

# MEMORANDUM



**TO:** MEMBERS OF THE PLANNING COMMISSION  
**FROM:** CHRISTIAN CARROLL, PLANNER  
**SUBJECT:** 24191 TRAFALGAR COURT WOODLAND PERMIT  
**DATE:** MAY 2, 2022

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The applicant, Kensington Family Homes, seeks approval of a Woodland Use Permit, PBR22-0055, to remove seventy-nine regulated woodland trees ranging in size from 8 to 20 inches diameter-at-breast-height (DBH) from a lot located at 24191 Trafalgar Court. The site is located east of Beck Road and south of Ten Mile Road in Section 28 of the City. The site is one of two adjacent sites (24190 Trafalgar Ct) being reviewed and considered for woodland permit approval. The site is adjacent to Trafalgar Park Subdivision, which was constructed in the late 1990s. The applicant is requesting the removal of seventy-nine regulated woodland trees in order to build a single-family structure on the lot.

The City's Environmental Consultant reviewed the request and prepared a review letter dated March 23, 2022. Based on the plans provided, the applicant is proposing to remove seventy-nine woodland trees. All seventy-nine trees on the site are considered regulated by the City of Novi as they are greater than or equal to 8-inches DBH and located within an area mapped as Regulated Woodland. Therefore, one hundred sixteen woodland replacement credits would be required. The Environmental Consultant's review letter, which is attached, provides a detailed count and explanation of the required replacements.

The proposed removals have no impact on any previous agreements for the lot. It should also be noted that the proposed removals are not located within any recorded conservation or preservation easements that abut and encroach onto the property. 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.**

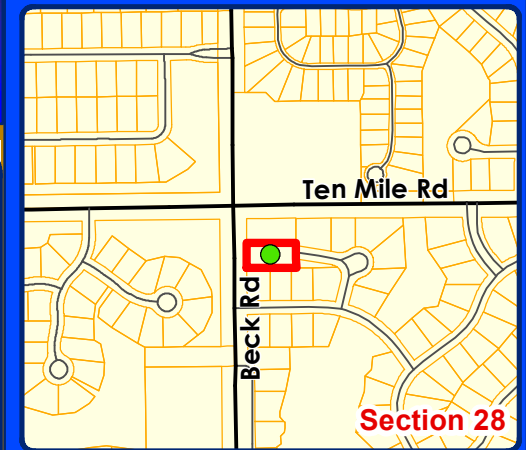
**SUGGESTED MOTION:**

**To approve Woodland Use Permit, PBR22-0055, for the removal of seventy-nine regulated woodland trees within an area mapped as City Regulated Woodland at 24191 Trafalgar Court for the construction of a single-family residence. 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

# PBR22-0055 24191 TRAFALGAR COURT WOODLAND PERMIT

## LOCATION



### LEGEND

 Subject Property



## City of Novi

Dept. of Community Development  
City Hall / Civic Center  
45175 W Ten Mile Rd  
Novi, MI 48375  
[cityofnovi.org](http://cityofnovi.org)

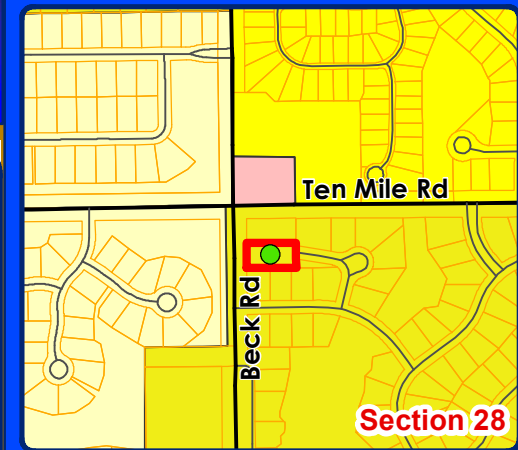
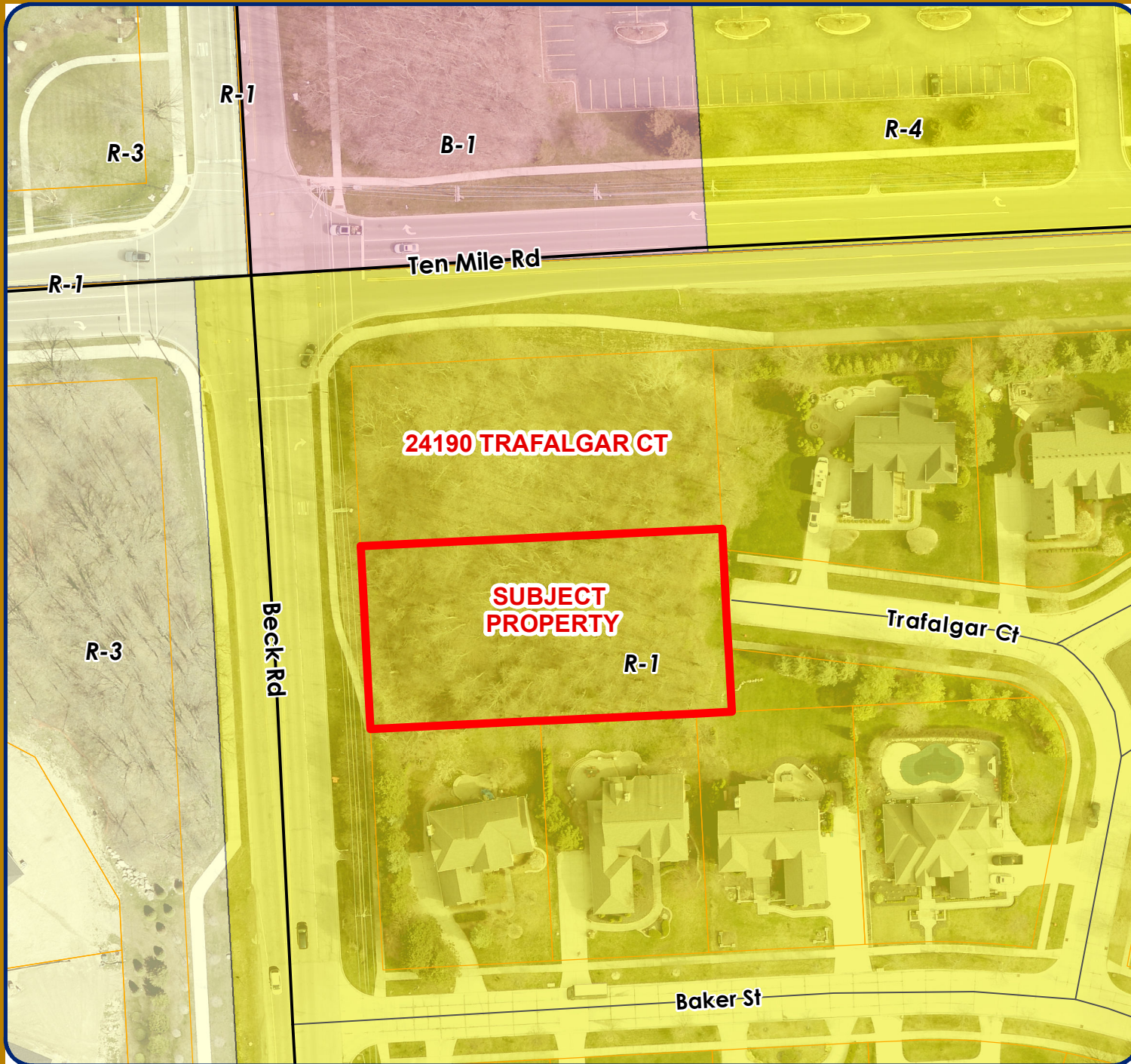
Map Author: Christian Carroll  
Date: 5/2/22  
Project: PBR22-0055 24191 TRAFALGAR CT  
Version #: 1



