

PLANNING COMMISSION MEETING AGENDA REGULAR MEETING

David Lambert, Chairman, Marianna Perakis, Vice Chairman Toby Buechner, Carlton Faison, Michael W. Hutson, Tom Krent, Lakshmi Malalahalli, Sadek Rahman and John J. Tagle

July 26, 2022 7:00 P.M. Council Chambers

- 1. ROLL CALL
- 2. APPROVAL OF AGENDA
- 3. APPROVAL OF MINUTES June 28, 2022
- 4. PUBLIC COMMENT For Items Not on the Agenda

CONDITIONAL REZONING

5. <u>PUBLIC HEARING – CONDITIONAL REZONING (CR JPLN2022-001)</u> – Proposed Homestead Condominiums, East side of Livernois, North of Big Beaver (PIN 88-20-22-301-007, -008, -009), Section 22, From R-1E (One Family Residential District) to RT (One Family Attached Residential District).

OTHER ITEMS

- 6. <u>POTENTIAL PLANNED UNIT DEVELOPMENT (PUD) APPLICATION</u> Concept Plan discussion, East of Livernois, North of Square Lake (PIN 88-20-03-301-088, 88-20-03-301-025, -024, -023), Section 35, Currently Zoned NN (Neighborhood Node "Q") and R-1B (One Family Residential) Districts.
- 7. PUBLIC COMMENTS For Items on the Agenda
- 8. PLANNING COMMISSION COMMENT
- 9. ADJOURN

Chair Lambert called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on June 28, 2022, in the Council Chamber of the Troy City Hall. Chair Lambert and Vice Chair Perakis presented opening remarks relative to the role of the Planning Commission and procedure of tonight's meeting.

1. ROLL CALL

Present:

Toby Buechner
Carlton M. Faison
Michael W. Hutson
Tom Krent
David Lambert
Lakshmi Malalahalli
Marianna Perakis
John J. Tagle

Absent:

Sadek Rahman

Also Present:

R. Brent Savidant, Community Development Director Ben Carlisle, Carlisle Wortman Associates Allan Motzny, Assistant City Attorney Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

Resolution # PC-2022-06-037

Moved by: Tagle
Support by: Faison

RESOLVED, To approve the Agenda as prepared.

Yes: All present (8) Absent: Rahman

MOTION CARRIED

3. <u>APPROVAL OF MINUTES</u> – June 14, 2022

Resolution # PC-2022-06-038

Moved by: Hutson Support by: Malalahalli

RESOLVED, To approve the minutes of the June 14, 2022 Regular meeting as submitted.

Yes: Buechner, Faison, Hutson, Krent, Lambert, Malalahalli, Perakis

Abstain: Tagle
Absent: Rahman

MOTION CARRIED

4. PUBLIC COMMENT – For Items Not on the Agenda

There was no one present who wished to speak.

CITY OF TROY MASTER PLAN

5. MASTER PLAN DISCUSSION – Neighborhood Node Subcommittee Discussion

Mr. Savidant announced the Master Plan Node Steering Committee comprised of Planning Commissioners Lambert, Perakis, Krent and Faison.

Mr. Carlisle gave a short presentation on what the steering committee accomplished in their three meetings:

- Revised the node intent statement.
- Reviewed nodes A-U.
- Revised language for each node.
- Provided direction on concept plans.
 - Dequindre and Long Lake
 - o John R and Long Lake
 - o Gateway Concept Plan
- Suggests elimination of six (6) nodes:
 - Node A (Dequindre and 14)
 - Node G (Rochester and Wattles)
 - Node H (Livernois and Wattles)
 - Node L (Rochester and Long Lake)
 - Node M (Livernois and Long Lake)
 - Node S (Rochester and South Boulevard)

Mr. Carlisle reviewed the key principles on which the steering committee focused to achieve their conclusions.

Discussion followed with at times the steering committee members providing input and explanations on some of their determinations.

Chair Lambert announced the concept plans referenced and discussed during the meeting this evening are not proposed developments but conceptual plans only for Master Plan discussion.

Some discussion points:

- Ten percent (10%) residential component for first-story mixed use buildings.
- Desire to achieve more mixed use; majority of existing nodes residential.
- Parking as relates to commercial and residential.
- Connectivity to nodes from surrounding areas; vehicular, pedestrian, shared use pathways.
- Design options as relates to intensity, density, height, urban pulsing.
- Reconsideration/clarification on node intent statement.
- Incorporation of trail pathways in node intent statement.
- Gateway plan as relates to responsibility, engagement, involved parties.

Mr. Carlisle said he would look further into the residential component of first-story mixed use buildings and come back with proposed language.

Mr. Savidant said to email him with any ideas and/or comments and to copy the Planning Consultant on the messages.

Mr. Carlisle reviewed the next steps in the Master Plan review process.

OTHER ITEMS

6. <u>PUBLIC COMMENT</u> – For Items on the Agenda

 Wei Cao, 6816 Vernmoor, addressed shared use paths, bicycle lanes, pedestrian paths to connect the neighborhood nodes, suggested flexibility in parking, provide sidewalks and shared use paths.

Mr. Savidant addressed the Parks and Recreation 5-Year Master Plan and the City's recognition of the importance of shared use trails and paths. He gave examples of City practices applied to discourage excess parking and encourage pathways.

Mr. Carlisle said the concept plans presented this evening incorporated the current Zoning Ordinance parking requirements.

7. PLANNING COMMISSION COMMENT

Mr. Savidant announced there is a scheduling conflict for himself, the Planning Consultant and the Assistant City Attorney for the scheduled July 12, 2022 meeting date. He suggested that the Board might consider canceling the meeting.

Complimentary comments across the Board were shared on a job well done by the Master Plan Steering Committee.

Ms. Perakis encouraged the incorporation of language relating to trail pathways into the node intent statement.

Mr. Krent shared past visions by boards and committees to encourage trail pathways.

Mr. Savidant addressed Planning Commission participation in upcoming conferences. He said he would forward information to the Board in the very near future.

Resolution # PC-2022-06-039

Moved by: Faison Support by: Krent

RESOLVED, To cancel the July 12, 2022 Planning Commission Regular Meeting due to scheduling conflicts of staff and Planning Consultant.

Yes: All present (8)

Absent: Rahman

MOTION CARRIED

Chair Lambert thanked Mr. Cao for bringing attention to providing a variety of transportation means to get around the City, noting many residents rely on sidewalks and shared use paths.

8. <u>ADJOURN</u>

Respectfully submitted

The Regular meeting of the Planning Commission adjourned at 8:24 p.m.

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David Lambert, Chair	
Kathy L. Czarnecki, Recording Secretary	

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DATE: July 26, 2022

TO: Planning Commission

FROM: R. Brent Savidant, Community Development Director

SUBJECT: PUBLIC HEARING - CONDITIONAL REZONING (CR JPLN2022-001) -

Proposed Homestead Condominiums, East side of Livernois, North of Big Beaver (PIN 88-20-22-301-007, -008, -009), Section 22, From R-1E (One Family

Residential District) to RT (One Family Attached Residential District).

The applicant Tableau by Mondrian seeks a conditional rezoning of the subject parcel from R-1E (One Family Residential) to RT (One Family Attached Residential District). The subject site is 9.54 acres in area. The applicant proposes a total of 30 units within 6 buildings.

The applicant is voluntarily offering the following conditions:

- 1. The Site Plan is a condition of approval;
- 2. Conform to RT Zoning;
- 3. Development shall be limited to a maximum of 6-buildings with 30 total units;
- 4. Maximum Building Height shall not exceed 2 stories or 30' in height;
- 5. Maximum % of Lot Area Covered by Buildings will be thirty percent (30%);
- 6. Building Materials shall be a mix of brick, asphalt shingles, plank siding, with variety of color palates and durable, low-maintenance materials;
- 7. Each Unit shall have a minimum of a one-car garage on the first level of each unit;
- 8. Additional Features & Amenities:
 - a. Community Park & Gathering Area;
 - b. Walking Trails Internal & External Sidewalks;
 - c. Ability to Connect to Troy Trails;
 - d. Exercise & Fitness Stations;
 - e. Butterfly Gardens;
 - f. Park Benches;
 - g. Livernois Frontage Landscape & Decorative Stone Walls;
 - h. Landscape Boundary Buffer Plantings & Preservation of Natural Features;
- 9. Significant Tree Plantings & Re-forestation;
- 10. No exterior refuse containers shall be used. Individual waste and recycling containers shall be stored in each unit's garage and placed at the curb on collection days in accordance with City ordinances:
- 11. Minor modifications to the site plan shall be reviewed, and if appropriate, administratively approved by the Community Development Director (Any such minor changes are those that in the City's discretion would not adversely or substantially affect the conditions of the re-zoning or the site plan).

The Planning Commission is a recommending body for this application.

The attached report prepared by Carlisle/Wortman Associates, Inc. (CWA), the City's Planning Consultant, summarizes the project. CWA prepared the report with input from various City departments including Planning, Engineering, Public Works and Fire. City Management supports the findings of fact contained in the report and the recommendations included therein.

Attachments:

- 1. Maps
- 2. Report prepared by Carlisle/Wortman Associates, Inc.
- 3. Anticipated Traffic Impacts, Memo prepared by OHM Advisors, dated June 15, 2022.
- 4. Floodplain memo, prepared by Scott Finlay, Deputy City Engineer.
- 5. Preliminary Site Plan Packet with supporting documents.

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POTENTIAL RESOLUTION RECOMMINDING APPROVAL

<u>PUBLIC HEARING – CONDITIONAL REZONING (CR JPLN2022-001)</u> – Proposed Homestead Condominiums, East side of Livernois, North of Big Beaver (PIN 88-20-22-301-007, -008, -009), Section 22, From R-1E (One Family Residential District) to RT (One Family Attached Residential District).

Resolution # PC-2022-07-

Moved by: Seconded by:

RESOLVED, That the Planning Commission hereby recommends to the City Council that the R-1E to RT conditional rezoning request, as per Section 16.04 of the City of Troy Zoning Ordinance, located on the east side of Livernois, north of Big Beaver, within Section 22, being approximately 9.5 acres in size, be **GRANTED** for the following reasons:

- 1. The request complies with the Master Plan.
- 2. The rezoning would permit greater flexibility in use and development of the property.
- 3. The conditions offered by the applicant reasonably protect the adjacent properties.
- 4. The rezoning would be compatible with surrounding zoning and land use.
- 5. The site can be adequately served with municipal water and sewer.

BE IT FURTHER RESOLVED, That the Planning Commission recommends the following site plan design considerations:

1. Provide conditional rezoning agreement prior to City Council consideration.

Ye	s:
No):

MOTION PASSED / FAILED

POTENTIAL RESOLUTION RECOMMENDING DENIAL

<u>PUBLIC HEARING – CONDITIONAL REZONING (CR JPLN2022-001)</u> – Proposed Homestead Condominiums, East side of Livernois, North of Big Beaver (PIN 88-20-22-301-007, -008, -009), Section 22, From R-1E (One Family Residential District) to RT (One Family Attached Residential District).

Resolution # PC-2022-07-

Moved by: Seconded by:

RESOLVED, That the Planning Commission hereby recommends to the City Council that the R-1E to RT conditional rezoning request, as per Section 16.04 of the City of Troy Zoning Ordinance, located on the east side of Livernois, north of Big Beaver, within Section 22, being approximately 9.5 acres in size, be **DENIED** for the following reasons:

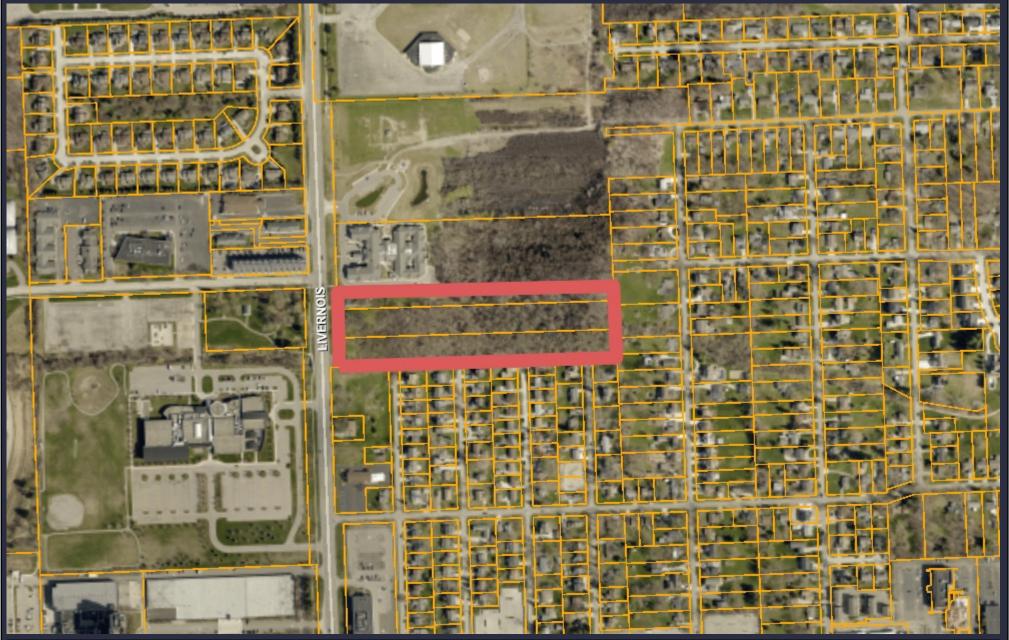
- 1. The request does not comply with the Master Plan.
- 2. The conditions offered by the applicant do not reasonably protect the adjacent properties.
- 3. The rezoning would be incompatible with surrounding zoning and land use.

Yes: No:

MOTION PASSED / FAILED



GIS Online



0

Note: The information provided by this application has been compiled from recorded deeds, plats, tax maps, surveys, and other public records and data. It is not a legally recorded map survey. Users of this data are hereby notified that the source information represented should be consulted for verification.

TROY

1,189

GIS Online



1,189 Feet

595

Note: The information provided by this application has been compiled from recorded deeds, plats, tax maps, surveys, and other public records and data. It is not a legally recorded map survey. Users of this data are hereby notified that the source information represented should be consulted for verification.



117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

Date: July 19, 2022

Conditional Rezoning and Site Plan Review For City of Troy, Michigan

Applicant: Mondrian

Project Name: Homestead

Plan Date: May 18, 2022

Location: West side of Livernois, north of Big Beaver

Zoning: R1-E, Single Family Residential

Proposed Zoning: Conditionally rezoned RT, One Family Attached

Action Requested: Conditional Rezoning and Site Plan Approval

SITE DESCRIPTION

An application has been submitted to conditionally rezone a 9.5-acre site to construct 30-one-family attached units. The 9.5-acre site includes 3 parcels. The site is currently zoned R1-E, which does not permit multiple family residential. The applicant seeks to conditionally rezone the site to RT, One-family attached. One condition proposed by applicant is the site plan. Additional conditions are described below.

The subject site is located on the east side of Livernois, north of Big Beaver. Access is via a new private road off Livernois. The 30-units will be distributed in six buildings with five units each. Three (3) buildings will be ranch-style & three (3) will be single-level living condo buildings. Ranch-style housing will range from 1,735 to 1,840 sf per unit. Single level condos will range from 1,317 to 1,488 sf per unit.

The site is encumbered with floodplain, wetlands, and tree cover. The applicant proposes to build the homes outside of the floodplain and wetlands. However, within the floodplain, the

applicant proposes detention, community park, butterfly garden, exercise stations, stone paths, and easement to the regional trail system. This will require cut and fill in the floodplain.

Site Location:





Proposed Uses of Subject Parcel:

Thirty (30) multi-family dwelling units.

Current Use of Subject Property:

Single Family Home

Current Zoning:

The property is currently zoned R1-E, One Family Residential.

Surrounding Property Details:

Direction	Zoning	Use
North	PUD	Senior Living Facility and Preserved Open Space
South	R1-E, Single Family	Single Family Residential / Place of Worship
East	R1-E, Single Family	Single Family Residential
West	CF, Community Facility, Big	Multiple Family Residential, Park, Community
	Beaver	Center

NATURAL FEATURES

Topography: A topographic survey has been provided on sheet P-1.1. The site is

relatively flat with a lower elevation along the southern property line,

which is the Lane Drain.

