

MEMORANDUM



TO: MEMBERS OF THE PLANNING COMMISSION
FROM: DAN COMMER, AICP – PLANNER
SUBJECT: 22685 EVERGREEN COURT
DATE: NOVEMBER 5, 2025

The applicant, Cranbrook Custom Homes, seeks approval of a Woodland Use Permit, PBR25-0284, to remove 12 regulated woodland trees ranging in size from 8 to 20 inches diameter-at-breast-height (DBH) from a lot located at 22685 Evergreen Court. The site is located west of Garfield 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 October 28, 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 17 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, PBR25-0284, for the removal of 12 regulated woodland trees within an area mapped as City Regulated Woodland at 22685 Evergreen Court to build a single-family home. The approval is subject to on-site planting to the extent possible of 17 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

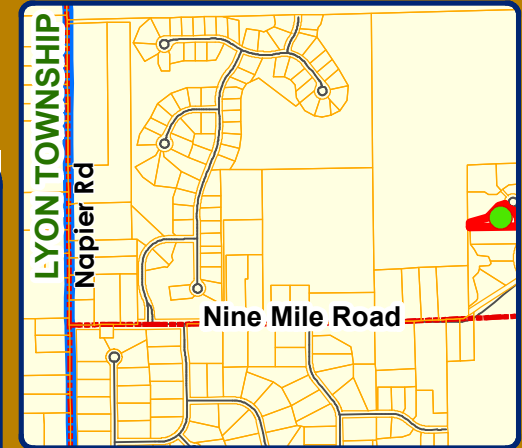
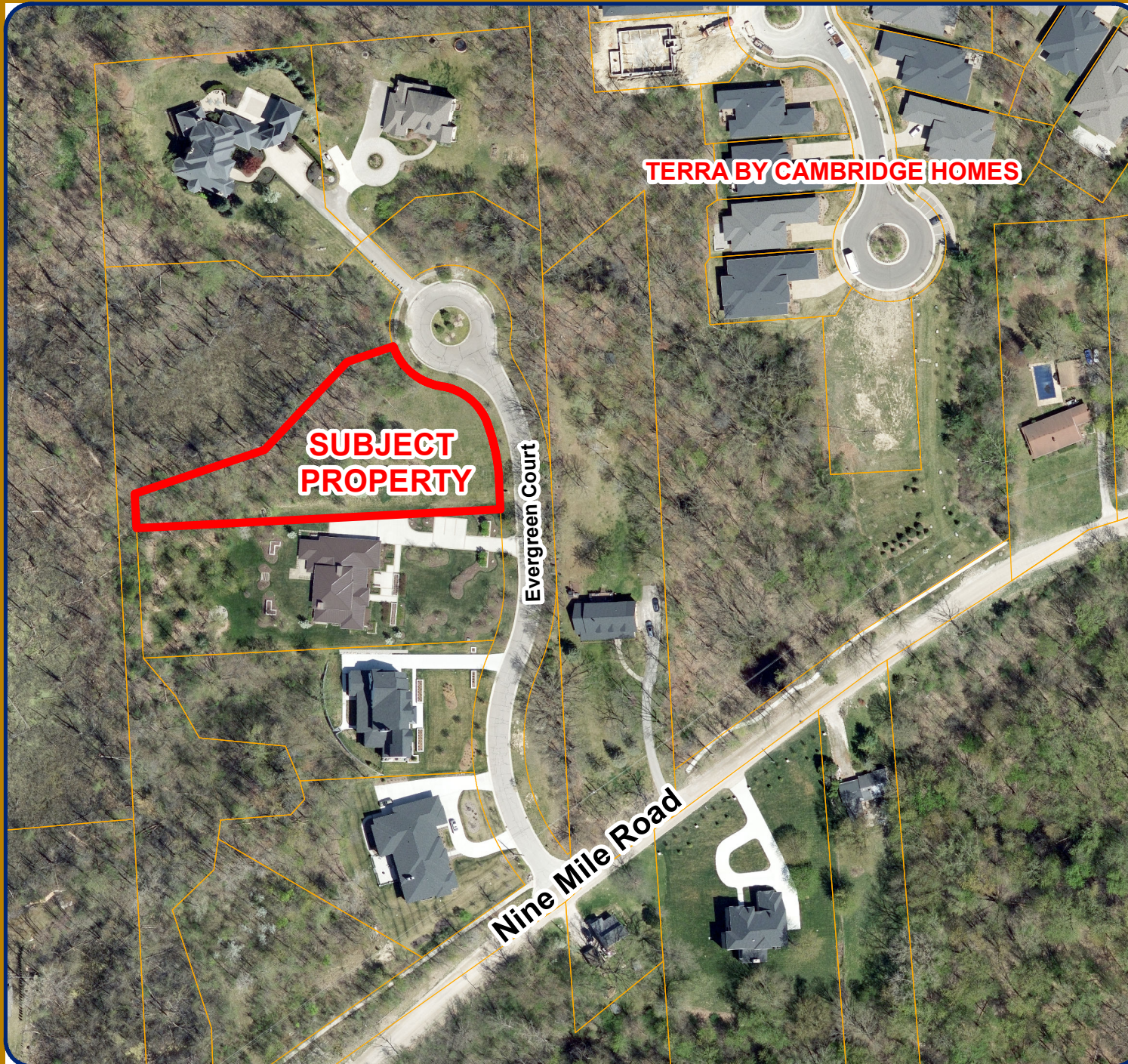
Zoning

Future Land Use

Natural Features

PBR25-0284 22685 Evergreen Court

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: 10/31/25

Project: PBR25-0284

Version #: 1

0 35 70 140 210 Feet

1 inch = 167 feet

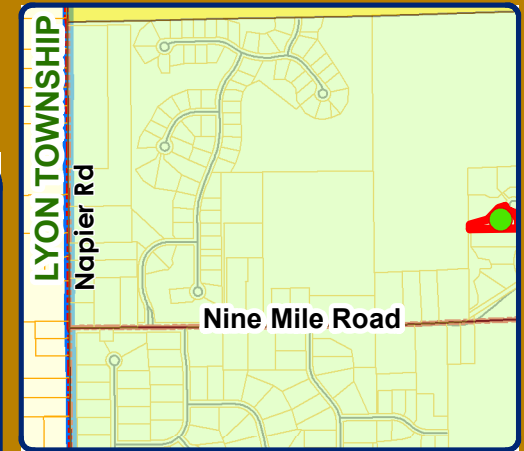
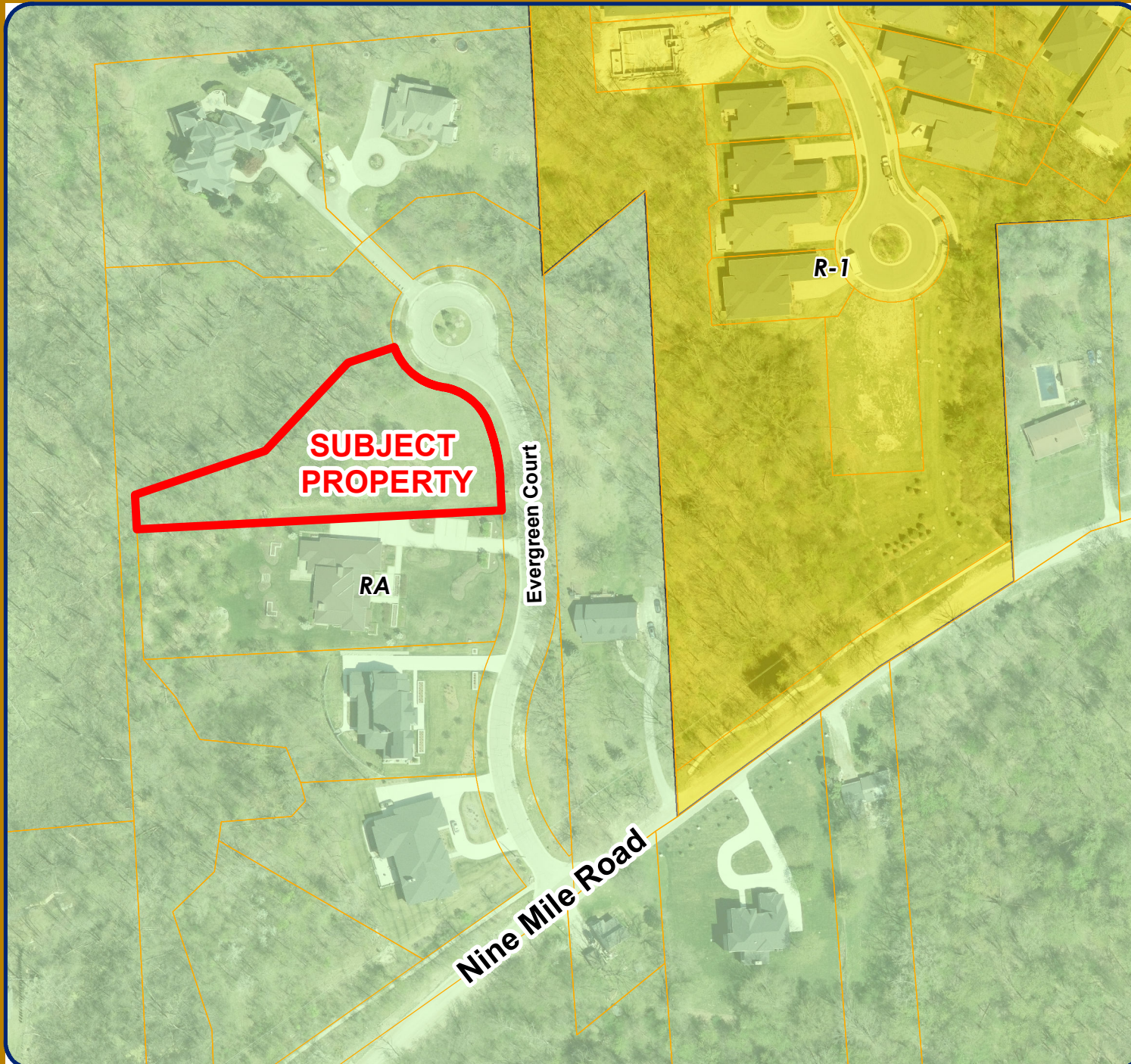


MAP INTERPRETATION NOTICE

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.

