

MEMORANDUM



TO: MEMBERS OF THE PLANNING COMMISSION
FROM: HEATHER ZEIGLER, PLANNER
SUBJECT: 30551 NOVI ROAD WOODLAND PERMIT
DATE: JUNE 5, 2024

The applicant, Ayad Kashat, seeks approval of a Woodland Use Permit, PBR23-0427, to remove eighty-four (84) regulated woodland trees ranging in size from 8 to 29 inches diameter-at-breast-height (DBH) from a lot located at 30551 Novi Road. The site is located west of Novi Road, and north of Thirteen Mile Road in Section 3 of the City. The applicant is requesting the removal of eighty-four (84) regulated woodland trees to build a single-family home.

The City's Woodland Consultant reviewed the request and prepared a review letter dated May 3, 2024. Based on the plans provided, the applicant is proposing to remove eighty-four (84) regulated woodland trees within an area mapped as city-regulated woodland. Replacement calculations require one hundred and sixty-six (166) 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.

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:

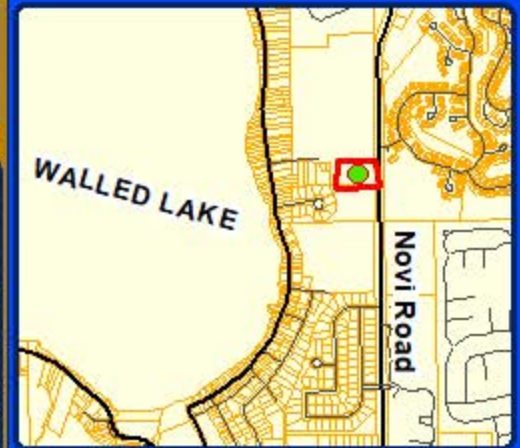
Approval (Applicant Requested)

To approve Woodland Use Permit, PBR23-0427, for the removal of eighty-four (84) regulated woodland trees within an area mapped as City Regulated Woodland at 30551 Novi to build a single-family home. The approval is subject to on-site planting to the extent possible of one hundred and sixty-six (166) 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

30551 NOVI ROAD 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: Heathe Zeigler
Date: 5/14/2024
Project: 30551 Novi Road Woodland Permit
Version #: 1



1 inch = 164 feet

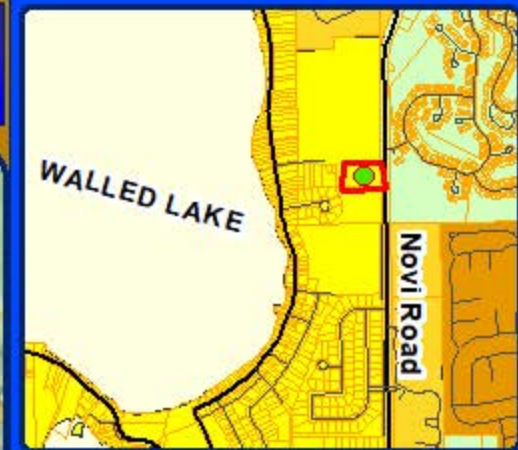


MAP INTERPRETATION NOTICE

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.

30551 NOVI ROAD WOODLAND PERMIT

ZONING



LEGEND

- R-A: Residential Acreage
- R-4: One-Family Residential District
- RM-1: Low-Density Multiple Family
- MH: Mobile Home District
- B-3: General Business District

Subject Property



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Dept. of Community Development
City Hall / Civic Center
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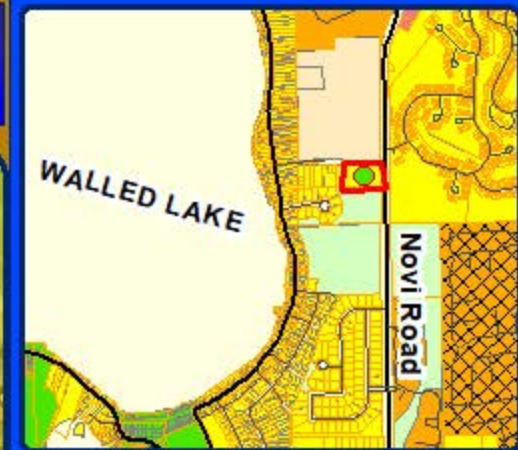
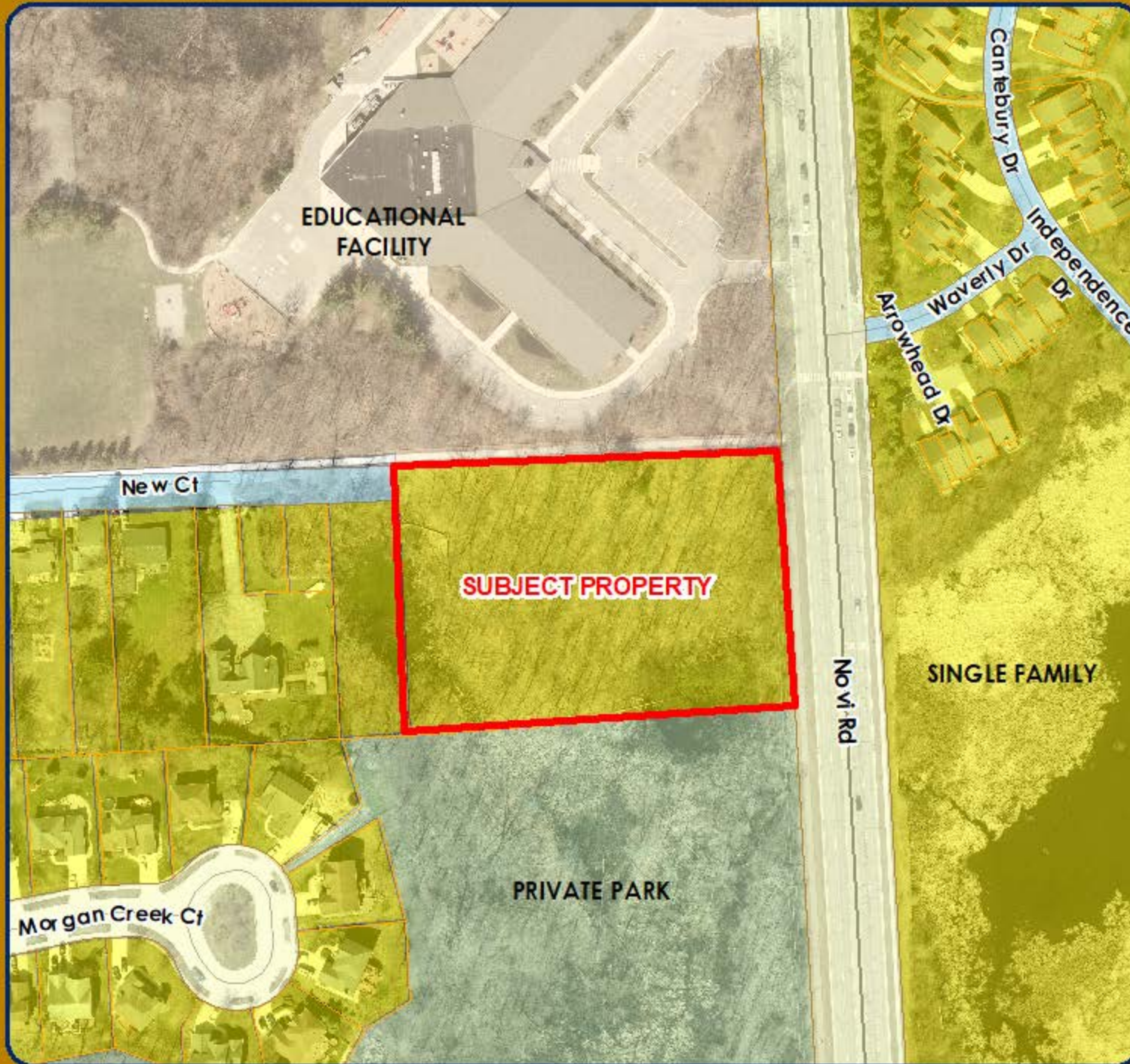


