

MEMORANDUM



TO: MEMBERS OF THE PLANNING COMMISSION
FROM: CHRISTIAN CARROLL, PLANNER
SUBJECT: 22585 EVERGREEN CT WOODLAND & WETLAND PERMITS
DATE: NOVEMBER 4, 2022

The applicant, Cranbrook Custom Homes, seeks approval of a Woodland Use Permit and Wetland Use Permit, PBR22-0262, to remove five regulated woodland trees ranging in size from 7 to 20 inches diameter-at-breast-height (DBH) and to fill 697 cubic yards of city-regulated wetland from a lot located at 22585 Evergreen Court, also known as Lot 3 in Evergreen Estates. The site is located north of Nine Mile Road and west of Garfield Road in Section 30 of the City. The Planning Commission reviewed the plans for Evergreen Estates in 2004. The applicant is requesting the removal of five regulated woodland trees and proposing to fill 697 cubic yards of city-regulated wetland in order to construct a single-family residential structure.

The City's Woodland Consultant reviewed the request and prepared a review letter dated July 12, 2022. Based on the plans provided, the applicant is proposing to remove five regulated woodland trees within an area mapped as city-regulated woodland. Therefore, seven woodland replacement credits would be required. The Woodland 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 previously approved site plan, nor does it have any impact on any previous agreements. 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 Woodland 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.**

The City's Wetland Consultant reviewed the request and prepared a review letter dated July 8, 2022. Based on the plans provided, the applicant is proposing to fill 697 cubic yards of city-regulated wetland. The plot plan provided indicates a permanent wetland impact of 0.09 acres, a temporary wetland impact of 0.02 acres for silt fence and retaining wall construction (which is to be restored with wetland seed mix in a revised plot plan), permanent wetland buffer impact of 0.11 acres, and no temporary wetland buffer impact. In addition, the wetland is EGLE (Michigan Department of Environment, Great Lakes, and Energy) regulated. The applicant received an EGLE permit on September 16, 2022 for the proposed work.

The site contains a wetland conservation easement that encroaches 20 feet onto the rear of the property. The proposed construction and wetland fill does not impact the wetland conservation easement. Please refer to the Wetland Consultant's review letter for additional information.

Per the City of Novi's Wetland Ordinance, if the activity for which a residential use permit is sought exceeds the limits contained within subsection (b)(2)a. of this section, the permit shall be submitted to the Planning Commission.

Section 12-173 of the Wetland and Watercourse Protection Ordinance states the following:

(b) The granting or denying of use permit applications shall be by the following departments or bodies. The granting or denying of all use permits shall be governed by the standards contained in [section 12-174](#).

(1) *Residential minor use permit.* The granting or denying of residential minor use permits shall be the responsibility of the community development department. A residential minor use permit is a permit for activity on property used for a single one-family residence. Provided, that if the activity for which a residential use permit is sought exceeds the limits contained within subsection (b)(2)a. of this section, the permit shall be submitted to the planning commission.

(2) a. **Minor fills of three hundred (300) cubic yards or less and not exceeding ten thousand (10,000) square feet in a wetland area, providing the fill consists of clean, nonpolluting materials which will not cause siltation and do not contain soluble chemicals or organic matter which is biodegradable, and providing that any upland on the property is utilized to the greatest degree possible.** All fills shall be stabilized with sod, or seeded, fertilized and mulched, or planted with other native vegetation, or ripped as necessary to prevent soil erosion.

SUGGESTED MOTIONS:

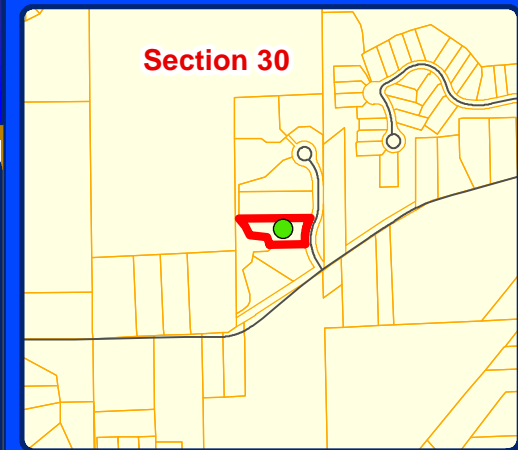
To approve Woodland Use Permit, PBR22-0262, for the removal of five regulated woodland trees within an area mapped as City Regulated Woodland on Lot 3 of Evergreen Estates for the construction of a single-family residence. The approval is subject to on-site tree replacements to the extent possible and payment into the City's Tree Fund for any outstanding Woodland Replacement Credits, along with any other conditions as listed in the Woodland Consultant's review letter.

To approve Wetland Use Permit, PBR22-0262, for the filling of 697 cubic yards of city-regulated wetland within an area mapped as City Regulated Wetland on Lot 3 of Evergreen Estates for the construction of a single-family residence. The approval is subject to any conditions listed in the Wetland Consultant's review letter.

MAPS
Location
Zoning
Future Land Use
Natural Features


22585 EVERGREEN COURT WOODLAND & WETLAND 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

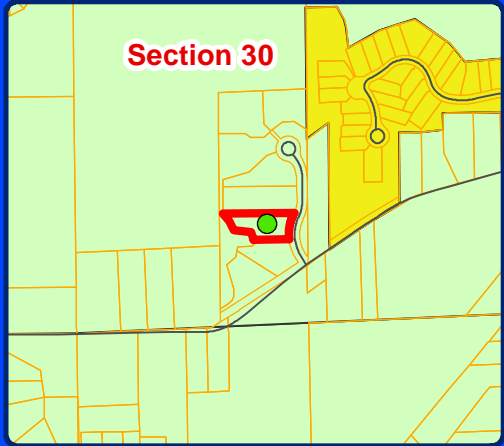
Map Author: Christian Carroll
Date: 11/2/22
Project: 22585 EVERGREEN CT
Version #: 1

0 15 30 60 90 Feet
1 inch = 83 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.

22585 EVERGREEN COURT WOODLAND & WETLAND PERMIT ZONING



LEGEND


- R-A: Residential Acreage
- R-1: One-Family Residential 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: 11/2/22
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Version #: 1

