

MEMORANDUM



TO: MEMBERS OF THE PLANNING COMMISSION
FROM: BEN PEACOCK, PLANNER
SUBJECT: 28015 SUMMIT DRIVE WOODLAND PERMIT
DATE: MARCH 1, 2022

The applicant, MG Building Co. Inc., seeks approval of a Woodland Use Permit, PBR22-0530, to remove 53 regulated woodland trees ranging in size from 7 to 34 inches diameter-at-breast-height (DBH) from a lot located at 28015 Summit Drive, also known as Lot 3 in the Summit Hills subdivision. The site is located north of Twelve Mile Road and west of Summit Drive in Section 12 of the City. The applicant is requesting the removal of these regulated woodland trees in order to construct a single-family home on the lot.

The City's Environmental Consultant reviewed the request and prepared a review letter dated February 2, 2023. Based on the plans provided, the applicant is proposing to remove 53 regulated woodland trees within an area mapped as city-regulated woodland. However, two of those trees (tree #1638, 8" black cherry and tree #1661, 13" black cherry) have a tree health of less than 50% and do not require mitigation. Consequently, 51 of the 53 regulated trees will require mitigation in the form of 78 woodland replacements. The Environmental Consultant's review letter, which is attached, provides a detailed count and explanation of the required replacements.

The proposed removals are not located within any recorded conservation or preservation easements that abut and encroach onto the property. However, the Environmental Consultant's review letter notes that the plan shows 11 trees being planted off-site and in the public right-of-way. This is not permitted, and all trees must be replaced on-site or mitigated through payment into the City's Tree Fund. In addition, the review letter states, per sheet 3, several trees along the northeast property line do not have tree protection fencing around them. The tree fencing must be adjusted to protect all trees on-site. Please refer to the Environmental Consultant's review letter for additional information.

Per the City of Novi's Woodland Ordinance, where a proposed activity (i.e., home construction) does not otherwise require site plan or plat approval, the granting or denying of the (woodland) use permit shall be the responsibility of the Planning Commission. The applicant shall obtain approval of the Plan from Planning Commission prior to issuance of any permits. The Planning Commission is asked to hold the public hearing and either approve or deny the requested woodland removal permit.

Section 37-26 of the Woodland Protection Ordinance states the following:

(b) Where a final subdivision plat or a final site development plan which includes activities regulated by this chapter has been reviewed and approved by the city in conformance with the requirements of this chapter, such approval together with any additional terms and conditions attached thereto shall be considered to have completed the requirements for a permit under this chapter which shall then be issued by the city.

(c) Unless the requirements of this chapter can be satisfied by the setting aside without encroachment of sufficient woodland areas, the developer of a single-family residential subdivision plat or single-family residential site condominium shall, as a part of use permit approval under this article, designate building areas for all structures and impervious surfaces on each subdivision lot or site condominium unit. Once such building areas have been approved and made a part of the use permit, no additional woodland use permit shall be required for the erection of structures within such a building area. **Activities on a subdivision lot or site condominium unit that extend beyond the confines of such a designated building or impervious area shall require an additional approval pursuant to this chapter, which shall only be approved when it is not otherwise feasible to utilize the lot or site condominium unit for single-family residential purposes.**

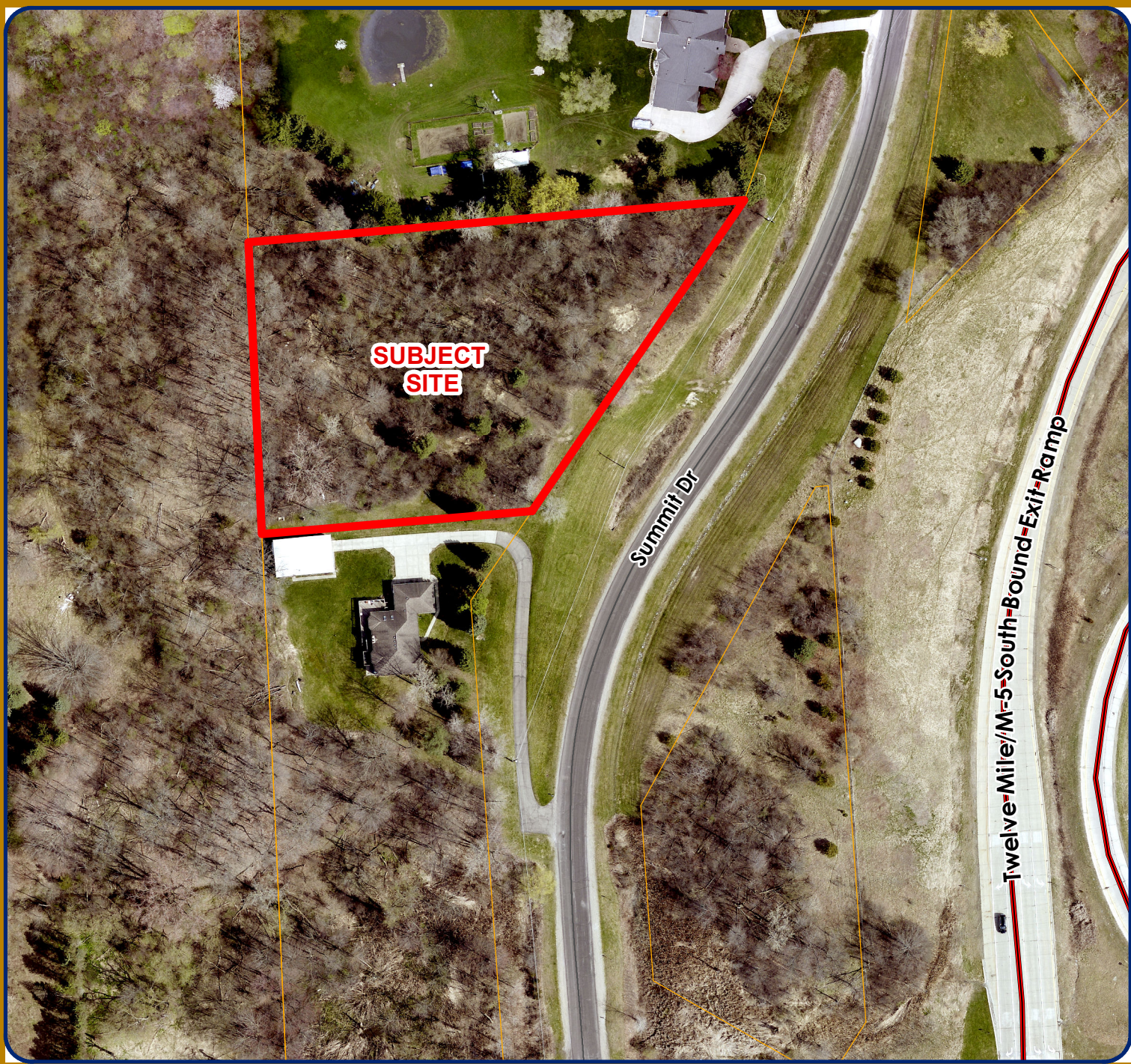
SUGGESTED MOTION:

To approve Woodland Use Permit, PBR22-0530, for the removal of fifty-three regulated woodland trees within an area mapped as City Regulated Woodland on Lot 3 of Summit Hills for the construction of a new single-family home. The approval is subject to on-site tree replacements to the extent possible and payment into the City's Tree Fund for any outstanding Woodland Replacement Credits, along with any other conditions as listed in the Environmental Consultant's review letter.

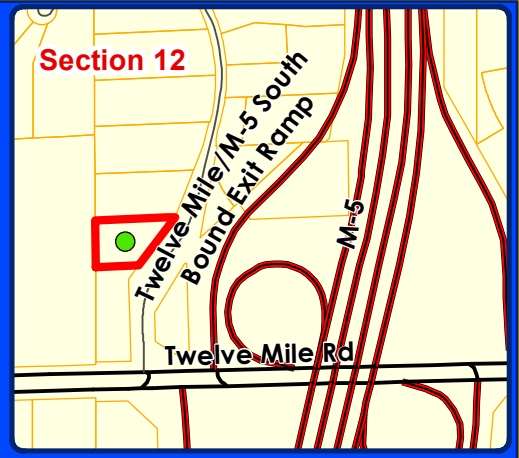
MAPS
Location
Zoning
Future Land Use
Natural Features

28015 SUMMIT DRIVE WOODLAND PERMIT - PBR22-0530


LOCATION



SUBJECT SITE



LEGEND


 Subject Site



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

Map Author: Ben Peacock
Date: 3/3/23
Project: 28015 SUMMIT DRIVE WOODLAND PERMIT
Version #: 1

0 25 50 100 150 Feet
1 inch = 125 feet

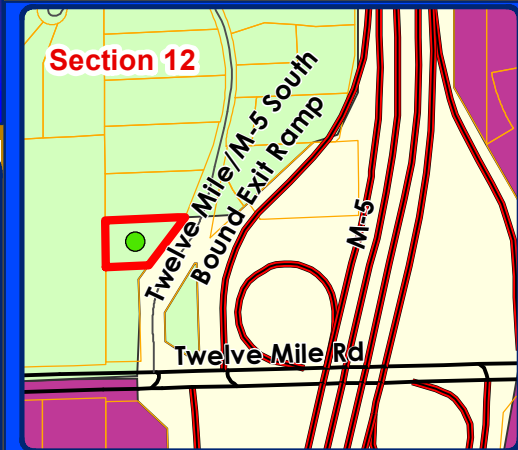
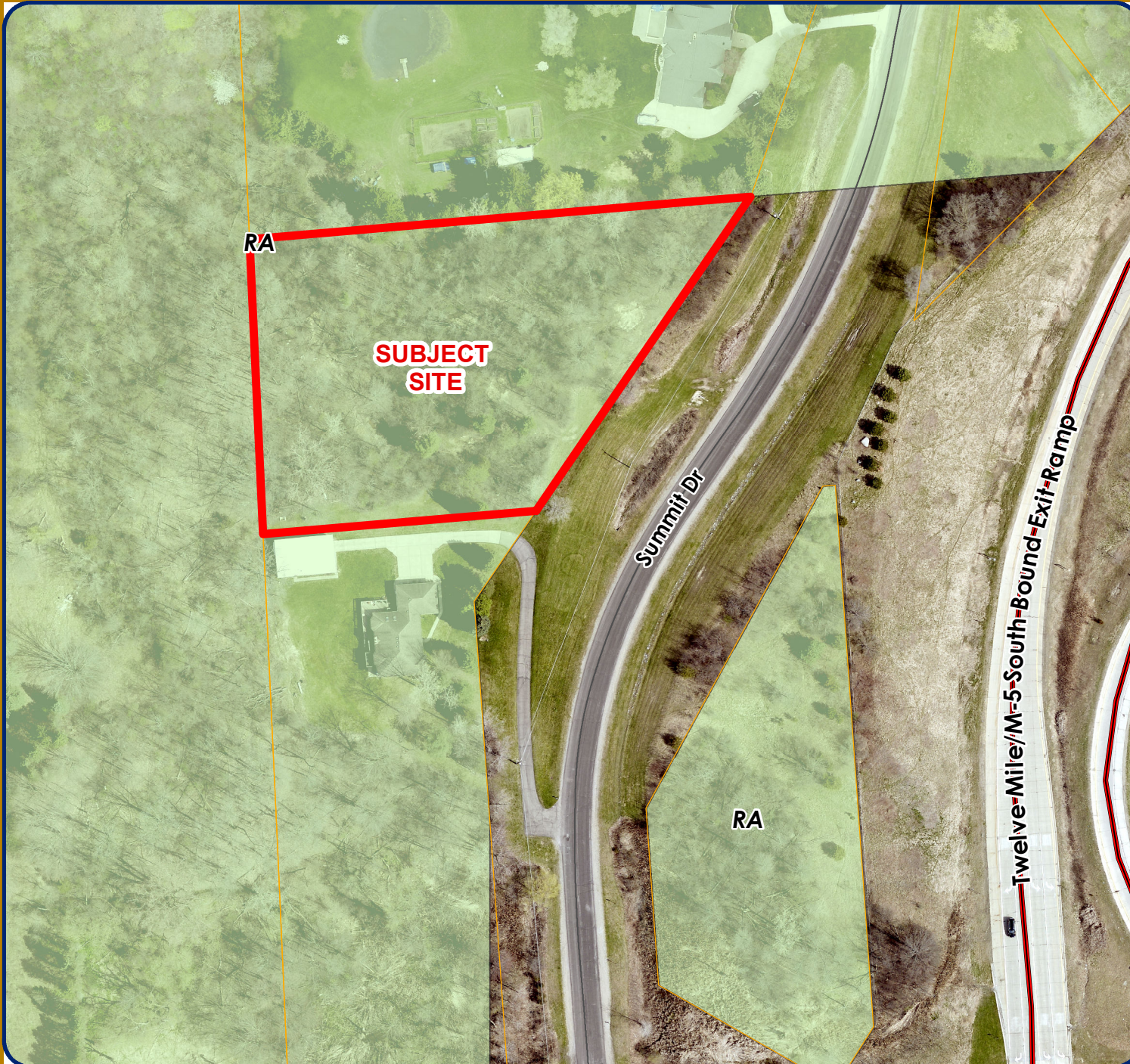


