

MEMORANDUM



TO: MEMBERS OF THE PLANNING COMMISSION
FROM: DAN COMMER, AICP – PLANNER
SUBJECT: 51270 NINE MILE ROAD WOODLAND PERMIT
DATE: OCTOBER 1, 2025

The applicant, Kensington Family Homes, seeks approval of a Woodland Use Permit, PBR25-0258, to remove 12 regulated woodland trees ranging in size from 8 to 11 inches diameter-at-breast-height (DBH) from a lot located at 51270 Nine Mile Road. The site is located east of Napier Road, and north of Nine Mile Road in Section 30 of the city. The applicant is requesting the removal of 12 regulated woodland trees to build a single-family home.

The City's Woodland Consultant reviewed the request and prepared a review letter dated August 12, 2025. Based on the plans provided, the applicant is proposing to remove 12 regulated woodland trees within an area mapped as city-regulated woodland. Replacement calculations require 12 replacement credits. 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. The proposed removals are not located within any recorded conservation or preservation easements. 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 the 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 permit.

SUGGESTED MOTION:

Approval (Applicant Requested)

To approve Woodland Use Permit, PBR25-0258, for the removal of 12 regulated woodland trees within an area mapped as City Regulated Woodland at 51270 Nine Mile Road to build a single-family home. The approval is subject to on-site planting to the extent possible of 12 required woodland replacement credits. If necessary, any outstanding credits may be paid into the City's Tree Fund. In addition, any other conditions as listed in the Woodland Consultant's review letter shall be addressed.

MAPS

Location

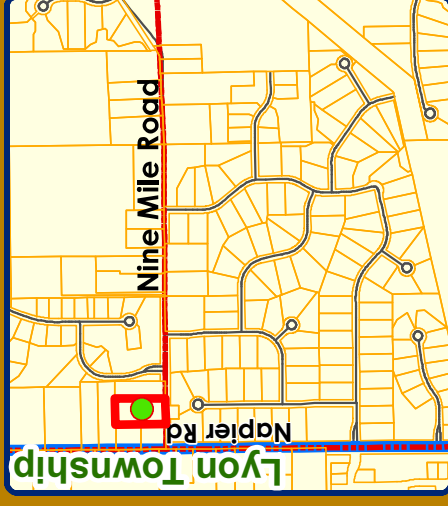
Zoning

Future Land Use

Natural Features

PBR25-0258 51270 Nine Mile Road

LOCATION



Legend



Subject Area



City of Novi

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

Map Author: Dan Commer

Date: 9/29/25

Project: PBR25-0258 51270 Nine Mile Road

Version #: 1

0 35 70 140 210
Feet

1 inch = 164 feet

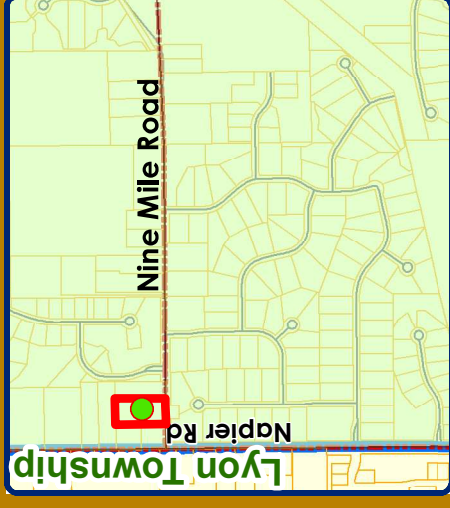


MAP INTERPRETATION NOTICE

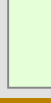
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PBR25-0258 51270 Nine Mile Road

ZONING



Legend



R-A: Residential Acreage



Subject Area



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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Project: PBR25-0258 51270 Nine Mile Road

Version #: 1

0 35 70 140 210

Feet

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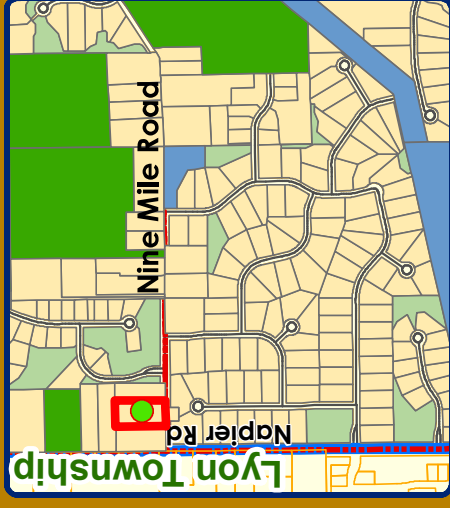