Wetlands: There is a state regulated wetland at the northeast corner of the site. The

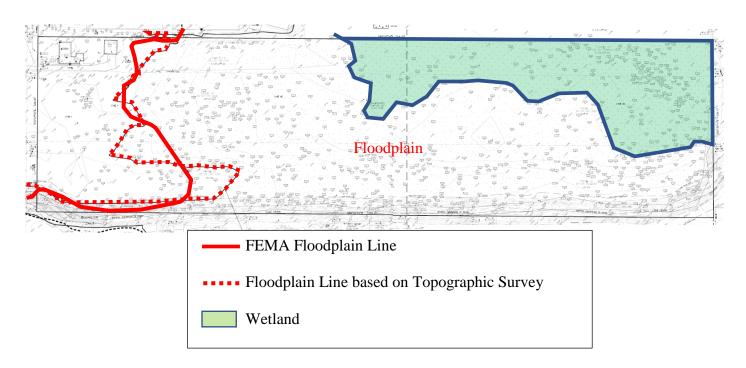
applicant proposes to maintain the wetland, however they will have a

slight impact to the wetland to provide the access to regional trail.

Floodplain: Most of the site is located within the floodplain. The applicant is

requesting a floodplain map amendment based on topographic survey. In

addition, the Lane Drain runs along the south side of the property.



As noted, the proposed development will require cut and fill in the floodplain. The Engineering Department has provided a memo outlining cut and fill in more detail.

The applicant received a Conditional Letter of Map Revision (CLOMR) from FEMA. This letter conditionally amends the floodplain line.

From the FEMA website:

<u>Conditional Letter of Map Revision (CLOMR)</u>

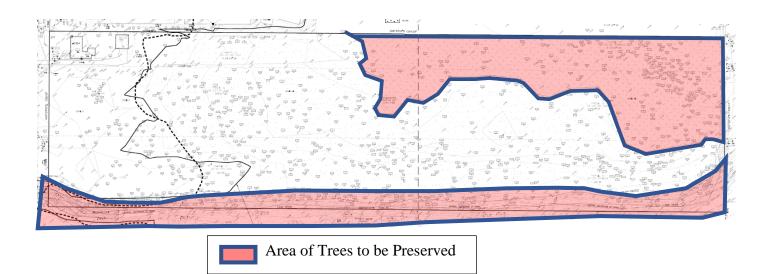
FEMA's comment on a proposed project that would, upon construction, affect the hydrologic or hydraulic characteristics of a flooding source and thus result in the modification of the existing regulatory floodway, the effective Base Flood Elevations (BFEs), or the Special Flood Hazard Area (SFHA). The letter does not revise an effective NFIP map, it indicates whether the project, if built as proposed, would be recognized by FEMA. FEMA charges a fee for processing a CLOMR to recover the costs associated with the review. Building permits cannot be issued based on a CLOMR, because a CLOMR does not change the NFIP map.

Once a project has been completed, the community must request a revision to the Flood Insurance Rate Map (FIRM) to reflect the project. "As-built" certification and other data must be submitted to support the revision request.

Woodlands:

The cut and fill requires regrading in the floodplain and removal of existing vegetation. A tree inventory and replacement plan has been provided on Sheet T.1.0-T.1.4. The applicant surveyed a total of 809 trees on site. The site includes numerous invasive trees including silver maples, box elder, black walnut, elm, and cottonwood. Of the 809 trees they are saving 407, many which are not protected by the woodland ordinance. Of the 809 trees surveyed 57 were protected trees. The applicant surveyed 55 woodland trees, preserving 8 and 2 landmark trees, preserving none.

Replacement Details					
Protected Tree	Inches Removed	Replacement Required			
Landmark	32 inches	32 inches			
Woodland	473 inches	237 inches			
	•				
Protected Tree	Inches Preserved	Credit			
Landmark	0 inches	156 inches			
Woodland	78 inches	0 inches			
Protected Replacement Required	269 Inches				
Preservation Credit	156 Inches	156 Inches			
Total	113-inches				
Total Tree Mitigation	113 trees / 3 inches = 38 3-inch trees				



Items to be addressed: none

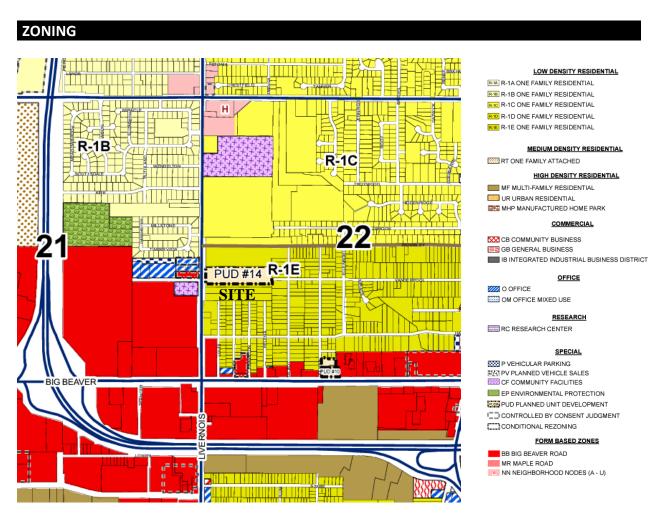
CONDITIONS

The following conditions have been voluntarily offered by the applicant:

- 1. The Site Plan is a condition of approval.
- 2. Conform to RT Zoning
- 3. Development shall be limited to a maximum of 6-buildings with 30 total units.
- 4. Maximum Building Height shall not exceed 2 stories or 30' in height:
- 5. Maximum % of Lot Area Covered by Buildings will be thirty percent (30%),
- 6. Building materials shall be a mix of brick, asphalt shingles, plank siding, with variety of color palates and durable, low-maintenance materials.
- 7. Each unit shall have a minimum of a one-car garage on the first level of each unit.
- 8. Additional Features & Amenities:
 - a. Community Park & Gathering Area
 - b. Walking Trails Internal & External Sidewalks
 - c. Ability to Connect to Troy Trails
 - d. Exercise & Fitness Stations
 - e. Butterfly Gardens
 - f. Park Benches
 - q. Livernois Frontage Landscape & Decorative Stone Walls
 - h. Landscape Boundary Buffer Plantings & Preservation of Natural Features
- 9. Significant Tree Plantings & Re-forestation.
- 10. No exterior refuse containers shall be used. Individual waste and recycling containers shall be stored in each unit's garage and placed at the curb on collection days in accordance with City ordinances.
- 11. Minor modifications to the site plan shall be reviewed, and if appropriate, administratively approved by the Community Development Director (Any such minor

changes are those that in the discretion would not adversely or substantially affect the conditions of the re-zoning or the site plan).

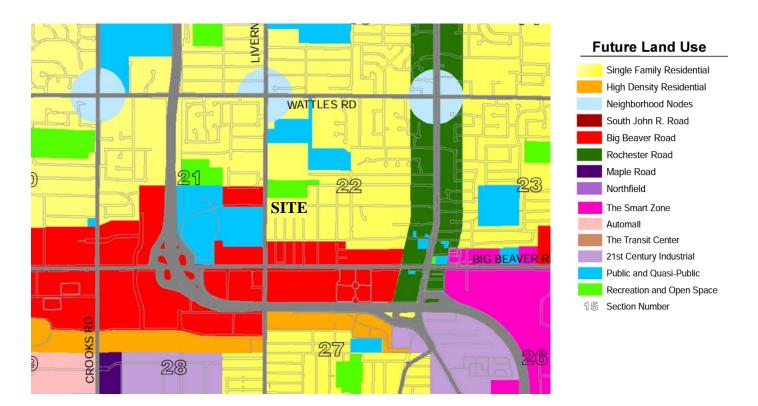
If the Conditional Rezoning is recommended for approval by the Planning Commission, a Conditional Rezoning agreement will be drafted between the applicant and the City Attorney's office prior to consideration by the City Council.



Direction	Zoning	Use
North	PUD	Senior Living Facility and Preserved Open Space
South	R1-E, Single Family	Single Family Residential / Place of Worship
East	R1-E, Single Family	Single Family Residential
West	CF, Community Facility, Big Beaver	Multiple Family Residential, Park, Community
		Center

The applicant is seeking a conditional rezoning to RT One Family Attached. The nearest RT zoning is northwest of this site, on the west side of I-75, south of Wattles.

MASTER PLAN



According to the Future Land Use Plan this area is planned as Single Family Residential. The existing zoning as One-Family Residential supports this intent and is consistent with existing zoning and future land use goals of those parcels immediately east, north and south.

The proposed land use as RT, One-family attached is more intense than the uses intended, however, it is consistent with existing land uses of parcels located to its north (senior facility) and the to the west (apartment building)

the to the west (apartment building).

Items to be addressed: None.

REZONING STANDARDS

As set forth in section 16.04.C.3, the Planning Commission should consider the following standards. A Conditional Rezoning may only be approved upon a finding and determination that all of the following are satisfied:

- 1. The conditions, proposed development, and/or proposed use of the land are designed or proposed for public health, safety, and welfare purposes.
- 2. The conditions, proposed development and/or proposed use are not in material conflict with the Master Plan, or, if there is material conflict with the Master Plan, such conflict is due to one of the following:
 - a. A change in City policy since the Master Plan was adopted.
 - b. A change in conditions since the Master Plan was adopted.
 - c. An error in the Master Plan.
- The conditions, proposed development and/or proposed use are in accordance with all terms and provisions of the zoning district to which the land is to be rezoned, except as otherwise allowed in the Conditional Rezoning Agreement.
- 4. Public services and facilities affected by a proposed development will be capable of accommodating service and facility loads caused by use of the development.
- 5. The conditions, proposed development and/or proposed use shall insure compatibility with adjacent uses of land.

SITE ARRANGEMENT

The applicant is proposing to construct thirty (30) units. The 30-units will be distributed in six buildings with five units each. The units will be accessed from a private road which is accessed off Livernois.

The rear of the site will remain as undeveloped in the form of a detention, community park, and preserved wetlands.

Items to be addressed: None.

AREA, WIDTH, HEIGHT, SETBACKS

Section 4.07 establish the dimensional requirements for RT One-family Attached District. The requirements of RT Zoning District and the proposed dimensions are shown in the following table.

	Required	Provided	Compliance
Front (Livernois)	50-feet	50-feet	Complies

Side (north)	5-feet /15-feet combined	35-feet	Complies
Side (south)	5-feet /15-feet combined	35-feet	Complies
Rear (South)	35-foot minimum setback	More than 35-feet	Complies
Lot Width	40 feet	328 feet	
Building Height	2.5-stories, 30 feet in height.	Elevations not provided	Can not confirm
Lot Coverage (Building)	30%	28.33%	Complies
Minimum Open Space	20%	22.68%	Complies
Parking Location	Cannot be located in front yard	Parking lots not in front yard	Complies

Items to be addressed: None

PARKING

Section 13.06.G of the Zoning Ordinance requires:

	Required	Provided
Residential (General): 2 spaces per unit	30 units = 60 spaces	60 spaces
Barrier Free	0	0
Bicycle Parking	2	Internal to building
Loading	0	0
Total	60 spaces	60 spaces

The applicant has not provided any dedicated guest parking. Due to the narrow width of the road and numerous driveway cuts, it is unclear if any parking on street would be possible. We recommend that the applicant provide some dedicated guest parking.

Items to be Addressed: Provide dedicated guest parking.

SITE ACCESS AND CIRCULATION

The units will be accessed from a private road which is accessed off Livernois. The private road includes a cul-de-sac to allow for vehicular turnaround. Vehicular access and circulation have been reviewed and approved by the City Fire Department and City Engineering Department.

Items to be addressed:

TRAFFIC

The City's engineering consultant, OHM, has reviewed the traffic memo. Summary of OHMs review:

The table below provides the calculated number of trips generated for the proposed development, based on the ITE Trip Generation Manual for Single-Family Attached Housing (ITE Land Use Code #215).

Number of	Number of Site-Generated Trips								
Dwelling	A٨	M Peak Hour PM Peak Hour				Daily			
Units	In	Out	Total	In	Out	Total	In	Out	Total
30 units	3	7	10	8	6	14	89	89	178

The traffic generated by the proposed development is minimal, adding fewer than 20 vehicle trips during the peak ("busiest") hour. The traffic impact of this site on the adjacent road network is negligible and would be imperceptible to the majority of road users.

As a point of comparison, traffic counts taken in January 2022 on Livernois Road (between Big Beaver Road and Wattles Road) indicate this segment carries approximately 20,000 vehicles per day, and roughly 1,600 vehicles during the PM peak hour. Amongst typical weekdays, traffic volumes during the peak hours alone often vary by 10%+ from one day to the next. These day-to-day fluctuations result in peak hour traffic volumes that vary by hundreds of vehicles. The proposed subdivision is expected to generate only 14 vehicles during the peak hour.

Items to be addressed: None

LANDSCAPING

A landscaping plan has been provided on Sheet L101. The following table discusses the development's compliance with the landscape requirements set forth in Section 13.02.

	Required:	Provided:	Compliance:
Greenbelt Planting			
Livernois: 1 tree every 30 feet	328 / 30 = 11	11 trees	Complies
Southern property line:			
Landscape buffering:	1,227 / 10 = 123	68 new trees +	Complies with
Required buffering between two	trees	existing	Planning
differentiating land uses.		vegetation	Commission
Alternative 1 or 2.			consideration

1 large evergreen every 10 feet or 1 narrow evergreen every 3 feet.			
Alternative screening method may be			
considered by the Planning Commission.			
Overall			
Site landscaping: A minimum of twenty percent (20%) of the site area shall be comprised of landscape material. Up to twenty-five percent (25%) of the required landscape area may be brink, stone, pavers, or other public plaza elements, but shall not include any parking area or required sidewalks.	20%	Over 20%	Complies
Mitigation	38 3-inch trees	38 trees	Complies

Community Park and Trail Access:

The applicant is proposing a community park and trail connection to the City of Troy regional trail. The community park includes landscaping, benches, trails, butterfly gardens, and exercise stations. The material (gravel, concrete, asphalt, etc) of the trail has not been indicated.

The applicant should clarify if the community park is open to the general public or only for the use of the residents of the development. If open to the general public an easement will need to be provided. Are the future homeowners expended to maintain park? A long-term maintenance plan should be provided.

Items to be Addressed: 1). Confirm material of the trail; 2). Clarify if the community park is open to the general public or only for the use of the residents of the development. If open to the general public an easement will need to be provided; and 3). Provide long-term maintenance plan for community park.

PHOTOMETRICS

Applicant did not provide photometric plan. Provide photometric plan.

Items to be Addressed: Provide Photometric Plan.

FLOOR PLAN AND ELEVATIONS

The applicant has provided renderings and floor plans but has not provide elevations. Materials include black brick, white hardi board siding, and black metal roofs.



Planning Commission to consider architectural style and material selection.

Items to be Addressed: 1). Provide elevations; and 2). Planning Commission to consider architectural style and materials.

SITE PLAN REVIEW STANDARDS

The Site Plan review standards provide the Planning Commission with direction when reviewing the proposed site plan and design features of this development.

Section 8.06 outlines Site Plan Review Design Standards.

- 1. Development shall ensure compatibility to existing commercial districts and provide a transition between land uses.
 - a. Building design shall enhance the character of the surrounding area in relation to building and parking placement, landscape and streetscape features, and architectural design.
 - b. Street fronts shall provide a variety of architectural expression that is appropriate in its context and prevents monotony.
 - c. Building design shall achieve a compatible transition between areas with different height, massing, scale, and architectural style.
- 2. Development shall incorporate the recognized best architectural building design practices.
 - a. Foster a lasting impact on the community through the provision of high quality design, construction, and detailing.

b. Provide high quality, durable materials, such as but not limited to stone, brick, glass, and metal. E.I.F.S. or material equivalent shall only be used as an accent material.

