

MEMORANDUM



TO: MEMBERS OF THE PLANNING COMMISSION
FROM: DAN COMMER, AICP – PLANNER
SUBJECT: 22683 NOVI ROAD WOODLAND PERMIT
DATE: OCTOBER 9, 2024

The applicant, Anywhere Lombardo LLC, seeks approval of a Woodland Use Permit, PBR24-0095, to remove twenty-three (23) regulated woodland trees ranging in size from 8 to 29 inches diameter-at-breast-height (DBH) from a lot located at 22683 Novi Road. The site is located west of Novi Road, and north of Nine Mile Road in Section 27 of the city. The applicant is requesting the removal of twenty-23 (23) regulated woodland trees to build a single-family home.

The City's Woodland Consultant reviewed the request and prepared a review letter dated April 1, 2024. Based on the plans provided, the applicant is proposing to remove twenty-three (23) regulated woodland trees within an area mapped as city-regulated woodland. Replacement calculations require forty-three (43) 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:

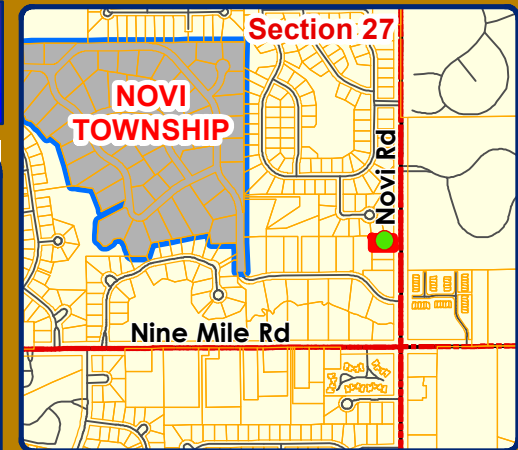
Approval (Applicant Requested)

To approve Woodland Use Permit, PBR24-0095, for the removal of twenty-three (23) regulated woodland trees within an area mapped as City Regulated Woodland at 22683 Novi Road to build a single-family home. The approval is subject to on-site planting to the extent possible of forty-three (43) 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

22683 NOVI ROAD WOODLAND PERMIT

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: 10/10/24
Project: 22683 Novi Road Woodland Permit
Version #: 1