PBR25-0284 22685 Evergreen Court

ZONING



Legend

-  R-A: Residential Acreage
-  R-1: One-Family Residential District
-  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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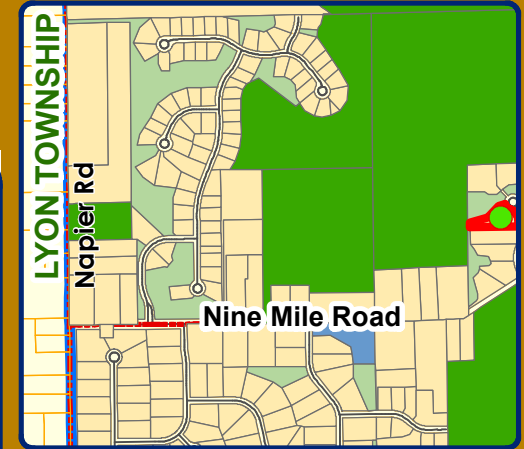
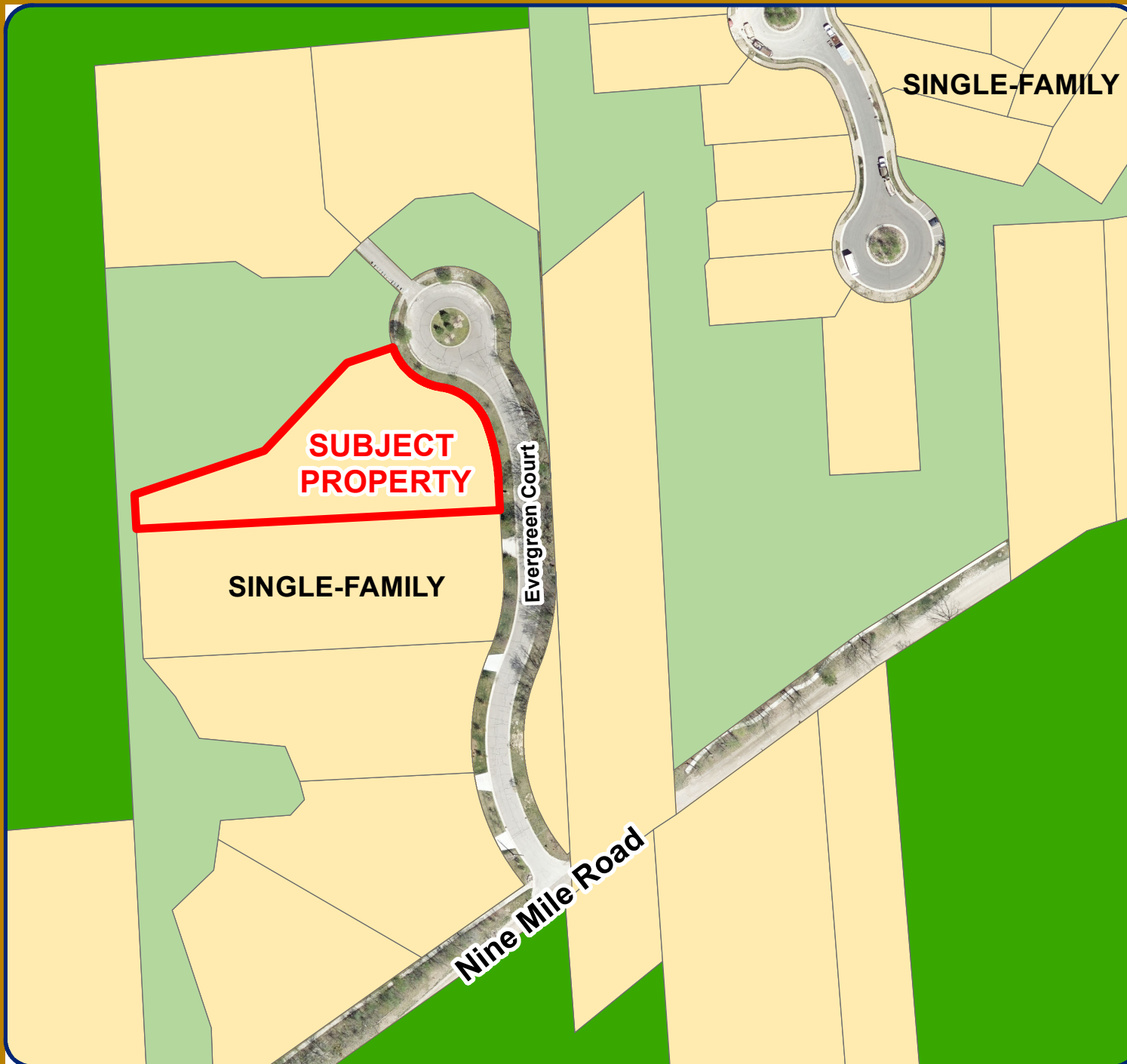


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PBR25-0284 22685 Evergreen Court

FUTURE LAND USE



Legend

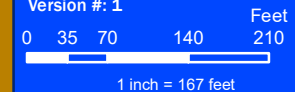
- Single Family
- Public Park
- Private Park
- Subject Area



City of Novi

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

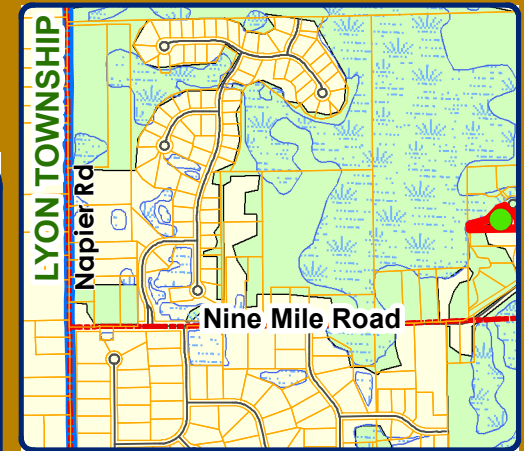
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Date: 10/31/25
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PBR25-0284 22685 Evergreen Court
NATURAL FEATURES



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: 10/31/25

Project: PBR25-0284

Version #: 1

0 35 70 140 210 Feet

1 inch = 167 feet



MAP INTERPRETATION NOTICE

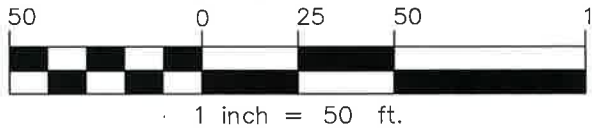
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PLOT PLAN

UNIT 5 EVERGREEN ESTATES

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

GRAPHIC SCALE



FLOOD_ZONE:

SUBJECT PROPERTY IS IN ZONE "X"
(AREAS DETERMINED TO BE OUTSIDE
THE .2% ANNUAL CHANCE
FLOODPLAIN.) PER FIRM MAP NO.
26125C0608F, DATED 9/29/2006.

WETLANDS:

WETLANDS SHOWN PER FIELD
DELINEATION BY ATWELL, LLC.

BEARINGS:

MICHIGAN STATE PLANE (NAD83),
SOUTH ZONE, INTERNATIONAL FEET,
GROUND DISTANCES.

REFERENCE SURVEY:

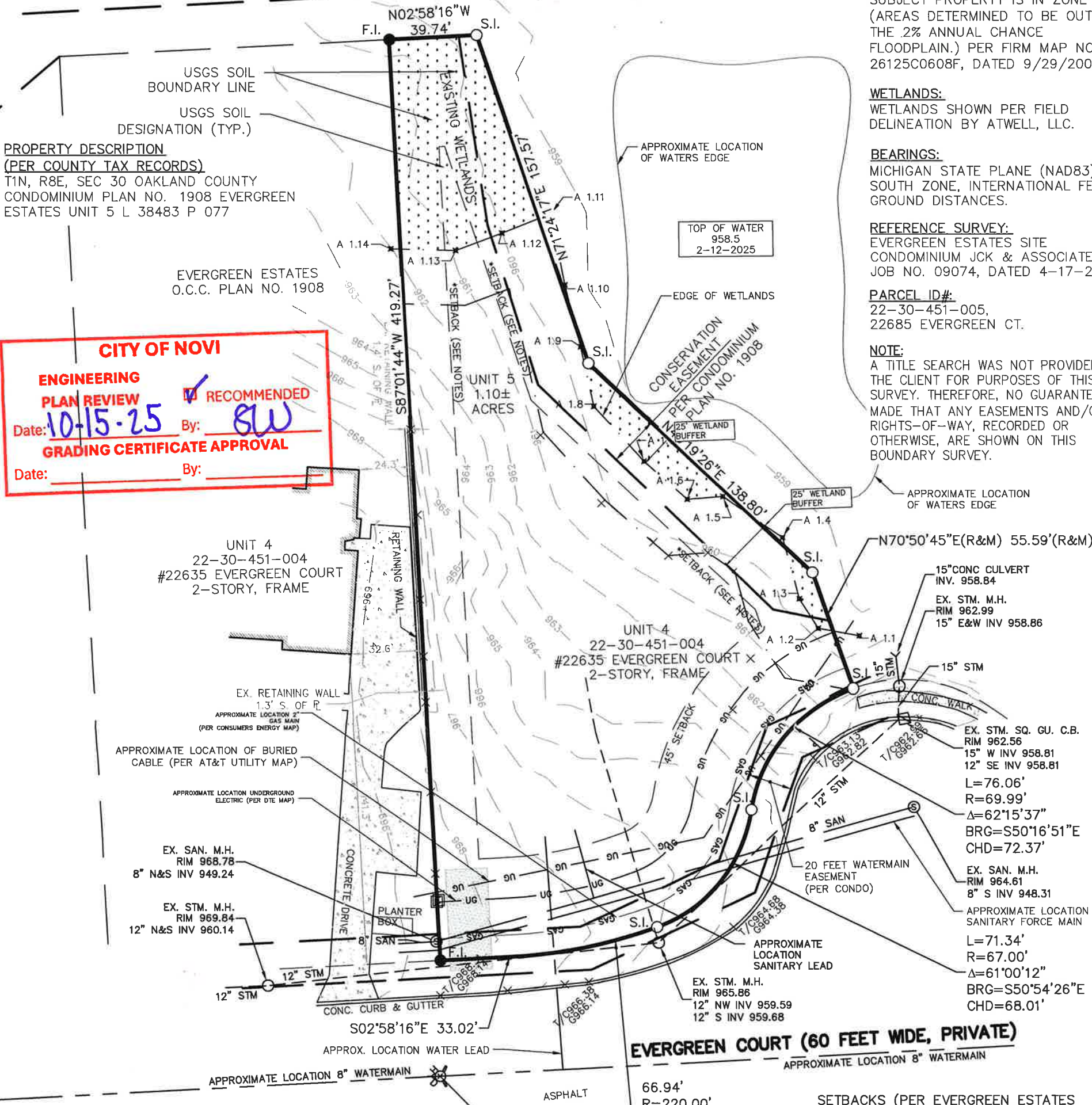
EVERGREEN ESTATES SITE
CONDOMINIUM JCK & ASSOCIATES
JOB NO. 09074, DATED 4-17-2006

PARCEL ID#:

22-30-451-005,
22685 EVERGREEN CT.