### MAP INTERPRETATION NOTICE


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

# PBR22-0055 24191 TRAFALGAR COURT WOODLAND PERMIT ZONING




**LEGEND**

- R-1: One-Family Residential District
- R-3: One-Family Residential District
- R-4: One-Family Residential District
- B-1: Local Business District
- Subject Property

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

Map Author: Christian Carroll  
Date: 5/2/22  
Project: PBR22-0055 24191 TRAFALGAR CT  
Version #: 1

0 15 30 60 90 Feet  
1 inch = 89 feet

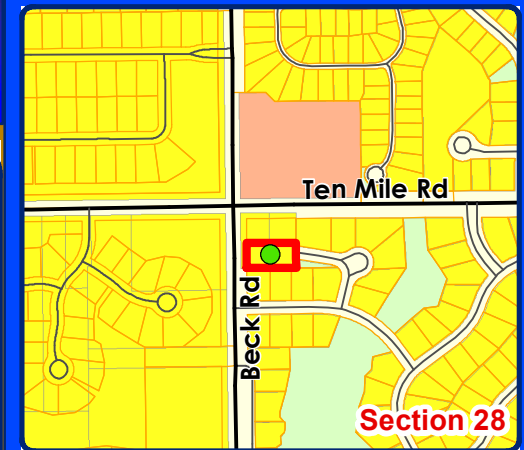
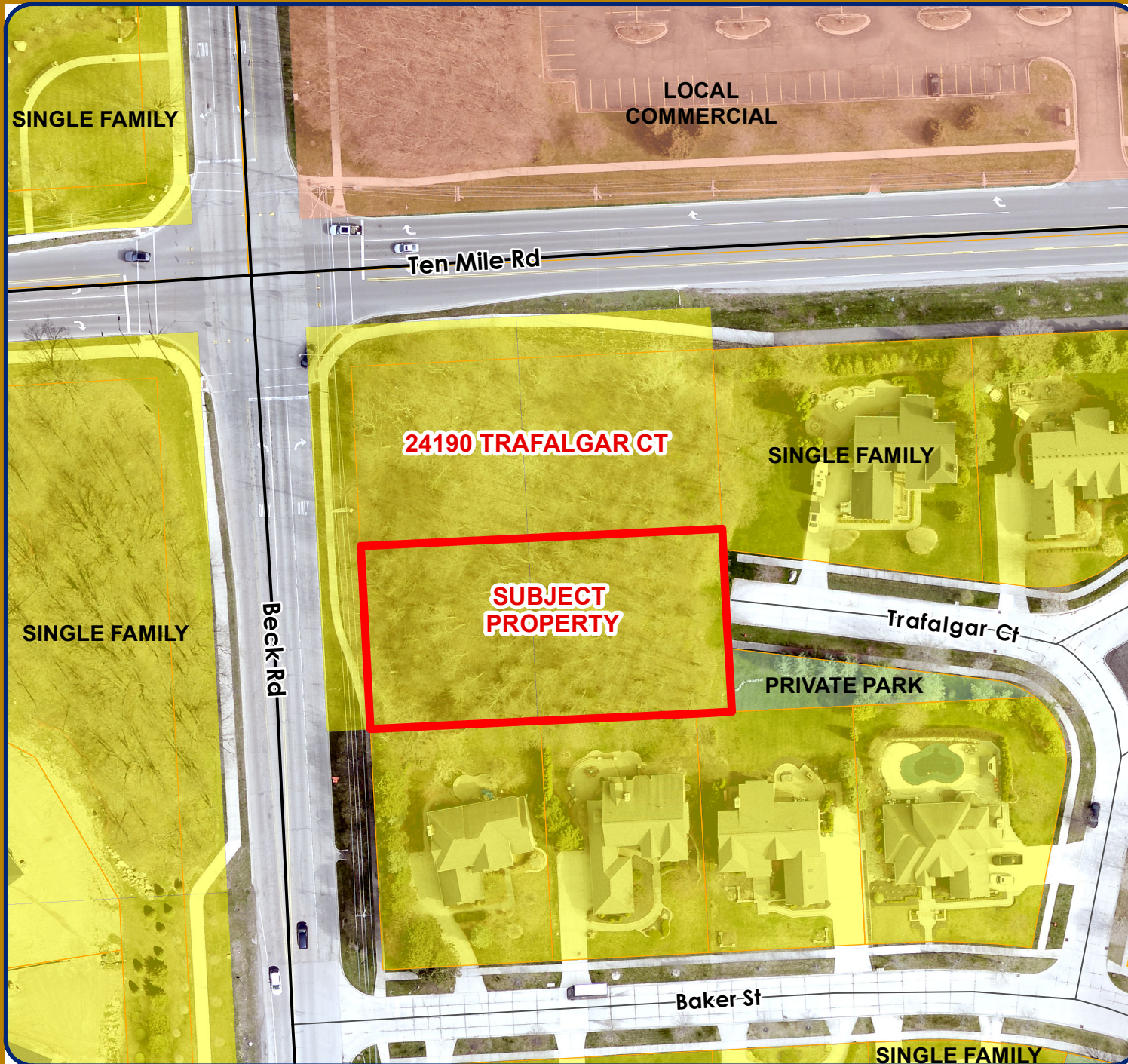


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# PBR22-0055 24191 TRAFALGAR COURT WOODLAND PERMIT

## FUTURE LAND USE



**LEGEND**

- Single Family
- Local Commercial
- Private Park
- Subject Property

**City of Novi**  
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City Hall / Civic Center  
45175 W Ten Mile Rd  
Novi, MI 48375  
[cityofnovi.org](http://cityofnovi.org)

Map Author: Christian Carroll  
Date: 5/2/22  
Project: PBR22-0055 24191 TRAFALGAR CT  
Version #: 1

