

# MEMORANDUM



**TO:** MEMBERS OF THE PLANNING COMMISSION  
**FROM:** CHRISTIAN CARROLL, PLANNER  
**SUBJECT:** CASA LOMA, UNIT 4 WOODLAND PERMIT PHASE II  
**DATE:** OCTOBER 1, 2020

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The applicant, Compo Builders Inc., seeks approval of a Woodland Use Permit, PBR20-0228, to remove an additional nine regulated woodland trees ranging in size from 9 to 18 inches diameter-at-breast-height (DBH) from a lot located at 47685 Casa Loma Court, also known as Unit 4, Casa Loma Subdivision. The subdivision is located north of Eight Mile Road and west of Beck Road in Section 32 of the City. The Planning Commission reviewed the plans for Casa Loma subdivision in 2005 and granted a Woodland Use Permit, which included the preservation of large portions of existing woodlands in the open space, and in some instances, on individual lots in that subdivision, that would be addressed as building permits were requested for the individual lots. The site was previously approved for Woodland Use Permit by the Planning Commission on August 12, 2020 to remove twenty-six regulated woodland trees. The applicant is requesting the removal of an additional nine woodland trees to provide additional space to construct a single-family residential structure and pool on the lot. Existing woodland would remain to the southeast of the site within a conservation easement.

The City's Environmental Consultant reviewed the request and prepared a review letter dated September 22, 2020. Based on the attached site plan survey, the property contains trees that are considered regulated by the City of Novi as they are greater or equal to 8-inches DBH and located within an area mapped as Regulated Woodland. The nine regulated woodland trees proposed for removal are located outside the approved building area for the subdivision and were not included in the previous Woodland Use Permit that was approved by Planning Commission on August 12. Therefore, another Woodland Use Permit is required. An additional nineteen Woodland Replacement Credits would be required, and it is unclear whether the applicant intends to replace the trees on-site or pay into the City of Novi Tree Fund.

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.

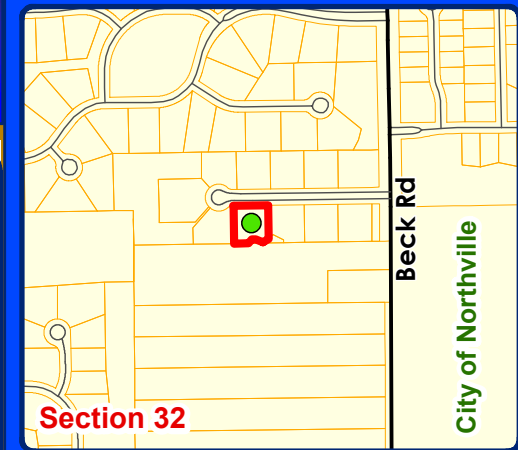
## **SUGGESTED MOTION:**

**To approve Woodland Use Permit, PBR20-0228, for the removal of nine regulated woodland trees within an area mapped as City Regulated Woodland. The approval is subject either to payment for the Woodland Replacement Credits into the City's Tree fund or subject to the planting of woodland replacement trees on site as shown on a woodland replacement plan, and any other conditions as listed in the Environmental Consultant's review letter.**

MAPS  
Location  
Zoning  
Future Land Use  
Natural Features

# PBR20-0228 CASA LOMA, UNIT 4 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: 10/2/20  
Project: Casa Loma Phase II  
Version #: 1



1 inch = 167 feet

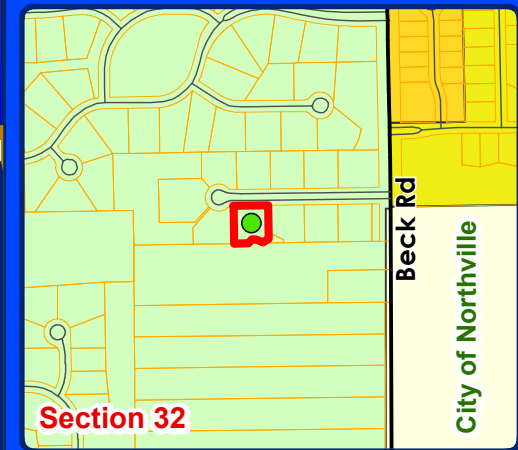


#### MAP INTERPRETATION NOTICE

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.





