

MEMORANDUM



TO: MEMBERS OF THE PLANNING COMMISSION
FROM: CHRISTIAN CARROLL, PLANNER
SUBJECT: 43546 COTTISFORD RD WOODLAND PERMIT
DATE: NOVEMBER 4, 2022

The applicant, Jeremy Hilliard, seeks approval of a Woodland Use Permit, PBR22-0362, to remove thirty eight regulated woodland trees ranging in size from 8 to 20 inches diameter-at-breast-height (DBH) from a lot located at 43546 Cottisford Road. The site is located north of Nine Mile Road and west of Novi Road in Section 27 of the City. The applicant is requesting the removal of thirty eight regulated woodland trees in order to construct a single-family residential structure.

The City's Woodland Consultant reviewed the request and prepared a review letter dated September 29, 2022. Based on the plans provided, the applicant is proposing to remove thirty eight regulated woodland trees within an area mapped as city-regulated woodland. Therefore, sixty four woodland replacement credits would be required. 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. It should also be noted that the proposed removals are not located within any recorded conservation or preservation easements that abut and encroach onto the property. The applicant intends on replacing all sixty four woodland replacement credits on-site. 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 Planning Commission prior to issuance of any permits. The Planning Commission is asked to hold the public hearing and either approve or deny the requested woodland removal permit.

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

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

(c) Unless the requirements of this chapter can be satisfied by the setting aside without encroachment of sufficient woodland areas, the developer of a single-family residential subdivision plat or single-family residential site condominium shall, as a part of use permit approval under this article, designate building areas for all structures and impervious surfaces on each subdivision lot or site condominium unit. Once such building areas have been approved and made a part of the use permit, no additional woodland use permit shall be required for the

erection of structures within such a building area. **Activities on a subdivision lot or site condominium unit that extend beyond the confines of such a designated building or impervious area shall require an additional approval pursuant to this chapter, which shall only be approved when it is not otherwise feasible to utilize the lot or site condominium unit for single-family residential purposes.**

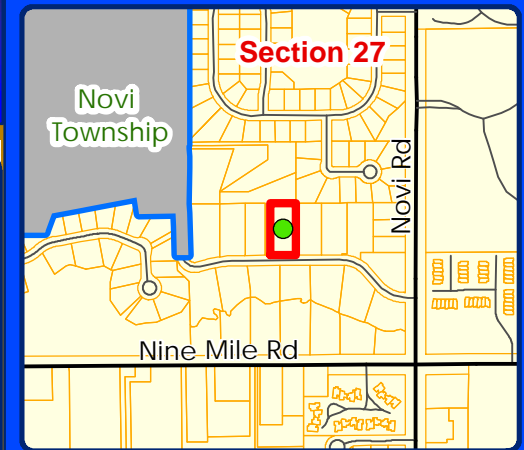
SUGGESTED MOTION:

To approve Woodland Use Permit, PBR22-0362, for the removal of thirty eight regulated woodland trees within an area mapped as City Regulated Woodland at 43546 Cottisford Road for the construction of a single-family residence. The approval is subject to on-site tree replacements to the extent possible and payment into the City's Tree Fund for any outstanding Woodland Replacement Credits, along with any other conditions as listed in the Woodland Consultant's review letter.


MAPS
Location
Zoning
Future Land Use
Natural Features

43546 COTTISFORD RD WOODLAND PERMIT

LOCATION



LEGEND

 Subject Property



City of Novi

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

Map Author: Christian Carroll
Date: 11/2/22
Project: 43546 COTTISFORD RD
Version #: 1

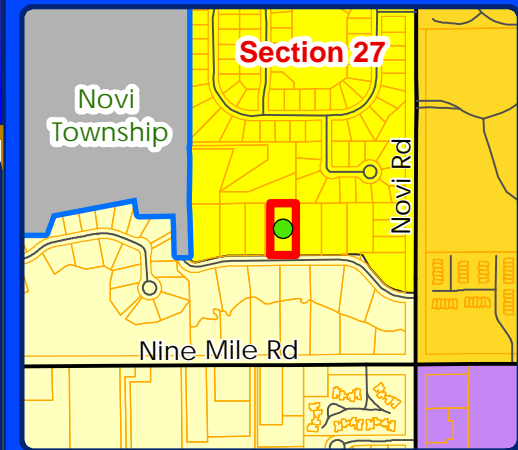
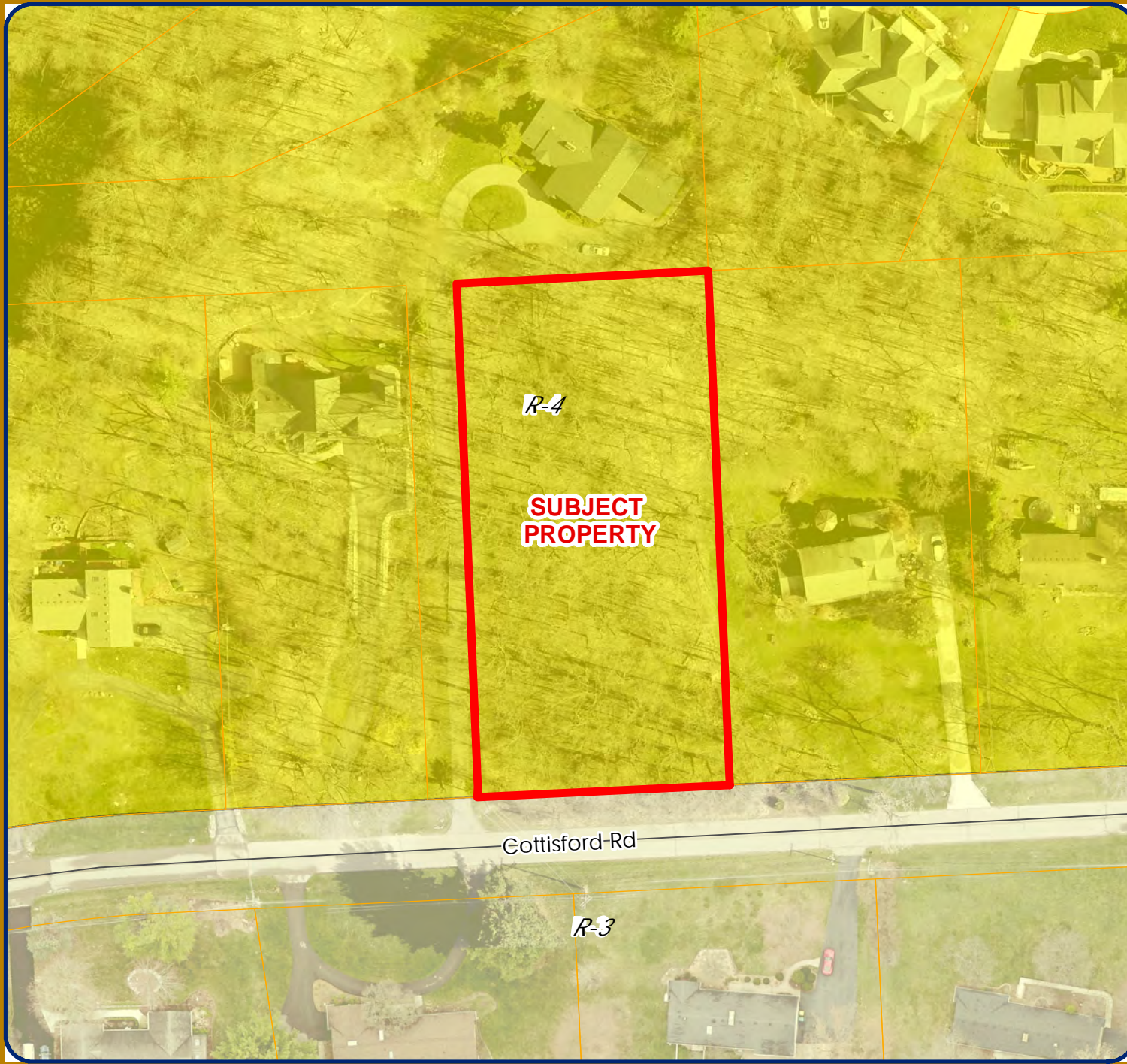


