cityofnovi.org

City of Novi
Community Development
Residential (**NEW HOUSE**) Building Permit Application Requirements
248.347.0415

- ☐ Building Permit Application
- ☐ $546.00 submittal fee
- ☐ **THREE (3) SETS** of construction building plans (Signed and sealed if calculated square footage is greater than 3,500 Square Feet). BUILDER IS TO PROVIDE CALCULATIONS IF PLANS ARE NOT SEALED.
- ☐ **THREE (3) SETS** of heating/cooling plans – if heating & cooling system are greater than 375,000 Btu's. (Signed & Sealed, Act 299)
- ☐ Plumbing plans when the **CALCULATED** square foot is greater than 3,500 square feet (3 sets Signed & Sealed).
- ☐ Electrical drawings when the electrical system is greater than 400 amps & 3,500 square feet (3 sets Signed & Sealed).
- ☐ **THREE (3) SETS** of truss layouts.
- ☐ **THREE (3) SETS** of completed MICHIGAN UNIFORM ENERGY CODE 2015 WORKSHEETS or ResCheck.
- ☐ Manual J Worksheet (HVAC calculations)
- ☐ Land Improvement Application
- ☐ Land Improvement Checklist
- ☐ **EIGHT (8)** Plot Plans (meeting all requirements of the grading plan checklist and specifying the proposed elevation of footings and brick ledges).
- ☐ Woodland/Wetland Affidavit (If property contains wetlands or woodlands a $575.00 plan review fee **FOR EACH** is required at the time of submittal).
- ☐ Right of Way Application (submitted to the Engineering Department). To see if applicable please contact Engineering at 248.347.0454.
- ☐ Soil erosion permit. To see if applicable, please contact Ordinance Enforcement Division at 248.735.5678.
- ☐ Well Permit from Oakland County Health Department – If applicable
- ☐ Septic permit approval from Oakland County Health Department – if applicable.
- ☐ Developer or Homeowner's Association approval
- ☐ $5,000.00 site restoration bond (refundable)

Fees due at time of submittal:

1. $546.00 Building Permit Application
2. $575.00 Woodland/Wetland Plan Review Fee (if applicable)

Community Development Department
45175 Ten Mile Road
Novi, MI 48375
(248) 347-0415 Phone
(248) 735-5600 Facsimile
www.cityofnovi.org

Permit Number: P_____

BUILDING & ZONING PERMIT APPLICATION

APPLICATION MUST BE FILLED OUT COMPLETELY

I. PROJECT LOCATION/FACILITY INFORMATION

PROJECT NAME		
ADDRESS		
SUBDIVISION/FACILITY NAME	LOT / UNIT#	
SIDWELL #	ZONING DISTRICT	AUTHORITY: P.A. 203 OF 1972, AS AMENDED COMPLETION: MANDATORY TO OBTAIN PERMIT PENALTY: PERMIT WILL NOT BE ISSUED

II. IDENTIFICATION

A. OWNER OR LESSEE	EMAIL ADDRESS	FAX NO.	
NAME		TELEPHONE NO.	
ADDRESS	CITY	STATE	ZIP CODE
B. ARCHITECT OR ENGINEER	EMAIL ADDRESS	FAX NO.	
NAME		TELEPHONE NO.	
ADDRESS	CITY	STATE	ZIP CODE
LICENSE NUMBER		EXPIRATION DATE	
C. CONTRACTOR	EMAIL ADDRESS	FAX NO.	
NAME		TELEPHONE NO.	
ADDRESS	CITY	STATE	ZIP CODE
BUILDERS LICENSE NUMBER		EXPIRATION DATE	
FEDERAL EMPLOYER NUMBER OR REASON FOR EXEMPTION			
WORKERS COMP INSURANCE CARRIER OR REASON FOR EXEMPTION			
MESC EMPLOYER NUMBER OR REASON FOR EXEMPTION			

III. TYPE OF IMPROVEMENT

ESTIMATED COST OF CONSTRUCTION

☐ NEW BUILDING ☐ REPAIR ☐ FOUNDATION ONLY ☐ SHELL ☐ DECK
☐ ADDITION ☐ PRE-MANUFACTURE ☐ MOBILE HOME SET-UP ☐ TENANT SPACE
☐ ACCESSORY STRUCTURE ☐ ALTERATION ☐ DEMOLITION
☐ POOL: ☐ IN-GROUND ☐ ABOVE GROUND ☐ OTHER _____

Minor Land Improvement Permit – Required for all residential additions, patios, accessory structures, new & driveway replacements (same configuration and location) equal to or greater than 1,000 square feet, in-ground pools, and other projects involving excavating or grading within 500 feet of water or in the flood plain; or as required by the Building Official.

☐ ADDENDUM No._____ ☐ BULLETIN No._____ ☐ ORIGINAL PROJECT No. _____

IV. PROPOSED USE OF BUILDING & PLAN REVIEW INFORMATION

A set of construction documents are required with each application for a permit, unless waived by the Building Official when code compliance can be determined based on the description in the application. AN Energy Code Worksheet is required for all new residential houses or additions.

BUILDING & ZONING PERMIT APPLICATION

A. REVIEW(S) TO BE PERFORMED

BUILDING	PLUMBING	MECHANICAL	ELECTRICAL	ENERGY
☐ PLAN SUBMITTED	☐ PLAN NOT REQUIRED	☐ PLAN NOT REQUIRED	☐ PLAN NOT REQUIRED	☐ WORKSHEET
	☐ PLAN REQUIRED & SUBMITTED	☐ PLAN REQUIRED & SUBMITTED	☐ PLAN REQUIRED & SUBMITTED	SUBMITTED

B. RESIDENTIAL - Regulated by the Michigan Residential Code and Zoning Ordinance

☐ MODEL ☐ TWO OR MORE FAMILY (# OF UNITS_____) ☐ DETACHED GARAGE

☐ ONE FAMILY ☐ ATTACHED GARAGE ☐ OTHER_____

C. BUILDINGS - Regulated by the Michigan Building Code and Zoning Ordinance

☐ (A-1) ASSEMBLY (THEATRES, ETC.)
☐ (A-2) ASSEMBLY (RESTAURANTS, BARS, ETC.)
☐ (A-3) ASSEMBLY (CHURCHES, LIBRARIES, ETC.)
☐ (A-4) ASSEMBLY (INDOOR SPORTS, ETC.)
☐ (A-5) ASSEMBLY (OUTDOOR SPORTS, ETC.)
☐ (B) BUSINESS
☐ (E) EDUCATION
☐ (F-1) FACTORY (MODERATE HAZARD)
☐ (F-2) FACTORY (LOW HAZARD)
☐ (H-1) HIGH HAZARD (DETONATION)
☐ (H-2) HIGH HAZARD (DEFLAGRATION)
☐ (H-3) HIGH HAZARD (COMBUSTION)
☐ (H-4) HIGH HAZARD (HEALTH HAZARD)
☐ (H-5) HIGH HAZARD (HPM)
☐ (I-1) INSTITUTIONAL 1 (SUPERVISED)
☐ (I-2) INSTITUTIONAL 2 (HOSPITALS ETC.)
☐ (I-3) INSTITUTIONAL 3 (PRISONS ETC.)
☐ (I-4) INSTITUTIONAL 4 (DAY CARE ETC.)
☐ (M) MERCANTILE
☐ (R-1) RESIDENTIAL 1 (HOTELS, MOTELS)
☐ (R-2) RESIDENTIAL 2 (MULTIPLE FAMILY)
☐ (R-3) RESIDENTIAL 3 (CHILD & ADULT CARE)
☐ (R-4) RESIDENTIAL 4 (ASSISTED LIVING)
☐ (S-1) STORAGE 1 (MODERATE HAZARD)
☐ (S-2) STORAGE 2 (LOW HAZARD)
☐ (U) UTILITY (MISCELLANEOUS)

D. WORK DESCRIPTION (Residential and Non-Residential Projects)

Provide a description of the work to be covered by the permit. As examples; 20,000 sq. ft. office building, building a 2,300 sq. ft. office addition, replace 5 exterior doors, renovate basement in a residence, etc.