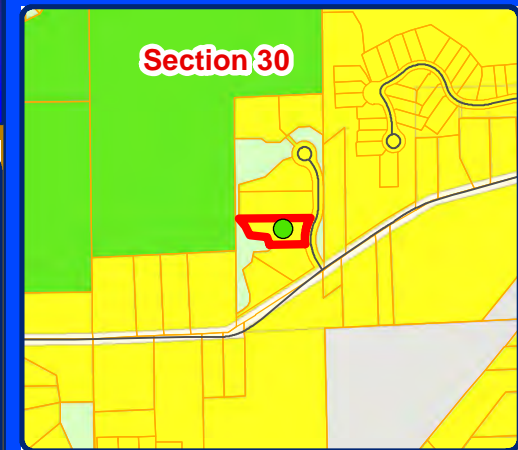
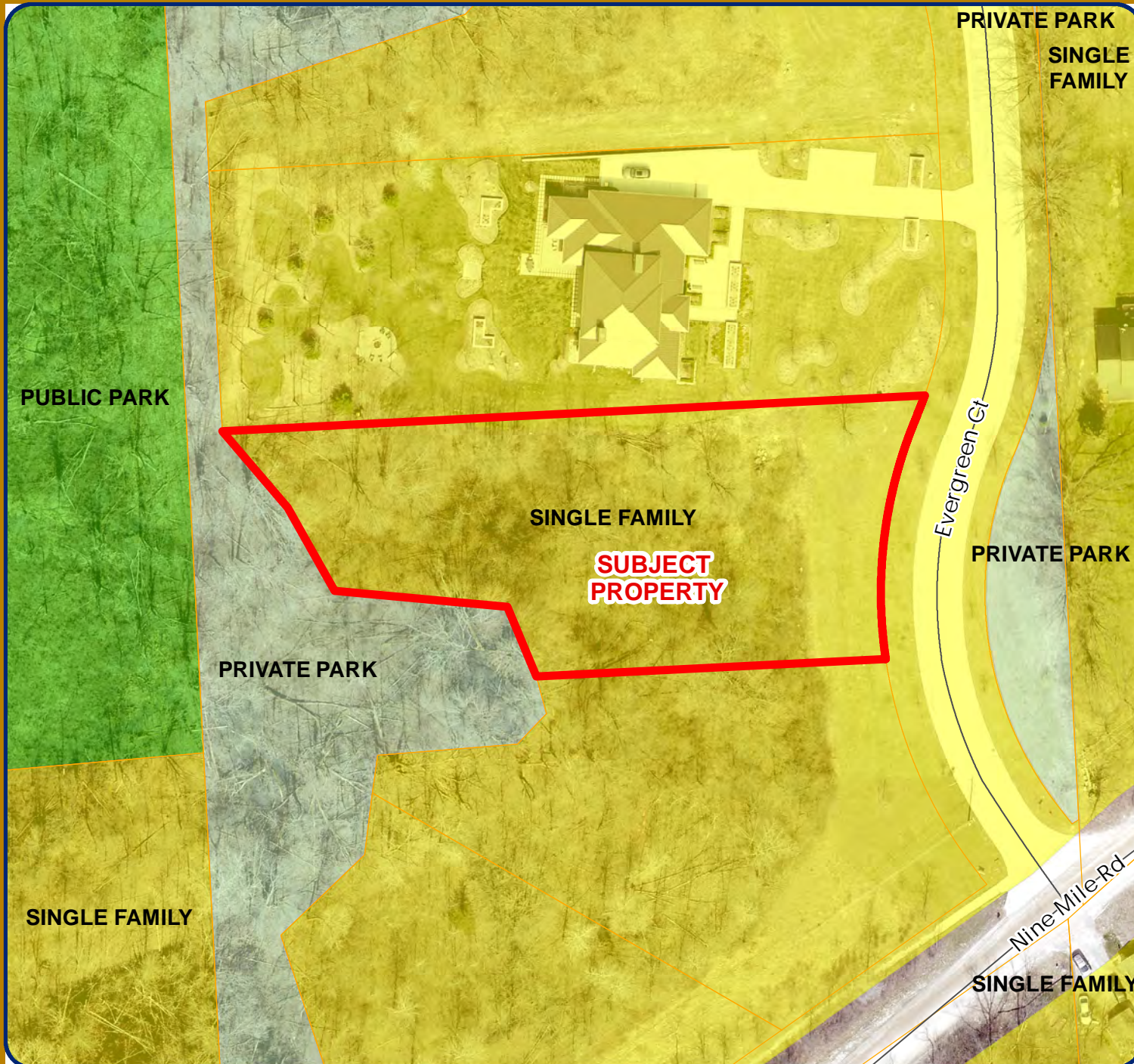
0 15 30 60 90 Feet
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22585 EVERGREEN COURT WOODLAND & WETLAND PERMIT

FUTURE LAND USE



LEGEND

- Single Family
- Public Park
- Private Park
- Utility
- Subject Property

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

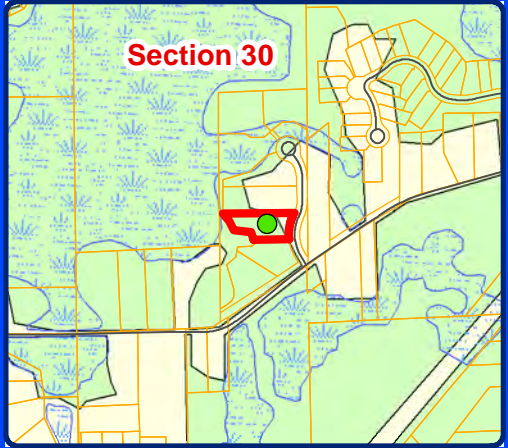
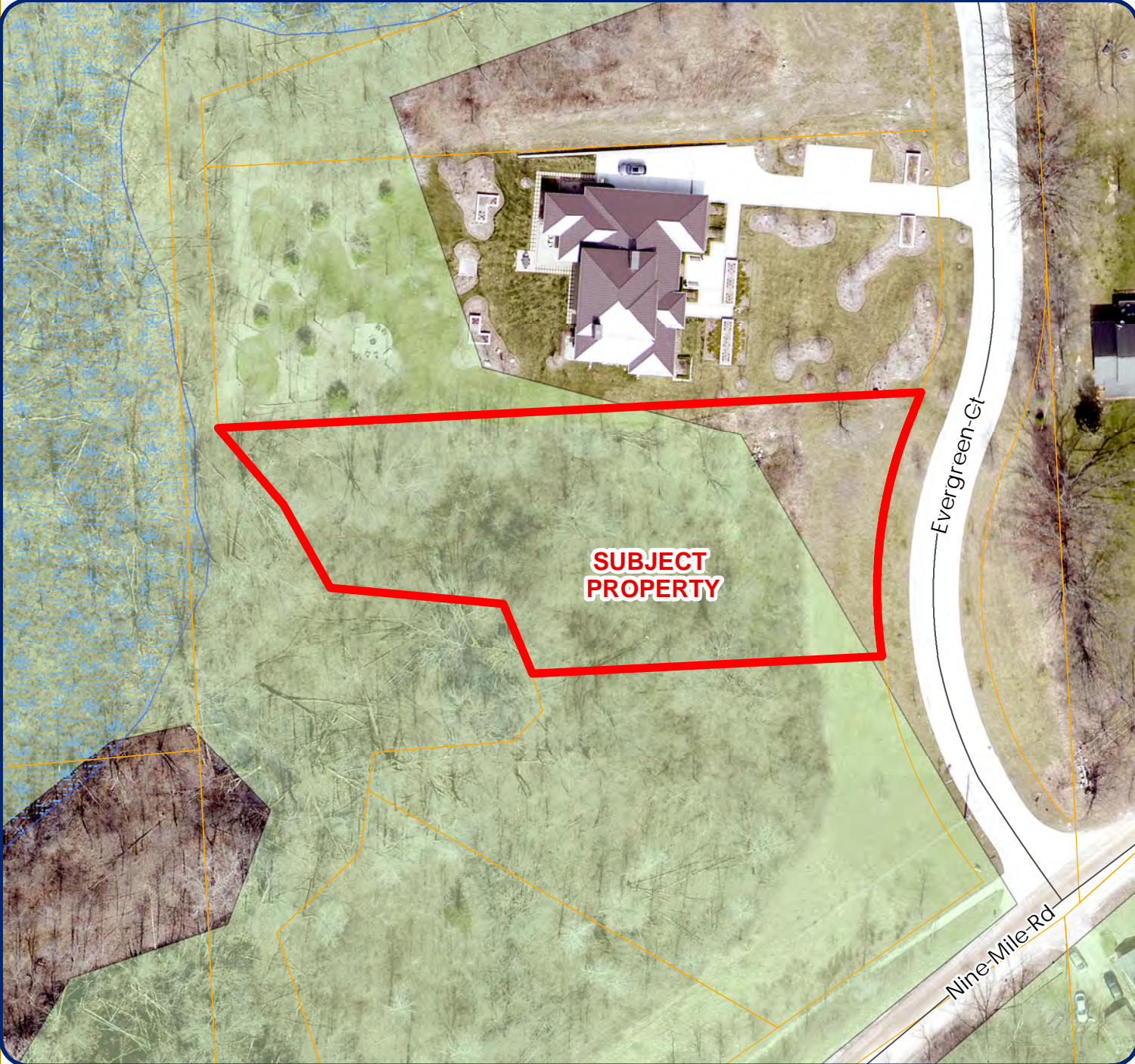
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22585 EVERGREEN COURT WOODLAND & WETLAND PERMIT