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PBR25-0258 51270 Nine Mile Road


FUTURE LAND USE




Legend

 Single Family

 Public Park

 Private Park

 Subject Area



City of Novi

Dept. of Community Development
City Hall / Civic Center
45175 W Ten Mile Rd
Novi, MI 48375
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0 35 70 140 210 Feet



1 inch = 164 feet

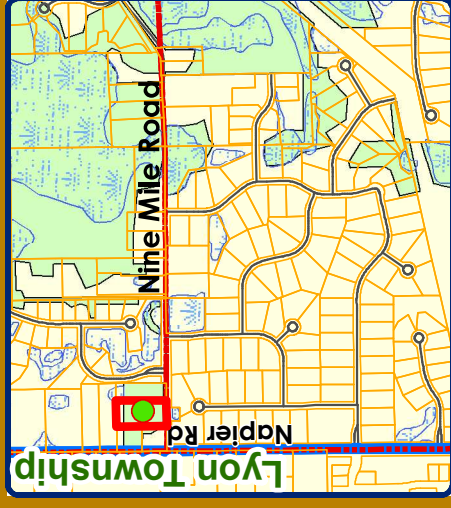


MAP INTERPRETATION NOTICE


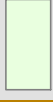
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PBR25-0258 51270 Nine Mile Road

NATURAL FEATURES



Legend

-  Wetlands
-  Woodlands
-  Subject Area

City of Novi

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



Map Author: Dan Commer

Date: 9/29/25

Project: PBR25-0258 51270 Nine Mile Road

Version #: 1

0 35 70 140 210 Feet



1 inch = 164 feet

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PLOT PLAN



NOTES:

THE BEARINGS WERE BASED ON THE SOUTH LINE OF THE SW 1/4 OF SECTION 30, T1N, R8E, OAKLAND COUNTY, MICHIGAN. SAID LINE ASSUMES TO BEAR S89°56'30"W FROM THE SOUTH 1/4 CORNER (FOUND OAKLAND COUNTY REMONUMENTATION CAP) TO THE SW CORNER OF SAID SECTION (FOUND OAKLAND COUNTY REMONUMENTATION CAP).

(M) U.G. FIELD MEASURED BEARINGS AND DISTANCES BETWEEN FOUND PROPERTY IRONS.

(R) RECORDED BEARINGS AND DISTANCES PER DESCRIPTION PROVIDED BY OWNER.

CONSTRUCTION SITE SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

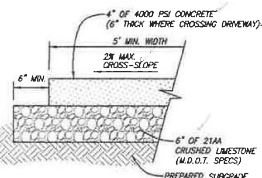
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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.

I HEREBY CERTIFY THAT I HAVE LOCATED AND MAPPED THE LAND HEREON PLATTED AND/OR DESCRIBED, ON THE DATE NOTED HEREON, THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF ACT 132, P.A. OF 1970 AND THAT THE ERROR OF CLOSURE OF THE UNADJUSTED FIELD OBSERVATION IS WITHIN THE LIMITS ESTABLISHED FOR THE PROFESSION.



LEGAL DESCRIPTION:

PARCEL "B"
COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 30, THENCE N89°56'30"E ALONG THE SOUTH LINE OF THE SW 1/4 OF SAID SECTION, A DISTANCE OF 192.00 FEET TO THE POINT OF BEGINNING; THENCE N89°56'30"E CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 250.50 FEET; THENCE N00°07'40"W A DISTANCE OF 438.53 FEET; THENCE S88°54'43"W A DISTANCE OF 250.53 FEET; THENCE S00°07'40"E A DISTANCE OF 434.03 FEET TO THE POINT OF BEGINNING. SUBJECT TO ANY PART THEREOF USED OR TAKEN FOR ROADWAY OR UTILITY PURPOSES.

