

# MEMORANDUM



**TO:** MEMBERS OF THE PLANNING COMMISSION  
**FROM:** CHRISTIAN CARROLL, PLANNER  
**SUBJECT:** 47755 CASA LOMA COURT WOODLAND PERMIT  
**DATE:** AUGUST 2, 2022

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The applicant, Ryan Schrieber, seeks approval of a Woodland Use Permit, PWD22-0009, to remove nineteen regulated woodland trees ranging in size from 9 to 37 inches diameter-at-breast-height (DBH) from a lot located at 47755 Casa Loma Court, also known as Lot 5 in Casa Loma. The site 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 Montebello Estates in 2014 and approved a Woodland Use Permit for the development. The applicant is requesting the removal of nineteen regulated woodland trees in order to plant alternative landscape plantings.

The City's Environmental Consultant reviewed the request and prepared a review letter dated July 12, 2022. Based on the plans provided, the applicant is proposing to remove nineteen regulated woodland trees within an area mapped as city-regulated woodland. The applicant is no longer requesting to remove Tree #422, which is a 24-inch regulated tree that would require three woodland replacement credits. Therefore, forty three 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 the previously approved Woodland Use Permit, 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 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.**

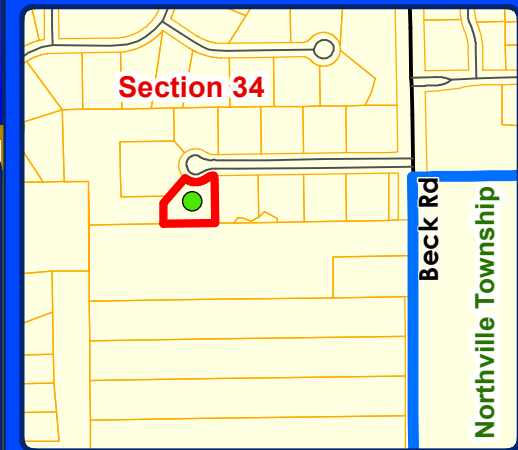
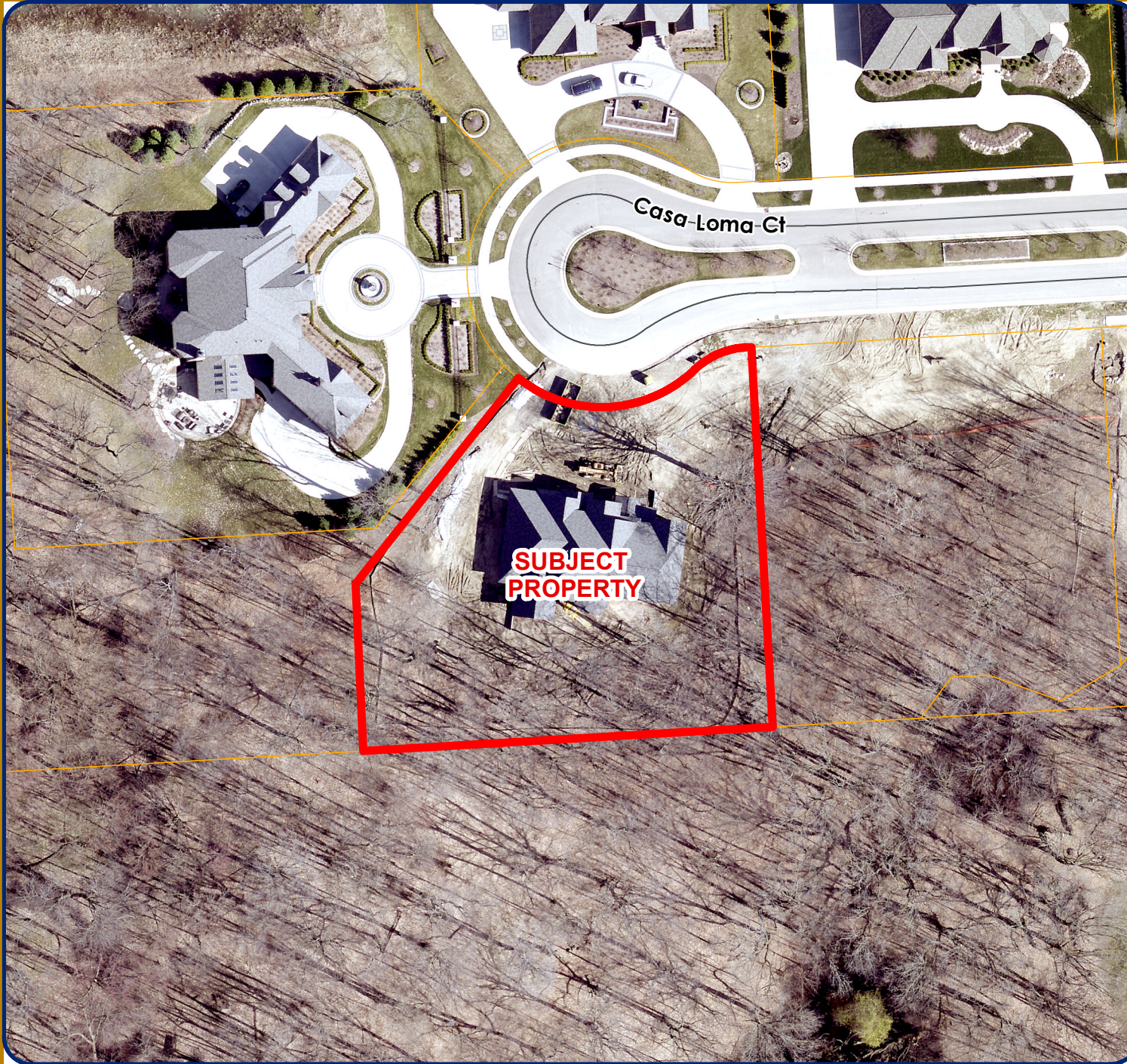
**SUGGESTED MOTION:**

**To approve Woodland Use Permit, PWD22-0009, for the removal of nineteen regulated woodland trees within an area mapped as City Regulated Woodland on Lot 5 of Casa Loma for the planting of alternative landscape plantings. 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

# 4775 CASA LOMA 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: 8/2/22  
Project: 4775 CASA LOMA CT  
Version #: 1