1 inch = 182 feet

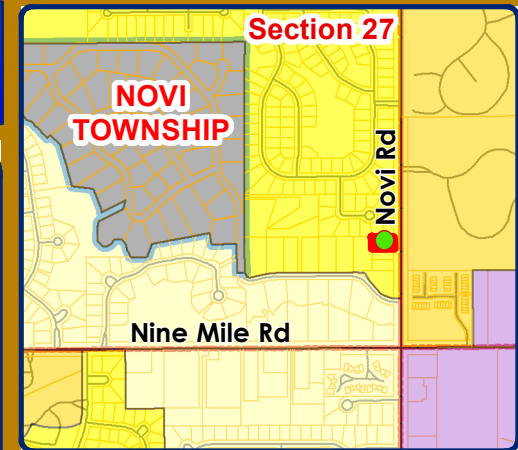
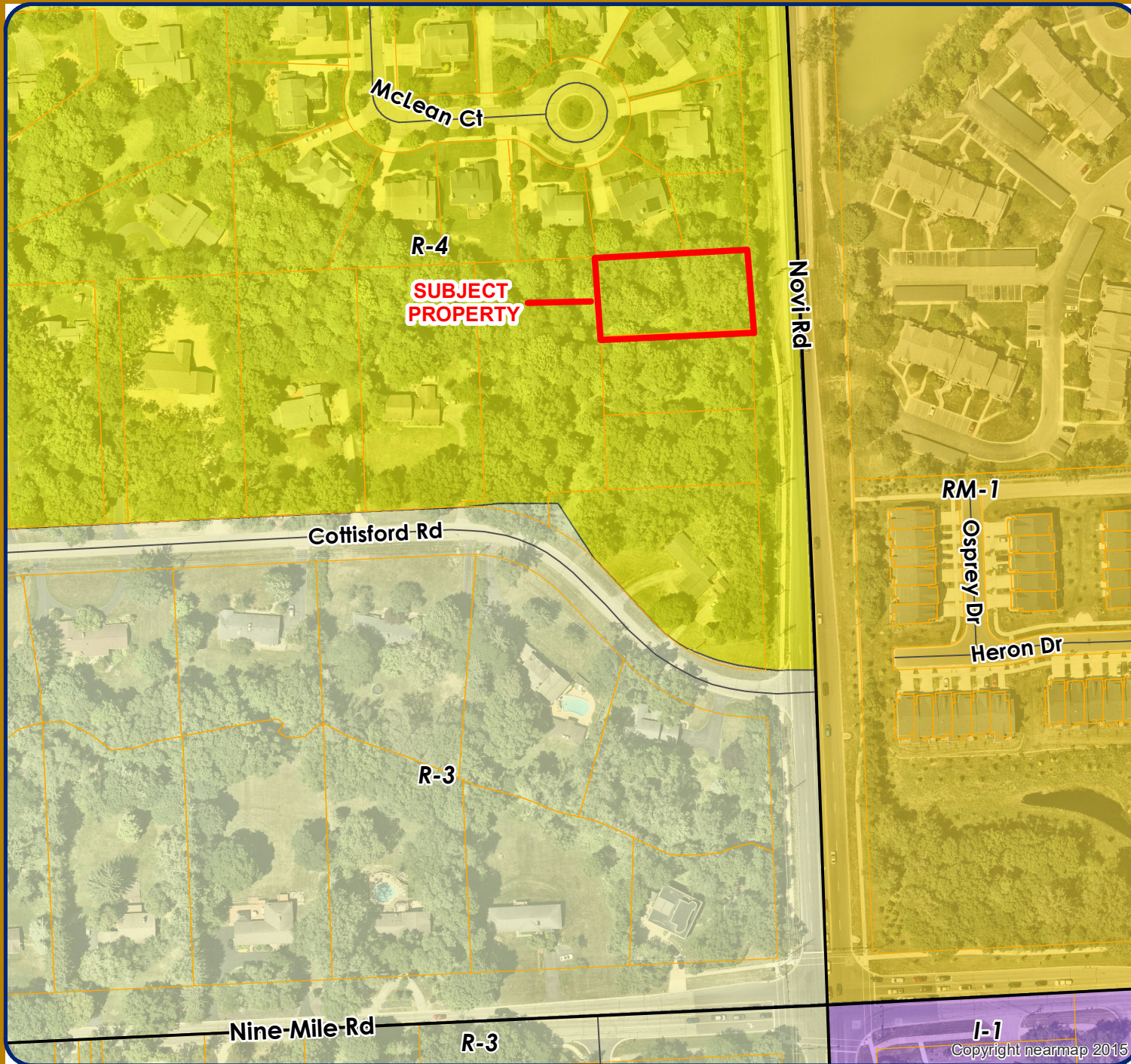


MAP INTERPRETATION NOTICE






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.

22683 NOVI ROAD WOODLAND PERMIT

ZONING



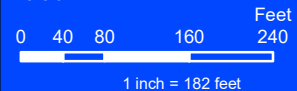
Legend

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



City of Novi
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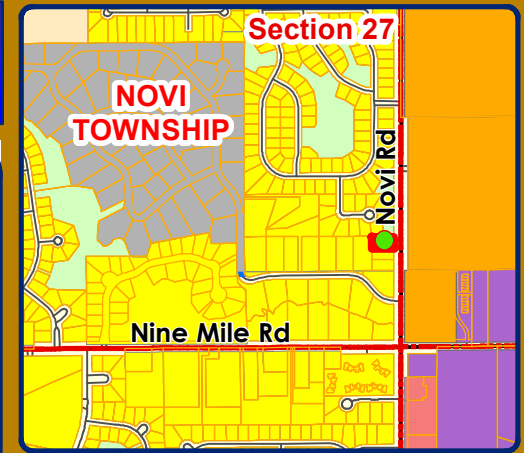
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I-1
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22683 NOVI ROAD WOODLAND PERMIT

FUTURE LAND USE



Legend

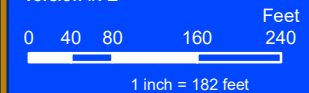
- Single Family
- Multiple-Family Residential
- Industrial, Research, Development and Technology
- Local Commercial
- Educational Facility
- Private Park
- Subject Area



