

MEMORANDUM



TO: MEMBERS OF THE PLANNING COMMISSION
FROM: CHRISTIAN CARROLL, PLANNER
SUBJECT: 24190 TRAFALGAR COURT WOODLAND PERMIT
DATE: MAY 2, 2022

The applicant, Kensington Family Homes, seeks approval of a Woodland Use Permit, PBR22-0054, to remove forty-two regulated woodland trees ranging in size from 8 to 29 inches diameter-at-breast-height (DBH) from a lot located at 24190 Trafalgar Court. The site is located east of Beck Road and south of Ten Mile Road in Section 28 of the City. The site is one of two adjacent sites (24191 Trafalgar Ct) being reviewed and considered for woodland permit approval. The site is adjacent to Trafalgar Park Subdivision, which was constructed in the late 1990s. The applicant is requesting the removal of forty-two regulated woodland trees in order to build a single-family structure on the lot.

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

The proposed removals have no impact on any previous agreements for the lot. It should also be noted that the proposed removals are not located within any recorded conservation or preservation easements that abut and encroach onto the property. Please refer to the Environmental Consultant's review letter for additional information.

Per the City of Novi's Woodland Ordinance, where a proposed activity (i.e., home construction) does not otherwise require site plan or plat approval, the granting or denying of the (woodland) use permit shall be the responsibility of the Planning Commission. The applicant shall obtain approval of the Plan from Planning Commission prior to issuance of any permits. The Planning Commission is asked to hold the public hearing and either approve or deny the requested woodland removal permit.

Section 37-26 of the Woodland Protection Ordinance states the following:

(b) Where a final subdivision plat or a final site development plan which includes activities regulated by this chapter has been reviewed and approved by the city in conformance with the requirements of this chapter, such approval together with any additional terms and conditions attached thereto shall be considered to have completed the requirements for a permit under this chapter which shall then be issued by the city.

(c) Unless the requirements of this chapter can be satisfied by the setting aside without encroachment of sufficient woodland areas, the developer of a single-family residential

subdivision plat or single-family residential site condominium shall, as a part of use permit approval under this article, designate building areas for all structures and impervious surfaces on each subdivision lot or site condominium unit. Once such building areas have been approved and made a part of the use permit, no additional woodland use permit shall be required for the erection of structures within such a building area. **Activities on a subdivision lot or site condominium unit that extend beyond the confines of such a designated building or impervious area shall require an additional approval pursuant to this chapter, which shall only be approved when it is not otherwise feasible to utilize the lot or site condominium unit for single-family residential purposes.**

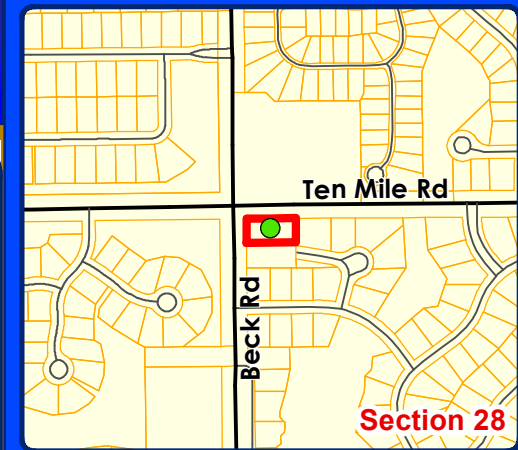
SUGGESTED MOTION:

To approve Woodland Use Permit, PBR22-0054, for the removal of forty-two regulated woodland trees within an area mapped as City Regulated Woodland at 24190 Trafalgar Court for the construction of a single-family residence. The approval is subject to on-site tree replacements to the extent possible and payment into the City's Tree Fund for any outstanding Woodland Replacement Credits, along with any other conditions as listed in the Environmental Consultant's review letter.