PARCEL "B" CONTAINS 2.51 ACRES MORE OR LESS



49287 WEST ROAD, WIXOM, MI 48393
PH: (248) 773-7656, FAX: (866) 690-4307

CITY OF NOVI
ENGINEERING
PLAN REVIEW ☒ **RECOMMENDED**
Date: **8-18-25** By: **SW**
GRADING CERTIFICATE APPROVAL
Date: _____ By: _____



RECEIVED

Aug 25 2025

REVISED

RECEIVED

PAPER SIZE: 11X17

PLOT PLAN \ TOPO. \
BOUNDARY SURVEY
51270 NINE MILE ROAD
SIDWELL #19-21-227-014
SECTION 30, TOWN 1 NORTH
RANGE 8 EAST
CITY OF NOVI, MICHIGAN

DATE: 8-26-25
PROJECT: 241115

PBR 25-0258

SYMBOL		LEGEND	
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
X 656.5	EX. SPOT ELEVATION	— OHC —	EX. OVERHEAD CABLE
— — — — —	EX. CONTOUR	— OHF —	EX. OVERHEAD FIBER
— — — — —	EX. DITCH	— OHE —	EX. OVERHEAD ELECTRIC
— — — — —	EX. GRAVEL	— UC —	EX. UNDERGROUND CABLE
— — — — —	EX. WATER MAIN	□	EX. COMMUNICATION RISER
— — — — —	EX. WATER VALVE	□	EX. COMMUNICATION HANDHOLE
— — — — —	EX. HYDRANT	□	EX. UTILITY POLE
— — — — —	EX. WATER MANHOLE	□	EX. GUY ANCHOR
— — — — —	EX. WATER GV	□	EX. SIGNAL POLE
— — — — —	EX. WATER METER	□	EX. LIGHT POLE
— — — — —	EX. STORM SEWER	□	EX. GROUND LIGHT
— — — — —	EX. STORM INLET/CATCH BASIN	□	EX. DOUBLE LIGHT POLE
— — — — —	EX. ROUND STORM CATCH BASIN	□	EX. SINGLE POLE SIGN
— — — — —	EX. STORM MANHOLE	□	EX. DOUBLE POLE SIGN
— — — — —	EX. STORM END SECTION	□	EX. MAILBOX
— — — — —	EX. SANITARY SEWER	□	EX. FLAGPOLE
— — — — —	EX. SANITARY MANHOLE	□	EX. SPEAKER
— — — — —	EX. CLEAN OUT	□	EX. UNKNOWN MANHOLE
— — — — —	EX. SANITARY VENT	□	EX. COMBO MANHOLE
— — — — —	EX. UNDERGROUND GAS	□	EX. SECTION LINE
— — — — —	EX. GAS VALVE	□	EX. PARCELS
— — — — —	EX. GAS METER	□	EX. EASEMENT
— — — — —	EX. UNDERGROUND TELEPHONE	□	EX. CENTERLINE
— — — — —	EX. TELEPHONE MANHOLE	□	EX. WETLAND LIMITS
— — — — —	EX. TELEPHONE RISER	□	EX. CURB/PAVEMENT
— — — — —	EX. TELEPHONE HANDHOLE	□	EX. FENCE
— — — — —	EX. UNDERGROUND ELECTRIC	□	EX. GUARDRAIL
— — — — —	EX. ELECTRIC MANHOLE	□	FOUND IRON
— — — — —	EX. ELECTRIC RISER	□	FOUND RR SPIKE
— — — — —	EX. ELECTRIC HANDHOLE	□	FOUND PK NAIL
— — — — —	EX. ELECTRIC TRANSFORMER	□	FOUND CONC. MONUMENT
— — — — —	EX. ELECTRIC METER	□	SET IRON ROD
— — — — —	EX. GENERATOR	□	SET MAG NAIL
— — — — —	EX. ASPHALT	□	SECTION CORNER
— — — — —	EX. CONCRETE	□	POST
— — — — —	EX. GRAVEL	□	BOLLARD
— — — — —	EX. TREELINE	□	RECORDED BEARING
— — — — —	EX. WATER MARKER	□	MEASURED BEARING
— — — — —	EX. GAS MARKER	□	EX. TREE
— — — — —	EX. COMM. MARKER	□	DEMO TREE
— — — — —	EX. TELE. MARKER	□	
— — — — —	EX. FIBER MARKER	□	
— — — — —	EX. MEDIA MARKER	□	

0 20 40 80
SCALE 1 inch = 40 ft.

