX, RACCOONS, RABBITS, CHIPMUNKS, TURKEYS AND MANY OTHER BIRDS AND ANIMALS IN THAT AREA. THIS WOULD BE A BIG MISTAKE IN CITY PLANNING FOR A FEW EXTRA TAX \$.

SIGNATURE: [Signature]

PRINT NAME: THOMAS M CUNNINGHAM

ADDRESS: 40290 WADSWORTH LANE, NOVI MI. 48375

\*\*\* IN ACCORDANCE WITH MCL 125.3103:  
- NOTICE SHALL BE GIVEN TO ALL PERSONS TO WHOM REAL PROPERTY IS ASSESSED WITHIN 300 FEET OF THE SUBJECT PROPERTY.  
- IF A SINGLE STRUCTURE CONTAINS MORE THAN 4 DWELLING UNITS OR OTHER DISTINCT SPATIAL AREAS OWNED OR LEASED BY DIFFERENT PERSONS, NOTICE MAY BE GIVEN TO THE MANAGER OR OWNER OF THE STRUCTURE, WHO SHALL BE REQUESTED TO POST THE NOTICE AT THE PRIMARY ENTRANCE TO THE STRUCTURE.



**CITY OF NOVI**  
**RESPONSE FORM**

**JZ25-42 TOWNES AT HAGGERTY FOR INITIAL CONSIDERATION OF ELIGIBILITY FOR A PLANNED REZONING OVERLAY (PRO) CONCEPT PLAN ASSOCIATED WITH A ZONING MAP AMENDMENT, TO REZONE FROM OS-1 OFFICE SERVICE AND OSC OFFICE SERVICE COMMERCIAL TO RM-2 HIGH DENSITY MULTIPLE-FAMILY.**

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Return via email: [schall@cityofnovi.org](mailto:schall@cityofnovi.org)

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45175 Ten Mile Road, Novi, Michigan 48375  
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I SUPPORT       I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

The proposal destroys one of the few remaining green lungs in this area of Novi.

The proposal threatens property values and neighborhood character.

SIGNATURE: 

PRINT NAME: Tina Deedivanaj-Killis

ADDRESS: 39982 Whispering Ln.

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

NOTICE SHALL BE GIVEN TO ALL PERSONS TO WHOM REAL PROPERTY IS ASSESSED WITHIN 300 FEET OF THE SUBJECT PROPERTY.

IF A SINGLE STRUCTURE CONTAINS MORE THAN 4 DWELLING UNITS OR OTHER DISTINCT SPATIAL AREAS OWNED OR LEASED BY DIFFERENT PERSONS, NOTICE MAY BE GIVEN TO THE MANAGER OR OWNER OF THE STRUCTURE, WHO SHALL BE REQUESTED TO POST THE NOTICE AT THE PRIMARY ENTRANCE TO THE STRUCTURE.



**CITY OF NOVI**  
**RESPONSE FORM**

**RECEIVED**

**MAY 04 2026**

**CITY OF NOVI  
COMMUNITY DEVELOPMENT**

**JZ25-42 TOWNES AT HAGGERTY FOR INITIAL CONSIDERATION OF ELIGIBILITY FOR A PLANNED REZONING OVERLAY (PRO) CONCEPT PLAN ASSOCIATED WITH A ZONING MAP AMENDMENT, TO REZONE FROM OS-1 OFFICE SERVICE AND OSC OFFICE SERVICE COMMERCIAL TO RM-2 HIGH DENSITY MULTIPLE-FAMILY.**

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I SUPPORT

I OBJECT

**TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:**

\_\_\_\_\_  
175 UNITS PLUS 26 TOWNHOMES IS WAY TO DOUBLE FOR THIS PARCEL.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**SIGNATURE:** Tom Flanagan

**PRINT NAME:** TOM FLANAGAN

**ADDRESS:** 40107 LADENE LN.  
NOVI, MI. 48375-5323

\*\*\* IN ACCORDANCE WITH MCL 125.3103:  
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**CITY OF NOVI**  
**RESPONSE FORM**

**RECEIVED**

**APR 29 2026**

**CITY OF NOVI  
COMMUNITY DEVELOPMENT**

**JZ25-42 TOWNES AT HAGGERTY FOR INITIAL CONSIDERATION OF ELIGIBILITY FOR A PLANNED REZONING OVERLAY (PRO) CONCEPT PLAN ASSOCIATED WITH A ZONING MAP AMENDMENT, TO REZONE FROM OS-1 OFFICE SERVICE AND OSC OFFICE SERVICE COMMERCIAL TO RM-2 HIGH DENSITY MULTIPLE-FAMILY.**

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I SUPPORT

I OBJECT

**TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:**

Wood is for wildlife, enough apartments in the area.

The location is perfect for a public pool instead, with ice cream store.