NATURAL FEATURES

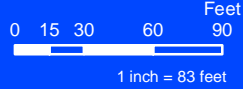


- LEGEND**
- WETLANDS
 - WOODLANDS
 - Subject Property



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: 11/2/22
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MAP INTERPRETATION NOTICE

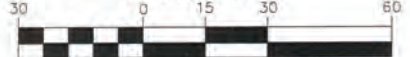
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PLOT PLAN

LOT 3 EVERGREEN ESTATES

SECTION 30, TOWN 1 NORTH, RANGE 8 EAST,
CITY OF NOVI OAKLAND COUNTY, MICHIGAN

GRAPHIC SCALE



1 inch = 30 ft.

SIDEWALKS MUST BE CONSTRUCTED IN ACCORDANCE TO THE AMERICANS WITH DISABILITIES ACT (ADA) STANDARDS

SEE PAGE 2 FOR CONTINUATION

ANY ORANGE PROTECTIVE AND SILT FENCES MUST BE INSTALLED PRIOR TO CONSTRUCTION.

MAINTAIN SILT SACK AT CATCH BASIN THROUGHOUT CONSTRUCTION.

NOTE: THE FLOODPLAIN ELEVATION IS 957.0 (NAVD 88) AND IS NOT LOCATED WITHIN THE LIMITS OF THIS PROJECT.

LANAI FINISH FLOOR IS FLUSH WITH THE FINISH FLOOR OF THE HOUSE PER ARCHITECT

REFER TO ARCHITECTURAL DRAWINGS FOR STRUCTURAL AND DRAINAGE DETAILS BELOW THE LANAI PATIO, AGAINST THE HOUSE FOUNDATION AND BELOW GRADE WALLS

ANY ORANGE PROTECTIVE AND SILT FENCES MUST BE INSTALLED PRIOR TO CONSTRUCTION.

SILT FENCE SHALL BE INSTALLED AS NECESSARY TO PROTECT THE EXISTING LANDSCAPE AND LAWN ON ADJACENT LOTS. MAINTAIN THROUGHOUT CONST.

20' EASEMENT FOR SANITARY SEWER

ADJUST UTILITIES AS NECESSARY

RETAINING WALL TO BE DESIGNED BY OTHERS

TEMPORARY WETLAND IMPACT 0.02 AC. FOR SILT FENCE AND RETAINING WALL CONSTRUCTION. RESTORE WITH WETLAND SEED MIX (SEE SHEET 4 OF 4) AFTER WALL CONSTRUCTION AND REMOVAL OF SILT FENCE.

PERMANENT WETLAND BUFFER IMPACT 0.11 AC.
NOTE: THERE IS NO TEMPORARY WETLAND BUFFER IMPACT PROPOSED FOR THE PROJECT.

WETLANDS LINE AS FLAGGED IN FIELD

NOTE: WETLAND BUFFER RESTORATION IS NOT PROPOSED FOR THIS PROJECT

EX. HOUSE F.F. 970.66

25' WETLAND BUFFER

EX. SAN. M.H. RIM 969.85 INV 8' @ 969.55 INV 8" @ 969.52 BOTTOM 969.55

6" THICK 1"-3" CRUSH. CONC. TEMP. GRAVEL DRIVE

EX. SAN. M.H. RIM 969.85 INV 8' @ 969.55 INV 8" @ 969.52 BOTTOM 969.55

CLIENT:
CRANBROOK CUSTOM HOMES
13001 23 MILE ROAD, SUITE 200.
SHELBY TWP., MICHIGAN, 48315
TEL. (586) 201-4046

EVERGREEN CT
(60.00' WIDE PRIVATE R.O.W.)
SITE BENCHMARK
SANITARY MANHOLE RIM
ELEV=967.16 (NAVD88)

RECEIVED

JUN 21 2022

CITY OF NOVI
COMMUNITY DEVELOPMENT
NOTE: 2% MAX CROSS SLOPE REQUIRED FOR PROPOSED WALK.
(PER CITY OF NOVI)

72 HOURS BEFORE YOU DIG CALL MISS DIG 800-482-7171 (TOLL FREE)

UTILITY WARNING
UNDERGROUND UTILITY LOCATIONS AS SHOWN ON THE PLAN, WERE OBTAINED FROM UTILITY OWNER AND NOT FIELD LOCATED.
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF AND/OR RELOCATION OF ALL UTILITIES THAT MAY INTERFERE WITH CONSTRUCTION.

BENCHMARK:
EXISTING SANITARY MANHOLE ON SUBJECT EAST PROPERTY LINE
ELEVATION = 967.16 (NAVD88)

DESCRIPTION:
UNIT 3 OF EVERGREEN ESTATES, PART OF THE SOUTHEAST 1/4 OF SECTION 30, TOWN 1 NORTH, RANGE 8 EAST, NOVI TOWNSHIP, OAKLAND COUNTY, MICHIGAN

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		DRIVEWAY (CONCRETE)
		SIDE WALK (CONCRETE)
		STORM SEWER
		SANITARY SEWER
		WATER MAIN
		MANHOLE
		CATCH BASIN
		END SECTION
		GATE VALVE
		HYDRANT
		WETLANDS BUFFER
		WETLANDS LINE
		CONTOURS
		SPOT ELEVATION
		SURFACE DRAINAGE
		SILT FENCE
		TREE FENCE
		EXISTING GRADE
		AS-BUILT GRADE
		EX. PEDESTAL
		EX. TRANSFORMER
		EX. TREE TO BE SAVED