PAPER SIZE: 11X17



49287 WEST ROAD, WIXOM, MI 48393
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PLOT PLAN \ TOPO. \
BOUNDARY SURVEY

28317 BECK ROAD - E17
SIDWELL #19-21-227-014

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

DATE: 8-26-25
PROJECT: 241115

TREE LIST

TAG #	SCIENTIFIC NAME	COMMON NAME	DBH	CONDITION	SAVE/REMOVE	Tree Replacement
1	<i>Acer negundo</i>	BOX ELDER	9"	GOOD	SAVE	
2	<i>Acer negundo</i>	BOX ELDER	11"	GOOD	SAVE	
3	<i>Acer negundo</i>	BOX ELDER	10"	GOOD	SAVE	
4	<i>Acer spp.</i>	MAPLE	9"	GOOD	SAVE	
5	<i>Acer negundo</i>	BOX ELDER	8"	FAIR	SAVE	
6	<i>Acer spp.</i>	MAPLE	8"	GOOD	SAVE	
7	<i>Acer negundo</i>	BOX ELDER	13"	GOOD	SAVE	
8	<i>Acer negundo</i>	BOX ELDER	11"	GOOD	SAVE	
9	<i>Acer negundo</i>	BOX ELDER	8"	GOOD	SAVE	
10	<i>Acer negundo</i>	BOX ELDER	14"	GOOD	SAVE	
11	<i>Acer negundo</i>	BOX ELDER	8"	GOOD	SAVE	
12	<i>Acer negundo</i>	BOX ELDER	9"	GOOD	SAVE	
13	<i>Fraxinus spp.</i>	ASH	9"	FAIR	SAVE	
14	<i>Acer negundo</i>	BOX ELDER	12"	GOOD	SAVE	
15	<i>Acer negundo</i>	BOX ELDER	9"	GOOD	SAVE	
16	<i>Acer negundo</i>	BOX ELDER	8"	GOOD	Remove	1
17	<i>Acer negundo</i>	BOX ELDER	8"	GOOD	Remove	1
18	<i>Acer negundo</i>	BOX ELDER	8"	GOOD	Remove	1
19	<i>Fraxinus spp.</i>	ASH	10"	GOOD	SAVE	
20	<i>Acer negundo</i>	BOX ELDER	8"	GOOD	Remove	1
21	<i>Acer negundo</i>	BOX ELDER	8"	GOOD	Remove	1
22	<i>Acer negundo</i>	BOX ELDER	10"	GOOD	Remove	1
23	<i>Acer negundo</i>	BOX ELDER	8"	GOOD	Remove	1
24	<i>Acer negundo</i>	BOX ELDER	8"	GOOD	Remove	1
25	<i>Acer negundo</i>	BOX ELDER	8"	GOOD	Remove	1
26	<i>Acer negundo</i>	BOX ELDER	9"	GOOD	Remove	1
27	<i>Acer negundo</i>	BOX ELDER	9"	GOOD	Remove	1
28	<i>Acer negundo</i>	BOX ELDER	8"	GOOD	Remove	1
29	<i>Acer negundo</i>	BOX ELDER	8"	GOOD	SAVE	
30	<i>Acer negundo</i>	BOX ELDER	9"	FAIR	SAVE	
31	<i>Acer negundo</i>	BOX ELDER	8"	GOOD	SAVE	
32	<i>Acer negundo</i>	BOX ELDER	13"	GOOD	SAVE	
33	<i>Acer negundo</i>	BOX ELDER	8"	FAIR	SAVE	
34	<i>Acer negundo</i>	BOX ELDER	8"	GOOD	SAVE	
35	<i>Acer negundo</i>	BOX ELDER	11"	GOOD	SAVE	
36	<i>Acer negundo</i>	BOX ELDER	8"	FAIR	SAVE	
37	<i>Acer negundo</i>	BOX ELDER	8"	GOOD	SAVE	