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30551 NOVI ROAD WOODLAND PERMIT

FUTURE LAND USE



LEGEND

- Single Family
- Multiple-Family Residential
- Manufactured Home Residential
- Local Commercial
- Pavilion Shore Village
- Educational Facility
- Public Park
- Private Park
- Subject Property



City of Novi
Dept. of Community Development
City Hall / Civic Center
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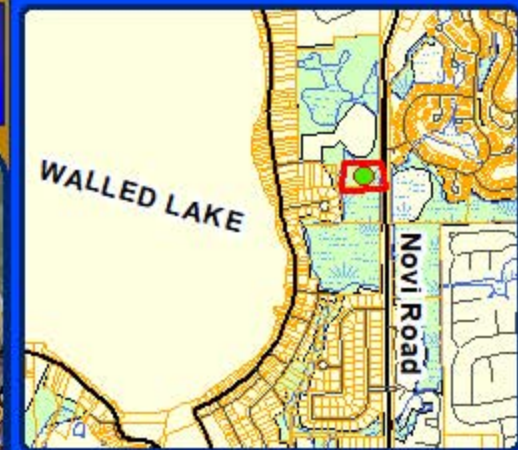


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30551 NOVI ROAD WOODLAND PERMIT

NATURAL FEATURES



LEGEND

- WETLANDS
- WOODLANDS
- Subject Property



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

Map Author: Heathe Zeigler
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WOODLAND REVIEW



May 3, 2024

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

Submitted electronically to nschaffrath@cityofnovi.org

Re: 30551 Novi Road – Woodland/Wetland Review (PBR23-0427)
(Second Revision)

Dear Nina,

Merjent, Inc. (Merjent) has conducted a third review of the (revised) single-family residential plot plan for 30551 Novi Road (also referred to as 280 New Court; site) prepared by Orman Engineering, LLC (rev. date 04/10/2024). 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 22-02-177-037) contains City-regulated woodlands and City-regulated wetlands (Figure 1).

An initial review was conducted on January 23, 2024 and corrective actions were listed in the initial review letter. A second review was conducted on March 26, 2024 and corrective actions were listed in the second review letter. The wetlands portion of this project was approved in the March 26, 2024.

Woodlands

Woodland Recommendation: Merjent recommends approval of the 30551 Novi Road Residential Plot Plan. A list of original comments and additional information 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 for replacements and trees not removed

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).

- This comment is still applicable to the current residential plot plan.
2. *The plan has proposed the removal of 79 living trees, 80 trees in total (including dead). 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.*
- This comment is still applicable to the current residential plot plan. Since the previous reviews, a total of 85 trees (84 living) have been proposed for removal.
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	21	1	21
12-20	47	2	94
21-29	12	3	36
30+	-	-	-
Multi-stem	4	Sum of Stem DBH/8 (rounded up)	15
Total	84	-	166

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:

- a. Planting the woodland tree replacement credits on-site.
- b. Payment to the City of Novi Tree Fund at a rate of \$400/woodland replacement credit.
- c. Combination of on-site tree planting and payment into the City of Novi Tree Fund (\$400/woodland replacement credit).

See below for additional information on cost calculations.

Comment 3 from the second review has been addressed. It should be noted that the second column of the replacement table on Sheet PP-2 may still be may have inconsistencies that do not match the tree survey table. Refer to **Attachment A** from the second review letter for a detailed description of required tree replacement ratios and total tree counts.

4. The plot plan includes a Tree Replacement Plan. As currently listed, 39 replacement trees are proposed on-site. It should be noted that in accordance with Section 37-8 of the City of Novi Woodlands Protection Ordinance and the [City of Novi Landscape Design Manual](#), only native trees can be counted as replacement trees. Therefore, the proposed three *Carpinus betulus* and seven *Picea abies* tree species cannot count as viable woodland replacement trees. Based on this information, as currently proposed, 29 trees will be planted on-site that count as viable woodland replacements.

For tree replacement credits that will be planted on-site, a financial guarantee of **\$11,600** (\$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.**

- a. Based on the current site plan, the remaining 55 trees would be replaced by paying \$22,000 (55 x \$400/tree) into the City of Novi Tree Fund.
5. Woodland replacements shall be guaranteed for two growing seasons after the applicant's installation and the City's acceptance. The applicant has provided a cost estimate within the Tree Replacement Plan, and accounting for the 29 trees counting toward replacement, the total cost estimate of these trees is approximately \$20,200. A two-year maintenance bond in the amount of 25% of the value of the trees, but in no case less than \$1,000 (i.e., 25% of \$20,200 = **\$5,050**), 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.**
6. 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 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.
7. *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.*
 - This comment is still applicable.