MAPS
Location
Zoning
Future Land Use
Natural Features

PBR22-0054 24190 TRAFALGAR COURT WOODLAND PERMIT

LOCATION



LEGEND

 Subject Property

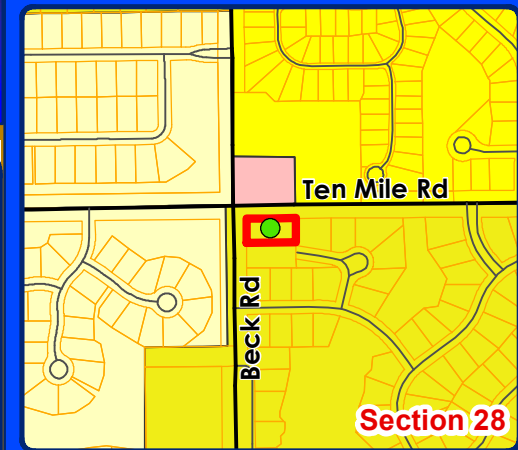
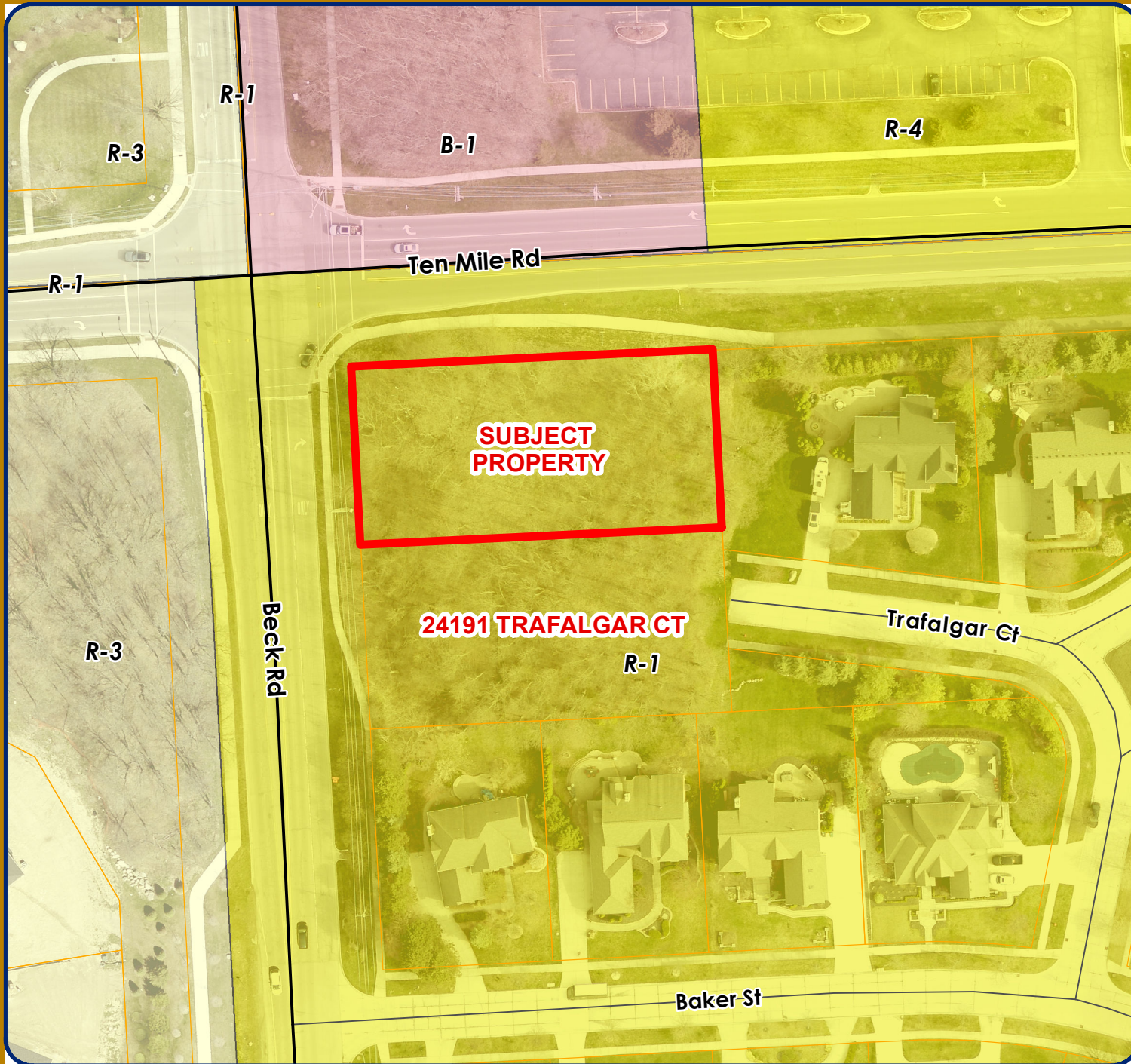
City of Novi
Dept. of Community Development
City Hall / Civic Center
45175 W Ten Mile Rd
Novi, MI 48375
cityofnovi.org

Map Author: Christian Carroll
Date: 5/2/22
Project: PBR22-0054 24190 TRAFALGAR CT
Version #: 1

0 15 30 60 90 Feet
1 inch = 89 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.

PBR22-0054 24190 TRAFALGAR COURT WOODLAND PERMIT ZONING



LEGEND

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

City of Novi
 Dept. of Community Development
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 Novi, MI 48375
cityofnovi.org

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Feet
 0 15 30 60 90

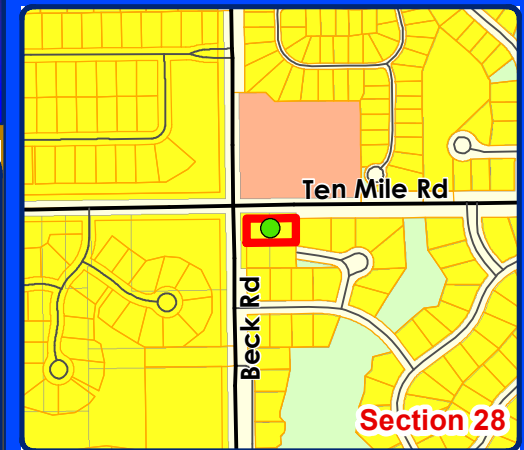
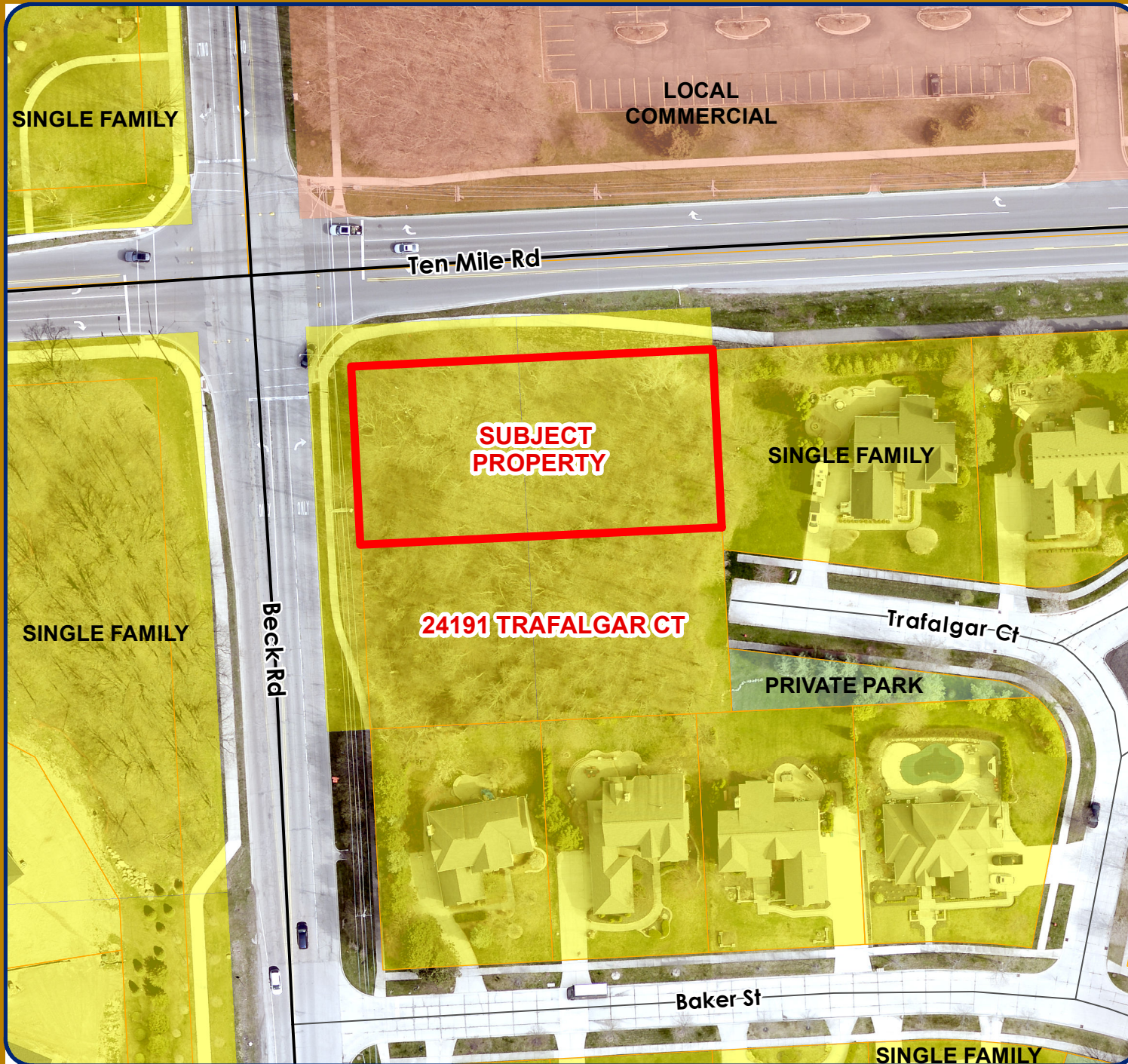
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PBR22-0054 24190 TRAFALGAR COURT WOODLAND PERMIT