NOTE:

A TITLE SEARCH WAS NOT PROVIDED BY
THE CLIENT FOR PURPOSES OF THIS
SURVEY. THEREFORE, NO GUARANTEE IS
MADE THAT ANY EASEMENTS AND/OR
RIGHTS-OF-WAY, RECORDED OR
OTHERWISE, ARE SHOWN ON THIS
BOUNDARY SURVEY.



CLIENT:
ANYWHERE LOMBARDO
ATTN.: DAVID MECURE
13001 23 MILE ROAD, STE 200
SHELBY TOWNSHIP, MI. 48315
(248) 453-3875

SITE BENCHMARK:
ELEV.=970.40 (NAVD88)
ARROW ON HYDRANT

SETBACKS (PER EVERGREEN ESTATES
CONDOMINIUM): FRONT 45 FEET
REAR 50 FEET SIDE 20 FEET
(MINIMUM), 50 FEET (TOTAL OF TWO)

PER CITY OF NOVI ZONING DISTRICT MAP,
DATED OCTOBER 27, 2022 ZONING DISTRICT:
R-A RESIDENTIAL ACREAGE



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

UTILITY WARNING

UNDERGROUND UTILITY LOCATIONS AS SHOWN ON THE
PLAN, WERE OBTAINED FROM UTILITY OWNER AND NOT
FIELD LOCATED.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE
PROTECTION OF AND/OR RELOCATION OF ALL UTILITIES
THAT MAY INTERFERE WITH CONSTRUCTION.

REFERENCE BENCHMARK:

CITY OF NOVI BENCHMARK #3041
NORTH FLANGE BOLT ON FIRE HYDRANT
LOCATED 180 FEET SOUTHWEST OF
INTERSECTION OF INTERSECTION OF
EVERGREEN ESTATES AND 9 MILE ROAD
ELEV.=962.14 (NAVD88)

DESCRIPTION:

UNIT 5 OF EVERGREEN ESTATES,
PART OF THE SOUTHEAST 1/4 OF
SECTION 30, TOWN 1 NORTH, RANGE 8
EAST, NOVI TOWNSHIP, OAKLAND
COUNTY, MICHIGAN

EXISTING LEGEND

---	SETBACKS
---	EASEMENT
---	GAS MAIN
---	SANITARY SEWER
---	WATER MAIN
---	STORM SEWER
---	OVERHEAD UTILITY LINES
---	UNDERGROUND UTILITY LINES
---	TREELINE
---	SANITARY MANHOLE
---	STORM SQUARE CATCH BASIN
---	STORM ROUND CATCH BASIN
---	STORM MANHOLE
---	CULVERT
---	FIRE HYDRANT
---	ELECTRICAL RISER
---	P.I. SIGN
---	FOUND IRON
---	SET IRON
---	FOUND IRON
---	WETLAND FLAG

REVISED

10-1-25

REVISIONS

NO.	ITEM	DATE
RECEIVED		
OCT 01 2025		
CITY OF NOVI COMMUNITY DEVELOPMENT		
DRAWING NAME: 25-029 BT		
DRAWN BY: SP/SK		CHECKED BY: ME

BOUNDARY AND TOPOGRAPHIC SURVEY

SURVEYOR'S SEAL



JOB NUMBER: 25-029

SEIBER KEAST LEHNER ENGINEERING | SURVEYING

CLINTON TOWNSHIP OFFICE
17001 NINETEEN MILE ROAD, SUITE 3
CLINTON TOWNSHIP, MI 48038
586.412.7050

FARMINGTON HILLS OFFICE
39205 COUNTRY CLUB DRIVE, SUITE C8
FARMINGTON HILLS, MI 48331
248.308.3331

SHEET 1 OF 5

PBR 25-0284

$$1 \text{ inch} = 50 \text{ ft.}$$

A TITLE SEARCH WAS NOT PROVIDED BY THE CLIENT FOR PURPOSES OF THIS SURVEY. THEREFORE, NO GUARANTEE IS MADE THAT ANY EASEMENTS AND/OR RIGHTS-OF-WAY, RECORDED OR OTHERWISE, ARE SHOWN ON THIS BOUNDARY SURVEY.

TOTALS FOR AREA OF INTEREST 1.1	
100.0%	

SHEET
2
OF
5



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

UTILITY WARNING

UNDERGROUND UTILITY LOCATIONS AS SHOWN ON THE PLAN, WERE OBTAINED FROM UTILITY OWNER AND NOT FIELD LOCATED.

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CITY OF NOVI BENCHMARK #3041
NORTH FLANGE BOLT ON FIRE HYDRANT
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SECTION 30, TOWN 1 NORTH, RANGE 8
EAST, NOVI TOWNSHIP, OAKLAND
COUNTY, MICHIGAN



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

WOODLAND SURVEY PROVIDED BY:

CLIENT:

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

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CITY OF NOVI BENCHMARK #3041
NORTH FLANGE BOLT ON FIRE HYDRANT
LOCATED 180 FEET SOUTHWEST OF
INTERSECTION OF INTERSECTION OF
EVERGREEN ESTATES AND 9 MILE ROAD
ELEV.=962.14 (NAVD88)

UNIT 5 OF EVERGREEN ESTATES,
PART OF THE SOUTHEAST 1/4 OF
SECTION 30, TOWN 1 NORTH, RANGE 8
EAST, NOVI TOWNSHIP, OAKLAND
COUNTY, MICHIGAN