# PBR20-0228 CASA LOMA, UNIT 4 WOODLAND PERMIT


## ZONING



**Section 32**


**LEGEND**

-  R-A: Residential Acreage
-  R-1: One-Family Residential District
-  RM-1: Low-Density Multiple Family
-  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)

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1 inch = 167 feet

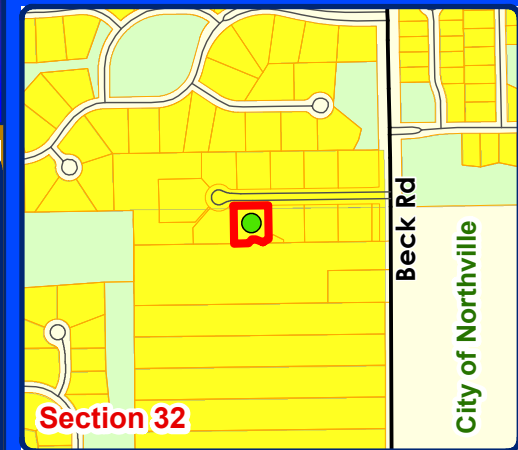


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# PBR20-0228 CASA LOMA, UNIT 4 WOODLAND PERMIT

## FUTURE LAND USE



**LEGEND**


-  Single Family
-  Private Park
-  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)

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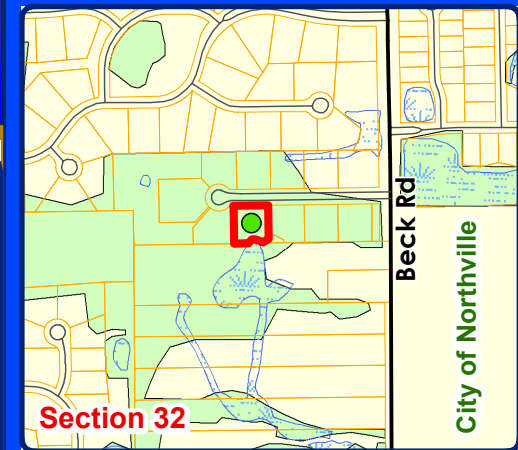
0 35 70 140 210 Feet  
1 inch = 167 feet



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# PBR20-0228 CASA LOMA, UNIT 4 WOODLAND 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](http://cityofnovi.org)

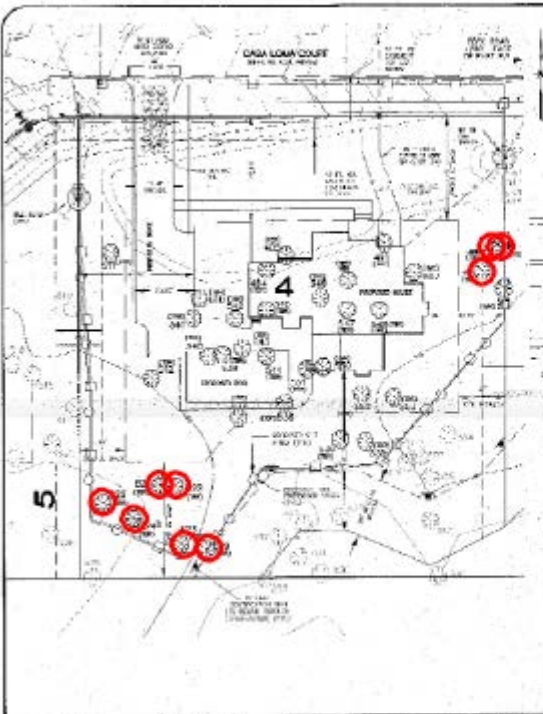
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PLOT PLAN