City of Novi

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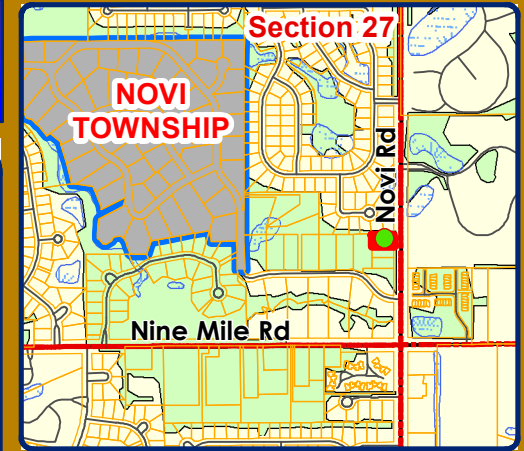


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22683 NOVI ROAD WOODLAND PERMIT

NATURAL FEATURES



Legend

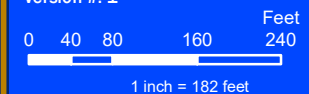
-  WETLANDS
-  WOODLANDS
-  Subject Area



City of Novi

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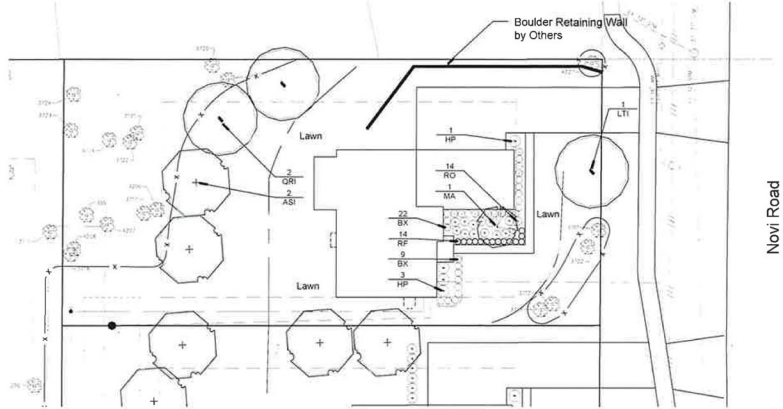


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PLOT PLAN

Landscape Plan



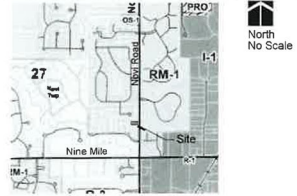
Plant List

sym	qty	botanical name	common name	caliper	spacing	root height
Woodland Replacement						
AS1	2	Acer saccharum 'Green Mountain'	Green Mountain Sugar Maple	2.5"	as shown	B&B
LT1	1	Lindodendron tulipifera	Tulip Tree	2.5"	as shown	B&B
ORI	3	Quercus nigra	Red Oak	2.5"	as shown	B&B
General Plantings						
BX	31	Buxus microphylla	Green Oak Boxwood	as shown	cont	24"
HP	4	Hydrangae p. 'Little Ginkbe'	Little Ginkbe Hydrangea	as shown	cont	36"
MA	1	Malus 'Adirondack'	Adirondack Crab	2.0"	as shown	B&B
RF	14	Rudbeckia 'Goldsturm'	Black-eyed Susan	as shown	cont.	2 gal
RO	14	Rosa 'Orli'	Drift roses	as shown	cont.	2 gal

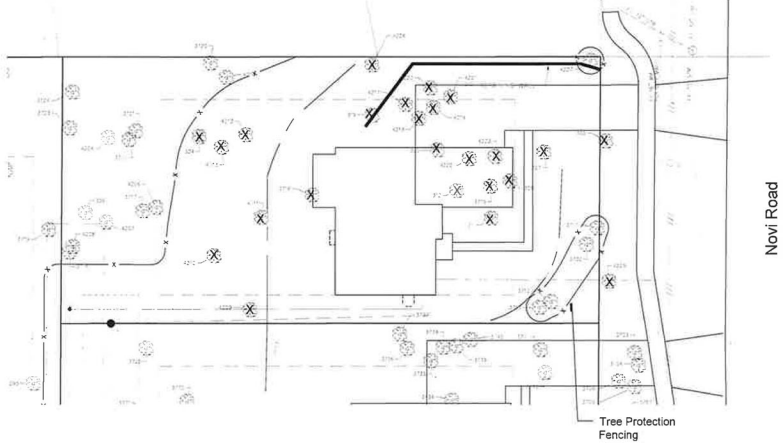
Woodland Replacement

Total Trees Required	43 Trees
Trees Provided	5 Trees
Trees to be Paid into Tree Fund	38 Trees