----	SETBACKS
----	EASEMENT
--- GAS --- GAS ---	GAS MAIN
-----	SANITARY SEWER
-----	WATER MAIN
-----	STORM SEWER
-----	OVERHEAD UTILITY LINES
--- UG --- UG ---	UNDERGROUND UTILITY LINES
~~~~~	TREELINE
Ⓢ	SANITARY MANHOLE
⊠	STORM SQUARE CATCH BASIN
⊙	STORM ROUND CATCH BASIN
○	STORM MANHOLE
>---	CULVERT
⚡	FIRE HYDRANT
E	ELECTRICAL RISER
—	P.I. SIGN
F.I.	FOUND IRON
S.I.	SET IRON
○	SET IRON
●	FOUND IRON
A 1:1	WETLAND FLAG

NO	ITEM	DATE
1	REV. WOODLAND PER CITY REQ.	8/28/2025

DRAWN BY: SP/SK

CHECKED BY: ME

JOB NUMBER: 25-029



**SEIBER KEAST LEHNER**  
ENGINEERING | SURVEYING

**CLINTON TOWNSHIP OFFICE  
17001 NINETEEN MILE ROAD, SUITE 3  
CLINTON TOWNSHIP, MI 48038  
586.412.7050**

FARMINGTON HILLS OFFICE  
39205 COUNTRY CLUB DRIVE, SUITE C8  
FARMINGTON HILLS, MI 48331  
248.308.3331

SHEET  
3  
OF  
5

UNIT 5  
EVERGREEN ESTATES

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



PARCEL ID#:

22-30-451-005,  
22685 EVERGREEN CT.

PROPERTY DESCRIPTION

(PER COUNTY TAX RECORDS)

T1N, R8E, SEC 30 OAKLAND COUNTY  
CONDOMINIUM PLAN NO. 1908 EVERGREEN  
ESTATES UNIT 5 L 38483 P 077

SETBACKS (PER EVERGREEN ESTATES

CONDOMINIUM): FRONT 45 FEET  
REAR 50 FEET SIDE 20 FEET  
(MINIMUM), 50 FEET (TOTAL OF TWO)

PER CITY OF NOVI ZONING DISTRICT MAP.

DATED OCTOBER 27, 2022 ZONING DISTRICT:

R-A RESIDENTIAL ACREAGE

UNIT 4  
22-30-451-004  
#22635 EVERGREEN COURT  
2-STORY, FRAME

EX. SWALE  
ALONG R

EX. RETAINING WALL  
1.3' S. OF R

EX. SWALE  
ALONG R

EX. SAN. M.H.  
RIM 968.78  
8" N&S INV 949.24

EX. STM. M.H.  
RIM 969.84  
12" N&S INV 960.14

12" STM

CONC. CURB & GUTTER

PR. 3" C.W.

PR. 4" PVC SCHD  
40 SUMP LEAD

PR. 6" SDR 23.5  
SAN. LEAD

PR. 1" HDPE  
SDR-9 WM LEAD

PR. 5' CONC. WALK

PR. SILT FENCE &  
CRUSHED CONCRETE  
ACCESS DRIVE

PR. 5' CONC. WALK

PR. 5' CONC. WALK

PR. 5' CONC. WALK

PR. 5' CONC. WALK

PR. 5' CONC. WALK

PR. 5' CONC. WALK

PR. 5' CONC. WALK

PR. 5' CONC. WALK

PR. 5' CONC. WALK

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PR. 5' CONC. WALK

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PR. 5' CONC. WALK

PR. 5' CONC. WALK

PR. 5' CONC. WALK

PR. 5' CONC. WALK

PR. 5' CONC. WALK

PR. 5' CONC. WALK

PR. 5' CONC. WALK

PR. 5' CONC. WALK

PR. 5' CONC. WALK



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

**UTILITY WARNING**

UNDERGROUND UTILITY LOCATIONS AS SHOWN ON THE PLAN, WERE OBTAINED FROM UTILITY OWNER AND NOT FIELD LOCATED.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF AND/OR RELOCATION OF ALL UTILITIES THAT MAY INTERFERE WITH CONSTRUCTION.

**REFERENCE BENCHMARK:**

CITY OF NOVI BENCHMARK #3041  
NORTH FLANGE BOLT ON FIRE HYDRANT  
LOCATED 180 FEET SOUTHWEST OF  
INTERSECTION OF INTERSECTION OF  
EVERGREEN ESTATES AND 9 MILE ROAD  
ELEV.=962.14 (NAVD88)

**DESCRIPTION:**

UNIT 5 OF EVERGREEN ESTATES,  
PART OF THE SOUTHEAST 1/4 OF  
SECTION 30, TOWN 1 NORTH, RANGE 8  
EAST, NOVI TOWNSHIP, OAKLAND  
COUNTY, MICHIGAN

**EXISTING LEGEND**

---	SETBACKS
---	EASEMENT
---	GAS MAIN
---	SANITARY SEWER
---	WATER MAIN
---	STORM SEWER
---	OVERHEAD UTILITY LINES
---	UNDERGROUND UTILITY LINES
---	TREELINE
---	SANITARY MANHOLE
---	STORM SQUARE CATCH BASIN
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---	CULVERT
---	FIRE HYDRANT
---	ELECTRICAL RISER
---	P.I. SIGN
---	FOUND IRON
---	SET IRON
---	FOUND IRON
---	WETLAND FLAG

**CLIENT:**

ANYWHERE LOMBARDO  
ATTN.: DAVID MECURE  
13001 23 MILE ROAD, STE 200  
SHELBY TOWNSHIP, MI. 48315  
(248) 453-3875

**REVISIONS**

NO.	ITEM	DATE
1	REV. WOODLAND PER CITY REQ.	9/25/2025

**SURVEYOR'S SEAL**



**PLOT PLAN**

DRAWING NAME: 25-029 BT

DRAWN BY: SP/RD CHECKED BY: JE

**SEIBER KEAST LEHNER  
ENGINEERING | SURVEYING**

CLINTON TOWNSHIP OFFICE  
17001 NINETEEN MILE ROAD, SUITE 3  
CLINTON TOWNSHIP, MI 48036  
586.412.7050

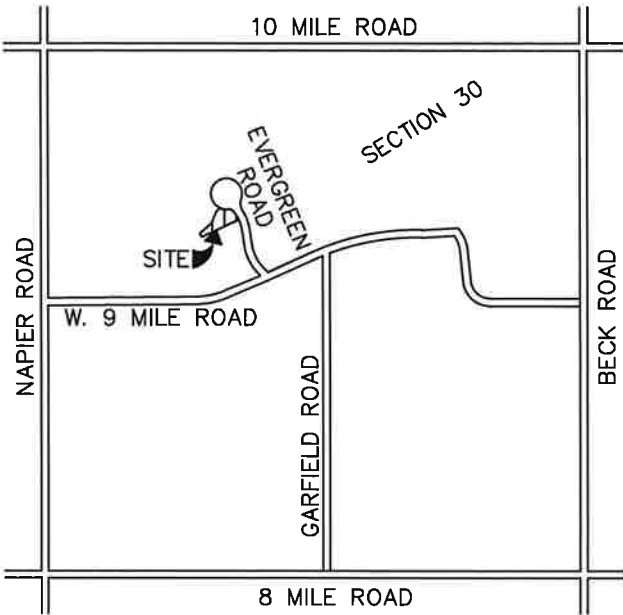
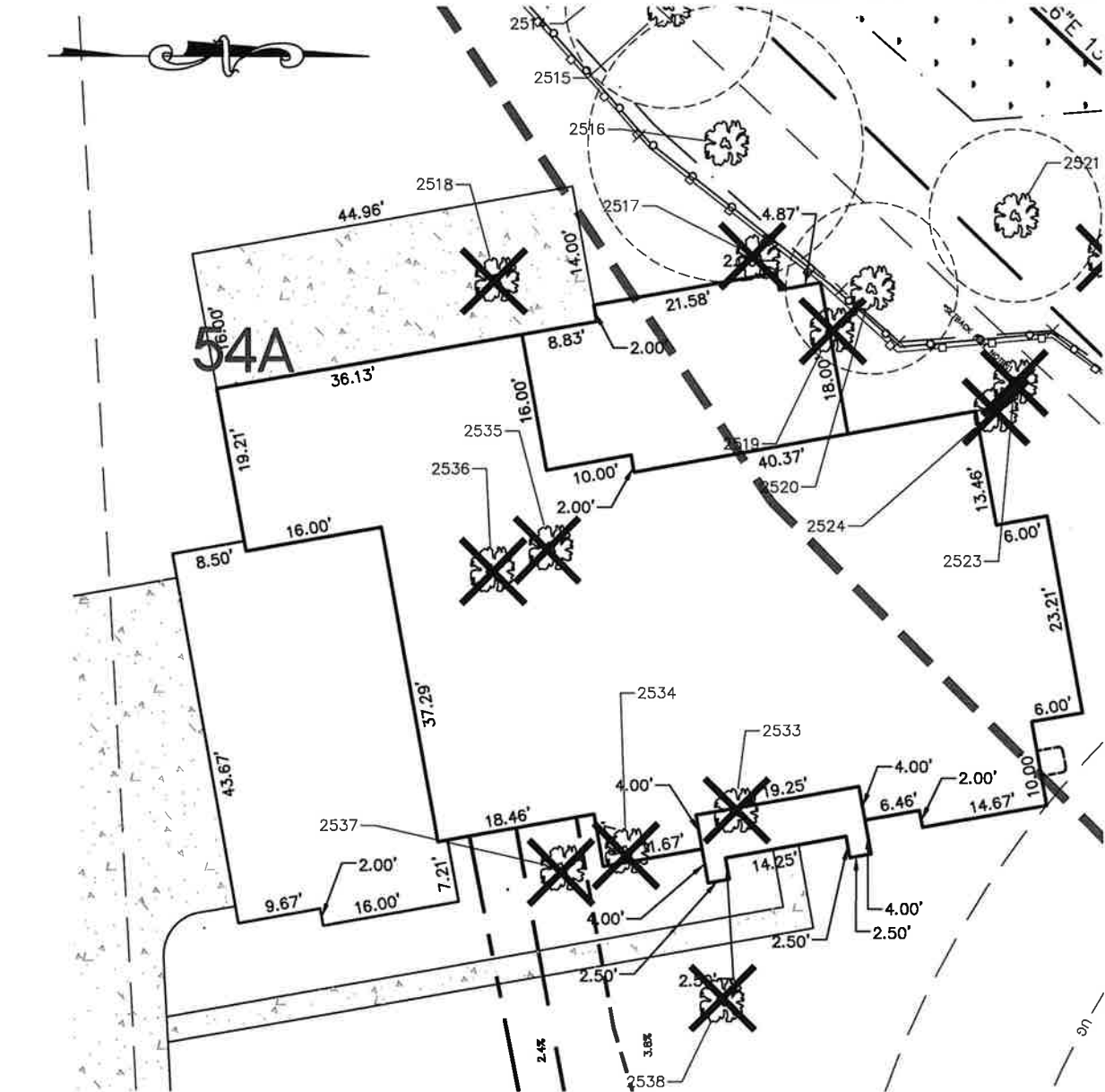
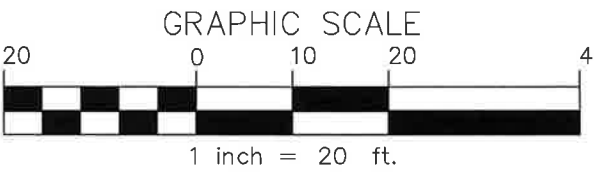
FARMINGTON HILLS OFFICE  
39205 COUNTRY CLUB DRIVE, SUITE C8  
FARMINGTON HILLS, MI 48331  
248.308.3331

**SHEET**

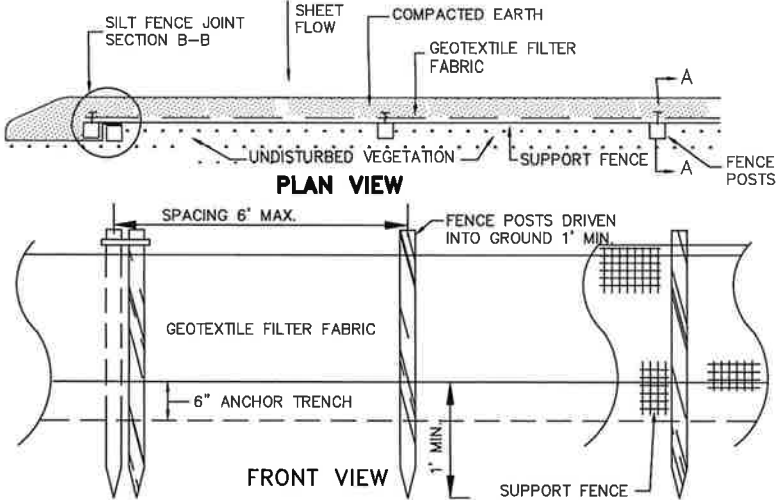
**4**  
**OF**  
**5**

UNIT 5  
EVERGREEN ESTATES

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



LOCATION MAP  
SCALE: NOT TO SCALE



SILT FENCE (N.T.S.)

NOTE: KEEP STREETS FREE AND CLEAR OF DIRT AT ALL TIMES.

NOTE: SUMP LEAD SHALL BE CONNECTED TO AN APPROVED DRAINAGE SYSTEM.

	CONSTRUCTION SEQUENCE	
A	INSTALL SILT FENCE AND INLET FILTERS	WEEK 1
B	BUILDING CONSTRUCTION	WEEKS 2-20
C	DRIVEWAY & SIDEWALK CONSTRUCTION	WEEKS 21-22
D	FINAL GRADING	WEEKS 23-24
E	STABILIZE GROUND WITH VEGETATION AS NEEDED	WEEKS 25-26

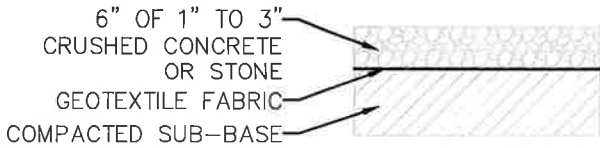
SKL

- 1.) Assumes no responsibility for given house dimensions. Client must verify dimensions prior to construction.
- 2.) Upon acceptance and submittal of this plan for permits, the Owner acknowledges that he has reviewed the plan and that it meets the requirements established on the work order.
- 3.) This plan shall not be used to set foundations. Architect's plans must be used for construction of foundation.
- 4.) Approval of this plot plan does not relieve owner/builder of compliance with all applicable codes, ordinances, and restrictions of record.
- 5.) Special requirements (i.e. Subdivision Restriction applying to building setbacks, house size, orientation of house on site, etc.) must be provided to Lehner Associates, Inc. in writing when plot plan is ordered. These Restrictions must be clearly labeled on the work order or house plans. Lehner Associates, Inc., will not be responsible for interpreting Subdivision Restrictions.

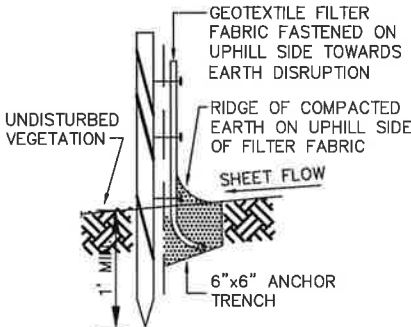
Note: State Law Act 53, three (3) days before you dig dial toll free Miss Dig 1-800-482-7171.

CLIENT:

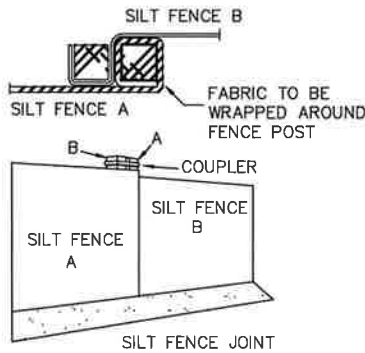
ANYWHERE LOMBARDO  
ATTN.: DAVID MECURE  
13001 23 MILE ROAD, STE 200  
SHELBY TOWNSHIP, MI. 48315  
(248) 453-3875



CRUSHED CONCRETE MUD MAT  
N.T.S.



SECTION A-A  
(N.T.S.)



SECTION B-B  
(N.T.S.)

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



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

### UTILITY WARNING

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ELEV.=962.14 (NAVD88)

### DESCRIPTION:

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EAST, NOVI TOWNSHIP, OAKLAND  
COUNTY, MICHIGAN

## REVISIONS

NO.	ITEM	DATE



DRAWING NAME: 25-029 BT

DRAWN BY: SP/SK CHECKED BY: ME JOB NUMBER: 25-029

## DETAILED HOUSE PLAN + NOTES



**SEIBER KEAST LEHNER  
ENGINEERING | SURVEYING**

CLINTON TOWNSHIP OFFICE  
17001 NINETEEN MILE ROAD, SUITE 3  
CLINTON TOWNSHIP, MI 48038  
586.412.7050

FARMINGTON HILLS OFFICE  
39205 COUNTRY CLUB DRIVE, SUITE C8  
FARMINGTON HILLS, MI 48331  
248.308.3331

SHEET  
**5**  
OF  