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
Figure 2 – City of Novi Wetlands Map
Attachment A – Tree Survey Summary Table

CC:
Barb McBeth, City of Novi, bmcbeth@cityofnovi.org



Rick Meader, City of Novi, rmeader@cityofnovi.org
Angie Sosnowski, City of Novi, asosnowski@cityofnovi.org
Robb Roos, Merjent, robb.roos@merjent.com

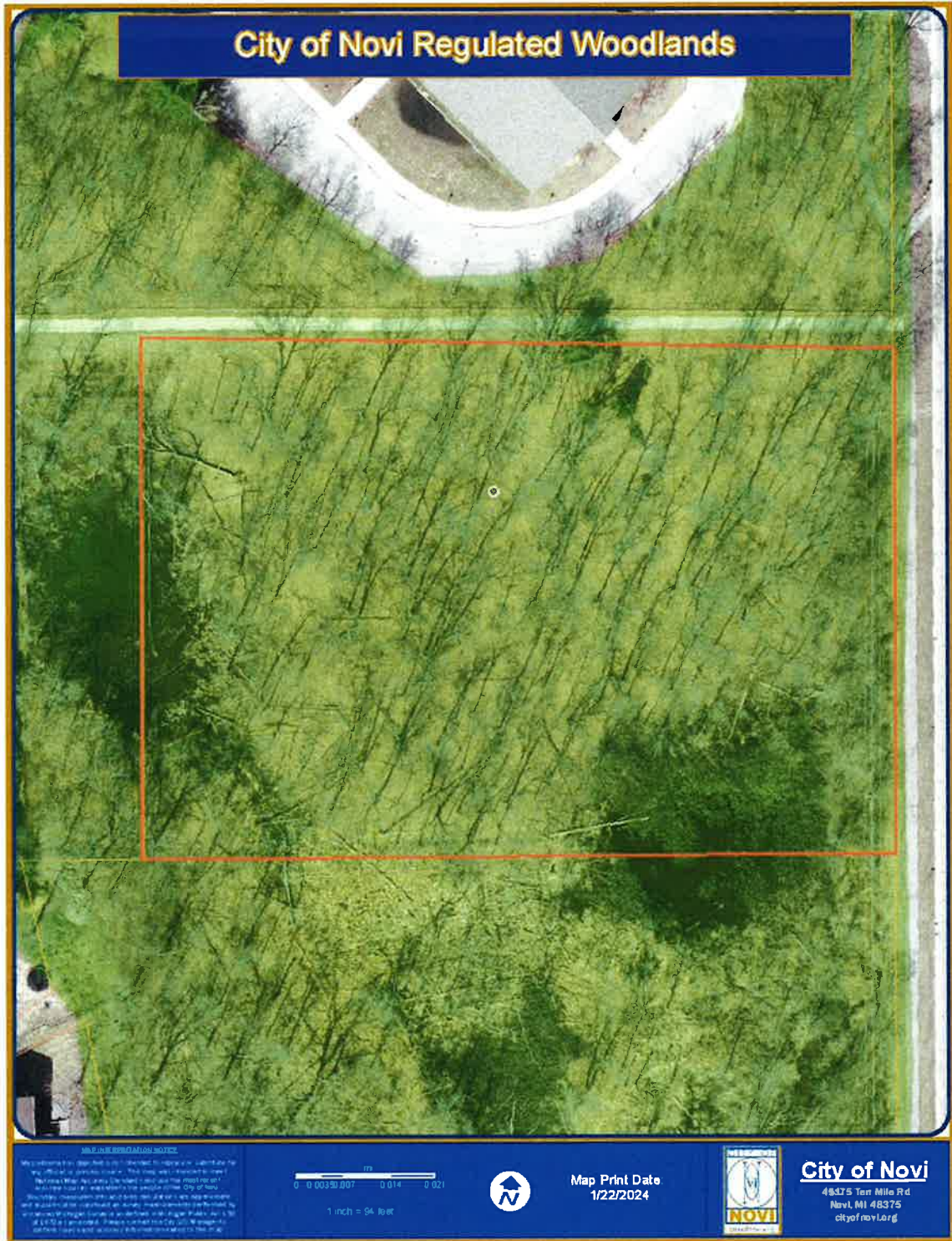
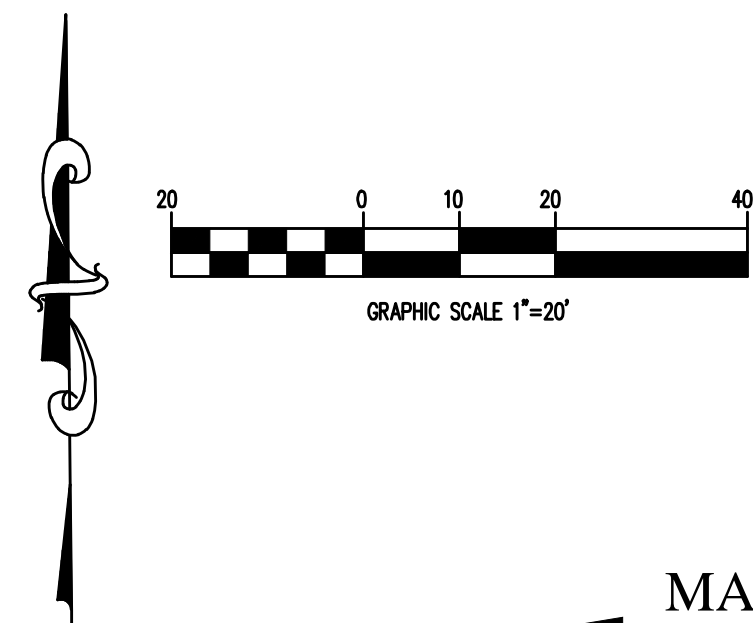


Figure 1. City of Novi Regulated Woodlands Map
 Approximate Site boundary is shown in Red.
 Regulated Woodland areas are shown in Green.

SITE PLAN

(Full plan set available for viewing at the Community Development Department.)