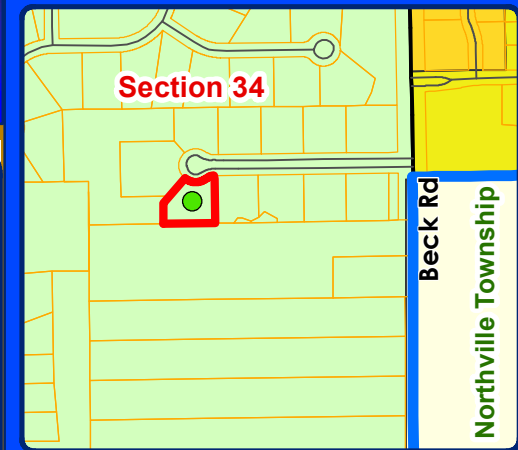
1 inch = 76 feet



### 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.

# 4775 CASA LOMA COURT WOODLAND PERMIT ZONING



**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

Map Author: Christian Carroll  
Date: 8/2/22  
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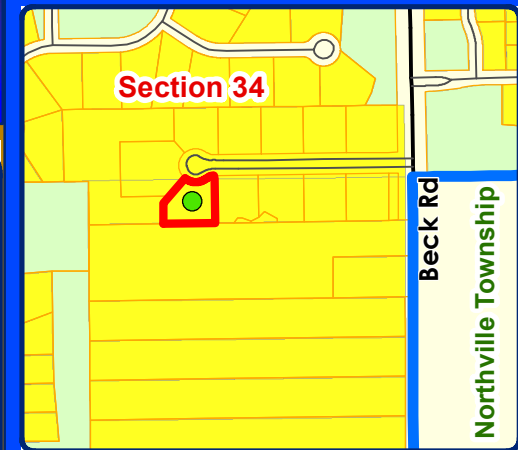
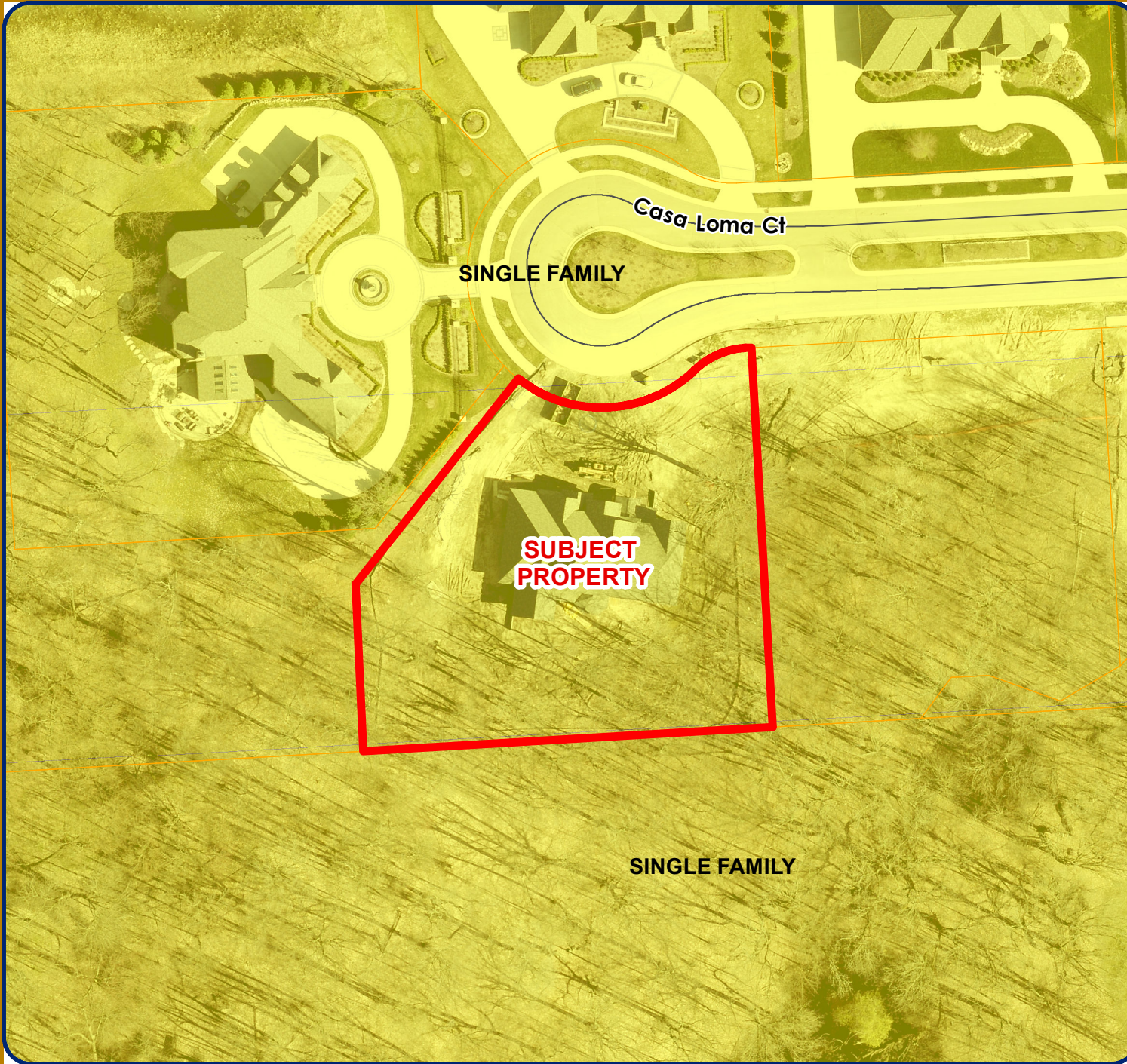
0 15 30 60 90 Feet  
1 inch = 76 feet

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# 4775 CASA LOMA COURT 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

Map Author: Christian Carroll  
Date: 8/2/22  
Project: 4775 CASA LOMA CT  
Version #: 1

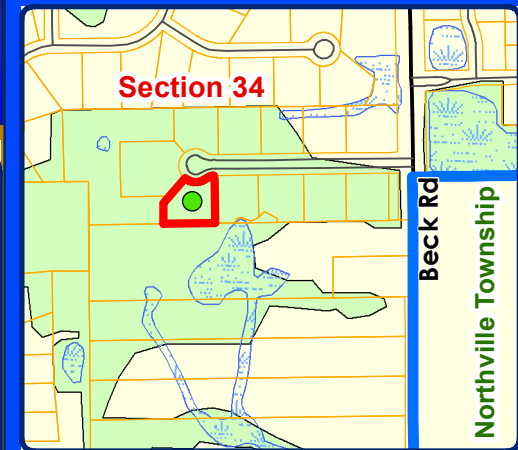
0 15 30 60 90 Feet  
1 inch = 76 feet

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# 4775 CASA LOMA COURT 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)

Map Author: Christian Carroll  
Date: 8/2/22  
Project: 4775 CASA LOMA CT  
Version #: 1