SIGNATURE: Zhiyuan Yu

PRINT NAME: Zhiyuan Yu

ADDRESS: 21690 Sunflower Rd., Novi, MI 48375

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

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- IF A SINGLE STRUCTURE CONTAINS MORE THAN 4 DWELLING UNITS OR OTHER DISTINCT SPATIAL AREAS OWNED OR LEASED BY DIFFERENT PERSONS, NOTICE MAY BE GIVEN TO THE MANAGER OR OWNER OF THE STRUCTURE, WHO SHALL BE REQUESTED TO POST THE NOTICE AT THE PRIMARY ENTRANCE TO THE STRUCTURE.



**CITY OF NOVI**  
**RESPONSE FORM**

RECEIVED

MAY 01 2026

CITY OF NOVI  
COMMUNITY DEVELOPMENT

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**PLUS THE**  **I SUPPORT**  **I OBJECT**  
**ADDITIONAL TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:**

**STUDENTS FROM THE 175 NEW RESIDENTS FROM PRE-SCHOOL TO 12th GRADE**

**See Page 3 of 3 PETITION OF OBJECTION**

SIGNATURE:

PRINT NAME: **CLIFFORD R. THOMPSON**

ADDRESS: **40254 LADENE LN NOVI MI 48375**

\*\*\* IN ACCORDANCE WITH MCL 125.3103:  
- NOTICE SHALL BE GIVEN TO ALL PERSONS TO WHOM REAL PROPERTY IS ASSESSED WITHIN 300 FEET OF THE SUBJECT PROPERTY.  
- IF A SINGLE STRUCTURE CONTAINS MORE THAN 4 DWELLING UNITS OR OTHER DISTINCT SPATIAL AREAS OWNED OR LEASED BY DIFFERENT PERSONS, NOTICE MAY BE GIVEN TO THE MANAGER OR OWNER OF THE STRUCTURE, WHO SHALL BE REQUESTED TO POST THE NOTICE AT THE PRIMARY ENTRANCE TO THE STRUCTURE.

*GDT*

**CITY OF NOVI  
PUBLIC HEARING NOTICE**

NOTICE IS HEREBY GIVEN that the Planning Commission for the City of Novi will hold a public hearing on Wednesday, May 13, 2026, at 7:00 P.M. in the Novi Civic Center, 45175 Ten Mile Road, Novi, MI to consider JZ25-42 TOWNES AT HAGGERTY FOR INITIAL CONSIDERATION OF ELIGIBILITY FOR A PLANNED REZONING OVERLAY (PRO) CONCEPT PLAN ASSOCIATED WITH A ZONING MAP AMENDMENT, TO REZONE FROM OS-1 OFFICE SERVICE AND OSC OFFICE SERVICE COMMERCIAL TO RM-2 HIGH DENSITY MULTIPLE-FAMILY. The subject property totals approximately 21 acres and is located east of Haggerty Road, south of Nine Mile Road (Section 36). The applicant proposes to develop 175 residential units in 26 townhome buildings.

Plans are available for review at the Community Development Department in the Novi Civic Center during regular business hours (8:00 A.M. to 5:00 P.M.).

WEST



**Subject Parcel ID: 22-36-200-038**

All interested persons are invited to attend this in-person meeting. Verbal comments may be heard at the hearing and any written comments may be submitted to the Community Development Department, 45175 Ten Mile Road, Novi, MI 48375 during the City's regular business hours, Monday thru Friday, from 8:00 A.M. to 5:00 P.M., and must be received by 4:00 P.M., Wednesday, May 13, 2026.

Published on April 23, 2026  
Novi Planning Commission  
Michael Lynch, Secretary

*Clifford Thompson*  
*40254 LADENE LN*  
*248 921 6945*  
*4/25/2026*

*KARLI ROSNER*  
*40184 LADENE LN*  
*248-515-3016*

CRT

**PETITION OF OBJECTION**

**JZ25-42 TOWNES AT HAGGERTY**

**Planning Commission Public Hearing  
Wednesday, May 13, 2026 | 7:00 PM  
Novi Civic Center, 45175 Ten Mile Road, Novi, MI 48375**

The undersigned residents of Novi object to the proposed Planned Rezoning Overlay (PRO) and Zoning Map Amendment for JZ25-42 Townes at Haggerty. The proposal seeks to rezone approximately 21 acres west of Haggerty Road, south of Nine Mile Road, from OS-1 Office Service and O&C Office Service Commercial to RM-2 High Density Multiple-Family to develop 175 residential units in 26 townhome buildings.

