

MEMORANDUM



TO: MEMBERS OF THE PLANNING COMMISSION
FROM: CHRISTIAN CARROLL, PLANNER
SUBJECT: 25556 DANYAS WAY WOODLAND PERMIT
DATE: SEPTEMBER 10, 2020

The applicant, Compo Builders Inc., seeks approval of a Woodland Use Permit, PBR20-0326, to remove nineteen (19) regulated woodland trees ranging in size from 8 to 48 inches DBH from a parcel located at 25556 Danyas Way, also known as Parcel D, Heritage Woods Condominium. The site is located south of Eleven Mile Road and East of Taft Road in Section 22 of the City. The survey information provided indicates that there are 45 regulated woodland trees on the property. Of those 45 regulated woodland trees, the applicant is requesting the removal of nineteen (19) regulated woodland trees in order to provide space to construct a single family residential structure.

The City's Environmental Consultant reviewed the request and prepared a review letter dated August 25, 2020. The consultant's review letter states that the request is to remove nineteen (19) woodland trees from a section of City Regulated Woodland. The Planning Commission reviewed the plans for Heritage Woods in 2019 and granted a Woodland Use Permit, which allowed for the removal of a good portion of woodlands on the lots. However, the two out-lots on Danyas Way were not included in the approved Woodland Permit. Also, it should be noted that this lot was not included as part of the Master Deed for the site condominium.

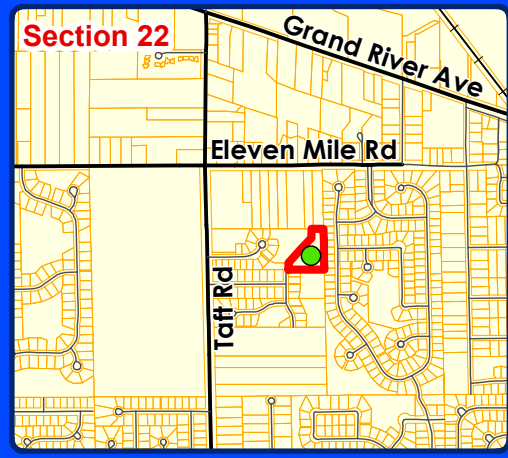
According to the Woodland Ordinance, a woodland permit shall be required for the removal of any trees protected by the Woodland Ordinance. If the woodland permit is approved, the applicant would be required to pay into the tree fund for such removals, or provide a plan for woodland replacement trees to be planted on the site. 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. If the Planning Commission decides to grant approval of the permit, it shall be subject to payment for the 27 required tree credits to be placed into the City's Tree fund (or the planting of replacement trees on the property, or a combination of planting and contribution to the tree fund as determined during final Plot Plan Review), and other conditions and items noted in the consultant's review letter.


MAPS

PBR20-0326 25556 DANYAS WAY

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

Map Author: Christian Carroll
Date: 9/9/20
Project: 25556 DANYAS WAY
Version #: 1