NOTE: PERMIT FROM
WALLED LAKE DISTRICT
CONSOLIDATED SCHOOL
REQUIRED FOR W.S.
CONNECTION

PART OF SOUTHEAST 1/4 OF THE NORTHWEST 1/4
SECTION 2, T1N, R8E
CITY OF NOVI, OAKLAND COUNTY, MI

280 NEW CT, NOVI, MI
PARCEL ID: 22-02-177-037
LIBER 41941, PAGES 655-657
AND FIRST PARCEL OF LIBER 1760 PAGE 170
ZONED R-4 3.000 ACRES

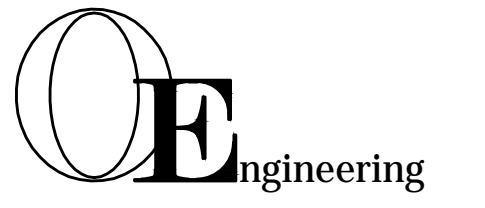
LEGAL DESCRIPTION:

ID 22-02-177-037

In the City of Novi, Oakland County, Michigan: Land being situated in and a part of the Northwest 1/4 of Section 2, Town 1 North, Range 8 East; more particularly described as follows: Beginning a point on the North and South 1/4 line of said Section 2 distant North 0 degrees and 02 minutes East 431.40 feet from the center 1/4 corner of Section 2 to the Point of Beginning, thence North 0 degrees 02 minutes East along said North and South 1/4 line 294.40 feet; thence North 89 degrees 47 minutes West 436.02 feet; thence due South 305 feet; thence North 88 degrees 49 minutes 40 seconds East 435.89 feet to the Point of Beginning.



LOCATION MAP
N.T.S.



Orman Engineering, LLC
5476 Vivian Lane
Waterford, MI 48327
phone: 248.682.6001
email: alex@ormanengineering.com

PROJECT
PROPOSED KASHAT
RESIDENCE

OWNER:
Ayad (Eddie) Kashat
24081 Broadmoor Park Ln.
Novi, MI 48374

Phone: (248) 866-1777
Email:
EKashat@qualityexportLLC.com

Easement per Warranty Deed Liber 1760, Page 177, dated May 12, 1945, Oakland County records:

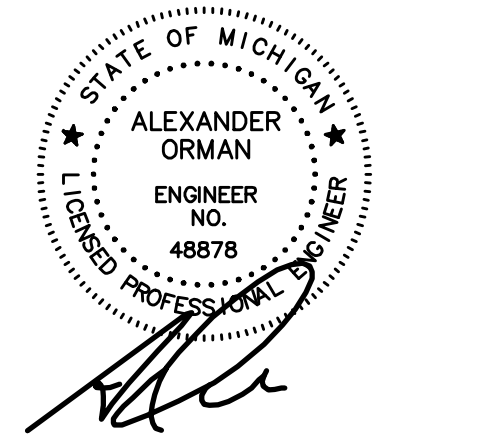
A right of way or easement to a public highway (East Lake Drive) over Lot 34 of "Shore Acres Sub-division" as recorded in Liber 20 of Plats, Page 2, Oakland County records, and over a strip of land 39 feet wide lying south of and adjacent to a line connecting the northwest corner of the above described easement and the northeast corner of said Lot 34 as set forth in 1766, Page 177 and Liber 4197, Page 76, Oakland County records. Also: A right of way or easement over a strip of land 76 feet wide lying west of and adjacent to the first described parcel (aka Parcel ID 22-02-177-037) as set forth in Warranty Deed recorded in Liber 1760, Page 177, Oakland County records.

The above right of way or easement is also described as follows:

Situated in the City of Novi, Oakland County, Michigan;
Lot 34 of "Shore Acres Sub-division" as recorded in Liber 20 of Plats, Page 2, Oakland County records.

ALSO: Commencing at a 1/2" iron rod with a remuneration brass cap at the south quarter corner of Section 2, Township 1 North, Range 8 East; thence along the north and south quarter line of section, as monumented, North 03°07'57" West 2650.16 feet to iron rod with cap at the center quarter corner of said section, as monumented; thence continuing along said north and south quarter line, North 03°07'59" West (recorded as North 00°02' West and as North 03°07'43" West) 431.40 feet to a 1/2" iron rod with cap; thence South 86°05'35" West (recorded as North 88°49'40" West and as North 89°59'52" West) 435.89 feet to a T-iron stake, being the POINT OF BEGINNING of this description; thence South 86°05'35" West 75.93 feet (recorded as 76.01 feet) to a 1/2" iron rod; thence North 03°11'57" West 267.84 feet (recorded as North 267.40 feet); thence South 87°48'43" West 436.55 feet to the southwesterly corner of Lot 34 of said "Shore Acres Sub-division"; thence along the westerly line of said subdivision, North 03°05'58" West (recorded as North) 39.00 feet to a 5/8" iron rod at the northwesterly corner of said Lot 34; thence North 87°48'43" East 436.48 feet; thence North 87°29'10" East 75.94 feet to a T-iron stake; thence South 03°11'57" East (recorded as South) 305.00 feet to the Point of Beginning; being a part of the southeast quarter of the northwest quarter of Section 2, Township 1 North, Range 8 East.

SEAL



SHEET
PLOT PLAN EAST

PROJECT LOCATION
30551 Novi Rd.
City of Novi
Oakland County, MI 48377

miss dig

811
Know what's below
Call before you dig.

REVISIONS

03-05-2024 REVISED PER CITY
11-03-2023 REVISED PER CITY
07-17-2023 UPDATED WETLAND BOUNDARY

Date Description

Designed by: Drawn by:

A.O. S.D.M.