MAP INTERPRETATION NOTICE

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

28015 SUMMIT DRIVE WOODLAND PERMIT - PBR22-0530

ZONING



LEGEND

- Subject Site
- R-A:
 Residential Acreage
- OST: Office Service Technology

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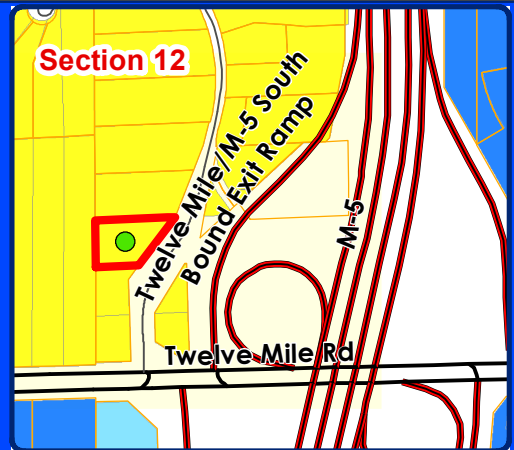
1 inch = 125 feet

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28015 SUMMIT DRIVE WOODLAND PERMIT - PBR22-0530

FUTURE LAND USE



LEGEND

- Subject Site
- Single Family
- Office
- Research Development Technology
- Public



City of Novi

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Novi, MI 48375
cityofnovi.org

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Version #: 1



1 inch = 125 feet

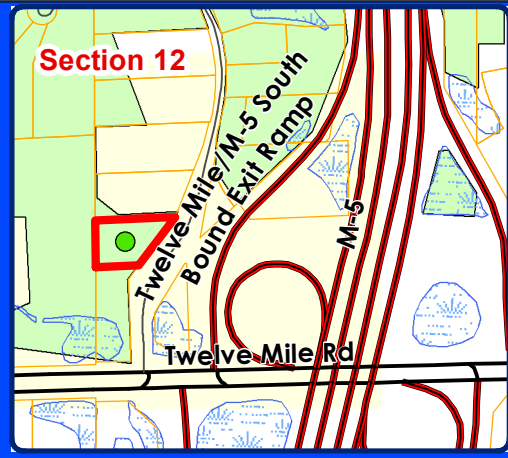
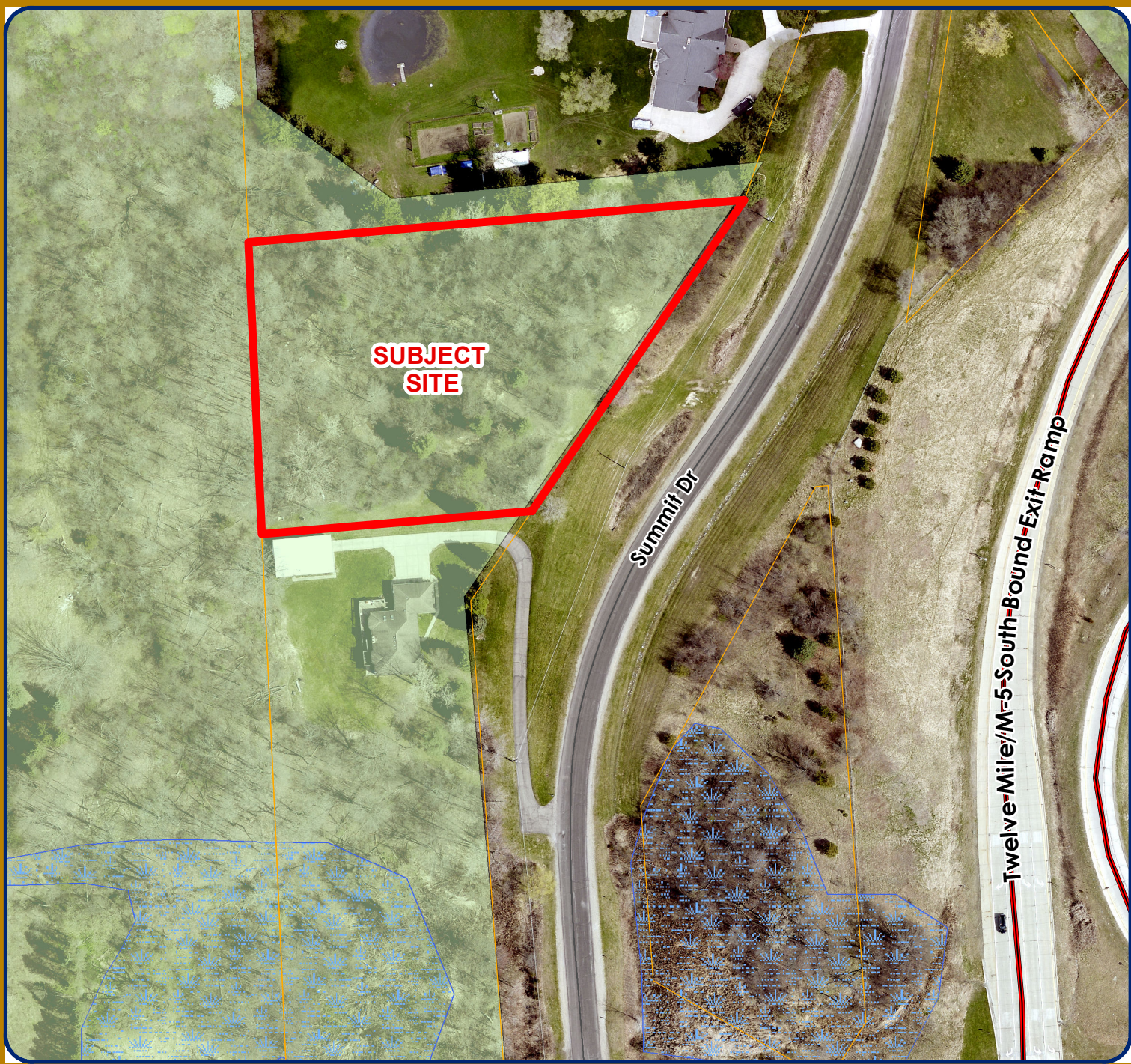