38	<i>Acer negundo</i>	BOX ELDER	8"	GOOD	SAVE	
39	<i>Acer negundo</i>	BOX ELDER	10"	GOOD	SAVE	
40	<i>Acer negundo</i>	BOX ELDER	9"	GOOD	SAVE	
41	<i>Acer negundo</i>	BOX ELDER	8"	GOOD	SAVE	
42	<i>Populus deltoides</i>	COTTONWOOD	16"	GOOD	SAVE	
43	<i>Populus deltoides</i>	COTTONWOOD	18"	GOOD	SAVE	
44	<i>Populus deltoides</i>	COTTONWOOD	15"	GOOD	SAVE	
45	<i>Populus deltoides</i>	COTTONWOOD	8"	GOOD	SAVE	
46	<i>Populus deltoides</i>	COTTONWOOD	12"	GOOD	SAVE	
47	<i>Populus deltoides</i>	COTTONWOOD	9"	GOOD	SAVE	
48	<i>Populus deltoides</i>	COTTONWOOD	16"	GOOD	SAVE	
49	<i>Populus deltoides</i>	COTTONWOOD	15"	GOOD	SAVE	
50	<i>Populus deltoides</i>	COTTONWOOD	12"	GOOD	SAVE	
51	<i>Populus deltoides</i>	COTTONWOOD	8"	GOOD	SAVE	
52	<i>Populus deltoides</i>	COTTONWOOD	13"	GOOD	SAVE	
53	<i>Populus deltoides</i>	COTTONWOOD	10"	GOOD	SAVE	
54	<i>Populus deltoides</i>	COTTONWOOD	22"	GOOD	SAVE	
55	<i>Populus deltoides</i>	COTTONWOOD	16"	GOOD	SAVE	
56	<i>Populus deltoides</i>	COTTONWOOD	11"	GOOD	SAVE	
57	<i>Populus deltoides</i>	COTTONWOOD	13"	GOOD	SAVE	
58	<i>Acer negundo</i>	BOX ELDER	8"	GOOD	SAVE	
59	<i>Acer negundo</i>	BOX ELDER	11"	GOOD	SAVE	
60	<i>Acer negundo</i>	BOX ELDER	10"	GOOD	SAVE	
61	<i>Acer negundo</i>	BOX ELDER	12"	GOOD	SAVE	
62	<i>Acer negundo</i>	BOX ELDER	14"	GOOD	SAVE	
63	<i>Acer negundo</i>	BOX ELDER	9"	GOOD	SAVE	
64	<i>Acer negundo</i>	BOX ELDER	8"	GOOD	SAVE	
65	<i>Populus deltoides</i>	COTTONWOOD	14"	GOOD	SAVE	
66	<i>Acer negundo</i>	BOX ELDER	8"	GOOD	SAVE	
67	<i>Acer negundo</i>	BOX ELDER	8"	GOOD	SAVE	
68	<i>Acer negundo</i>	BOX ELDER	9"	GOOD	SAVE	
69	<i>Acer negundo</i>	BOX ELDER	8"	GOOD	SAVE	
70	<i>Populus deltoides</i>	COTTONWOOD	30"	GOOD	SAVE	
71	<i>Fraxinus spp.</i>	ASH	8"	GOOD	SAVE	
72	<i>Prunus serotina</i>	BLACK CHERRY	9"	GOOD	SAVE	
73	<i>Acer negundo</i>	BOX ELDER	9"	GOOD	SAVE	
74	<i>Acer negundo</i>	BOX ELDER	17"	GOOD	SAVE	
75	<i>Acer negundo</i>	BOX ELDER	9"	GOOD	SAVE	
76	<i>Fraxinus spp.</i>	ASH	9"	GOOD	SAVE	
77	<i>Acer negundo</i>	BOX ELDER	11"	GOOD	SAVE	
78	<i>Acer negundo</i>	BOX ELDER	9"	FAIR	SAVE	
79	<i>Acer negundo</i>	BOX ELDER	16"	GOOD	SAVE	