0 15 30 60 90 Feet  
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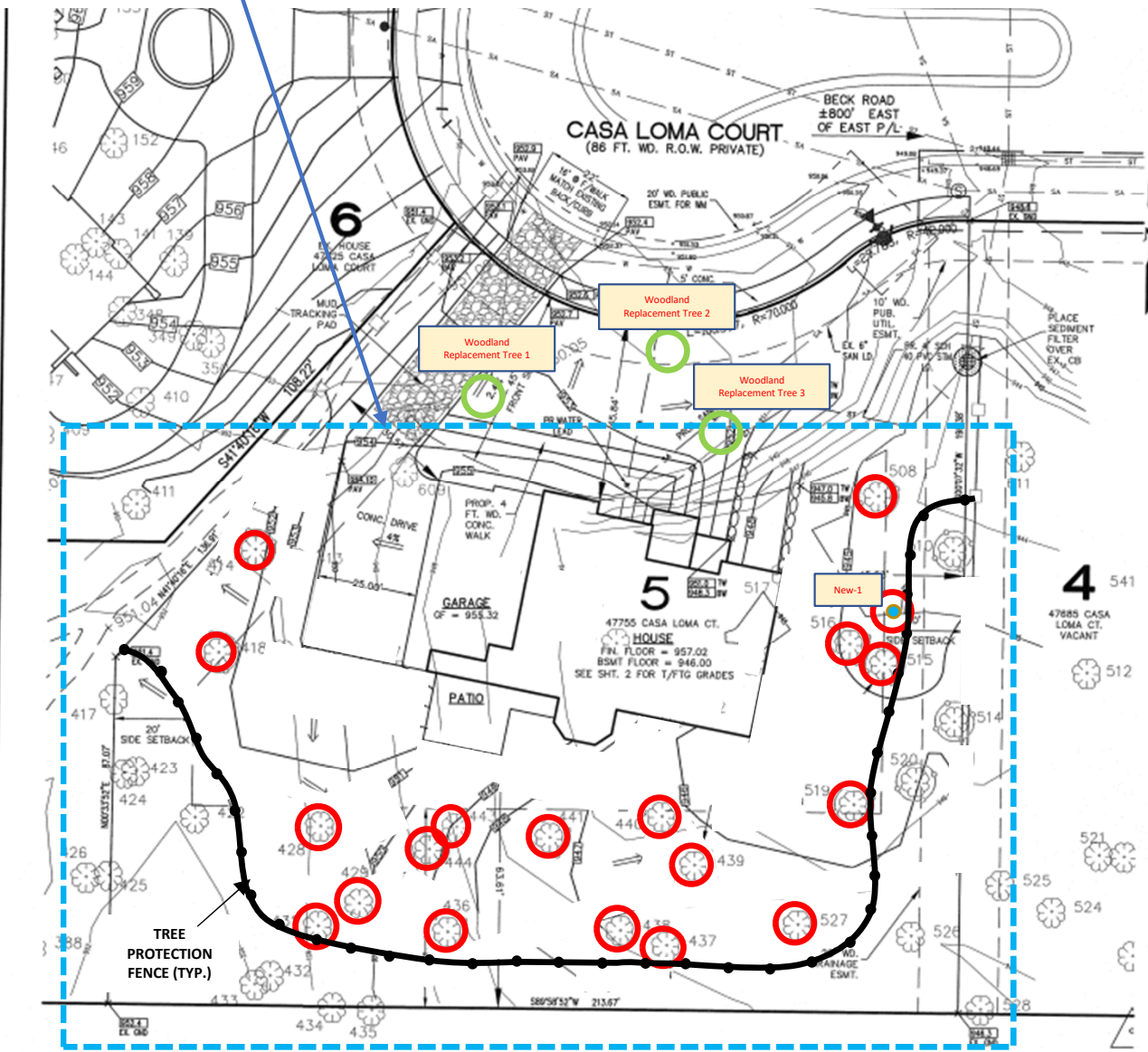
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**PLOT PLAN**



# Full Plot Plan - see zoomed detail next page



Unit 5 of "Casa Loma," a part of the Southeast 1/4 and South 1/2 of the Northeast 1/4 of Section 32, Town 1 North, Range 8 East, Novi Township, Oakland County, Michigan, according to the Master Deed thereon, as recorded in Liber 48377, Page 749, Oakland County Records, as amended, if any, and designated as Oakland County Condominium Subdivision File No. 2125.

### NOTES

- 1) Construction of the Casa Loma Site Condominium Development has not been completed. The plot plan was developed based on and in compliance with the construction plans for the Casa Loma Development.
- 2) Benchmarks are from the Casa Loma site condominium Development.
- 3) All work to comply with current City of Novi requirements.
- 4) Sump discharge shall be 4" dia. SCH. 40 PVC of 2% slope, Minimum.
- 5) Water lead shall be min. 1" dia. Type K copper or HDPE SDR 9.
- 6) Sanitary lead shall be 6" dia. SDR 23.5 of 2% slope, Minimum.
- 7) Drive shall be 22' wide at book of curb and 16' wide at face of walk.
- 8) Tree protection fence to be installed around trees to remain.
- 9) Construct 1" dia. Nyloplast bolls with walled cover (or equivalent) over field located existing storm lead.

BENCHMARK #1 U.S.G.S. ELEV. = 937.01  
RAILROAD SPIKE SET IN NORTHEAST SIDE OF POWER POLE 50' WEST C/L BECK @ E/W 1/4 LINE (1.0 A/L) (CITY OF NOVI BENCHMARK #2341 & #2325 WERE USED TO DETERMINE THE BASIS OF THE PROJECT DATUM. S&D PROJECT DATUM IS 0.00' HIGHER THAN ABOVE MENTIONED BENCHMARKS)

BENCHMARK #2 U.S.G.S. ELEV. = 936.62  
LAG BOLT SOUTH SIDE OF POWER POLE 56' WEST C/L BECK 210' SOUTH OF NORTH PROPERTY LINE (1.2 A/L) (CITY OF NOVI BENCHMARKS #2341 & #2325 WERE USED TO DETERMINE THE BASIS OF THE PROJECT DATUM. S&D PROJECT DATUM IS 0.00' HIGHER THAN ABOVE MENTIONED BENCHMARKS)

BENCHMARK #202  
TOP OF STEAKER ON NORTHEAST SIDE OF HYDRANT LOCATED 134 FEET EAST OF THE NORTHWEST CORNER OF UNIT 2.  
ELEVATION = 935.71

BENCHMARK #204  
SPRING IN THE NORTHEAST SIDE OF AN UTILITY POLE, LOCATED 336 FEET EAST OF NORTHEAST CORNER OF UNIT 1.  
ELEVATION = 926.91

SEE SHEET 2 FOR TREE SCHEDULE

NOTE: REFER TO LANDSCAPING PLANS BY GREAT OAKS FOR LANDSCAPING IN 31.5' WD. LANDSCAPING EASEMENT, COMMON AREA EAST OF UNIT 1, AND REAR YARD OF UNIT 1.