Location Map



Woodland Plan



Woodland Summary

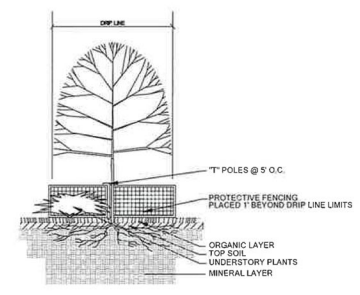
Total Trees	42 Trees
Less Non-Regulated Trees	1 Tree
Net Regulated Trees	41 Regulated Trees
Regulated Trees Removed	23 Trees
Replacement Required	18 Trees
Trees 8" - 11"	10 trees x 1 = 10 Trees
Trees 11" - 20"	8 trees x 2 = 16 Trees
Trees 20" - 30"	3 trees x 3 = 9 Trees
Trees 30" +	0 trees x 4 = 0 Trees
Multi-Stemmed Trees (Q Trees)	8 Trees
Replacement Required	43 Trees

*X Denotes Tree to be Removed

Tree List

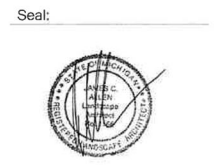
TAG #	DIM	COMMON NAME	BOTANICAL NAME	CONDITION	STATUS	REPLACEMENT	MULTI STEM REPLACEMENT
306	12	Box Elder	Acer negundo	Good	Remove	2	
307	15	Rock Walnut	Juglans regia	Good	Remove	2	
308	14	Box Elder	Acer negundo	Good	Remove	2	
311	15	Box Elder	Acer negundo	Good	Remove	2	
312	12	Box Elder	Acer negundo	Good	Remove	2	
319	8	Box Elder	Acer negundo	Good	Remove	1	
320	12	Box Elder	Acer negundo	Good	Remove	2	
324	13	Black Cherry	Prunus serotina	Good	Remove	2	
385	8	Black Cherry	Prunus serotina	Good	Save		
3701	15	Box Elder	Acer negundo	Good	Save		
2292	15	Box Elder	Acer negundo	Good	Save		
3712	8	American Elm	Ulmus americana	Good	Save		
3713	8	American Elm	Ulmus americana	Good	Save		
3719	26	Eastern Cottonwood	Populus deltoides	Good	Remove	3	
3720	8	American Elm	Ulmus americana	Good	Save		
3717	8	Sugar Maple	Acer saccharum	Good	Save		
3718	8	Sugar Maple	Acer saccharum	Good	Save		
3720	8	Black Cherry	Prunus serotina	Good	Save		
3721	10	Black Cherry	Prunus serotina	Good	Save		
3722	8	Black Cherry	Prunus serotina	Good	Save		
3723	10	Black Cherry	Prunus serotina	Good	Save		
3724	10	Black Cherry	Prunus serotina	Good	Save		
4204	10	Black Cherry	Prunus serotina	Good	Save		
4206	10	Sugar Maple	Acer saccharum	Good	Save		
4207	15	Sugar Maple	Acer saccharum	Good	Save		
4208	10	Sugar Maple	Acer saccharum	Good	Save		
4209	10	Sugar Maple	Acer saccharum	Good	Remove	0	
4210	10	Sugar Maple	Acer saccharum	Good	Remove	0	
4211	10	Sugar Maple	Acer saccharum	Good	Remove	1	
4212	10	Sugar Maple	Acer saccharum	Good	Remove	1	5
4213	10	American Elm	Ulmus americana	Good	Remove	1	
4214	10	Sugar Maple	Acer saccharum	Good	Save		
4217	10	Eastern Cottonwood	Populus deltoides	Good	Remove	1	
4218	20	Eastern Cottonwood	Populus deltoides	Good	Remove	2	
4219	20	Eastern Cottonwood	Populus deltoides	Good	Remove	3	
4220	8	Box Elder	Acer negundo	Good	Remove	1	
4221	8	Box Elder	Acer negundo	Good	Remove	1	
4222	8	Box Elder	Acer negundo	Good	Remove	1	
4223	8	Box Elder	Acer negundo	Good	Remove	1	
4224	8 14	American Elm	Ulmus americana	Good	Remove	1	3
4225	10	Black Walnut	Juglans regia	Good	Remove	1	
4227	14	American Elm	Ulmus americana	Good	Save		