- c. Develop buildings with creativity that includes balanced compositions and forms.
- d. Design roofs that are appropriate to the architectural style of the building and create an appropriate visual exterior mass of the building given the context of the site.
- e. For commercial buildings, incorporate clearly defined, highly visible customer entrances using features such as canopies, porticos, arcades, arches, wing walls, ground plane elements, and/or landscape planters.
- f. Include community amenities that add value to the development such as patio/ seating areas, water features, art work or sculpture, clock towers, pedestrian plazas with park benches or other features located in areas accessible to the public.
- 3. Enhance the character, environment and safety for pedestrians and motorists.
 - a. Provide elements that define the street and the pedestrian realm.
 - b. Create a connection between the public right of way and ground floor activities.
 - c. Create a safe environment by employing design features to reduce vehicular and pedestrian conflict, while not sacrificing design excellence.
 - d. Enhance the pedestrian realm by framing the sidewalk area with trees, awnings, and other features.
 - e. Improve safety for pedestrians through site design measures.

REZONING STANDARDS

As set forth in section 16.06.C.3, a Conditional Rezoning may only be approved upon a finding and determination that all of the following are satisfied:

- a) The conditions, proposed development, and/or proposed use of the land are designed or proposed for public health, safety, and welfare purposes.
- b) The conditions, proposed development and/or proposed use are not in material conflict with the Master Plan, or, if there is material conflict with the Master Plan, such conflict is due to one of the following:
 - I. A change in City policy since the Master Plan was adopted.
 - II. A change in conditions since the Master Plan was adopted.
 - *III.* An error in the Master Plan.
- c) The conditions, proposed development and/or proposed use are in accordance with all terms and provisions of the zoning district to which the land is to be rezoned, except as otherwise allowed in the Conditional Rezoning Agreement.
- d) Public services and facilities affected by a proposed development will be capable of accommodating service and facility loads caused by use of the development.
- e) The conditions, proposed development and/or proposed use shall insure compatibility with adjacent uses of land.

The Planning Commission should consider if the Conditional Rezoning Standards have been met.

SUMMARY

Planning Commission is asked to hold a public hearing and consider public testimony. As part of the deliberations, the Planning Commission should consider if the plan meets the conditional rezoning standards and if the plan meets the site plan design standards.

Sincerely,

CARLISLE/WORTMAN ASSOC., INC. Benjamin R. Carlisle, LEED AP, AICP

PRESENTS











SECTION 1: ABOUT MONDRIAN PROPERTIES AND ITS NEW MULTI-FAMILY DIVISION

Mondrian's Background

At Mondrian Properties, we pride ourselves on developing, designing and constructing premier homes and communities for our highly valued customers. In our three-decade history, we have developed more than 40 communities in Southeastern Michigan, continually winning awards for architectural design quality.







The Mondrian Mission

Our goal is to be recognized as a national leader in the area of customer-focused residential construction. Our best-in-class, well-coordinated and consummately professional team helps to realize this goal every day. It is our unrelenting dedication to achieving this goal, in combination with our commitment to integrity, that allows us to provide our clients with their dream homes.







The Mondrian Lifestyle

Our architectural team creates classic designs that our construction team realizes into quality homes that exude timeless sophistication and luxurious detail. Our clients experience the next level – of convenience, of service and of quality. We take great pride in the communities we build. When you purchase a Mondrian home, you acquire so much more than a place to live; you acquire a lifestyle filled with attainable luxury.













Mondrian's Expansion into Multi-family Housing

Our team has carefully considered the guidance and insight it has understood from the City of Troy, with regard to new choices for home-shoppers in the area. And, since there is strong demand in the marketplace for different types of multi-family, for-lease, as well as for-purchase residential home types, Mondrian Properties, through its newly created subsidiary, **Tableau by Mondrian**, has decided to pursue constructing these kinds of options for the community. Also, new construction is highly popular, as compared to older construction units. Whether future communities offer 50+ or general market residences for lease, or 50+ or general market condos, Mondrian's new multi-family unit can supply any of them. Mondrian's new multi-family brand, **Tableau by Mondrian**, will offer home-shoppers the elegance for which Mondrian is known, while delivering new residences that are clearly something new and exciting – communities that would offer aspirational lifestyles to a variety of audiences – places where they could really envision themselves being fulfilled. Mondrian Properties will remain separate, but since there is a good amount of brand equity in the Mondrian name, this new brand has can leverage it as a foundation from which to drive credibility, legitimacy and familiarity in the eyes of the target audience – whichever demographic that audience may represent.













Project Applicant / Developer:

Tableau by Mondrian

50215 Schoenherr Road Shelby Township, MI 48315 Attn: Joseph Maniaci 586-726-7350 jmaniaci@mondrianproperties.com

Development Team Consultants:

Civil Engineer: PEA Group

John Thompson, PE 2430 Rochester Court Troy, MI 48083 844-813-2949

Architects:

Martini - Samartino Design Group

Paul Samartino, AIA 920 E. Long Lake Suite 200 Troy, MI 48085 248-524-0445

Landscape Architecture: J Eppink Partners, Inc.

Jim Eppink, RLA 9336 Sashabaw Road Clarkston, MI 48348 248-922-0789

Site Data:
Parcel Size:
9.54 acres

Location:

East side of Livernois, north of Big Beaver Road within the City of Troy, MI

Existing Zoning:

R-1E One Family Residential

Proposed Zoning:

RT One Family Attached Residential using a Conditional Rezoning Application

Proposed Uses:

30 attached single family for lease condominium homes

SECTION 2: PROJECT NARRATIVE LETTER

HOMESTEAD

A Proposed Single Family Attached, For-Lease Condominium Neighborhood In the City of Troy, Michigan

Project Vision:

Homestead, a new neighborhood proposed to be constructed off of Livernois Road will provide beautiful, high-quality, size-appropriate housing geared towards its 50-year-old and older residents.

Mondrian Properties, the corporate parent of its new, multi-family unit, **Tableau by Mondrian**, has been building homes in Southeastern Michigan for more than three decades, and continues to be at the forefront of providing a range of quality housing choices throughout the area. In response to the City of Troy's goal to provide innovative housing alternatives that serve the City's evolving demographics, smaller household sizes, and active lifestyle choices of its residents, Tableau by Mondrian is proud to propose Homestead, a neighborhood that specifically seeks to help build **the "missing-middle"** within the community.

The City of Troy continues to be recognized as one of the best places to live in America. Its strong employment base, educational opportunities, shopping areas, diverse cultures, and residential neighborhoods have made it a premier family-oriented community. As its long-time residents age, however, the City of Troy has correctly recognized that it must encourage a wider range of housing choices to be built within Troy that will allow its residents to remain in the city they love, close to their families, friends, work, and churches. Providing more diverse housing choices enables residents the ability to "age in place" and prevent the need to move away, once the large, five-bedroom home becomes too large during their empty-nest, active senior years.

Homestead, a boutique, pocket neighborhood of only 30-residences, will provide home layouts ranging in size from 1,317 square feet to 1,840 square feet. The condominiums, designed primarily for single-level living, will be offered for-lease with an option to purchase. The Homestead neighborhood, which boasts of more than 55% open space will provide a community park for outdoor gatherings, walking trails that may connect to the larger City of Troy trail system, butterfly gardens, fitness stations with outdoor exercise equipment, sidewalks throughout, and beautifully landscaped, centrally maintained grounds.

Tableau by Mondrian has submitted the attached site plan documents and application and seeks site plan approval and conditional rezoning of the parcel(s) in order to construct this exciting neighborhood. Key attributes of the site and proposed development are outlined on the following pages and within the site plan submission documents.



SITE DATA & LOCATION:

Parcels 20-22-301-007, 20-22-301-008, 20-22-301-009

Total Size: 9.54-acres

Current Zoning: R-1E One Family Residential District

Proposed Zoning: RT One Family Attached Residential District

Features: Lane Drain located at the parcel's southern boundary

Wetlands and Floodplain areas currently exist on site Immediately east of the Troy Community Center and access to the Troy Trail system.



The Homestead property is located on the east side of Livernois, a short, one-quarter-mile walk north of Big Beaver Road. R-1E Single Family neighborhoods abut the property to the east and south, The Troy Community Center is located conveniently west of the site, and Anthology of Troy (a PUD) is located immediately to the north with close connection to Troy Trails and the Daisy Knight Dog Park.



The westernmost portion of the site is considered the "development zone" and can accommodate conventional construction methods for residential development. The eastern portion of the site is comprised of wetlands to the north and the Lane Drain to the south. The rear-central portion of the site will be graded to accommodate the required floodplain capacity of the site. The analysis of the physical characteristics of the site, identification of the development and floodplain cut zones, and the proposed civil engineering methods were determined independent of the proposed Homestead site plan. In other words, the western development zone, the eastern floodplain area, the natural features are consistent regardless of if the site was developed as a conventional R1-E subdivision, or as developed as the proposed RT – "Aging-in-Place," "Missing-Middle" community.



The western portion of the site has been determined to have the characteristics suitable for development, whereas the eastern portion of the site will be reserved for the preservation of the natural features, floodplain cut area, and re-forestation of the wooded areas.

SITE PLAN & ARCHITECTURAL DATA:

Building Types: 6 condominium buildings

(3 Ranch with Lifestyle Space buildings & 3 Single-Level Living Condo buildings)

Total Residences: 30

Gross Density: 3.14 residences per acre

Home Sizes: Single Level Living Condo: 1,317 – 1,488 sf

Ranch with Lifestyle Space: 1,735 - 1,840 sf

Architecture: Award winning architectural style and building materials

Site Plan Features Include:

- Community Park & Gathering Area;
- Pergola;
- Walking Trails;
- Internal External Sidewalks with Ability to Connect to Troy Trails;
- Exercise & Fitness Stations;
- Butterfly Gardens;
- Park Benches;
- Livernois Frontage Landscape & Decorative Stone Walls;
- · Landscape Boundary Buffer;
- Plantings & Preservation of Natural Features;
- Significant Tree Plantings & Re-forestation & Stormwater Management;
- Creation of Detention Basin/Decorative Wet Pond.





The Homestead neighborhood master plan places 6 beautiful condominium buildings at the western boundary closest to Livernois Road. The 30 residential units will front onto the new internal road and have direct access to Livernois. The development is just a short walk to The Troy Community Center, restaurants along Big Beaver, or connections to internal trails and the Troy Trail system. Existing wooded wetlands and the wooded Lane Drain will be maintained at the north and south respectively, and the rear center area will be land-balanced to accommodate floodplain capacity. The rear area will be planted and maintained with native prairie grasses, two butterfly gardens, buffer plantings and tree re-forestation plans, along with walking trails, fitness stations, and restful park bench areas.



Ranch Condominium with Lifestyle Space: Three "Ranch Condominiums with Lifestyle Space" buildings will be constructed within Homestead, providing a total of 12 of these unit types. Almost all the living space, including the master and second bedroom, kitchen and living room will be located on the ground floor. An additional flexible life-style space, which could be used as a home office, den, or media room, will be located on the second floor. The total square footage of these homes will range between 1,735 – 1,840 sf.





Single-Level Living Condominiums: Three "Single-Level Living Condominium" buildings will be constructed, providing a total of 18 of these unit types. All living areas within each condo will be located on a single level providing a spacious, convenient, ranch-style home. The ground floor of each building will house three units, with three additional individual units on the second floor. Each residence will have its own garage, as well as dedicated driveway parking areas. The square footage of the single-level living homes will range from 1,317 – 1,488 sf.

At Tableau by Mondrian, we are proud to present the Homestead neighborhood and its ability to create an "Age-in-Place," "Missing-Middle" community that offers appropriately sized homes, beautiful architecture, functional floor plans, amenities, an abundance of site features, 55% open space, and located within walking distance of restaurants, trails, dog-parks, churches, offices, and the Troy Community Center. Our application requests a conditional re-zoning based on the uses, merits, and details reviewed here, those within the site plan submission documents, and as outlined in the accompanying application and conditional re-zoning narrative. We've worked closely with the community, have studied the Troy Master Plan, and we believe this development, with its open space, alternative housing choices, and walkability components, will meet the goals, intent, and spirit of the Master Plan. We believe that Homestead will become a wonderful addition to the City of Troy.

The attached Preliminary Site Plan Submission document set provides the information required by the ordinance and outlines the technical details of the development. We appreciate the opportunity to have the project reviewed by the City Planning Department and related professionals and look forward to being placed on the next available Planning Commission agenda to review and request a positive recommendation for the site plan and conditional re-zoning to enable the project to move forward.