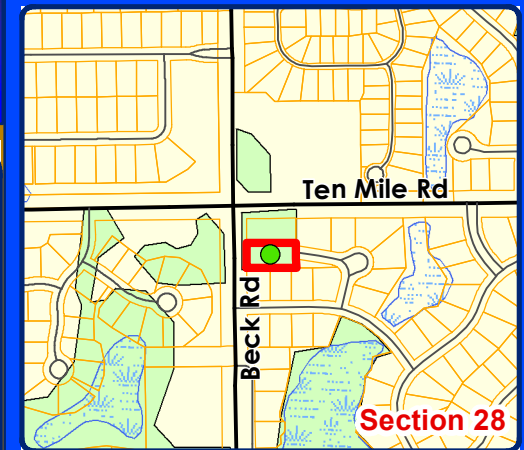
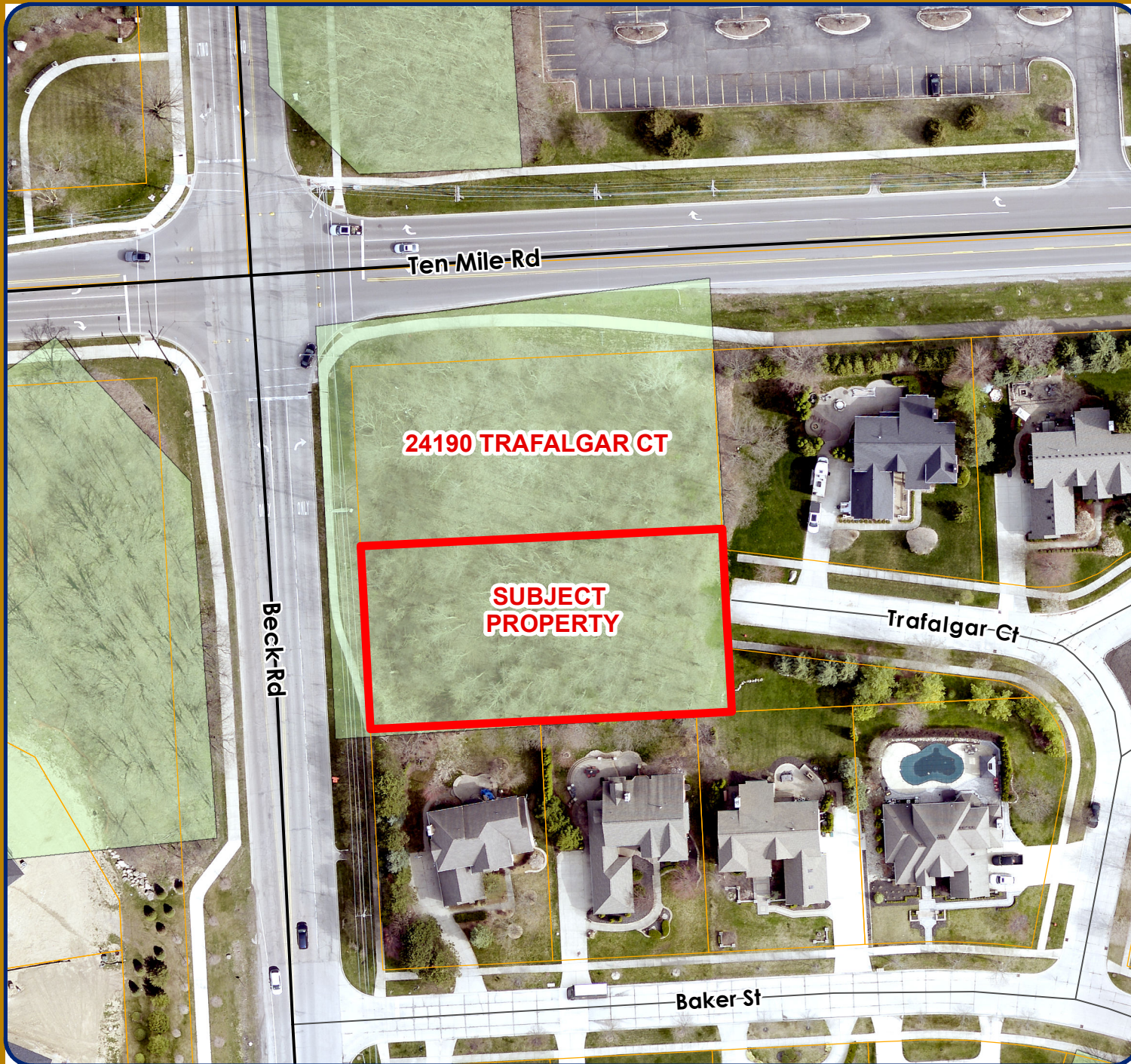
0 15 30 60 90 Feet  
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# PBR22-0055 24191 TRAFALGAR COURT WOODLAND PERMIT

## NATURAL FEATURES



**LEGEND**

- WETLANDS
- WOODLANDS
- Subject Property

**City of Novi**  
Dept. of Community Development  
City Hall / Civic Center  
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Novi, MI 48375  
[cityofnovi.org](http://cityofnovi.org)

Map Author: Christian Carroll  
Date: 5/2/22  
Project: PBR22-0055 24191 TRAFALGAR CT  
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0 15 30 60 90 Feet  
1 inch = 89 feet

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**PLOT PLAN**





**24191 TRAFALGAR COURT  
PARCEL 22-28-101-025  
NOVI, MICHIGAN**

<b>CITY OF NOVI</b>	
WOODLAND	<input checked="" type="checkbox"/> RECOMMENDED Date: 4-18-22
By: <i>SW</i>	
WETLAND	<input type="checkbox"/> RECOMMENDED Date: _____
By: <i>N/A</i>	
ENGINEERING	<input checked="" type="checkbox"/> RECOMMENDED Date: 4-18-22
By: <i>SW</i>	
GRADING CERTIFICATE APPROVAL	
By: _____	Date: _____



VICINITY MAP - NO SCALE

SHEET 1 - COVER  
SHEET 2 - TREE REMOVAL PLAN  
SHEET 3 - PLOT PLAN

NOTE: THE UMLOR GROUP ASSUMES NO RESPONSIBILITY FOR DRIVEWAY PLACEMENT. CLIENT MUST VERIFY ALL DIMENSIONS AND DRIVEWAY PLACEMENT PRIOR TO CONSTRUCTION. APPROVAL OF THIS PLOT PLAN DOES NOT RELIEVE THE OWNER/BUILDER OF COMPLIANCE WITH ALL APPLICABLE CODES AND ORDINANCES. BEFORE BEGINNING CONSTRUCTION VERIFY AS-BUILT HOME LEAD LOCATION WITH MUNICIPALITY.

NOTE: BUILDING CONTRACTOR SHALL INSTALL AND MAINTAIN SOIL EROSION MEASURES, PER CITY OF NOVI STANDARDS THROUGHOUT CONSTRUCTION. SILT FENCE SHALL BE PLACED ALONG SIDE YARD LINES AS NECESSARY, TO PROTECT EXISTING LAWN AND LANDSCAPING ON ADJACENT PROPERTIES. \*THE SOIL EROSION CONTROLS WILL BE MAINTAINED WEEKLY AND AFTER EVERY STORM EVENT.