Tree Protection Detail



1. Other Plants or Shrub Change or New Planting shall be installed as or beyond the Drainage Limits.
2. Means to Retain or Replace "Top Soil" shall be determined by owner and/or contractor.
3. Any Planting shall be installed as or beyond the Drainage Limits.
4. Under any Conditions or other in this Contract, the Contractor shall be responsible for the protection of existing trees and shrubs.
5. The Contractor shall be responsible for the protection of existing trees and shrubs.
6. The Contractor shall be responsible for the protection of existing trees and shrubs.
7. Any Planting or other shall be installed as or beyond the Drainage Limits.

RECEIVED
MAR 08 2024
 CITY OF NOVI
 COMMUNITY DEVELOPMENT



Title:
Landscape Plan

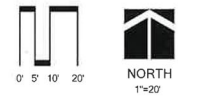
Project:
 Parcel D-1
 Novi, Michigan

Prepared for:
 Diverse Real Estate, LLC
 13001 23 Mile Road, Suite 200
 Shelby Township, MI 48315
 586.232.9141

Revision:
 Review
 Issued:
 October 16, 2023
 February 29, 2024

Job Number:
 23-050

Drawn By: jca
 Checked By: jca

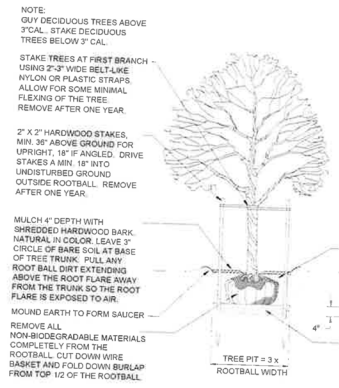


Sheet No.