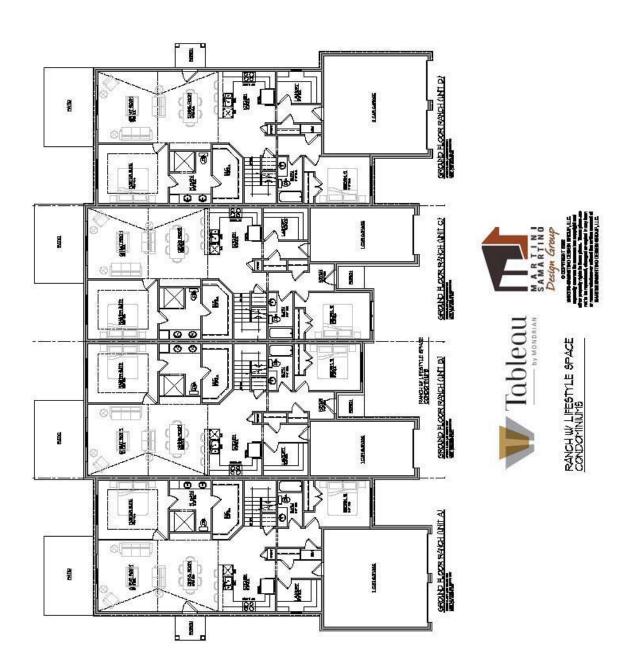


SECTION 3: LANDSCAPE RENDERINGS

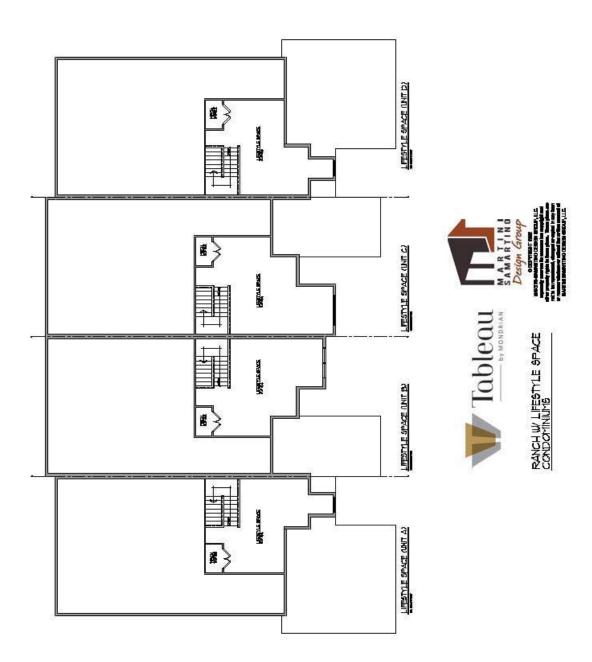




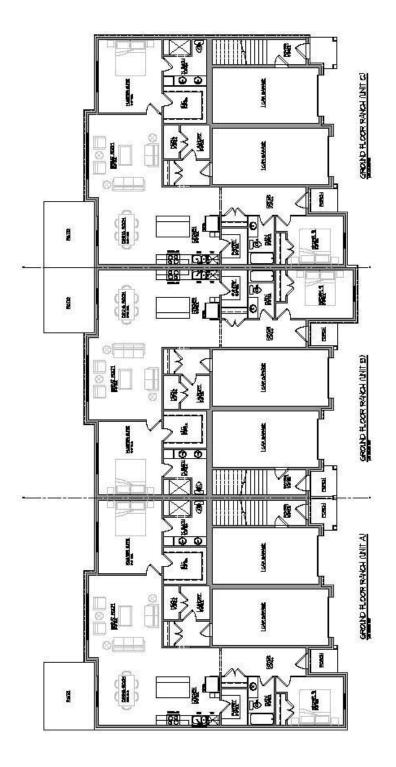
SECTION 4: HOMESTEAD FLOOR PLANS







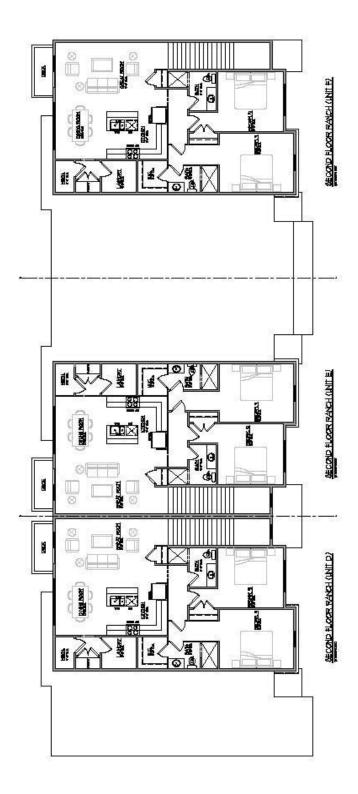






SINGLE LEVEL LIVING CONDOMINIMS





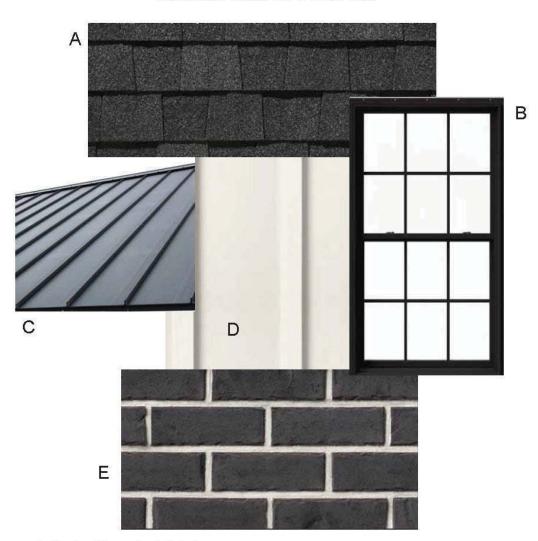


SINGLE LEVEL LIVING CONDOMINUMS



SECTION 5: MATERIAL LIST & PICTURES

HOMESTEAD MATERIALS



- A Pewter Dimensional Shingles
- B Black Framed Windows and Doors
- C Black Metal Awnings & Roofs
- D Hardie Plank Horizontal & Vertical Siding
- E Black Lake Brick

PEA GROUP

2430 Rochester Court, Suite 100 Troy, MI 48083 844.813.2949 peagroup.com

SECTION 6: CONDITIONAL RE-ZONE LETTERS A & B:

PEA Project No: 2021-0451

Mr. Brent Savidant Community Development Director City of Troy Planning Department 500 W. Big Beaver Troy, MI 48084

RE: Conditional Rezoning Application Parcel # 20-22-301-007, -008, -009 Livernois Road, north of Big Beaver Road

City of Troy, Oakland County, Michigan

Dear Mr. Savidant:

On behalf of Tableau by Mondrian, we respectfully request a change in the zoning for Parcels # 20-22-301-007, -008, -009.

Pursuant to the provisions of the Michigan Zoning Enabling Act, P.A. 110 of 2006, as amended, and pursuant to all applicable provisions of law, we are requesting the Zoning Map of the City of Troy be amended to conditionally rezone Parcel Numbers 20-22-301-007, -008, -009, from R-1E One Family Residential District to RT One Family Attached Residential District, in order to construct six attached single-family dwelling buildings for a total of 30-units.

Location & Existing Conditions:

The property is located on the east side of Livernois Road just north of the Big Beaver Road intersection. The parcel is 9.54 acres in size and currently has one house on the north property. Surrounding uses include single-family dwellings to the south and east. To the north is a PUD development (senior living). To the west is the City of Troy Community Center. The Lane Drain runs along the southerly property line. The site is largely encompassed with floodplain and there is also an area of wetlands in the northwest corner of the site.

Existing Zoning & Future Land Use:

The site is currently zoned R-1E (One Family Residential District). *(See Exhibit A)*. According to the Master Plan of 2008 and as Amended in 2016, The Future Land Use for the subject parcel is Single Family Residential, Social Neighborhood.

Proposed Use & Site Plan:

Under the proposed rezoning (**see Exhibit B**), the site would be zoned RT One Family Attached Residential District. The proposed condos will be for lease and with an option to purchase. The floodplain area would be amended thru the LOMR process. Detention would outlet to the Lane Drain. The proposed development (**see Site Plan Sheets: Cover Sheet, P-1.1 Topographic Survey - West, P-1.2 Topographic Survey - East, P-2.0 Preliminary Site Plan, P-3.0 Preliminary Grading Plan, P-4.0 Preliminary Utility Plan, L-1 Landscape Planting Plan, L-2 Landscape Details, T-1.0 Tree Preservation Plan-West, T-1.1 Tree Preservation Plan-East, T-1.2 Tree Preservation List, T-1.3 Tree Preservation List, T-1.4 Tree Preservation List), shall be limited to six (6-) total buildings and thirty (30) total units. There are two building types proposed: ranch style and single level living. Each unit will be 1,317 to 1,840 square feet and each will include an attached 1 or 2-car garage. The building materials shall consist of a mix of brick, asphalt shingles, plank siding, with variety of color palates and durable low-maintenance materials.**

Voluntary Conditions:

Under Section 405 of the Zoning Enabling Act (MCL 125.3405), the petitioner voluntarily offers uses and restrictions of the property as a condition to rezoning the land. The following conditions are provided voluntarily as conditions of rezoning approval:

- 1. The Site Plan is a condition of approval;
- 2. Conform to RT Zoning:
- 3. Development shall be limited to a maximum of 6-buildings with 30 total units;
- 4. Maximum Building Height shall not exceed 2 stories or 30' in height;
- 5. Maximum % of Lot Area Covered by Buildings will be thirty percent (30%);
- 6. Building Materials shall be a mix of brick, asphalt shingles, plank siding, with variety of color palates and durable, low-maintenance materials;
- 7. Each Unit shall have a minimum of a one-car garage on the first level of each unit;
- 8. Additional Features & Amenities:
 - a. Community Park & Gathering Area;
 - b. Walking Trails Internal & External Sidewalks;
 - c. Ability to Connect to Troy Trails;
 - d. Exercise & Fitness Stations;
 - e. Butterfly Gardens;
 - f. Park Benches;
 - g. Livernois Frontage Landscape & Decorative Stone Walls;
 - h. Landscape Boundary Buffer Plantings & Preservation of Natural Features;
- 9. Significant Tree Plantings & Re-forestation;
- 10. No exterior refuse containers shall be used. Individual waste and recycling containers shall be stored in each unit's garage and placed at the curb on collection days in accordance with City ordinances;
- 11. Minor modifications to the site plan shall be reviewed, and if appropriate, administratively approved by the Community Development Director (Any such minor changes are those that in the City's discretion would not adversely or substantially affect the conditions of the re-zoning or the site plan).

Re-zoning Standards:

As set forth in Section 16.03.C, the Planning Commission shall consider the following:

- 1. The proposed rezoning is consistent with the Master Plan. If the current zoning is in the material conflict with the Master Plan, such conflict is does to one of the following:
 - a. A change in City policy since the Master Plan was adopted.
 - b. A change in conditions since the Master Plan was adopted.
 - c. An error in the Master Plan.
 - The City of Troy Master Plan designates the subject parcel as Single Family Residential, Social Neighborhood.
- 2. The proposed re-zoning will not cause nor increase any non-conformity.
 - Re-zoning to RT will not materially alter the view-shed that is currently visible from Livernois Road, so there would be very minimal impact and even that will be remedied through landscaping.
- 3. Public services and facilities affected by a proposed development will be capable of accommodating service and facility loads caused by use of the development.
 - The proposed number of multiple-family dwelling units is compatible with surrounding uses and zoning
 in terms of: Environment; Density; Traffic volumes; Aesthetics; Infrastructure; and Potential influence
 on property values.
 - All public utilities are available at the property and sized to accommodate the develop.
 - Livernois Road is capable of safely and efficiently accommodating expected traffic volumes generated by the proposed number of multiple-family dwelling units.
- 4. The re-zoning will not impact public health, safety, or welfare.
 - The capacity of public utilities and services is sufficient to accommodate the proposed number of multiple-family dwelling units without compromising the city's health, safety, and welfare.
- 5. The rezoning will ensure compatibility with adjacent uses of land.
 - Rezoning to RT is constant with the Future Land Use Map in terms of being a Social Neighborhood.
 - The proposed number of multiple-family dwelling units is consistent with the characteristics of surrounding buildings and uses.
 - The Condominium development will provide a transition between the Senior Living Development and the Single-Family District.

Re-zoning Standards/Reasons of Recommendation:

- A. The site's physical and other environmental features are compatible with the proposed number of multiple-family dwelling units.
- B. The proposed number of multiple-family dwelling units is compatible with surrounding uses and zoning in terms of the environment, density, traffic volumes, aesthetics, infrastructure, and potential influence on property values.
- C. The street system is capable of safely and efficiently accommodating expected traffic volumes generated by the proposed number of multiple-family dwelling units.
- D. The capacity of public utilities and services is sufficient to accommodate the proposed number of multiple-family dwelling units without compromising the city's health, safety, and welfare.
- E. There is an apparent demand in the City for this type of multiple-family dwelling units in relation to the amount of land in the city currently zoned and available to accommodate the demand.
- F. The rezoning of the property does not unreasonably impact the adjacent properties.

The proposed re-zoning will allow the site to be developed in a manner consistent with the City of Troy's Master Plan and maintain the intended open space buffer between proposed condominium and the existing single-family homes.

Thank you for your consideration,

PEA Group, Inc.

John B. Thompson, PE Senior Project Manager

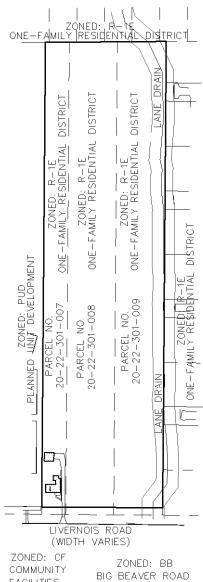
Cc: Joe Maniaci, Tableau by Mondrian

Attachment: Application

Exhibit A – Existing Zoning Exhibit B – Proposed Zoning

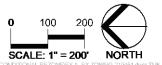
Exhibit C - Site Plan

EXHIBIT A EXISTING ZONING



FACILITIES DISTRICT

MONDRIAN PROPERTIES 50215 SCHOENHERR SHELBY TOWNSHIP, MI 48315

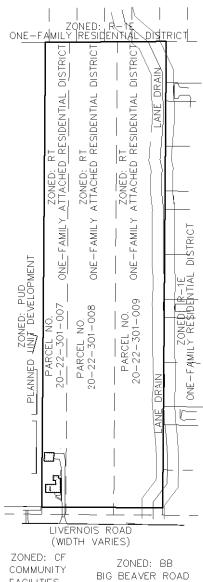


HOMESTEAD
3864 LIVERNOIS ROAD
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

SHEET 1 OF 1 MARCH 25, 2022 2021-0451



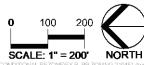
EXHIBIT B PROPOSED ZONING



FACILITIES

DISTRICT

MONDRIAN PROPERTIES 50215 SCHOENHERR SHELBY TOWNSHIP, MI 48315



HOMESTEAD
3864 LIVERNOIS ROAD
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

SHEET 1 OF 1 MARCH 25, 2022 2021-0451



HOMESTEAD | PEA JOB NO. 2021-0451 | PRELIMINARY SITE PLANS

SECTION 7: PDF OF SITE PLAN FOR SUBMIT:

PRELIMINARY SITE PLANS

HOMESTEAD

3364 LIVERNOIS ROAD CITY OF TROY, OAKLAND COUNTY, MICHIGAN





	INDEX OF DRAWINGS
NUMBER	TITLE
	COVER SHEET
P-1.1	TOPOGRAPHIC SURVEY-WEST
P-1.2	TOPOGRAPHIC SURVEY-EAST
P-2.0	PRELIMINARY SITE PLAN
P-3.0	PRELIMINARY GRADING PLAN
P-4.0	PRELIMINARY UTILITY PLAN
P-5.0	PRELIMINARY PATHWAY PLAN
L-1	LANDSCAPE PLANTING PLAN
L-2	LANDSCAPE DETAILS
T-1.0	TREE PRESERVATION PLAN - WEST
T-1.1	TREE PRESERVATION PLAN - EAST
T-1.2	TREE PRESERVATION LIST
T-1.3	TREE PRESERVATION LIST
T-1.4	TREE PRESERVATION LIST

DESIGN TEAM

OWNER/APPLICANT/DEVELOPER

TABLEAU BY MONDRIAN 50/215 SCHOENHERR SHELBY TWP, MI 48315 CONTACT: JOE MANIACI PHONE: 586.726.7350 EMAIL: JMANIACI@MONDRIANPROPERTIES.COM

PEA GROUP 2430 ROCHESTER COURT, STE. 100 TROY, MI 48083-1872 CONTACT: JOHN B. THOMPSON, PE PHONE: 844.813.2949 EMAIL: JTHOMPSON@PEAGROUP.COM

PERMIT / APPROVAL SUMMARY

ARCHITECT

MARTINI SAMARTINO DESIGN GROUP 920 E. LONG LAKE ROAD, SUITE 200 TROY, MI 48085 CONTACT: PAUL SAMARTINO PHONE: 248.524.0445 EMAIL: PSAMARTINO@HOTMAIL.COM

LANDSCAPE ARCHITECT

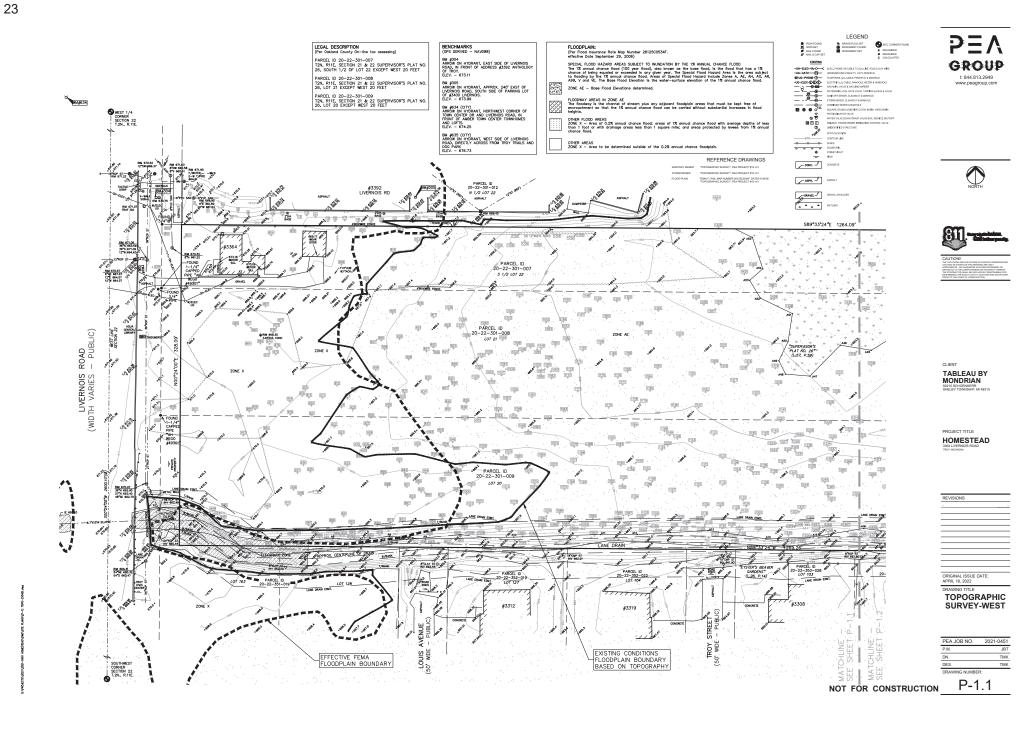
PEA GROUP
45 W. GRAND RIVER AVE., STE. 501
50 FIROIT. MI 48228
CONTACT: KIMBERLY DIETZEL, RLA
PHONE: 484 13 2494
EMAIL: KDIETZEL@PEAGROUP.COM
EMAIL: MIGHTZEL@PEAGROUP.COM