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28015 SUMMIT DRIVE WOODLAND PERMIT - PBR22-0530

NATURAL FEATURES



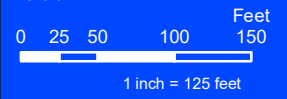
LEGEND

-  Subject Site
-  WETLANDS
-  WOODLANDS



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PLOT PLAN

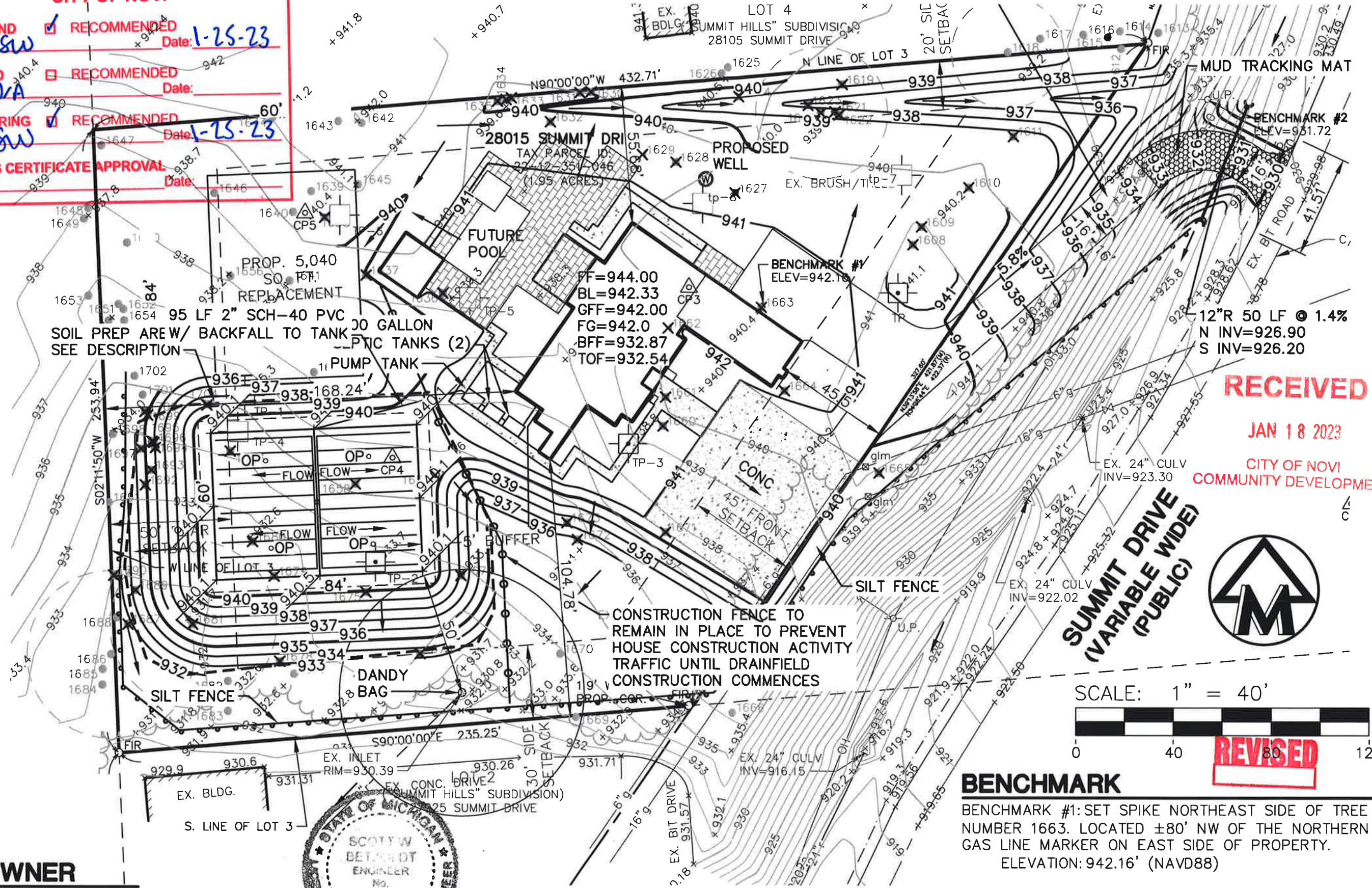
CITY OF NOVI

WOODLAND RECOMMENDED
By: *SW* Date: *1-25-23*

WETLAND RECOMMENDED
By: *N/A* Date:

ENGINEERING RECOMMENDED
By: *SW* Date: *1-25-23*

GRADING CERTIFICATE APPROVAL
By: _____ Date: _____



PROP. 5,040 SO. FOR. REPLACEMENT

95 LF 2" SCH-40 PVC 30 GALLON SOIL PREP AREW/ BACKFALL TO TANK SEE DESCRIPTION

PTIC TANKS (2)

PUMP TANK

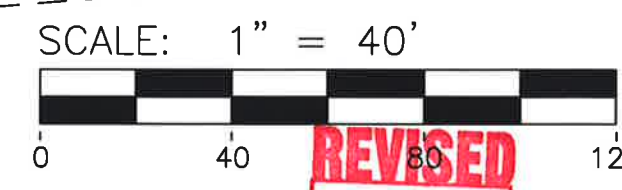
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BL=942.33
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FG=942.0
BFF=932.87
TOF=932.54

RECEIVED

JAN 18 2023

CITY OF NOVI
COMMUNITY DEVELOPMENT

**SUMMIT DRIVE
(VARIABLE WIDE)
(PUBLIC)**



BENCHMARK

BENCHMARK #1: SET SPIKE NORTHEAST SIDE OF TREE NUMBER 1663. LOCATED ±80' NW OF THE NORTHERN GAS LINE MARKER ON EAST SIDE OF PROPERTY. ELEVATION: 942.16' (NAVD88)

BENCHMARK #2: SET SPIKE ON SOUTH SIDE OF UTILITY POLE. LOCATED ±35' SE OF PROPERTY CORNER. ELEVATION: 931.72' (NAVD88)

OWNER

Verne Perigord
2512 Woodward Ave.
Detroit, MI 48201



W. 12 MILE ROAD

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28015 SUMMIT DRIVE

PLOT PLAN

SECTION 12, T1N, R8E CITY OF NOVI

JOB #: 22006
DATE: 01-03-23
SHEET 1 OF 6
CADD: ACT
22006SP3.dwg

PBR22-0530

LEGAL DESCRIPTION

(from Warranty Deed, as recorded in Liber 54763, Page 556, Oakland County Records)