E. DIMENSIONS/DATA

BASIC USAGE: ☐ RESIDENTIAL ☐ COMMERCIAL ☐ INDUSTRIAL ☐ MUNICIPAL

TYPE OF CONSTRUCTION: ☐ 1A ☐ 2A ☐ 3A ☐ 4 ☐ 5A ☐ SEPARATED MIXED USE or ☐ NON-SEPARATED MIXED USE
☐ 1B ☐ 2B ☐ 3B ☐ 5B ☐ OTHER _____

DIMENSIONS: ACTUAL BUILDING HEIGHT:_____FT;_____STORIES

AREA: **TOTAL AREA** OF BUILDING FOOTPRINT (NOT JUST TENANT SPACE)_____SQ. FT.

FLOORS INCLUDED IN SCOPE OF WORK_____ STORIES FLOOR AREA IN **SCOPE OF WORK**_____ SQ. FT.

OCCUPANT LOAD: TOTAL OF THE BUILDING_____ADDITION_____REMODELED SPACE_____or UNCHANGED ☐

FIRE ALARM & FIRE SUPPRESSION:

BUILDING TO BE EQUIPPED WITH AN AUTOMATIC FIRE SUPPRESSION SYSTEM? ☐ YES ☐ NO TYPE_____

BUILDING TO BE EQUIPPED WITH AN AUTOMATIC FIRE ALARM SYSTEM? ☐ YES ☐ NO

BUILDING TO BE EQUIPPED WITH A MANUAL FIRE ALARM SYSTEM? ☐ YES ☐ NO

V. APPLICANT INFORMATION (NOTE: All correspondence will be sent to this address)

Applicant is responsible for the payment of all fees and charges applicable to this application and must provide the following information.

PRINT NAME		TELEPHONE NO.	
ADDRESS	CITY	STATE	ZIP CODE

I hereby certify that the proposed work is authorized by the owner of record and that i have been authorized by the owner to make this application as his authorized agent and we agree to conform to all applicable laws of the State of Michigan. All information submitted on this application is accurate to the best of my knowledge.

SECTION 23a OF THE STATE CONSTRUCTION CODE ACT OF 1972, 1972 PA 230, MCL 125.15239, PROHIBITS A PERSON FROM CONSPIRING TO CIRCUMVENT THE LICENSING REQUIREMENTS OF THIS STATE RELATING TO PERSONS WHO ARE TO PERFORM WORK ON A RESIDENTIAL BUILDING OR A RESIDENTIAL STRUCTURE. VIOLATORS OF SECTION 23a ARE SUBJECT TO CIVIL FINES.

_____ _____

Date Signature of Applicant

RESIDENTIAL BUILDING PERMIT REQUIREMENTS

CITY OF NOVI

Community Development Department

(248) 347-0415

cityofnovi.org

BUILDING CONSTRUCTION PLAN REVIEW

A. Completed Building Permit Application

If requested, the following items are to be submitted when applying,

1. Sanitary system approval from Oakland County Health Department
2. Proof of Ownership
3. EGLE approval if property lies in floodplain (Act 346 - Oakland County)
4. Approval of electric, telephone, and gas companies.

B. Submittals:

1. **Three (3) sets** of Building Plans. Identify proposed elevation and options to be used and have signed by Homeowner Association if required. Homes that are **calculated** 3,500 square feet or greater (habitable) must be sealed by registered architect or engineer, licensed in the State of Michigan. **Builder to provide calculations to verify square footage.**
2. **Three (3) sets** of heating/cooling plans – if heating & cooling system are greater than 375,000 Btu's. (Signed & Sealed, Act 299)
3. **Three (3) sets** of plumbing plans when the **calculated** square footage is greater than 3,500 square feet of habitable space (Signed & Sealed)
4. **Three (3) sets** of electrical drawings when the electrical system is greater than 400 amps & the **calculated** square foot is greater than 3,500 square feet of habitable space (Signed & Sealed)
5. **Three (3) sets** of completed Michigan Uniform Energy Code 2015 worksheets with MANUAL J Worksheet (HVAC calculations).
6. **Three (3) sets** of truss layouts showing all bearing points and girder truss locations.
7. Soil Borings, if poor soils.
8. Foundation Plan must indicate where brick ledges step up or down and that is distance noted in feet and inches from top of foundation wall to the top of brick ledge. Also required is the actual finish grade at the corners of the structure. Check Land Improvement Plan for grades.
9. The dimensions from top of basement slab to bottom of floor joist must be shown on the wall section as well as the dimension from finish floor to the top of footing.

Heating, plumbing and electrical plans are reviewed by the respective City Inspectors.

NOTE: Special Inspections by ordinance will be required regarding items six (6) and seven (7) above. See list of required inspections.

ARCHITECTURAL REVIEW

Submit one set of building construction drawings for review under Novi Ordinance No. 83-18.132 and
83-18.14. (May be one of the three sets required for building review below.)
83-18.13 ... single family dwellings shall not be grossly dissimilar to....dwellings...in surrounding areas.
83-18.14 ... to establish a variation in appearance...single family dwellings shall not be substantially similar to an immediately adjacent...dwelling.

LAND IMPROVEMENT REVIEW

A. Land Improvement Permit Application and Checklist - Completed
B. Submit **eight (8) sets** of plot plans meeting all the requirements of the grading plan checklist and also specify the proposed elevations of footings and brick ledges.
C. Woodland Affidavit – if the property **does** contain woodlands an additional fee will be required at time of submittal.
D. Wetland Affidavit – if the property **does** contain wetlands an additional fee will be required at time of submittal.
E. SOIL EROSION PERMIT - required if the actual earth disruption exceeds one acre and/or property is within 500 feet of any lake, stream or wetland.
F. FLOODPLAIN PERMIT - Required for building within a floodplain (See requirement for building within a Flood Plain area).
G. Upon approval, the applicant must submit one (1) set of plot plans of the approved grading plan if the plan submitted exceeds 8-1/2 x 14 inches.

PRIOR TO ISSUANCE OF BUILDING PERMIT - It must be determined:

A. That the property is properly recorded in the Assessing Department and all property splits are in compliance with the Zoning Ordinance 75-18, as amended.
B. If the proper permits have been obtained for connection to the water and sewer system - Ordinances 77-37 and 71-28, as amended.
C. Pay all remaining fees and pick up Building Permit (upon approval of all reviews). FEE - a combination of all remaining charges including, but not limited to,: base permit, building plan review, utility reviews, water & sewer, staking, damper, brick ledge, and administrative fee.

MINIMUM DRAWING REQUIREMENTS

- All drawings shall be to scale; not less than 1/8" = 1' 0"
- All unique revisions to a standard design shall be clearly drawn to scale in a draftsman-like manner on all affected reviews. All such revisions shall be made on the original drawings prior to printing; penciled-in revisions, notes or other original markings on prints shall not be accepted.
- Drawing sets shall consist of a single sheet size, not larger than 24" x 36", neatly and securely bound at the left margin.
- Where alternate front elevations are provided, the selected elevation shall be clearly identified by crossing out unused elevations on original drawing prior to printing. Partial front elevations will not be accepted due to the similar/dissimilar review.
- **All framing members - including rafters, joists, beams, and headers with a span of 3'-0" or greater, shall be clearly indicated as to size, span, and location.**

IF ALL PLANS ARE CORRECT AND APPROVED - THIS PROCESS TAKES APPROXIMATELY 4-6 WEEKS FROM THE TIME OF COMPLETE SUBMITTAL.