FUTURE LAND USE



LEGEND

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



City of Novi

Dept. of Community Development
City Hall / Civic Center
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Novi, MI 48375
cityofnovi.org

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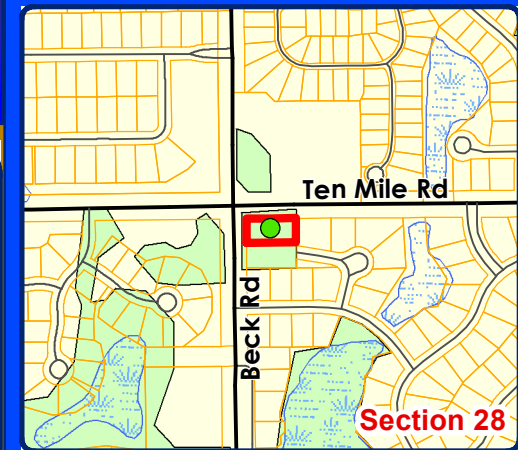
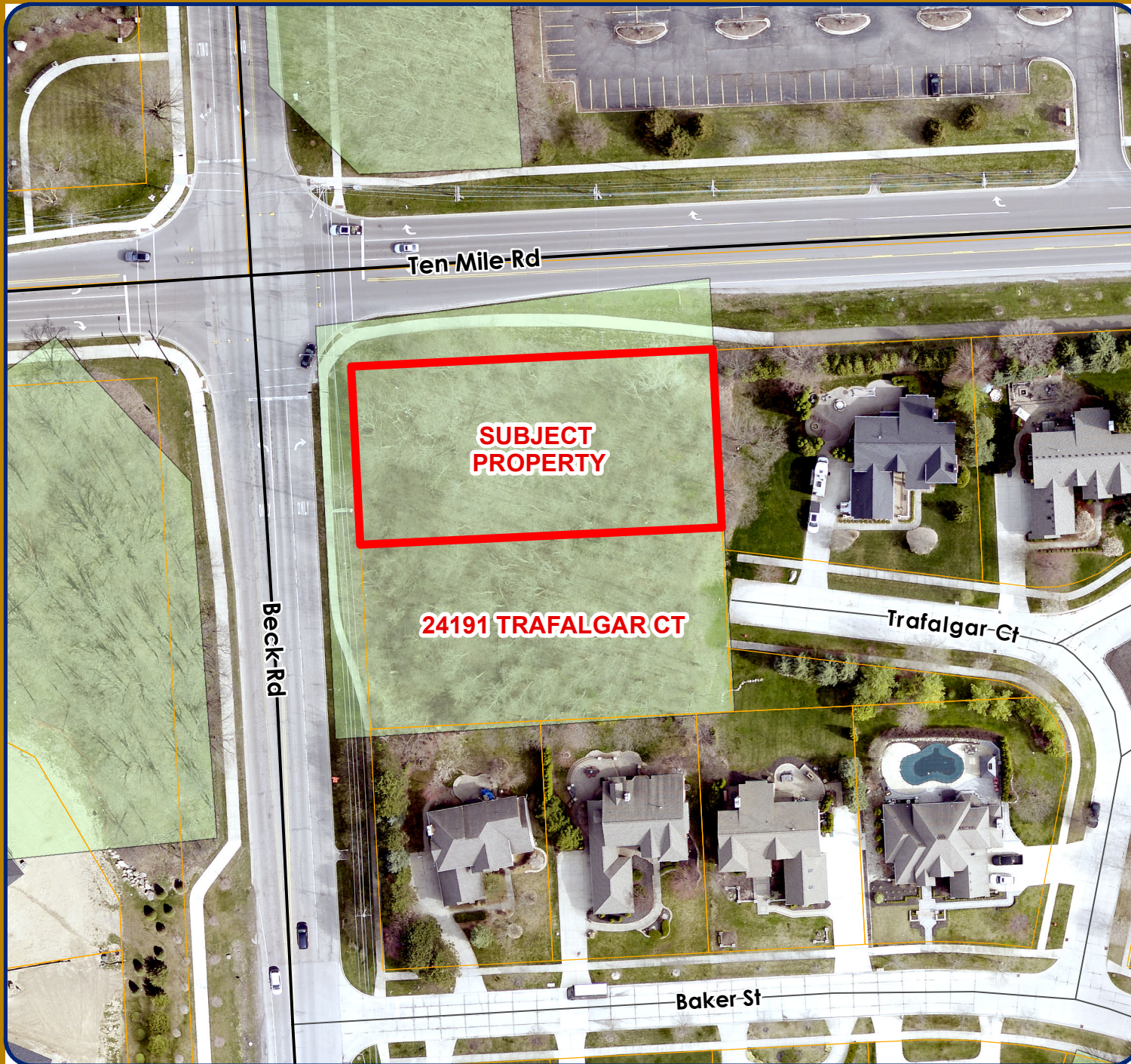