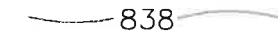
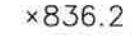


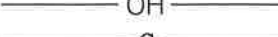












Lot 3 Summit Hills, according to the plat thereof as recorded in Liber 43, Page 57, Oakland County Records

Assessed as Legal: Lot 3 except that part which lies easterly of the following described line: Beginning at a point distant North 02 degrees 38 minutes 48 seconds West 12.85 feet and South 86 degrees 04 minutes 18 seconds West 1185.59 feet and North 03 degrees 55 minutes 42 seconds West 56 feet from the South 1/4 corner, thence North 03 degrees 55 minutes 42 seconds West 443.09 feet, thence North 34 degrees 26 minutes 44 seconds East 422.37 feet, thence North 18 degrees 56 minutes 38 seconds East 100 feet to the Point of Ending.

NOTES:

1. SUMP PUMP DISCHARGE TO BE 2" SCH-40 PVC AND SLOPED AT 1.0% TO FULLY DRAIN
2. DRIVEWAY TO BE HOT MIXED ASPHALT
3. PARKING TRAY TO BE CONCRETE
4. SIDEWALKS TO BE CONCRETE
5. THE OAKLAND COUNTY HEALTH DEPARTMENT HAS ISSUED A SEWAGE PERMIT: #246-22-000020

LEGEND

	838	EXIST. CONTOUR
	×836.2	EXIST. SPOT ELEVATION
	○ U.P.	EXIST. UTILITY POLE
	←	GUY WIRE
	OH	EXIST. OVERHEAD UTILITY LINE
	g	EXIST. GAS LINE
	g	EXIST. GAS VALVE
	r	EXIST. STORM SEWER
	●	EXIST. BEEHIVE INLET
	g l m	CULVERT
	■	GAS LINE MARKER
	●	SINGLE TREE
	×	REMOVE TREE
	☁	TREE OR BRUSH LIMIT
	⊙	SECTION CORNER
	□	TEST PIT LOCATION
	○FIR	FOUND IRON ROD

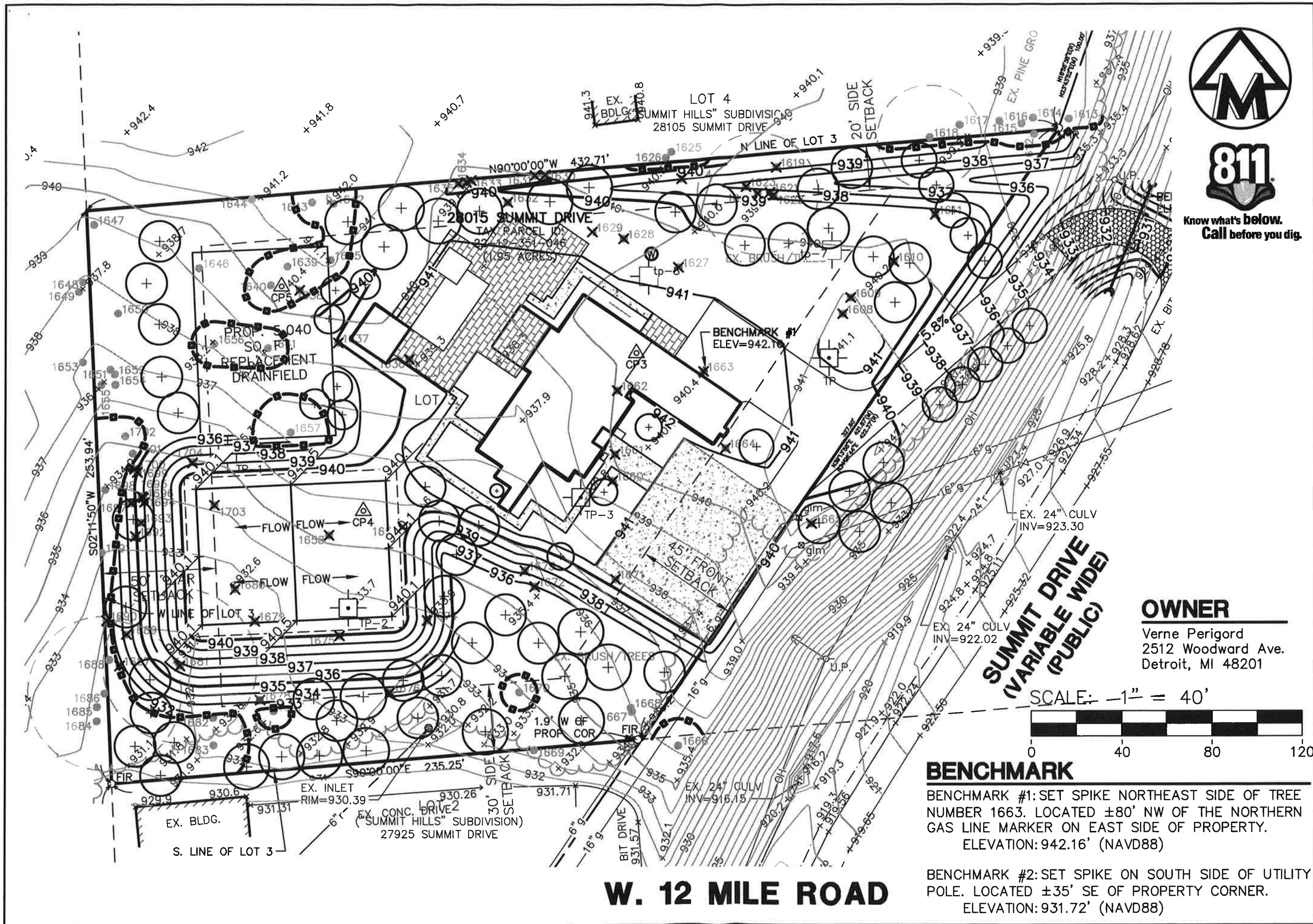
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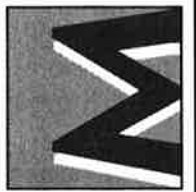
28015 SUMMIT DRIVE
PLOT PLAN
SECTION 12, T1N, R8E CITY OF NOVI