REVISIONS

NO.	ITEM	DATE
1.	PLOT PLAN	10-20-21
2.	ADD DAYLIGHT	12-06-21
3.	REMOVE DAYLIGHT	12-18-21
4.	ADJUST LANAI	01-26-22
5.	REV. INTERIOR GAR. WALL	02-18-22
6.	REV. REAR GRADING	04-15-22
7.	MOVE HOUSE AND REV. GRADING	04-26-22
8.	REV PER CITY OF NOVI	06-21-22

REVISIONS

DRAWING NAME: 21-032UNIT3
DRAWN BY: JJB
CHECKED BY: JE

ENGINEER'S SEAL

STATE OF MICHIGAN
JASON M. EMBERTINE
LICENSED PROFESSIONAL ENGINEER
NO. 6201854218

JOB NUMBER: 21-032

PLOT PLAN

SKL SEIBER KEAST LEHNER ENGINEERING | SURVEYING
CLINTON TOWNSHIP OFFICE: 17001 NIMBLE MILE ROAD, SUITE 2 CLINTON TOWNSHIP, MI 48038 586.432.7090
FARMINGTON HILLS OFFICE: 39005 COUNTRY CLUB DRIVE, SUITE C8 FARMINGTON HILLS, MI 48331 248.308.3331

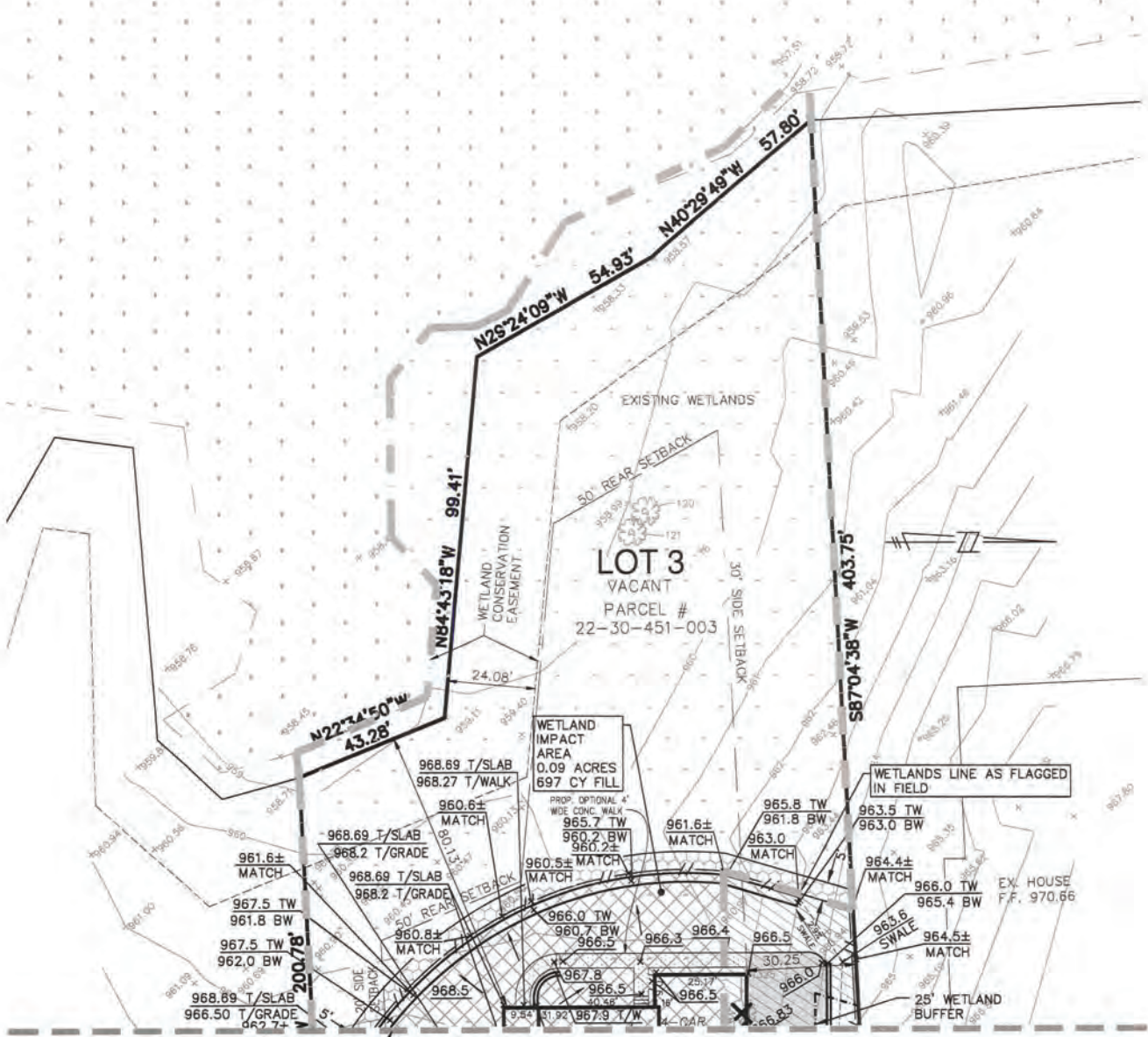
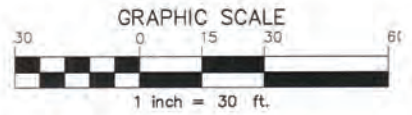
SHEET 1 OF 4

PRO 22-1767

SIDEWALKS MUST BE CONSTRUCTED IN ACCORDANCE TO THE AMERICANS WITH DISABILITIES ACT (ADA) STANDARDS

LOT 3 EVERGREEN ESTATES


SECTION 30, TOWN 1 NORTH, RANGE 8 EAST,
CITY OF NOVI OAKLAND COUNTY, MICHIGAN



SEE PAGE 1 FOR CONTINUATION

SEE SHEET 3 FOR TREE REMOVAL AND REPLACEMENT LIST

CLIENT:
CAMBRIDGE OF NOVI, L.L.C.
47765 BELLAGIO DR.
NORTHVILLE, MICHIGAN, 48167
TEL. (248) 348-3800



UTILITY WARNING
UNDERGROUND UTILITY LOCATIONS AS SHOWN ON THE PLAN, WERE OBTAINED FROM UTILITY OWNER AND NOT FIELD LOCATED.
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF AND/OR RELOCATION OF ALL UTILITIES THAT THAT MAY INTERFERE WITH CONSTRUCTION.