We object for the following reasons:

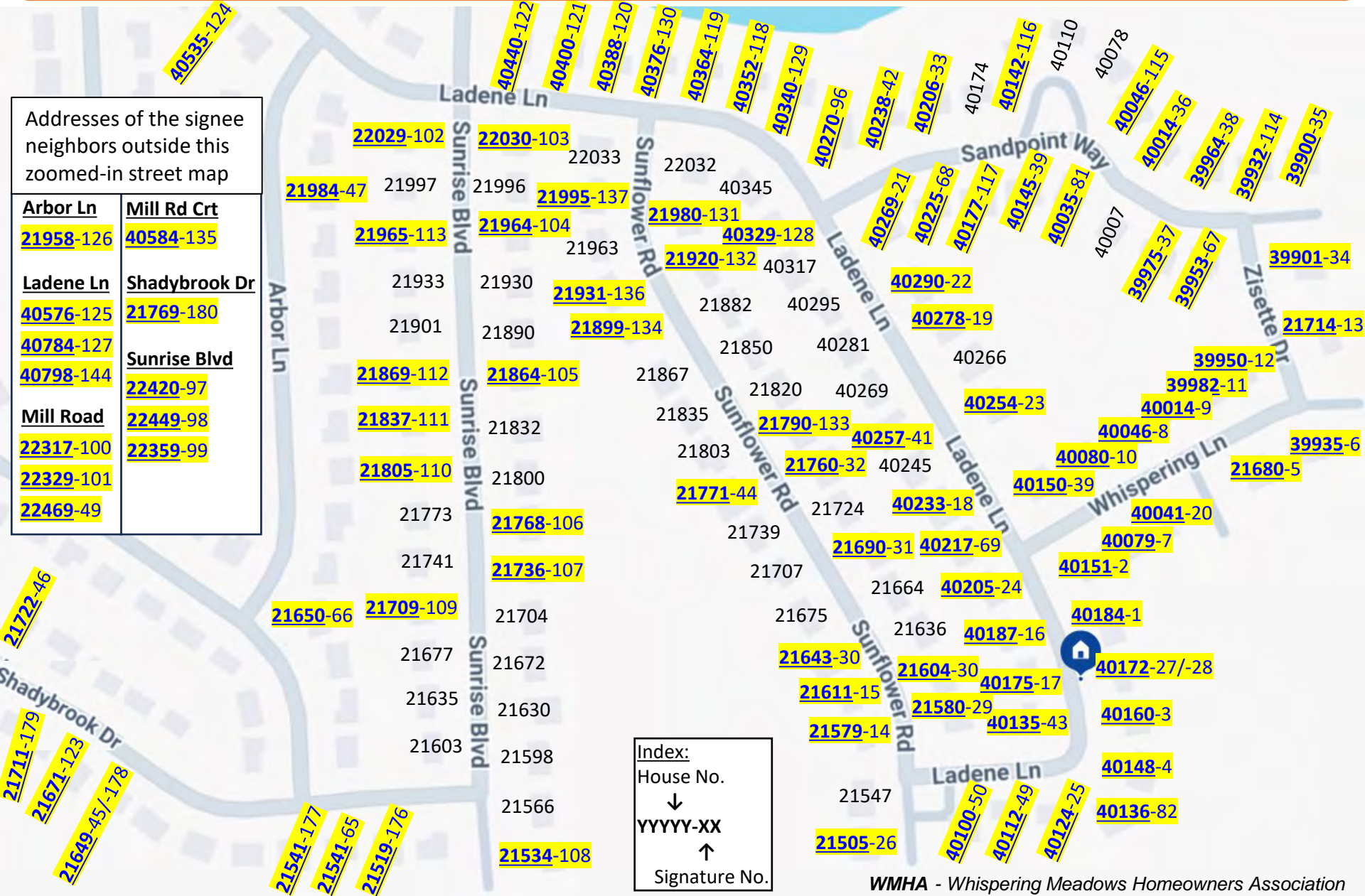
- 1. **The proposal contradicts the 2025 Novi Master Plan for Land Use.** The Planning Commission adopted the 2025 Master Plan on June 25, 2025. Map 22 on page 104 designates the subject parcel as Office Service Commercial. Page 112 states the Office Service Commercial category permits zero residential uses, and Table 22 on page 123 maps this Future Land Use category to the OSC zoning district with no revisions. The Commission should not reverse a designation it adopted only 10 months ago.
- 2. **The proposal destroys one of the few remaining green lungs in this area of Novi.** Satellite imagery shows the 21-acre site is almost entirely covered by mature tree canopy. The 2025 Master Plan, pages 20 through 29, identifies natural features preservation as a core community priority and highlights the Woodlands Protection Ordinance, the 25-foot native vegetated wetland buffer, and Novi's 30-year Tree City USA designation. The Elm Creek PRO preserved 8.38 acres of woodlands and 3.02 acres of wetlands in permanent conservation easements as explicit public benefits under Section 7.13. A 175-unit development at 8.3 units per acre on 21 acres leaves little realistic capacity to preserve the existing woodland at a comparable scale.
- 3. **The proposal fails the Novi PRO ordinance standard.** Section 7.13 places the burden on the applicant to show that the benefits of the PRO outweigh the detriments. No public benefit this applicant can offer outweighs reversing a 10-month-old Master Plan, introducing 175 residential units onto a parcel the city designated for zero residential use, and nearly doubling the 4.2 units-per-acre density cap the Commission approved for the Elm Creek PRO in 2024.
- 4. **The proposal threatens property values and neighborhood character.** Residents of Ladene Lane, Whispering Lane, Sunflower Road, Zisette Drive, and High Pointe Boulevard purchased their homes with the expectation that the adjacent parcel would develop consistent with its longstanding office and commercial designation. Approving this rezoning reverses that expectation for the entire surrounding neighborhood and signals that the city's adopted plans cannot be relied upon by any Novi homeowner.