FEES AT THE TIME OF SUBMITTAL

ARE: Building Plan Review Fee - $546.00

- The fee of $546.00 is to be included at the time of submittal. The fee includes the initial review for residential code compliance, Land Improvement, Similar / Dissimilar Ordinance and application fee.
- Land Improvement Review - Plot plan showing location of house on lot including septic tank, field, well, woodlands, wetlands, and floodplain.
- Similar/Dissimilar Review – The city consultant compares submitted house plans to other homes in the area for similar appearance to fit into that area. Also compared so as to not be exactly the same as next door.
- **Woodland Review and Inspection Fee (if required) - $575.00**
  Wetland Review and Inspection Fee (if required) - $575.00

*Please note – **One (1) set** of truss specifications must be provided on-site with the approved plans at the time of rough building inspection. The specifications must be signed and sealed by a Michigan Engineer (No Photocopies – Original seal and signature required). Once the rough building inspection is completed the building inspector will take a copy of these specifications to the Community Development Department for our records.

REVISIONS AFTER APPROVAL

All revisions to the building after issuance of the Building Permit will require resubmittal and approval. Such revisions shall conform to minimum drawing requirement above; except that when such revisions are deemed minor by the Building Official, written notification of the revision may be sufficient.

MICHIGAN UNIFORM ENERGY CODE WORKSHEET

COMMUNITY DEVELOPMENT DEPARTMENT
45175 W. Ten Mile Rd.
Novi, Michigan 48375
(248) 347-0415

Job Address: _____ Submitted by: _____

Builder: _____ Phone number: _____

Check method of Compliance: Prescriptive: _____ Systems Approach: _____

NOTE: SYSTEMS APPROACH METHOD REQUIRES AN ENERGY ANALYSIS COMPARISON REPORT

1. Gross area of exterior walls in square feet _____

2. Square feet of fenestration openings _____

3. Percent of fenestration exterior wall openings _____

4. If fenestration opening exceeds 20% of gross exterior wall area, indicate the specific trade-off option that will be used for compliance.

_____

5. Indicate the percentage of exposed basement wall area (square feet of exposed basement wall divided by square feet of gross area of exterior wall).

6. Indicate the "R" value and type of insulation proposed for use on basement walls exposed more than 7% of the gross area of exterior walls.

_____

7. Submit documentation for certified of labeled "R" values of all fenestration products including windows, doors, and skylights. In addition, submit manufacturer's verification that fenestration products do not exceed .37 cfm of air leakage per lineal feet of sash crack perimeter at air pressure of 1.56 p.s.f. (25 mph) using ASTM - E283 Procedures.

8. Indicate proposed insulation (include "R" value and thickness)

Walls	_____	Heated slabs	_____
Ceilings	_____	Unheated slabs	_____
Floors	_____		

9. At time of inspection, the insulation installer shall provide a certificate for blown-in or sprayed insulation that list the following information:

   a. the initial thickness
   b. the settling thickness
   c. the coverage area
   d. the number of bags used

cityofnovi.org

NEW HOME LAND IMPROVEMENT PERMIT APPLICATION
CITY OF NOVI
Community Development Department
(248) 347-0415

Address: _____

Subdivision: _____ Lot No: _____

Parcel No.: _____ Area of Parcel or Lot: _____ Acres

Owner: _____

Cell Phone Number: _____ Email Address: _____

Address: _____ City: _____

Builder: _____

Cell Phone Number: _____

Address: _____ City: _____

E-mail address: _____

Note: Eight (8) sets of plans shall be submitted with each application for review and approval by the City of Novi. The plan submitted shall be prepared in accordance with the Land Improvement Grading Plan Requirement Checklist. The fee to be submitted at time of application is $149.50 (fee included in initial submittal fee).
*Any revision submittals will require an additional fee of $149.50 and eight (8) sets of revised plans.

The undersigned hereby makes application for a Land Improvement Permit in accordance with Ordinance No. 82-103 "City of Novi Drainage Regulation Ordinance".

Applicant or Authorized Agent: _____

Date: _____

CITY OF NOVI

45175 W. Ten Mile Road, Novi, Michigan 48375

LAND IMPROVEMENT PLOT PLAN CHECKLIST

Development Name:

Lot Number:

Address:

Date Reviewed:

The checklist below summarizes the requirements contained in the City of Novi's Code of Ordinances. More specifically, Part II, Chapter 11 - Design and Construction Standards; Chapter 12 - Drainage and Flood Damage Prevention; and Chapter 32 - Subdivision of Land.

Note: Indicate N/A if the item does not apply to this lot; otherwise all items must be shown on the plan.

Shown	N/A			*(For City Use)* CITY APPROVAL
☐	☐	1.	Grading plans shall be presented on paper measuring 11"x17"; 8 1/2"x14" or 8 1/2"x11" whichever is appropriate for the size of the lot proposed for improvement. Any sheet size larger than 11"x17" will only be allowed if given prior approval from the City.	☐
☐	☐	2.	Certification - Plans shall be prepared, signed and sealed by a State of Michigan registered Civil Engineer, Land Surveyor, or Architect.	☐
☐	☐	3.	Scale shall be minimum 1" = 20'; maximum shall be 1" = 40'. Scale allowance for larger lots will be determined by the City Engineer.	☐
☐	☐	4.	North arrow.	☐
☐	☐	5.	Site benchmark based on official City of Novi Benchmark System (NAVD88), located and depicted on or within 100 feet of the site.	☐
☐	☐	6.	Name, address, and phone number of the person or company who prepared the plan and the owner of the parcel to be improved.	☐
☐	☐	7.	Legal description of the parcel. Also, depicting found or set irons for property corners.	☐
☐	☐	8.	Street with name and nearest cross-streets on either side.	☐
☐	☐	9.	Location and dimensions of all proposed and existing structures and proposed setbacks from all property lines consistent with the Zoning Ordinance.	☐
☐	☐	10.	Lot lines with dimensions and bearings. Parcel shall close.	☐
☐	☐	11.	Street right-of-way width and labeled as "Public", "Proposed Public", or "Private", matching the approved site plan, subdivision plat or Master Deed.	☐
☐	☐	12.	All existing and proposed utility structures, including overhead electrical, telephone and communication cables to include distance from finished grade to any existing overhead lines. If any overhead lines exist within thirty (30) feet of a building, plans should be submitted to the appropriate utility company for review and comment prior to submittal of the Land Improvement Permit.	☐