JOB #: **22006**
DATE: 01-03-23
SHEET 2 OF 6
CADD: ACT
22006SP3.dwg



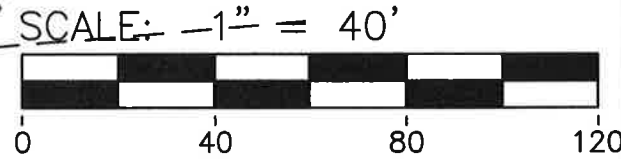
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28015 SUMMIT DRIVE
TREE MITIGATION PLAN
SECTION 12, T1N, R8E CITY OF NOVI

OWNER
Verne Perigord
2512 Woodward Ave.
Detroit, MI 48201



BENCHMARK
BENCHMARK #1: SET SPIKE NORTHEAST SIDE OF TREE NUMBER 1663. LOCATED ±80' NW OF THE NORTHERN GAS LINE MARKER ON EAST SIDE OF PROPERTY. ELEVATION: 942.16' (NAVD88)
BENCHMARK #2: SET SPIKE ON SOUTH SIDE OF UTILITY POLE. LOCATED ±35' SE OF PROPERTY CORNER. ELEVATION: 931.72' (NAVD88)

JOB #: 22006
DATE: 01-03-23
SHEET 3 OF 6
CADD: ACT
22006SP2.dwg

TREE MITIGATION NOTES

1. EXACT LOCATION OF PROPOSED TREES MAY BE ALTERED DUE TO FIELD CONDITIONS SUCH AS UNFAVORABLE PLANTING CONDITIONS, EXISTING VEGETATION, ROOT STRUCTURE OR REALIGNMENT OF PROPOSED DRIVEWAY OR OTHER LAYOUT REVISIONS. SUBSTANTIAL CHANGES TO BE REVIEWED WITH LANDSCAPE ARCHITECT. FINAL TREE LOCATIONS TO BE APPROVED BY APPLICANT/OWNER PRIOR TO INSTALLATION.
2. INVASIVE TREES OR TREES LESS THAN 50% HEALTH THAT ARE PROPOSED TO BE REMOVED ARE NOT INCLUDED IN THE MITIGATION CALCULATIONS.
3. ALL PROPOSED TREES SHALL BE MINIMUM OF 2 1/2" CALIPER.
4. 53 TREES ARE PROPOSED TO BE REMOVED.
5. 29 TREES PROPOSED TO BE REMOVED WITH DBH OF 8<11=29 REPLACEMENT TREES REQUIRED.
6. 12 TREES PROPOSED TO BE REMOVED WITH DBH OF >11<20 =24 REPLACEMENT TREES REQUIRED.
7. 2 TREES PROPOSED TO BE REMOVED WITH DBH OF >20<29=6 REPLACEMENT TREES REQUIRED.
8. 1 TREE PROPOSED TO BE REMOVED WITH DBH OF >30 = 4 REPLACEMENT TREES REQUIRED.
9. 63 REPLACEMENT TREES TOTAL REQUIRED.

10. 7 TREES PROPOSED TO BE REMOVED THAT ARE INVASIVE. 2 TREES PROPOSED TO BE REMOVED HAVE HEALTH LESS THAN 50%. THEREFORE NO REPLACEMENT TREES REQUIRED.
11. REPLACEMENT TREES SHALL BE FROM THE FOLLOWING LIST OF ACCEPTABLE TREES;
 - ACER RUBRUM/RED MAPLE
 - ACER SACCHARUM/SUGAR MAPLE
 - AMELANCHIER LAEVIS/SMOOTH SHADBUSH
 - CERCIS CANADENSIS/EASTERN REDBUD
 - CORNUS FLORIDA/FLOWERING DOGWOOD
 - JUGLANS NIGRA/WALNUT
 - NYSSA SYLVATICA/TUPELO
 - PRUNUS SEROTINA/BLACK CHERRY
 - TILIA AMERICANA/AMERICAN BASSWOOD
 - PICEA GLAUCA/WHITE SPRUCE (8' HT)
 - PINUS STROBUS/WHITE PINE (8' HT)

****NOTE:** EACH SPECIES SHALL COMPRISE NO MORE THAN 15% (10 TREES) OF THE TOTAL TREES PROVIDED (63 TREES) AND EACH GENUS SHALL COMPRISE NO MORE THAN 25% (16 TREES) OF THE TOTAL TREES PROVIDED (63 TREES) TO MEET THE REPLACEMENT REQUIREMENTS.

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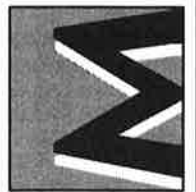
BENCHMARK #2: SET SPIKE ON SOUTH SIDE OF UTILITY POLE. LOCATED ±35' SE OF PROPERTY CORNER. ELEVATION: 931.72' (NAVD88)

LEGEND

	EXIST. CONTOUR		REMOVE TREE
	EXIST. SPOT ELEVATION		TREE OR BRUSH LIMIT
	EXIST. UTILITY POLE		SECTION CORNER
	GUY WIRE		FOUND IRON ROD CONTROL PT.
	EXIST. OVERHEAD UTILITY LINE		PROPOSED TREES
	EXIST. GAS LINE		
	EXIST. GAS VALVE		
	EXIST. STORM SEWER		
	EXIST. BEEHIVE INLET		
	CULVERT		
	GAS LINE MARKER		
	SINGLE TREE		
	TREE PROTECTION FENCING		

28015 SUMMIT DRIVE
 TREE MITIGATION PLAN
 SECTION 12, T1N, R8E CITY OF NOVI

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JOB #: 22006
 DATE: 01-03-23
 SHEET 4 OF 6
 CADD: ACT
 22006SP2.dwg