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PBR22-0054 24190 TRAFALGAR COURT WOODLAND PERMIT

NATURAL FEATURES



LEGEND

- WETLANDS
- WOODLANDS
- Subject Property

City of Novi
Dept. of Community Development
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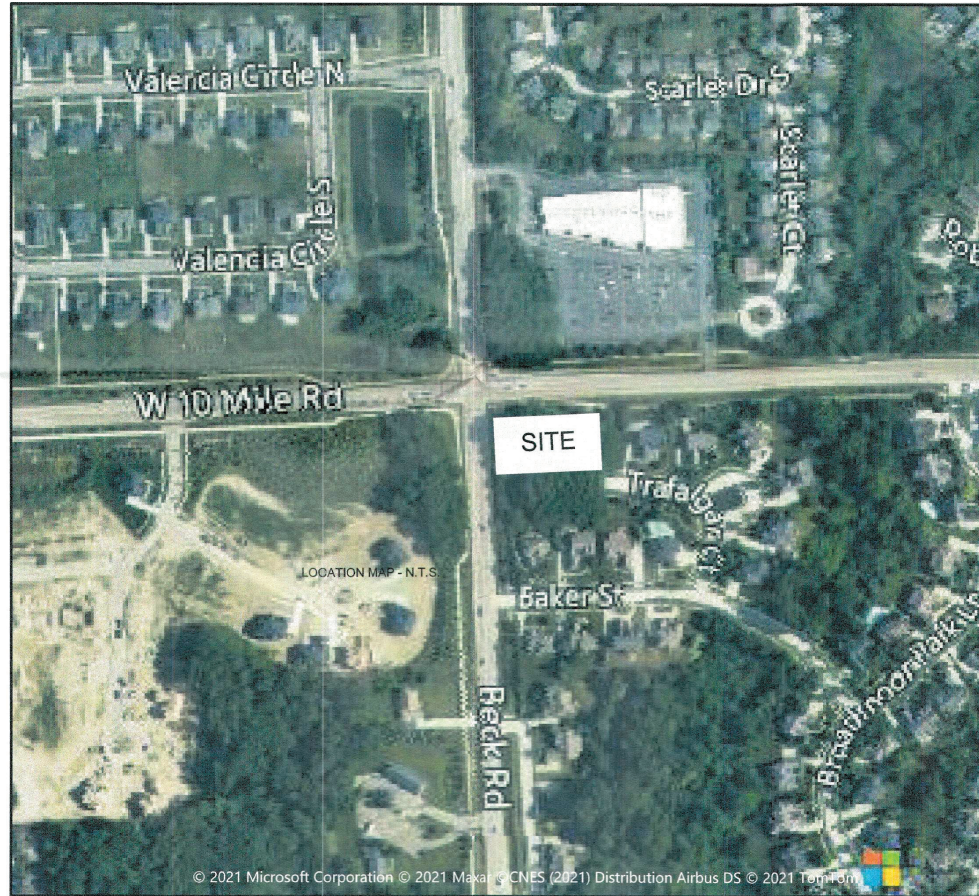
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PLOT PLAN



**24190 TRAFALGAR COURT
PARCEL 22-28-101-024
NOVI, MICHIGAN**

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



VICINITY MAP - NO SCALE

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

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

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

RECEIVED

MAR 31 2022

CITY OF NOVI
COMMUNITY DEVELOPMENT

REVISED
3.31.22

PAPER SIZE: 18X24

SHEET 01 OF 03

03/14/22 REV PLOT PLAN PER CITY REVIEW



Know what's below.
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BUILDER'S ADDRESS:
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WIXOM, MI 48393
248-965-0123
INFO@KENSINGTONBUILT.COM



COVER	
24190 TRAFALGAR CT NOVI, MI	
SIDWELL NO: 22-28-101-024	
PART OF NW 1/4 OF SECTION 28, TOWN 1 NORTH, RANGE 8 EAST CITY OF NOVI, OAKLAND COUNTY, MICHIGAN	
Drawn by: JDD	Date: 07/22/2021
Project No.: 210108	