MAP INTERPRETATION NOTICE

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.


43546 COTTISFORD RD WOODLAND PERMIT

ZONING



LEGEND


- R-3: One-Family Residential District
- R-4: One-Family Residential District
- RM-1: Low-Density Multiple Family
- I-1: Light Industrial District
- Subject Property



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

Map Author: Christian Carroll
Date: 11/2/22
Project: 43546 COTTISFORD RD
Version #: 1

0 15 30 60 90 Feet
1 inch = 86 feet

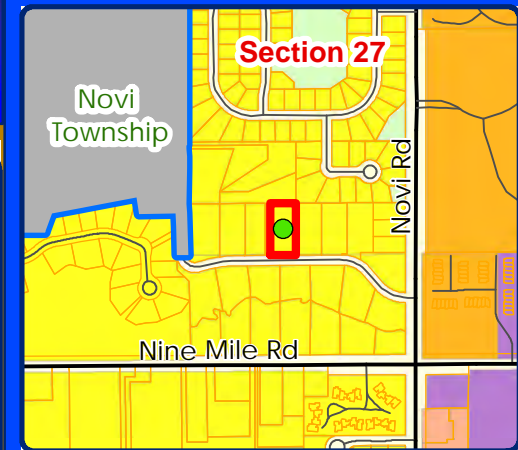


MAP INTERPRETATION NOTICE

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.

43546 COTTISFORD RD WOODLAND PERMIT

FUTURE LAND USE



LEGEND

- Single Family
- Multiple Family
- Industrial Research Development Technology
- Local Commercial
- Private Park
- Subject Property

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

Map Author: Christian Carroll
Date: 11/2/22
Project: 43546 COTTISFORD RD
Version #: 1

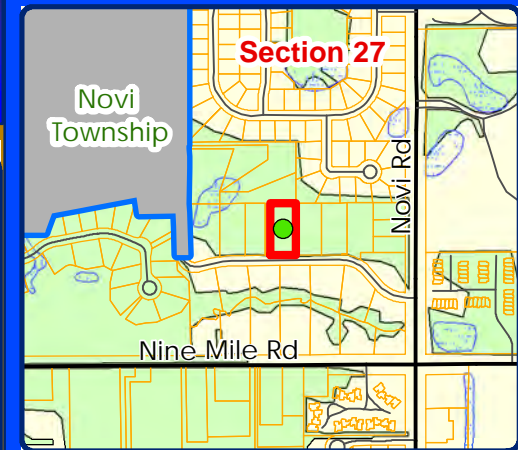
0 15 30 60 90 Feet
1 inch = 86 feet

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.


43546 COTTISFORD RD 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: Christian Carroll
Date: 11/2/22
Project: 43546 COTTISFORD RD
Version #: 1