### LEGEND

- PROPERTY LINE
- - - EXISTING EASEMENT LINE
- EXISTING BUILDING SETBACK
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- EXISTING CURB AND OUTER
- EXISTING SPOT GRADE
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATER MAIN
- EXISTING TREE W/ IDENTIFIER
- PROPOSED DRIVEWAY
- PROPOSED 1' CONTOUR
- PROPOSED 5' CONTOUR
- DRAINAGE FLOW ARROWS
- PROPOSED SILT FENCE/LIMITS OF CONSTRUCTION
- PROPOSED SPOT ELEVATIONS
- PROPOSED TREE PROTECTION FENCE



DESIGN: SVB	DATE	REVISION-DESCRIPTION
DRAFT: SVB	4-12-19	REV. TREE REPLACEMENT PER ECT
CHECK: JMB		

## PLOT PLAN UNIT 5, CASA LOMA SECTION 32, CITY OF NOVI

CLIENT:	SCALE: 1"=20'
COMPO BUILDERS INC. 42700 W. TEN MILE RD. NOVI, MI 48375-3203	PROJECT No.: 9193598 DWG NAME: 3598 PP
	MAY 7, 2019

# PP1

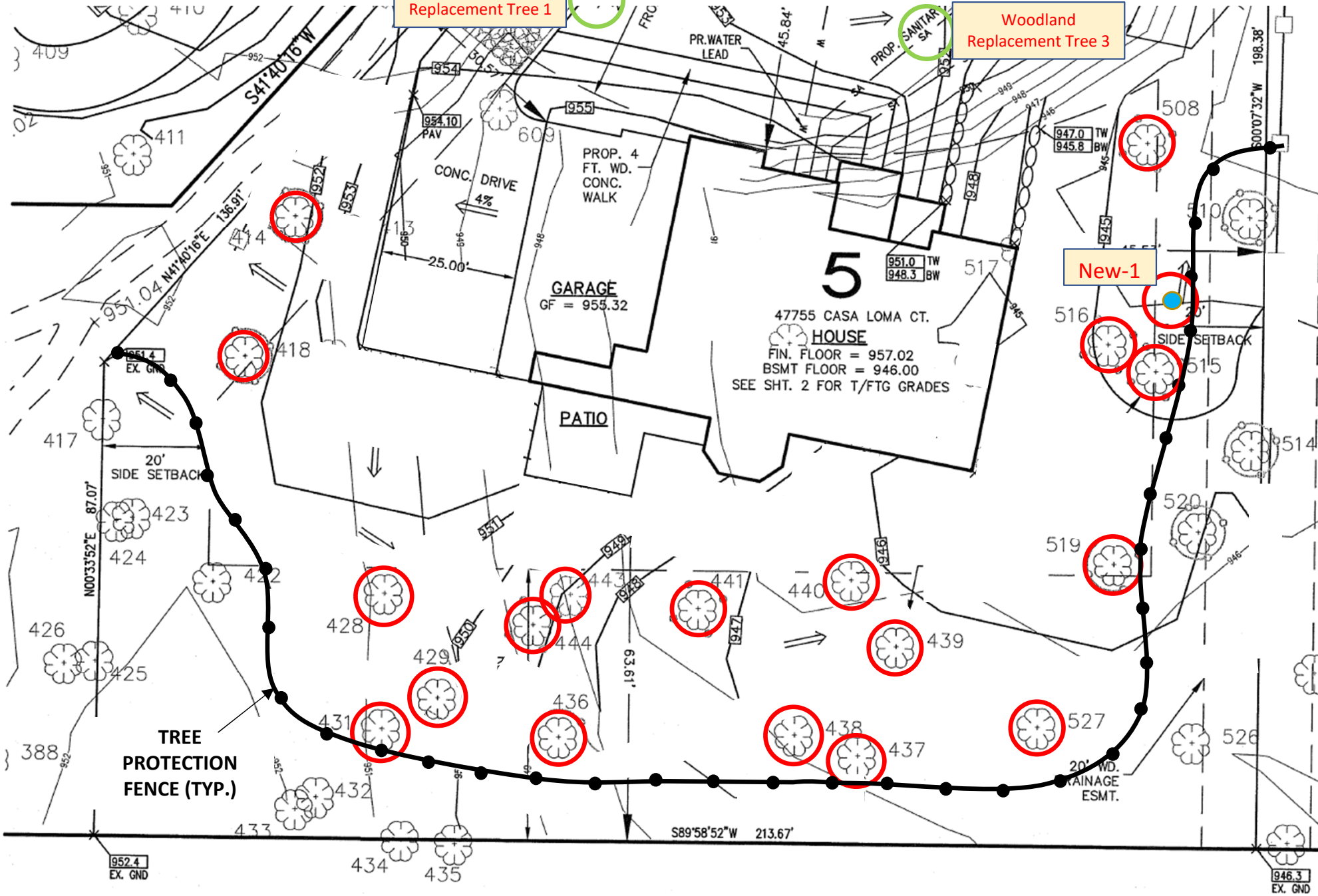
# Zoomed Detail - Plot Plan

Woodland Replacement Tree 2

Woodland Replacement Tree 1

Woodland Replacement Tree 3

New-1



**Tree Removal List**

	Tree ID	Species	Request	Size - Diameter (dbh) - inches	Woodland Replacements Required
1	414	Not provided	Cut/Remove	19	2.00
2	418	Not provided	Cut/Remove	10/14/18	5.00
3	428	Not provided	Cut/Remove	17	2.00
4	429	Not provided	Cut/Remove	21	3.00
5	431	Not provided	Cut/Remove	19	2.00
6	436	Not provided	Cut/Remove	12	2.00
7	437	Not provided	Cut/Remove	17	2.00
8	438	Not provided	Cut/Remove	19.5	2.00
9	439	Not provided	Cut/Remove	11	2.00
10	440	Not provided	Cut/Remove	15/18	4.00
11	441	Not provided	Cut/Remove	13	2.00
12	443	Not provided	Cut/Remove	10.5	1.00
13	444	Not provided	Cut/Remove	10	1.00
14	508	Not provided	Cut/Remove	37	4.00
15	515	Not provided	Cut/Remove	13	2.00
16	516	Not provided	Cut/Remove	12	2.00
17	519	Not provided	Cut/Remove	17	2.00
18	527	Not provided	Cut/Remove	17	2.00
19	New-1	Not provided	Cut/Remove	9	1.00