☐	☐	13.	Location, size, and type of existing water, sanitary and storm mains, service leads, appurtenances and associated easements for public infrastructure.	☐
☐	☐	14.	Location, size, slope and material of proposed water service (min. 1" Type-K Copper or HDPE SDR-9), sanitary sewer lead (6" SDR 23.5), and sump discharge line (min. 4" Schedule-40). Sump pump discharge line shall be connected to existing storm sewer structures, where available. (If known, show existing lead stubs).	☐
☐	☐	15.	Private sewerage disposal system or location of private water source (well).	☐
☐	☐	16.	Existing and proposed ditches and culverts with detailed grading and flow arrows.	☐
☐	☐	17.	All existing and proposed buildings and their addresses within 100 feet of the lot to be improved; including adjacent finished grades. Show "as-built" grades if adjacent lot is complete.	☐
☐	☐	18.	Size, type, and location of existing trees. Note which trees will be removed and those, which will remain, matching the approved Site Plan. Show location of the regulated woodland line.	☐
☐	☐	19.	Identify the location and elevation of the regulated 100-year Floodplain boundaries pursuant to Chapter 12, Article IV of the Novi Code of Ordinances. If 100-year Floodplain is within the limits of the proposed lot and is proposed to be modified, a Floodplain Use Permit is required.	☐
☐	☐	20.	The location of regulated wetlands or watercourse, the location of 25-foot wetland/watercourse setback and any disturbances pursuant to Chapter 12, Article V of the Novi Code of Ordinances, matching the approved site plan.	☐
☐	☐	21.	The location of siltation fencing, gravel access drive, rear-yard catch basin filters and any other temporary or permanent measures as shown on the Approved Soil Erosion Control Plan.	☐
		22.	Existing and proposed elevations at the following locations:	
☐	☐	a.	Finish grades for all castings and hydrants.	☐
☐	☐	b.	Proposed grades conforming to the developments Approved Master Grading Plan.	☐
☐	☐	c.	Existing topography including existing ground elevations at maximum 50-foot intervals, extending a minimum of 50 feet past the lot boundaries. Elevation contours at two (2) foot minimum height intervals are required.	☐
☐	☐	d.	Road edges and centerline at 50-foot intervals at all low and high points, all points of cuvature and tangency, and adjacent to lot corners.	☐
☐	☐	e.	Top of curb or shoulder opposite each front lot corner (and side lot corner for corner lots) to hundredths of a foot.	☐
☐	☐	f.	Proposed finish grade(s) and top of footing(s) clearly shown.	☐
☐	☐	g.	Each lot corner (front and rear), side lot, and all high points and ridge lines shown to the nearest tenth of a foot.	☐
☐	☐	h.	Drainage arrows for proposed drainage.	☐
☐	☐	i.	Whenever swales for lot drainage are called for on the plan, swale elevations shall be required at the high point adjacent to the house, at 50-foot intervals along the swale, and at the side yard even with the front and rear walls of the house. **Clearly label swales**.	☐
☐	☐	j.	Retaining wall(s) labeled with top and bottom grades. Conformance to the City of Novi Building Code shall be noted on the plan. Building Permit required is wall height is greater than 48".	☐
☐	☐	k.	The high point of the swale, located a minimum of 10 feet from a building, shall be 1/2 foot below the proposed finish ground elevation of the house.	☐

☐	☐	l.	All swales are located a minimum of 10 feet from the house.	☐
☐	☐	m.	Ground slope and swales shall be a minimum 5% for a minimum distance of 10 feet from the building and 2% minimum and maximum 25% any other part of the site.	☐
☐	☐	n.	A building shall not be set below the crown of the road on which it fronts.	☐
☐	☐	o.	A minimum of 6/10 foot of a vertical drop shall be provided from the front (and side on corner lots) property line to the top of the curb.	☐
☐	☐	p.	The maximum side slopes of landscape berms shall be 33%. A five (5) foot wide flat area on top shall be provided.	☐
☐	☐	q.	The designation of trees or groups of trees to be saved under the Woodlands Protection Ordinance does not exempt such areas from drainage, slope, and other Site Design Construction contained in Section 11-143, 144.	☐
☐	☐	r.	In general, the lot shall drain from the front of the house to the street and the rear of the house to the rear of the lot.	☐
☐	☐	s.	Whenever the lot is graded toward the rear, a drainage structure must be provided on the lot or the immediately adjacent lot.	☐
☐	☐	t.	Drainage on the lot must be self-contained unless specific drainage easements are provided.	☐
		23.	Driveways	
☐	☐	a.	Maximum slope of any portion of driveway shall be 10%. Maximum cross-slope of the sidewalk through the driveway is 2%.	☐
☐	☐	b.	Maximum cross-slope for side entrance drive aprons shall be 4%.	☐
☐	☐	c.	The driveway shall not interfere with the side or front yard drainage.	☐
☐	☐	d.	Edge of drive shall be offset a minimum of three (3) feet from side lot line.	☐
☐	☐	e.	Show location, width, and materials for proposed drive(s).	☐
☐	☐	f.	Number of drives shown is consistent with Section 11-216(e) of the Code.	☐
		g.	Dimensions of drive are shown per Table IX.10 of the Code. Variance(s) from the dimensions listed below will require approval from the City Engineer.	
☐	☐	•	Intersecting angle is 90 degrees from the street.	☐
☐	☐	•	Driveway width shall be standard sixteen (16) feet, within the right-of-way. Where a side entrance garage is proposed there shall be a minimum approach to garage entrance of twenty-two (22) feet (perpendicular to garage).	☐
☐	☐	•	Entering and exiting tapers are shown along with standard three (3) foot width at the street.	☐
☐	☐	•	Taper depth shall be standard ten (10) feet in length.	☐
☐	☐	•	Total drive opening shall be standard twenty-two (22) feet wide at the back of curb.	☐
☐	☐	h.	Driveways to paved roads should be paved between the edge of the pavement and the existing sidewalk. If there is not an existing sidewalk, the surfacing should extend from the edge of the pavement to a point thirty (30) feet from the edge of the pavement.	☐
☐	☐	i.	When the road is unpaved, residential driveways may be surfaced with stabilized gravel or if driveways are paved, the paving shall extend no closer to the street than five (5) feet from the edge of the road.	☐
☐	☐	j.	Driveways shall be concrete or asphalt in the right-of-way. No pavers or stamped-concrete allowed in the right-of-way.	☐