TREE INVENTORY

TAG#	DBH	COMMON NAME	GENUS/SPECIES	STEMS	SCORE	INV	REMOVED
1608	11"	Black Cherry	Prunus serotina				X
1609	8"	American Elm	Ulmus americana				X
1610	22"	Siberian Elm	Ulmus pumila			X	X
1611	10"	American Elm	Ulmus americana				X
1612	14"	American Elm	Ulmus americana				
1613	15"	Norway Spruce	Picea abies				
1614	10"	Norway Spruce	Picea abies				
1615	8"	Norway Spruce	Picea abies				
1616	8"	Norway Spruce	Picea abies				
1617	8"	Blue Spruce	Picea pungens				
1618	23"	Box Elder	Acer negundo				
1619	8"	American Elm	Ulmus americana				X
1620	27"	Cottonwood	Populus deltoides				X
1621	8"	American Elm	Ulmus americana				X
1622	12"	Cottonwood	Populus deltoides				X
1623	11"	American Elm	Ulmus americana				X
1624	9"	Siberian Elm	Ulmus pumila			X	X
1625	14"	Black Willow	Salix nigra				
1626	17"	Black Willow	Salix nigra		40%		
1627	8"	American Elm	Ulmus americana				X
1628	9"	Common Apple	Malus pumila				X
1629	8"	Common Apple	Malus pumila				X
1630	11"	Blue Spruce	Picea pungens				X
1631	7"	Blue Spruce	Picea pungens	twin			X
1632	21"	Cottonwood	Populus deltoides				X
1633	9"	Blue Spruce	Picea pungens				X
1634	7"	Blue Spruce	Picea pungens	twin			X
1635	8"	Blue Spruce	Picea pungens				X
1636	8"	Black Cherry	Prunus serotina				X
1637	10"	Black Walnut	Juglans nigra				X
1638	8"	Black Cherry	Prunus serotina		40%		X
1639	8"	Black Cherry	Prunus serotina				
1640	12"	Sugar Maple	Acer saccharum				
1641	9"	Scotch Pine	Pinus sylvestris			X	
1642	10"	Blue Spruce	Picea pungens				
1643	11"	American Elm	Ulmus americana				
1644	23"	Siberian Elm	Ulmus pumila			X	
1645	8"	Black Cherry	Prunus serotina				
1646	9"	Sugar Maple	Acer saccharum				
1647	12"	Linden	Tilia americana				
1648	15"	Linden	Tilia americana				
1649	11"	Linden	Tilia americana				
1650	19"	Linden	Tilia americana				
1651	17"	Linden	Tilia americana				
1652	11"	Linden	Tilia americana				
1653	10"	Linden	Tilia americana				
1654	11"	Linden	Tilia americana				
1655	12"	Linden	Tilia americana				

INV=INVASIVE, %=PERCENT ALIVE

TAG#	DBH	COMMON NAME	GENUS/SPECIES	STEMS	SCORE	INV	REMOVED
1656	10"	Black Cherry	Prunus serotina		40%		
1657	17"	Black Cherry	Prunus serotina		40%		
1658	15"	Sugar Maple	Acer saccharum				X
1659	8"	Scotch Pine	Pinus sylvestris			X	X
1660	12"	Scotch Pine	Pinus sylvestris			X	X
1661	13"	Black Cherry	Prunus serotina		40%		X
1662	11"	American Elm	Ulmus americana				X
1663	12"	Silver Maple	Acer saccharinum				X
1664	10"	Silver Maple	Acer saccharinum	quint			X
1665	12"	Cottonwood	Populus deltoides				X
1666	12"	Cottonwood	Populus deltoides	twin			
1667	11"	Cottonwood	Populus deltoides				
1668	9"	Cottonwood	Populus deltoides				
1669	14"	Blue Spruce	Picea pungens				
1670	8"	Common Apple	Malus pumila	twin			
1671	11"	Scotch Pine	Pinus sylvestris			X	X
1672	14"	Scotch Pine	Pinus sylvestris			X	X
1673	8"	American Elm	Ulmus americana				X
1674	15"	Scotch Pine	Pinus sylvestris			X	X
1675	8"	Silver Maple	Acer saccharinum				X
1676	8"	American Elm	Ulmus americana				X
1677	9"	Silver Maple	Acer saccharinum	triple			
1678	8"	Silver Maple	Acer saccharinum				X
1679	9"	American Elm	Ulmus americana				X
1680	16"	Cottonwood	Populus deltoides				X
1681	34"	Cottonwood	Populus deltoides				X
1682	10"	Silver Maple	Acer saccharinum				
1683	16"	Black Walnut	Juglans nigra				
1684	12"	Linden	Tilia americana	twin			
1685	12"	Linden	Tilia americana				
1686	34"	Black Walnut	Juglans nigra				
1687	16"	Linden	Tilia americana				X
1688	11"	Linden	Tilia americana				
1689	14"	Linden	Tilia americana				X
1690	12"	Linden	Tilia americana				X
1691	12"	Linden	Tilia americana				
1692	13"	Linden	Tilia americana				X
1693	11"	Linden	Tilia americana				X
1694	13"	Linden	Tilia americana				X
1695	8"	Linden	Tilia americana				X
1696	15"	Linden	Tilia americana				X
1697	10"	Linden	Tilia americana				X
1698	12"	Linden	Tilia americana				
1699	8"	Linden	Tilia americana				X
1700	10"	Linden	Tilia americana				X
1701	13"	Linden	Tilia americana				
1702	9"	Linden	Tilia americana				
1703	15"	Black Walnut	Juglans nigra				X
1704	9"	Linden	Tilia americana				X

28015 SUMMIT DRIVE

TREE MITIGATION PLAN
SECTION 12, T1N, R8E CITY OF NOVI

M I D W E S T E R N
C O N S U L T I N G

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JOB #: 22006

DATE: 01-03-23

SHEET 5 OF 6

CADD: ACT

22006SP2.dwg

WOODLAND REVIEW



Corporate Headquarters
295 South Water Street, Suite 300
Kent, OH 44240
800-828-8312

Local Office
3381 Lapeer Rd. West
Auburn Hills, MI 48326

To: Nina Schaffrath, Account Clerk
City of Novi

From: Kerry Gray, Principal Consultant
Davey Resource Group

CC: Barbara McBeth, City of Novi City Planner
Lindsay Bell, City of Novi Senior Planner
Christian Carroll, City of Novi Planner
Rick Meader, City of Novi Landscape Architect
Ben Peacock, City of Novi Planner
Heather Gendron, Spalding DeDecker
Ted Meadows, Spalding DeDecker
Sydney Waynick, Spalding DeDecker
Douglas Repen, The Mannik & Smith Group, Inc.

Date: February 2, 2023 (revised March 2, 2023)

RE: 28015 Summit Drive - Single Family Residential Plot Plan
Woodland Review #2 – PBR22-0530

Davey Resource Group, Inc. (DRG) has conducted a review of the revised residential plot plan for 28015 Summit Drive prepared by Midwestern Consulting (dated: 01/03/2023). The plot plan proposes construction of a single family residential home. The site (parcel #: 50-22-12-351-046) contains City-regulated woodlands (Figure 1). DRG reviewed the plan for conformance with the City of Novi’s Woodland Protection Ordinance, Chapter 37.

Recommendation: DRG **recommends approval** of the 28015 Summit Drive residential plot plan. See Woodland Review for comments that need to be addressed prior to Planning Commission review of the Woodland Use Permit.