BENCHMARK:
EXISTING SANITARY MANHOLE ON SUBJECT EAST PROPERTY LINE
ELEVATION = 967.16 (NAVD88)


DESCRIPTION:
UNIT 3 OF EVERGREEN ESTATES, PART OF THE SOUTHEAST 1/4 OF SECTION 30, TOWN 1 NORTH, RANGE 8 EAST, NOVI TOWNSHIP, OAKLAND COUNTY, MICHIGAN

LEGEND

EXISTING	PROPOSED	
		DRIVEWAY (CONCRETE)
		SIDE WALK (CONCRETE)
		STORM SEWER
		SANITARY SEWER
		WATER MAIN
		MANHOLE
		CATCH BASIN
		END SECTION
		GATE VALVE
		HYDRANT
		WETLANDS
		WETLAND BUFFER
		CONTOURS
		SPOT ELEVATION
		SURFACE DRAINAGE
		SILT FENCE
		TREE FENCE
		EXISTING GRADE
		AS-BUILT GRADE
		EX. PEDESTAL
		EX. TRANSFORMER
		EX. TREE TO BE SAVED

REVISIONS		
NO.	ITEM	DATE
1.	PLOT PLAN	10-20-21
2.	ADD DAYLIGHT	12-06-21
3.	REMOVE DAYLIGHT	12-18-21
4.	ADJUST LANAI	01-26-22
5.	REV. INTERIOR GAR. WALL	02-18-22
6.	REV. REAR GRADING	04-15-22
7.	MOVE HOUSE AND REV. GRADING	04-26-22
8.	REV PER CITY OF NOVI	06-21-22

ENGINEER'S SEAL



DRAWING NAME: 21-032UNITS
DRAWN BY: JJB CHECKED BY: JE
JOB NUMBER: 21-032

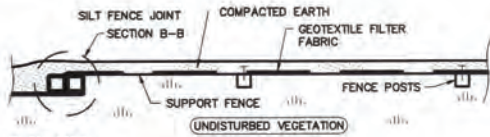
PLOT PLAN



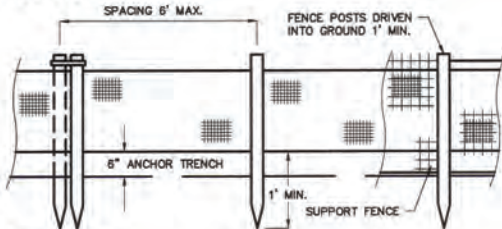
SEIBER KEAST LEHNER ENGINEERING | SURVEYING

CLINTON TOWNSHIP OFFICE: 1700 HANSEN HILLS ROAD, SUITE 2 CLINTON TOWNSHIP, MI 48038 586-482-7090
FARMINGTON HILLS OFFICE: 38208 COUNTRY CLUB DRIVE, SUITE C8 FARMINGTON HILLS, MI 48331 248-308-3331

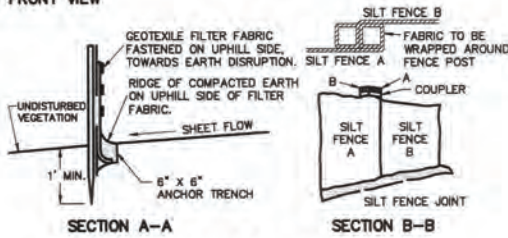
SHEET 2 OF 4



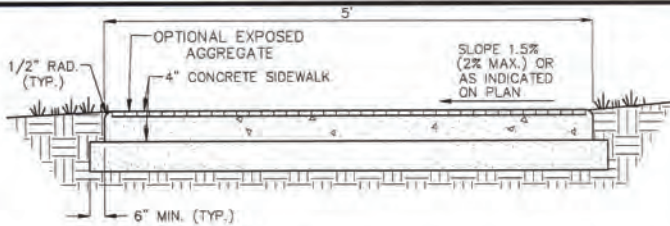
PLAN VIEW



FRONT VIEW



FABRIC SILT FENCE

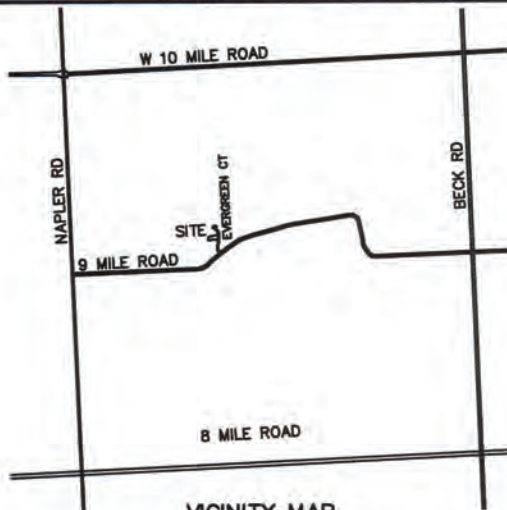


ON-SITE CONCRETE SIDEWALK DETAIL

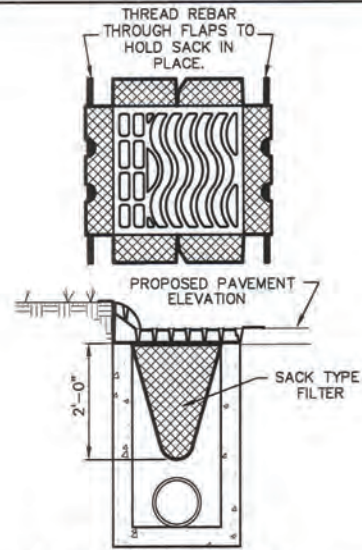
TREE LIST

POINT NO.	ELEVATION	NORTHING	EASTING	DESCRIPTION	REMOVE/SAVE
22	969.32	347892.88	13346867.66	5" UNKNOWN TREE	SAVE
120	959.16	347869.75	13346575.02	6" APPLE 11	SAVE
121	959.26	347866.04	13346580.87	8" APPLE	SAVE
1322	968.33	347918.30	13346823.61	14" SILVER MAPLE	REMOVE
1323	964.51	347891.62	13346744.49	20" BLACK WALNUT	REMOVE
1324	962.14	347894.81	13346718.47	10" BLACK WALNUT	REMOVE
1325	961.94	347895.81	13346713.66	7" BLACK WALNUT	REMOVE
1327	964.12	347826.01	13346756.01	15" BLACK WALNUT	REMOVE
1329	963.65	347778.68	13346754.19	15" AMERICAN ELM	SAVE
1330	963.66	347777.07	13346756.69	24" SILVER MAPLE	SAVE

NOTE:
SEVEN (7) TREE REPLACEMENT CREDITS ARE REQUIRED AND THE REQUIREMENTS WILL BE MET BY PAYING INTO THE CITY OF NOVI TREE FUND.



VICINITY MAP



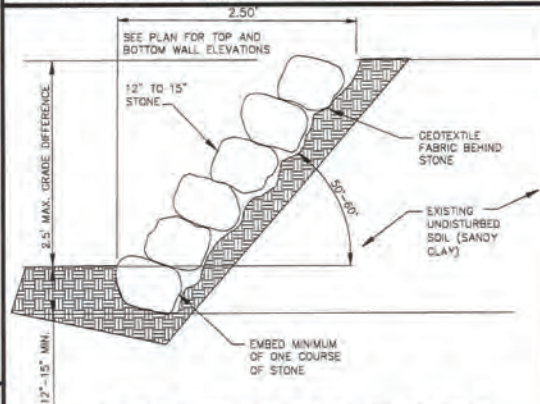
SILT SACK DETAIL

NOTES:

- WOODLAND SNOW FENCES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION
- LOCATION OF WATER SERVICE IS APPROXIMATE. BUILDER SHALL DETERMINE FINAL LOCATION.
- BUILDER SHOULD VERIFY DEPTH & LOCATION OF EX. SANITARY LEAD PRIOR TO START OF CONSTRUCTION.
- LOCATION OF HOUSE IS PER BUILDERS REQUEST.
- THIS SITE SHALL ADHERE TO ALL CONDITIONS OF THE CITY OF NOVI SOIL EROSION AND SEDIMENTATION CONTROL PERMIT.
- ALL ROADS SHALL BE KEPT CLEAN AT ALL TIMES.