No.	Tree Species	Tree Size (DBH)	Tree Location (Easting, Northing)	Tree Condition	Tree Removal Method	Tree Removal Date	Tree Removal Status		
							Completed	Partial	Pending
1	Red Maple	12"	1050000, 1650000	Good	C				
2	Red Maple	12"	1050000, 1650000	Good	C				
3	Red Maple	12"	1050000, 1650000	Good	C				
4	Red Maple	12"	1050000, 1650000	Good	C				
5	Red Maple	12"	1050000, 1650000	Good	C				
6	Red Maple	12"	1050000, 1650000	Good	C				
7	Red Maple	12"	1050000, 1650000	Good	C				
8	Red Maple	12"	1050000, 1650000	Good	C				
9	Red Maple	12"	1050000, 1650000	Good	C				
10	Red Maple	12"	1050000, 1650000	Good	C				
11	Red Maple	12"	1050000, 1650000	Good	C				
12	Red Maple	12"	1050000, 1650000	Good	C				
13	Red Maple	12"	1050000, 1650000	Good	C				
14	Red Maple	12"	1050000, 1650000	Good	C				
15	Red Maple	12"	1050000, 1650000	Good	C				
16	Red Maple	12"	1050000, 1650000	Good	C				
17	Red Maple	12"	1050000, 1650000	Good	C				
18	Red Maple	12"	1050000, 1650000	Good	C				
19	Red Maple	12"	1050000, 1650000	Good	C				
20	Red Maple	12"	1050000, 1650000	Good	C				
21	Red Maple	12"	1050000, 1650000	Good	C				
22	Red Maple	12"	1050000, 1650000	Good	C				
23	Red Maple	12"	1050000, 1650000	Good	C				
24	Red Maple	12"	1050000, 1650000	Good	C				
25	Red Maple	12"	1050000, 1650000	Good	C				
26	Red Maple	12"	1050000, 1650000	Good	C				
27	Red Maple	12"	1050000, 1650000	Good	C				
28	Red Maple	12"	1050000, 1650000	Good	C				
29	Red Maple	12"	1050000, 1650000	Good	C				
30	Red Maple	12"	1050000, 1650000	Good	C				
31	Red Maple	12"	1050000, 1650000	Good	C				
32	Red Maple	12"	1050000, 1650000	Good	C				
33	Red Maple	12"	1050000, 1650000	Good	C				
34	Red Maple	12"	1050000, 1650000	Good	C				
35	Red Maple	12"	1050000, 1650000	Good	C				
36	Red Maple	12"	1050000, 1650000	Good	C				
37	Red Maple	12"	1050000, 1650000	Good	C				
38	Red Maple	12"	1050000, 1650000	Good	C				
39	Red Maple	12"	1050000, 1650000	Good	C				
40	Red Maple	12"	1050000, 1650000	Good	C				

### LEGEND

- EXISTING EASEMENT
- PROPOSED EASEMENT
- PROPOSED LOT LINES
- EXISTING LOT LINES
- EXISTING TREE
- PROPOSED TREE
- PROPOSED TREE TO BE REMOVED
- PROPOSED TREE TO BE PRESERVED
- PROPOSED TREE TO BE PRESERVED WITH STAKE
- PROPOSED TREE TO BE PRESERVED WITH STAKE AND BRACE
- PROPOSED TREE TO BE PRESERVED WITH STAKE AND BRACE AND BRACE

ALL TREES TO BE REMOVED SHALL BE REMOVED WITHIN 60 DAYS OF THE DATE OF THE TREE REMOVAL PERMIT. TREES TO BE PRESERVED SHALL BE PRESERVED WITHIN 60 DAYS OF THE DATE OF THE TREE REMOVAL PERMIT. TREES TO BE PRESERVED WITH STAKE SHALL BE PRESERVED WITHIN 60 DAYS OF THE DATE OF THE TREE REMOVAL PERMIT. TREES TO BE PRESERVED WITH STAKE AND BRACE SHALL BE PRESERVED WITHIN 60 DAYS OF THE DATE OF THE TREE REMOVAL PERMIT. TREES TO BE PRESERVED WITH STAKE AND BRACE AND BRACE SHALL BE PRESERVED WITHIN 60 DAYS OF THE DATE OF THE TREE REMOVAL PERMIT.

PERMIT TO REMOVE TREE  
 NO. 12345  
 CITY OF NOVI  
 DATE 01/15/2023

Return of Tree Easement	
Tree No.	Status
1-10	Removed
11-20	Preserved
21-30	Preserved with Stake
31-40	Preserved with Stake and Brace
41-50	Preserved with Stake and Brace and Brace



**D**  
 DEPARTMENT OF PERMITS  
 11755 HUNTERS BLVD  
 SUITE 100  
 NOVI, MI 48240  
 TEL: 248.772.3200  
 WWW.NOVI.MI.GOV