0 15 30 60 90 Feet
1 inch = 86 feet



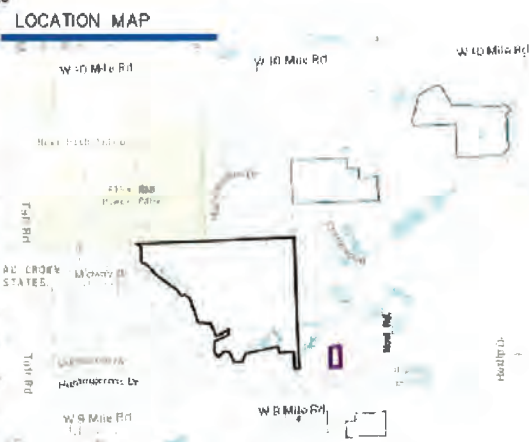
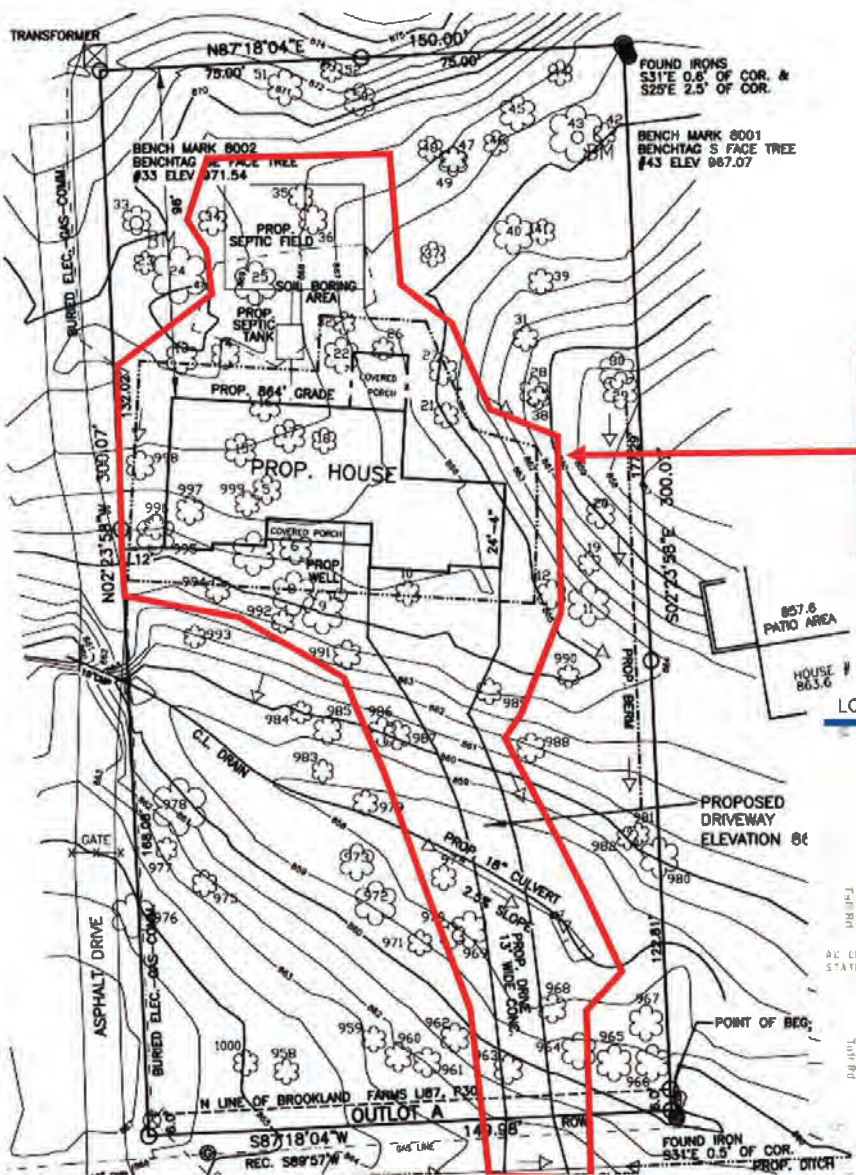
MAP INTERPRETATION NOTICE

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.

PLOT PLAN

SITE PLAN
 PART OF THE SE 1/4
 SECTION 27, T1N, R8E
 PART OF OUTLOT A
 BROOKLAND FARMS (LI 81 OF PLATS, PG 30)
 CITY OF NOVI, OAKLAND COUNTY, MI

**Proposed
 Siltation
 Fence**



43546 Cottisford St



SITE PLAN
 PART OF THE SE 1/4
 SECTION 27, T1N, R8E

PART OF OUTLOT A
 BROOKLAND FARMS (LI 81 OF PLATS, PG 30)
 CITY OF NOVI, OAKLAND COUNTY, MI

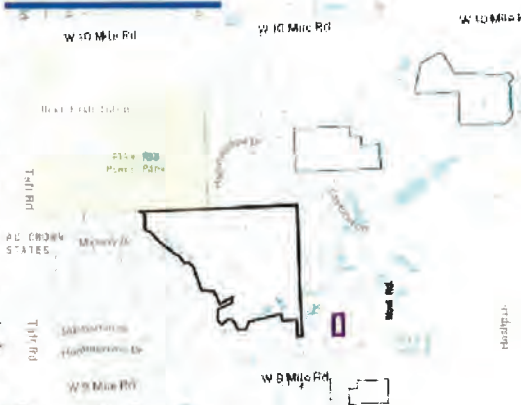
Notes:

All 64 woodland replacement credits will be planted on-site.

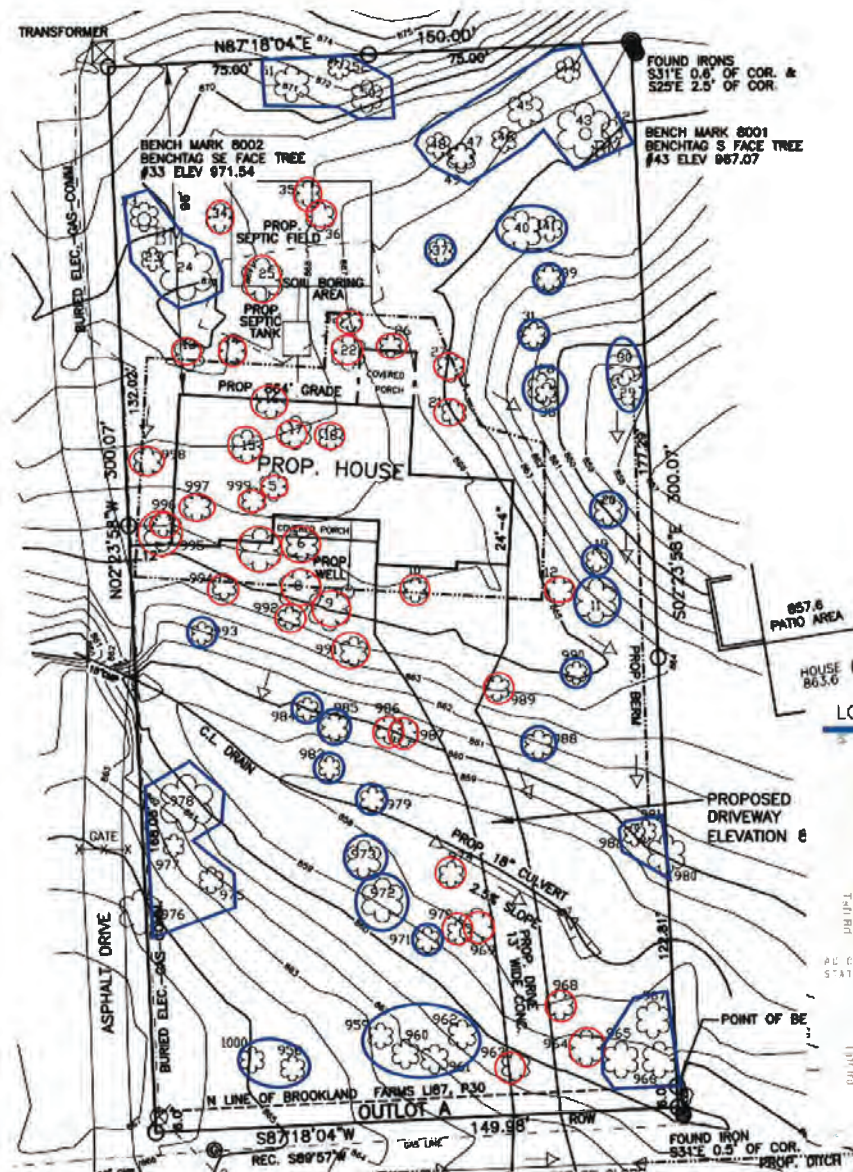
Protective Tree Fencing with follow The City of Novi Tree Protection Detail guideline