L-1

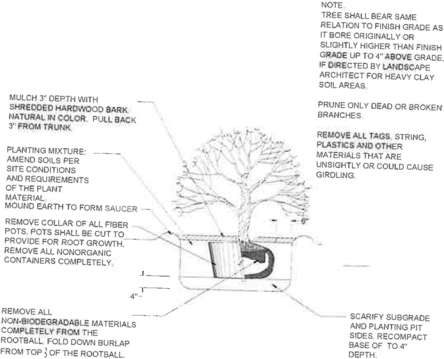
PBR-24-0095



DECIDUOUS TREE PLANTING DETAIL



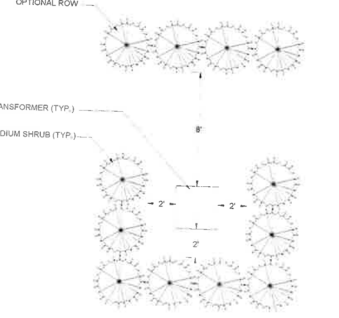
EVERGREEN TREE PLANTING DETAIL



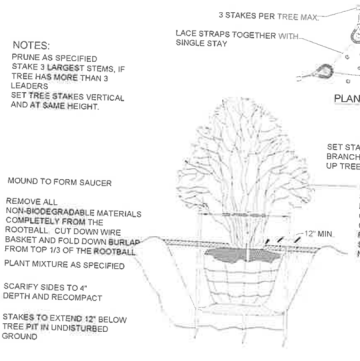
SHRUB PLANTING DETAIL



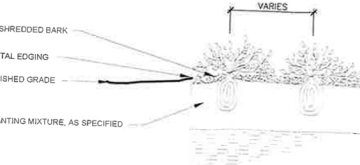
TREE STAKING DETAIL



TRANSFORMER SCREENING DETAIL



MULTI-STEM TREE PLANTING DETAIL



PERENNIAL PLANTING DETAIL

LANDSCAPE NOTES

- NOT TO SCALE
- All plants shall be north Midwest American region grown, No. 1 grade plant materials, and shall be true to name, free from physical damage and wind burn.
 - Plants shall be full, well-branched, and in healthy vigorous growing condition.
 - Plants shall be watered before and after planting is complete.
 - All trees must be staked, banded and mulched and shall be guaranteed to exhibit a normal growth cycle for at least two (2) full years following City approval.
 - All material shall conform to the guidelines established in the most recent edition of the American Standard for Nursery Stock.
 - Provide clean backfill soil, using material stockpiled on site. Soil shall be screened and free of any debris, foreign material, and stones.
 - "Agiform" talc or similar slow-release fertilizer shall be added to the planting pit before being backfilled.
 - Amended planting mix shall consist of 1/3 screened topsoil, 1/3 sand and 1/3 compost, mixed well and spread to the depth as indicated in planting details.
 - All plantings shall be mulched per planting details located on this sheet.
 - The Landscape Architect shall be responsible for all work shown on the landscape drawings and specifications.
 - No substitutions or changes of location, or plant types shall be made without the approval of the Landscape Architect.
 - The City of Novi's Landscape Architect shall be notified in writing of any discrepancies between the plans and field conditions prior to installation.
 - The Landscape Contractor shall be responsible for maintaining all plant material in a vertical condition throughout the guaranteed period.
 - The Landscape Architect shall have the right, at any stage of the installation, to reject any work or material that does not meet the requirements of the plans and specifications. If requested by owner, Contractor shall be responsible for checking plant quantities to ensure quantities on drawings and plant list are the same. In the event of a discrepancy, the quantities on the plans shall prevail.
 - The Landscape Contractor shall seed and mulch or sod (as indicated on plans) all areas disturbed during construction, throughout the contract limits.
 - A pre-emergent weed control agent, "Preem" or equal, shall be applied uniformly on top of all mulching in all planting beds.
 - Sod shall be two year old "BrownsChenopodium" Kentucky Blue Grass grown in a sod nursery on loam soil.

Seal:



Title:
Landscape Details

Project:
**Parcel D-1
 Novi, Michigan**

Prepared for:
 Diverse Real Estate, LLC
 13001 23 Mile Road, Suite 200
 Shelby Township, MI 48315
 586.232.9141

Revision:
 Review
 Issued:
 October 16, 2023
 February 29, 2024

Job Number:
 23-060

Drawn By: jca
 Checked By: jca

Sheet No.



WOODLAND REVIEW



April 1, 2024

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

Submitted electronically to nschaffrath@cityofnovi.org

Re: 22683 Novi Road – Woodland/Wetland Review (PBR24-0095)

Dear Nina,

Merjent, Inc. (Merjent) has conducted a preliminary review of the single-family residential plot plan for 22683 Novi Road (site) prepared by Seiber Keast Lehner and Allen Design (rev. date 2/23/2024 and 2/29/2024, respectively). Merjent reviewed the plan for conformance with the City of Novi’s (City) Woodland Protection Ordinance, Chapter 37. The site (parcel 50-22-27-476-040) contains City-regulated woodlands (Figure 1). The applicant proposes tree removal for the construction of a single-family residence.

Woodlands

Woodland Recommendation: Merjent **recommends approval** of the 22683 Novi Road Residential Plot Plan. A list of comments is provided below to meet the requirements of the Woodland Protection Ordinance. The following Woodland Regulations apply to this site:

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

Woodland Review Comments

1. City-regulated woodlands, as identified on the City of Novi Woodlands interactive map website, are present onsite. Note that both the woodlands and property limits depicted on the City map are considered approximations (Figure 1).
2. The plan has proposed the removal of 23 living trees (24 total, including dead). Pursuant to Chapter 37, Section 37-28, the number of trees to be cut that have a diameter at breast height (DBH) of eight inches or more should be listed on the plan, which is provided in detail on Sheet L-1.

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	10	1	10
12-20	8	2	16
21-29	3	3	9
30+	-	-	-
Multi-stem	2	Sum of Stem DBH/8 (rounded up)	8
Total	23	-	43

A detailed 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.

4. The applicant has listed on Sheet L-1 that five trees will be planted on-site to partially account for the proposed tree removal. For tree replacement credits that will be planted on-site, a financial guarantee of **\$2,000** (5 x \$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, this would mean the remaining 38 trees would be replaced by paying **\$15,200** (38 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. A two-year maintenance bond in the amount of **\$1,000** (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 (Chapter 26.5, Section 26.5-37).

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. Prior to final approval, the site plan should include existing general soil conditions throughout the parcel (Section 37-28, City of Novi Zoning Ordinance). Example soil resources have been provided in **Attachment A**.