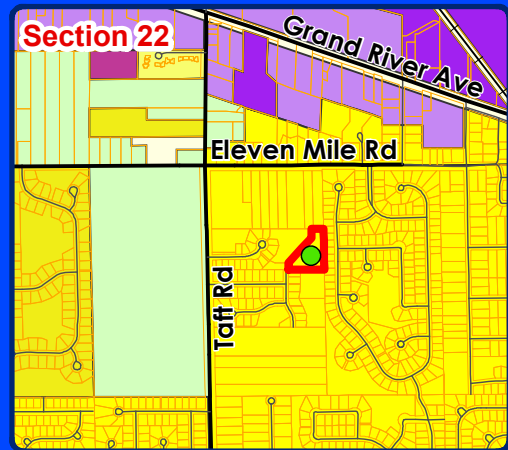
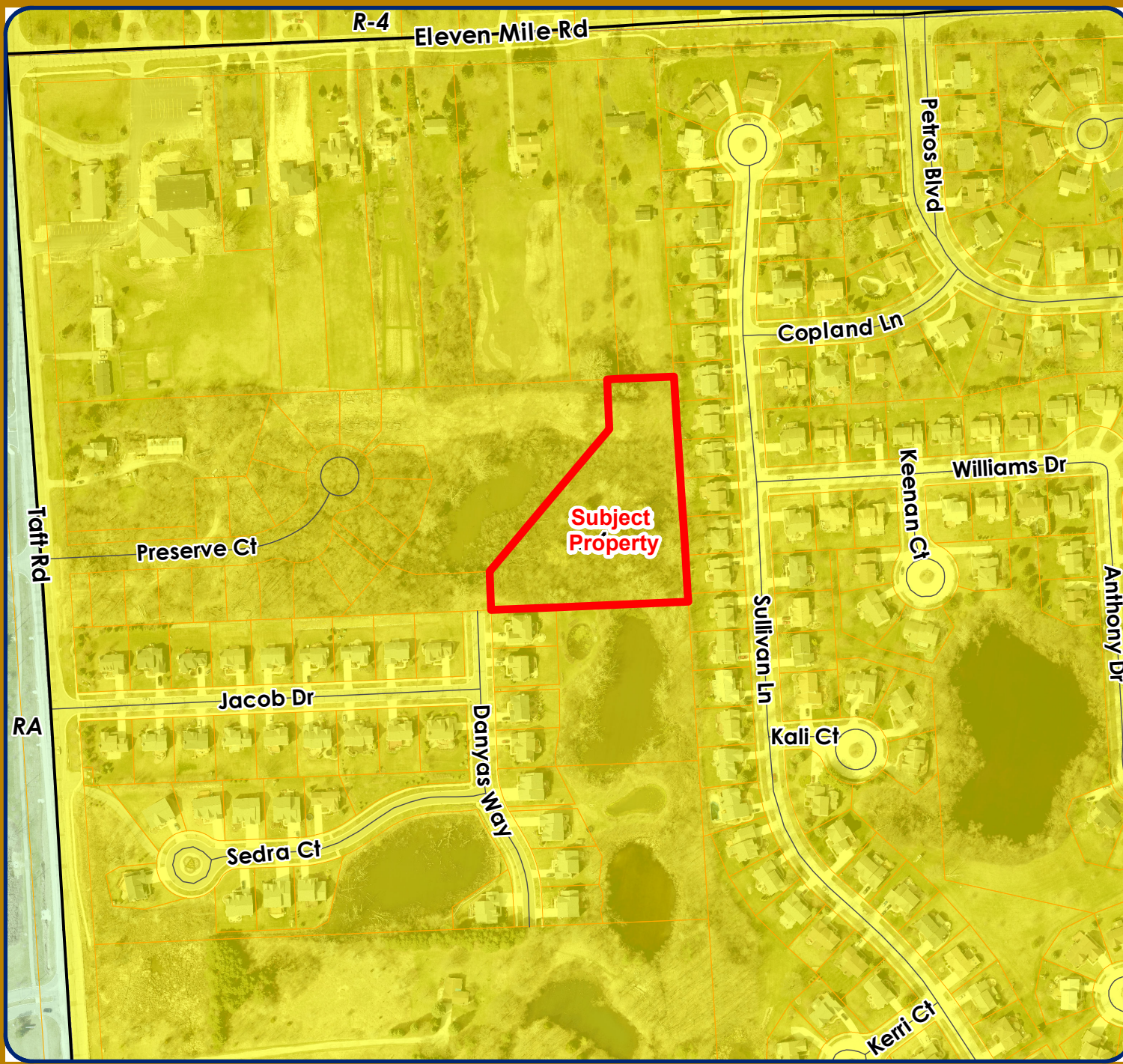
0 65 130 260 390 Feet
1 inch = 299 feet

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.