Approved by: Date:

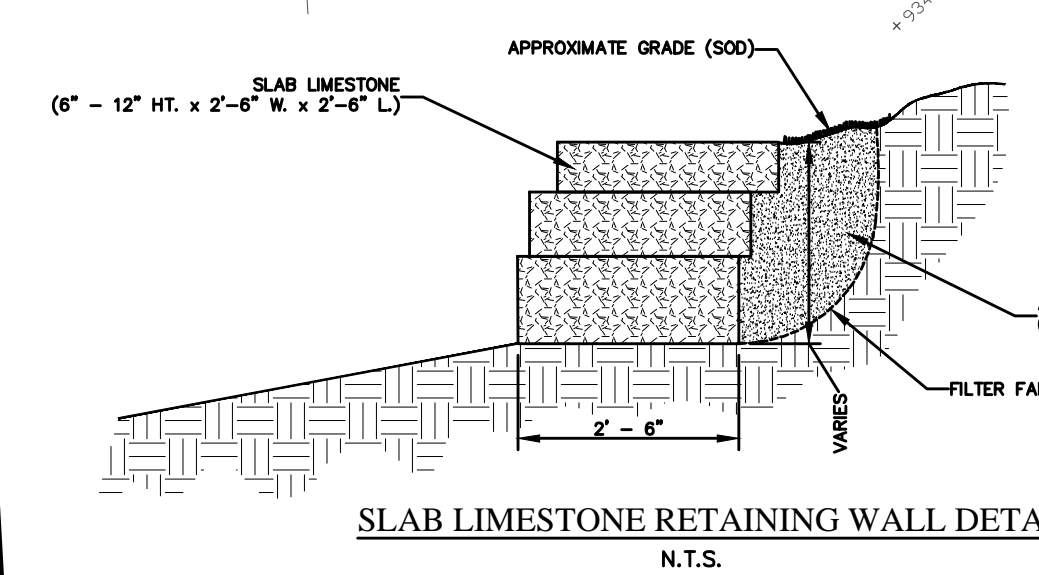
A.O. 06-22-2023

Scale:

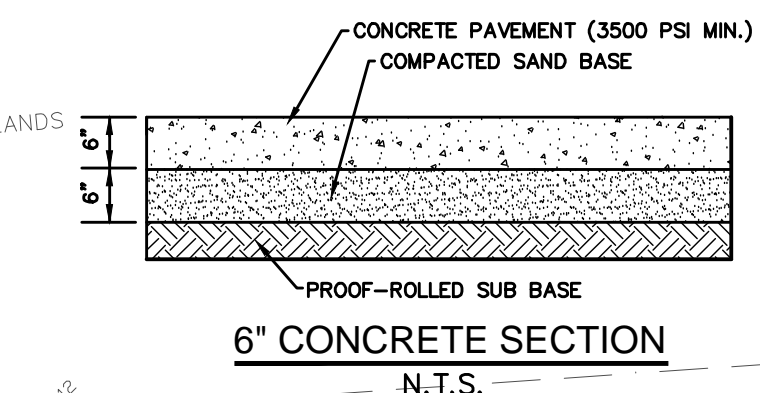
1" = 20'

Job No.: Sheet:
1398 PP-1

NOTE: CONTRACTORS TO FOLLOW TREE PROTECTION PROTOCOL ON THIS PLAN TO ENSURE NO IMPACT TO CRITICAL ROOT ZONES.



NOTE: CONTRACTORS TO ENSURE RETAINING WALL FOLLOWS THE PROPOSED LOCATIONS ON THIS PLAN TO AVOID ANY IMPACT TO CRITICAL ROOT ZONES.



NOTE: SITE IS IN THE CITY OF NOVI REGULATED WOODLANDS BOUNDARY

UTILITY CROSSING SCHEDULE

- 18" STORM SEWER B/P ±935.00
- 2" SANITARY FORCE MAIN T/P 933.00 SEPARATION ±2.00'

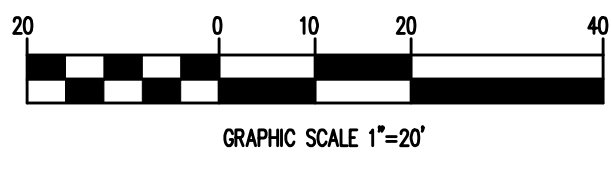
× DENOTES TREE TO BE REMOVED
NOTE: SEE SHEET PP-2 FOR TREE LIST TABLE & TREE PROTECTION FENCE DETAILS

EXISTING		PROPOSED	
—	GAS	—	SAND BACKFILL
—	SANITARY CSND	—	ELECTRIC RISER OR METER
—	STORM (STND)	—	CATHODIC PROTECTION
—	COMBINED (CS)	—	GUY WIRE
—	WATER MAIN (WMD)	—	HIGH TENSION TOWER
—	DIVERHEAD WIRE	—	FLAG POLE
—	UNDERGROUND CABLE	—	BOLLARD
—	DITCH	—	STEEL COLUMN
—	SWALE CENTERLINE	—	MAILBOX
—	EASEMENTS	—	SIGN
—	WOODEN FENCE	—	ELECTRIC TRANSFORMER
—		—	EXISTING
—		—	PROPOSED
—		—	WATER FLOW INDICATOR

LEGEND			
—	AMERITECH	—	SIGNAL POLE
—	WATER SHUT OFF	—	PUBLIC LIGHTING MH.
—	TELEPHONE RISER	—	ELECTRIC RISER OR METER
—	TELEPHONE	—	CATHODIC PROTECTION
—	SEWER CLEAN OUT	—	GUY WIRE
—	GAS METER	—	HIGH TENSION TOWER
—	GAS VALVE /GAS MARKER	—	FLAG POLE
—	MANHOLE (MH)	—	BOLLARD
—	CATCH BASIN (C.B.)	—	STEEL COLUMN
—	GATE VALVE IN WELL (G.V.W.)	—	MAILBOX
—	FIRE HYDRANT	—	SIGN
—	STORM MANHOLE (ST. MH)	—	ELECTRIC TRANSFORMER
—	LIGHT POLE	—	EXISTING
—	UTILITY POLE	—	PROPOSED
—	UTILITY POLE W/ LAMP EXTENSION	—	WATER FLOW INDICATOR

MATCHLINE

MATCHLINE



Map Unit Symbol	Map Unit Name	Acres in AOT	Percent of AOT
10C	Marlette sandy loam, 6 to 12 percent slopes	4.9	6.0%
11B	Capac sandy loam, 0 to 4 percent slopes	11.2	13.5%
12	Brookston and Colwood loams	5.0	6.1%
18B	Fox sandy loam, till plain, 2 to 6 percent slopes	0.6	0.7%
27	Houghton and Adrian mucks	24.9	30.1%
41B	Aquents, sandy, loamy, undulating	3.2	3.9%
44B	Riddles sandy loam, 1 to 6 percent slopes	16.3	19.7%
W	Water	16.5	20.0%
Totals for Area of Interest		82.5	100.0%



LOCATION MAP
N.T.S.