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.
8. 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.

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



Kyle Luther, MI Registered Forester # 47070
Environmental Consultant

Enclosures:

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

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
Kyle Luther, Merjent, kyle.luther@merjent.com

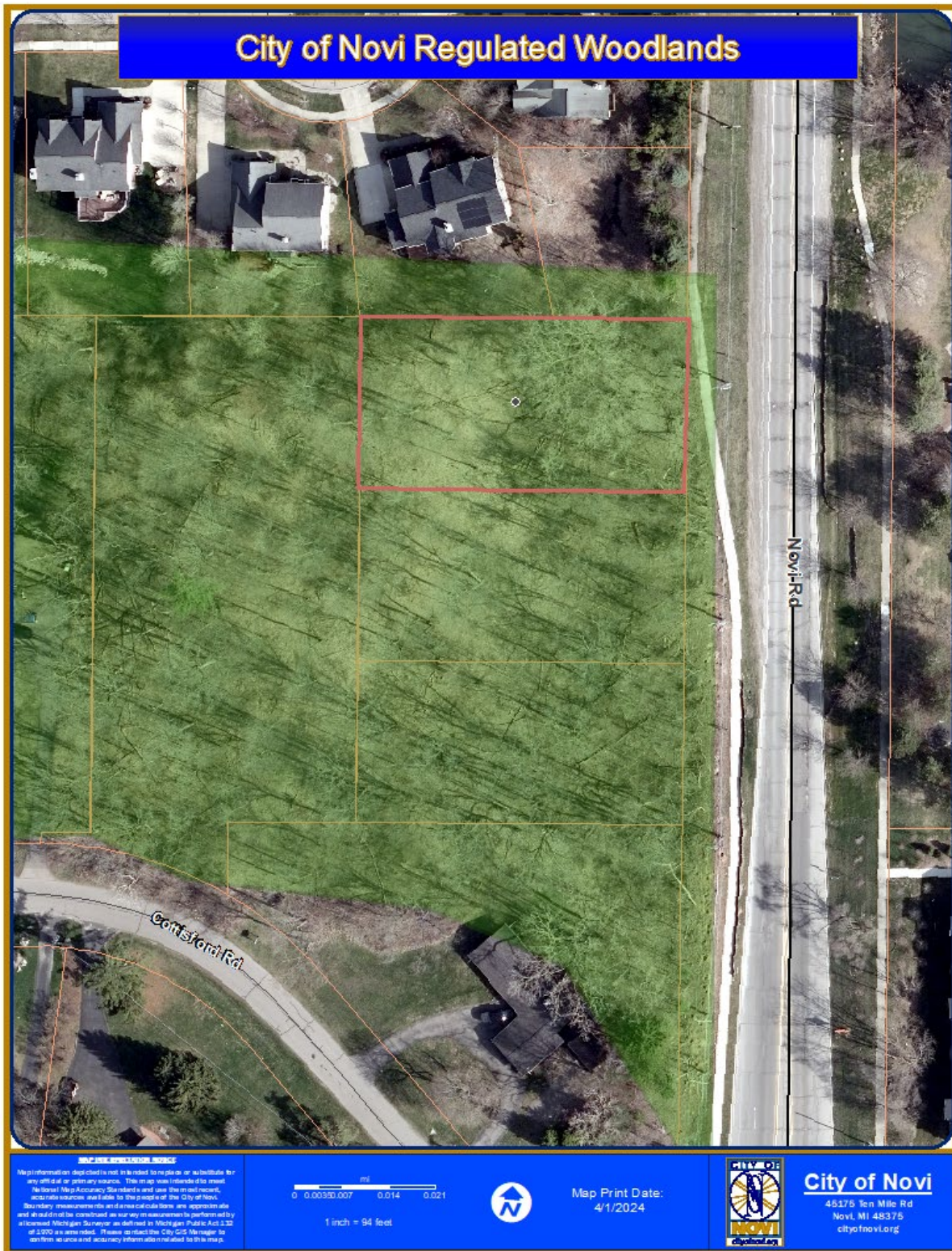
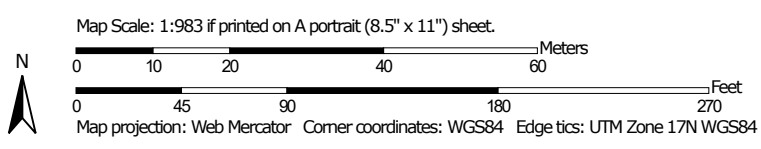