PBR22-0054

Tag No.	Scientific Name	Common Name	DBH(s)	Multi Sum	Condition	Status	Replacement Trees Required	Value
9456	Robinia pseudoacacia	Black Locust	9		Good	EXEMPT - SAVE	0	0
9457	Robinia pseudoacacia	Black Locust	10		Good	EXEMPT - SAVE	0	0
9458	Robinia pseudoacacia	Black Locust	9		Good	EXEMPT - SAVE	0	0
9459	Acer spp.	Maple	9		Good	SAVE	0	0
9459	Ulmus spp.	Elm	10		Good	EXEMPT - SAVE	0	0
9461	Robinia pseudoacacia	Black Locust	12		Good	EXEMPT - SAVE	0	0
9462	Robinia pseudoacacia	Black Locust	11		Good	EXEMPT - SAVE	0	0
9463	Ulmus spp.	Elm	10		Good	SAVE	0	0
9465	Acer negundo	Box Elder	28	3	Good	EXEMPT - SAVE	0	0
9469	Robinia pseudoacacia	Black Locust	12		Fair	EXEMPT - SAVE	0	0
9470	Robinia pseudoacacia	Black Locust	8		Fair	EXEMPT - SAVE	0	0
9471	Ulmus spp.	Elm	8		Good	SAVE	0	0
9472	Robinia pseudoacacia	Black Locust	16		Good	EXEMPT - SAVE	0	0
9473	Ulmus spp.	Elm	12		Good	SAVE	0	0
9474	Robinia pseudoacacia	Black Locust	24		Good	EXEMPT - SAVE	0	0
9475	Robinia pseudoacacia	Black Locust	16		Good	EXEMPT - SAVE	0	0
9476	Ulmus spp.	Elm	10		Good	SAVE	0	0
9477	Robinia pseudoacacia	Black Locust	12		Good	EXEMPT - SAVE	0	0
9478	Acer negundo	Box Elder	8		Good	EXEMPT - SAVE	0	0
9478	Ulmus spp.	Elm	24	3	Good	SAVE	0	0
9480	Acer negundo	Box Elder	9		Fair	EXEMPT - SAVE	0	0
9481	Acer negundo	Box Elder	9		Good	EXEMPT - SAVE	0	0
9482	Robinia pseudoacacia	Black Locust	14		Good	EXEMPT - SAVE	0	0
9483	Acer spp.	Maple	9		Good	SAVE	0	0
9484	Robinia pseudoacacia	Black Locust	24		Good	EXEMPT - SAVE	0	0
9485	Robinia pseudoacacia	Black Locust	14		Good	EXEMPT - SAVE	0	0
9488	Robinia pseudoacacia	Black Locust	14	2	Fair	EXEMPT - SAVE	0	0
9487	Acer spp.	Maple	8		Good	REMOVE	1	\$ 400
9488	Acer spp.	Maple	11		Good	REMOVE	1	\$ 400
9489	Robinia pseudoacacia	Black Locust	16		Good	EXEMPT - SAVE	0	0
9490	Robinia pseudoacacia	Black Locust	24	2	Good	EXEMPT - SAVE	0	0
9491	Acer negundo	Box Elder	8		Good	EXEMPT - SAVE	0	0
9492	Acer negundo	Box Elder	8		Good	EXEMPT - SAVE	0	0
9493	Acer negundo	Box Elder	8		Good	EXEMPT - SAVE	0	0
9494	Acer negundo	Box Elder	11		Fair	EXEMPT - SAVE	0	0
9495	Acer negundo	Box Elder	13		Fair	EXEMPT - SAVE	0	0
9496	Robinia pseudoacacia	Black Locust	14		Good	EXEMPT - SAVE	0	0
9497	Acer negundo	Box Elder	4		Good	EXEMPT - REMOVE	0	0
9498	Ulmus spp.	Elm	10		Good	REMOVE	1	\$ 400
9499	Robinia pseudoacacia	Black Locust	10		Good	EXEMPT - REMOVE	0	0
9500	Robinia pseudoacacia	Black Locust	22		Good	EXEMPT - REMOVE	0	0
9501	Robinia pseudoacacia	Black Locust	11		Good	EXEMPT - REMOVE	0	0
9502	Robinia pseudoacacia	Black Locust	9		Good	EXEMPT - REMOVE	0	0
9503	Robinia pseudoacacia	Black Locust	14		Good	EXEMPT - REMOVE	0	0
9504	Robinia pseudoacacia	Black Locust	20		Good	EXEMPT - REMOVE	0	0
9505	Ulmus spp.	Elm	9		Good	REMOVE	1	\$ 400
9506	Robinia pseudoacacia	Black Locust	10		Good	EXEMPT - REMOVE	0	0
9507	Robinia pseudoacacia	Black Locust	15		Good	EXEMPT - REMOVE	0	0
9508	Robinia pseudoacacia	Black Locust	19		Good	EXEMPT - REMOVE	0	0
9509	Robinia pseudoacacia	Black Locust	11		Good	EXEMPT - REMOVE	0	0
9510	Robinia pseudoacacia	Black Locust	12		Good	EXEMPT - REMOVE	0	0
9511	Robinia pseudoacacia	Black Locust	11		Good	EXEMPT - REMOVE	0	0
9512	Robinia pseudoacacia	Black Locust	12		Good	EXEMPT - REMOVE	0	0

Tag No.	Scientific Name	Common Name	DBH(s)	Multi Sum	Condition	Status	Replacement Trees Required	Value
9514	Robinia pseudoacacia	Black Locust	10		Good	EXEMPT - REMOVE	0	0
9515	Robinia pseudoacacia	Black Locust	15		Good	EXEMPT - REMOVE	0	0
9516	Robinia pseudoacacia	Black Locust	10		Good	EXEMPT - REMOVE	0	0
9517	Robinia pseudoacacia	Black Locust	16		Good	EXEMPT - REMOVE	0	0
9518	Robinia pseudoacacia	Black Locust	14		Good	EXEMPT - REMOVE	0	0
9519	Robinia pseudoacacia	Black Locust	15		Good	EXEMPT - REMOVE	0	0
9520	Robinia pseudoacacia	Black Locust	15		Good	EXEMPT - REMOVE	0	0
9521	Robinia pseudoacacia	Black Locust	10		Good	EXEMPT - REMOVE	0	0
9522	Juglans nigra	Black Walnut	8		Good	REMOVE	1	\$ 400
9523	Prunus serotina	Black Cherry	9		Good	REMOVE	1	\$ 400
9524	Robinia pseudoacacia	Black Locust	8		Good	EXEMPT - REMOVE	0	0
9525	Populus deltoides	Cottonwood	8		Good	EXEMPT - REMOVE	0	0
9526	Robinia pseudoacacia	Black Locust	8		Good	EXEMPT - REMOVE	0	0
9527	Robinia pseudoacacia	Black Locust	9		Good	EXEMPT - REMOVE	0	0
9528	Populus deltoides	Cottonwood	28		Good	EXEMPT - REMOVE	0	0
9529	Robinia pseudoacacia	Black Locust	9		Good	EXEMPT - REMOVE	0	0
9532	Robinia pseudoacacia	Black Locust	11		Good	EXEMPT - REMOVE	0	0
9533	Robinia pseudoacacia	Black Locust	11		Good	EXEMPT - REMOVE	0	0
9532	Robinia pseudoacacia	Black Locust	9		Good	EXEMPT - REMOVE	0	0
9533	Robinia pseudoacacia	Black Locust	10		Good	EXEMPT - REMOVE	0	0
9534	Robinia pseudoacacia	Black Locust	9		Good	EXEMPT - REMOVE	0	0
9535	Robinia pseudoacacia	Black Locust	8		Good	EXEMPT - REMOVE	0	0
9536	Robinia pseudoacacia	Black Locust	10		Good	EXEMPT - REMOVE	0	0
9537	Robinia pseudoacacia	Black Locust	10		Good	EXEMPT - REMOVE	0	0
						6	6	\$ 2,400