**RECEIVED**

MAR 31 2022

CITY OF NOVI  
COMMUNITY DEVELOPMENT

**REVISED**  
3/31/22

PAPER SIZE: 18X24  
SHEET 01 OF 03

03/14/22 REV PLOT PLAN PER CITY REVIEW



**The UMLOR Group**  
LAND DEVELOPMENT SERVICES  
49287 WEST ROAD, WIXOM, MI 48393  
PH: (248) 773-7656, FAX: (866) 690-4307

**KENSINGTON FAMILYHOMES**  
BUILDER'S ADDRESS:  
28317 BECK ROAD, E 17  
WIXOM, MI 48393  
248-965-0123  
INFO@KENSINGTONBUILT.COM



<b>COVER</b>	
24191 TRAFALGAR CT NOVI, MI SIDWELL NO: 22-28-101-025	
PART OF NW 1/4 OF SECTION 28, TOWN 1 NORTH, RANGE 6 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN	
Drawn by: JDD	Date: 07/22/2021
Project No.:	210108

*PBR22-0055*

Tag No.	Scientific Name	Common Name	DBH(s)	Multi Sum	Condition	Status	Replacement Trees Required	Value
9393	Robinia pseudoacacia	Black Locust	12		Good	EXEMPT-REMOVE	0	\$ 4
9394	Robinia pseudoacacia	Black Locust	14		Good	EXEMPT-REMOVE	0	\$ 5
9395	Robinia pseudoacacia	Black Locust	15		Good	EXEMPT-REMOVE	0	\$ 5
9396	Robinia pseudoacacia	Black Locust	10		Good	EXEMPT-REMOVE	0	\$ 4
9397	Robinia pseudoacacia	Black Locust	14		Good	EXEMPT-REMOVE	0	\$ 5
9398	Robinia pseudoacacia	Black Locust	10		Good	EXEMPT-REMOVE	0	\$ 4
9399	Robinia pseudoacacia	Black Locust	12		Good	EXEMPT-REMOVE	0	\$ 5
9370	Robinia pseudoacacia	Black Locust	12		Good	EXEMPT-REMOVE	0	\$ 5
9371	Robinia pseudoacacia	Black Locust	11		Good	EXEMPT-REMOVE	0	\$ 4
9372	Robinia pseudoacacia	Black Locust	10		Good	EXEMPT-REMOVE	0	\$ 4
9373	Robinia pseudoacacia	Black Locust	10		Good	EXEMPT-REMOVE	0	\$ 4
9374	Robinia pseudoacacia	Black Locust	12		Good	EXEMPT-REMOVE	0	\$ 5
9375	Robinia pseudoacacia	Black Locust	8		Good	EXEMPT-DRIP	0	\$ 3
9377	Robinia pseudoacacia	Black Locust	9		Good	EXEMPT-DRIP	0	\$ 3
9378	Robinia pseudoacacia	Black Locust	9		Good	EXEMPT-DRIP	0	\$ 3
9379	Robinia pseudoacacia	Black Locust	8		Good	EXEMPT-REMOVE	0	\$ 3
9381	Robinia pseudoacacia	Black Locust	8		Good	EXEMPT-REMOVE	0	\$ 3
9382	Robinia pseudoacacia	Black Locust	9		Good	EXEMPT-REMOVE	0	\$ 3
9383	Robinia pseudoacacia	Black Locust	10		Good	EXEMPT-REMOVE	0	\$ 4
9384	Robinia pseudoacacia	Black Locust	10		Good	EXEMPT-REMOVE	0	\$ 4
9385	Robinia pseudoacacia	Black Locust	10		Good	EXEMPT-REMOVE	0	\$ 4
9386	Robinia pseudoacacia	Black Locust	8		Good	EXEMPT-REMOVE	0	\$ 3
9387	Robinia pseudoacacia	Black Locust	10		Good	EXEMPT-REMOVE	0	\$ 4
9388	Robinia pseudoacacia	Black Locust	14		Good	EXEMPT-REMOVE	0	\$ 5
9389	Robinia pseudoacacia	Black Locust	10		Good	EXEMPT-REMOVE	0	\$ 4
9390	Robinia pseudoacacia	Black Locust	8		Good	EXEMPT-REMOVE	0	\$ 3
9391	Robinia pseudoacacia	Black Locust	10		Good	EXEMPT-REMOVE	0	\$ 4
9392	Robinia pseudoacacia	Black Locust	9		Good	EXEMPT-REMOVE	0	\$ 3
9393	Acer spp.	Maple	27	4	Good	REMOVE	3	\$ 1,200
9394	Ulmus spp.	Elm	8		Good	REMOVE	1	\$ 400
9395	Robinia pseudoacacia	Black Locust	10		Good	EXEMPT-REMOVE	0	\$ 4
9396	Robinia pseudoacacia	Black Locust	8		Good	EXEMPT-REMOVE	0	\$ 3
9397	Robinia pseudoacacia	Black Locust	10		Good	EXEMPT-REMOVE	0	\$ 4
9398	Robinia pseudoacacia	Black Locust	9		Good	EXEMPT-REMOVE	0	\$ 3
9399	Robinia pseudoacacia	Black Locust	8		Good	EXEMPT-REMOVE	0	\$ 3
9400	Robinia pseudoacacia	Black Locust	10		Good	EXEMPT-REMOVE	0	\$ 4
9401	Robinia pseudoacacia	Black Locust	14		Good	EXEMPT-REMOVE	0	\$ 5
9402	Robinia pseudoacacia	Black Locust	10	2	Good	EXEMPT-REMOVE	0	\$ 4
9403	Robinia pseudoacacia	Black Locust	12		Good	EXEMPT-REMOVE	0	\$ 5
9404	Robinia pseudoacacia	Black Locust	12		Good	EXEMPT-REMOVE	0	\$ 5
9405	Robinia pseudoacacia	Black Locust	8		Good	EXEMPT-REMOVE	0	\$ 3
9406	Robinia pseudoacacia	Black Locust	15		Good	EXEMPT-REMOVE	0	\$ 5
9407	Robinia pseudoacacia	Black Locust	8		Good	EXEMPT-REMOVE	0	\$ 3
9408	Robinia pseudoacacia	Black Locust	14		Good	EXEMPT-REMOVE	0	\$ 5
9409	Robinia pseudoacacia	Black Locust	9		Good	EXEMPT-REMOVE	0	\$ 3
9410	Robinia pseudoacacia	Black Locust	9		Good	EXEMPT-REMOVE	0	\$ 3
9411	Acer spp.	Maple	11		Good	REMOVE	1	\$ 400