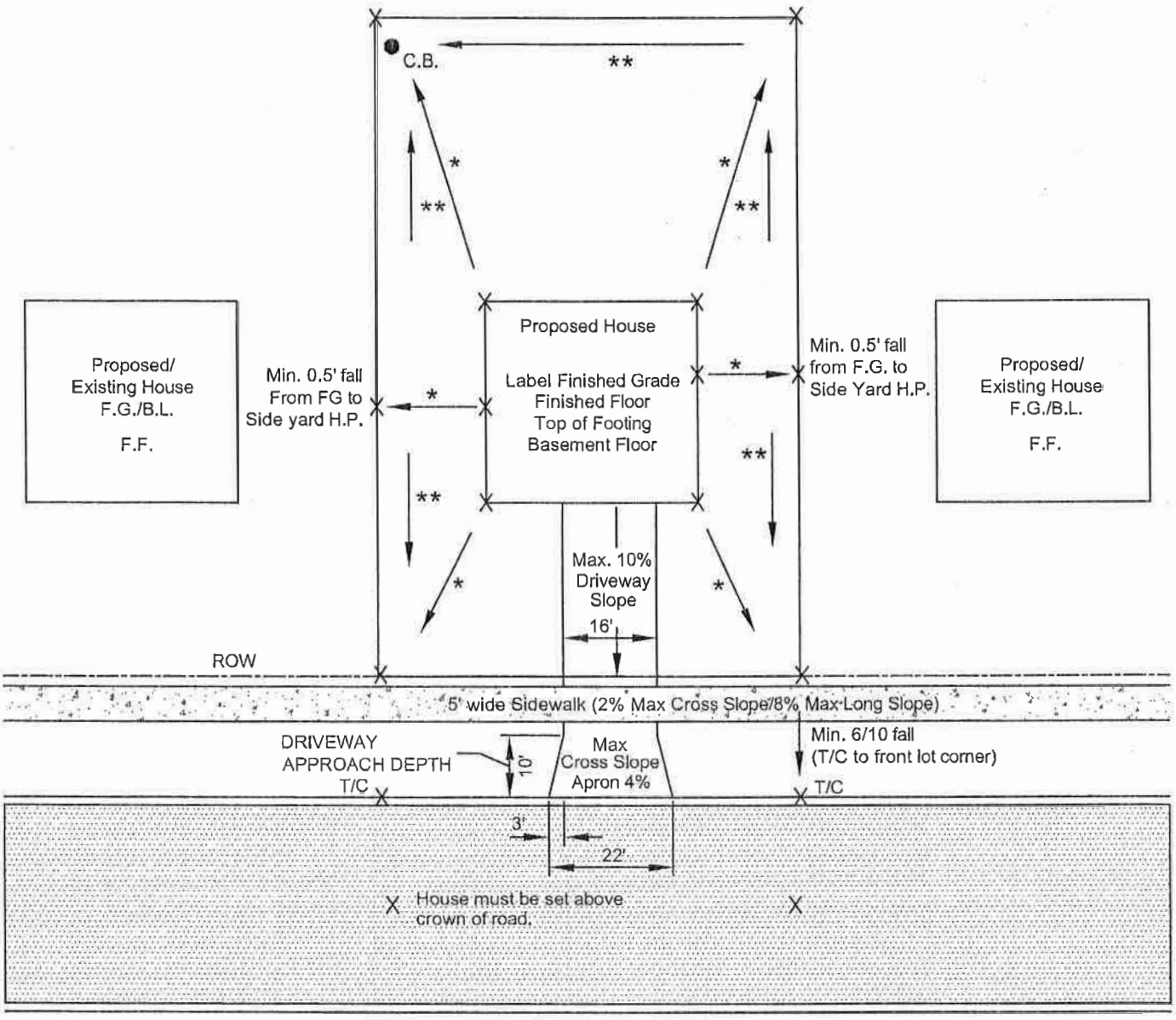
		24.	Sidewalks	
☐	☐	a.	Verify width, type and location of proposed sidewalk or pathway is consistent with the Master Plan.	☐
☐	☐	b.	Sidewalk cross-section (typical) shall be provided. Standard cross-section shall be 4" thick of 4000 psi concrete (6" thick through residential drives and ramps; 8" thick through commerical/industrial drives) over 6" thick of 21AA crushed limestone meeting MDOT gradation specifications. The stone base shall be extended a minimum of 6" beyond the forms. No sand allowed.	☐
☐	☐	c.	Sidewalks must be constructed according to Americans with Disabilities Act (ADA) standards.	☐
☐	☐	d.	Maximum cross-slope of finished sidewalk is 2%.	☐
☐	☐	e.	Provide level landing at sidewalk ramps. Maximum landing slope in any direction is 2% (finished) and clearly labeled.	☐
☐	☐	f.	Show and label 24" deep detectable warning strip extending the width of the ramp at intersections of streets.	☐
☐	☐	g.	Longitudinal sidewalk slope (finished) should not exceed 5%-7% (8.3% maximum).	☐
☐	☐	h.	Provide grades (**front and back**) at driveways (each side), at 50-foot intervals, at high and low points, at points of curvature and tangency, and at lot lines. Clearly label maximum longitudinal slope and cross-slopes.	☐
☐	☐	i.	Provide curb drops (6" and 4" mountable curbs) for sidewalk ramps (no horizontal saw-cuts allowed).	☐
☐	☐	j.	Sidewalk material shall be concrete and continuous through the driveway.	☐
☐	☐	25.	Right-of-way and easement encroachments require a License Agreement. NOTE ON PLAN	☐

GRADING TEMPLATE

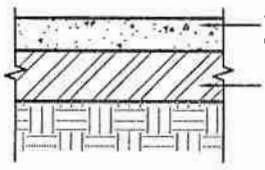
* Fall from B.L. shall be a min. 5% in the first 10' and min. 2% thereafter

** Rear and Side yard swale slopes shall be a min. 2%

*** Maximum Slope on Site 25% (1 on 4)



NOT TO SCALE



4" CONCRETE PAVEMENT (4000 PSI)
(6" THICK THROUGH RESIDENTIAL DRIVES AND RAMPS)

6" 21AA CRUSHED LIMESTONE PER MDOT GRADATION SPECIFICATIONS.
STONE BASE SHALL EXTEND A MIN 6" BEYOND FORMS.
NO SAND ALLOWED.

SIDEWALK CROSS-SECTION

NOT TO SCALE

Permit No.: PSE _____

SOIL EROSION AND SEDIMENTATION PERMIT APPLICATION FOR CONSTRUCTION OF A RESIDENTIAL LOT OR SEAWALL

ORDINANCE 77-82
CHAPTER 29, ARTICLE II, OF THE NOVI CODE
COMMUNITY DEVELOPMENT DEPARTMENT
45175 TEN MILE ROAD
NOVI, MI 48375

1. Property Address: _____

   Lot _____, _____Subdivision

   Sidwell Number: 50-22- _____

2. Owner's Name: _____

   Address: _____

   City: _____ State: _____ Zip Code: _____

   Cell Phone Number: _____ _____

   Email Address: _____

   Builder's Name: _____

   Address: _____

   City: _____ State: _____ Zip Code: _____

   Cell Phone Number: _____

   Email Address: _____

On-site responsible person (Name): _____

Company name: _____

Address: _____

City: _____ State: _____ Zip Code: _____

Cell Phone Number: _____

Email Address: _____

3. Type of Construction (Check):

_____ Single Family Residence

_____ Seawall

_____ Other

If other, description of work _____

4. Area of Parcel (Acres): _____

5. Area of Earth Disruption (Acres): _____

6. Is the lot within 500 feet of a Lake, Stream, or Regulated Wetland?: _____

Linear Distance (ft.) from site to nearest Lake, Stream, or Regulated Wetland: _____

7. Will the project include any work or disruption within a Lake, Stream, or Wetland? (dredging, stream relocation, wetland fill, etc.) Yes No

If yes, has a wetland permit application been submitted to the Building Department? Yes_____ No_____

8. Will the project include any work or disruption within a floodplain? (placement of fill, structure installations, etc.) Yes _____ No _____

If yes, has a floodplain permit application been submitted to the Building Department? Yes _____ No_____

9. If constructing a seawall, a Michigan Department of Environment, Great Lakes and Energy Permit is required. Contact EGLE at their Warren office – 586-753-3700. A copy of the permit must be included with this application.

ALL APPLICATIONS FOR A SOIL EROSION PERMIT MUST INCLUDE:

_____ a. Reading application carefully and filling out completely.

_____ b. Permit fee: **$230.00** ($200 plus 15% administration fee)

Make check payable to the City of Novi

The application and plans will not be reviewed until this fee is paid.

_____ c. Four (4) sets of plans showing all applicable erosion control measures.

i. Grading plans shall be presented on paper measuring 11"x17"; 8 1/2"x14" or 8 1/2"x11" whichever is appropriate for the size of the lot proposed for improvement.

ii. Show the location of siltation fencing, extending around the entire perimeter of the proposed disruption area.

iii. Provide the location of the gravel access drive, which must be constructed per the City of Novi Standard Details.

iv. All catch basins on the lot to be improved, or affected catch basins downstream from the lot must contain an inlet filter.

v. A turbidity curtain must be provided if the homeowner is constructing a seawall.

10. Anticipated Construction Starting Date: _____

11. Anticipated Construction Completion Date: _____

BEFORE STARTING WORK:

Work is not to start until the permit is approved and picked up from the Community Development Department.

Contact Spalding DeDecker (Kim Danowski) at 248-762-7957 when soil erosion measures have been installed for her review and approval prior to starting work. Contact Ordinance Enforcement at 248-735-5678 for final inspection when the project is complete.