We respectfully request that the Planning Commission, in its Initial Consideration of Eligibility on May 13, 2026, find that this proposal does not meet the eligibility requirements for Planned Rezoning Overlay under Section 7.13 of the Novi Zoning Ordinance, communicate that finding to the applicant and to City Council, and decline to recommend that the applicant proceed to a formal PRO Plan submission. We further request that this Petition of Objection be entered verbatim into the record of the May 13, 2026 public hearing.

We are neighborhood residents who will be negatively affected by Avedon Company's townhome project and strongly oppose it

Addresses of the signee neighbors outside this zoomed-in street map

<b>Arbor Ln</b>	<b>Mill Rd Crt</b>
<b>21958-126</b>	<b>40584-135</b>
<b>Ladene Ln</b>	<b>Shadybrook Dr</b>
<b>40576-125</b>	<b>21769-180</b>
<b>40784-127</b>	<b>Sunrise Blvd</b>
<b>40798-144</b>	<b>22420-97</b>
<b>Mill Road</b>	<b>22449-98</b>
<b>22317-100</b>	<b>22359-99</b>
<b>22329-101</b>	
<b>22469-49</b>	



Index:  
 House No.  
 ↓  
 YYYYY-XX  
 ↑  
 Signature No.

What will the proposed 26 buildings and 175 residential units replace?



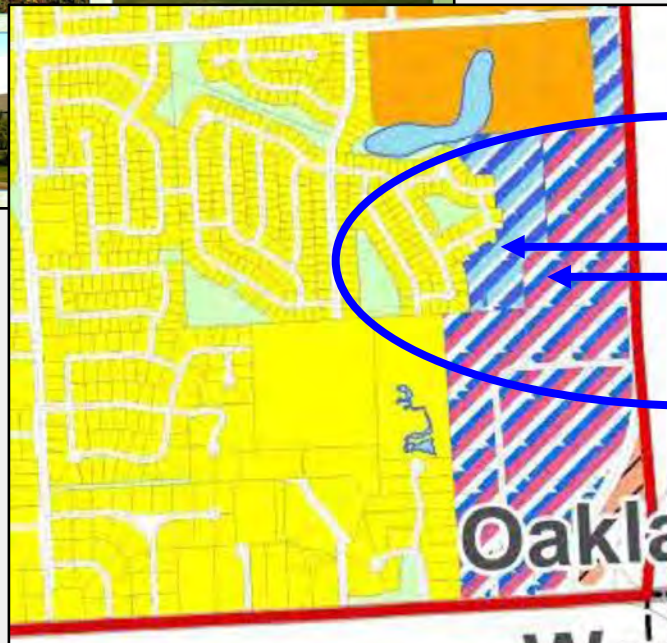


# 2016 – City of Novi – 2016 Master Plan Update

## City of Novi 2016 Master Plan Update



Adopted DATE











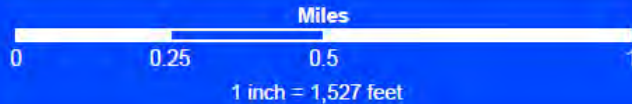
Community Office  
Office Commercial

# 2022 – City of Novi – Zoning District Map

## Zoning District Map City of Novi, Michigan

### LEGEND

-  Freeway
-  Major Streets
-  Minor Streets
-  Railroad
-  Lakes
-  Tax Parcels
-  City of Novi
-  Novi Township



Community Development Department  
Planning Division  
45175 Ten Mile Rd  
Novi, MI 48375  
(248) 347-0415  
cityofnovi.org