**Total Woodland Replacements Required      43.00**

**Tree Replacement List**

1	Woodland Replacement Tree 1	Flowering Dogwood (cornus florida)	Add	>2.5	-1 (credit)
2	Woodland Replacement Tree 2	Flowering Dogwood (cornus florida)	Add	>2.5	-1 (credit)
3	Woodland Replacement Tree 3	Flowering Dogwood (cornus florida)	Add	>2.5	-1 (credit)

**Remaining Woodland Replacements Required      40.00**

**Tree Removal List**

	Tree ID	Request	Overall Tree Condition	Root bed Condition	Canopy Condition	Regulated / Exempt Status	Size - Diameter (dbh) - inches	Woodland Replacements Required
1	414	Cut/Remove	fair	fair: construction grading damage, split trunk bark	fair: 20% dieback/decline	Regulated	19	2.00
2	418	Cut/Remove	fair	fair: construction grading damage	fair: 20% dieback/decline	Regulated	10/14/18	5.00
3	428	Cut/Remove	fair	fair: construction grading damage	good	Regulated	17	2.00
4	429	Cut/Remove	fair	fair: construction grading damage	fair: 15% dieback/decline	Regulated	21	3.00
5	431	Cut/Remove	fair	fair: construction grading damage	good	Regulated	19	2.00
6	436	Cut/Remove	fair	fair: construction grading damage	good	Regulated	12	2.00
7	437	Cut/Remove	fair	fair: construction grading damage	fair: 15% dieback/decline	Regulated	17	2.00
8	438	Cut/Remove	fair	fair: construction grading damage	fair: 20% dieback/decline	Regulated	19.5	2.00
9	439	Cut/Remove	fair	fair: construction grading damage	fair: 30% dieback/decline	Regulated	11	2.00
10	440	Cut/Remove	fair	fair: construction grading damage	fair: 30% dieback/decline	Regulated	15/18	4.00
11	441	Cut/Remove	poor	fair: construction grading damage	poor: 70% dieback/decline	Regulated	13	2.00
12	443	Cut/Remove	very poor	fair: construction grading damage	very poor: 100% dieback/decline	Regulated	10.5	1.00
13	444	Cut/Remove	fair	fair: construction grading damage	good: 10% dieback/decline	Regulated	10	1.00
14	508	Cut/Remove	fair	fair: construction grading damage	poor: 40% dieback/decline	Regulated	37	4.00
15	515	Cut/Remove	fair	fair: construction grading damage, split trunk bark	fair: 15% dieback/decline	Regulated	13	2.00
16	516	Cut/Remove	poor	fair: construction grading damage	poor: 70% dieback/decline	Regulated	12	2.00
17	519	Cut/Remove	fair	fair: construction grading damage	fair: 15% dieback/decline	Regulated	17	2.00
18	527	Cut/Remove	poor	good	poor: 70% dieback/decline	Regulated	17	2.00
19	New-1	Cut/Remove	very poor	fair: construction grading damage, split trunk bark	very poor: 80% dieback/decline	Regulated	9	1.00

**Total Woodland Replacements Required 43.00**

**Tree Replacement List**

1	Woodland Replacement Tree 1 (Cornus florida)	Add	Will meet all ordinance requirements (>2.5" diameter, nursery grown, inspected, unscarred, mulched, >10 feet from structures, etc.)	-1 (credit)
2	Woodland Replacement Tree 2 (Cornus florida)	Add	Will meet all ordinance requirements (>2.5" diameter, nursery grown, inspected, unscarred, mulched, >10 feet from structures, etc.)	-1 (credit)
3	Woodland Replacement Tree 3 (Cornus florida)	Add	Will meet all ordinance requirements (>2.5" diameter, nursery grown, inspected, unscarred, mulched, >10 feet from structures, etc.)	-1 (credit)

**Remaining Woodland Replacements Required 40.00**

**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 / Emily Hanson, Area Manager  
Davey Resource Group

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

**Date:** July 13, 2022

**RE:** 47755 Casa Loma Ct - Single Family Residential Plot Plan for proposed removal of 20 regulated trees  
Woodland Review #2 – PWD22-0009

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Davey Resource Group, Inc. (DRG) has conducted a review of the revised Single Family Residential Plot Plan for 47755 Casa Loma Ct (received date: 06/30/2022). The revised plan proposes the removal of twenty (20) trees. DRG reviewed the Plot Plan for conformance with the City of Novi’s Woodland Protection Ordinance (Chapter 37). The **site contains City of Novi Regulated Woodlands** – see Figure 1.

**Recommendation:**

DRG **recommends conditional approval** of the Plot Plan for 47755 Casa Loma Ct contingent upon addressing the woodland review comments. The Woodland Permit **requires Planning Commission approval**.

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))	NO

**Woodland Review Comments**

1. **The entire parcel is within a City-regulated woodland (see Figure 1).** Trees regulated by Chapter 37 include those that are 8-inches or greater DBH (diameter at breast height, 4.5-feet above existing grade) located within a regulated woodland and any tree 36-inches or greater DBH, irrespective of whether it is located in a regulated woodland.
2. The applicant proposes the removal of the following regulated trees due to damage suffered during the construction of the home (see site photos).

Tree ID	Species	Size – Diameter (DBH)	Woodland Replacements Required
414	Not provided	19"	2
418	Not provided	10"/14"/18"	5
422	Not provided	24"	3
428	Not provided	17"	2
429	Not provided	21"	3
431	Not provided	19"	2
436	Not provided	12"	2
437	Not provided	17"	2
438	Not provided	19.5"	2
439	Not provided	11"	2
440	Not provided	15/18"	4
441	Not provided	13"	2
443	Not provided	10.5"	1
444	Not provided	10"	1
508	Not provided	37"	4
515	Not provided	13"	2
516	Not provided	12"	2
519	Not provided	17"	2
527	Not provided	17"	2
New-1	Not provided	9"	1
		<b>Total Woodland Replacements Required</b>	<b>46</b>

3. The applicant is required to provide **46 Woodland Replacement Credits** for the 20 regulated trees to be removed. They are proposing to plant 3 flowering dogwood (*Cornus florida*). **Revise plans to indicate how the remaining 43 woodland replacement credits will be satisfied.** Woodland replacement credits can be provided by:
  - a. Planting the woodland tree replacement credits on-site.
  - b. Payment to the City of Novi Tree Fund at a rate of \$400/woodland replacement credit.
  - c. Combination of on-site tree planting and payment into the City of Novi Tree Fund (\$400/woodland replacement credit).

4. **Replacement trees shall be Michigan native species.** A list of suitable species can be found attached to this letter. 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).
5. **Replacement trees should not be located** 1) within 10' of built structures or the edges of utility easements; 2) over underground structures/utilities or within their associated easements; 3) within the woodland conservation easement; and (4) within the critical root zone\* of any regulated woodland trees. 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.