**5**

## WOODLAND REVIEW

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October 28, 2025

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

Submitted electronically to [nschaffrath@cityofnovi.org](mailto:nschaffrath@cityofnovi.org)

Re: 22685 Evergreen Court – Woodland/Wetland Review (PBR25-0284)

Dear Nina,

Merjent, Inc. (Merjent) has conducted a preliminary review of the single-family residential plot plan for 22685 Evergreen Court (site) prepared by Seiber Keast Lehner (rev. date October 20, 2025). Merjent reviewed the plan for conformance with the City of Novi's (City) Woodland Protection Ordinance, Chapter 37, and Wetlands and Watercourse Protection Ordinance, Chapter 12 Article V. The site (parcel 22-30-451-005) contains City-regulated woodlands and City-regulated wetlands (**Figure 1**).

An initial submittal was reviewed on August 1, 2025 and deficiencies were found in the wetland and woodland portions of the review.

### **Woodlands**

**Woodland Recommendation:** Merjent **recommends approval** of the 22685 Evergreen Court Residential Plot Plan. A list of comments are 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 likely 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 regulated living trees and three non-regulated dead trees. Pursuant to Chapter 37, Section 37-28, the number of trees to be cut which have a diameter at breast height (DBH) of eight inches or more should be listed on the 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	7	1	7
12-20	5	2	10
21-29	-	-	-
30+	-	-	-
Multi-stem	-	Sum of Stem DBH/8 (rounded up)*	-
<b>Total</b>	<b>12</b>	-	<b>17</b>

A replacement plan and cost estimate for the tree replacement will be necessary prior to final approval by the City. Woodland replacement credits can be provided by:

- Planting the woodland tree replacement credits on-site.
- 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).

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 will be released after trees have been planted and approved by the City of Novi. The applicant 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.

- Based on a site visit performed on July 18, 2025, the trees depicted in the Plan for the parcel boundary are accurate and the tree survey matches what is within the parcel boundary. Photographs of the site visit are enclosed in **Attachment A**.
- Critical root zone.** Accurate critical root zones must be depicted on the Plan for all regulated trees within 50 feet of the proposed grading or construction activities.
  - The applicant has addressed this comment and critical root zones have been incorporated into the plan.

- 
6. Regulated woodland disturbance includes impacts to the critical root zone of regulated trees, including but not limited to encroachment by grading, landscaping, and construction. If impacts to the critical root zone of regulated woodland trees are proposed – woodland replacements are required.
    - a. The applicant has addressed this comment and adjustments have been made to tree impacts.
  7. The plan should include who performed the woodland survey and should list a registered landscape architect, certified arborist, registered forester, or ecological professional with their seal and/or registration number with signature, whichever applies. The plan does include a Professional Engineer seal but should also include an associated woodland professional.
    - a. The applicant has addressed this comment.
  8. An existing conservation easement is present on-site (**Attachment B**). The extent of the conservation easement should be listed on the plot plan.
    - a. The applicant has addressed this comment.
  9. The Plan should include existing general soil conditions throughout the parcel.
    - a. The applicant has addressed this comment.
  10. 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.

### **Wetlands**

**Wetland Recommendation:** Merjent **recommends approval** of the 22685 Evergreen Court Residential Plot Plan based on the comments provided below.

Upon review of published resources, the Site appears to contain or immediately borders:

- ☒ City-regulated wetlands, as identified on the City of Novi interactive map website. Note that both wetland and property limits depicted on the City's map are considered approximations (Figure 2).
- ☒ Wetlands that are regulated by the Michigan Department of Environment, Great Lakes, and Energy (EGLE).
- ☒ Wetlands as identified on National Wetland Inventory (NWI) and Michigan Resource Inventory System (MIRIS) maps, as identified on the EGLE Wetlands Viewer interactive map website (**Attachment B**). NWI and MIRIS wetlands are identified by the associated governmental bodies' interpretation of topographic data and aerial photographs.
- ☒ Hydric (wetland) soil as mapped by the U.S. Department of Agriculture, Natural Resource Conservation Service, as identified on the EGLE Wetlands Viewer interactive map website (**Attachment C**).

### **Permits and Regulatory Status**

The City of Novi Code of Ordinances, Chapter 12, Article V defines an essential wetland as meeting one or more of the criteria listed in subsections 12-174(b)(1) through (10). It is Merjent's opinion that the delineated

wetland provides the functional characteristics of stormwater storage capacity and/or wildlife habitat. Accordingly, the wetland meets the criteria for an essential wetland as noted above.

Depending on development plans, the following wetland-related items may be required for this project:

Item	Required/Not Required
<b>Wetland Permit (specify Non-minor or Minor)</b>	Not Required
<b>Wetland Mitigation</b>	Not Required
<b>Environmental Enhancement Plan</b>	Not Required
<b>Wetland Buffer Authorization</b>	Not Required
<b>EGLE Wetland Permit</b>	Not Required*
<b>Wetland Conservation Easement</b>	Requested   In Place

*Final determination and jurisdiction is at the discretion of EGLE and cannot be determined by the City of Novi nor Merjent.

#### Wetland Review Comments

1. Merjent visited the Site on July 18, 2025 to evaluate the wetland limit lines depicted on the Plan. Merjent recommends that a wetland delineation report be provided with accompanying U.S. Army Corps Of Engineers Determination Data Forms in the areas photographed with an explanation as to why it is/is not wetland.
  - a. The applicant has addressed this comment and additional data forms have been collected at the site that shows certain areas dominated with wetland vegetation do not meet the criteria to be a wetland (i.e., missing hydric soils and/or wetland hydrology).
  - b. No wetland impacts are proposed by this project.