PBR20-0326 25556 DANYAS WAY

ZONING



LEGEND

- R-A: Residential Acreage
- R-1: One-Family Residential District
- R-2: One-Family Residential
- R-4: One-Family Residential District
- I-1: Light Industrial District
- I-2: General Industrial District
- OST: Office Service Technology
- Subject Property

City of Novi
Dept. of Community Development
City Hall / Civic Center
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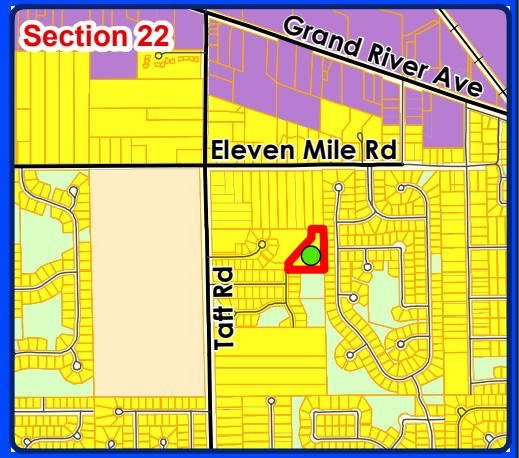
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PBR20-0326 25556 DANYAS WAY

FUTURE LAND USE



LEGEND

- Single Family
- Industrial Research Development Technology
- City West
- Educational Facility
- Private Park
- Subject Property

City of Novi
Dept. of Community Development
City Hall / Civic Center
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EDUCATIONAL FACILITY

SINGLE FAMILY

SINGLE FAMILY

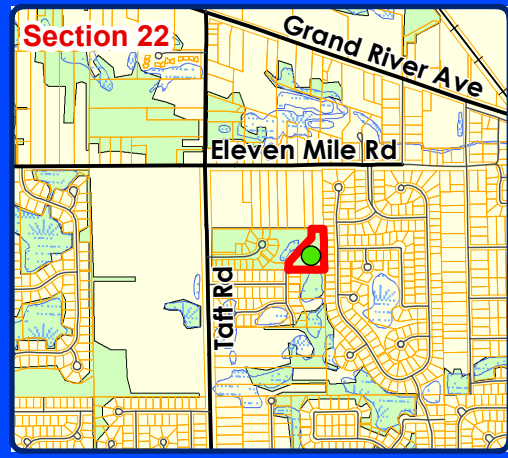
SINGLE FAMILY

Subject Property

PRIVATE PARK
SINGLE FAMILY

PBR20-0326 25556 DANYAS WAY

NATURAL FEATURES



LEGEND

- WETLANDS
- WOODLANDS
- 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: 9/9/20
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TREE REMOVAL PLAN