*\* **Critical root zone (CRZ)** means a circular area around a tree with a radius measured to the tree's longest dripline radius plus one (1) foot.*

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



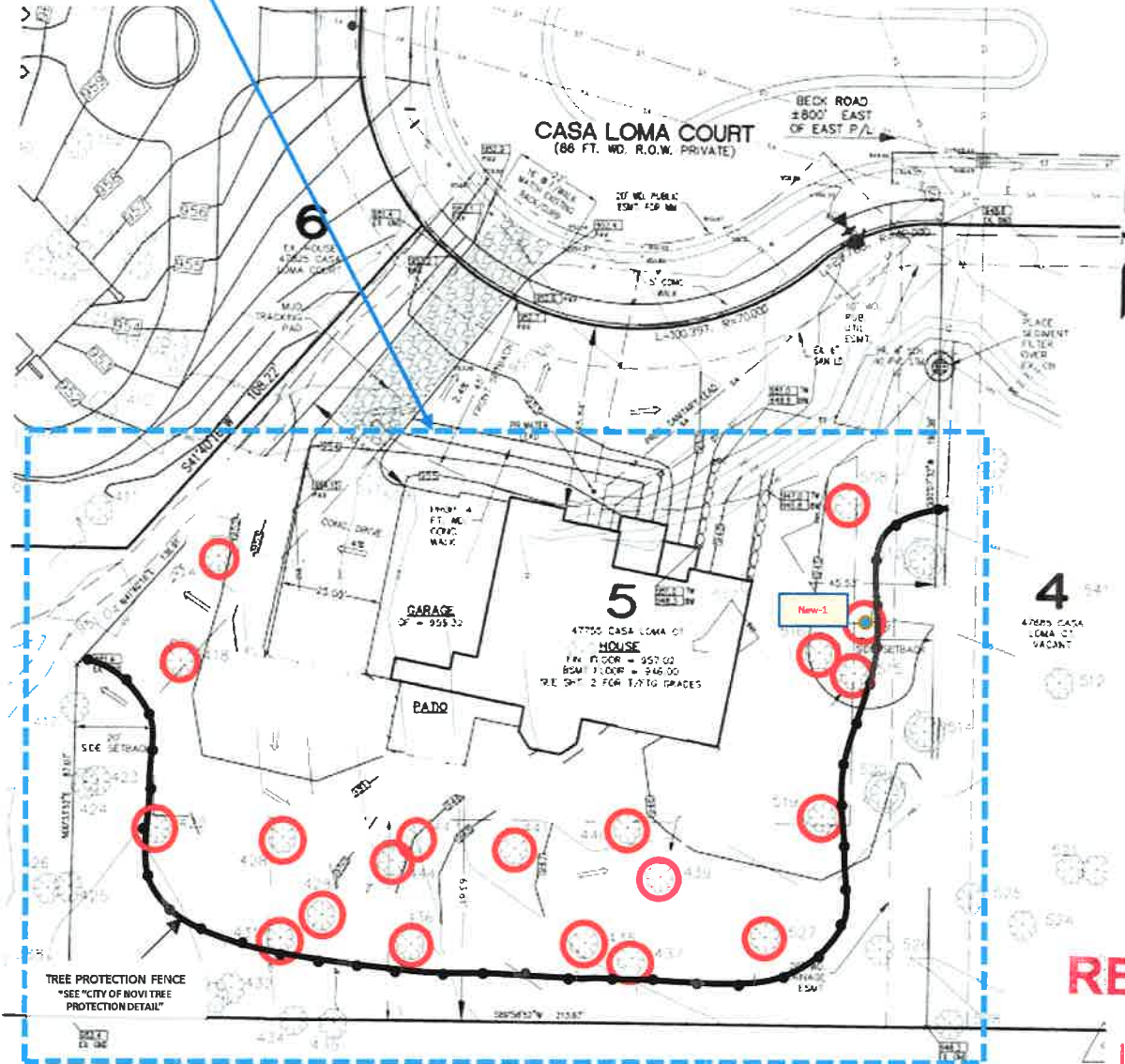


Figure 1. 47755 Casa Loma Ct  
City of Novi Woodland Map



Site Photos 6/1/2022

# Full Plot Plan - see zoomed detail next page



Line 1 of "Tree Line," a part of the Subdivision 1 & 2 and Subdiv 12 of the Northwest 1/4 of Section 22, Town 1 North, Range 3 East, Novi Township, Oakland County, Michigan, according to the Master Deed thereon, as recorded in Liber 88777, Page 741, Oakland County Records, as amended, if any, and designed as indicated. County Commission Subdivision File No. 2125.

### NOTES

- Construction of the Casa Loma Site Condominium Development has not been completed. The plot plan was developed based on and in compliance with the construction plans for the Casa Loma Development.
- Benchmarks are from the Casa Loma site condominium development.
- All work to comply with current City of Novi requirements.
- Sumc demogage shall be 4" dia SCH 40 PVC of 28' slope. Minimum.
- Water add shall be min. 1" dia Type K copper or MPE SDR 9.
- Sanitary lead shall be 6" dia SDR 23.5 of 28' slope. Minimum.
- Drive shall be 22" wide at back of curb and 18" wide at face of curb.
- Tree protection fence to be installed around trees to remain.
- Construct 1 dia hydrant cask with galvanized cover (or equivalent) over field located existing alarm lead.

SEE SHEET 2 FOR TREE SCHEDULE

NOTE: REFER TO LANDSCAPING PLANS BY GREAT OAKS FOR LANDSCAPING IN 21.5' W/O LANDSCAPING EASEMENT, COMMON AREA EAST OF UNIT 1, AND REAR YARD OF UNIT 1.