2. In addition to wetlands, the City of Novi regulates wetland and watercourse buffers/setbacks. Article 24 of the Zoning Ordinance, Schedule of Regulations, states: "There shall be maintained in all districts a wetland and watercourse setback, as provided herein, unless and to the extent, it is determined to be in the public interest not to maintain such a setback. The intent of this provision is to require a minimum setback from wetlands and watercourses". The established wetland and watercourse buffer/setback limit is 25 horizontal feet, regardless of grade change.
  - a. The applicant has identified all setbacks on the plan and no wetland setbacks will be impacted by this project.
3. Pursuant to Section 12-173 (e), when impacts to a wetland (or multiple wetlands) are less than 0.25 acre, environmental enhancement or additional plantings shall be required within the wetland(s), as feasible.
  - a. No wetland impacts are proposed by this project.
4. EGLE is the final authority of the location and regulatory status of state-regulated wetlands in Michigan. Due to the potential connectivity of the wetland(s) on-site to other water resources, it is likely that some of the wetlands on-site may be EGLE-regulated in addition to being City-regulated. A City wetland use permit cannot be granted until either an EGLE Permit is obtained or official documentation from EGLE is received that states an EGLE Permit is not required for the proposed project.
5. Section 12-176 states that mitigation will be provided onsite where practical and beneficial to the wetland resources. When a project permanently impacts 0.25 acre or more of essential wetland, the

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City of Novi requires mitigation at a ratio of 2:1 for forested wetlands and 1.5:1 for emergent and scrub-shrub wetlands.

- a. No wetland impacts are proposed by this project.
6. The Applicant is encouraged to provide wetland conservation easements for any areas of remaining wetland and 25-foot wetland buffer. The Applicant shall provide wetland conservation easements as directed by the City of Novi Community Development Department for any areas of proposed wetland mitigation areas (if necessary). This language shall be submitted to the City Attorney for review. The executed easement must be returned to the City Attorney within 60 days of the issuance of the City of Novi Wetland Use Permit.

Should you have any questions or concerns with this review, please contact me via email at [jason.demoss@merjent.com](mailto: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  
Figure 2 – City of Novi Wetlands Map  
Attachment A – Site Photographs  
Attachment B – Environmental Resource Documents  
Attachment C – Plot Plan

CC:

Barb McBeth, City of Novi, [bmcbeth@cityofnovi.org](mailto:bmcbeth@cityofnovi.org)  
Rick Meader, City of Novi, [rmeader@cityofnovi.org](mailto:rmeader@cityofnovi.org)  
Angie Sosnowski, City of Novi, [asosnowski@cityofnovi.org](mailto:asosnowski@cityofnovi.org)  
Matt Pudlo, Merjent, [matt.pudlo@merjent.com](mailto:matt.pudlo@merjent.com)



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



**Figure 2. City of Novi Regulated Wetlands Map**  
 Approximate Site boundary is shown in red.  
 (Approximate) Regulated Wetland areas are shown in turquoise.

**Attachment A**  
**Site Photographs**



Overview of typical tree tagging on-site

**Attachment B**  
**Environmental Resource Documents**

# Wetlands Map Viewer



July 23, 2025

Part 303 Final Wetlands Inventory



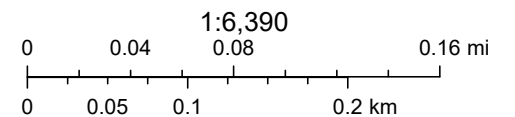
Wetlands as identified on NWI and MIRIS maps



Soil areas which include wetland soils



Wetlands as identified on NWI and MIRIS maps and soil areas which include wetland soils



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

# Conservation Easement Map



7/22/2025

Conservation Easement

- Wetland
- Woodland
- Wetland & Woodland

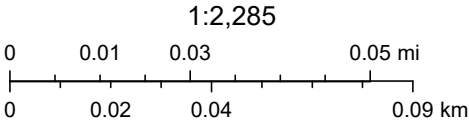
World Imagery

Low Resolution 15m Imagery

High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations

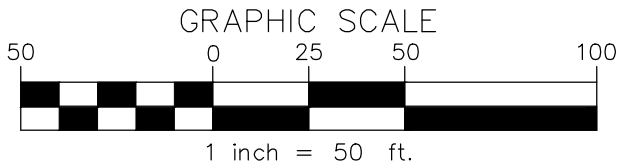


Maxar, Microsoft, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

**Attachment C**  
**Plot Plan**

# UNIT 5 EVERGREEN ESTATES

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



**FLOOD_ZONE:**  
SUBJECT PROPERTY IS IN ZONE "X"  
(AREAS DETERMINED TO BE OUTSIDE  
THE 2% ANNUAL CHANCE  
FLOODPLAIN.) PER FIRM MAP NO.  
26125C0608F, DATED 9/29/2006.

**WETLANDS:**  
WETLANDS SHOWN PER FIELD  
DELINEATION BY ATWELL, LLC.

**BEARINGS:**  
MICHIGAN STATE PLANE (NAD83),  
SOUTH ZONE, INTERNATIONAL FEET,  
GROUND DISTANCES.

**REFERENCE SURVEY:**  
EVERGREEN ESTATES SITE  
CONDOMINIUM JCK & ASSOCIATES  
JOB NO. 09074, DATED 4-17-2006

**PARCEL ID#:**  
22-30-451-005,  
22685 EVERGREEN CT.

**NOTE:**  
A TITLE SEARCH WAS NOT PROVIDED BY  
THE CLIENT FOR PURPOSES OF THIS  
SURVEY. THEREFORE, NO GUARANTEE IS  
MADE THAT ANY EASEMENTS AND/OR  
RIGHTS-OF-WAY, RECORDED OR  
OTHERWISE, ARE SHOWN ON THIS  
BOUNDARY SURVEY.

**PROPERTY DESCRIPTION**  
(PER COUNTY TAX RECORDS)  
T1N, R8E, SEC 30 OAKLAND COUNTY  
CONDOMINIUM PLAN NO. 1908 EVERGREEN  
ESTATES UNIT 5 L 38483 P 077

EVERGREEN ESTATES  
O.C.C. PLAN NO. 1908

UNIT 4  
22-30-451-004  
#22635 EVERGREEN COURT  
2-STORY, FRAME

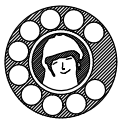
**EVERGREEN COURT (60 FEET WIDE, PRIVATE)**

**CLIENT:**  
ANYWHERE LOMBARDO  
ATTN.: DAVID MECURE  
13001 23 MILE ROAD, STE 200  
SHELBY TOWNSHIP, MI. 48315  
(248) 453-3875

**SITE BENCHMARK:**  
ELEV.=970.40 (NAVD88)  
ARROW ON HYDRANT

**SETBACKS (PER EVERGREEN ESTATES CONDOMINIUM):**  
FRONT - 45 FEET  
REAR - 50 FEET  
SIDE - 20 FEET (MINIMUM), 50 FEET (TOTAL OF TWO)

**PER CITY OF NOVI ZONING DISTRICT MAP,  
DATED OCTOBER 27, 2022 ZONING DISTRICT:**  
R-A RESIDENTIAL ACREAGE



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

## UTILITY WARNING

UNDERGROUND UTILITY LOCATIONS AS SHOWN ON THE  
PLAN, WERE OBTAINED FROM UTILITY OWNER AND NOT  
FIELD LOCATED.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE  
PROTECTION OF AND/OR RELOCATION OF ALL UTILITIES  
THAT THAT MAY INTERFERE WITH CONSTRUCTION.

**REFERENCE BENCHMARK:**  
CITY OF NOVI BENCHMARK #3041  
NORTH FLANGE BOLT ON FIRE HYDRANT  
LOCATED 180 FEET SOUTHWEST OF  
INTERSECTION OF INTERSECTION OF  
EVERGREEN ESTATES AND 9 MILE ROAD  
ELEV.=962.14 (NAVD88)

**DESCRIPTION:**  
UNIT 5 OF EVERGREEN ESTATES,  
PART OF THE SOUTHEAST 1/4 OF  
SECTION 30, TOWN 1 NORTH, RANGE 8  
EAST, NOVI TOWNSHIP, OAKLAND  
COUNTY, MICHIGAN

## EXISTING LEGEND

---	SETBACKS
---	EASEMENT
---	GAS
---	GAS MAIN
---	SANITARY SEWER
---	WATER MAIN
---	STORM SEWER
---	OVERHEAD UTILITY LINES
---	UNDERGROUND UTILITY LINES
---	TREELINE
⊙	SANITARY MANHOLE
⊙	STORM SQUARE CATCH BASIN
⊙	STORM ROUND CATCH BASIN
⊙	STORM MANHOLE
⊙	CULVERT
⊙	FIRE HYDRANT
⊙	ELECTRICAL RISER
⊙	P.I. SIGN
⊙	FOUND IRON
⊙	SET IRON
⊙	SET IRON
⊙	FOUND IRON