Ledged	
	Proposed Tree Protective Fencing
	Proposed Removed Tree

LOCATION MAP



43546 Cottisford St

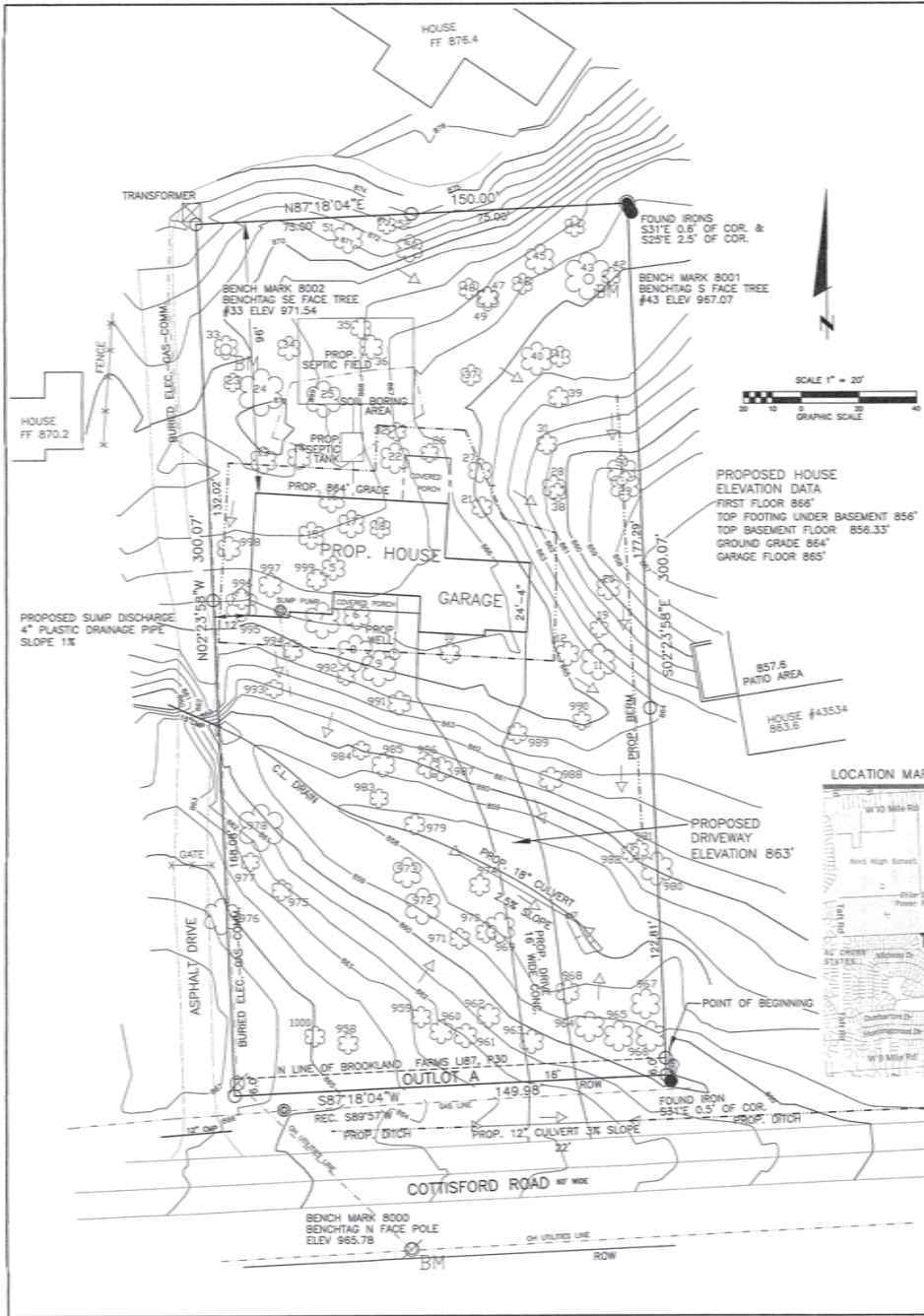


Hilliard Wood Land Proposed Tree Removal Sheet Rev2

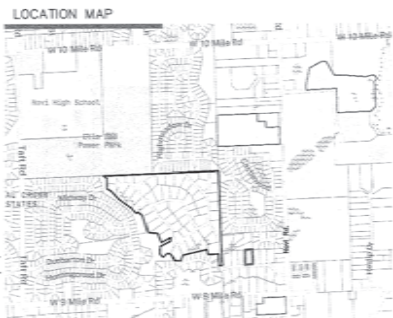
Proposed Removed Trees

Tag ID	Size	Scientific Name	Common Name	Removal Reason	Tree Condition
5	12	Juglans Nigra	Black Walnut	House	Good
6	14	Juglans Nigra	Black Walnut	House	Good
7	20	Juglans Nigra	Black Walnut	House	Good
8	18	Juglans Nigra	Black Walnut	Driveway	Good
9	14	Ostrya Virfiniana	Ironwood	House	Good
10	10	Juglans Nigra	Black Walnut	Driveway	Good
12	12	Juglans Nigra	Black Walnut	House	Good
13	14	Juglans Nigra	Black Walnut	House	Good
14	12	Juglans Nigra	Black Walnut	Septic	Good
15	14	Juglans Nigra	Black Walnut	House	Good
16	14	Quercus Rubra	Red Oak	Septic	Good
17	14	Juglans Nigra	Black Walnut	House	Good
18	10	Ostrya Virfiniana	Ironwood	House	Good
21	10	Acer Rubrum	Red Maple	House	Good
22	16	Juglans Nigra	Black Walnut	House	Good
25	20	Juglans Nigra	Black Walnut	Septic	Good
26	8	Quercus Rubra	Red Oak	House	Good
27	12	Juglans Nigra	Black Walnut	House	Good
32	8	Ostrya Virfiniana	Ironwood	House	Good
34	12	Juglans Nigra	Black Walnut	Septic	Good
35	10	Prunus Serotina	Black Cherry	Septic	Good
36	12	Prunus Serotina	Black Cherry	Septic	Good
963	14	Quercus Rubra	Red Oak	Driveway	Good
968	12	Juglans Nigra	Black Walnut	Driveway	Good
969	18	Juglans Nigra	Black Walnut	Driveway	Good
970	12	Juglans Nigra	Black Walnut	Driveway	Good
974	10	Ostrya Virfiniana	Ironwood	Driveway	Good
986	12	Quercus Rubra	Red Oak	Driveway	Good
987	12	Quercus Rubra	Red Oak	Driveway	Good
989	10	Ostrya Virfiniana	Ironwood	Driveway	Good
991	12	Populus Deltoides	Cottonwood	Driveway	Good
992	8	Ostrya Virfiniana	Ironwood	Driveway	Good
994	10	Ostrya Virfiniana	Ironwood	House	Good
995	18	Juglans Nigra	Black Walnut	House	Good
996	10	Ostrya Virfiniana	Ironwood	House	Good
997	12	Ostrya Virfiniana	Ironwood	House	Good
998	12	Ostrya Virfiniana	Ironwood	House	Good
999	10	Ostrya Virfiniana	Ironwood	House	Good

SITE PLAN
PART OF THE SE 1/4
SECTION 27, T1N, R8E
PART OF OUTLOT A
BROOKLAND FARMS (L1 81 OF PLATS, PG 30)
CITY OF NOVI, OAKLAND COUNTY, MI



Tag ID	Size	Scientific Name	Common Name	Comments
988	12"	Ostrya Virgiana	Ironwood (Hop-hornbeam)	
1000	9"	Quercus Rubra	Red Oak	
958	10"	Juglans Nigra	Black Walnut	
959	10"	Juglans Nigra	Black Walnut	
960	12"	Juglans Nigra	Black Walnut	
961	14"	Juglans Nigra	Black Walnut	
962	16"	Quercus Rubra	Red Oak	
963	14"	Quercus Rubra	Red Oak	
964	16"	Quercus Rubra	Red Oak	
965	16"	Quercus Rubra	Red Oak	
966	16"	Quercus Rubra	Red Oak	
967	16"	Juglans Nigra	Black Walnut	win
968	12"	Juglans Nigra	Black Walnut	
969	16"	Juglans Nigra	Black Walnut	
970	12"	Juglans Nigra	Black Walnut	
971	10"	Juglans Nigra	Black Walnut	
972	20"	Populus Delebides	Cottonwood	
973	19"	Populus Delebides	Cottonwood	