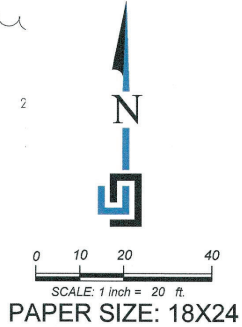
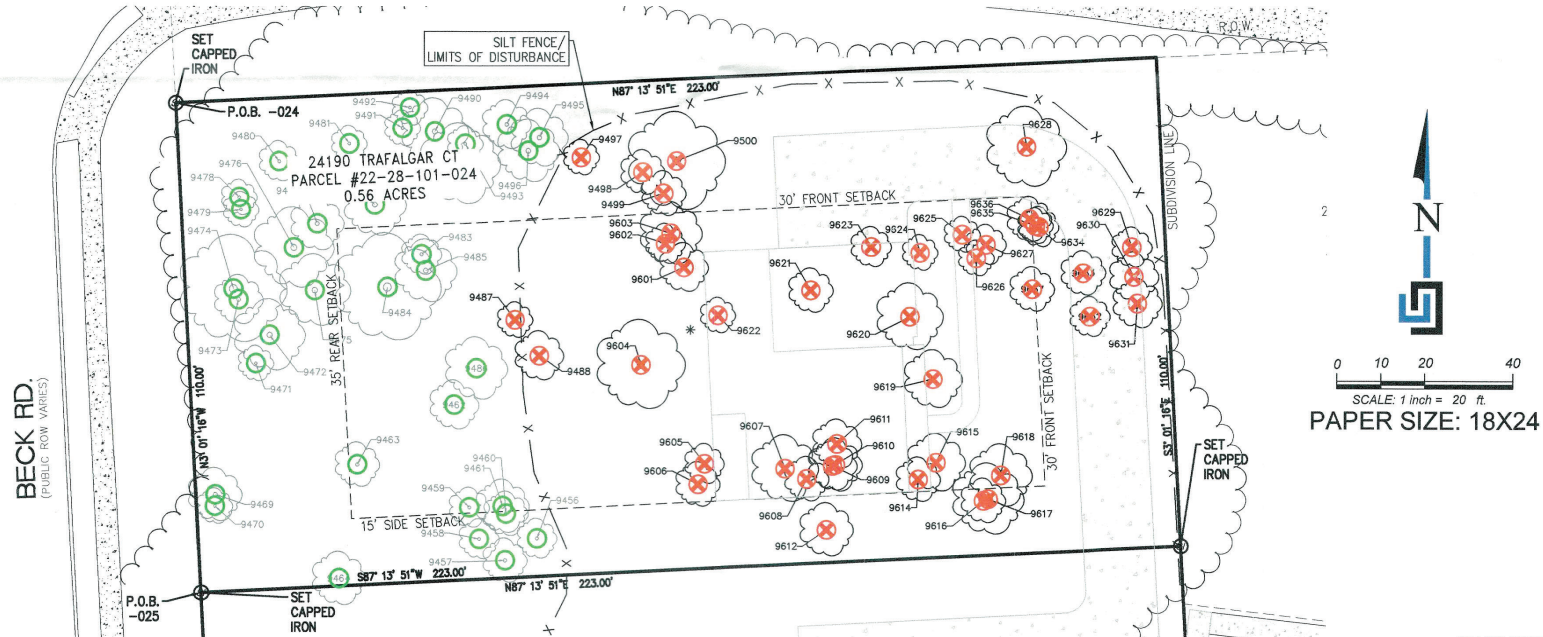
NOTE: INVASIVE SPECIES (BLACK LOCUST, BOX ELDER, POPLAR, AND COTTONWOOD) THAT HAVE THE POTENTIAL TO HARM HUMANS OR NATURAL RESOURCES ARE NOW IDENTIFIED AS "EXEMPT-SAVE", "EXEMPT - DRIP" OR "EXEMPT-REMOVE" IN THE TABLE ABOVE.

Tree Replacement Summary

Trees Tagged 8" DBH and greater	77	
Trees Saved	8	10%
Trees Removed	6	8%
2-1/2" Replacement Trees Required		
Value at \$400/Tree (Novi fund rate)	\$ 2,400	



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



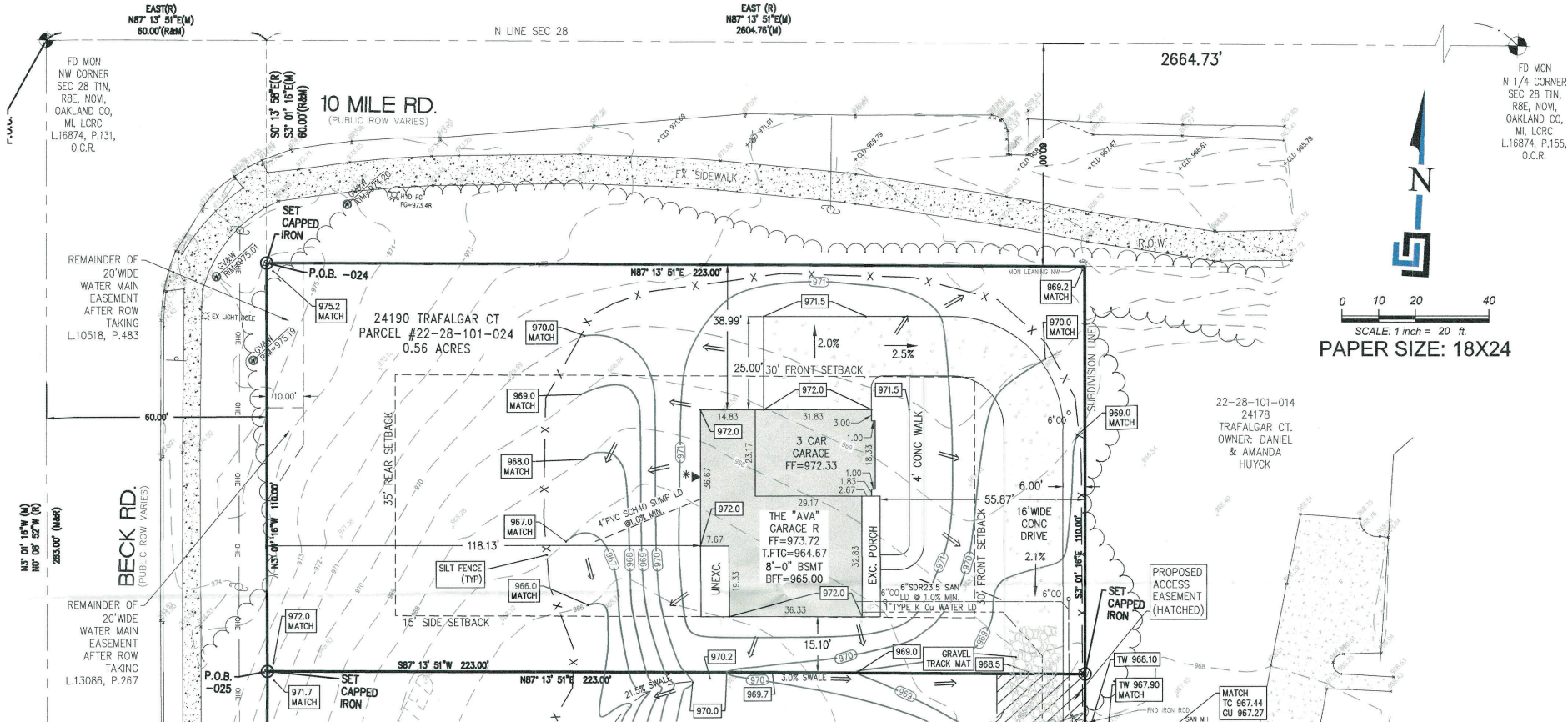
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SHEET 02 OF 03
03/14/22 REV PLOT PLAN PER CITY REVIEW