SURVEYOR NOTE:

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AS DISCLOSED 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 DETERMINE 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.



TYPICAL BOULDER WALL CROSS SECTION

REVISIONS

NO.	ITEM	DATE
1.	PLOT PLAN	10-20-21
2.	ADD DAYLIGHT	12-06-21
3.	REMOVE DAYLIGHT	12-18-21
4.	ADJUST LANA	01-26-22
5.	REV. INTERIOR GAR. WALL	02-18-22
6.	REV. REAR GRADING	04-15-22
7.	MOVE HOUSE AND REV. GRADING	04-26-22
8.	REV PER CITY OF NOVI	06-21-22

ENGINEER'S SEAL



DRAWING NAME: 21-032UN/73

DRAWN BY: JJB

CHECKED BY:

JOB NUMBER: 21-032

NOTE AND DETAILS

SKL SEIBER KEAST LEHNER
ENGINEERING | SURVEYING

CLINTON TOWNSHIP OFFICE
1700 NINETEEN MILE ROAD, SUITE 3
CLINTON TOWNSHIP, MI 48038
588.412.7060

FARMINGTON HILLS OFFICE
38206 COUNTRY CLUB DRIVE, SUITE C8
FARMINGTON HILLS, MI 48331
248.308.3301

SHEET
3
OF
4

WOODED WETLAND SEED MIX

Botanical Name Common Name PLS Oz/Acre

Permanent Grasses/Sedges

<i>Calamagrostis canadensis</i>	Bluejoint Grass	1.00
<i>Carex crinita</i>	Fringed Sedge	2.00
<i>Carex lupulina</i>	Common Hop Sedge	4.00
<i>Carex lurida</i>	Bottlebrush Sedge	1.50
<i>Carex frankii</i>	Bristly Cattail Sedge	3.00
<i>Carex squarrosa</i>	Narrow-Leaved Cattail Sedge	1.00
<i>Carex vulpinoidea</i>	Brown Fox Sedge	4.00
<i>Elymus virginicus</i>	Virginia Wild Rye	20.00
<i>Glyceria striata</i>	Fowl Manna Grass	2.00
<i>Juncus effusus</i>	Common Rush	0.50
<i>Leersia oryzoides</i>	Rice Cut Grass	2.00
<i>Scirpus atrovirens</i>	Dark Green Rush	2.00
<i>Spartina pectinata</i>	Prairie Cord Grass	1.00

Total 44.00

Temporary Cover

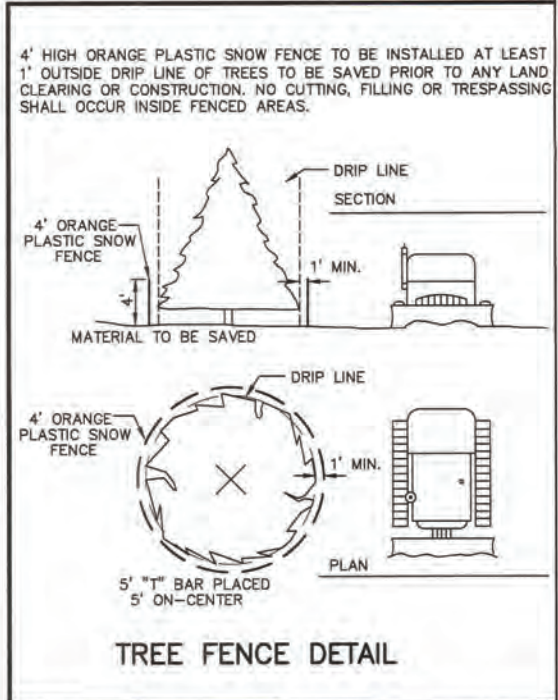
<i>Avena sativa</i>	Common Oat	360.00
<i>Lolium multiflorum</i>	Annual Rye	100.00

Total 460.00

Forbs/Shrubs

<i>Alisma spp.</i>	Water Plantain species	3.00
<i>Angelica atropurpurea</i>	Great Angelica	1.00
<i>Asclepias incarnata</i>	Swamp Milkweed	0.50
<i>Bidens cernua</i>	Nodding Bur Marigold	2.50
<i>Boehmeria cylindrica</i>	False Nettle	2.00
<i>Campanulastrum americanum</i>	Tall Bellflower	0.25
<i>Cephalanthus occidentalis</i>	Buttonbush	0.50
<i>Doellingeria umbellata</i>	Flat-Topped Aster	0.25
<i>Helenium autumnale</i>	Sneezeweed	2.00
<i>Heracleum lanatum</i>	Cow Parsnip	0.75
<i>Hibiscus moscheutos</i>	Swamp Rosemallow	2.00
<i>Lobelia siphilitica</i>	Great Blue Lobelia	0.50
<i>Lycopus americanus</i>	Common Water Horehound	0.25
<i>Mimulus ringens</i>	Monkey Flower	1.25
<i>Penthorum sedoides</i>	Ditch Stonecrop	0.50
<i>Polygonum spp.</i>	Pinkweed Mix	0.50
<i>Rudbeckia laciniata</i>	Wild Golden Glow	2.00
<i>Senna hebecarpa</i>	Wild Senna	2.00
<i>Solidago patula</i>	Swamp Goldenrod	1.00
<i>Symphotrichum puniceum</i>	Swamp Aster	0.75
<i>Verbesina alternifolia</i>	Wingstem	4.00

Total 27.50



REVISIONS		ENGINEER'S SEAL
NO.	ITEM	DATE
1.	PLOT PLAN	10-20-21
2.	ADD DAYLIGHT	12-06-21
3.	REMOVE DAYLIGHT	12-18-21
4.	ADJUST LANAI	01-26-22
5.	REV. INTERIOR GAR. WALL	02-18-22
6.	REV. REAR GRADING	04-15-22
7.	MOVE HOUSE AND REV. GRADING	04-26-22
8.	REV PER CITY OF NOVI	06-21-22

STATE OF MICHIGAN

 JASON M. EMERINE
 LICENSED PROFESSIONAL ENGINEER
 NO. 6201854218

DRAWING NAME: 21-032UN173
 DRAWN BY: JJB CHECKED BY: JOB NUMBER: 21-032

NOTE AND DETAILS

<p>SEIBER KEAST LEHNER ENGINEERING SURVEYING</p> <p><small>CLINTON TOWNSHIP OFFICE 1700 NINETEEN MILE ROAD, SUITE 3 CLINTON TOWNSHIP, MI 48038 586.432.7080</small></p>	<p><small>FARMINGTON HILLS OFFICE 38006 COUNTRY CLUB DRIVE, SUITE C8 FARMINGTON HILLS, MI 48334 248.308.3331</small></p>	<p>SHEET 4 OF 4</p>
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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: 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: July 12, 2022

RE: 22585 Evergreen Ct - Single Family Residential Plot Plan
Woodland Review #2 – PBR22-0262

Davey Resource Group, Inc. (DRG) has conducted a review of the single-family residential plot plan for 22585 Evergreen Ct. prepared by Seiber, Keast Engineering, LLC (rev. date: 04/26/2022). DRG reviewed the plan for conformance with the City of Novi’s Woodland Protection Ordinance, Chapter 37. The site (parcel 22-30-451-003) contains City-regulated woodlands and a woodland/wetland conservation easement (Figure 1).