974	10"	Ostrya Virgiana	Ironwood (Hop-hornbeam)	
975	10"	Ostrya Virgiana	Ironwood (Hop-hornbeam)	
976	20"	Quercus Rubra	Red Oak	
977	8"	Ostrya Virgiana	Ironwood (Hop-hornbeam)	
978	30"	Quercus Rubra	Red Oak	
979	12"	Quercus Rubra	Red Oak	
980	16"	Juglans Nigra	Black Walnut	
981	8"	Acer Rubrum	Red Maple	
982	8"	Acer Rubrum	Red Maple	
983	8"	Ostrya Virgiana	Ironwood (Hop-hornbeam)	win
984	8"	Juglans Nigra	Black Walnut	
985	12"	Juglans Nigra	Black Walnut	
986	12"	Quercus Rubra	Red Oak	
987	12"	Quercus Rubra	Red Oak	
989	10"	Ostrya Virgiana	Ironwood (Hop-hornbeam)	
990	8"	Ostrya Virgiana	Ironwood (Hop-hornbeam)	
991	12"	Populus Delebides	Cottonwood	
992	8"	Ostrya Virgiana	Ironwood (Hop-hornbeam)	
993	8"	Juglans Nigra	Black Walnut	
994	10"	Ostrya Virgiana	Ironwood (Hop-hornbeam)	
995	18"	Juglans Nigra	Black Walnut	
996	10"	Ostrya Virgiana	Ironwood (Hop-hornbeam)	
997	12"	Ostrya Virgiana	Ironwood (Hop-hornbeam)	
998	12"	Ostrya Virgiana	Ironwood (Hop-hornbeam)	
999	10"	Ostrya Virgiana	Ironwood (Hop-hornbeam)	
1	5"	Juglans Nigra	Black Walnut	
2	5"	Juglans Nigra	Black Walnut	
3	7"	Juglans Nigra	Black Walnut	
4	8"	Juglans Nigra	Black Walnut	
5	9"	Ostrya Virgiana	Ironwood (Hop-hornbeam)	
6	10"	Juglans Nigra	Black Walnut	
7	11"	Juglans Nigra	Black Walnut	
8	12"	Juglans Nigra	Black Walnut	
9	13"	Juglans Nigra	Black Walnut	
10	14"	Juglans Nigra	Black Walnut	
11	15"	Juglans Nigra	Black Walnut	
12	16"	Juglans Nigra	Black Walnut	
13	17"	Juglans Nigra	Black Walnut	
14	18"	Juglans Nigra	Black Walnut	
15	19"	Juglans Nigra	Black Walnut	
16	20"	Juglans Nigra	Black Walnut	
17	21"	Juglans Nigra	Black Walnut	
18	22"	Juglans Nigra	Black Walnut	
19	23"	Juglans Nigra	Black Walnut	
20	24"	Juglans Nigra	Black Walnut	
21	25"	Juglans Nigra	Black Walnut	
22	26"	Juglans Nigra	Black Walnut	
23	27"	Juglans Nigra	Black Walnut	
24	28"	Juglans Nigra	Black Walnut	
25	29"	Juglans Nigra	Black Walnut	
26	30"	Juglans Nigra	Black Walnut	
27	31"	Juglans Nigra	Black Walnut	
28	32"	Juglans Nigra	Black Walnut	
29	33"	Juglans Nigra	Black Walnut	
30	34"	Juglans Nigra	Black Walnut	
31	35"	Juglans Nigra	Black Walnut	
32	36"	Juglans Nigra	Black Walnut	
33	37"	Juglans Nigra	Black Walnut	
34	38"	Juglans Nigra	Black Walnut	
35	39"	Juglans Nigra	Black Walnut	
36	40"	Juglans Nigra	Black Walnut	
37	41"	Juglans Nigra	Black Walnut	
38	42"	Juglans Nigra	Black Walnut	
39	43"	Juglans Nigra	Black Walnut	
40	44"	Juglans Nigra	Black Walnut	
41	45"	Juglans Nigra	Black Walnut	
42	46"	Juglans Nigra	Black Walnut	
43	47"	Juglans Nigra	Black Walnut	
44	48"	Juglans Nigra	Black Walnut	
45	49"	Juglans Nigra	Black Walnut	
46	50"	Juglans Nigra	Black Walnut	
47	51"	Juglans Nigra	Black Walnut	
48	52"	Juglans Nigra	Black Walnut	
49	53"	Juglans Nigra	Black Walnut	
50	54"	Juglans Nigra	Black Walnut	
51	55"	Juglans Nigra	Black Walnut	
52	56"	Juglans Nigra	Black Walnut	