⊙	WETLAND FLAG

## REVISIONS

NO.	ITEM	DATE

DRAWING NAME: 25-029 PP

DRAWN BY: SP/SK

CHECKED BY: ME

JOB NUMBER: 25-029

## BOUNDARY AND TOPOGRAPHIC SURVEY



**SEIBER KEAST LEHNER  
ENGINEERING | SURVEYING**

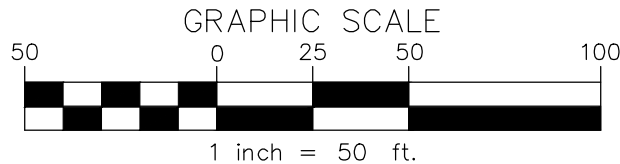
CLINTON TOWNSHIP OFFICE  
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586.412.7000

FARMINGTON HILLS OFFICE  
38205 COUNTRY CLUB DRIVE, SUITE C8  
FARMINGTON HILLS, MI 48331  
248.398.3331

SHEET  
1  
OF  
5

# UNIT 5 EVERGREEN ESTATES

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



**FLOOD_ZONE:**  
SUBJECT PROPERTY IS IN ZONE "X"  
(AREAS DETERMINED TO BE OUTSIDE  
THE 2% ANNUAL CHANCE  
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WETLANDS SHOWN PER FIELD  
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GROUND DISTANCES.

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CONDOMINIUM PLAN NO. 1908 EVERGREEN  
ESTATES UNIT 5 L 38483 P 077

**USGS SOIL DESIGNATION LEGEND**

19 - SEBEWA LOAM, DISINTEGRATION  
MORAINES, 0 TO 2 PERCENT SLOPES 0.3  
ACRES 27.3%

27 - HOUGHTON AND ADRIAN MUCKS  
0.1 ACRES 9.1%

54A - MATHERTON SANDY LOAM,  
0 TO 3 PERCENT SLOPES 0.7 63.6%

TOTALS FOR AREA OF INTEREST 1.1  
100.0%

USGS SOIL  
BOUNDARY LINE

USGS SOIL  
DESIGNATION (TYP.)

APPROXIMATE LOCATION 2" GAS MAIN  
(PER CONSUMERS ENERGY MAP)

APPROXIMATE LOCATION OF BURIED  
CABLE (PER AT&T UTILITY MAP)

APPROXIMATE LOCATION UNDERGROUND  
ELECTRIC (PER DTE MAP)

EX. RETAINING WALL  
1.3' S. OF R.  
(PER CONSUMERS ENERGY MAP)

APPROXIMATE LOCATION OF BURIED  
CABLE (PER AT&T UTILITY MAP)

APPROXIMATE LOCATION UNDERGROUND  
ELECTRIC (PER DTE MAP)

**CLIENT:**  
ANYWHERE LOMBARDO  
ATTN.: DAVID MECURE  
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(248) 453-3875

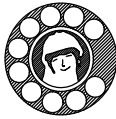
**WOODLAND SURVEY PROVIDED BY:**  
ALLEN DESIGN  
ATTN.: JIM ALLEN  
557 CARPENTER  
NORTHVILLE, MI 48167  
(248) 467-4668

**SITE BENCHMARK:**  
ELEV.=970.40 (NAVD88)  
ARROW ON HYDRANT

**EVERGREEN COURT (60 FEET WIDE, PRIVATE)**  
APPROXIMATE LOCATION 8" WATERMAIN

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⊙	ELECTRICAL RISER
⊙	P.I. SIGN
⊙	FOUND IRON
⊙	SET IRON
⊙	FOUND IRON
⊙	WETLAND FLAG
⊙	TREE REMOVAL
⊙	CRITICAL ROOT ZONE AREA (CRZA)
⊙	POTENTIAL TREE REMOVAL PER CRZA

## REVISIONS

NO.	ITEM	DATE
1	REV. WOODLAND PER CITY REQ.	8/28/2025

DRAWING NAME: 25-029 PP

DRAWN BY: SP/SK

CHECKED BY: LD

JOB NUMBER: 25-029

## TREE SURVEY



**SEIBER KEAST LEHNER  
ENGINEERING | SURVEYING**

CLINTON TOWNSHIP OFFICE  
17001 NINETEEN MILE ROAD, SUITE 3  
CLINTON TOWNSHIP, MI 48038  
586.412.7666

FARMINGTON HILLS OFFICE  
38205 COUNTRY CLUB DRIVE, SUITE C8  
FARMINGTON HILLS, MI 48331  
248.398.3331

SHEET  
2  
OF  
5

UNIT 5

EVERGREEN ESTATES

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

TAG #	SIZE	BOTANICAL NAME	COMMON NAME	CONDITION	SAVE/REMOVE
2501	DEAD			GOOD	SAVE
2502	10	Acer saccharinum	Silver Maple	GOOD	SAVE
2503	12	Acer saccharinum	Silver Maple	GOOD	SAVE
2504	10	Acer saccharinum	Silver Maple	GOOD	SAVE
2505	8	Acer saccharinum	Silver Maple	GOOD	SAVE
2506	13	Ulmus americanan	American Elm	GOOD	SAVE
2507	12	Acer saccharinum	Silver Maple	GOOD	SAVE
2508	12	Populus tremuloides	Quaking Aspen	GOOD	SAVE
2509	11	Acer saccharinum	Silver Maple	GOOD	SAVE
2510	12, 22	Acer saccharinum	Silver Maple	GOOD	SAVE
2511	14	Acer saccharinum	Silver Maple	GOOD	SAVE
2512	DEAD				REMOVE
2513	13	Acer saccharinum	Silver Maple	GOOD	SAVE
2514	12	Acer saccharinum	Silver Maple	GOOD	SAVE
2515	12	Acer saccharinum	Silver Maple	GOOD	SAVE
2516	16	Acer saccharinum	Silver Maple	GOOD	REMOVE
2517	19	Acer saccharinum	Silver Maple	GOOD	REMOVE
2518	DEAD				REMOVE
2519	10	Acer saccharinum	Silver Maple	GOOD	REMOVE
2520	10	Acer saccharinum	Silver Maple	GOOD	REMOVE
2521	12	Acer saccharinum	Silver Maple	GOOD	SAVE
2522	DEAD				REMOVE
2523	13	Acer saccharinum	Silver Maple	GOOD	REMOVE
2524	13	Acer saccharinum	Silver Maple	GOOD	REMOVE
2525	14	Acer saccharinum	Silver Maple	GOOD	SAVE
2526	15	Acer saccharinum	Silver Maple	GOOD	SAVE
2527	26	Acer saccharinum	Silver Maple	GOOD	SAVE
2528	8	Acer saccharinum	Silver Maple	GOOD	SAVE
2529	8	Acer saccharinum	Silver Maple	GOOD	SAVE
2530	8	Ulmus americanan	American Elm	GOOD	SAVE
2531	9	Ulmus americanan	American Elm	GOOD	SAVE
2532	12	Quercus macrocarpa	Bur Oak	GOOD	SAVE
2533	8	Acer saccharinum	Silver Maple	GOOD	REMOVE
2534	9	Acer saccharinum	Silver Maple	GOOD	REMOVE
2535	9	Fraxinus pennsylvatica	Green Ash	GOOD	REMOVE
2536	9	Acer saccharinum	Silver Maple	GOOD	REMOVE
2537	9	Acer saccharinum	Silver Maple	GOOD	REMOVE
2538	12	Acer saccharinum	Silver Maple	GOOD	REMOVE

WOODLAND SURVEY PROVIDED BY:

ALLEN DESIGN  
ATTN.: JIM ALLEN  
557 CARPENTER  
NORTHVILLE, MI 48167  
(248) 467-4668

CLIENT:

ANYWHERE LOMBARDO  
ATTN.: DAVID MECURE  
13001 23 MILE ROAD, STE 200  
SHELBY TOWNSHIP, MI. 48315  
(248) 453-3875



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

UTILITY WARNING

UNDERGROUND UTILITY LOCATIONS AS SHOWN ON THE PLAN, WERE OBTAINED FROM UTILITY OWNER AND NOT FIELD LOCATED.

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REFERENCE BENCHMARK:

CITY OF NOVI BENCHMARK #3041  
NORTH FLANGE BOLT ON FIRE HYDRANT  
LOCATED 180 FEET SOUTHWEST OF  
INTERSECTION OF INTERSECTION OF  
EVERGREEN ESTATES AND 9 MILE ROAD  
ELEV.=962.14 (NAVD88)

DESCRIPTION:

UNIT 5 OF EVERGREEN ESTATES,  
PART OF THE SOUTHEAST 1/4 OF  
SECTION 30,TOWN 1 NORTH, RANGE 8  
EAST, NOVI TOWNSHIP, OAKLAND  
COUNTY, MICHIGAN

EXISTING LEGEND

---	---	---	---	SETBACKS
---	---	---	---	EASEMENT
---	GAS	---	---	GAS MAIN
---	---	---	---	SANITARY SEWER
---	---	---	---	WATER MAIN
---	---	---	---	STORM SEWER
---	---	---	---	OVERHEAD UTILITY LINES
---	UG	---	---	UNDERGROUND UTILITY LINES
---	---	---	---	TREELINE
⊙				SANITARY MANHOLE
⊠				STORM SQUARE CATCH BASIN
⊙				STORM ROUND CATCH BASIN
⊙				STORM MANHOLE
—>				CULVERT
⊗				FIRE HYDRANT
⊠				ELECTRICAL RISER
—				P.I. SIGN
—				FOUND IRON
S.I.				SET IRON
⊙				FOUND IRON
●				WETLAND FLAG
A	1.1			

REVISIONS

NO.	ITEM	DATE
1	REV. WOODLAND PER CITY REQ.	8/28/2025
2	REV. TREE REMOVAL PER CLIENT	10/20/2025

DRAWING NAME: 25-029 PP

DRAWN BY: SP/SK

CHECKED BY: LD

JOB NUMBER: 25-029

TREE TABLE



SEIBER KEAST LEHNER  
ENGINEERING | SURVEYING

CLINTON TOWNSHIP OFFICE  
17001 NINETEEN MILE ROAD, SUITE 3  
CLINTON TOWNSHIP, MI 48038  
586.412.7000

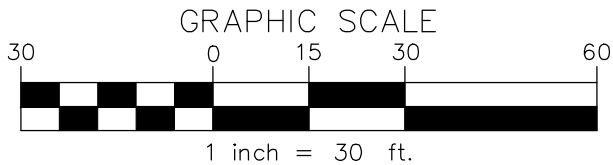
FARMINGTON HILLS OFFICE  
38205 COUNTRY CLUB DRIVE, SUITE C8  
FARMINGTON HILLS, MI 48331  
248.398.3331



SHEET  
3  
OF  
5

UNIT 5  
EVERGREEN ESTATES

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



PARCEL ID#:

22-30-451-005,  
22685 EVERGREEN CT.

PROPERTY DESCRIPTION  
(PER COUNTY TAX RECORDS)

T1N, R8E, SEC 30 OAKLAND COUNTY  
CONDOMINIUM PLAN NO. 1908 EVERGREEN  