TREE LIST

TAG #	SCIENTIFIC NAME	COMMON NAME	DBH	CONDITION	SAVE/REMOVE	Tree Replacement
80	<i>Acer negundo</i>	BOX ELDER	16"	GOOD	SAVE	
81	<i>Acer negundo</i>	BOX ELDER	10"	GOOD	SAVE	
82	<i>Acer negundo</i>	BOX ELDER	16"	GOOD	SAVE	
83	<i>Acer negundo</i>	BOX ELDER	10"	GOOD	SAVE	
84	<i>Acer negundo</i>	BOX ELDER	8"	GOOD	SAVE	
85	<i>Acer negundo</i>	BOX ELDER	9"	GOOD	SAVE	
86	<i>Acer negundo</i>	BOX ELDER	9"	GOOD	SAVE	
87	<i>Acer negundo</i>	BOX ELDER	10"	FAIR	SAVE	
88	<i>Acer negundo</i>	BOX ELDER	15"	GOOD	SAVE	
89	<i>Acer negundo</i>	BOX ELDER	16"	GOOD	SAVE	
90	<i>Acer negundo</i>	BOX ELDER	14"	GOOD	SAVE	
91	<i>Acer negundo</i>	BOX ELDER	14"	GOOD	SAVE	
92	<i>Acer negundo</i>	BOX ELDER	9"	FAIR	SAVE	
93	<i>Acer negundo</i>	BOX ELDER	9"	GOOD	SAVE	
94	<i>Acer negundo</i>	BOX ELDER	8"	GOOD	SAVE	
95	<i>Acer negundo</i>	BOX ELDER	8"	GOOD	SAVE	
96	<i>Acer negundo</i>	BOX ELDER	11"	GOOD	SAVE	
97	<i>Acer negundo</i>	BOX ELDER	11"	GOOD	SAVE	
98	<i>Acer negundo</i>	BOX ELDER	9"	FAIR	SAVE	
99	<i>Acer negundo</i>	BOX ELDER	8"	GOOD	SAVE	
100	<i>Acer negundo</i>	BOX ELDER	9"	GOOD	SAVE	
101	<i>Acer negundo</i>	BOX ELDER	9"	GOOD	SAVE	
102	<i>Acer negundo</i>	BOX ELDER	9"	GOOD	SAVE	
103	<i>Acer negundo</i>	BOX ELDER	9"	GOOD	SAVE	
104	<i>Acer negundo</i>	BOX ELDER	10"	POOR	SAVE	
105	<i>Acer negundo</i>	BOX ELDER	15"	GOOD	SAVE	
106	<i>Acer negundo</i>	BOX ELDER	9"	GOOD	SAVE	
107	<i>Acer negundo</i>	BOX ELDER	9"	GOOD	SAVE	
108	<i>Acer negundo</i>	BOX ELDER	8"	GOOD	SAVE	
109	<i>Acer negundo</i>	BOX ELDER	9"	GOOD	SAVE	
110	<i>Acer negundo</i>	BOX ELDER	9"	GOOD	SAVE	
111	<i>Acer negundo</i>	BOX ELDER	8"	GOOD	SAVE	
112	<i>Acer negundo</i>	BOX ELDER	15"	GOOD	SAVE	
113	<i>Acer negundo</i>	BOX ELDER	8"	POOR	SAVE	
114	<i>Acer negundo</i>	BOX ELDER	9"	FAIR	SAVE	
115	<i>Acer negundo</i>	BOX ELDER	8"	GOOD	SAVE	
116	<i>Acer negundo</i>	BOX ELDER	9"	GOOD	SAVE	

Tree Replacement Summary

Trees Tagged 8" DBH and greater	116
Trees Saved	104
Trees Removed	12
2-1/2" Replacement Trees Required	12

Replacement Tree Requirements

Removed Tree D.B.H.	Ratio
8 < 11	1
>11 < 20	2
> 20 < 29	3
> 30	4
Multi >30 > 44	5
Multi >44 > 52	6
Multi >52 > 60	7
Multi >60 > 67	8
Multi >67 > 75	9

ALL WORK SHALL CONFORM TO CITY OF WAYNE & WAYNE COUNTY STANDARDS AND SPECIFICATIONS.



OAKLAND COUNTY APPROVAL STAMP

Matthew Dornan

MATTHEW DORNAN
ISA CERTIFIED ARBORIST
MI-4463A

0 20 40 SCALE: 1 inch = 40 ft.