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

KENSINGTON FAMILYPHOMES
BUILDER'S ADDRESS:
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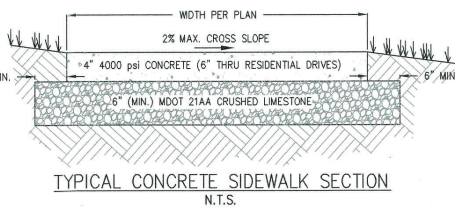
STATE OF MICHIGAN
MRS. LETO UMLOR
ENGINEER
02216518
Professional Engineer Seal

TREE REMOVAL PLAN
24190 TRAFALGAR CT
NOVI, MI
SIDWELL NO: 22-28-101-024
PART OF NW 1/4 OF SECTION 28,
TOWN 1 NORTH, RANGE 9 EAST
CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN
Drawn by: JDD
Date: 07/22/2021
Project No.: 210108



SCALE: 1 inch = 20 ft.
PAPER SIZE: 18X24

22-28-101-014
24178
TRAFALGAR CT.
OWNER: DANIEL & AMANDA HUYCK



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

PARCEL #22-28-101-024 LEGAL DESCRIPTION

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

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

CONTAINING 24,530 SQ FT OR 0.56 ACRES, MORE OR LESS.

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

SITE CUT/FILL REPORT

CUT = 190 CU YD
FILL = 824 CU YD
NET FILL = 634 CU YD

The UMLOR Group
LAND DEVELOPMENT SERVICES
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STATE OF MICHIGAN
M.E.S. LEE
O. UMLOR
ENGINEER
620172457

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

PLOT PLAN
24190 TRAFALGAR CT
NOVI, MI
SIDWELL NO: 22-28-101-024
PART OF NW 1/4 OF SECTION 28,
TOWN 1 NORTH, RANGE 8 EAST
CITY OF NOVIA,
OAKLAND COUNTY, MICHIGAN

Drawn by: JDD
Date: 07/22/2021
Project No.: 210108

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: March 23, 2022

RE: 24190 Trafalgar Ct.– Single Family Residential Plot Plan
Woodland Review #2 – PBR22-0054

Davey Resource Group, Inc. (DRG) has conducted a review of the revised single-family residential plot plan for 24190 Trafalgar Ct. prepared by The Umlor Group (revision date: 03/14/2022). The plan proposes the construction of a new single-family residence at 24190 Trafalgar Ct (Parcel No. 22-28-101-024). The site contains City-regulated woodlands (Figure 1). DRG reviewed the plan for conformance with the City of Novi’s Woodland Protection Ordinance, Chapter 37.

Recommendation: DRG **recommends approval** of the 24190 Trafalgar Ct Residential Plot Plan – contingent upon addressing the Woodland Review Comments.

The following Woodland Regulations apply to this site:

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

WOODLAND IMPACTS

The plan proposes the disturbance and removal of trees in a City of Novi Regulated Woodland for the construction of a single-family home. The woodlands on the site are considered low quality with a mix of bottomland and invasive tree species, including maple (*Acer spp.*), black locust (*Robinia pseudoacacia*), boxelder (*Acer negundo*), and elm (*Ulmus spp.*).

The plan proposes the following tree removals:

Regulated Woodland Tree Removals (Healthy)	42
Non-Regulated Tree Removals	0
Total Tree Removals	42

WOODLAND REVIEW COMMENTS

1. **A Woodland Use Permit is required** to perform construction on any site containing regulated woodlands. **This permit will require Planning Commission approval** because the site proposes to remove 42 regulated woodland trees.
2. The plot plan indicates that invasive species are exempt from regulations. This incorrect – all trees in a regulated woodland 8” in diameter (DBH) or greater are regulated woodland trees. Revise tree chart to address this comment and include required replacements.
3. **Woodland Replacements.**

- a. The following woodland replacement credits are required for the removal of 42 regulated woodland trees:

Tree Size (Diameter - Inches)	Number of Trees	Ratio Replacement/ Removed Tree	Total Replacements Required
8-11”	28	1	28
12-20”	12	2	24
21-29”	2	3	6
30+”	-	4	-
Multi-Stem	-	Add Stems/8	-
Total			58
Total Replacement Credits Required			58

- b. Woodland replacement credits can be provided by:
 1. Planting the woodland tree replacement credits on-site.
 2. Payment to the City of Novi Tree Fund at a rate of \$400/woodland replacement credit – 58 woodland replacement credits x \$400 = \$23,200.
 3. Combination of on-site tree planting and payment into the City of Novi Tree Fund (\$400/woodland replacement credit).

Revise plan to indicate how the 58 woodland replacement credit requirement will be met.

- c. Replacement trees shall be Michigan native species. A list of suitable species can be found in this memo (Woodland Tree Replacement Chart). The City can deny the use of certain trees based upon disease or insect susceptibility or the growing conditions on the site. Further, the City can determine the number of different tree species in a planting as a diversity of tree species is strongly encouraged (Chapter 37, Section 37-8).
- d. Replacement trees should not be located 1) within 10' of built structures or the edges of utility easements and 2) over underground structures/utilities or within their associated easements. In addition, replacement tree spacing should follow the Plant Material Spacing Relationship Chart for Landscape Purposes found in the City of Novi Landscape Design Manual.