ESTATES UNIT 5 L 38483 P 077

SETBACKS (PER EVERGREEN ESTATES  
CONDOMINIUM):

FRONT - 45 FEET  
REAR - 50 FEET  
SIDE - 20 FEET (MINIMUM),  
50 FEET (TOTAL OF TWO)

PER CITY OF NOVI ZONING DISTRICT MAP,  
DATED OCTOBER 27, 2022 ZONING DISTRICT:

R-A RESIDENTIAL ACREAGE

UNIT 4 EX. SWALE  
22-30-451-004 ALONG R  
#22635 EVERGREEN COURT  
2-STORY, FRAME

EX. RETAINING WALL  
1.3' S. OF R

EX. SWALE  
ALONG R

EX. SAN. M.H.  
RIM 968.78  
8" N&S INV 949.24

EX. STM. M.H.  
RIM 969.84  
12" N&S INV 960.14

12" STM

CONC. CURB & GUTTER

APPROXIMATE LOCATION 8" WATERMAIN



72 HOURS  
(3 WORKING DAYS)  
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(TOLL FREE)

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EXISTING LEGEND

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	EASEMENT
	GAS MAIN
	SANITARY SEWER
	WATER MAIN
	STORM SEWER
	OVERHEAD UTILITY LINES
	UNDERGROUND UTILITY LINES
	TREE LINE
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	STORM MANHOLE
	CULVERT
	FIRE HYDRANT
	ELECTRICAL RISER
	P.I. SIGN
	FOUND IRON
	SET IRON
	FOUND IRON
	WETLAND FLAG

CLIENT:

ANYWHERE LOMBARDO  
ATTN.: DAVID MECURE  
13001 23 MILE ROAD, STE 200  
SHELBY TOWNSHIP, MI. 48315  
(248) 453-3875

REVISIONS

NO.	ITEM	DATE
1	REV. WOODLAND PER CITY REQ.	9/25/2025

DRAWING NAME: 25-029 PE

DRAWN BY: SP/RD CHECKED BY: LD

JOB NUMBER: 25-029

PLOT PLAN



SEIBER KEAST LEHNER  
ENGINEERING | SURVEYING

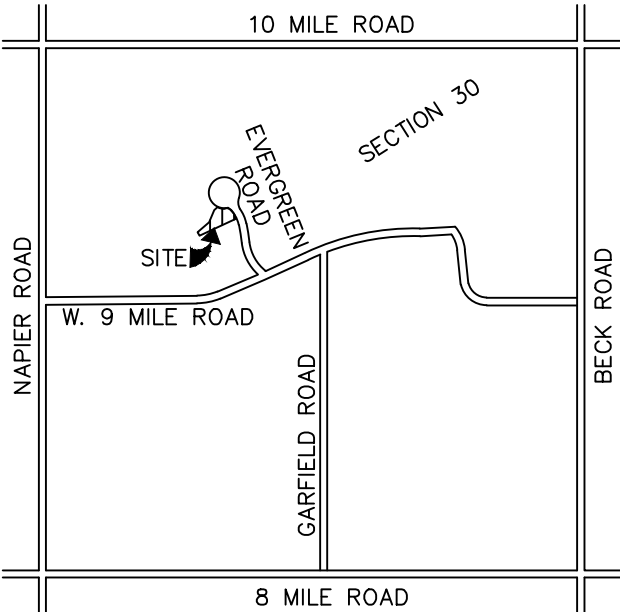
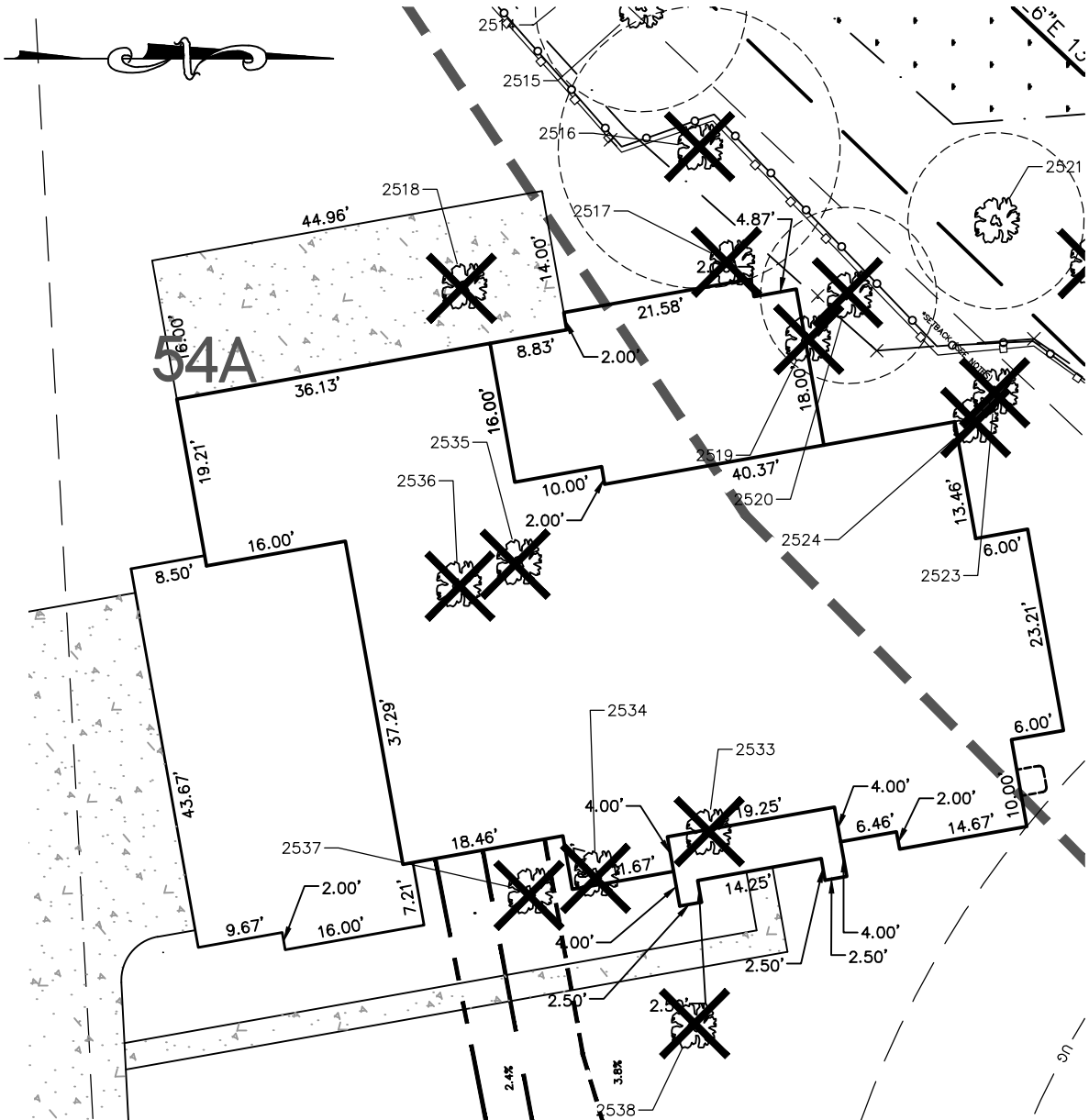
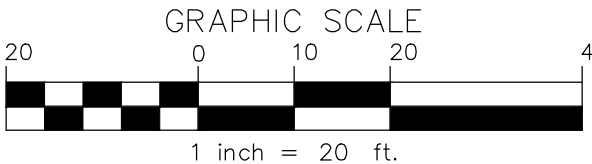
CLINTON TOWNSHIP OFFICE  
17001 NINETEEN MILE ROAD, SUITE 3  
CLINTON TOWNSHIP, MI 48038  
248.412.7000

FARMINGTON HILLS OFFICE  
38205 COUNTRY CLUB DRIVE, SUITE C8  
FARMINGTON HILLS, MI 48331  
248.398.3331

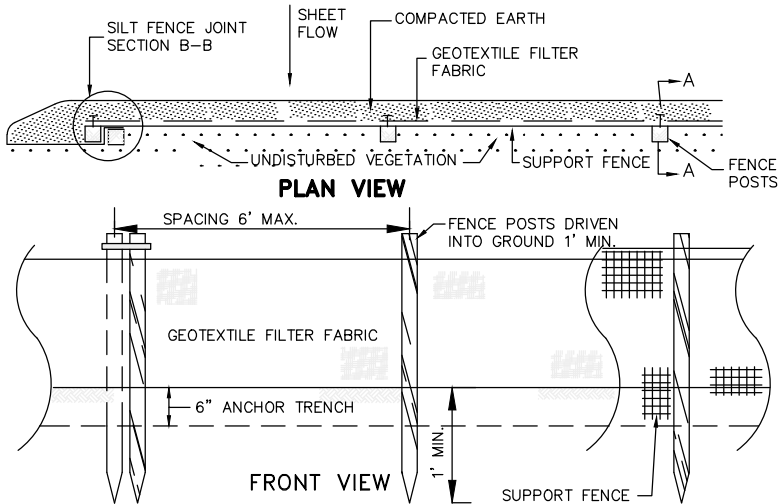
SHEET  
4  
OF  
5

UNIT 5  
EVERGREEN ESTATES

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



LOCATION MAP  
SCALE: NOT TO SCALE



SILT FENCE (N.T.S.)

NOTE: KEEP STREETS FREE AND CLEAR OF DIRT AT ALL TIMES.

NOTE: SUMP LEAD SHALL BE CONNECTED TO AN APPROVED DRAINAGE SYSTEM.

CONSTRUCTION SEQUENCE		
A	INSTALL SILT FENCE AND INLET FILTERS	WEEK 1
B	BUILDING CONSTRUCTION	WEEKS 2-20
C	DRIVEWAY & SIDEWALK CONSTRUCTION	WEEKS 21-22
D	FINAL GRADING	WEEKS 23-24
E	STABILIZE GROUND WITH VEGETATION AS NEEDED	WEEKS 25-26

SKL

1.) Assumes no responsibility for given house dimensions. Client must verify dimensions prior to construction.

2.) Upon acceptance and submittal of this plan for permits, the Owner acknowledges that he has reviewed the plan and that it meets the requirements established on the work order.

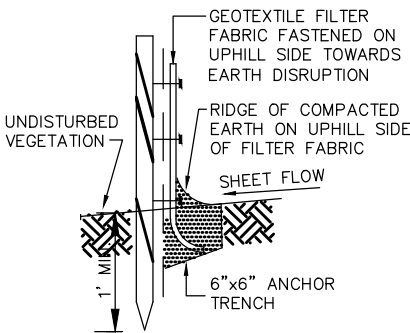
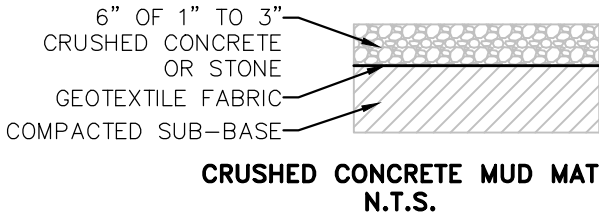
3.) This plan shall not be used to set foundations. Architect's plans must be used for construction of foundation.

4.) Approval of this plot plan does not relieve owner/builder of compliance with all applicable codes, ordinances, and restrictions of record.

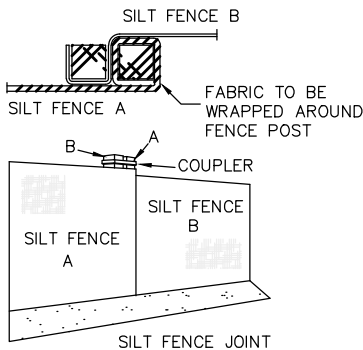
5.) Special requirements (i.e. Subdivision Restriction applying to building setbacks, house size, orientation of house on site, etc.) must be provided to Lehner Associates, Inc. in writing when plot plan is ordered. These Restrictions must be clearly labeled on the work order or house plans. Lehner Associates, Inc., will not be responsible for interpreting Subdivision Restrictions.

Note: State Law Act 53, three (3) days before you dig dial toll free Miss Dig 1-800-482-7171.

CLIENT:  
ANYWHERE LOMBARDO  
ATTN.: DAVID MECURE  
13001 23 MILE ROAD, STE 200  
SHELBY TOWNSHIP, MI. 48315  
(248) 453-3875

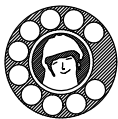


SECTION A-A  
(N.T.S.)



SECTION B-B  
(N.T.S.)

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



72 HOURS  
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COUNTY, MICHIGAN

REVISIONS

NO.	ITEM	DATE

DRAWING NAME: 25-029 PP

DRAWN BY: SP/SK

CHECKED BY: LD

JOB NUMBER: 25-029

DETAILED HOUSE PLAN AND NOTES



SEIBER KEAST LEHNER  
ENGINEERING | SURVEYING

CLINTON TOWNSHIP OFFICE  
17001 NINETEEN MILE ROAD, SUITE 3  
CLINTON TOWNSHIP, MI 48038  
248.412.7000

FARMINGTON HILLS OFFICE  
38205 COUNTRY CLUB DRIVE, SUITE C8  
FARMINGTON HILLS, MI 48331  
248.398.3331



SHEET  
5  
OF  
5

## CORRESPONDENCE



**CITY OF NOVI**  
**RESPONSE FORM**

**RECEIVED**

**NOV 05 2025**

**CITY OF NOVI  
COMMUNITY DEVELOPMENT**

**22685 EVERGREEN COURT, PBR25-0284 FOR A WOODLAND PERMIT.**

You are invited to attend the public hearing on November 12, 2025 and voice your support or objection.

Participants may also choose to submit comments that can be read into the record if they are unable to attend. To submit a written reply, 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. Signed comments will be added to the record of the meeting. Unsigned or anonymous comments **WILL NOT** be considered. Written comments must be received by 4:00 PM on the day of the meeting.

Return via email: [schoi@cityofnovi.org](mailto:schoi@cityofnovi.org)

Return via mail or fax: Community Development Department  
45175 Ten Mile Road, Novi, Michigan 48375  
248-347-0475 (Main) 248-735-5633 (Fax)

Information regarding the project will be available the Saturday prior to the meeting date at:  
<https://www.cityofnovi.org/agendas-minutes/planning-commission/2025/>.

Plans are available for viewing during the City's regular business hours, Monday thru Friday, 8:00 AM to 5:00 PM, at the Community Development Department, or by contacting [bmcbeth@cityofnovi.org](mailto:bmcbeth@cityofnovi.org).



**I SUPPORT**



**I OBJECT**

**TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:**

---

---

---

---

---

---

**SIGNATURE:**

*Karen Deaving*

**PRINT NAME:**

*Karen Deaving*

**ADDRESS:**

*22635 Evergreen Ct Novi*

***** IN ACCORDANCE WITH MCL 125.3103:**

- NOTICE SHALL BE GIVEN TO ALL PERSONS TO WHOM REAL PROPERTY IS ASSESSED WITHIN 300 FEET OF THE SUBJECT PROPERTY.
- IF A SINGLE STRUCTURE CONTAINS MORE THAN 4 DWELLING UNITS OR OTHER DISTINCT SPATIAL AREAS OWNED OR LEASED BY DIFFERENT PERSONS, NOTICE MAY BE GIVEN TO THE MANAGER OR OWNER OF THE STRUCTURE, WHO SHALL BE REQUESTED TO POST THE NOTICE AT THE PRIMARY ENTRANCE TO THE STRUCTURE.



**CITY OF NOVI**  
**RESPONSE FORM**

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☐

I SUPPORT

☒

I OBJECT

**TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:**

*The area is a nature protected land. There are already several houses developed from the nature land. The development will further do harm to this nature land.*

_____  
_____  
_____

SIGNATURE: *Jingchun Gao*

PRINT NAME: Jingchun Gao

ADDRESS: 49634 Villa Dr. Novi, MI 48374

***** IN ACCORDANCE WITH MCL 125.3103:**

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