NO. OF SHEETS	SHEET NO.	TITLE
1	1	TREE REMOVAL PLAN

# TREE REMOVAL PLAN

## UNIT 4, CASA LOMA

### SECTION 32, CITY OF NOVI

DATE: 01/15/2023

BY: J. SMITH

PROJECT NO: 12345

SHEET NO: 001 OF 001

SCALE: AS SHOWN

# 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: October 1, 2020 (Originally Submitted September 22, 2020)

RE: Woodland Review (“Phase 2”)  
PBR20-0228 Lot 4 Casa Loma (47685 Casa Loma Court)  
Plan Date: August 28, 2020 July 17, 2020 (Submittal Stamped “Received” by the City of Novi Community Development Department on September 9, 2020)

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Environmental Consulting & Technology, Inc. (ECT) has reviewed the plan prepared by Desine Inc. dated August 28, 2020 (Plan) for the above-referenced lot for conformance with the requirements of the City’s Woodland Ordinance Chapter 37. The submittal was stamped “Received” by the City of Novi Community Development Department on September 9, 2020. The current Plan continues to propose the construction of a home and a pool. Tree removals associated with the proposed house and pool (and associated grading) were previously approved by the Planning Commission on August 12, 2020. This included the removal of twenty-six (26) trees requiring forty-seven (47) Woodland Replacement Credits.

The current Plan proposes the removal of an additional nine (9) trees requiring and additional nineteen (19) Woodland Replacement Credits.

This Plan is currently **APPROVED FOR WOODLANDS** contingent on the Applicant addressing the items in the *Woodland Comments* section of this memo.

**Woodland Evaluation**

ECT previously completed a Woodland Evaluation for the above referenced parcel on June 26, 2020. The subject parcel is located within the Casa Loma development, north of Eight Mile Road and west of Beck Road. Lot 4 is on the south side of Casa Loma Court. ECT has reviewed the submitted information, aerial photos, Novi GIS, the City of Novi Official Regulated Woodlands Map (see Figure 1) as well as the Plan indicated above. This entire lot is located with area mapped as City Regulated Woodland. The Plan includes a tree list that contains survey information for forty-nine (49) trees. A small number of these trees are located off of Lot 4 to the west (i.e., on Lot 5).

**Proposed Woodland Impacts and Replacement**

As noted, Planning Commission previously approved the removal of 26 trees requiring 47 Woodland Replacement Credits on August 12, 2020. The current Plan (see Figure 1) proposes the removal of nine (9) additional trees requiring nineteen (19) Woodland Replacement Credits.

Based on the current Plan and the tree list (see Figure 2), the following nine (9) regulated trees are proposed for removal:

No.	Tree #	DBH	Type	Replacements Required
1	487	12	red oak	2
2	488	14	red oak	2
3	489	14	red oak	2
4	521	14/16	red oak	4
5	522	9	basswood	1
6	523	14	bitternut hickory	2
7	524	13	bitternut hickory	2
8	525	18	beech	2
9	529	15	bitternut hickory	2
	<b>Total</b>	--	--	<b>19</b>

**Woodland Comments**

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 will need to obtain approval from the Planning Commission for the removal of the nine (9) regulated trees as indicated on the current Plan.**

2. 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. Previously, the removal of the twenty-six (26) Regulated Woodland trees required a total of **forty-seven (47)** Woodland Replacement Credits.

**The current Plan includes the removal of nine (9) additional trees requiring nineteen (19) additional Woodland Replacement Credits.**

3. Previously, the applicant intended to provide all 47 Woodland Replacement Credits either on Lot 4 or within the Casa Loma development. The Applicant shall be required to provide a financial guarantee for any required on-site Woodland Replacement tree credits. Previously, the Woodland Performance Financial Guarantee required for all *on-site* tree replacements was \$18,800 (47 Woodland Replacement Credits x \$400/Credit). This Woodland Performance Financial Guarantee shall be paid by the Applicant prior to issuance of Building Permits.

**The current Plan requires an additional nineteen (19) Woodland Replacement Credits and the associated financial guarantee is \$7,600 (19 Woodland Replacement Credits x \$400/Credit).**

4. Any Woodland Replacement Credits that will not be planted on-site shall be paid to the City of Novi Tree Fund at \$400/Credit.
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. **Prior to any release/reduction of Woodland Performance Guarantee that applicant shall provide a plan/as-built of all Woodland Replacement tree locations for this lot.**
8. 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.
9. Tree protection fencing shall be provided in order to protect existing on-site trees to remain. The Applicant must 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 location of Tree Protection Fence shall be shown on the Plan.
10. The Applicant shall pay a **\$750 (\$500 x 1.5) Woodland Protection Fence Maintenance Guarantee** prior to receiving building plan approval.