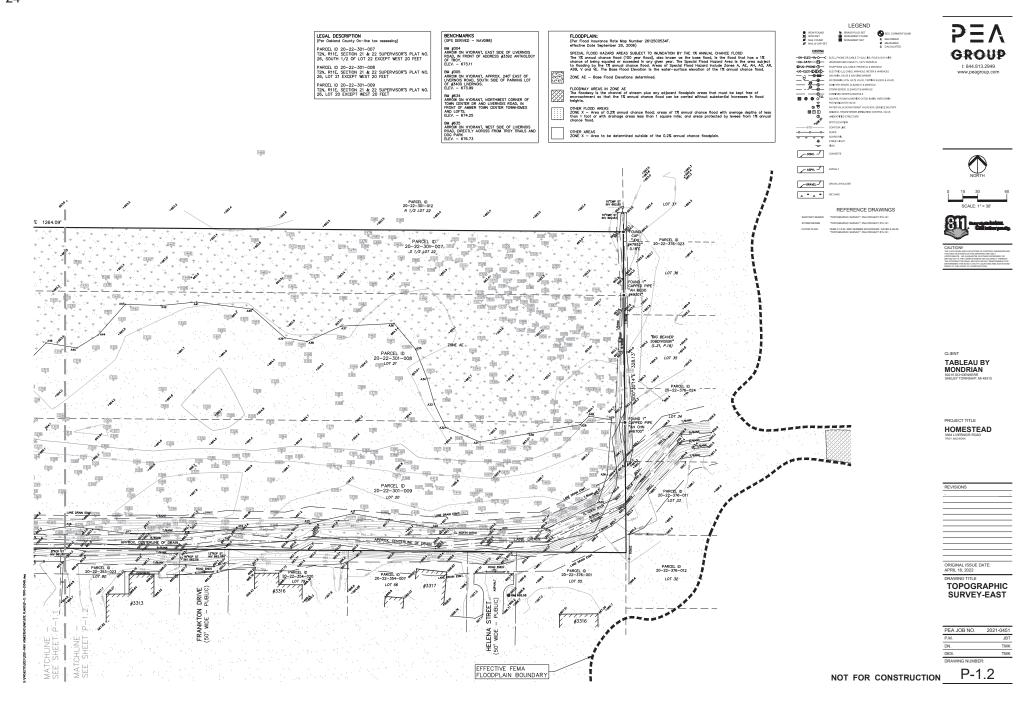
LANDSCAPE ARCHITECT













ITE DATA:		
CATION OF PROJECT: AST SIDE OF LIVERNOIS ROA	D, NORTH OF BIG BEAVER ROA	D
ZE OF PROPERTY: 9.54 AC	RES	
ROPOSED USE OF PROPERTY	THIRTY (30) ATTACHED, SIN	GLE FAMILY HOMES
JRRENT ZONING: R-1E, ON	E-FAMILY RESIDENTIAL DISTRIC	T
ROPOSED: RT, ONE-FAMILY	ATTACHED RESIDENTIAL DISTRI	CT, CONDITIONAL REZONE
NSITY:		
QUIRED: 8 UNITS PER ACR ROYDED: 5 UNITS PER ACR		
IRROUNDING PROPERTY DET	AILS:	
OUTH R-1E, ONE-F/ AST R-1E, ONE-F/ EST BB, BIG BEAVE	UNIT DEVELOPMENT MILY RESIDENTIAL DISTRICT MILY RESIDENTIAL DISTRICT R ROAD Y FACILITIES DISTRICT	USE SENIOR LIVING SINGLE-FAMILY HOMES SINGLE-FAMILY HOMES TROY COMMUNITY CENTER PARK
OUIRED AND PROVIDED LOT	DIMENSIONS:	
RONT	REQUIRED: 25 FOOT SETBACK+	PROVIDED; 25 FOOT SETBACK
AR	35 FOOT SETBACK	35 FOOT SETBACK
DES	5 FOOT MIN. (ONE), 15 FOOT TOTAL	22 FOOT TOTAL
AXIMUM HEIGHT	30 FEET, 2.5 STORY	30 FEET, 2.5 STORY
OT WIDTH	60 FEET	N/A

PROJECT AND SITE DECORPTION.

PROJECT AND SITE DECORPTION.

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TABLEAU BY
MONDRIAN

50215 SCHOENHERR
SHELBY TOWNSHIP, M 48315

HOMESTEAD 3364 LIVERNOIS ROAD

REVISIONS

CRICINAL ISSUE DATE:
APRIL 18, 2022

PRAWING TITLE

PRELIMINARY
SITE PLAN

 PEA JOB NO.
 2021-0451

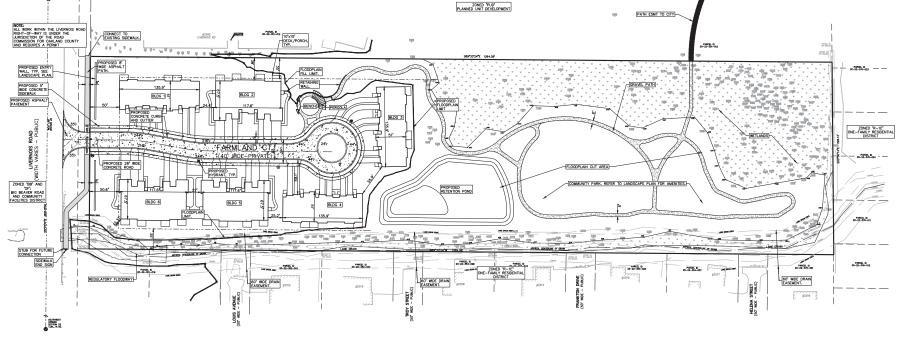
 P.M.
 JBT

 DN.
 TMK

 DES.
 TMK

NOT FOR CONSTRUCTION

2-2.0





#MRCEL ID 20-22-301-012 N 1/2 LOT 22







GROUP t: 844.813.2949 www.peagroup.com



TABLEAU BY MONDRIAN 50215 SCHOENHERR SHELBY TOWNSHIP, MI 48315

PROJECT TITLE HOMESTEAD

ORIGINAL ISSUE DATE: APRIL 18, 2022

PRELIMINARY
GRADING PLAN

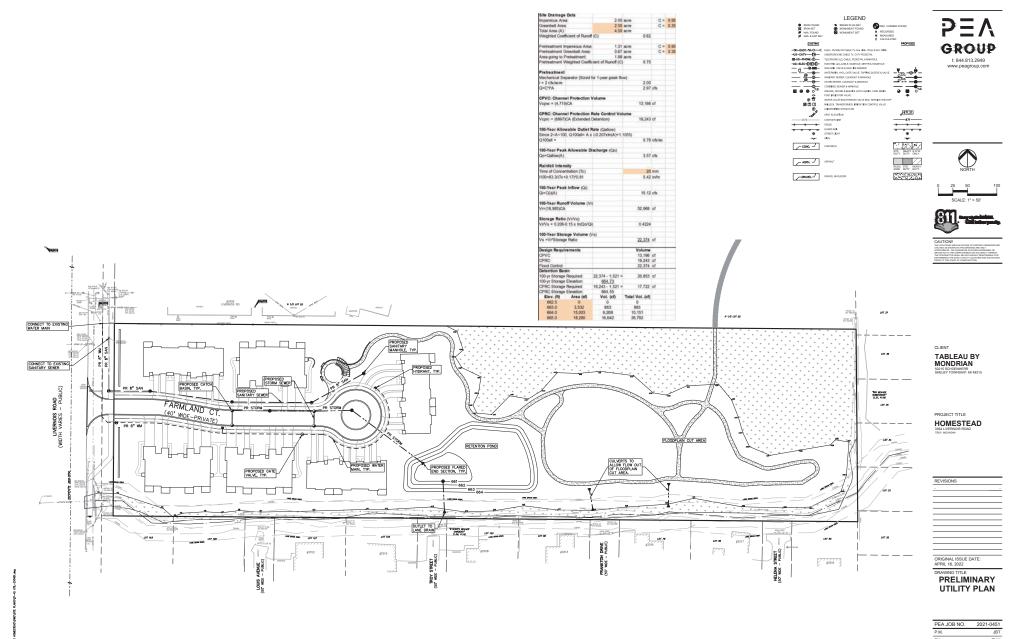
PEA JOB NO.	2021-0451
P.M.	JBT
DN.	TMK
DES.	TMK
DRAWING NUMBER:	

NOT FOR CONSTRUCTION P-3.0

The acres subpressor* (LEL A.18)

FARCEL ID 20-22-378-012 107-32

SOUTHWEST COMMER SECTION 22 SECTION 212



P-4.0

NOT FOR CONSTRUCTION



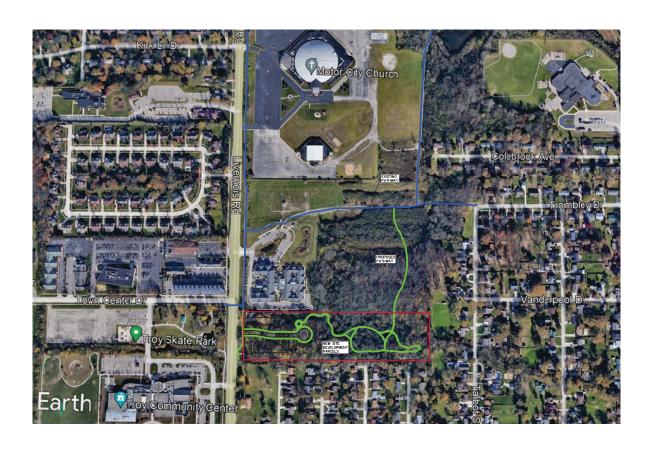






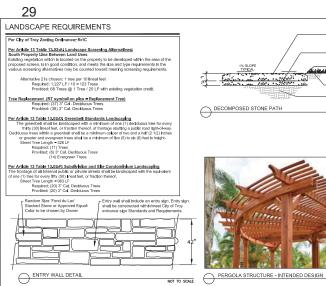


TABLEAU BY MONDRIAN 50215 SCHOENHERR SHELBY TOWNSHIP, MI 48315

PROJECT TITLE HOMESTEAD

PRELIMINARY PATHWAY PLAN

PEA JOB NO.	2021-0451
P.M.	JBT
DN.	TMK
DES.	TMK
DRAWING NUMBER	3.



1/2" BELOW TOP OF ADJ. FINISH GRADE 5/8" CRUSHED BASE COURSE

000

(50' WIDE - PUBLIC)

88

LANDSCAPE PLANTING NOTES

- Contractor shall be responsible for confacting and occretinating with all perthent utility companies 72 hours in advance of any digging to
 make themselves familiar with all underground utilities, pipes and shuctures. Contractor shall take sole responsibility for any cost incurred
 due to damage of said utilities or shuctures.
- Any discrepancies between dimensioned layout and actual field conditions shall be reported to the Owner's Representative. Failure to
 make such discrepancies known will result in contractor's responsibility and lability for any changes and associated costs.
- 4. Contractor shall be responsible for any coordination with subcontractors as required to accomplish construction installation operations
- 6. Contractor shall be responsible for any existing materials that are damaged during construction.
- See Plant & Material List and Planting Details for planting requirements, materials and execution. 8. All trees shall have a clay loam or clay root ball. Trees with sand root balls will not be accepted.
- All tree varieties and substitutions to be approved by the Owners. Representative prior to being delivered to size, Any plant material
 delivered to site not previously approved may be repoted and are the sole responsibility of the contractor. Plant varieties shall be
 approved equal based on availability from nursenes.
- The location of all plant material shall be scaled from drawings or interpreted from plant list. Final location of all plant material shall be subject to approval from the Owner's Representative.
- The contractor shall guarantee all trees, shrubs, ground cover and other plant materials for two years from the date of installation, including labor and removal and disposal of dead material.
- Landscape Contractor shall install an automated irrigation system at all common area, frontage, park and entrance Iswn areas on a Disagn@did basis.
- 14. Contractor shall instal 3" depth Streeded Hardwood Mulch in all tree planting beds and 2" depth in shrub and groundcover areas unless otherwise indicated. Peat Moss is to be installed in all annual flower, perennial flower and ground cover planting beds. Such beds shall have no shreeded mulch. No.

- Contractor shall achieve to all seal enoughin prevention methods as directed by the contractor shall achieve to all seal enoughin prevention methods as directed by this cit of emplement, drawings and Muricipal Ordinance including methods in gas and active debters is prevented from leaving site or entering area direct, seen letter, creates or normal alrease.

- Intended date of installation shall be between March 15 and November 15. All plant materials shall be guaranteed for 2 years, minimum of one cultivation in June, July and August for the 2-year warranty period.

PLANT LIST

QTY.	DESCRIPTION	SIZE / ROOT
23	Ploes glauca White Spruce	8', B&B
27	Pinus strobus White Pine	8', B&B
27	Picea abies Norway Spruce	8', B&B
14	Malus sargentil Sargent Crab	3* cal., B&B
9	Pyrus calleryana Cleveland Select Pear	3" cal., B&B
7	Acer rubrum 'Autumn Blaze' Autumn Blaze Maple	3" cal., B&B
6	Plathus x acerfolia London Plain Tree	3" cal., B&B
1	Fagus sylvatica ' Purpurea Tricolor ' Deep Purple Variegated Beech	3" cal., B&B
23	Betula nigra River Birch	3" cal., B&B
6	Malus spp. 'Prariefire' Prariefire Flowering Crabapple	3" cal., B&B
14	Tilla cordata Little-Leaf Linden	3" cal., B&B
6	Platanus occidentalis Sycamore	3* cal., B&B
14	Glnkgo biloba Ginkgo	3" cal., B&B
8	Cornus florida Flowering Dogwood	B&B
18	Amelanchier arborea Downy Serviceberry	3" cal., B&B
9	Cornus alba 'Sibirica' Red Twig Dogwood	B&B
38	Juniperus chinensis var. sargentii Sargent Juniper	B&B
12	Calamagrostis x acutiflora 'Karl Forester' Karl Forester Reed Grass, 2 gal.	Container
18	Hydrangea quercifolia Oakleaf Hydrangea, 5 gal.	Container
14	Thija occidentalis 'Yellow Ribbon' Yellow Ribbon Arborvitae	B&B

LO

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QTY	DESCRIPTION	SIZE / ROOT
32	Imperata cylindrica 'Red Baron' Japanese Blood Grass 'Red Baron', 2 gal.	Container
5	Taxus x media 'Everlow' Everlow Yew, 2 gal.	Container
10	Viburnum carlesii Korean Spice Viburnum, 5 gal.	Container
10	Buddleja davidji Butterfly bush, 5 gal.	Container
2	Hibiscus syriacus Rose of Sharon, 5 gal.	Container
40	Perennials, 1 gal.	Container

SEED MIX DATA

Rhino Low Grow/Low Profile Witdhower Mit (Seed Mitx A)
Great preforming mitx of annuals and perennials, Grows, 12-18" tall, Seed at 8-12 # / Ac
Seed varieties:
Bachelor Button dwt., Siberian Wallflower, Farewell to Spring dwf., Chinese Houses, La
Leaf Coreopsis dwf., Plains Coreopsis dwf., Chinese, Forget Me Nut, Sweet William, African Dalsy, California Poppy, Baby's Breath, Candytuft, Blue Flax, Sweet Alyssus Baby Blue Eyes, California Bluebells, Catchilly

Rhino Midwest Wildflower Mix (Seed Mix B) Annuals and Perennials; Seed at 8-12#/Acre

Annuals and Perennisis; Seed at 6-128/h/cre Seed varieties: New England Aster, Cornillower, Esperian Wallflower, Lance (Acceptale, Flatins Coreopats, Larkspur, Sweet William, Purple Coneflower, Perennial Califlarda, Annua Gallarda, Annual Baby Sereath, Blue Filar, Perennial Luplin, Owarf Everlay Phinrose, Corn Popy, Praits Coneflower, Classing, Comeflower, Black Eyed Gusan, Catchily