Figure 1. City of Novi Regulated Woodlands Map
Approximate Site boundary is shown in Red.
Regulated Woodland areas are shown in Green

Attachment A
Soil Resources

Soil Map—Oakland County, Michigan



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

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

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

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

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

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

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

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

Soil Survey Area: Oakland County, Michigan

Survey Area Data: Version 22, Aug 25, 2023

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

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

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

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
10B	Marlette sandy loam, 1 to 6 percent slopes	2.3	53.7%
10C	Marlette sandy loam, 6 to 12 percent slopes	2.0	46.3%
Totals for Area of Interest		4.3	100.0%

Map Unit Description (Brief, Generated)

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions in this report, along with the maps, provide information on the composition of map units and properties of their components.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

The Map Unit Description (Brief, Generated) report displays a generated description of the major soils that occur in a map unit. Descriptions of non-soil (miscellaneous areas) and minor map unit components are not included. This description is generated from the underlying soil attribute data.

Additional information about the map units described in this report is available in other Soil Data Mart reports, which give properties of the soils and the limitations, capabilities, and potentials for many uses. Also, the narratives that accompany the Soil Data Mart reports define some of the properties included in the map unit descriptions.

Report—Map Unit Description (Brief, Generated)

Oakland County, Michigan

Map Unit: 10B—Marlette sandy loam, 1 to 6 percent slopes

Component: Marlette (90%)

The Marlette component makes up 90 percent of the map unit. Slopes are 1 to 6 percent. This component is on moraines. The parent material consists of loamy ablation till. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is high. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 51 inches during January, February, March, April, December. Organic matter content in the surface horizon is about 2 percent. This component is in the F098XA015MI Dry Loamy Drift Plains ecological site. Nonirrigated land capability classification is 2e. This soil does not meet hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 20 percent.

Component: Capac (2%)

Generated brief soil descriptions are created for major soil components. The Capac soil is a minor component.

Component: Fox (2%)

Generated brief soil descriptions are created for major soil components. The Fox soil is a minor component.

Component: Oshtemo (2%)

Generated brief soil descriptions are created for major soil components. The Oshtemo soil is a minor component.

Component: Metamora (2%)

Generated brief soil descriptions are created for major soil components. The Metamora soil is a minor component.

Component: Brookston (2%)

Generated brief soil descriptions are created for major soil components. The Brookston soil is a minor component.

Map Unit: 10C—Marlette sandy loam, 6 to 12 percent slopes

Component: Marlette (92%)

The Marlette component makes up 92 percent of the map unit. Slopes are 6 to 12 percent. This component is on moraines. The parent material consists of loamy ablation till. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is high. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 2 percent. This component is in the F098XA015MI Dry Loamy Drift Plains ecological site. Nonirrigated land capability classification is 3e. This soil does not meet hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 20 percent.

Component: Fox (2%)

Generated brief soil descriptions are created for major soil components. The Fox soil is a minor component.

Component: Oshtemo (2%)

Generated brief soil descriptions are created for major soil components. The Oshtemo soil is a minor component.

Component: Metamora (2%)

Generated brief soil descriptions are created for major soil components. The Metamora soil is a minor component.

Component: Capac (2%)

Generated brief soil descriptions are created for major soil components. The Capac soil is a minor component.

Data Source Information

Soil Survey Area: Oakland County, Michigan

Survey Area Data: Version 22, Aug 25, 2023

CORRESPONDENCE



CITY OF NOVI
RESPONSE FORM

RECEIVED
OCT 11 2024
CITY OF NOVI
COMMUNITY DEVELOPMENT

22683 NOVI ROAD, PBR24-0095 FOR A WOODLAND PERMIT

You are invited to attend the public hearing on October 16, 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: nschaffrath@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 nschaffrath@cityofnovi.org.

I SUPPORT

I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

Removing 40 trees would be devastating to the wildlife -
they already lost living space at 9 Mile and Center Street - this
would be a shame!

SIGNATURE: [Handwritten Signature]
PRINT NAME: Blackman
ADDRESS: 43479 McLean 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.