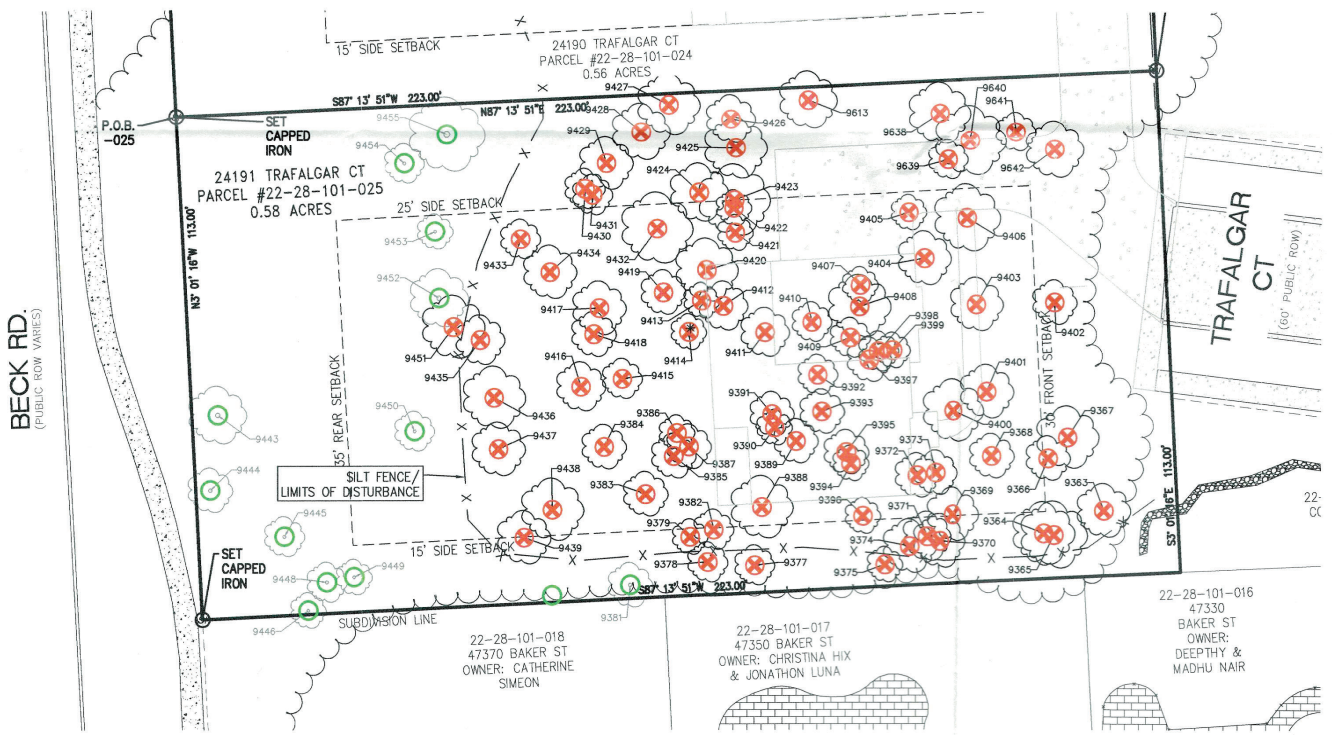
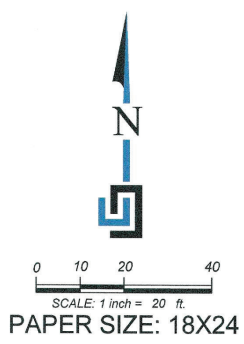
Tag No.	Scientific Name	Common Name	DBH(s)	Multi Sum	Condition	Status	Replacement Trees Required	Value
9412	Robinia pseudoacacia	Black Locust	11		Good	EXEMPT-REMOVE	0	\$ 4
9413	Robinia pseudoacacia	Black Locust	8		Good	EXEMPT-REMOVE	0	\$ 3
9414	Robinia pseudoacacia	Black Locust	8		Good	EXEMPT-REMOVE	0	\$ 3
9415	Robinia pseudoacacia	Black Locust	9		Good	EXEMPT-REMOVE	0	\$ 3
9416	Robinia pseudoacacia	Black Locust	11		Good	EXEMPT-REMOVE	0	\$ 4
9417	Robinia pseudoacacia	Black Locust	12		Good	EXEMPT-REMOVE	0	\$ 5
9418	Robinia pseudoacacia	Black Locust	10		Good	EXEMPT-REMOVE	0	\$ 4
9419	Robinia pseudoacacia	Black Locust	10		Good	EXEMPT-REMOVE	0	\$ 4
9420	Robinia pseudoacacia	Black Locust	14		Good	EXEMPT-REMOVE	0	\$ 5
9421	Robinia pseudoacacia	Black Locust	9		Good	EXEMPT-REMOVE	0	\$ 3
9422	Prunus serotina	Black Cherry	10		Good	EXEMPT-REMOVE	0	\$ 4
9423	Robinia pseudoacacia	Black Locust	16		Good	EXEMPT-REMOVE	0	\$ 6
9424	Robinia pseudoacacia	Black Locust	13		Good	EXEMPT-REMOVE	0	\$ 5
9425	Robinia pseudoacacia	Black Locust	13		Good	EXEMPT-REMOVE	0	\$ 5
9426	Robinia pseudoacacia	Black Locust	14		Good	EXEMPT-REMOVE	0	\$ 5
9427	Robinia pseudoacacia	Black Locust	11		Good	EXEMPT-REMOVE	0	\$ 4
9428	Robinia pseudoacacia	Black Locust	14		Good	EXEMPT-REMOVE	0	\$ 5
9429	Robinia pseudoacacia	Black Locust	12		Good	EXEMPT-REMOVE	0	\$ 4
9430	Robinia pseudoacacia	Black Locust	9		Fair	EXEMPT-REMOVE	0	\$ 3
9431	Robinia pseudoacacia	Black Locust	9		Good	EXEMPT-REMOVE	0	\$ 3
9432	Robinia pseudoacacia	Black Locust	30	2	Good	EXEMPT-REMOVE	0	\$ 5
9433	Robinia pseudoacacia	Black Locust	9		Good	EXEMPT-REMOVE	0	\$ 3
9434	Robinia pseudoacacia	Black Locust	12		Good	EXEMPT-REMOVE	0	\$ 4
9435	Acer spp.	Maple	11		Good	REMOVE	1	\$ 400
9436	Robinia pseudoacacia	Black Locust	14		Good	EXEMPT-REMOVE	0	\$ 5
9437	Robinia pseudoacacia	Black Locust	12		Good	EXEMPT-REMOVE	0	\$ 4
9438	Robinia pseudoacacia	Black Locust	14		Good	EXEMPT-REMOVE	0	\$ 5
9439	Robinia pseudoacacia	Black Locust	12		Good	EXEMPT-REMOVE	0	\$ 4
9440	Acer negundo	Box Elder	20	2	Good	EXEMPT-REMOVE	0	\$ 800
9441	Acer negundo	Box Elder	10		Good	EXEMPT-REMOVE	0	\$ 400
9442	Acer negundo	Box Elder	9		Good	EXEMPT-REMOVE	0	\$ 3
9443	Robinia pseudoacacia	Black Locust	8		Good	EXEMPT-REMOVE	0	\$ 3
9444	Robinia pseudoacacia	Black Locust	9		Good	EXEMPT-REMOVE	0	\$ 3
9445	Robinia pseudoacacia	Black Locust	9		Good	EXEMPT-REMOVE	0	\$ 3
9446	Robinia pseudoacacia	Black Locust	8		Good	EXEMPT-REMOVE	0	\$ 3
9447	Robinia pseudoacacia	Black Locust	9		Good	EXEMPT-REMOVE	0	\$ 3
9448	Robinia pseudoacacia	Black Locust	9		Good	EXEMPT-REMOVE	0	\$ 3
9449	Robinia pseudoacacia	Black Locust	9		Good	EXEMPT-REMOVE	0	\$ 3
9450	Ulmus spp.	Elm	9		Good	REMOVE	0	\$ 3
9451	Robinia pseudoacacia	Black Locust	14		Good	EXEMPT-DRIP	0	\$ 5
9452	Robinia pseudoacacia	Black Locust	13		Good	EXEMPT-REMOVE	0	\$ 4
9453	Robinia pseudoacacia	Black Locust	8		Good	EXEMPT-REMOVE	0	\$ 3
9454	Robinia pseudoacacia	Black Locust	9		Good	EXEMPT-REMOVE	0	\$ 3
9455	Robinia pseudoacacia	Black Locust	13		Good	EXEMPT-REMOVE	0	\$ 4
9456	Robinia pseudoacacia	Black Locust	14		Good	EXEMPT-REMOVE	0	\$ 5
9457	Robinia pseudoacacia	Black Locust	10		Good	EXEMPT-REMOVE	0	\$ 4
9458	Robinia pseudoacacia	Black Locust	14		Good	EXEMPT-REMOVE	0	\$ 5
9459	Robinia pseudoacacia	Black Locust	9		Good	EXEMPT-REMOVE	0	\$ 3
9460	Robinia pseudoacacia	Black Locust	16		Good	EXEMPT-REMOVE	0	\$ 6
9461	Robinia pseudoacacia	Black Locust	14		Good	EXEMPT-REMOVE	0	\$ 5
9462	Robinia pseudoacacia	Black Locust	13		Good	EXEMPT-REMOVE	0	\$ 4
<b>4</b>							<b>6</b>	<b>\$ 2,400</b>