1 2

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30, A

Urban Design Studio

J EPPINK PARTNERS, INC

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OVERALL LANDSCAPE PLANTING PLAN **HOMESTEAD** LIVERNOIS ROAD (WIDTH VARIES - PUBLIC) 3364 LIVERNOIS ROAD TROY, MICHIGAN Potential Trail Connection / Extension to City of Troy Regional Trails 88 Easement may be granted by Applicant for access to / from City of Troy Regional Trail System -White Pine (2 0 Butterfly Garden 1: Seed Mlx A Landscape Screening Shall be Provided – along Eastern Boundary Line with a Combination of New Landscape Plantings and Exist. Vegetation to Remain

8 8 8 8 8 8 B

1 🔗 **⊕**†

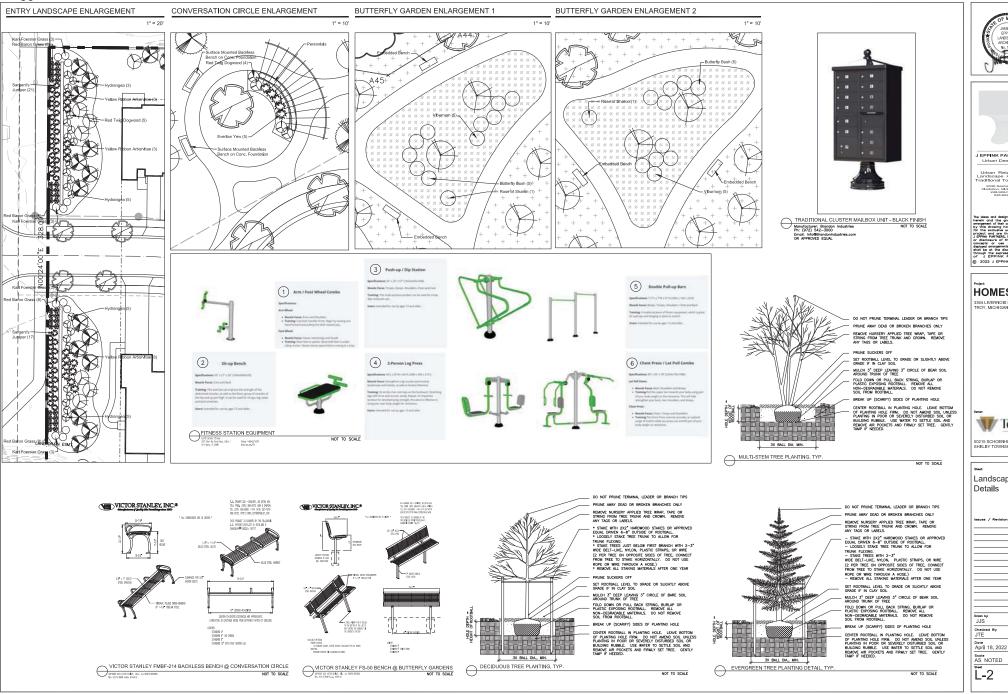
> DRIVE PUBLIC) FRANKTON (50' WIDE - 1

🍿 Tableau 50215 SCHOENHERR SHELBY TOWNSHIP, MI 48315

Landscape Planting Plan

Date April 18, 2022

AS NOTED L-1







The lease and design concepts expressed herein and the graphically displayed arrangement of their components represented for the exclusion of their components represented for the exclusion use of the except of the control of their control of JEPHNIK PARTINETS, INC. © 2022 J EPPINK PARTNERS, INC

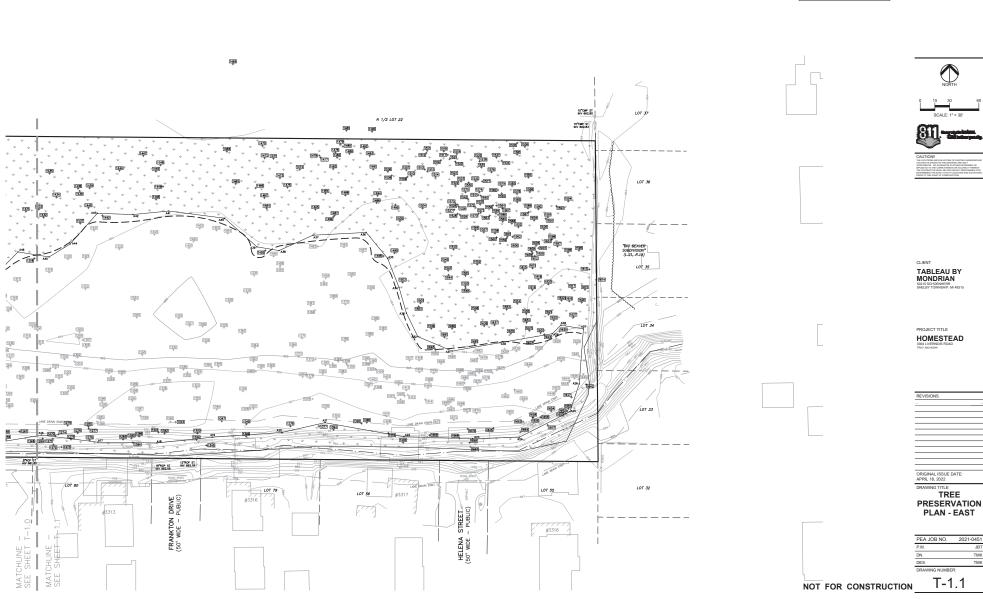
HOMESTEAD 3364 LIVERNOIS ROAD TROY, MICHIGAN



50215 SCHOENHERR SHELBY TOWNSHIP, MI 48315 Landscape

Issues / Revisions











TAG	CODE	DBH	COMMON NAME	LATIN NAME	COND	COMMENTS	CLASS	SAVE / REMOVE	ON-SITE	REPLACE
1001	SM	7	Silver-Maple	Ager-saccharinum	Fair		INVASIVE	R	¥	
1002	SM	44	Silver-Maple	Acer-saccharinum	Fair		INVASIVE INVASIVE	R	¥	-
1003	SM	44 Z	Silver-Maple Silver-Maple	Acer-saccharinum Acer-saccharinum	Fair		INVASIVE	R	¥	-
1005	SM	12	Silver-Maple	Ager-saccharinum	Good		INVASIVE	R	¥	-
1008	NM BWW	8	Norway Maple	Acer platanoides	Good		INVASIVE INVASIVE	R	¥	-
1007	SM	46 8	Slack-Willow- Silver Maple	Salix-rigra Acer saccharinum	Good		INVASIVE	, R	¥ Y	-
1009	SM	7	Silver Maple	Ager saccharinum	Fair		INVASIVE	8	Υ	-
1010	SM	12	Silver Maple Silver Maple	Ager saccharinum Ager saccharinum	Good		INVASIVE INVASIVE	8	N	
1011	SM	13	Silver Maple Silver Maple	Ager saccharinum Ager saccharinum	Good		INVASIVE	8	Y	-
1013	BX	15	Box-elder	Acer negundo	Fair		INVASIVE	R	¥	-
1014	SM	11	Silver Maple	Aper-saccharinum	Fair		INVASIVE	R	¥	
1016	BX	10	Black-Willow- Box-eider	Salix-nigra Acer-negundo	Fair	×2	INVASIVE INVASIVE	R	¥	
1017	BX	7.	Box-elder	Acer-negundo	Poor		INVASIVE	R	¥	-
1018	BWW 8M	17 6	Black Willow Silver Maple	Salix nigra Aper sappharinum	Fair		INVASIVE INVASIVE	R	¥	-
1020	SM	12	Silver Maple	Ager-saccharinum	Fair		INVASIVE	R	¥	
1021	SM	45	Silver-Maple	Ager-sappharinum	Fair		INVASIVE	R	¥	-
1022	SM	18	Silver-Maple	Ager-saccharinum	Fak		INVASIVE	R	¥	-
1023	E BX	6	American-Em Box-eider	Umus americana Acer-negundo	Good Very Poor		INVASIVE INVASIVE	R	¥	
4025	BX	6	Box-eider	Acer-negundo	Fair		INVASIVE	R	¥	-
1026	SM	19	Silver-Maple	Ager saccharinum	Good		INVASIVE	R	¥	-
1027	SM	24 48	Silver-Maple Silver-Maple	Aper-sacoharinum Aper-sacoharinum	Good		INVASIVE INVASIVE	R	¥	
1029	BX	6	Box elder	Acer-negundo	Fair		INVASIVE	R	¥	-
1030	SM	12	Silver-Maple	Ager saggharinum	Good		INVASIVE	R	¥	-
1031	SM SM	7 11	Silver Maple Silver Maple	Aper-saccharinum Aper-saccharinum	Poor Good		INVASIVE INVASIVE	R	¥	
1033	SM	14	Silver-Maple	Aper-saccharinum	Fair		INVASIVE	R	¥	
1034	E	42	American-Em	Umus americana	Fair		INVASIVE	R	¥	-
1035	SM BX	14	Silver Maple Box-elder	Acer-saccharinum Acer-negundo	Good Very Poor		INVASIVE INVASIVE	R	¥	
1037	BX	12	Box-eider	Acer-negundo	Fair		INVASIVE	R	¥	-
1038	MW	28	White Maberry	Morus-alba	Poor	×2	INVASIVE	R	¥	-
1039	BX BX	10	Box-elder Box-elder	Acer negundo Acer negundo	Poor Poor		INVASIVE	R	×	
1041	PN	8	Pin Cherry	Prunus pennsylvanica	Poor		WOODLAND	R	¥	-
1042	SM	40	Silver-Maple	Acer-saccharinum	Fair		INVASIVE	R	¥	-
1043	BX MW	8	Box-elder White-Mulberry	Acer negundo Morus-alba	Fair Fair		INVASIVE	R	¥	
1045	MW	6	White Malberry	Morus-alba	Fair		INVASIVE	R	¥	-
1046	BX	2	Box-eider	Acer-negundo	Poor		INVASIVE	R	¥	-
1047	SM	13	Silver-Maple Silver-Maple	Acer-saccharinum Acer-saccharinum	Poor Good		INVASIVE	R	¥	
1049	SM	8	Silver-Maple	Aper-sacoharinum	Fair		INVASIVE	R	¥	-
1060	SM	9	Silver-Maple	Acer-saccharinum	Good		INVASIVE	R	¥	-
1051	SM	46	Silver-Maple Silver-Maple	Ager-saccharinum Ager-saccharinum	Good		INVASIVE	R	¥	
1063	SM	15	Silver Maple	Ager-saccharinum	Good	×1	INVASIVE	R	¥	-
1064	SM	13	Silver-Maple	Acer-saccharinum	Fair		INVASIVE	R	¥	-
1055	SM	44 Z	Silver-Maple Silver-Maple	Acer-saccharinum Acer-saccharinum	Good		INVASIVE	R	¥	
1067	SM	12	Silver Maple	Ager-saccharinum	Good		INVASIVE	R	¥	
1068	SM	9	Silver-Maple	Aper-sacoharinum	Good		INVASIVE	R	¥	-
1059 1060	SM SM	6 10	Silver-Maple Silver-Maple	Acer-saccharinum Acer-saccharinum	Fair Good		INVASIVE INVASIVE	R R	¥	
1061	SM	18	Silver-Maple	Aper-saccharinum	Fair		INVASIVE	R	¥	-
1062	SM	18	Silver Maple	Aper-sacoharinum	Good		INVASIVE	R	¥	-
1063	SM E	14	Silver-Maple American-Em	Acer-saccharinum Umus-americana	Good		INVASIVE INVASIVE	R	¥	-
1065	E	6	American Em	Umus americana	Fair		INVASIVE	R	¥	
1066	SM	6	Silver Maple	Aper-sacoharinum	Good		INVASIVE	R	¥	-
1067	BX BX	8 21	Box-elder Box-elder	Acer-negundo Acer-negundo	Fair Poor		INVASIVE INVASIVE	R	¥	-
1069	BX	40	Box-eider	Ader negundo	Very-Poor		INVASIVE	R	¥	
1070	SM	6	Silver Maple	Aper-saccharinum	Good		INVASIVE	R	¥	
1071	BWW	12	Box-elder Black-Willow-	Acer-negundo Salor-nigra	Fair	×t	INVASIVE INVASIVE	R	¥	
4073	BX	8	Box-eider	Acer negundo	Poor		INVASIVE	R	*	
1074	MW	7	White Mulberry	Morus-alba	Good		INVASIVE	R	¥	
1075	BAW	17 12	Black-Willow Black-Willow	Salix-rigra Salix-rigra	Fair Very Poor		INVASIVE INVASIVE	R	¥	-
1077	BWW	49	Black Willow	Salix-rigra	Poor	×2	INVASIVE	R	¥	
1078	PN	8	Pin Cherry	Prunus pennsylvanica	Fair		WOODLAND	R	¥	REPLACE
1079	SM CT	45 23	Silver-Maple Cottonwood	Ager-saccharinum Populus detoides	Good		INVASIVE INVASIVE	R 8	¥	
1081	SM	6	Silver Maple	Aper saccharinum	Fair		INVASIVE		Ÿ	-
1082	SM	9	Silver Maple	Ager saccharinum	Good		INVASIVE	s	Υ	-
1083	SM	14	Silver Maple Norway-Maple	Acer saccharinum Acer platanoides	Good		INVASIVE INVASIVE	8 B	Y	
1085	SM	9	Silver Maple	Acer patanooes Acer saccharinum	Fair		INVASIVE	S S	¥ Y	
1005	SM	46	Silver-Maple	Acer-saccharinum	Good		INVASIVE	R	¥	-
1087	CT SM	19	Cottonwood Silver-Maple	Populus deltoides Acer-saccharinum	Good		INVASIVE INVASIVE	R R	Y ¥	
	ст	9	Cottonw ood	Populus deltoides	Fair		INVASIVE	8	Y	
1000	GŦ	49	Cottonwood	Populus-deltoides	Fair		INVASIVE	R	¥	-
1091	CT BWW	16	Cottonwood Black Willow	Populus deltoides Salix nigra	Good	×1	INVASIVE INVASIVE	8	Y	
1092	SM	10	Silver Maple	Acer saccharinum	Fair	X1	INVASIVE	8	Y	
1094	SM	15	Silver Maple	Acer saccharinum	Good	×2	INVASIVE	s	Y	-
1095	SM	9	Silver Maple Silver Maple	Acer saccharinum Acer saccharinum	Fair Fair		INVASIVE INVASIVE	8	Y	1
1097	SM	10	Silver Maple	Aper-saccharinum	Good		INVASIVE	R	¥	
1098	SM	40	Silver-Maple	Acer-saccharinum	Good		INVASIVE	R	¥	-
1099	CT SM	20	Cottonwood Silver Maple	Populus deltoides Ager saccharinum	Good		INVASIVE INVASIVE	8	Y	1
. 100	UN.		OTTO Maple	. TOOL SHOOM HUM			ONE			