The following Woodland Regulations apply to this site:

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

WOODLAND REVIEW

1. A **Woodland Use Permit is required** to perform construction on any site containing regulated woodlands. A total of 53 regulated trees are proposed to be removed. **This permit will require Planning Commission approval** because four or more regulated trees are proposed to be removed.
2. **Invasive Species.** On Sheet 4 of the plot plan, it states that seven (7) trees that are considered invasive species are exempt from regulations. This is incorrect – all trees in a regulated woodland 8” in diameter (DBH) or greater are regulated woodland trees. The correct mitigation calculations are provided in comment #3. (*This comment was also in review letter #1*).
3. **Woodland Replacements Credits.** A total of 53 regulated trees are proposed to be removed, however two trees, (tree #1638, 8” black cherry and tree #1661, 13” black cherry) have tree health less than 50% and do not require mitigation. Therefore, 51 regulated trees are proposed to be removed requiring 78 woodland replacements.

Tree Size (DBH)	Number of Trees	Ratio Replacement/ Removed Tree	Total Replacements Required
8-11”	29	1	29
12-20”	18	2	36
21-29”	3	3	9
30+”	1	4	4
Multi-Stem	-	Add Stems/8	-
Total			78

- a. Woodland replacement credits can be provided by:
 - i. Planting the woodland tree replacement credits on-site.
 - ii. Payment to the City of Novi Tree Fund at a rate of \$400/woodland replacement credit.
 - iii. Combination of on-site tree planting and payment into the City of Novi Tree Fund (\$400/woodland replacement credit).
4. **Woodland Replacement Trees.** The applicant is proposing to plant all woodland replacement credits on site by planting a mix of the species detailed below (minimum of 2.5” caliper (deciduous); 8-feet tall (evergreen)):
 - a. *Acer rubrum* – red maple
 - b. *Acer saccharum* – sugar maple
 - c. *Amelanchier laevis* – shadblow serviceberry
 - d. *Cercis canadensis* – eastern redbud
 - e. *Cornus florida* – flowering dogwood
 - f. *Juglans nigra* – black walnut
 - g. *Nyssa sylvatica* – tupelo (blackgum)
 - h. *Prunus serotina* – black cherry
 - i. *Tilia americana* – American basswood
 - j. *Picea glauca* – white spruce

k. *Pinus strobus* – white pine

The plan shows 11 trees being planted off-site in the public ROW. This is not permitted – all trees removed must be planted on-site. Any tree removals that do not fit on-site can be mitigated through payment into the City of Novi Tree Fund at a rate of \$400/tree.

Replacement trees should not be located 1) within 10' of built structures or the edges of utility easements and 2) over underground structures/utilities or within their associated easements. In addition, replacement tree spacing should follow the Plant Material Spacing Relationship Chart for Landscape Purposes found in the City of Novi Landscape Design Manual.

5. **Tree Protection Fence.**

a. Tree protection fence must be installed at the perimeter of the critical root zone (CRZ) of all regulated trees to be preserved on site and must remain in place for the duration of the construction project. The critical root zone is located one (1)-foot outside the dripline (edge of canopy) of preserved trees. **On Sheet 3 tree protection fencing is shown around some protected trees; however the trees along the northeast property line do not have tree protection. Please revise the plot plan to show the location of the tree protection fence.**

6. The following Financial Guarantees and/or City of Novi Tree Fund payments are required prior to issuance of the City of Novi Woodland Use Permit:

a. A financial guarantee, **in the amount of \$750** is required for tree protection fencing maintenance per Chapter 26.5-37. This guarantee shall be paid prior to issuance of the City of Novi Woodland Use Permit

b. **A financial guarantee of \$31,200 (78 replacement credits x \$400/credit)** is required to ensure planting of the on-site woodland replacement credits. The financial guarantee will be released after trees have been planted and approved by the City of Novi. The applicant must request the tree planting inspection.

i. **IMPORTANT NOTE:** If space constraints prohibit the tree replacement credits from being planted on site a payment into the City of Novi Tree Fund at a rate of \$400/tree replacement credit is required. This can be transferred from the tree replacement financial guarantee reducing the amount of the financial guarantee that is refunded.

c. **The applicant shall guarantee trees for two (2) growing seasons after installation and the City's acceptance**, per The City's Performance Guarantees Ordinance. A two-year maintenance bond in the amount of twenty-five (25) percent of the value of the trees, but in no case less than one thousand dollars (\$1,000.00), shall be required to ensure the continued health of the trees following acceptance (Chapter 26.5, Section 26.5-37). Based on a successful inspection two (2) years after installation of the on-site Woodland Replacement trees, the Woodland Replacement Performance Guarantee shall be returned to the Applicant. The Applicant is responsible for requesting this inspection.

RESPONSE LETTERS



CITY OF NOVI
RESPONSE FORM

RECEIVED
MAR 02 2023
CITY OF NOVI
COMMUNITY DEVELOPMENT

28015 SUMMIT DR, PBR22-0530 FOR A WOODLAND PERMIT

You are invited to attend the public hearing on March 8, 2023 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: dshanahan@cityofnovi.org

Return via mail or fax: Community Development Department
45175 W. Ten Mile, Novi, Michigan 48375
248-347-0475 (Main) 248-735-5633 (Fax)

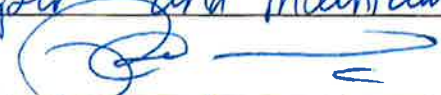
Information regarding the project will be available the Saturday prior to the meeting date at: <https://www.cityofnovi.org/Agendas-Minutes/Planning-Commission/2023.aspx>.

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.

I SUPPORT I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

Proposed single family residence appears to be one that will enhance the neighborhood and will help improve the overall community. Additionally, the plan includes the replacement of 60+ trees. As such, the net benefit to Novi will be more trees... tastefully planted by landscaper and maintained by the residential occupant.

SIGNATURE: 

PRINT NAME: Verne Perigord (Novi Tax Payer)

ADDRESS: 2512 Woodward Ave, Detroit MI 48201

IN ACCORDANCE WITH MCL 125.3103, THE MANAGER OR OWNER OF A SINGLE STRUCTURE CONTAINING MORE THAN 4 DWELLING UNITS OR OTHER DISTINCT SPATIAL AREAS OWNED OR LEASED BY DIFFERENT PERSONS, IS HEREBY REQUESTED TO POST THE NOTICE AT A PRIMARY ENTRANCE TO THE STRUCTURE(S).