LEGEND

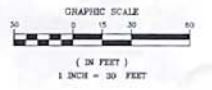
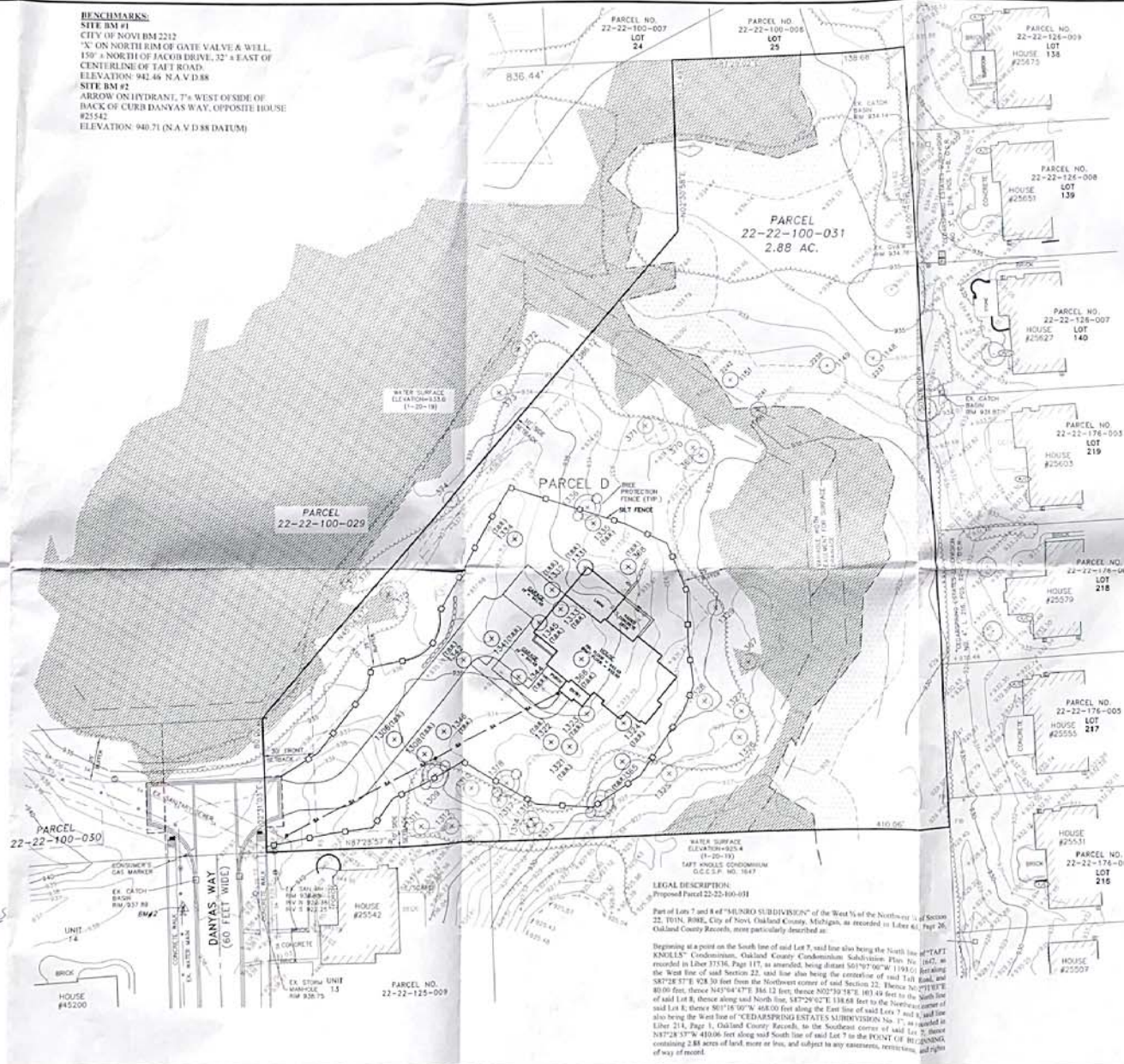
- PROPERTY LINE
- - - EXISTING EASEMENT LINE
- - - EXISTING BUILDING SETBACK
- - - EXISTING 1' CONTOUR
- - - EXISTING 5' CONTOUR
- - - EXISTING CURB AND GUTTER
- - - EXISTING SPOT GRADE
- - - EXISTING SANITARY SEWER
- - - EXISTING WATER MAIN
- EXISTING TREE W/ IDENTIFIER
- ⊗ PROPOSED TREE REMOVAL W/ IDENTIFIER
- PROPOSED DRIVEWAY
- PROPOSED SET FENCE
- PROPOSED TREE PROTECTION FENCE
- ROCK LANDSCAPING WALL
- WETLAND AREA
- WETLAND BUFFER AREA

Replacement Tree Requirements	
Removal Tree DBH (in inches)	Woodland Replacement Credits Required
2.0 to 1.0	1
>10.0 to 9.0	2
>20.0 to 10.0	3
>30.0	4