CITY OF NOVI REGULATED WOODLAND AREA  
(AS SHOWN ON NOVI GIS SITE - <https://novi.maps.arcgis.com/>)

Trees Tagged 8" DBH and greater	92
Trees Saved	1 1%
Trees Removed	6 4%
2-1/2" Replacement Trees Required	4
Value at \$400/Tree (Novi fund rate)	\$ 2,400

NOTE: INVASIVE SPECIES (BLACK LOCUST, BOX ELDER, POPLAR, AND COTTONWOOD) THAT HAVE THE POTENTIAL TO HARM HUMANS OR NATURAL RESOURCES ARE NOW IDENTIFIED AS "EXEMPT-SAVE", "EXEMPT-DRIP" OR "EXEMPT-REMOVE" IN THE TABLE ABOVE.



PAPER SIZE: 18X24  
SHEET 02 OF 03  
03/14/22 REV PLOT PLAN PER CITY REVIEW

**The UMLOR Group**  
LAND DEVELOPMENT SERVICES  
49287 WEST ROAD, WIXOM, MI 48393  
PH: (248) 773-7656, FAX: (866) 690-4307

**KENSINGTON FAMILY HOMES**  
BUILDER'S ADDRESS:  
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WIXOM, MI 48393  
248-965-0123  
INFO@KENSINGTONBUILT.COM

**TREE REMOVAL PLAN**  
24191 TRAFALGAR CT  
NOVI, MI  
SIDWELL NO: 22-28-101-025  
PART OF NW 1/4 OF SECTION 28,  
TOWN 1 NORTH, RANGE 8 EAST  
CITY OF NOVI,  
OAKLAND COUNTY, MICHIGAN  
Drawn by: JDD  
Date: 07/22/2021  
Project No.: 210108

EAST(R) N87° 13' 51"E(M) 60.00'(R&M)  
 FD MON NW CORNER  
 SEC 28 T1N, R8E, NOV,  
 OAKLAND CO,  
 MI, LCRRC L.16874, P.131, O.C.R.

N LINE SEC 28

EAST (R) N87° 13' 51"E(M) 2804.78'(M)

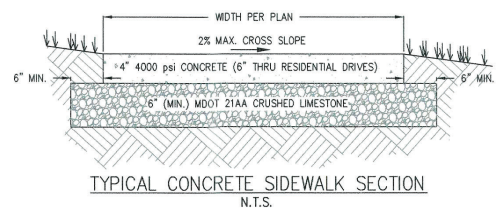
10 MILE RD.  
 (PUBLIC ROW VARIES)

PARCEL #22-28-101-025 LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 28, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOV, OAKLAND COUNTY, MICHIGAN, IS DESCRIBED AS FOLLOWS:

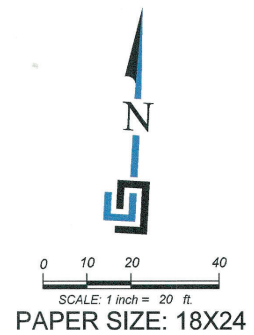
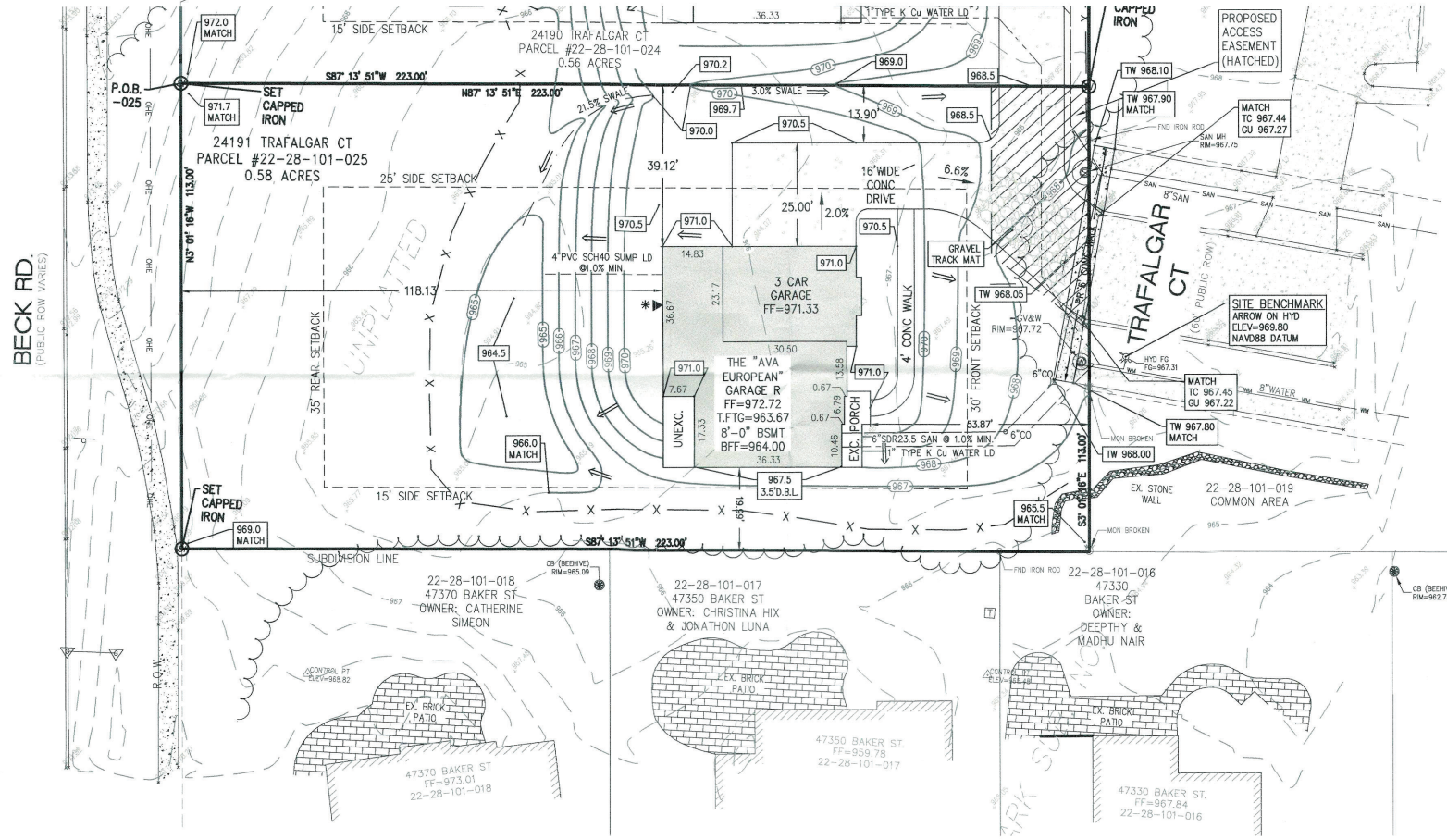
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 28; THENCE ALONG THE NORTH LINE OF SAID SECTION 28, SAID LINE BEING ALSO THE CENTER LINE OF TEN MILE ROAD (R.O.W. VARIES), N87°13'51"E, 60.00 FEET; THENCE S3°01'16"E, 60.00 FEET TO THE INTERSECTION POINT OF THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID TEN MILE ROAD AND THE EASTERLY RIGHT-OF-WAY LINE OF BECK ROAD (R.O.W. VARIES); THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE S3°01'16", 110.00 FEET TO THE POINT OF BEGINNING; THENCE N87°13'51"E, 223.00 FEET; THENCE S3°01'16", 113.00 FEET; THENCE S87°13'51"W, 223.00 FEET TO THE SAID EASTERLY RIGHT-OF-WAY LINE OF SAID BECK ROAD; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE N03°01'16"W, 113.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 25,199 SQ FT OR 0.58 ACRES, MORE OR LESS.