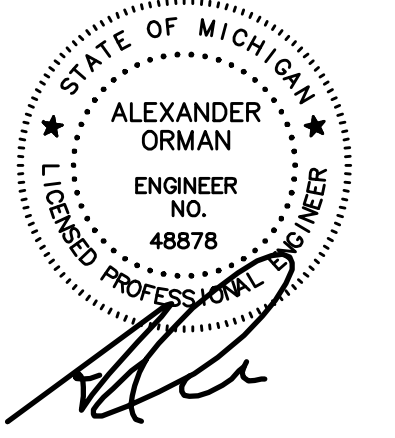
Orman Engineering, LLC
5476 Vivian Lane
Waterford, MI 48327
phone: 248.682.6001
email: alex@ormanengineering.com

PROJECT
PROPOSED KASHAT
RESIDENCE

CLIENT
Ayad Kashat
24081 Broadmoor Park Ln.
Novi, MI 48374

Phone: (248) 866-1777
Email:
EKashat@qualityexportLLC.com

SEAL



SHEET
PLOT PLAN WEST

PROJECT LOCATION
30551 Novi Rd.
City of Novi
Oakland County, MI 48377



Know what's below
Call before you dig.

REVISIONS

03-05-2024 REVISED PER CITY
11-03-2023 REVISED PER CITY
07-17-2023 UPDATED WETLAND BOUNDARY

Date Description

Designed by: Drawn by:

A.O. S.D.M.

Approved by: Date:

A.O. 06-22-2023

Scale:

1" = 20'

Job No.: Sheet:

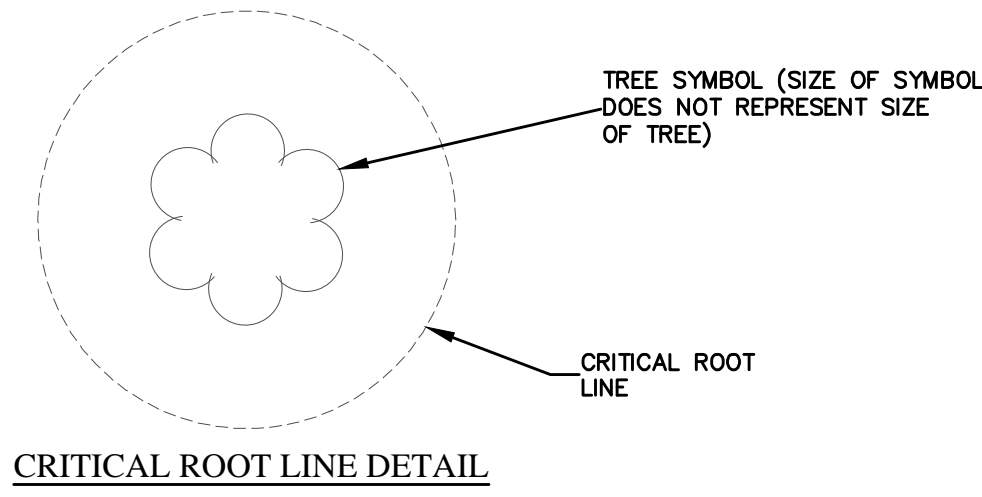
1398 PP-2

NOTES:

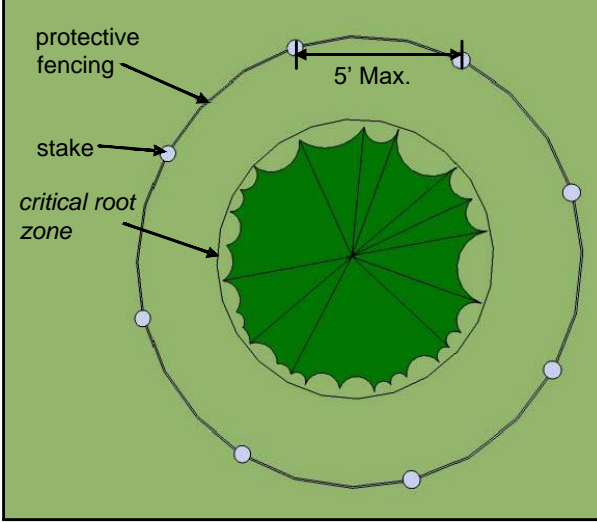
Protective fencing shall be erected which restricts access to protected areas.

- Fencing shall be installed at the outside edge of the critical root zone which is defined as the one foot radius for each caliper inch of the trunk of the tree.
- Stakes for fencing shall be staked into the ground, with "T" stakes spaced at a maximum of five (5) feet and have a "tree protection" sign spaced at 50 feet along the fence line.
- The protective fencing shall be maintained and all construction materials, supplies and equipment shall be kept outside of the protective areas.
- Fencing material shall be a minimum of forty eight (48) inches high. Acceptable materials include: green or orange snow fence and wood slatted fence.

Tree protection shall remain in its approved location until such time removal is authorized by the Township. During construction, no attachments or wires shall be attached to any trees which are protected. Wood, metal or other substantial material shall be utilized in the construction of barriers.



PROTECTIVE FENCE PLACEMENT AND STAKING



EXISTING		PROPOSED	
SS	SANITARY (S&D)	CS	COMBINED (C&D)
ST	STORM (S&D)	CS	COMBINED (C&D)
CS	WATER MAIN (W&M)	CS	COMBINED (C&D)
OH	OVERHEAD WIRE	CS	COMBINED (C&D)
UC	UNDERGROUND CABLE	CS	COMBINED (C&D)
---	DITCH	---	DITCH
---	EASEMENTS	---	EASEMENTS
---	SWALE CENTERLINE	---	SWALE CENTERLINE
---	WOODEN FENCE	---	WOODEN FENCE

LEGEND	
AMERTCH	SIGNAL POLE
WATER SHUT OFF	PUBLIC LIGHTING MH
TELEPHONE RISER	ELECTRIC RISER OR METER
TELEPHONE	CATHODIC PROTECTION
SEWER CLEAN OUT	GUY WIRE
GAS METER	HIGH TENSION TOWER
GAS VALVE / GAS MARKER	FLAG POLE
MANHOLE (MH)	BOLLARD
CATCH BASIN (C.B.)	STEEL COLUMN
GATE VALVE IN WELL (GVW)	MAILBOX
FIRE HYDRANT	STAIR
STORM MANHOLE (ST. MH)	ELECTRIC TRANSFORMER
LIGHT POLE	EXISTING
UTILITY POLE	PROPOSED
UTILITY POLE W/ LAMP EXTENSION	WATER FLOW INDICATOR