TAG #	SIZE (DBH)	COMMON NAME	SCIENTIFIC NAME
1148	10	Red Maple	Acer rubrum
1149	10	Burr Oak	Quercus macrocarpa
1151	12	Ash (Dead)	
1160	12	Ash (Dead)	
T.B.R.	365	Box Elder	Acer negundo
T.B.R.	366	Apple	Malus sp.
T.B.R.	367	Box Elder	Acer negundo
T.B.R.	368	Box Elder	Acer negundo
T.B.R.	369	Cottonwood	Populus deltoides
T.B.R.	370	Cottonwood	Populus deltoides
T.B.R.	371	Cottonwood	Populus deltoides
T.B.R.	374	Burr Oak	Quercus macrocarpa
T.B.R.	375	Burr Oak	Quercus macrocarpa
T.B.R.	1306	Burr Oak	Quercus macrocarpa
T.B.R.	1308	Burr Oak	Quercus macrocarpa
T.B.R.	1309	Burr Oak	Quercus macrocarpa
T.B.R.	1310	Cottonwood	Populus deltoides
T.B.R.	1311	Burr Oak	Quercus macrocarpa
T.B.R.	1312	Burr Oak	Quercus macrocarpa
T.B.R.	1313	Burr Oak	Quercus macrocarpa
T.B.R.	1314	Red Maple	Acer rubrum
T.B.R.	1316	Cottonwood	Populus deltoides
T.B.R.	1317	Basswood	Tilia Americana
T.B.R.	1318	Basswood	Tilia Americana
T.B.R.	1319	Burr Oak	Quercus macrocarpa
T.B.R.	1321	Box Elder	Acer negundo
T.B.R.	1322	Burr Oak	Quercus macrocarpa
T.B.R.	1323	Burr Oak	Quercus macrocarpa
T.B.R.	1324	Burr Oak	Quercus macrocarpa
T.B.R.	1325	Burr Oak	Quercus macrocarpa
T.B.R.	1326	Box Elder	Acer negundo
T.B.R.	1327	Box Elder	Acer negundo
T.B.R.	1328	Cottonwood	Populus deltoides
T.B.R.	1329	Box Elder	Acer negundo
T.B.R.	1331	Apple	Malus sp.
T.B.R.	1332	Burr Oak	Quercus macrocarpa
T.B.R.	1333	Burr Oak	Quercus macrocarpa
T.B.R.	1334	Burr Oak	Quercus macrocarpa
T.B.R.	1335	Cottonwood	Populus deltoides
T.B.R.	1336	Red Pine	Pinus resinosa
T.B.R.	1341	Black Walnut	Juglans nigra
T.B.R.	1342	Burr Oak	Quercus macrocarpa
T.B.R.	1344	Apple	Malus sp.
T.B.R.	1345	Box Elder	Acer negundo
T.B.R.	1346	Apple	Malus sp.

NOTE: THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AS DEDUCED BY AVAILABLE UTILITY COMPANY RECORDS AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE COMPANY. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL EXTEND THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF A CONFLICT IS APPARENT.

BENCHMARKS:
 SITE BM #1
 CITY OF NOVI BM 2212
 15' ON NORTH RIM OF GATE VALVE & WELL,
 150' N NORTH OF JACOB DRIVE, 32' E EAST OF
 CENTERLINE OF TAFT ROAD.
 ELEVATION: 942.46 N A V D 88
 SITE BM #2
 ARROW ON HYDRANT, 7 1/2' WEST OF SIDE OF
 BACK OF CURRDANVAS WAY, OPPOSITE HOUSE
 #25542
 ELEVATION: 940.71 (N A V D 88 DATUM)