NOTE: SIDEWALKS SHALL BE CONSTRUCTED ACCORDING TO THE AMERICANS WITH DISABILITIES ACT (A.D.A) STANDARDS.

FD MON  
 N 1/4 CORNER  
 SEC 28 T1N, R8E, NOV, OAKLAND CO,  
 MI, LCRRC L.16874, P.155, O.C.R.



LEGEND		
---	SUMP LEAD	1001.00 SPOT ELEVATION
---	SANITARY LEAD	1001.00(AB) RECORD DRAWING
---	WATERMAIN LEAD	972.0 PROPOSED GRADE
←	DRAINAGE ARROW	1001.00 AS-BUILT INFORMATION
X	SILT FENCE	X YARD INLET FILTE
⊠	CATCH BASIN	● MANHOLE
●	HYDRANT	★ FOUNDATION CONTRACTOR TO VERIFY EGRESS WELL LOCATION(S)

SITE CUT/FILL REPORT  
 SITE CUT/FILL REPORT  
 CUT = 190 CU YD  
 CUT = 190 CU YD  
 CUT = 190 CU YD  
 FILL = 962 CU YD  
 NET FILL = 962 CU YD

**The UMLOR Group**  
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PAPER SIZE: 18X24  
 SHEET 03 OF 03  
 03/14/22 REV PLOT PLAN PER CITY REVIEW

PLOT PLAN	
24191 TRAFALGAR CT	NOVI, MI
SIDWELL NO: 22-28-101-025	
PART OF NW 1/4 OF SECTION 28, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOV, OAKLAND COUNTY, MICHIGAN	
Drawn by: JDD	Date: 07/22/2021
Project No.:	210108

**WOODLAND REVIEW**



Corporate Headquarters  
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800-828-8312

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**To:** Angela Sosnowski, Bond Coordinator  
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  
Madeleine Daniels, City of Novi Planner  
Ben Peacock, City of Novi, Planning Assistant  
Heather Gendron, Spalding DeDecker  
Ted Meadows, Spalding DeDecker  
Sydney Waynick, Spalding DeDecker  
Douglas Repen, The Mannik & Smith Group, Inc.

**Date:** March 23, 2022

**RE:** 24191 Trafalgar Ct.– Single Family Residential Plot Plan  
Woodland Review #2 – PBR22-0055

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Davey Resource Group, Inc. (DRG) has conducted a review of the revised single-family residential plot plan for 24191 Trafalgar Ct. prepared by The Umlor Group (revision date: 03/14/2022). The plan proposes the construction of a new single-family residence at 24191 Trafalgar Ct (Parcel No. 22-28-101-025). The site 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 24191 Trafalgar Ct Residential Plot Plan – contingent upon addressing the Woodland Review Comments.

The following Woodland Regulations apply to this site:

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

**WOODLAND IMPACTS**

The plan proposes the disturbance and removal of trees in a City of Novi Regulated Woodland for the construction of a single-family home. The woodlands on the site are considered low quality dominated by the black locust (*Robinia pseudoacacia*) an invasive species.

The plan proposes the following tree removals or impacts to regulated trees:

Regulated Woodland Tree Removals	76
Regulated Woodland Tree - Critical Root Zone Impacts	3
Non-Regulated Tree Removals	0
Total Tree Removals	79

**WOODLAND REVIEW COMMENTS**

1. **A Woodland Use Permit is required** to perform construction on any site containing regulated woodlands. **This permit will require Planning Commission approval** because the site proposes to remove the 79 regulated woodland trees.
2. The plot plan indicates that invasive species are exempt from regulations. This incorrect – all trees in a regulated woodland 8” in diameter (DBH) or greater are regulated woodland trees. Revise tree chart to address this comment and include required replacements. Note regulated trees that will be preserved but will have critical root zone impacts also require replacement.
3. **Woodland Replacements.**
  - a. The following woodland replacement credits are required for the removal of the 79 regulated woodland trees:

Tree Size (Diameter - Inches)	Number of Trees	Ratio Replacement/ Removed Tree	Total Replacements Required
8-11”	45	1	45
12-20”	32	2	64
21-29”	-	3	-
30+”	-	4	-
Multi-Stem	2	Add Stems/8	7
<b>Total Replacement Credits Required</b>			<b>116</b>

- b. Woodland replacement credits can be provided by:
  1. Planting the woodland tree replacement credits on-site.
  2. Payment to the City of Novi Tree Fund at a rate of \$400/woodland replacement credit - 116 woodland replacement credits x \$400 = \$46,400.00.
  3. Combination of on-site tree planting and payment into the City of Novi Tree Fund

(\$400/woodland replacement credit).

**Revise plan to indicate how the 116 woodland replacement credit requirement will be met.**

- c. Replacement trees shall be Michigan native species. A list of suitable species can be found in this memo (Woodland Tree Replacement Chart). The City can deny the use of certain trees based upon disease or insect susceptibility or the growing conditions on the site. Further, the City can determine the number of different tree species in a planting as a diversity of tree species is strongly encouraged (Chapter 37, Section 37-8).
- d. 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.

**4. 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.**
- b. The plan shows silt fence used as tree protection fencing. Silt fence does not meet tree protection requirements. **Please revise plan to show the location of the tree protection fence and add a tree protection fencing detail.** A copy of the City of Novi tree protection detail is provided in this memo (Figure 2).
- c. **If tree protection fence must be located within the critical root zone of preserved regulated woodland trees**, due to “practical hardship” the applicant may provide replacement through payment into the City of Novi Tree Fund per the chart below (Chapter 37, Section 37-8(a)) at cost of \$400 per required replacement tree.