Recommendation: DRG **recommends approval** of the 22585 Evergreen Ct. Residential Plot Plan contingent upon addressing the Woodland Review comments. The Woodland Use Permit **will require Planning Commission approval** because five (5) trees are proposed to be removed.

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))	Already in place

WOODLAND IMPACTS

The site contains regulated woodlands and trees. The applicant is proposing the removal of five (5) regulated woodland trees for the construction of a single-family residential home.

- Tree #1322 – 14” silver maple
- Tree #1323 – 20” black walnut
- Tree #1324 – 10” black walnut
- Tree #1325 – 7” black walnut
- Tree #1327 – 15” black walnut

A Woodland Use Permit is required to perform construction on any site containing regulated woodlands. This permit **requires Planning Commission approval** because there are more than 3 regulated trees proposed to be removed.

WOODLAND REVIEW COMMENTS

1. **Woodland Replacement Credits.** The following woodland replacements are required:

Tree Size (DBH)	Number of Trees	Ratio Replacement/Removed Tree	Total Replacements Required
8-11”	1	1	1
12-20”	3	2	6
21-29”	-	3	-
30+”	-	4	-
Multi-Stem	-	Add Stems/8	-
Total Replacement Credits Required			7

*Tree #1325 – 7” black walnut does not require replacement because it is under 8” in diameter.

2. **Woodland replacement credits** are to be provided through a payment of \$2,800 into the City of Novi Tree Fund (7 woodland replacement credits x \$400/woodland replacement credit)
3. 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.

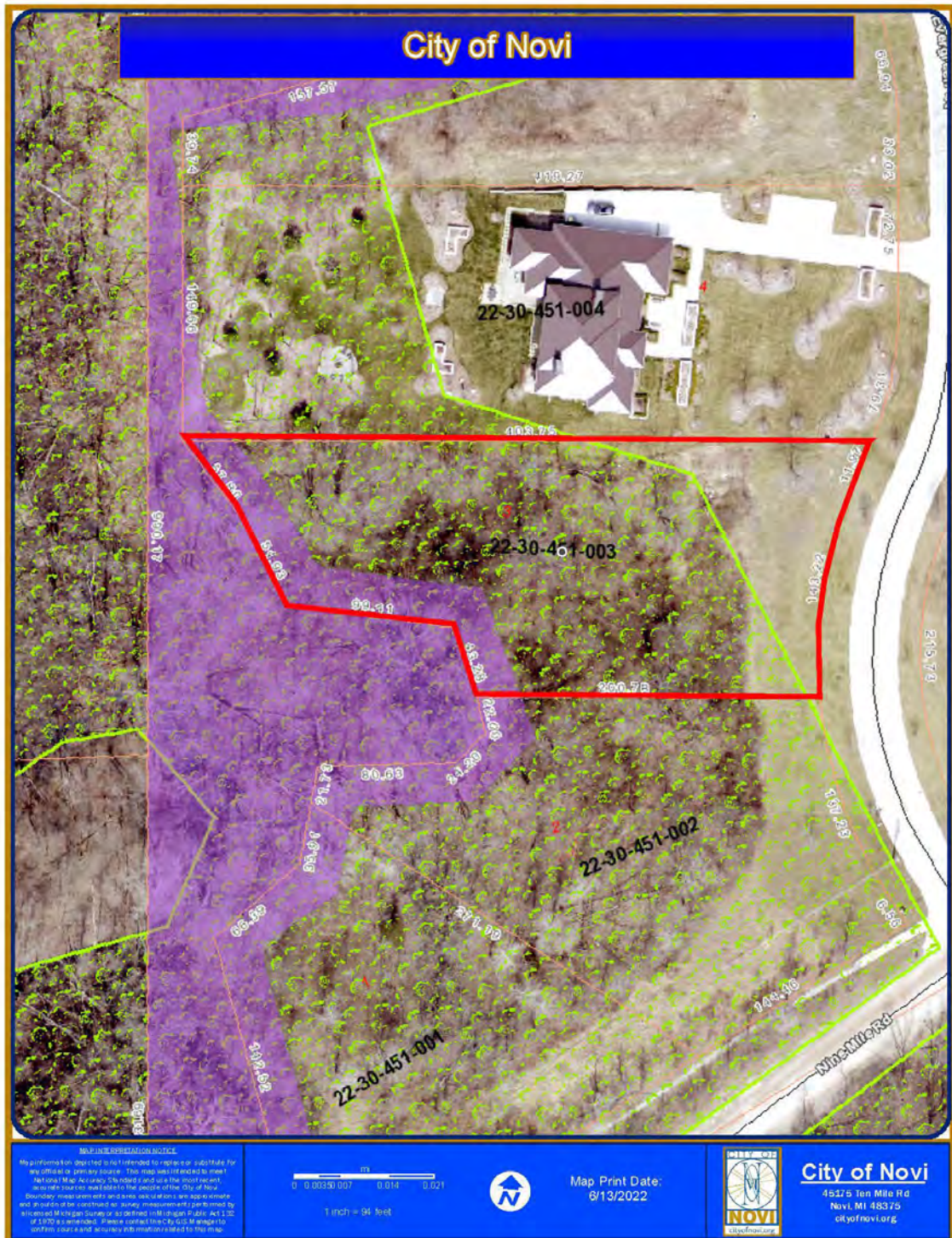


Figure 1. 22585 Evergreen Ct (red outlined parcel)
City of Novi Regulated Woodland Map
(Purple area = conservation easement; green hatched = regulated woodland)

**WETLAND REVIEW LETTER
& EGLE PERMIT NOTICE**



July 8, 2022

Nina Schaffrath
City of Novi Account Clerk
Department of Community Development
City of Novi
45175 W. Ten Mile Road
Novi, Michigan 48375

RE: 22585 Evergreen Court; PBR22-0262
Wetland Review of Revised Plot Plan
MSG Project No. N1030107

Dear Ms. Schaffrath:

The Mannik & Smith Group, Inc. (MSG) has completed the wetland review for the proposed residential development at Evergreen Estates Lot 3 (22585 Evergreen Court), Parcel 22-30-451-003 (Site), which is located between Napier Road and Garfield Road, north of Nine Mile Road in Section 30. MSG reviewed the *Plot Plan* prepared by Seiber & Keast Engineering, LLC, dated October 20, 2021, last revised June 21, 2022 (Revised Plot Plan), and the *Permit Summary* prepared by Wilson Road Group, Inc., dated May 18, 2022, submitted with the Revised Plot Plan. The Revised Plot Plan depicts construction of a single-family residence at the Site.