KEY FOR TREE CONDITION:

- 0 DEAD
- 1 BAD
- 2 FAIR
- 3 GOOD

X DENOTES A TREE TO BE REMOVED

□ DENOTES A TREE TO BE REMOVED IN LIST

Tag ID	Size	Scientific Name	Common Name	Comments
102	15	Quercus velutina	Black Oak	3-HEALTHY
103	11 11	Ostrya virginiana	Twin Ironwood	3-HEALTHY
106	19	Carya ovata	Hickory Shagbark	2- Directly under powerline
108	9	Quercus alba	White Oak	2- Directly under powerline Elm
109	8	Tilia americana	Basswood	1- Directly under powerline, scarce leaves
110	17	Acer	Sugar Maple	3-HEALTHY
111	9	Dying	Dying	0- DEAD
112	16	Ostrya virginiana	Ironwood	3-HEALTHY
113	12	Ostrya virginiana	Ironwood	2-Leaning
114	19	Carya ovata	Hickory Shagbark	3-HEALTHY
115	10	Quercus alba	White Oak	3-HEALTHY
116	16	Quercus alba	White Oak	3-HEALTHY
117	26	Quercus	White Oak	3-HEALTHY
118	12 16	Tilia americana	Twin Basswood	2-Cluster
119	9	Tilia americana	Basswood	3-HEALTHY
120	9	Ostrya virginiana	Ironwood	2-Scrapes and scarring on bark
121	9	Ostrya virginiana	Ironwood	2-Scrapes and scarring on bark
122	16	Carya ovata	Hickory Shagbark	3-HEALTHY
123	16	Quercus alba	White Oak	3-HEALTHY
124	12	Carya glabra	Hickory Pignut	3-HEALTHY
125	13	Quercus	White Oak	3-HEALTHY
126	20	Quercus alba	White Oak	3-HEALTHY
127	13	Quercus velutina	Black Oak	3-HEALTHY
128	16	Carya ovata	Hickory Shagbark	2-Exposed roots
129	19	Quercus velutina	Black Oak	3-HEALTHY
130	13	Quercus velutina	Black Oak	3-HEALTHY
131	13	Carya glabra	Hickory Pignut	3-HEALTHY
132	15	Tilia americana	Basswood	2-Leaning
133	11	Carya ovata	Hickory Shagbark	3-HEALTHY
134	19	Carya glabra	Hickory Pignut	3-HEALTHY
135	15	Carya ovata	Hickory Shagbark	3-HEALTHY
136	15	Tilia americana	Basswood	1-Abnormal bark
137	17	Carya ovata	Hickory Shagbark	3-HEALTHY
138	12	Quercus alba	Oak	3-HEALTHY
139	13	Carya glabra	Hickory Pignut	3-HEALTHY
140	16	Quercus rubra	Red Oak	3-HEALTHY
141	13	Carya glabra	Hickory Pignut	1-Open leaning
142	12	Carya ovata	Hickory Shagbark	3-HEALTHY
143	13	Abies balsamea	Balsam Fir	3-HEALTHY
144	17	pseudotsuga menziesii	Douglas Fir	3-HEALTHY
145	12	pseudotsuga menziesii	Douglas Fir	2-Bare and missing branches
146	20	Quercus alba	White Oak	3-HEALTHY
147	12 12	Carya ovata	Twin Hickory Shagbark	3-HEALTHY
148	9 13	Carya ovata	Red Oak	3-HEALTHY
149	18	Quercus rubra	Red Oak	3-HEALTHY
150	12	Carya ovata	Hickory Shagbark	3-HEALTHY

Tag ID	Size	Scientific Name	Common Name	Comments
290	11	Carya glabra	Hickory Pignut	3-HEALTHY
1889	12	Tilia americana	Basswood	1-Dead spot, leaning found tag
1891	18	Quercus velutina	Hickory Shagbark	3-HEALTHY Found tag
1896	15	Carya ovata	Hickory Shagbark	2-Powerline hazard Found tag
1901	10 16	Quercus	Twin Oak	3-HEALTHY Found tag
1902	15	Carya ovata	Hickory Shagbark	2-Leaning Found tag
1905	22	Quercus velutina	Black Oak	3-HEALTHY Found tag

REPLACEMENT RATIO SUMMARY

Tree Size (DBH Inches)	Number of Trees	Ratio Replacement/Removed Tree	Total Replacements Required
8-11	21	1	21
12-20	50	2	100
21-29	12	3	36
30+	3	5	15
Multi-Stem	3	Sum of Stem DBH's/rounded up*	5+3+3=11
Total	88		157

*Tag 94 (21 and 14 inch DBH Quercus rubra), Tag 147 (12 and 12 inch DBH Carya ovata), and Tag 148 (9 and 13 inch DBH Carya ovata)