NOTES:


PROPERTY IS ZONED R4 - REQUIREMENTS:
LOT SIZE 10,000 SQ.FT.
MIN. WIDTH 80'
SETBACKS FRONT 30' SIDE 1 @ 10' WITH A TOTAL OF 25' FOR BOTH AND REAR 35'

ELEVATIONS ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AS DERIVED FROM MDOOT CORRS GPS OBSERVATIONS.

BEARINGS ARE RELATIVE TO THE MICHIGAN COORDINATE SYSTEM, SOUTH ZONE (2113) AS DEFINED BY MICHIGAN P.A. 9 OF 1964 AND AMENDED BY P.A. 154 OF 1988 (NAD 83 [2011]). DISTANCES SHOWN ARE AT GROUND LEVEL.

I HEREBY CERTIFY THAT THE SURVEY HEREON DELINEATED IS TRUE AND CORRECT, THAT THE RELATIVE POSITIONAL PRECISION OF EACH CORNER IS WITHIN THE LIMITS ACCEPTED BY THE PRACTICE OF PROFESSIONAL SURVEYING, AND THAT IT COMPLIES WITH P.A. 132-1970, AS AMENDED.

Property Description: ID 22-27-476-004
Sec 27, T1N, R8E - W 150' of E 421.41' of Outlot A of Brookland Farms, recorded in Liber 81 of Plats, Page 30, Oakland County records; also part of the SE 1/4 Beg at pt dist N00°15'00"E 653.80' & S89°57'02"W 705.03' from SE sec cor; th S89°57'02"W 150'; th N00°15'00"E 300'; th N87°57'02"E 150'; th S00°15'00"W 300' to POB.


 Lawrence R. Feinelt
 Professional Surveyor No. 4001021566

CLIENT: JEREMY HILLIARD	COMPUTED BY: LRF	 eScribed.com 48800 W. 10 MILE RD. NOVI, MICHIGAN 48214-2708 (248) 344-2077 Fax: (248) 344-8038
FIELDWORK: AB-BK-HCF-TW	CHECKED BY: LRF	
COMPUTER #: 1528202PLDNG	DATE: SEPTEMBER 21, 2022	
DRAWN BY: HW	JOB #: 16380	

WOODLAND REVIEW



Corporate Headquarters
295 South Water Street, Suite 300
Kent, OH 44240
800-828-8312

Local Office
3381 Lapeer Rd. West
Auburn Hills, MI 48326

To: Angela Sosnowski, Bond Coordinator
City of Novi

From: Kerry Gray, Principal Consultant
Davey Resource Group

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

Date: September 29, 2022

RE: 43546 Cottisford- Single Family Residential Plot Plan
Woodland Review #3 – PBR22-0362

Davey Resource Group, Inc. (DRG) has conducted a review of the *revised* residential plot plan for 43546 Cottisford prepared by Advanced Geomatics (received on: 09/29/2022). The plot plan proposes construction of a single family residential home. The site (parcel #: 22-27-476-004) contains City-regulated woodlands (Figure 1). DRG reviewed the plan for conformance with the City of Novi’s Woodland Protection Ordinance, Chapter 37.

Recommendation: DRG **recommends approval** of the plot plan. The Woodland Permit for this project requires Planning Commission approval.

The following Woodland Regulations apply to this site:

Woodland Regulation	Required
Woodland Permit (Chapter 37, Section 37-26)	YES
Tree Replacement (Chapter 37, Section 37-8)	YES
Tree Protection (Fence) (Chapter 37, Section 37-9)	YES
Woodland Conservation Easement (Chapter 37-30 (e))	NO

WOODLAND REVIEW COMMENTS

1. The applicant proposes the removal of 38 regulated woodland trees for construction of the home and driveway and installation of a septic system (see table).