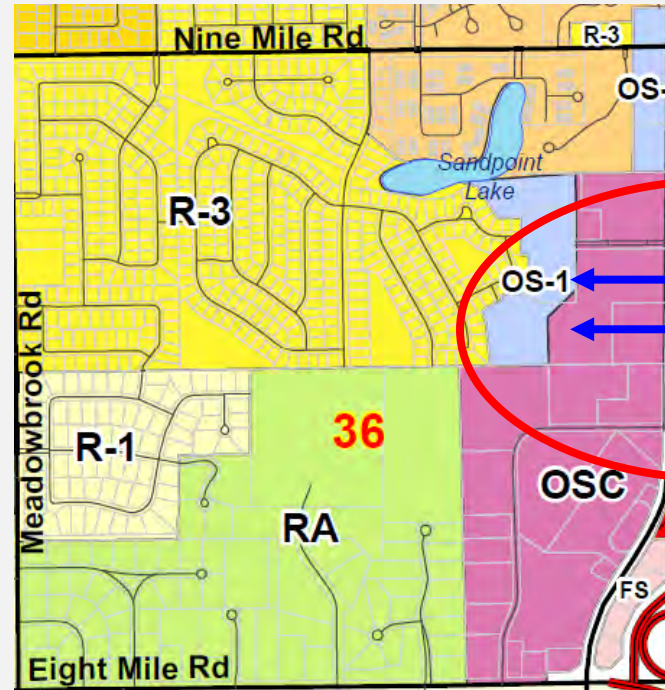


Integrated Solutions Team  
Geospatial Resources Division  
45175 Ten Mile Rd  
Novi, MI 48375  
(248) 347-3279  
cityofnovi.org

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This map complies with the National Map Accuracy Standards. The City of Novi and its Department of Information Technology assume no legal responsibility for the content and/or inappropriate use of this document.



Office Service  
OSC: Office Service Commercial

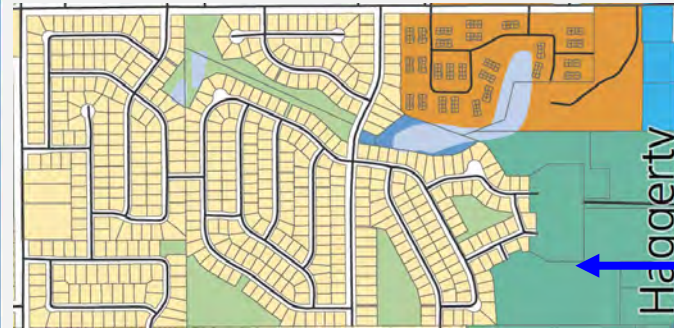
ADOPTED BY: NOVI CITY COUNCIL  