Tag ID	Size	Scientific Name	Common Name	Comments
151	18	Carya ovata	Hickory Shagbark	3-HEALTHY
152	14	Tilia americana	Basswood	1-Leaning, strained roots
153	21	Quercus velutina	Black Oak	2-Damaged top
154	13	Quercus velutina	Black Oak	1-Leaning, strained roots
155	10	Quercus velutina	Black Oak	3-HEALTHY
156	14	dead	dead	0-Holes all over trunk
157	20	Quercus velutina	Black Oak	3-HEALTHY
158	12	Quercus velutina	Black Oak	2-Fly wetland
159	9	Quercus velutina	Black Oak	2-Leaning, exposed and strained roots
160	16	Quercus velutina	Black Oak	3-HEALTHY; BM on N Face
161	10	Quercus rubra	Red Oak	3-HEALTHY
162	14	Quercus velutina	Black Oak	3-HEALTHY
163	15	Quercus velutina	Basswood	3-HEALTHY
164	22	Quercus velutina	Black Oak	3-HEALTHY
165	23	Quercus velutina	Black Oak	2-Dead branch
168	16	Quercus velutina	Black Oak	3-HEALTHY
167	17	Carya glabra	Hickory Pignut	2-Fungus on bark
168	28	Quercus alba	White Oak	2-Fungus on bark
169	23	Quercus alba	White Oak	3-HEALTHY
170	16	Quercus alba	White Oak	2-Hazard to powerline
171	13	Quercus alba	White Oak	3-HEALTHY
172	8	Carya ovata	Hickory Shagbark	3-HEALTHY
173	missing	no tag No. 173	missing #	
174	22	Quercus alba	White Oak	3-HEALTHY
175	19	Quercus alba	White Oak	2-Leaning
176	15	Maple	Maple	3-HEALTHY
177	23	Carya ovata	Hickory Shagbark	3-HEALTHY
178	8	Carya glabra	Hickory Pignut	3-HEALTHY
179	14	Carya ovata	Hickory Shagbark	3-HEALTHY
180	15	Quercus alba	White Oak	2-Branches all on one side
181	10	Carya ovata	Hickory Shagbark	3-HEALTHY
182	8	dead	Dead	0-DEAD
183	20	Carya glabra	Hickory Pignut	3-HEALTHY
184	13	Quercus alba	White oak	3-HEALTHY
185	11	Carya ovata	Hickory Shagbark	3-HEALTHY
186	11	Quercus alba	White Oak	3-HEALTHY
187	12 12	Tilia americana	Twin Basswood	2-Leaning, dead branches
189	8	Fraxinus americana	Ash	3-HEALTHY
189	15	Carya ovata	Hickory Shagbark	1-Top branches bare
190	16	Quercus velutina	Black Oak	3-HEALTHY
191	8	Quercus alba	White Oak	3-HEALTHY
192	21	Carya ovata	Hickory Shagbark	3-HEALTHY
193	10	Quercus velutina	Black Oak	3-HEALTHY
194	22	Quercus alba	White Oak	3-HEALTHY
195	16	Carya cordiformis	Hickory Biltmore	3-HEALTHY
196	10	Carya ovata	Hickory Shagbark	3-HEALTHY
197	8	Ostrya virginiana	Ironwood	1-Dead main branches
198	8	Quercus velutina	Black Oak	3-HEALTHY
199	10	Carya glabra	Hickory Pignut	3-HEALTHY

TREES REVIEWED & CERTIFIED BY:
JONATHAN YANDURA,
CERTIFIED ARBORIST MI-4400A

NOTE: SITE IS IN THE CITY
OF NOVI REGULATED
WOODLANDS BOUNDARY

MATCHLINE

CORRESPONDENCE



CITY OF NOVI

RESPONSE FORM

RECEIVED

JUN 20 2024

**CITY OF NOVI
COMMUNITY DEVELOPMENT**

30551 NOVI ROAD, PBR23-0427 FOR A WOODLAND PERMIT

You are invited to attend the public hearing on June 26, 2024 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: dshanahan@cityofnovi.org

Return via mail or fax: Community Development Department
45175 Ten Mile, Novi Road, 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/2024/>.

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.

I SUPPORT

I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

The request to remove 84 regulated woodland trees for 1 single family home is excessive. This is next to a regulated wetland area, home to much wildlife which is part of the reason we all love to live around wooded lake. Any tree removed should be replaced w/ 2 new trees that are mature in height to ensure the integrity of the woodlands. This is something we all did when we moved in our cul-de-sac. We are very concerned on the impact of removing large # of trees will have on the ecosystem. Please be very thoughtful in your considerations.

SIGNATURE: *Coraine Gough / Holly Tucker*

PRINT NAME: CORAINE GOUGH / HOLLY TUCKER

ADDRESS: 42635 Morgan Creek CT, NOVI MI 48377

***** 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.



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JUN 21 2024
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June 22nd

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I SUPPORT

I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

Removing 84 trees for a single home seems excessive, considering that this parcel of land acts as a refuge and natural woodland habitat for our local native animals and birds.

We do not believe that a large home on the property is in the best interests of our environment & community.

SIGNATURE: *Raffaella Hainbuchner*

PRINT NAME: RAFFAELA HAINBUCHNER

ADDRESS: 200 NW Ct. Novi, MI 48377

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I SUPPORT

I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

THIS IS A REGULATED AREA WITH MANY TREES & WILDLIFE. IT'S HOME TO DEER, HAWKS, SQUIRRELS, RABBITS, BIRDS, FOXES & MANY MORE ANIMALS. 84 TREES IS A LOT OF TREES TO REMOVE. IF THE PROPERTY OWNER IS WILLING TO PLANT 2 TREES TO REPLACE EACH ONE REMOVED, AND THE NEW TREES ARE OF SIMILAR SIZE, AND IF THEY ARE PLANTED TO KEEP THE HOUSE AT THE END OF NEW CT. & HOUSES IN MORGAN CREEK SUB PRIVATE, I WOULD BE OPEN TO CONSIDERING SUPPORT.

SIGNATURE: _____

PRINT NAME: REUBEN LEVY

ADDRESS: 42630 MORGAN CREEK CT. NOVI 48377

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45175 Ten Mile, Novi Road, Michigan 48375
248-347-0475 (Mail) 248-735-5633 (Fax)

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I SUPPORT

I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

Unreasonable request of removing 84 regulated woodland trees for (One Family Residence). We Strongly Object.

SIGNATURE:

PRINT NAME:

Pradeep Nair

ADDRESS:

42750 Morgan Creek Ct, Novi, MI 48377

*** IN ACCORDANCE WITH MCL 125.3163

NOTICE SHALL BE GIVEN TO ALL PERSONS TO WHOM REAL PROPERTY IS ADJACENT WITHIN 200 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.



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I SUPPORT

Absolutely
I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

- 1) Further drainage and receding wetland with increased flooding in our back yards.
- 2) Protecting wildlife. We have several species of migrating birds such as Baltimore Orioles, warblers water birds as well as nesting cranes, egrets
- 3) Protect existing wildlife, deer, winter here, fox musk rats, large tortoise's - 90-100 years old etc.

SIGNATURE: Francis & Mehran Salari

PRINT NAME: Francis & Mehran Salari

ADDRESS: 42605 Morgan Creek

Novi Mi 48377

- 4) Visual barrier's +
- 5) OK for single home - No extra trees cut
- 6) Devalue our Properties

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