Community Development Department
45175 Ten Mile Road
Novi, MI 48375
(248) 347-0415 Phone
(248) 735-5600 Facsimile
www.cityofnovi.org

Permit #: _____

WOODLANDS/WETLANDS/WATERCOURSE AFFIDAVIT APPLICATION

APPLICATION MUST BE FILLED OUT COMPLETELY

I. PROPERTY INFORMATION

PROJECT NAME / SUBDIVISION		
ADDRESS	LOT/SUITE/SPACE #	
SIDWELL # 50-22-_____-_____-_____	May be obtained from Assessing Department (248) 347-0485	
CROSS ROADS OF PROPERTY		ACREAGE

II. APPLICANT/ INFORMATION

A. PROPERTY OWNER	EMAIL ADDRESS	CELL PHONE NO.	
NAME		TELEPHONE NO.	
ORGANIZATION/COMPANY		FAX NO.	
ADDRESS	CITY	STATE	ZIP CODE

B. CONTRACTOR			
Identify the person or organization that owns the subject property:	EMAIL ADDRESS	CELL PHONE NO.	
NAME		TELEPHONE NO.	
ORGANIZATION/COMPANY		FAX NO.	
ADDRESS	CITY	STATE	ZIP CODE

III. PROPOSED PROJECT INFORMATION

DESCRIBE THE FOLLOWING ACTIVITY: PROJECT STARTING DATE:_____

WETLANDS/WATERCOURSE

That the Applicant has examined the Official Wetlands/Watercourse Map for the City of Novi, Chapter 12, Article V of the Novi Code and if applicable, has referred to the final approved plat and/or approved site plan and determined that the above property:

- ☐ **Does not contain** any regulated wetland/watercourse or regulated twenty-five (25) foot wetland/ watercourse setback (i.e., 25-foot buffer) and is not contiguous to any stream or watercourse.
- ☐ **Does contain** regulated wetland/watercourse and twenty-five (25) foot wetland/watercourse setback (i.e., 25-foot wetland buffer). Protective measures are required pursuant to Chapter 12, Article V of the City of Novi Code. All proposed work shall take place outside of these areas.
- ☐ Adjacent to regulated wetland/watercourse. Property contains twenty-five (25) foot wetland/watercourse setback (i.e., 25-foot wetland buffer). Protective measures are required pursuant to Chapter 12, Article V of the City of Novi Code. All proposed work shall take place outside of these areas.
- ☐ Impacts to regulated wetlands or regulated twenty-five (25) foot wetland/watercourse setback (i.e., 25-foot buffer) are proposed and are indicated on the proposed plan.

WOODLANDS

That the Applicant has examined the Official Woodlands Map for the City of Novi, Novi Code Chapter 37 and has referred to the final approved plat and/or final approved site plan and determined that the above property:

- ☐ **Does not contain** any regulated woodlands on this property.
- ☐ **Does not contain** any designated Historic or Specimen trees as defined under Chapter 37 of the City of Novi Code, nor any tree with a diameter of thirty six (36) inches measured at four and one half (4 1/2) feet above existing grade.
- ☐ **Does contain** -regulated woodlands are located on this property. Protective measures are required pursuant to Chapter 37 of the City of Novi Code.
- ☐ Regulated woodlands are located adjacent to this property. Protective measures are required pursuant to Chapter 37 of the City of Novi Code.
- ☐ Impacts to regulated woodlands are proposed and are indicated on the proposal Plan.

_____
Print Signature of Applicant

_____
Signature of Applicant

_____
Date

Subscribed and sworn before me the_____day of _____.

_____Notary Public _____, County, Michigan.

My Commission expires: _____

Please submit completed forms to:

COMMUNITY DEVELOPMENT DEPARTMENT
45175 TEN MILE ROAD
NOVI, MICHIGAN 48375
248.347.0415

A Woodland Use Permit is required for the removal of any regulated woodland trees that are located within a section of City Regulated Woodland with a diameter-at-breast-height (DBH) of 8 inches or greater or any tree greater than 36 inches DBH (Sec. 37, Woodland Protection Ord.).

APPLICATION FOR INDIVIDUAL LOT WOODLAND REVIEW

APPLICANT INFORMATION

Date:		
Applicant is a: ☐ Property Owner ☐ Contractor ☐ Developer		
Applicant Name:		
Company Name:		
Company Address:		
City:	**State:**	**Zip Code:**
Phone:	**Email:**	

PROPERTY INFORMATION

Type of Property: ☐ Residential ☐ Other:		
Property Address/Crossroads:		
City:	**State:**	**Zip Code:**
Parcel Number: 22-___-___-____	**Subdivision:**	

WOODLAND INFORMATION

Number of Regulated Trees Proposed for Removal:	
Reason for Proposed Removal(s)	
☐ New Structure (Building Permit required)	☐ New/Expanded Driveway
☐ New Pool, New Deck, New Gazebo	☐ Other:
Application Requirements (include all information on Plot Plan)	
☐ Plot Plan (with relevant grading info)	☐ Tree Protection Fencing Location
☐ Tree Conditions/Health	☐ Tree Size (diameter-at-breast height)
☐ Tree Tags/Numbers	☐ Conservation Easement(s)
☐ Tree Chart (with Tree Name, Size, Condition/Health, Number/Tag)	

By signing below, the applicant attests that the intent is only to remove the trees listed above. Please check with your Homeowners' Association before completing this form. A $575.00 review fee will be due upon submittal of all requested materials. If 4 or more removals are proposed, the Woodland Use Permit will need to be reviewed and approved by the Planning Commission.

_____ _____

Signature of Property Owner **Printed Name of Property Owner**

ADDITIONAL REQUIREMENTS ARE LISTED ON THE BACK OF THIS FORM.

Revised: 8/10/22.

ADDITIONAL REQUIREMENTS

- A Tree Survey including all trees with 8 inches diameter-at-breast (DBH) height or greater within 50 feet of the proposed disturbance should be included in the submittal.
- Optional: A landscape plan with tree species and locations.

ORDINANCE REQUIREMENTS

Please click here to view the City of Novi Woodland Protection Ordinance, which is Chapter 37 of the City of Novi Code of Ordinances. Below is a section of the ordinance that indicates when a Woodland Use Permit is required:

Sec. 37-26. - Required.

(a) Except for those activities expressly permitted by section 37-27, it shall be unlawful for any person to conduct any activity within a regulated woodland site without first having obtained a use permit upon proper application including the following activities:

(1) Removing, damaging or destroying any tree or similar woody vegetation of any d.b.h. A woodland area that is also within a wetland or watercourse regulated by article V of chapter 12 shall not be exempt from the requirements of this chapter;

(2) Removing, damaging or destroying any historic or specimen tree; and

(3) Land clearing or grubbing.

(4) Conversion of a farm operation use to a non-farm operation use without the restoration of the affected woodland area on the property pursuant to subsection 37-8(b).

(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. Whenever a building permit is granted for construction of a single-family residence the permit holder shall post a performance guarantee to ensure continued compliance with the use permit granted with the platting of the subdivision or approval of the site condominium. The form of the guarantee shall be in accordance with the provisions of chapter 26.5. The amount of the guarantee shall be based upon a pro rata share of the performance guarantee posted by the subdivision or site condominium developer under subsection 37-30(e)(3). With a posting for a single structure, or with a significant number of postings for multiple residence developments, the developer may apply for a corresponding reduction (or return) of the original performance guarantee posted by the developer under subsection 37-30(e)(3).

Community Development Department
45175 Ten Mile Road
Novi, MI 48375

SINGLE FAMILY HOME – STREET TREE REQUIREMENT

The City of Novi Landscape Standards (Zoning Ordinance Section 5.5.3.G) and the Landscape Design Manual (Section 2 - Table 3.a.(3)) require that all single family homes have deciduous canopy street trees placed along the right-of-way of the road(s) on which they are located, based on the lot's frontage.

The trees used must be deciduous canopy trees, with a minimum mature height of at least thirty (30) feet and a minimum canopy width of at least twenty (20) feet. At planting, they shall be at least 2.5" caliper in size. If overhead wires would present a conflict with mature deciduous canopy trees, deciduous subcanopy trees shall be used at a rate of 1.5 subcanopy trees per required canopy tree. Subcanopy trees should have a mature height of between fifteen (15) feet and twenty nine (29) feet and a minimum canopy width of eight (8) feet. Species from the attached Suggested Materials List should be used for the street trees. If a tree is planted that is not on the list it will not be accepted. Trees must be planted at least 10 feet away from the driveway and 10 feet away from utility structures (manholes, hydrants, catchbasins).