- TREE NOTES:**
- 1) APPLICANT TO COMPLY WITH CITY OF NOVI WOODLAND ORDINANCE, CHAPTER 37 DURING CONSTRUCTION.
 - 2) A WOODLAND PERFORMANCE FINANCIAL GUARANTEE FOR THE REPLACEMENT TREE CREDITS SHALL BE PAID BY THE APPLICANT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
 - 3) REQUIRED REPLACEMENT TREES WILL BE PLANTED ON THE OWNERS LOT AND THE LANDSCAPE PLAN IS TO BE PROVIDED. THE LANDSCAPE PLAN IS TO BE IN CONFORMANCE WITH THE CITY OF NOVI WOODLAND ORDINANCE, CHAPTER 37 AND BE CONSISTENT WITH THE NOW LANDSCAPE DESIGN MANUAL. IF SUITABLE REPLACEMENT LOCATIONS ARE NOT AVAILABLE ON SITE FOR ALL REQUIRED REPLACEMENT TREES, THE APPLICANT SHALL PAY INTO THE CITY TREE FUND THE APPROPRIATE AMOUNT. A WOODLAND MAINTENANCE GUARANTEE WILL BE PROVIDED PER THE CITY OF NOVI WOODLAND ORDINANCE, CHAPTER 37.
 - 4) NO GRADING SHALL OCCUR IN THE CRITICAL ROOT ZONE OF EXISTING TREES. TREE PROTECTION FENCE SHALL BE PROVIDED AT THE EDGE OF THE CRITICAL ROOT ZONE OF TREES TO REMAIN.
 - 5) ALL ON-SITE WOODLAND REPLACEMENT TREES TO BE PLANTED AND INSTALLED SHALL COMPLY WITH THE CITY OF NOVI WOODLAND ORDINANCE.
- 18 TREES TO BE REMOVED FOR 27 REPLACEMENT TREES (OR EQUIVALENT) IF FURTHER TREES ARE TO BE REMOVED. ADDITIONAL REPLACEMENT TREES (OR EQUIVALENTS) MUST BE ACCOUNTED FOR. TREE PROTECTION FENCE MUST REMAIN IN PLACE THROUGH CONSTRUCTION.
- TRF, TOPOGRAPHIC AND BOUNDARY SURVEY PERFORMED BY IDENTICON, RECEIVED BY DENISE INC. VA CLIENT ON 5-13-2020.

LEGAL DESCRIPTION:
 Proposed Parcel 22-22-100-031

Part of Lots 7 and 8 of "MUNDO SUBDIVISION" of the West 1/2 of the Northwest 1/4 of Section 22, T01N, R08E, City of Novi, Oakland County, Michigan, as recorded in Liber 61, Page 26, Oakland County Records, more particularly described as:

Beginning at a point on the South line of said Lot 7, and line also being the North line of "TAFT KNOLL'S" Condominium, Oakland County Condominium Subdivision, Plan No. 1647, at the West line of said Section 22, said line also being the center of said 7 1/2" gas, and S87°28'37" E 928.30 feet from the Northwest corner of said Section 22, thence N07°16'00" E 810.00 feet, thence S67°54'47" E 384.12 feet, thence S02°39'18" E 103.04 feet to the North line of said Lot 8, thence along said North line, S47°29'02" E 134.68 feet to the Northwest corner of said Lot 8, thence N07°16'00" E 408.00 feet along the East line of said Lot 7, and a half line also being the West line of "CEDARSPRING ESTATES SUBDIVISION" No. 7, as recorded in Liber 214, Page 1, Oakland County Records, to the Southeast corner of said Lot 7, thence S47°28'37" E 430.00 feet along said South line of said Lot 7 to the POINT OF BEGINNING containing 2.88 acres of land more or less, and subject to any easements, restrictions, and rights of way of record.