PAPER SIZE: 11X17



19287 WEST ROAD, WIXOM, MI 48393
PH: (248) 773-7656, FAX: (866) 690-4307



TREE SURVEY

840 HARSDALE ROAD
SIDWELL #19-21-227-014

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

DATE: 8-26-25
PROJECT: 190403

WOODLAND REVIEW



August 12, 2025

Nina Schaffrath
Account Clerk – Community Development
City of Novi
45175 Ten Mile Road
Novi, MI 48375

Submitted electronically to nschaffrath@cityofnovi.org

Re: 51270 Nine Mile Road – Woodland Review (PBR24-0106)

Dear Nina,

Merjent, Inc. (Merjent) has conducted a preliminary review of the single-family residential plot plan for 51270 Nine Mile Road (site) prepared by The Umlor Group (rev. date 6/06/2025). Merjent reviewed the plan for conformance with the City of Novi's (City) Woodland Protection Ordinance, Chapter 37. The site (parcel 50-22-30-300-028) contains City-regulated woodlands (Figure 1). The applicant proposes tree removal for the construction of a single-family residence.

Woodlands

Woodland Recommendation: Merjent **recommend approval** of the 51270 Nine Mile Road Residential Plot Plan pending planning commission approval. A list of comments is provided below to meet the requirements of the Woodland Protection Ordinance. 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, if feasible

Woodland Review Comments

1. City-regulated woodlands, as identified on the City of Novi Woodlands interactive map website, are present onsite. Note that both the woodlands and property limits depicted on the City map are considered approximations (**Figure 1**).
2. The plan has proposed the removal of 12 living trees. Pursuant to Chapter 37, Section 37-28, the number of trees to be cut that have a diameter at breast height (DBH) of eight inches or more should be listed on the plan, which is provided in detail in the plot plan.

A **Woodland Use Permit** is required to perform construction on any site containing regulated woodlands. The permit for this site would require Planning Commission approval because there are more than three trees proposed to be impacted/removed by construction.

3. **Woodland Replacement.** Based on review of the plan, the following woodland replacements are required:

Tree Size (DBH, inches)	Number of Trees	Ratio Replacement/Removed Tree	Total Replacements Required
8-11	12	1	12
12-20	-	-	-
21-29	-	-	-
30+	-	-	-
Multi-stem	-	-	-
Total	12	-	12

4. A replacement plan and cost estimate for the tree replacement will be necessary prior to final site plan approval by the City. Woodland replacement credits can be provided by:
- Planting the woodland tree replacement credits on-site.
 - For tree replacement credits that will be planted on-site, a financial guarantee of \$400/tree replacement credit is required to ensure the planting of the on-site woodland replacement credits. The financial guarantee would be released after trees have been planted and approved by the City of Novi. The financial guarantee will be released after trees have been planted and approved by the City of Novi, and applicants must request a tree planting inspection.
 - Woodland replacements shall be guaranteed for two growing seasons after the applicant's installation and the City's acceptance. A two-year maintenance bond in the amount of 25% of the value of the trees, but in no case less than \$1,000, shall be required to ensure the continued health of the trees following acceptance. Based on a successful inspection two 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. See Chapter 26.5, Section 26.5-37 for additional information.
 - Payment to the City of Novi Tree Fund at a rate of \$400/woodland replacement credit.
 - Combination of on-site tree planting and payment into the City of Novi Tree Fund (\$400/woodland replacement credit).
5. Prior to final approval, the site plan should include existing general soil conditions throughout the parcel (Section 37-28, City of Novi Zoning Ordinance). Example soil resources have been provided in **Attachment A**.
6. 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.

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7. If feasible, retained woodlands or newly replaced/planted woodlands should be preserved. The applicant can provide the City a conservation easement for such an area in such a form as is acceptable to the City engineer and City attorney. Per Section 37-30, a condition would be added to the Woodland Use Permit that the applicant erect and maintain signage on the property indicating areas of regulated woodland.

Should you have any questions or concerns with this review, please contact me via email at jason.demoss@merjent.com or via phone at (619) 944-3835.

Sincerely,

Merjent, Inc.