A financial guarantee of $400 per required tree must be provided prior to issuance of the building permit for the house. Once the trees are planted the applicant should contact Rick Meader for an inspection (rmeader@cityofnovi.org). Once they are approved, 75% of the guarantee can be returned, with the remaining 25% (or a minimum of $400) held as a maintenance guarantee for a 2-year maintenance period. This must be completed prior to issuance of the Certificate of Occupancy.

Two (2) years after approval of the trees, the homeowner may request a follow-up inspection by contacting Angie Sosnowski (asosnowski@cityofnovi.org) or Rick Meader. Per Ordinance, inspections will not be conducted from November 15th until April 15th (weather permitting). If the trees are found to be in good health at that time, the maintenance guarantee will be returned and the City will assume the responsibility for maintaining the trees.

If there are any further questions feel free to contact me.

Rick Meader

Rick Meader
Landscape Architect
Phone (248) 735-5621 Fax (248) 735-5600

PART IV : APPROVED STREET TREE SPECIES LIST

Scientific Name	Common Name	Native to MI?	Suitable for Overhead Utilities?	Tolerates Wet Sites?	Drought Tolerant?	Salt Tolerant?	Surface Roots?	Fall Leaf Color	Flower Type	Fruit Type	Species Density in Novi	Mature Height	Growth Rate
LARGE DECIDUOUS TREES - Mature Height Greater Than 40 Feet													
Acer rubrum	Red Maple	X					X	Yellow- Red	Small/red-petaled clusters	Winged seeds	9.49%	40-60'	Fast
Acer saccharum	Sugar Maple	X						Yellow - Red	Small/pale yellow clusters	Winged seeds	5.91%	60-75'	Moderate
Acer x freemanii	Autumn Blaze Maple	X			X	Moderate		Orange - Red	Inconspicuous/Clusters	Winged seeds	4.19%	40-60'	Fast
Betula papyrifera	Paper Birch	X				X		Yellow	Inconspicuous/Catkins	Cone-like clusters	0.13%	50-70'	Fast
Carya cordiformis	Bitternut Hickory	X						Yellow - Brown	Small/Green catkins	Large, pear-shaped nuts	< 0.01%	50-70'	Slow
Carya glabra	Pignut Hickory	X			Moderate			Golden brown	Small/Green catkins	Large, pear-shaped nuts	0.15%	60-100'	Slow
Carya ovata	Shagbark Hickory	X			X			Golden brown	Small/Green catkins	Large, rounded nuts	0.13%	60-80'	Slow
Celtis occidentalis	Hackberry	X			X	Moderate	X	Yellow	Inconspicuous/Clusters	Small, fleshy drupes	0.59%	40-60'	Fast
Cercidiphyllum japonicum	Katsuratree					Moderate	X	Yellow	Small/red-petaled clusters	Small pods	0.50%	40-60'	Moderate
Cladrastis lutea	Yellowwood				Moderate	Moderate	X	Yellow	Long/White catkins/Fragrant	Large pods	0.18%	30-50'	Moderate
Diospyros virginiana	Persimmon				X			Yellow - Red	Small/white/fragrant	Large, orange berry	< 0.01%	30-60'	Slow
Eucommia ulmoides	Hardy Rubbertree				X	Moderate		No color change	Inconspicuous	Waxy, winged capsule	0.13%	40-60'	Moderate
Fagus grandifolia	American Beech	X					X	Golden bronze	Inconspicuous/Clusters	Small nuts in prickly husk	0.05%	50-70'	Slow
Fagus sylvatica	European Beech							Bronze	Inconspicuous/Clusters	Small nuts in prickly husk	0.03%	50-60'	Slow
Ginkgo biloba	Ginkgo				X	X		Gold	Inconspicuous	Fleshy with strong odor	1.26%	50-80'	Slow
Gleditsia triacanthos inermis	Thornless Honeylocust	X			X	X	X	Gold	Inconspicuous/Spikes	Large brown pods	5.05%	30-70'	Fast
Gymnocladus dioicus	Kentucky Coffeetree	X			X	X		Yellow	Long/White clusters	Large leathery pods	0.27%	60-75'	Slow
Juglans nigra	Black Walnut	X			Moderate		X	Yellow	Inconspicuous/Clusters	Large nut in green husk	1.39%	50-75'	Moderate
Liquidambar styraciflua	Sweetgum			X	X	X	X	Red - Purple	Inconspicuous/Spikes	Round, spiky capsules	2.97%	60-75'	Moderate
Liriodendron tulipifera	Tuliptree	X					X	Gold	Yellow/Tulip-like	Cluster of winged seeds	2.94%	70-90'	Fast
Nyssa sylvatica	Blackgum	X			Moderate	Moderate		Red	Long/White clusters	Small, purple drupes	0.36%	30-50'	Slow
Platanus occidentalis	American Sycamore	X			X		X	Brown	Dense clusters on stalks	Dense ball of seeds	0.03%	75-100'	Fast
Prunus serotina	Black Cherry	X			Moderate	X		Yellow - Orange	Small/White clusters	Small, purple cherries	1.09%	50-60'	Fast
Quercus alba	White Oak	X			X			Red	Green catkins	Small acorns	0.48%	50-80'	Slow
Quercus bicolor	Swamp White Oak	X		X	X	Moderate		Gold - Orange	Green catkins	Small acorns	1.98%	50-60'	Moderate
Quercus coccinea	Scarlet Oak				Moderate	X		Red	Green catkins	Small acorns	0.03%	40-75'	Moderate
Quercus ellipsoidalis	Hill's Oak	X			X			Red	Green catkins	Small acorns	0.06%	40-75'	Moderate
Quercus imbricaria	Shingle Oak	X			X			Yellow - Brown	Green catkins	Small acorns	0.18%	50-60'	Slow
Quercus macrocarpa	Bur Oak	X			X	Moderate		Yellow - Brown	Green catkins	Large, fringed acorns	0.59%	70-80'	Slow
Quercus muehlenbergii	Chinkapin Oak	X			X			Yellow - Orange	Green catkins	Small acorns	0.03%	50-80'	Slow
Quercus palustris	Pin Oak	X		X			X	Red - Brown	Green catkins	Small acorns	0.56%	60-70'	Fast
Quercus rubra	Red Oak	X			X	Moderate	X	Red	Green catkins	Small acorns	2.89%	60-75'	Moderate
Quercus shumardii	Shumard Oak	X			X	X		Red	Green catkins	Small acorns	0.02%	40-60'	Moderate
Quercus velutina	Black Oak	X			X			Yellow	Green catkins	Small acorns	0.15%	50-60'	Moderate
Tilia americana	American Basswood	X			Moderate			Yellow	Yellow clusters/Fragrant	Small nuts	1.27%	60-80'	Moderate
Tilia cordata	Little Leaf Linden				X	Moderate	X	Yellow	Yellow clusters/Fragrant	Small nuts	4.89%	60-70'	Moderate
Tilia tomentosa	Silver Linden					X	X	Yellow	Yellow clusters/Fragrant	Small, egg-shaped nuts	1.02%	50-70'	Moderate
Ulmus parvifolia	Chinese Elm				X	X	X	Yellow - Red	Inconspicuous	Winged seeds	3.31%	50-70'	Fast
Ulmus spp.	Hybrid Elm	X			Moderate	Moderate	X	Yellow	Inconspicuous	Winged seeds	1.65%	40-60'	Fast
Zelkova serrata	Zelkova				X	X		Orange - Red	Inconspicuous	Small drupe	2.30%	50-80'	Fast
MEDIUM DECIDUOUS TREES - Mature Height Between 25-40 Feet													
Acer campestre	Hedge Maple		X		X			Light yellow	Inconspicuous/Green clusters	Small winged seeds	1.69%	25-35'	Moderate
Aesculus hippocastanum	Horsechestnut							Yellow	White or red upright clusters	Seed in a prickly husk	1.13%	30-40'	Moderate
Betula nigra	River Birch			X		Moderate		Yellow	Inconspicuous/Catkins	Cone-like clusters	0.34%	25-40'	Fast
Carpinus betulus 'Fastigiata'	European Hornbeam		X		X			Yellow	Inconspicuous/Catkins	Nuts in dangling clusters	0.09%	30-40'	Slow
Catalpa bignonioides	Eastern Catalpa				X			No fall color	White upright clusters	Long pods	0.04%	30-40'	Moderate
Cornus florida	Flowering Dogwood	X	X					Red	White or red petals	Bright red and berry-like	0.19%	20-40'	Slow
Koelreuteria paniculata	Golden Rain Tree				X			Yellow	Yellow upright clusters	Seeds in yellow capsules	0.04%	25-40'	Moderate