1101 1102 1103	SM									
		9	Silver Maple	Acer saccharinum	Good		NVASNE	S	Y	
1103	SM	13	Silver-Maple	Acer-saccharinum	Fair		MVASN/E	R	¥	
	8E	15	Siberian Elm	Umus pumla	Fair		NVA8NE	R	¥	
1104	BWW	20	Black Willow	Salix nigra	Fair		INVASNE	5	Y	-
4105	E	45	American-Em	Umus-americana	Fair		INVASNE	R	¥	
1106	BX	8	Box elder	Aper negundo	Poor		NVASNE	8	Y	
1107	8M	11	Silver Maple	Acer saccharinum	Good		NVA8NE	8	Y	
1108	SM	18	Silver Maple	Acer saccharinum	Good		INVASNE	s	Y	
1109	SM	15	Silver Maple	Acer saccharinum	Good		INVASIVE	s	Y	
1110	BX	13	Box-elder	Acer-negundo	Fair		NVASNE	R	¥	
1111	86	17	Siberian Em	Umus pumla	Fair		NVASNE	R	¥	
1112	8x	13	Box elder	Aper-negundo	Fair		INVASIVE	R	*	<u> </u>
1113	BWW		Black-Wlow					R	* ×	-
		30		Salx-nigra	Fair		NVASNE			-
1114	8X	44	Box-elder	Acer-negundo	Poor		NVASNE.	R	¥	
1115	SM S	17	Silver-Maple	Acer-saccharinum	Fair		NVASNE.	R	¥	
1116	BWW	18	Black-Willow	Salix nigra	Poor		INVASNE	R	¥	-
1117	BX	9	Box elder	Aper negundo	Fair		INVASME	s	Y	-
1118	BX	9	Box-elder	Acer-negundo	Fair		*WASNE	R	¥	
1119	SM	7	Silver Maple	Acer saccharinum	Fair		NVA8NE.	8	Y	
1120	SM	8	Silver Maple	Acer saccharinum	Fair		INVASNE	8	Y	-
1121	BWW	14	Black Willow	Salix nigra	Fair		INVASNE	5	Y	
1122	SM	6	Silver Maple	Acer saccharinum	Fair		NVASNE	8	Y	
1123	SM	16	Silver Maple	Ager-saggharinum	Good		NVASNE	R	¥	
1124	SM	9	Silver Maple	Acer saccharinum	Fair		NVASNE	8	Y	
1125	SM	6	Silver Maple				NVASNE	s	Ÿ	<u> </u>
1125		0		Acer saccharinum	Fair				Y	-
	SM	12	Silver Maple	Acer saocharinum	Good		NVASNE	8		
1127	SM	7	Silver Maple	Acer saccharinum	Fair	x1	NVASNE	8	Y	· ·
1128	EE	17	Siberian Elm	Umus pumila	Good		NVASNE	8	Y	
1129	СТ	23	Cottonw ood	Populus deltoides	Good		NVASME	s	Y	<u> </u>
1130	BMM	14	Black-Wlow	Salix nigra	Poor		NVASNE	R	¥	
1131	8X	10	Box-elder	Aper-negundo	Fair		NVASNE.	R	¥	
1132	8X	۵	Box-elder	Acer-negundo	Fair		INVASIVE	R	¥	
1133	8X	6	Box-elder	Aper-negundo	Poor		INVASNE	R	¥	
1134	BWW	13	Black Wlow	Salix nigra	Very Poor	dead	NVASNE	R	¥	
1135	BWW	13	Black-Wlow	Salx nigra	Fair		NVASNE	R	¥	
1136	BX	11	Box-elder	Ager-negundo	Fair		NVASNE	R	*	l :
1137	BWW	47	Black-Willow	Salx nigra	Poor		NVASNE	R	*	<u> </u>
4437 4438	BWW	13	Black-Wlow		Very Poor	dend	NVASNE NVASNE	R	*	<u> </u>
1138	BWW	18	Black-Wlow Black-Wlow	Salix nigra		dead	NVASNE NVASNE	R	¥	<u> </u>
	SM SM			Salix nigra	Fair	x1			¥	-
1140		13	Silver-Maple	Acer-saccharinum	Fair	×4	INVASIVE	R		-
1141	BWW	48	Black-Willow	Salix nigra	Fair		INVASNE	R	¥	-
1142	BMM	16	Black-Wlow	Salix nigra	Fair		NVASNE	R	Ψ.	-
1143	BX	8	Box-elder	Acer-negundo	Fair		NVASNE.	R	¥	
1144	BX	16	Box-elder	Aper-negundo	Good		NVASNE.	R	¥	-
1145	BWW	14	Black-Wlow-	Salix nigra	Fair	142	INVASNE	R	¥	
1145	BX	47	Box-elder	Acer-negundo	Fair		INVASNE	R	¥.	
1147	GA	6	Green Ash	Fraxinus pennsylvanica	Fair		NVASNE	R	¥	
1148	BX	7	Box-elder	Aper-negundo	Poor		INVASIVE	R	¥	<u> </u>
1149	SM	9	Silver-Maple	Ager-separation	Good		INVASIVE	R	*	<u> </u>
	EE.			Acer-saccrannum	Fair			R	* ×	-
4450		42	Siberian Em	Umus-pumla			NVASNE			
1151	BWW	19	Black-Wlow	Salix nigra	Fair	x3	NVASNE.	R	¥	
1152	SM	10	Silver-Maple	Acer-saccharinum	Fair		₩A8NE	R	¥	-
4453	SM	8	Silver Maple	Acer-saccharinum	Poor		INVASNE	R	¥	-
4454	EE	16	Siberian Elm	Umus-pumla	Fair		INVASIVE	R	¥	-
1155	EE.	26	Siberian Em	Umus pumla	Good		INVASNE	R	¥	
1198	BX	12	Box-elder	Aper-negundo	Fair		NVASNE.	8	¥	
1157	BHAN	17	Black-Willow	Salix niona	Fair	×1	NVASNE	B	¥	
4458	8X	7	Box-elder	Acer-negundo	Fair		NVASNE	R	¥	_
1159	BX	9	Box elder	Ager-negundo	Fair		NVASNE			<u> </u>
1160										<u> </u>
				Morus-alba	Fair			R	¥	
	MW	6	White Mulberry				NVA8NE	R	¥	-
1161	8x	٥	Box-elder	Aper-negundo	Fair		NVASNE NVASNE	R	¥	-
1181 1182	BX MW	6	Box-elder White Mulberry	Morus-alba	Fair		NVASNE NVASNE NVASNE	R R	*	-
1161 1162 1163	MAV BX	9 6 7	Box-elder White Mulberry Box-elder	Morus-alba Acer-negundo	Fair Very-Poor		NVASNE NVASNE NVASNE NVASNE	R R R	* * *	
1161 1162 1163 1164	BX MW BX NM	9 6 7 8	Box elder White Mulberry Box elder Norway-Maple	Morus-alba Acer-negundo Acer-platanoides	Fair Very Poor Good		NVASVE NVASVE NVASVE NVASVE	R R R	* * * * * * * * * * * * * * * * * * *	
1181 1162 1163 1184 1185	BX MW BX NM SM	9 6 7 8	Box-elder White Mulberry Box-elder	Morus-alba Acer-negundo	Fair Very Poor Good Good		INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE	R R R R	* * * * *	-
1181 1162 1163 1184 1185	BX MW BX NM	9 6 7 8	Box elder White Mulberry Box elder Norway-Maple	Morus-alba Acer-negundo Acer-platanoides	Fair Very Poor Good		NVASVE NVASVE NVASVE NVASVE	R R R	* * * * * * * * * * * * * * * * * * *	-
1181 1162 1163 1184 1185 1186	BX MW BX NM SM	9 6 7 8	Box elder White Mulberry Box elder Norway-Maple Silver-Maple	Morus alba Acer-negundo Acer-piatanoides Acer-saccharinum Acer-negundo	Fair Very Poor Good Good Poor		INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE	R R R R	* * * * *	
1181 1162 1163 1184 1185 1186 1167	BX MW BX NM SM BX	9 6 7 8 12 7	Box elder White Mulberry Box elder Norway-Maple Silver-Maple Box elder	Morus-alba Acer-negundo Acer-pistanoides Acer-saccharinum Acer-negundo Acer-negundo	Fair Very Poor Good Good Poor Poor		NVASVE NVASVE NVASVE NVASVE NVASVE NVASVE	R R R R R	* * * * * * * * * * * * * * * * * * *	
1181 1162 1163 1184 1185 1185 1167 1168	BX MAV BX NM SM BX BX BX	9 6 7 8 12 7 9	Box elder White Mulberry Box elder Norw ay-Maple Silver-Maple Box elder Box elder Box elder	Morus-alba Acer-negundo Acer-pistanoides Acer-sacoharinum Acer-negundo Acer-negundo Acer-negundo	Fair Very-Poor Good Good Poor Poor Good		NVASVE NVASVE NVASVE NVASVE NVASVE NVASVE NVASVE NVASVE	R R R R R R R R R R R R R R R R	* * * * * * * * * * * * * * * * * * *	
1181 1162 1163 1184 1185 1185 1167 1167 1168	BX MAY BX NM SM BX BX BX BX	9 6 7 8 12 7 9 23	Box-eider White Mulberry Box elder Norw ay Maple Silver-Maple Box-eider Box-eider Box-eider Silver-Maple	Monus-alea Acer-negundo Acer-pistanoides Acer-saccharinum Acer-negundo Acer-negundo Acer-negundo Acer-negundo Acer-saccharinum	Fair Very Poor Good Good Poor Poor Good Good		WASNE	R R R R R R	* * * * * * * * * * * * * * * * * * *	-
1181 1162 1163 1184 1185 1185 1167 1168 1169 1170	BX MW BX NM SM BX BX BX BX BX BX	9 6 7 8 12 7 9 23 10	Box elder White Multerry Box elder Box elder Silver-Maple Box elder Box elder Silver-Maple Box elder Box elder Silver-Maple	Monus-alba Acer-negundo Acer-pistanoides Acer-pistanoides Acer-segundo Acer-negundo Acer-negundo Acer-negundo Acer-segundo Acer-segundo Acer-segundo Acer-negundo	Fair Very Poor Good Good Poor Poor Good Good Fair	vi.	NVASVE NVASVE NVASVE NVASVE NVASVE NVASVE NVASVE NVASVE NVASVE NVASVE NVASVE	R R R R R R R R R R R R R R R R R R R	* * * * * * * * * * * * * * * * * * *	-
1161 1162 1163 1164 1165 1167 1168 1168 1169 1170	BX MW BX NM SM BX BX BX SM BX	9 6 7 8 12 7 9 23 19 25	Box elder White Multerry Box elder Norw ay-Maple Sitver-Maple Box elder Box elder Box elder Box elder Box elder Sitver-Maple Box elder Sitver-Maple	Morus alba Aoer negundo Aoer pistonides Aoer sacoharinum Aoer negundo	Fair Very Poor Good Good Poor Roor Good Good Fair Fair	×ŝ	WASNE WASNE WASNE WASNE WASNE WASNE WASNE WASNE WASNE WASNE WASNE	R R R R R R R R R R R R R R R R R R R	* * * * * * * * * * * * * * * * * * *	
1181 1462 1163 1184 1185 1185 1187 1188 1189 1470 1471 1172	BX MW BX NM BX BX BX BX SM BX SM BX	9 6 7 8 12 7 9 23 19 25 20 9	Box elder White fablicerry Box elder Norw ay-Mopte Silver-Maple Box elder Box elder Box elder Box elder Box elder Silver-Maple Box elder Silver-Maple Silver-Maple Silver-Maple	Morus alba Acer negundo Acer pistanoides Acer pistanoides Acer accolharinum Acer negundo Acer negundo Acer negundo Acer sacciharinum Acer sacciharinum Acer sacciharinum Acer sacciharinum Acer sacciharinum Acer sacciharinum	Fair Very-Poor Good Good Poor Poor Good Good Fair Fair Fair	×į	NVASVE	R R R R R R R R R	* * * * * * * * * * * * * * * * * * *	
1181 1162 1163 1184 1185 1185 1186 1167 1168 1169 1170 1171 1172	BX MW BX NM BX BX BX BX SM BX SM BX SM BX	9 6 7 8 12 7 9 23 10 25 20 9	Box-elder White Mulcerry Box elder Norw ay-Maple Silver-Maple Box-elder Box-elder Box-elder Box-elder Silver-Maple Silver-Maple American-Erm	Morus alba Acer negundo Acer pistamoldes Acer saccharinum Acer negundo Acer negundo Acer negundo Acer negundo Acer negundo Acer saccharinum Acer saccharinum Acer accharinum Acer accharinum Acer accharinum Acer accharinum	Fair Very-Poor Good Good Peor Poor Good Good Fair Fair Fair Good	xt	NVASVE	R R R R R R R R R R R R R R R R R R R	* * * * * * * * * * * * * * * * * * *	
1181 1162 1163 1184 1185 1185 1187 1188 1189 1170 1172 1173 1174	BX MW BX NM BX	9 6 7 8 12 7 9 23 19 25 20 9 7	Box edder Mitter Bullberry Box edder Norw ay Maple Silver-Maple Box edder Box edder Box edder Box edder Silver-Maple Box edder Silver-Maple Box edder Silver-Maple Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver-Silver	Morus alba Acer-negundo Acer pistanoides Acer-saccharinum Acer-negundo Acer-negundo Acer-negundo Acer-acocharinum	Fair Very-Poor Good Good Peor Good Good Fair Fair Fair Good Fair	χŝ	PWASNE	R R R R R R R R R R	* * * * * * * * * * * * * * * * * * *	
1181 1162 1163 1184 1185 1186 1167 1168 1169 1170 1171 1172 1173 1174	BX MW BX NM BX	9 6 7 8 12 7 9 23 19 25 20 9 7 22	Box 46der White Mullberry Box 46der Norw ay Majole Silver-Mujole Box 46der Box 46der Box 46der Box 46der Box 46der Box 46der Box 46der Box 46der Angele Silver-Mujole Silver-Mujole Silver-Mujole Silver-Mujole Silver-Mujole	Mons-alica Acer negundo Acer pistanoides Acer saccinarinari Acer negundo Acer negundo Acer negundo Acer negundo Acer negundo Acer negundo Acer saccinarinari Acer acelorarinari Acer acelorarinari Limus americana Acer acelorarinari	Fair Very-Poor Good Good Poor Good Good Fair Fair Fair Good Fair Good	×ŧ	NVASVE	R R R R R R R R R R R R R R R R R R R	* * * * * * * * * * * * * * * * * * *	
1181 1462 1463 1164 1185 1186 1196 1196 1197 1197 1170 1172 1173 1174 1176	BX MW BX NM SM BX BX BX BX SM BX SM	9 6 7 8 12 7 9 23 19 25 20 9 7 22 13	Box elder White Mullerry Box elder Norm sy Mople Share Maple Box elder Box elder Box elder Box elder Share Maple Share Maple Share Maple Share Maple Share Maple Share Maple Share Maple	Monse alba Acer negundo Acer pistenoides Acer sacchiarinum Acer negundo Acer sacchiarinum Acer negundo Acer n	Fair Very-Poor Good Good Poor Good Good Fair Fair Good Fair Fair Good Fair Good Fair Good Food Good Food Good Food Good Food Good Food Good	xi	NVASHE	R R R R R R R R R R R R R R R R R R R	** ** ** ** ** ** ** ** ** **	
1181 1163 1163 1184 1188 1186 1167 1168 1169 1172 1172 1173 1174 1174 1177	BX MW BX NM BX BX BX BX BX BX SM BX SM SM SM SM SM SM SM SM	9 6 7 8 8 12 7 9 23 10 25 20 9 7 22 43 41 10	Box 46der White Mullberry Box 46der Norw sy Majole Silver-Napise Box 46der Box 46der Silver-Majole Box 46der Silver-Majole Silver-Majole Silver-Majole Silver-Majole Silver-Majole Silver-Majole Silver-Majole Silver-Majole	Monre alba Acer pagundo Acer pagundo Acer pagundo Acer pagundo Acer pagundo Acer A	Fair Very Poor Good Good Peor Good Good Fair Fair Good Fair Good Fair Good Fair Good Fair	xi	NVASHE	R R R R R R R R R R R R R R R R R R R	* * * * * * * * * * * * * * * * * * *	
1181 1163 1163 1184 1185 1167 1168 1169 1172 1173 1174 1174 1175 1177 1178	BX MW BX NM BX BX BX BX BX BX SM BX SM	9 6 7 8 12 7 9 9 23 10 25 20 9 7 22 43 14 10 6	Box elder White Mulberry Box elder Norw sy-Mujde Silver-Mujde Box elder Box elder Box elder Box elder Silver-Mujde Silver-Mujde Silver-Mujde Silver-Mujde Silver-Mujde Silver-Mujde Silver-Mujde Silver-Mujde Silver-Mujde Silver-Mujde Silver-Mujde Silver-Mujde Silver-Mujde	Monre alba Acer paparoles Acer paparole Acer paparol	Fair Very-Poor Good Good Poor Foor Good Good Fair Fair Good Fair Good Fair Fair Fair Good Fair Fair	xi	NVASHE	R R R R R R R R R R R R R R R R R R R	* * * * * * * * * * * * *	