Please contact our office if you have any further questions regarding woodland-related issues.

Sincerely,

#### **ENVIRONMENTAL CONSULTING & TECHNOLOGY, INC.**

cc: Charles Boulard, City of Novi Community Development Director ([cboulard@cityofnovi.org](mailto:cboulard@cityofnovi.org))  
Christian Carroll, City of Novi Planner ([ccarroll@cityofnovi.org](mailto:ccarroll@cityofnovi.org))  
David Compo, Compo Builders, Inc. ([builder@compoinc.com](mailto:builder@compoinc.com))  
Michele Compo, Compo Builders, Inc. ([michele@compoinc.com](mailto:michele@compoinc.com))  
Heather Gendron, Spalding DeDecker Associates, Inc. ([HGendron@sda-eng.com](mailto:HGendron@sda-eng.com))  
Barb McBeth, City Planner ([bmcbeth@cityofnovi.org](mailto:bmcbeth@cityofnovi.org))  
Rick Meader, City of Novi Landscape Architect ([rmeader@cityofnovi.org](mailto:rmeader@cityofnovi.org))  
Angela Sosnowski, City of Novi Community Development Bond Coordinator  
[asosnowski@cityofnovi.org](mailto:asosnowski@cityofnovi.org))

Attachments: Figure 1. Proposed Plot Plan  
Figure 2. Current Tree List  
Woodland Tree Replacement Chart

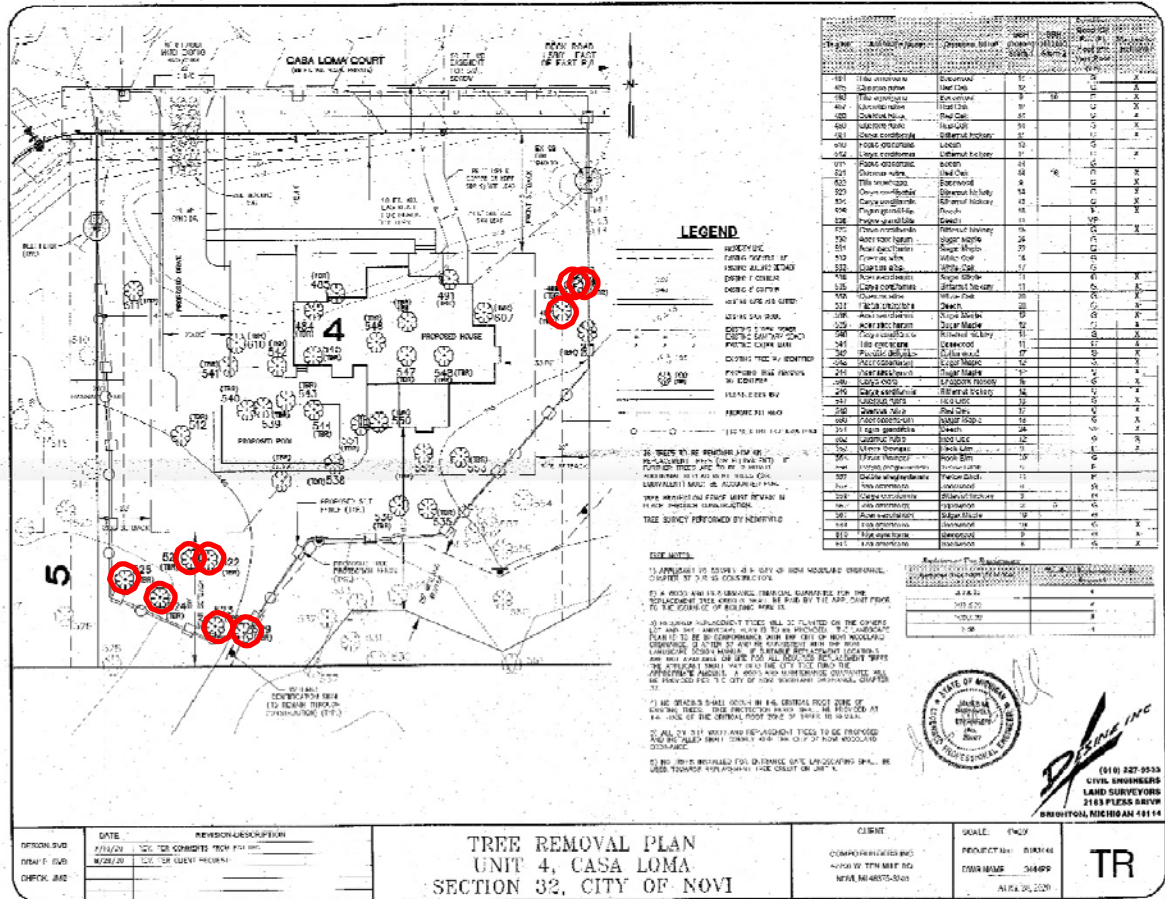


Figure 1. Proposed Plot Plan. Nine (9) additional tree removal are indicated in red.