MSG reviewed the City of Novi Wetlands Maps (Figure 1) and the Michigan Department of Environment, Great Lakes, and Energy (EGLE) Wetlands Map Viewer (Figure 2). The Revised Plot Plan depicts impact to on-Site wetlands that appear to be contiguous with City-regulated wetlands. Since the City of Novi Wetland Maps are identified as approximations (see the Map Interpretation Notice on Figure 1), the on-Site wetlands are interpreted to be a continuation of the City-regulated wetlands. The Site also contains wetlands as identified on National Wetland Inventory (NWI) and Michigan Resource Inventory System (MIRIS) maps, and hydric (wetland) soil. NWI and MIRIS wetlands are identified through interpretation of topographic data and aerial photographs by the associated governmental bodies. Hydric soil is mapped by the U.S. Department of Agriculture, Natural Resource Conservation Service.

The western part of the house extends into an existing wetland on the property. The proposed activities depict the following impacts to the wetland and its associated natural resources setback buffer:

- Permanent wetland impact: 0.09 acre with 697 cubic yards of fill
- Temporary wetland impact: 0.02 acre for silt fence and retaining wall construction, to be restored with wetland seed mix specified in the Revised Plot Plan
- Permanent wetland buffer impact: 0.11 acre
- Temporary wetland buffer impact: none

The Novi Code of Ordinances, Chapter 12, Article V, Division 2, Section 12-176(a) states: *Where an activity results in the impairment or destruction of wetland areas of less than one-quarter (¼) acre that are determined to be essential under subsection 12-174(b), are two (2) acres in size or greater or are contiguous to a lake, pond, river or stream, additional planting or other environmental enhancement shall be required onsite within the wetlands or wetland and watercourse setback where the same can be done within the wetland and without disturbing further areas of the*



site. The aforementioned *Permit Summary* included a Site wetland delineation report prepared by Barr Engineering Company (Barr) dated March 31, 2022. Barr noted the on-Site wetland appeared to be part of a larger wetland complex that is greater than 5 acres in size. Accordingly, additional planting or other environmental enhancement is required.

EGLE typically regulates wetlands within 500 feet of an inland lake, pond, stream, or river, and isolated wetlands greater than 5 acres in size. The on-Site wetland appears to meet both criteria so EGLE jurisdiction likely applies and wetland permitting and mitigation may be required by the State. MSG recommends that the applicant obtain verification from EGLE regarding state jurisdictional status.

The project as proposed requires a City of Novi *Wetland Use Permit* as well as an *Authorization to Encroach into the 25-Foot Natural Features Setback* for proposed impacts. If EGLE does not require mitigation, the City of Novi will require submission and approval of a Site-specific environmental enhancement plan for the remaining wetland areas. Environmental enhancements may include removal of invasive plants (common buckthorn was documented by Barr) and/or planting of additional native plants.

Item	Required/Not Required/Not Applicable
Wetland Permit (specify Non-Minor or Minor)	A Residential Minor Use Permit is required that must be reviewed by the Planning Commission because the volume of fill exceeds 300 cubic yards.
Wetland Buffer Authorization	Required
Environmental Enhancement Plan	Required if EGLE does not require mitigation
EGLE Wetland Permit	Potentially required; the applicant is responsible for verifying EGLE jurisdictional status
Wetland Mitigation	Required if EGLE requires mitigation
Wetland Conservation Easement	Required if EGLE requires mitigation

MSG recommends approval of the Revised Plot Plan prepared for Evergreen Estates Lot 3.

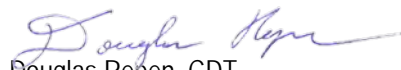
If you have any questions regarding the contents of this letter, please contact the undersigned.

Sincerely,

The Mannik & Smith Group, Inc.



Keegan Mackin
Environmental Scientist



Douglas Repen, CDT
Environmental Scientist & Project Manager
Certified Storm Water Management Operator

CC: Angela Sosnowski, City of Novi Bond Coordinator
Lindsay Bell, City of Novi Planner
Christian Carroll, City of Novi Planner
Madeleine Daniels, City of Novi Planner
Barbara McBeth, City of Novi Planner
Ben Peacock, City of Novi Planning Assistant
Heather Gendron, Spalding DeDecker

FIGURES



Figure 2 | EGLE Wetlands Viewer Map. Approximate Site boundary is shown in red.





NOTICE OF AUTHORIZATION

Permit Number: WRP035109 v. 1
Site Name: 63-22585 Evergreen Ct-Nov

Issued Date: September 16, 2022
Expiration Date: September 16, 2027

The Michigan Department of Environment, Great Lakes, and Energy (EGLE), Water Resources Division, P.O. Box 30458, Lansing, Michigan 48909-7958, under provisions of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended; specifically:

- Part 31, Floodplain Regulatory Authority of the Water Resources Protection.
- Part 301, Inland Lakes and Streams.
- Part 303, Wetlands Protection.
- Part 315, Dam Safety.
- Part 323, Shorelands Protection and Management.
- Part 325, Great Lakes Submerged Lands.
- Part 353, Sand Dunes Protection and Management.

Authorized activity:

The applicant proposes to place 697 cubic yards of fill material within 0.09 acres of wetland area in order to construct a house, yard, and retaining wall.

All work shall be in accordance with the approved plans and the specific terms and conditions of this permit.

To be conducted at property located in: Oakland County, Waterbody: Wetlands
Section 30, Town 01N, Range 08E, City of Novi, Property Tax No. 50-22-30-451-003

Permittee:

Brandon Wagner, Cranbrook Custom Homes, LLC
13001 23 Mile Road
Suite 200
Shelby Township, MI 48315

Susan Tepatti
Warren District Office
Water Resources Division
586-256-7272

*This notice must be displayed at the site of work.
Laminating this notice or utilizing sheet protectors is recommended.*
Please refer to the above permit number with any questions or concerns.

EGLE-WRD
WRP035109 v1.0
Approved
Issued On:09/16/2022
Expires On:09/16/2027



CITY OF NOVI
RESPONSE FORM

RECEIVED

NOV 02 2022

CITY OF NOVI
COMMUNITY DEVELOPMENT

22585 EVERGREEN COURT (LOT 3 EVERGREEN ESTATES), PBR22-0262 FOR A WOODLAND PERMIT AND WETLAND PERMIT.

You are invited to attend the meeting and voice your support or objection. If you are unable to attend, 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. Should you choose to email this form, please send to bpeacock@cityofnovi.org.

Information regarding the project is available the Saturday before the meeting date at: <https://www.cityofnovi.org/Agendas-Minutes/Planning-Commission/2021.aspx>. Participants may also choose to submit comments that can be read into the record. Comments shall be sent prior to 7 p.m. on the day of the meeting.

Plans are available for viewing during the City's regular business hours, Monday thru Friday, from 8:00 A.M. to 5:00 P.M., at the Community Development Department and also by contacting bmcbeth@cityofnovi.org. Signed comments will be added to the record of the meeting. Unsigned or anonymous comments **WILL NOT** be considered. Please return this form prior to 4:00 PM on the day of the meeting to:

Community Development Department
45175 W. Ten Mile, Novi, Michigan 48375
248-347-0475 (Main) 248-735-5633 (Fax)



I SUPPORT



I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

SIGNATURE: *Karen J. Dearing*

PRINT NAME: Karen J. Dearing

ADDRESS: 22635 Evergreen Ct, Novi MI 48374

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).