Tree Removals						
Tag ID	Size (Diameter - Inches)	Scientific Name	Common Name	Removal Reason	Tree Condition	Woodland Replacements Required
5	12	<i>Juglans nigra</i>	Black Walnut	House	Good	2
6	14	<i>Juglans nigra</i>	Black Walnut	House	Good	2
7	20	<i>Juglans nigra</i>	Black Walnut	House	Good	2
8	18	<i>Juglans nigra</i>	Black Walnut	House	Good	2
9	14	<i>Ostrya virginiana</i>	Ironwood	House	Good	2
10	10	<i>Juglans nigra</i>	Black Walnut	House	Good	1
12	12	<i>Juglans nigra</i>	Black Walnut	House	Good	2
13	14	<i>Juglans nigra</i>	Black Walnut	Septic	Good	2
14	12	<i>Juglans nigra</i>	Black Walnut	Septic	Good	2
15	14	<i>Juglans nigra</i>	Black Walnut	House	Good	2
16	14	<i>Quercus rubra</i>	Red Oak	Septic	Good	2
17	14	<i>Juglans nigra</i>	Black Walnut	House	Good	2
18	10	<i>Ostrya virginiana</i>	Ironwood	House	Good	1
21	10	<i>Acer rubrum</i>	Red Maple	House	Good	1
22	16	<i>Juglans nigra</i>	Black walnut	House	Good	2
25	20	<i>Juglans nigra</i>	Black Walnut	Septic	Good	2
26	8	<i>Quercus rubra</i>	Red Oak	House	Good	1
27	12	<i>Juglans nigra</i>	Black Walnut	House	House	2
32	8	<i>Ostrya virginiana</i>	Ironwood	House	Good	1
34	12	<i>Juglans nigra</i>	Black Walnut	Septic	House	2
35	10	<i>Prunus serotina</i>	Black Cherry	Septic	Good	1
36	12	<i>Prunus serotina</i>	Black Cherry	Septic	Good	2
963	14	<i>Quercus rubra</i>	Red Oak	Driveway	Good	2
968	12	<i>Juglans nigra</i>	Black Walnut	Driveway	Good	2
969	18	<i>Juglans nigra</i>	Black Walnut	Driveway	Good	2
970	12	<i>Juglans nigra</i>	Black Walnut	Driveway	Good	2
974	10	<i>Ostrya virginiana</i>	Ironwood	Driveway	Good	1
986	12	<i>Quercus rubra</i>	Red Oak	Driveway	Good	2
987	12	<i>Quercus rubra</i>	Red Oak	Driveway	Good	2
989	10	<i>Ostrya virginiana</i>	Ironwood	Driveway	Good	1
991	12	<i>Populus deltoides</i>	Cottonwood	House	Good	2
992	8	<i>Ostrya virginiana</i>	Ironwood	House	Good	1
994	10	<i>Ostrya virginiana</i>	Ironwood	House	Good	1
995	18	<i>Juglans nigra</i>	Black Walnut	House	Good	2
996	10	<i>Ostrya virginiana</i>	Ironwood	House	Good	1

Tree Removals (continued)						
Tag ID	Size (Diameter - Inches)	Scientific Name	Common Name	Removal Reason	Tree Condition	Woodland Replacements Required
997	12	<i>Ostrya virginiana</i>	Ironwood	House	Good	2
998	12	<i>Ostrya virginiana</i>	Ironwood	House	Good	2
999	10	<i>Ostrya virginiana</i>	Ironwood	House	Good	1

2. Any disturbance to a City regulated woodland requires a Woodland Use Permit. **This permit will require City Planning Commission approval** because more than 3 regulated trees have been removed.
3. The applicant is required to provide **64 woodland replacements** for the proposed removal of 38 regulated woodland trees.

Tree Size (DBH)	Number of Trees	Ratio Replacement/ Removed Tree	Total Replacements Required
8-11"	12	1	12
12-20"	26	2	52
21-29"	-	3	-
30+"	-	4	-
Multi-Stem	-	Add Stems/8	-
Transplanted non- Regulated Trees (Preserved)	-	-	-
Total Replacements Required			64

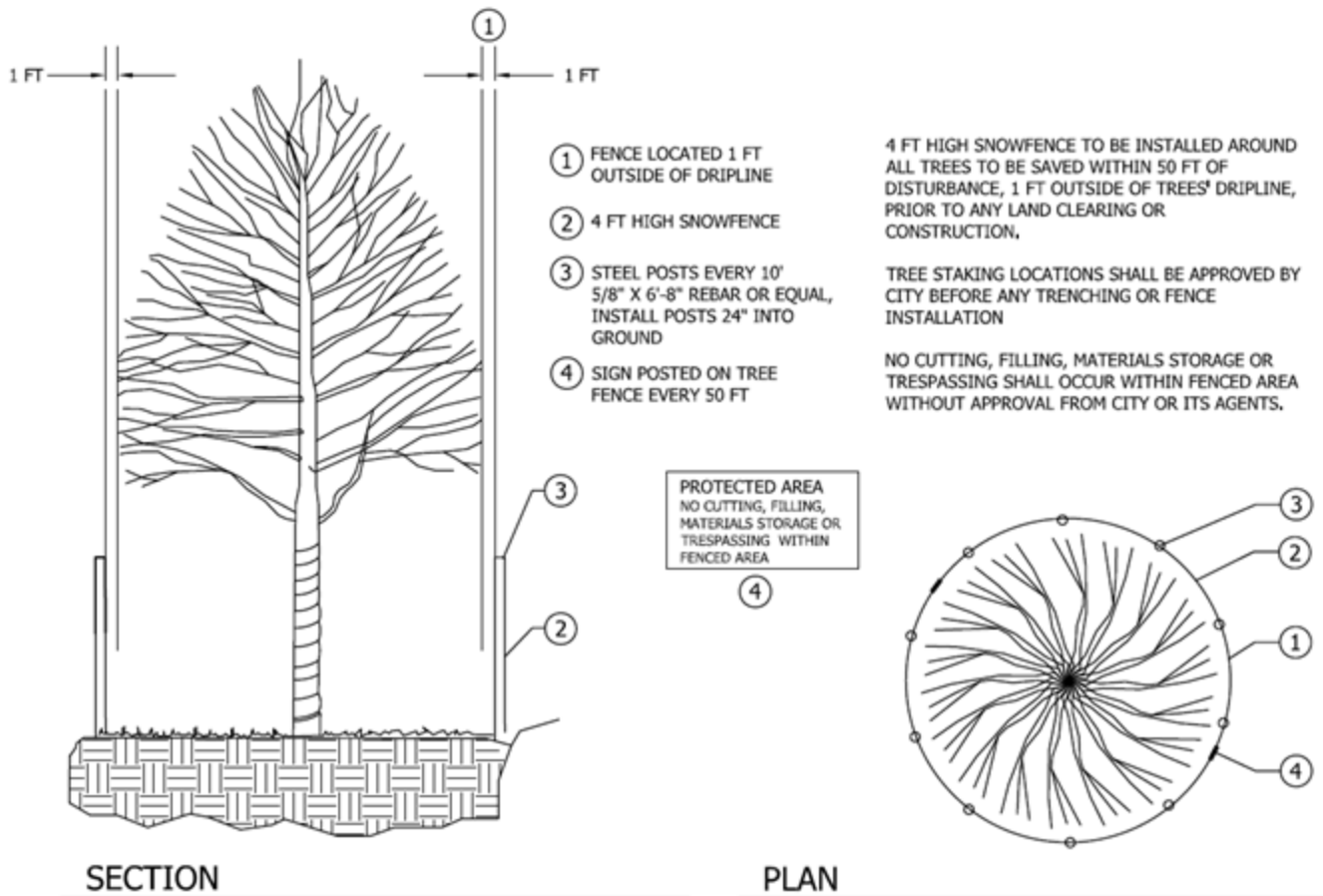
4. **The 64 required woodland replacement credits will be planted on site.** Woodland Replacement Trees.
 - a. Replacement trees shall be Michigan native species. A list of suitable species can be found in this memo. The City can deny the use of certain trees based upon disease or insect susceptibility or the growing conditions on the site. Further, the City can determine the number of different tree species in a planting as a diversity of tree species is strongly encouraged (Chapter 37, Section 37-8).
 - b. Replacement trees should not be located 1) within 10' of built structures or the edges of utility easements and 2) over underground structures/utilities or within their associated easements. In addition, replacement tree spacing should follow the Plant Material Spacing Relationship Chart for Landscape Purposes found in the City of Novi Landscape Design Manual.