DESIGN SWR	REVISION #	DATE	REVISION DESCRIPTION
DRAFT: JHG			
CHECK: DVB			

PARCEL D
DANYAS WAY

PARCEL ID 22-22-100-031
TREE REMOVAL PLAN

CLIENT
 COMPO BUILDERS
 42700 W. TEN MILE RD
 NOVI, MI 48375
 (248) 513-4110

SCALE: 1" = 30'
 PROJECT NO.: 203992
 DWG NAME: 3002.PP
 ISSUED: JULY 24, 2020

TR



CONSULTANT REVIEW

TO: Patricia Deering, City of Novi Account Clerk
 Katherine Oppermann, City of Novi Account Clerk

FROM: Pete Hill, P.E., *P.H.*

DATE: August 25, 2020

RE: Woodland Review – Initial (REVISION 1)
 PBR20-0326 25556 Danyas Way (Parcel 50-22-22-100-031)
 Plan Date: July 24, 2020
 Stamped “Received” by the City of Novi Community Development Department on July 28, 2020

Environmental Consulting & Technology, Inc. (ECT) has reviewed the Plot Plan (Sheet TR; Tree Removal Plan) dated July 24, 2020 and stamped “Received” by the City of Novi Community Development Department on July 28, 2020 (Plan) for the above-referenced lot for conformance with the requirements of the City’s Woodland Ordinance Chapter 37. The current Plan proposes the construction of a single-family house and garage.

This Plan is currently **Approved As Noted** for Woodlands. Please address the items in the Woodland Comments section of this memo. **ECT recommends that the applicant address the items noted in the *Woodland Comments* section of this letter prior to issuance of building permits for construction on this lot.**

Woodland Evaluation

ECT previously completed a Woodland Evaluation for the above referenced parcel at the time of approval of the adjacent Heritage Woods (JSP19-09) project. This entire parcel is located with area mapped as City Regulated Woodland. The Plan includes a tree list that contains survey information for forty-five (45) trees on the parcel; on and adjacent to the proposed limits of disturbance for the project.

Proposed Woodland Impacts and Replacement

The Plan indicates the removal of nineteen (19) trees from the Lot requiring a total of twenty-seven (27) Woodland Replacement Credits. Based on the Plan and the tree list, the following regulated trees are proposed for removal from the Lot:

No.	Tree #	DBH	Type	Replacements Required
1	365	10	box elder	1
2	366	10	apple	1
3	368	12	boxelder	2
4	1306	10	burr oak	1
5	1308	8	burr oak	1
6	1321	10	boxelder	1
7	1322	8	burr oak	1
8	1323	12	burr oak	2
9	1324	8	burr oak	1
10	1331	8	apple	1

No.	Tree #	DBH	Type	Replacements Required
11	1332	8	burr oak	1
12	1333	10	burr oak	1
13	1334	12	burr oak	2
14	1335	16	cottonwood	2
15	1341	48	black willow	4
16	1342	8	burr oak	1
17	1344	8	apple	1
18	1345	12	boxelder	2
19	1346	8	apple	1
	Total	--	--	27

Woodland Comments

As noted above, ECT recommends that the applicant address the items below prior to issuance of building permits for construction on this lot:

1. **Per the City of Novi’s Woodland Ordinance, it should be noted that 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 Building Permits.

2. The City of Novi regulates all trees 8-inches diameter-at-breast-height (DBH) and greater that are located within the areas delineated as regulated woodlands on the City-Regulated Woodlands Map. The City also regulates any individual tree greater than or equal to 36-inches DBH, irrespective of whether such tree is within a regulated woodland. Proposed woodland impacts will require a Woodland Permit and the regulated trees shall be relocated or replaced by the permit grantee.
3. As the removal of existing regulated trees is proposed, either on-site replacement trees or a payment of a fee to the City Tree Fund would be required prior to receiving building plan approval. This payment would amount to the number of Woodland Replacement Credits required x \$400/Credit. The City of Novi Woodland Ordinance requires tree replacement quantities according to the following table. **The Woodland Replacement Credits required for each tree removed should be indicated in the tree table on the Plan:**

Replacement Tree Requirements

Removed Tree DBH (In Inches)	Woodland Replacement Credits Required
≥ 8 ≤ 11	1
>11 ≤ 20	2
> 20 ≤ 29	3
≥ 30	4

Currently, the removal of the nineteen (19) Regulated Woodland trees requires a total of twenty-seven (27)

Woodland Replacement Credits. This information is currently included on the Plan.