PHASE 2 – CASA LOMA LOT 4 REMOVALS  
 (9-22-2020)

(26 Trees REQUIRING 47 CREDITS)  
 = PREVIOUSLY APPROVED  
 By PLANNING COMMISSION  
 9/12/2020

= "PHASE 2" ADDITIONAL  
 REMOVAL  
 REQUEST.  
 CREDITS (9 Trees  
 REQUIRING  
 19 CREDITS)

Tag No.	Scientific Name	Common Name	DBH (inches) Stem 1	DBH (inches) Stem 2	Condition Good (G); Fair (F); Poor (P); Very Poor (VP)	Marked for Removal
484	Tilia americana	Basswood	14		G	X
485	Quercus rubra	Red Oak	12		G	X
486	Tilia americana	Basswood	9	10	F	X
487	Quercus rubra	Red Oak	12		G	X
488	Quercus rubra	Red Oak	14		G	X
489	Quercus rubra	Red Oak	14		G	X
491	Carya cordiformis	Bitternut hickory	11		G	X
510	Fagus grandifolia	Beech	10		G	
512	Carya cordiformis	Bitternut hickory	11		G	X
514	Fagus grandifolia	Beech	14		G	
521	Quercus rubra	Red Oak	14	16	G	X
522	Tilia americana	Basswood	9		G	X
523	Carya cordiformis	Bitternut hickory	14		G	X
524	Carya cordiformis	Bitternut hickory	13		G	X
525	Fagus grandifolia	Beech	18		F	X
528	Fagus grandifolia	Beech	11		VP	
529	Carya cordiformis	Bitternut hickory	15		G	X
530	Acer saccharum	Sugar Maple	28		G	
531	Acer saccharum	Sugar Maple	22		G	
532	Quercus alba	White Oak	18		G	
533	Quercus alba	White Oak	17		G	
534	Acer saccharum	Sugar Maple	11		G	X
535	Carya cordiformis	Bitternut hickory	11		G	X
536	Quercus alba	White Oak	20		G	X
537	Fagus grandifolia	Beech	28		G	X
538	Acer saccharum	Sugar Maple	12		G	X
539	Acer saccharum	Sugar Maple	12		G	X
540	Carya cordiformis	Bitternut hickory	11		G	X
541	Tilia americana	Basswood	11		G	X
542	Populus deltoides	Cottonwood	17		G	X
543	Acer saccharum	Sugar Maple	12		G	X
544	Acer saccharum	Sugar Maple	14		G	X
545	Carya ovata	Shagbark hickory	16		G	X
546	Carya cordiformis	Bitternut hickory	12		G	X
547	Quercus rubra	Red Oak	13		G	X
548	Quercus rubra	Red Oak	17		G	X
550	Acer saccharum	Sugar Maple	13		G	X
551	Fagus grandifolia	Beech	24		VP	X
552	Quercus rubra	Red Oak	12		G	X
553	Ulmus thomasii	Rock Elm	9		G	X
554	Ulmus thomasii	Rock Elm	10		G	
556	Betula alleghaniensis	Yellow Birch	9		P	
557	Betula alleghaniensis	Yellow Birch	11		P	
558	Tilia americana	Basswood	9		G	
559	Carya cordiformis	Bitternut hickory	9		G	
560	Tilia americana	Basswood	9	9	G	
561	Acer saccharum	Sugar Maple	16		G	
584	Tilia americana	Basswood	10		G	X
610	Tilia americana	Basswood	9		G	X
611	Tilia americana	Basswood	8		G	X

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Figure 2. Current Tree List. Tree approved for removal by Planning Commission on August 12, 2020 are indicated in yellow. Additional tree removals per the current Plan are indicated in pink (9 additional tree removals requiring 19 Woodland Replacement Credits).

### 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