### LEGEND

- PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING BUILDING SETBACK
- EXISTING 1" CENTER
- EXISTING 5' CENTER
- EXISTING CURB AND GUTTER
- EXISTING SPOT GRADES
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATER MAIN
- EXISTING TREE W/ CENTER
- PROPOSED DRIVEWAY
- PROPOSED 1" CENTER
- PROPOSED 5' CENTER
- DRAINAGE FLOW ARROWS
- PROPOSED SET FENCE/LIMITS OF CONSTRUCTION
- PROPOSED SPOT ELEVATIONS
- PROPOSED TREE PROTECTION FENCE

RECEIVED

JUN 30 2022

CITY OF NOVI  
COMMUNITY DEVELOPMENT



DESIGN SVB	DATE	REVISION DESCRIPTION
DRAFT: SVB	4-12-19	REV. TREE REPLACEMENT PER ECT
CHECK: JWB		

PLOT PLAN  
UNIT 5, CASA LOMA  
SECTION 32, CITY OF NOVI

CLIENT  
COMPO BUILDERS INC  
42700 WY TEN MILE RD  
NOVI, MI 48375-3203

SCALE: 1"=20'  
PROJECT No. 9183508  
DWG NAME 3598 PP  
MAY 7, 2019

PP1

PND22-0009

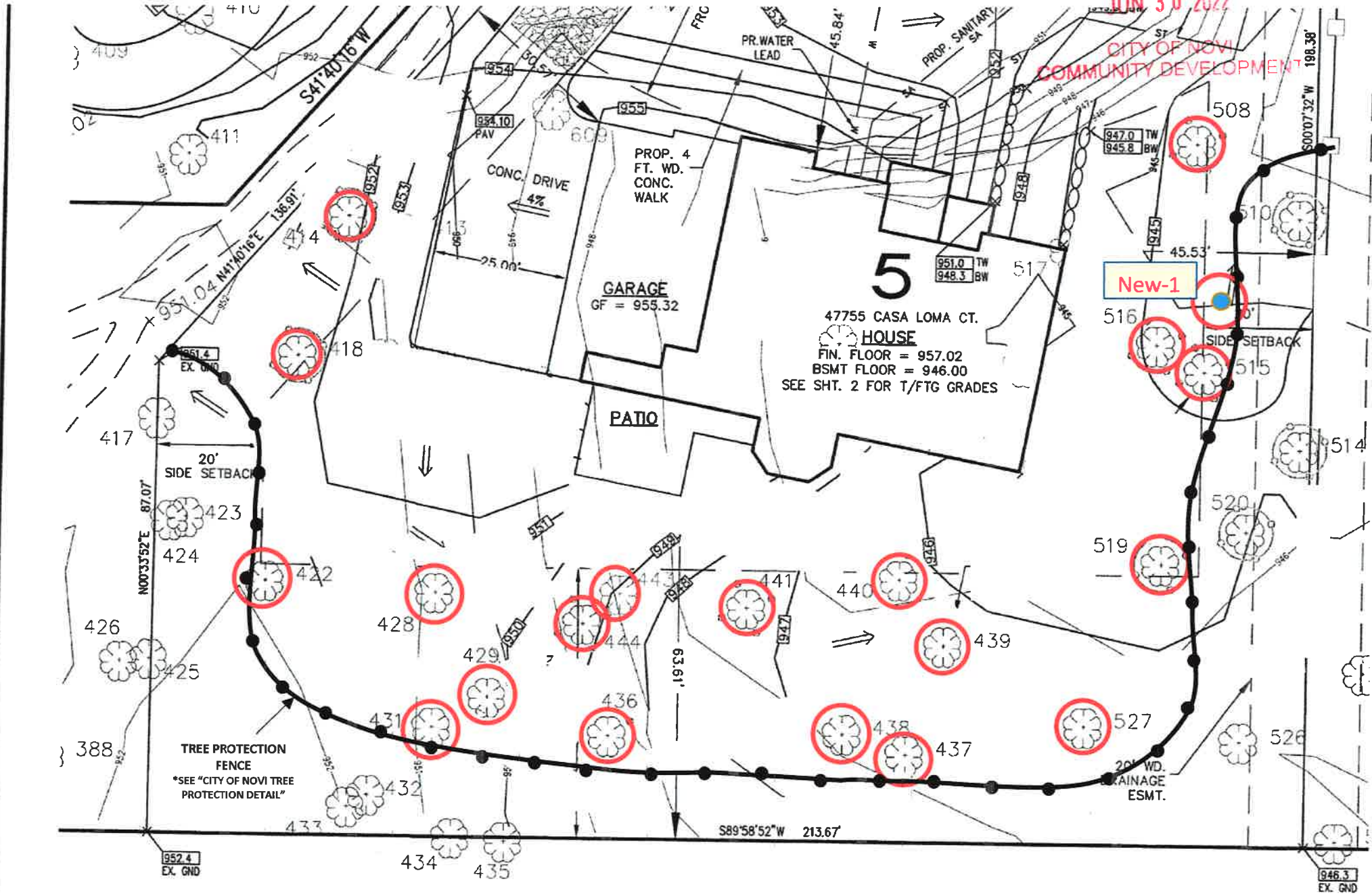
PB219-0344

Detailed tree plan

RECEIVED

JUN 30 2022

CITY OF NOVI  
COMMUNITY DEVELOPMENT



PND22-0009 PBR19-0344

Specific tree notes:

- 15 of the 20 trees included were previously identified by the City as having root damage due to construction grading on the attached letter dated Sept 20, 2021.
- Tree 527 appears to be in a dying state due to natural causes. No clear construction grading damage is evident.
- Tree "New-1" is a previously unnumbered tree that exceeds 8" dbh diameter.

Plot Plan Detail:

- Trees to be removed have been highlighted on the attached plot plan
- Tree protection fencing is indicated on the plan around all trees to be preserved in order to protect them from tree removal equipment.
- Tree protection fencing is marked on the plot plan to meet the City's Tree Protection Fence Detail (extending 1 foot beyond the dripline of protected trees. With appropriate construction and signage)

Tree replacements:

- Three (3) replacement trees will be planted as marked on the attached landscaping plan:
  - Cornus Florida rubra – Flowering Dogwood

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PWD22-0009

PBR19-0344

Tree ID	Overall Tree Condition	Root bed Condition	Canopy Condition	Regulated / Exempt Status	Size (dbh) inches	Replacement Credits
414	fair	fair: construction grading damage, split trunk bark	fair: 20% dieback/decline	Regulated	19	2.00
418	fair	fair: construction grading damage	fair: 20% dieback/decline	Regulated	10/14/18	5.00
422	fair	fair: construction grading damage	fair: 15% dieback/decline	Regulated	24	3.00
428	fair	fair: construction grading damage	good	Regulated	17	2.00
429	fair	fair: construction grading damage	fair: 15% dieback/decline	Regulated	21	3.00
431	fair	fair: construction grading damage	good	Regulated	19	2.00
436	fair	fair: construction grading damage	good	Regulated	12	2.00
437	fair	fair: construction grading damage	fair: 15% dieback/decline	Regulated	17	2.00
438	fair	fair: construction grading damage	fair: 20% dieback/decline	Regulated	19.5	2.00
439	fair	fair: construction grading damage	fair: 30% dieback/decline	Regulated	11	2.00
440	fair	fair: construction grading damage	fair: 30% dieback/decline	Regulated	15/18	4.00
441	poor	fair: construction grading damage	poor: 70% dieback/decline	Regulated	13	2.00
443	very poor	fair: construction grading damage	very poor: 100% dieback/decline	Regulated	10.5	1.00
444	fair	fair: construction grading damage	good: 10% dieback/decline	Regulated	10	1.00
508	fair	fair: construction grading damage	poor: 40% dieback/decline	Regulated	37	4.00
515	fair	fair: construction grading damage, split trunk bark	fair: 15% dieback/decline	Regulated	13	2.00
516	poor	fair: construction grading damage	poor: 70% dieback/decline	Regulated	12	2.00
519	fair	fair: construction grading damage	fair: 15% dieback/decline	Regulated	17	2.00
527	poor	good	poor: 70% dieback/decline	Regulated	17	2.00
New-1	very poor	fair: construction grading damage, split trunk bark	very poor: 80% dieback/decline	Regulated	9	1.00