MAYOR: ROBERT J. GATT  
CITY MANAGER: PETER AUGER  
CITY CLERK: CORTNEY HANSON  
MAP PRINTING DATE: OCT 27, 2022

# 2025 – City of Novi – Master Plan for Land Use



## CITY OF NOVI Master Plan for Land Use

June 2025



Page 104, Map 22: Future Land Use

Office,  
Service,  
Commercial

- Page 112 states that the Office Service Commercial (OSC) category permits zero residential use
- Page 123-124, Table 22: Maps this Future Land Use Category to the OSC zoning with no reservations

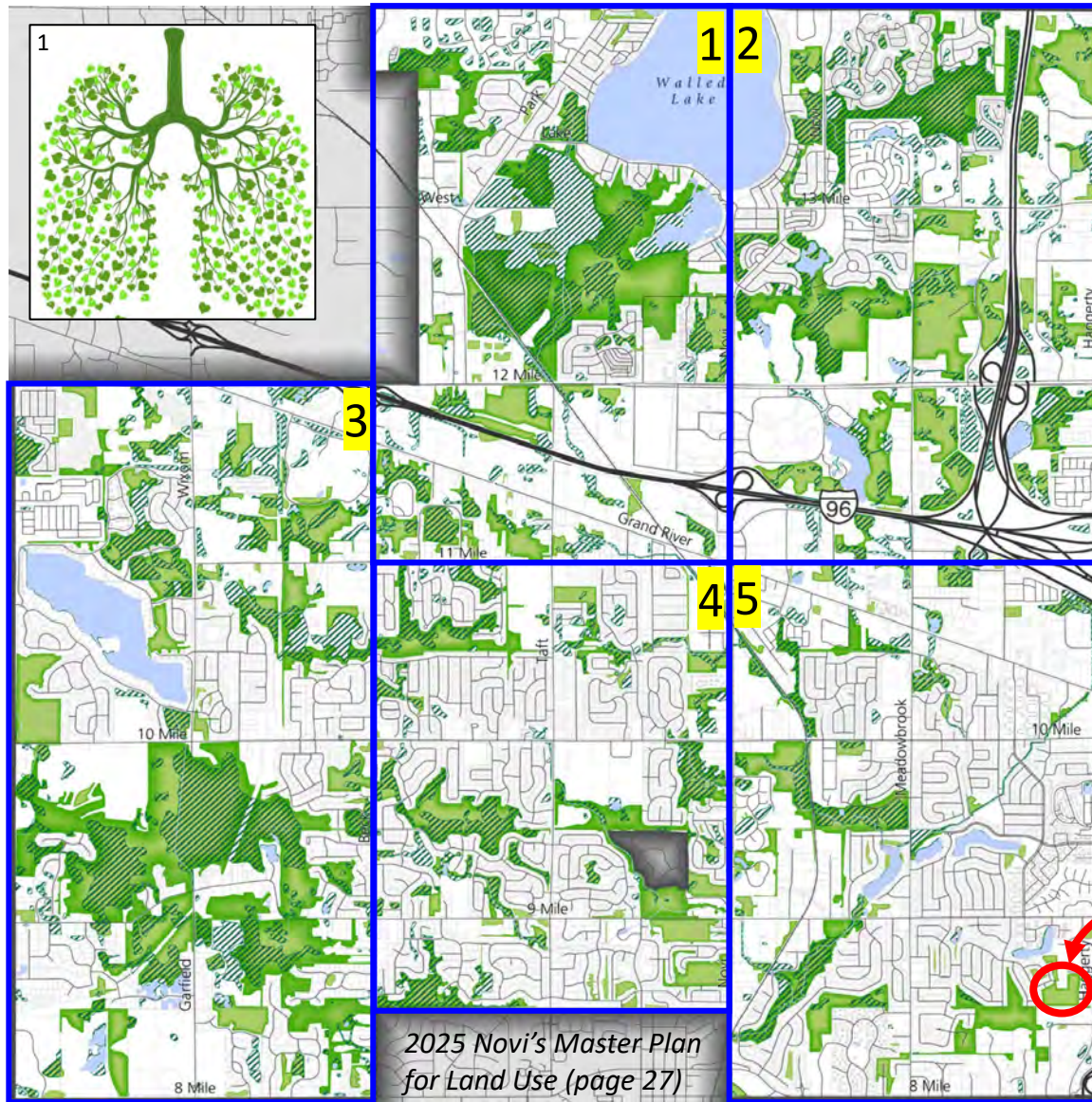
Adopted by the Planning Commission on June 25, 2025