Jason DeMoss, PWS
Environmental Consultant

Enclosures:

Figure 1 – City of Novi Woodlands Map
Attachment A – Soil Resource Documents
Attachment B – Site Photos

CC:

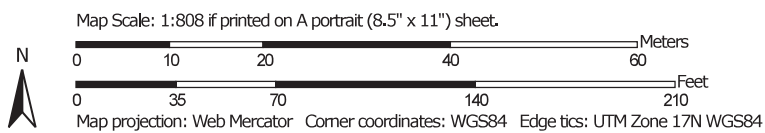
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Figure 1. City of Novi Regulated Woodlands Map
Approximate Site boundary is shown in Red.
Regulated Woodland areas are shown in Green

Attachment A
Soil Resources

Soil Map—Oakland County, Michigan



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Unit

Special Point Features

 Blowout

 Borrow Pit

 Clay Spot

 Closed Depression

 Gravel Pit

 Gravelly Spot

 Landfill

 Lava Flow

 Marsh or swamp

 Mine or Quarry

 Miscellaneous Water

 Perennial Water

 Rock Outcrop

 Saline Spot

 Sandy Spot

 Severely Eroded Spot

 Sinkhole

 Slide or Slip

 Sodic Spot

Water Features

 Stream

 Canals

Transportation

 Rails

 Interstate Highways

 US Routes

 Major Roads

 Local Roads

Background

 Aerial Photograph

Spoil Area

 Spoil Area

Stony Spot

 Stony Spot

Very Stony Spot

 Very Stony Spot

Wet Spot

 Wet Spot

Other

 Other

Special Line Features

 Special Line Features

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Oakland County, Michigan
Survey Area Data Version 23, Aug 27, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 9, 2022—Oct 21, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifts of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
10B	Marlette sandy loam, 1 to 6 percent slopes	2.4	77.9%
11B	Capac sandy loam, 0 to 4 percent slopes	0.7	22.1%
Totals for Area of Interest		3.1	100.0%

Attachment B
Site Photos



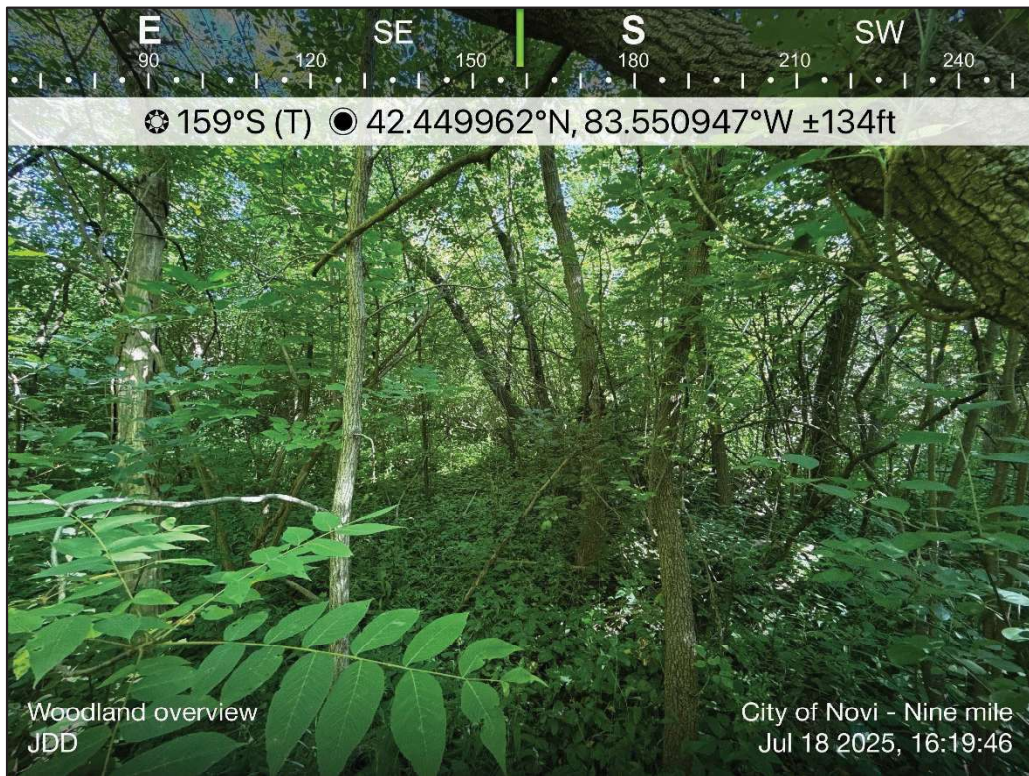
Overview of Tree 15



Overview of Tree 27



Overview of Tree 40 (fallen)



Woodland Overview