Scientific Name	Common Name	Native to MI?	Suitable for Overhead Utilities?	Tolerates Wet Sites?	Drought Tolerant?	Salt Tolerant?	Surface Roots?	Fall Leaf Color	Flower Type	Fruit Type	Species Density in Novi	Mature Height	Growth Rate
Magnolia spp.	Magnolia		X					Yellow	Varies by cultivar	Pink aggregate structure releases seeds	0.03%	Varies by cultivar	Moderate
Ostrya virginiana	Ironwood	X			X			Yellow	Inconspicuous/Catkins	Hops-like clusters	0.06%	25-40'	Slow
SMALL DECIDUOUS TREES - Mature Height Less Than 30 Feet													
Acer ginnala	Amur Maple		X		X			Yellow - Red	Small/White clusters/Fragrant	Winged seeds	0.29%	15-20'	Moderate
Acer griseum	Paperbark Maple		X		Moderate	Moderate		Bronze - Red	Inconspicuous	Winged seeds	0.08%	20-30'	Slow
Acer palmatum	Japanese Maple		X					Yellow - Red	Small/Red clusters	Winged seeds	0.02%	15-25'	Slow
Acer spicatum	Mountain Maple	X	X					Yellow - Red	Inconspicuous/Clusters	Winged seeds	0.04%	15-25'	Moderate
Amelanchier spp.	Serviceberry	X	X	X				Orange - Red	White clusters	Red and berry-like	0.93%	10-20'	Moderate
Carpinus caroliniana	American Hornbeam	X	X	X	Moderate			Yellow - Orange	Inconspicuous/Catkins	Yellow clusters contain nuts	0.14%	20-30'	Slow
Cercis canadensis	Eastern Redbud	X	X				X	Yellow	Small/Pink clusters	Small brown pods	0.30%	20-30'	Moderate
Chioanthus retusus	Chinese Fringe Tree		X					Yellow	White upright clusters/Fragrant	Blue and berry-like	0.02%	15-25'	Slow
Cornus kousa	Kousa Dogwood		X		Moderate			Red - Purple	Large/White petals	Large, red and berry-like	0.14%	20-30'	Slow
Cotinus coggyria	Common Smoketree		X		Moderate			Red - Purple	Stalks covered in fine hairs	Stalks covered in fine hairs	0.04%	20-30'	Slow
Crataegus crus-galli inermis	Cockspur Hawthorn	X	X		X			Red - Purple	Small/White clusters/Odor	Large, red and berry-like	0.56%	20-30'	Moderate
Malus spp.	Flowering Crabapple		X					Yellow - Red	Pink or white clusters/Fragrant	Large, green and apple-like	3.40%	15-25'	Moderate
Sassafras albidum	Sassafras	X			X			Yellow- Red	Yellow clusters	Blue and berry-like	0.05%	20-30'	Moderate
Syringa reticulata	Japanese Tree Lilac		X			X		Yellow	Large/White clusters	Small brown capsules	1.73%	20-30'	Moderate

Table 7.c – Prohibited Plants

Botanical Name	Common Name	Plant Type
Acer negundo	Boxelder	Deciduous Subcanopy Tree
Acer platanoides	Norway Maple	Deciduous Canopy Tree
*Acer saccharinum***	Silver Maple	Deciduous Canopy Tree
Ailanthus altissima	Tree-Of-Heaven	Deciduous Canopy Tree
Alnus glutinosa	Black Alder	Deciduous Canopy Tree
Berberis spp.	Barberry	Small shrub
Celastrus orbiculatus	Round-Leaved Bittersweet	Vine
Coronilla varia	Crown Vetch	Perennial / Grass
Echinochloa crus-galli	Barnyard Grass	Perennial / Grass
Elaeagnus umbellata	Autumn Olive	Large Shrub
Ginkgo biloba(female)	Ginkgo (female)	Deciduous Canopy Tree
Gypsophila paniculata	Baby's Breath	Perennial / Grass
Hypericum perforatum	Common St. Johns-Wort	Small Shrub
Iris pseudacorus	Water Flag	Perennial / Grass
Ligustrum spp.	Privet	Small shrub
Lonicera japonica	Japanese Honeysuckle	Large Shrub
Lonicera maackii	Amur Honeysuckle	Large Shrub
Lonicera tatarica	Tartarian Honeysuckle	Large Shrub
Lythrum salicaria	Purple Loosestrife	Perennial / Grass
Melilotus alba	White Sweet Clover	Perennial / Grass
Melilotus officinalis	Yellow Sweet Clover	Perennial / Grass
Morus alba	White Mulberry	Deciduous Canopy Tree
Polygonum persicaria	Spotted Lady's Thumb	Perennial / Grass
Populus alba	White Poplar	Deciduous Canopy Tree
Populus deltoides	Eastern Cottonwood	Deciduous Canopy Tree
Populus nigra	Black Poplar	Deciduous Canopy Tree
Populus tremuloides	Quaking Aspen	Deciduous Canopy Tree
Pyrus calleryana	Flowering Pear	Deciduous Canopy Tree
Rhamnus cathartica	Common Buckthorn	Large Shrub
Rhamnus frangula	Glossy Buckthorn	Large Shrub
Rhamnus frangula angustifolia	Narrow-Leaved Glossy Buckthorn	Large Shrub
Ribes americanum	Wild Black Current	Small Shrub
Robinia pseudoacacia	Black Locust	Deciduous Subcanopy Tree
Rosa multiflora	Japanese Rose	Large Shrub
*Salix alba***	White Willow	Deciduous Canopy Tree
*Salix babylonica***	Weeping Willow	Deciduous Canopy Tree
*Salix nigra***	Black Willow	Deciduous Canopy Tree
*Ulmus americana**	American Elm	Canopy Deciduous Tree
Ulmus pumila	Siberian Elm	Canopy Deciduous Tree
Vinca minor	Common Periwinkle	Groundcover

* Disease resistant cultivars are acceptable

ACKNOWLEDGEMENT OF DISCLOSURE

CITY OF NOVI

Community Development Department

(248) 347-0415

The undersigned hereby acknowledge(s) that (he/she/they) have/has been provided with and have retained a copy of this Disclosure Statement and have been provided a copy of Chapter 18, Article III of the *Novi Code of Ordinances* (Disclosure Requirements for Sale of New Single Family Residences) and have/has been provided a disclosure statement pursuant to that Article.

Lot No._____ Subdivision: _____

Address: _____

_____ _____

Signature of Homeowner Signature of Homeowner

_____ _____

Print Signature here Print Signature here

****

_____ _____

Signature of Builder Signature of Witness

_____ _____

Print signature here Print signature here

Date: _____

The Code of Ordinances, Chapter 18, mandates that the seller of a newly constructed residence shall provide the purchaser with a Disclosure Statement prior to or at the time of execution of the Purchase Agreement. This form is submitted to the Community Development Department with the Request for Occupancy.