Like other neighbors, before buying our house in June 2025, in this charming neighborhood with its quiet and peaceful vibe, we did our homework

- Based on consistent ratifications of these designations, we felt sufficiently safe to buy it and establish our home here.
- City of Novi's last ratification of OS-1 and OSC designations for this parcel in its June 2025 Master Plan for Land Use reaffirmed our decision to buy the house.
- **It would be unbelievable if, less than a year after approving the designation of this area in its Master Plan—which took three years to develop—the City of Novi reverses its decision and rezones this area for residential use.**
- What message does this send to current and future homeowners in Novi about the reliability of city plans and promises?



# How Does the Proposed Elimination of Natural Woodland Harm the Local Community, and Contradict the 2025 Master Plan for Land Use?

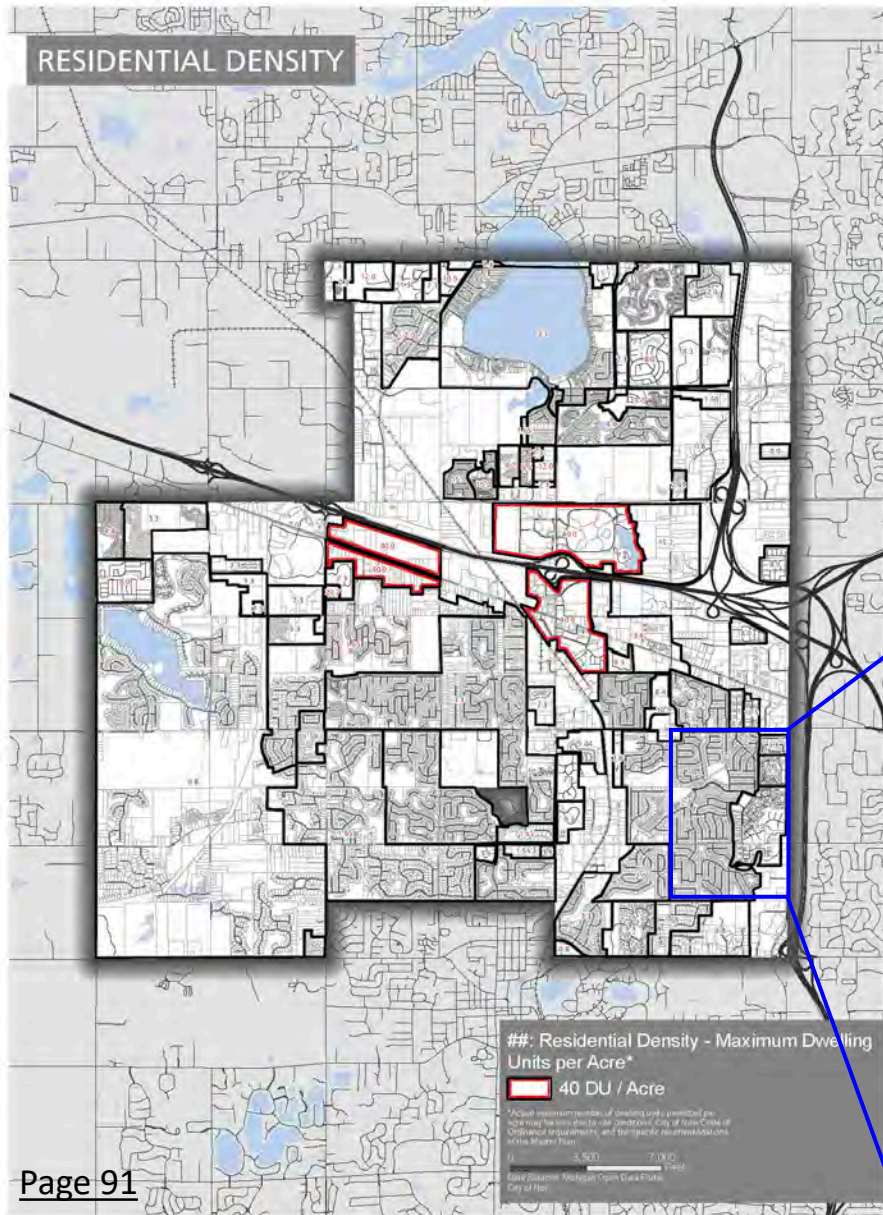


- This map shows that our district (#5) has the lowest proportion of woodland and wetland in Novi
- Gen Z Survey, Q52, Page 152: “What are the top three reasons you don’t wish to return to Novi?” 75% responded “limited access to nature.”
- Page 175: “Novi places strong emphasis on the preservation of natural features and the integration of green infrastructure to support community resiliency.”

‘Townes at Haggerty PRO’ – 175 residential units in 26 townhome buildings

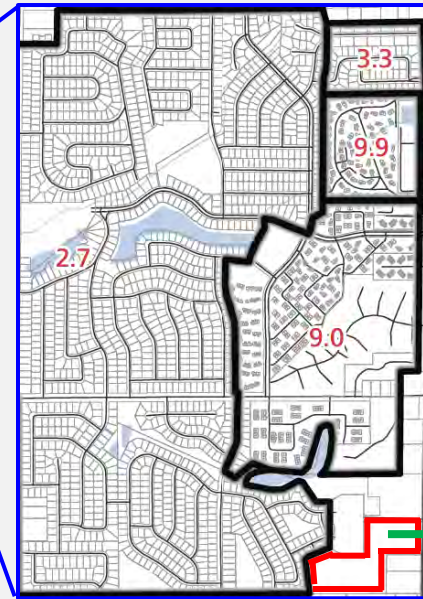
This green area will be removed from future maps if the developer’s plan is carried out

# The proposed project will generate one of the high-density units-per-acre residential neighborhoods with unavoidable negative impacts on our neighborhood



- “Unlike many Michigan communities, over 40% of Novi’s housing is located in higher density multi-unit condominiums and apartment units. (Figure 24, Map 5)”
- “With over 40% higher-density multi-family units, a considerably greater percentage than surrounding similar sized cities of Farmington Hills (36%), Rochester Hills (19%), and Royal Oak (30%)”  
*2025 Novi’s Master Plan for Land Use (pages 35 & 44)*

- Building a connected neighborhood with tripled density of residential units-per-acre [8.3:2.7], and 7-fold higher density of residents-per-acre (20.7:2.85\*\*) will generate unavoidable negative impacts on our community:



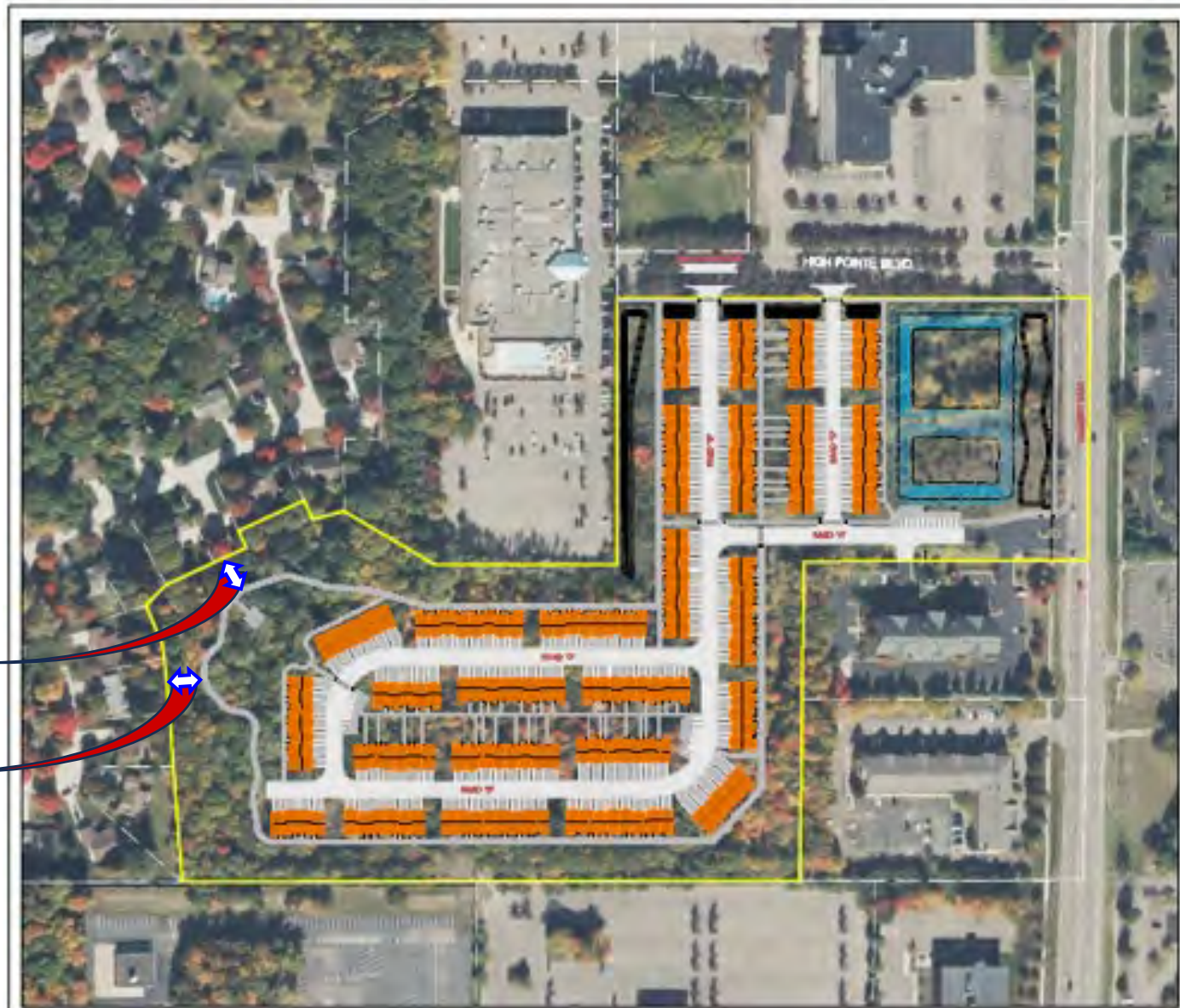
- Changed the neighborhood’s quiet characteristics with street overpopulation and noise
- Traffic congestions
- Pressure to maintain public infrastructure (e.g., schools...)
- Loss of natural features\*\*\*

\*435/21; \*\*2020 Census data, Novi, MI; \*\*\*flood risk and urban heat island effects (pages 21-26)

# Data Associated with the Planned Rezoning Overlay



- 26 Buildings
  - 175 Residential units
- 435 Residents\*



≤ 46 feet\*\*

≤ 46 feet\*\*

\*Novi's planner, Ms. Lindsay Bell, based on the average household size in Novi, is 2.49, Email May 1st\*

\*\*Novi's Landscape Architect, measured during meeting with KR & , is 2.49, Email May 1st\*

\*\*\* <https://www.linkedin.com/in/matthew-vogel-4901b274/>

# The AVEDON Company publishes this project

“We are excited to share our latest project in Novi” ; “The Townes at Haggerty is underway”



**Matthew Vogel** • 3rd+  
The Avedon Company  
3mo • 🌐

+ Follow ...

We're excited to share our latest project in Novi, Michigan: The Townes at Haggerty, a 179-unit townhome development designed to meet the region's growing housing demand. Contact us to learn more.

## PRO PLANS FOR THE TOWNES AT HAGGERTY

A RESIDENTIAL DEVELOPMENT

CITY OF NOVI, OAKLAND COUNTY, MI

APPLICANT:  
AVEDON COMPANY  
ATTN: MATTHEW VOGEL



**Avedon Company**  
@HuntleyBuilding

Novi is growing. The Townes at Haggerty is underway—179 modern townhomes, built for today. Inquire now for details and availability.

DM us or visit [avedoncompany.com](http://avedoncompany.com)

#Avedon #NoviMI #Development #RealEstate

PRO PLANS FOR  
THE TOWNES AT HAGGERTY  
A RESIDENTIAL DEVELOPMENT  
PART OF THE 1/4 SECTION 36 T3N, R4E,  
CITY OF NOVI, OAKLAND COUNTY, MI

APPLICANT:  
THE  
**AVEDON**  
COMPANY  
ATTN: MATTHEW VOGEL  
TRENCH, SECTION, REEFS

**SKED GROUP**

**811**

**AVEDON**  
CORPORATION, MI, INC.

**CI**

TOPOGRAPHIC SURVEY PREPARED BY  
**LESTER BARNETT AND  
SONS, INC.**

AVEDON's publications suggest that this project is a certainty to proceed, and that the Planning Commission Public Hearing and the City Council Hearing are no more than rubber stamps.