5. **Tree Protection Fence.**

- a. Tree protection fence must be installed at the perimeter of the critical root zone (CRZ) of all regulated trees to be preserved on site and must remain in place for the duration of the construction project. **The critical root zone is located one (1)-foot outside the dripline (edge of canopy) of preserved trees.** Please revise grading plan to show the location of the tree protection fence. A copy of the City of Novi tree protection detail is provided below (Figure 2).
 - b. **If tree protection fence must be located within the critical root zone of preserved regulated woodland trees,** due to “practical hardship” the applicant may provide replacement through payment into the City of Novi Tree Fund per the chart below (Chapter 37, Section 37-8(a)) at cost of \$400 per required replacement tree.
6. The following Financial Guarantees and/or City of Novi Tree Fund payments are required prior to issuance of the City of Novi Woodland Use Permit:
- a. 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
 - b. For tree replacement credits that will be planted on site a **financial guarantee of \$25,600** (\$400/tree x 64 replacement credits) is required to ensure planting of the on-site woodland replacement credits. The financial guarantee will be released after trees have been planted and approved by the City of Novi. The applicant must request the tree planting inspection.
 - c. **The applicant shall guarantee trees for two (2) growing seasons after installation and the City's acceptance,** per The City's Performance Guarantees Ordinance. A two-year maintenance bond in the amount of twenty-five (25) percent of the value of the trees (**\$6,400.00 for this project**), but in no case less than one thousand dollars (\$1,000.00), shall be required to ensure the continued health of the trees following acceptance (Chapter 26.5, Section 26.5-37). Based on a successful inspection two (2) years after installation of the on-site Woodland Replacement trees, the Woodland Replacement Performance Guarantee shall be returned to the Applicant. The Applicant is responsible for requesting this inspection.
 - d. If space constraints prohibit the tree replacement credits from being planted on site a **payment into the City of Novi Tree Fund at a rate of \$400/tree replacement credit is required.** This payment is non-refundable.



Figure 1. 43546 Cottisford (red outlined parcel)
City of Novi Regulated Woodland Map
(Green hatched = regulated woodland)



CITY OF NOVI TREE PROTECTION DETAIL

NOT TO SCALE

Figure 2. Tree Protection Detail
 City of Novi



CITY OF NOVI
RESPONSE FORM

RECEIVED

NOV 03 2022

**CITY OF NOVI
COMMUNITY DEVELOPMENT**

43546 COTTISFORD ROAD, PBR22-0362 FOR A WOODLAND PERMIT.

You are invited to attend the meeting and voice your support or objection. If you are unable to attend, you may use this form to reply by mail, email, or fax. Returning this form by mail, email, or fax has as much validity as verbal comments. Should you choose to email this form, please send to bpeacock@cityofnovi.org.

Information regarding the project is available the Saturday before the meeting date at: <https://www.cityofnovi.org/Agendas-Minutes/Planning-Commission/2021.aspx>. Participants may also choose to submit comments that can be read into the record. Comments shall be sent prior to 7 p.m. on the day of the meeting.

Plans are available for viewing during the City's regular business hours, Monday thru Friday, from 8:00 A.M. to 5:00 P.M., at the Community Development Department and also by contacting bmcbeth@cityofnovi.org. Signed comments will be added to the record of the meeting. Unsigned or anonymous comments **WILL NOT** be considered. Please return this form prior to 4:00 PM on the day of the meeting to:

Community Development Department
45175 W. Ten Mile, Novi, Michigan 48375
248-347-0475 (Main) 248-735-5633 (Fax)

I SUPPORT I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

I object to removing 38 woodland trees and building a single family home due to all the wild life that lives in the woods - birds, foxes, deer, ~~rabbits~~, rabbits, beavers, racoons, squirrels, chipmunks etc. Do we really need another home built?

SIGNATURE: *Jodi A Blackman* Save the Trees and Animals Please
PRINT NAME: Jodi A Blackman
ADDRESS: 43479 McLean Court Novi, MI 48375

IN ACCORDANCE WITH MCL 125.3103, THE MANAGER OR OWNER OF A SINGLE STRUCTURE CONTAINING MORE THAN 4 DWELLING UNITS OR OTHER DISTINCT SPATIAL AREAS OWNED OR LEASED BY DIFFERENT PERSONS, IS HEREBY REQUESTED TO POST THE NOTICE AT A PRIMARY ENTRANCE TO THE STRUCTURE(S).