**5. 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:**

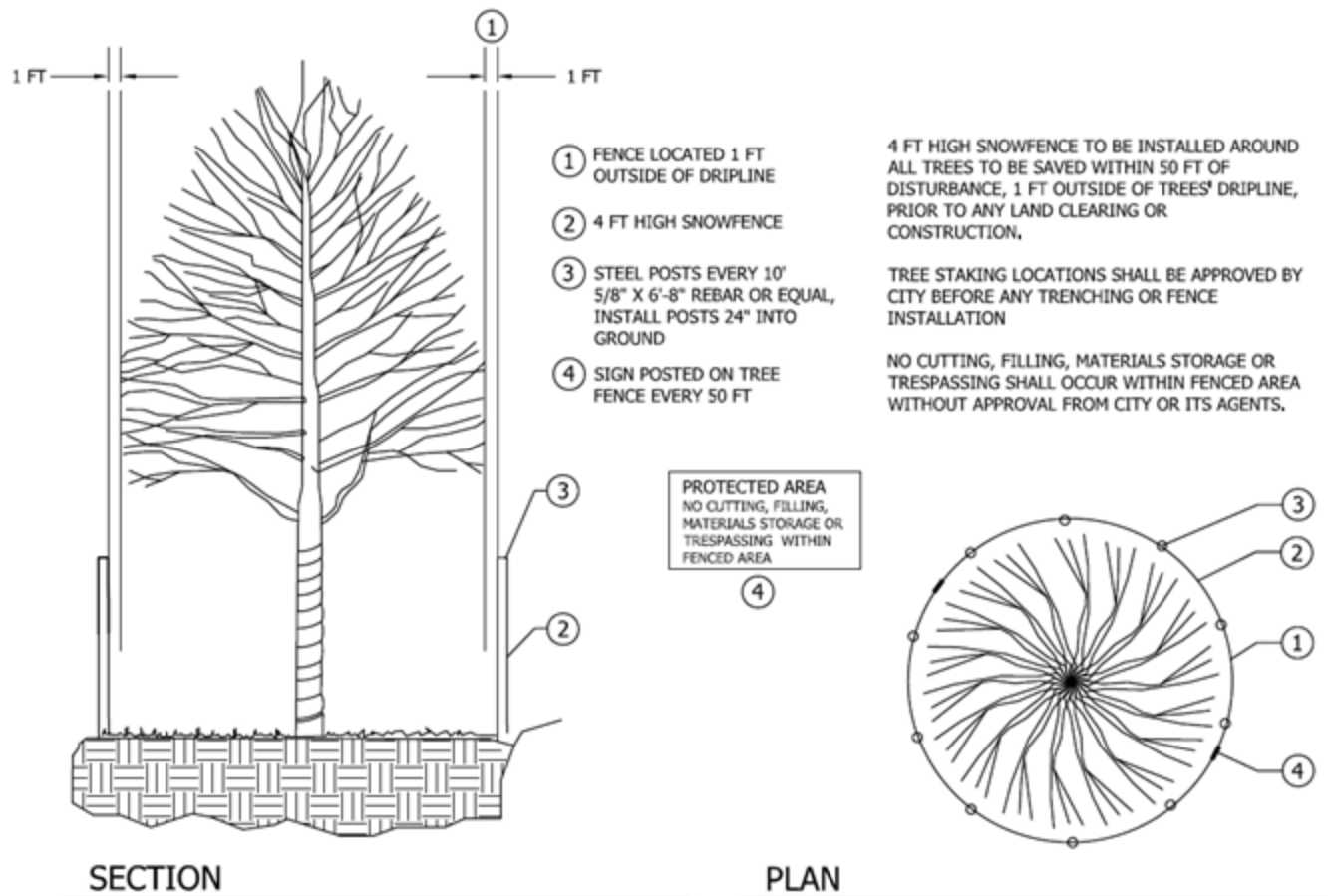
- 1. For tree replacement credits that will be planted on site a **financial guarantee of \$400/tree replacement credit** is required to ensure planting of the on-site woodland replacement credits. The financial guarantee will be released after trees have been planted and approved by the City of Novi. The applicant must request the tree planting inspection.
- 2. **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.

3. 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 payment is non-refundable.
4. 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 and shall be released after tree removals following inspection by the City of Novi. The applicant must request the fence removal inspection.





Figure 1. 24191 Trafalgar Ct  
 City of Novi Regulated Woodland Map  
 (Green hatched areas = regulated woodlands)



CITY OF NOVI TREE PROTECTION DETAIL

NOT TO SCALE

Figure 2. City of Novi Tree Protection Detail

## Woodland Tree Replacement Chart

(from Chapter 37 Woodlands Protection) - Revised 5/7/2018  
(All canopy trees to be 2.5" cal or larger, evergreens as listed)

Common Name	Botanical Name
Black Maple	<i>Acer nigrum</i>
Striped Maple	<i>Acer pennsylvanicum</i>
Red Maple	<i>Acer rubrum</i>
Sugar Maple	<i>Acer saccharum</i>
Mountain Maple	<i>Acer spicatum</i>
Ohio Buckeye	<i>Aesculus glabra</i>
Downy Serviceberry	<i>Amelanchier arborea</i>
Smooth Shadbush	<i>Amelanchier laevis</i>
Yellow Birch	<i>Betula alleghaniensis</i>
Paper Birch	<i>Betula papyrifera</i>
American Hornbeam	<i>Carpinus caroliniana</i>
Bitternut Hickory	<i>Carya cordiformis</i>
Pignut Hickory	<i>Carya glabra</i>
Shagbark Hickory	<i>Carya ovata</i>
Northern Hackberry	<i>Celtis occidentalis</i>
Eastern Redbud	<i>Cercis canadensis</i>
Pagoda Dogwood	<i>Cornus alternifolia</i>
Flowering Dogwood	<i>Cornus florida</i>
American Beech	<i>Fagus grandifolia</i>
Thornless Honeylocust	<i>Gleditsia triacanthos inermis</i>
Kentucky Coffeetree	<i>Gymnocladus dioica</i>
Walnut	<i>Juglans nigra</i> or <i>Juglans cinerea</i>
Eastern Larch	<i>Larix laricina</i>
Tuliptree	<i>Liriodendron tulipifera</i>
Tupelo	<i>Nyssa sylvatica</i>
American Hophornbeam	<i>Ostrya virginiana</i>
White Spruce_(1.5:1 ratio) (6' ht.)	<i>Picea glauca</i>
Black Spruce_(1.5:1 ratio) (6' ht.)	<i>Picea mariana</i>
Red Pine_(1.5:1 ratio) (6' ht.)	<i>Pinus resinosa</i>
White Pine_(1.5:1 ratio) (6' ht.)	<i>Pinus strobus</i>
American Sycamore	<i>Platanus occidentalis</i>
Black Cherry	<i>Prunus serotina</i>
White Oak	<i>Quercus alba</i>
Swamp White Oak	<i>Quercus bicolor</i>
Scarlet Oak	<i>Quercus coccinea</i>
Shingle Oak	<i>Quercus imbricaria</i>
Burr Oak	<i>Quercus macrocarpa</i>
Chinkapin Oak	<i>Quercus muehlenbergii</i>
Red Oak	<i>Quercus rubra</i>
Black Oak	<i>Quercus velutina</i>
American Basswood	<i>Tilia americana</i>