4. Woodland Replacement Credits can be provided on-site or paid into the City of Novi Tree Fund at \$400/Woodland Replacement Credit. The Applicant shall be required to provide a financial guarantee for any required on-site Woodland Replacement tree credits. The Woodland Performance Financial Guarantee required for all *on-site* tree replacements shall be the **Number of On-Site Woodland Replacements Required x \$400/Credit**. This Woodland Performance Financial Guarantee shall be paid by the Applicant prior to issuance of Building Permits. Currently, the Plan does not indicate any proposed on-site Woodland Replacement trees.
5. On-site Woodland Replacement Trees shall be 2.5” caliper diameter if deciduous trees are selected and be 6-foot height (minimum) if coniferous trees are selected. The deciduous replacement trees count at a 1-to-1 replacement ratio and the coniferous trees (i.e. evergreen trees) count at a 1.5-to-1 replacement ratio (i.e., each evergreen tree is 0.67-credit). All Woodland Replacement trees shall be tree species native to Michigan and included as acceptable for Woodland Replacements on the *Woodland Tree Replacement Chart* (attached).
6. Any proposed on-site Woodland Replacement tree locations **shall be shown on the Plan** and replacement planting spacing shall be consistent with the City of Novi *Landscape Design Manual*. It should be noted that the replacement trees for existing deciduous canopy trees shall be spaced 22’ (minimum distance) from one another, as noted in the *Landscape Design Manual*.
7. Upon successful inspection of installed replacement trees, the Woodland Performance Financial Guarantee shall be returned to the Applicant. At that time, a Woodland Maintenance Guarantee in the amount of 25% of the value of the original Woodland Replacement material will be kept for a period of 2-years after the successful inspection of the tree replacement installation. It should be noted that the minimum Woodland Maintenance Guarantee is **\$1,000** based on the City’s Woodland Ordinance.
8. ECT suggests that tree protection fencing be provided in order to protect existing on-site trees to remain. The Applicant should have Tree Protection Fence installed (in good condition) and installed in a manner that protects all trees that are to remain on site. It is the Applicant’s responsibility to ensure that the fence remains in good condition. The tree protection fencing should be installed outside of the Critical Root Zone (CRZ) of all trees to remain. The CRZ is defined as a circular area around a tree with a radius measured to the tree’s longest dripline radius plus one (1) foot. Dripline is defined as an imaginary vertical line that extends downward from the outermost tips of the branches to the ground. The location of Tree Protection Fence shall be shown on the Plan.
9. The Applicant shall pay a **\$750 (\$500 x 1.5) Woodland Protection Fence Maintenance Guarantee** prior to receiving building plan approval.

Please revise and resubmit the Plan to the City of Novi after addressing these, and any other applicable comments. Please contact our office if you have any further questions regarding woodland-related issues.

Sincerely,

ENVIRONMENTAL CONSULTING & TECHNOLOGY, INC.

cc: Christian Carroll, City of Novi Planner (ccarroll@cityofnovi.org)
David Compo, Compo Builders, Inc. (builder@compoinc.com)
Michele Compo, Compo Builders, Inc. (michele@compoinc.com)
Heather Gendron, Spalding DeDecker Associates, Inc. (HGendron@sda-eng.com)

PBR20-0326
25556 Danyas Way (Parcel No. 50-22-22-100-031)
Woodland Review – Initial
August 25, 2020 (Revision 1)
Initial Review August 5, 2020
Page 4 of 5

Barb McBeth, City Planner (bmcbeth@cityofnovi.org)
Rick Meader, City of Novi Landscape Architect (rmeader@cityofnovi.org)
Angela Sosnowski, City of Novi Community Development Bond Coordinator
asosnowski@cityofnovi.org)

Attachments: Woodland Tree Replacement Chart

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