4. Tree Protection Fence.

- a. Tree protection fence must be installed at the perimeter of the critical root zone (CRZ) of all regulated trees to be preserved on site and must remain in place for the duration of the construction project. **The critical root zone is located one (1)-foot outside the dripline (edge of canopy) of preserved trees.**
- b. The plan shows silt fence used as tree protection fencing. Silt fence does not meet tree protection requirements. **Please revise plan to show the location of the tree protection fence and add a tree protection fencing detail.** A copy of the City of Novi tree protection detail is provided in this memo (Figure 2).
- c. **If tree protection fence must be located within the critical root zone of preserved regulated woodland trees,** due to “practical hardship” the applicant may provide replacement through payment into the City of Novi Tree Fund per the chart below (Chapter 37, Section 37-8(a)) at cost of \$400 per required replacement tree.

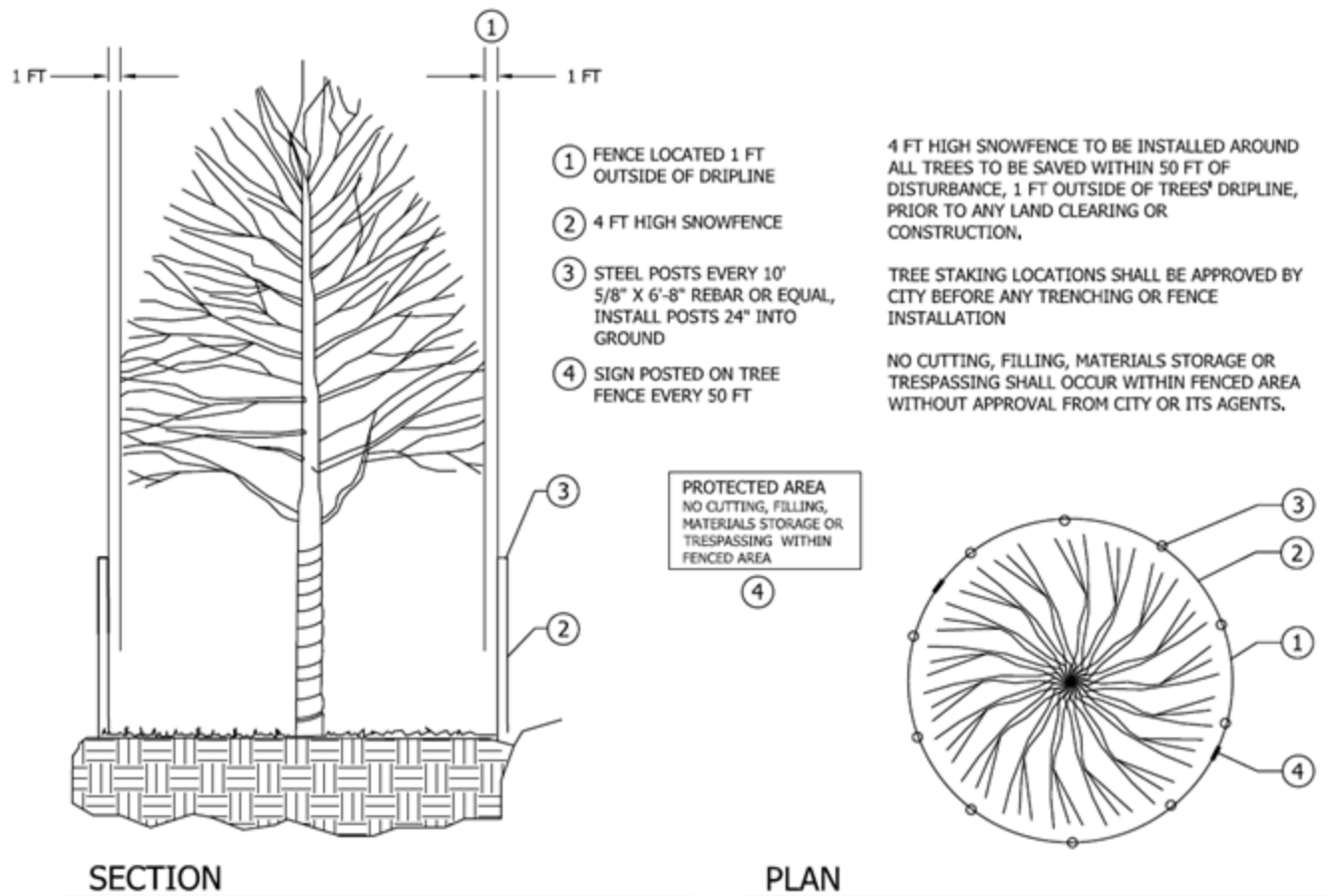
5. The following Financial Guarantees and/or City of Novi Tree Fund payments are required prior to issuance of the City of Novi Woodland Use Permit:

- 1. For tree replacement credits that will be planted on site a **financial guarantee of \$400/tree replacement credit** is required to ensure planting of the on-site woodland replacement credits. The financial guarantee will be released after trees have been planted and approved by the City of Novi. The applicant must request the tree planting inspection.
- 2. **The applicant shall guarantee trees for two (2) growing seasons after installation and the City's acceptance,** per The City's Performance Guarantees Ordinance. A two-year maintenance bond in the amount of twenty-five (25) percent of the value of the trees, but in no case less than one thousand dollars (\$1,000.00), shall be required to ensure the continued health of the trees following acceptance (Chapter 26.5, Section 26.5-37). Based on a successful inspection two (2) years after installation of the on-site Woodland Replacement trees, the Woodland Replacement Performance Guarantee shall be returned to the Applicant. The Applicant is responsible for requesting this inspection.

3. If space constraints prohibit the tree replacement credits from being planted on site a **payment into the City of Novi Tree Fund at a rate of \$400/tree replacement credit is required.** This payment is non-refundable.
4. A **financial guarantee in the amount of \$750 is required for tree protection fencing maintenance** per Chapter 26.5-37. This guarantee shall be paid prior to issuance of the City of Novi Woodland Use Permit and shall be released after tree removals following inspection by the City of Novi. The applicant must request the fence removal inspection.



Figure 1. 24190 Trafalgar Ct
 City of Novi Regulated Woodland Map
 (Green hatched areas = regulated woodlands)



CITY OF NOVI TREE PROTECTION DETAIL

NOT TO SCALE

Figure 2. City of Novi Tree Protection Detail

Woodland Tree Replacement Chart

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

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