Tree Diameters + condition as of June 30, 2022

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PIND22-0009 PBR19-0344

# Client Review: 03.15.22

Schrieber Residence

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Lawn

*all summer Hydrangea  
Columnar oak*

- 3 Cornus f. 'Rubra' (2.5" Cal.), Dogwood
- 12 Pennisetum 'Hamel' (2 Gal.), Dwarf Fountain Grass
- 24 Rosa 'Oso Easy Pink' (3 Gal.), Rose

Lawn

Stone retaining wall.

- 21 Rudbeckia 'Goldstrum' (1 Gal.), Black Eye Susan
- 14 Pennisetum 'Hamel' (2 Gal.), Dwarf Fountain Grass
- 21 Physocarpus 'Little Devil' (3 Gal.), Ninebark
- 22 Hakonechola 'Aureola' (1 Gal.), Japanese Forest Grass
- 16 Ruha 'Grow Low' (3 Gal.), Grow Low Sumac

38 Vinca m. (Flat.) GC

- 118 Buxus 'Green Velvet' (3 Gal.), Boxwood
- 1 Acer p. 'Blood Good' (2.5" Cal.), Japanese Maple
- 26 Nepeta 'Walkers Low' (1 Gal.), Cat Mint
- 38 Hydrangea 'Little Lime' (3 Gal.), Hydrangea
- 1 Fagus s. 'Purple Weeping' (2.5" Cal.), Beech
- 15 Taxus 'Wardii' (24" Hgt.), Yew

Gravel Maintenance Strip.

- 3 Ilex v. 'Berry Heavy' (3 Gal.), Holly

Driveway

Porch

Residence

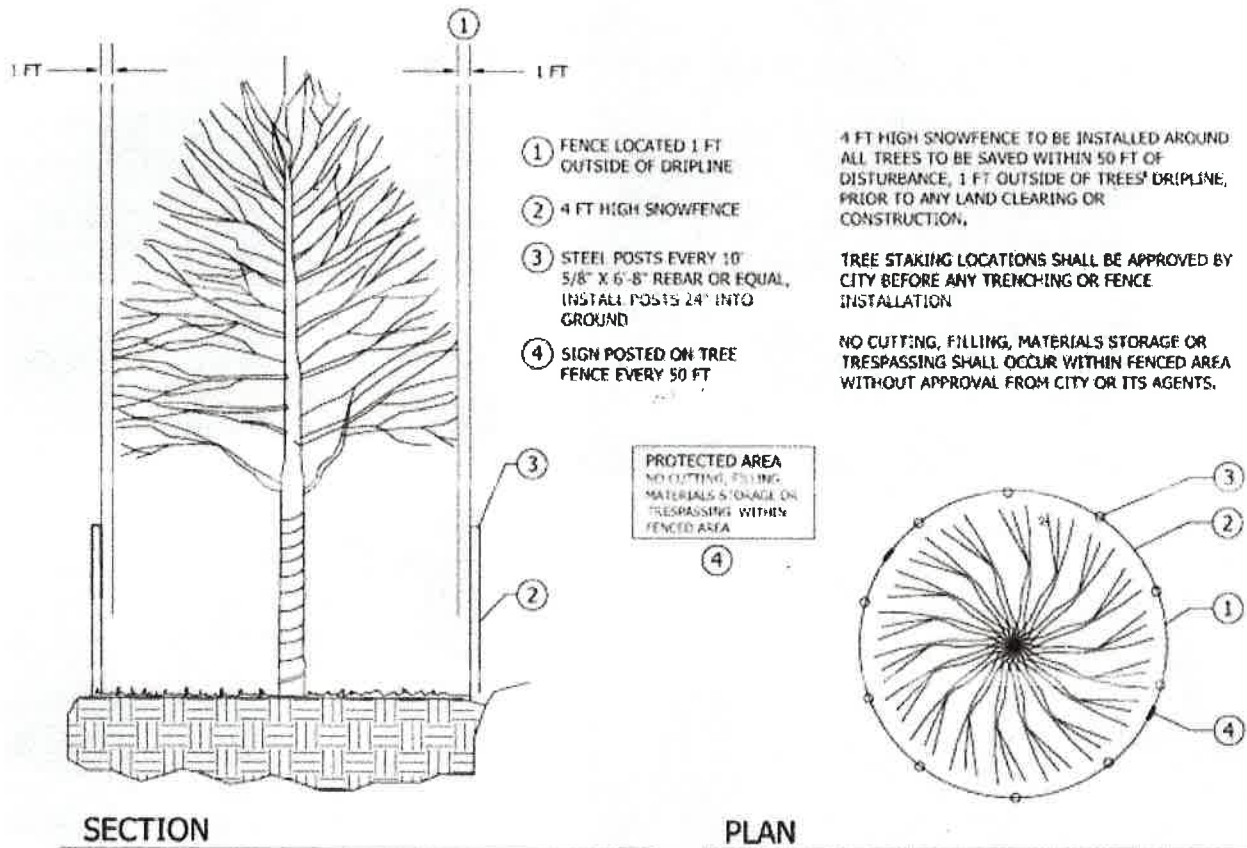
Lawn

Modify swale as needed to move water  
away from house foundation.

Covered Patio

Hot tub - cut grade

PWD22-0009 PBR19-0344



**CITY OF NOVI TREE PROTECTION DETAIL**

NOT TO SCALE

**Figure 2. Tree Protection Fence Detail  
 City of Novi**

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PWD22-0009 PB22-0344



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CITY OF NOVI  
RESPONSE FORM

47755 CASA LOMA COURT (LOT 5 CASA LOMA), PWD22-0009 FOR A WOODLAND USE 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](mailto: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](mailto: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:

many of the trees are dead and a hazard for all of us.

SIGNATURE: Vanessa Konja

PRINT NAME: Vanessa Konja

ADDRESS: 47685 Casa Loma Northville, MI 48167

\*\*\*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).\*\*\*