1181 1163 1163 1184 1185 1167 1168 1169 1172 1173 1174 1174 1175 1177 1178	BX MW BX NM BX BX BX BX BX BX SM BX SM SM SM SM SM SM SM SM	9 6 7 8 8 12 7 9 23 10 25 20 9 7 22 43 41 10	Box 46der White Mullberry Box 46der Norw sy Majole Silver-Napise Box 46der Box 46der Silver-Majole Box 46der Silver-Majole Silver-Majole Silver-Majole Silver-Majole Silver-Majole Silver-Majole Silver-Majole Silver-Majole	Monre alba Acer pagundo Acer pagundo Acer pagundo Acer pagundo Acer pagundo Acer A	Fair Very Poor Good Good Peor Good Good Fair Fair Good Fair Good Fair Good Fair Good Fair	×i	NVASHE	R R R R R R R R R R R R R R R R R R R	* * * * * * * * * * * * * * * * * * *	
1181 1162 1163 1164 1168 1166 1166 1167 1168 1170 1172 1173 1174 1174 1177 1177 1177 1177 1178	BX MW BX NM BX BX BX BX BX BX SM BX SM	9 6 7 8 12 7 9 9 23 10 25 20 9 7 22 43 14 10 6	Box elder White Mulberry Box elder Norw sy-Mujde Silver-Mujde Box elder Box elder Box elder Box elder Silver-Mujde Silver-Mujde Silver-Mujde Silver-Mujde Silver-Mujde Silver-Mujde Silver-Mujde Silver-Mujde Silver-Mujde Silver-Mujde Silver-Mujde Silver-Mujde Silver-Mujde	Monre olde Acer especial Acer espe	Fair Very-Poor Good Good Poor Foor Good Good Fair Fair Good Fair Good Fair Fair Fair Good Fair Fair	×4	NVASHE	R R R R R R R R R R R R R R R R R R R	* * * * * * * * * * * * *	
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1181 1162 1163 1184 1185 1186 1186 1187 1188 1199 1170 1172 1173 1174 1177 1178 1177 1178 1178 1178 1178	BX MW BX MM BX MM BX BX BX BX SM BX SM	9 8 12 7 9 23 19 25 20 9 7 22 23 14 10 6 11 14 13 6 14 14 14 14 14 14 14 14 14 14 14 14 14	Box elder White Mulberry Box elder Norm ay Majob Six elder Box eld	Minus edito Acer esignation Acer politamiostes Acer politamiostes Acer secondarium Acer espurido Acer esponimium Acer espo	Fair Very-Poor Good Good Poor Poor Good Good Fair Fair Good Good Fair Fair Good Good Good Fair Fair Good Good Fair Fair Good Good Fair Fair Good Good Fair Fair Good Good Good Good Good Good Good Goo	x1 x1 x2	NVASIVE		* * * * * * * * * * * * *	
1181 1162 1163 1184 1185 1186 1186 1187 1188 1199 1172 1173 1174 1177 1177 1177 1178 1178 1178 1181 1181 1181	BX MW BX NM BX SM BX BX BX SM BX SM SM SM SM SM SM SM BX SM	9 8 12 7 9 23 19 25 20 9 7 22 43 14 10 6 44 43 47	Box elder White Abbreys Box elder Box eld	Minus alba Acer registrolates Acer sepolatrinostes Acer	Fair Very-Poor Good Good Peer Poor Good Good Fair Fair Good Fair Good Fair Good Fair Good Fair Good Fair Good Fair Fair Good Fair Fair Fair Good Good Fair Fair Good Good Fair Fair Good Good Good Good Good Good		NVASIVE		** ** ** ** ** ** ** ** ** **	
1181 1462 1163 1184 1185 1195 1195 1196 1198 1199 1172 1172 1173 1174 1177 1177 1178 1179 1179 1179 1180 1190 1191 1191 1191 1191 1191 119	BX MW BX NM BX BX BX BX BX BX SM SM SM SM SM E E SM	9 6 7 8 8 12 7 9 23 10 25 20 9 7 22 23 14 14 14 14 14 14 14 14 14 14 14 14 14	Box elder White Abbiers Box elder Soven Mayas Soven Mayas Soven Mayas Box elder Box elder Box elder Box elder Box elder Soven Mayas Sove	Minus edito Acer esignation Acer politativates Acer seacharitum Acer espondiment	Fair Very-Poor Good Good Fair Fair Good Good Fair Fair Good Good Fair Fair Good Fair Good Fair Fair Good Good Fair Good Good Fair	×2	NVASHE		** ** ** ** ** ** ** ** ** **	
1181 1462 1163 1184 1185 1195 1195 1196 1198 1199 1172 1172 1173 1174 1177 1177 1178 1179 1179 1180 1181 1180 1181 1180 1181 1181 118	BX BX BX BX BX BX BX BX BX SM BX SM BX SM BX SM E E SM	9 6 7 8 8 12 7 9 23 19 25 20 9 7 22 23 14 14 14 14 14 14 14 14 14 14 14 14 14	Box elder White Abbigson Box elder Noon ay Abbigson Sieve Abbigs Sieve Abbigs Sieve Abbigs Sieve Abbigs Box elder Box elder Box elder Box elder Box elder Sieve Abbigs Sieve Sie	Monre alba Acer registroides Acer polatroides Acer polatroides Acer sepontiment Acer registroides Acer agonomient Acer registroides Acer registroide Acer regis	Fair Very Pbor Good Good Peor Good Good Fair Fair Fair Fair Good Fair Good Fair Good Good Fair Good Good Fair Good Good Fair Good Good Good Good Good Good Good Goo		NVASIVE		** ** ** ** ** ** ** ** ** **	
1181 1162 1163 1164 1184 1185 1186 1180 1177 1172 1173 1174 1177 1177 1178 1178 1178 1178 1178	BX MW BX	9 6 7 8 8 12 7 9 23 149 25 20 7 22 43 44 40 6 6 44 43 47 42 42 43 44 44 44 43 44 44 44 44 44 44 44 44	Box elder White Authory Box elder Box elder Box elder Box elder Box adapta Box elder	Minus elles Acer engundo Acer pistamostes Acer asocharium; Acer asocharium; Acer asocharium; Acer asocharium; Acer asocharium; Acer asocharium; Acer asocharium; Acer asocharium; Acer asocharium; Acer asocharium; Acer asocharium; Acer asocharium; Acer asocharium; Acer asocharium; Acer asocharium; Acer asocharium; Acer asocharium; Acer asocharium; Acer asocharium; Acer asocharium; Acer asocharium; Acer asocharium; Acer asocharium; Acer asocharium; Acer asocharium; Acer asocharium; Acer asocharium; Acer asocharium; Acer asocharium; Acer asocharium; Acer asocharium; Acer asocharium; Acer asocharium; Acer asocharium; Acer asocharium; Acer asocharium; Acer asocharium; Acer asocharium; Acer asocharium; Acer asocharium; Acer asocharium;	Fair Very / Poor Good Good Fair Fair Good Good Fair Fair Good Good Fair Good Good Fair Good Good Good Good Good Good Good Goo	×2	RVASIVE RVASIV		* * * * * * * * * * * * *	
1181 11962 11963 11984 11985 11985 11985 11987 11978 11979 11974 11974 11978 11978 11979 11980 11981 11982 11983 11984 11985 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 11986 1	BX B	9 6 7 8 8 12 9 23 19 25 20 9 7 7 22 43 11 10 6 41 43 43 47 42 20 46 46 46 46 46 47 47 48 48 48 48 48 48 48 48 48 48 48 48 48	Box elder White Abbiers Box elder Box eld	Minus adia Acer aggrado Acer pistanostes Acer asocharimum Acer asocharimum Acer asocharimum Acer asocharimum Acer asocharimum Acer asocharimum Acer asocharimum Acer asocharimum Acer asocharimum Acer asocharimum Acer asocharimum Acer asocharimum Acer asocharimum Acer asocharimum Acer asocharimum Acer asocharimum Acer asocharimum Acer asocharimum Acer asocharimum Acer asocharimum Acer asocharimum Acer asocharimum Acer asocharimum Acer asocharimum Acer asocharimum Acer asocharimum Acer asocharimum Acer asocharimum Acer asocharimum Acer asocharimum Acer asocharimum Acer asocharimum Acer asocharimum Acer asocharimum Acer asocharimum Acer asocharimum Acer asocharimum Acer asocharimum Acer asocharimum Acer asocharimum Acer asocharimum Acer asocharimum Acer asocharimum Acer asocharimum Acer asocha	Feir Very Poor Good Good Peor Good Good Feir Fair Fair Good Good Good Fair Fair Good Fair Fair Good Good Fair Fair Fair Good Fair Fair Good Good Good Good Good Fair	x2	RVASBUE NVASHE		** ** ** ** ** ** ** ** ** **	
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1184 1482 1183 1184 1186 1186 1187 1187 1187 1172 1172 1173 1173 1174 1177 1177 1177 1177 1177	BX MW BX SM BX	9 6 7 7 8 8 12 7 9 23 23 19 25 20 9 9 7 7 22 43 10 6 6 44 14 14 45 20 46 46 46 46 46 46 46 46 46 46 46 46 46	Box editor White Multiprogram Box editor Annotation Birn Birnor Multiprogram Birnor M	Money about Markey and Markey	Fair Age of the Age of	x2 x2 x2	RYVASHE		Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y	
1194 1196 1196 1196 1196 1196 1196 1196	BX MW BX SM BX BX BX BX BX BX BX BX BX B	9 8 12 7 7 8 8 12 3 14 14 14 14 14 14 14 14 14 14 14 14 14	Box older White fall-limits of Box older	Могне верх Амел георило Амел георило Амел георило Амел георило Амел георило Амел георило Амел георило Амел георило Амел георило Амел георило Амел георило Амел георило Амел георило Амел георило Амел георило Амел георило Амел георило Амел георило Амел георило Амел георило Амел георило Амел георило Амел георило Амел георило Амел георило Амел георило Амел георило	Fair According to the Control of	x2 x2 x2	NO.500 NO		Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y	
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1202 1203	E	8 28	Box-eider American-Em	Acer-negundo Umus-americana	Very-Poor Good		INVASIVE INVASIVE	R	¥	
								R		<u> </u>
	BX	9	Box-elder	Acer-negundo	Very Poor		INVASIVE		¥	-
1204	BX	20	Box-eider	Acer negundo	Good		INVASIVE	R	¥	-
4205	E	45	American Em	Umus-americana	Good		INVASIVE	R	¥	-
1206	8	45	American-Em	Umus-americana	Fair		INVASIVE	R	¥	
1207	BX	10	Box-elder	Acer-negundo	Fair		INVASIVE	R	¥	
1208	BW	9	Black Walnut	Jugians-nigra	Good		WOODLAND	R	¥	REPLACE
4209	SM	4-6	Silver-Maple	Ager-sacobarinum	Fair	×4	INVASIVE	R	¥	
1210	BX	6	Box-elder	Acer-negundo	Poor	- "	INVASIVE	R	¥	
1211	E	8	American-Em	Umus-americana	Fair		INVASIVE	R	×	-
	BW	15	American Em		Good	×1	WOODLAND	- H		· ·
1212				Jugians nigra					Y	
1213	BW	10	Black Walnut	Juglans nigra	Good		WOODLAND	s	Y	
1214	SM	10	Silver Maple	Ager saccharinum	Fair		INVASIVE	8	Y	
1215	Ε	10	American Em	Ulmus americana	Fair		INVASIVE	8	Y	
1216	ε	10	American Em	Umus americana	Fair		INVASIVE	s	Y	
1217	SM	46	Silver-Maple	Ager-sacobarinum	Fair		INVASIVE	R	¥	
1218	BX	8	Box-elder	Acer-negundo	Eak		INVASIVE	B	×	
1219	BX	8	Box-elder	Acer negundo	Fair		INVASIVE	R	¥	-
									+	-
1220	BX	9	Box elder	Acer negundo	Fair		INVASIVE	8	Y	
1221	BX	8	Box-eider	Acer-negundo	Fair		INVASIVE	R	¥	
1222	BE	19	Siberian Bm	Umus pumia	Fair		INVASIVE	R	¥	
1223	BX	6	Box-elder	Acer-negundo	Fair		INVASIVE	R	¥	
1224	BX	6	Box-eider	Acer-negundo	Fair		INVASIVE	R	¥	
1225	BX	9	Box-eider	Acer negundo	Fair		INVASIVE	R	¥	
1226	SM	13	Silver-Maple	Ager-saccharinum	Fair		INVASIVE	R	¥	
1227	8##	10	Silver-Maple	Ager-saccharinum	Good		INVASIVE	R	¥	
1228	BX	9	Box-eider	Acer-negundo	Fair		INVASIVE	R	+ -	1
1228	BK	2	Siberian-Illm	Acer-negunos	Poor		INVASIVE	R	*	<u> </u>
				Umus pumita					*	-
1230	SM	6	Silver-Maple	Ager-saccharinum	Fair		INVASIVE	R	¥	
1231	BX	7	Box-elder	Acer-negundo	Fair		INVASIVE	R	¥	
1232	SM	15	Silver-Maple	Acer-saccharinum	Good		INVASIVE	R	¥	L -
1233	BWW	44	Black-Willow-	Salx-rigra	Poor		INVASIVE	R	¥	
1234	BWW	12	Black Willow	Salix nigra	Poor		INVASIVE	R	¥	
1235	BAW	17	Black Willow	Salix nigra	Fair		INVASIVE	R	¥	
1236	BX	6	Box-eider	Acer-negundo	Poor		INVASVE	R	¥	<u> </u>
1236	BX	6	Box-eider	A con negunos	Fair		INVASIVE	R	¥	· ·
				Acer-negundo						-
1238	BAW	13	Black-Willow	Salix nigra	Very Poor	_	INVASIVE	R	¥	-
1239	BX	7	Box-elder	Acer-negundo	Poor		INVASIVE	R	¥	-
1240	BAW	14	Black-Willow-	Salix-nigra	Fair		INVASIVE	R	¥	
1241	SM	6	Silver-Maple	Acer-eaccharinum	Good		INVASIVE	R	¥	1 -
1242	BX	10	Box-eider	Acer negundo	Poor		INVASIVE	R	¥	
1243	BX	6	Box-elder	Ager-negundo	Poor		INVASIVE	R	¥	
1244	BX	6	Box-elder	Acer-negundo	Fair		INVASIVE	R	¥	
1245	BX	11	Box-eider	Acer negundo	Fair		INVASIVE	R	+ -	
									+ +	<u> </u>
1246	BMM	16	Black Willow	Salix nigra	Very Poor		INVASIVE	R	Υ.	-
1247	Ε	8	American-Em	Umus americana	Fak		INVASIVE	R	¥	
1248	SM	6	Silver Maple	Ager saccharinum	Fair		INVASIVE	8	Y	-
1249	SM	8	Silver Maple	Aper saccharinum	Fair		INVASIVE	s	Y	
1250	BX	42	Box-eider	Acer-negundo	Very Poor		INVASIVE	R	¥	
1251	BWW	32	Black Willow	Salix nigra	Fair		INVASIVE	8	T y	
1252	86	16	Siberian-Bm	Umus-pumia	Poor		INVASIVE	B	×	· .
1252	884	16	Silver Maple	Acer saccharinum	Fair		INVASIVE	- H	* Y	· ·
1253	SM SM	6	Silver Maple Silver Maple		Fair		INVASIVE INVASIVE	8	Y	-
				Ager saccharinum						
1255	BWW	10	Black Willow	Salix nigra	Fair		INVASIVE	8	Y	
1256	CT	24	Cottonw ood	Populus deltoides	Good		INVASIVE	8	Y	
1257	SM	9	Silver Maple	Aper saccharinum	Good		INVASIVE	8	Y	
1258	SM	9	Silver Maple	Acer saccharinum	Fair		INVASIVE	s	Y	
1259	BX	8	Box elder	Acer negundo	Fair		INVASIVE	8	Y	
1280	BX	8	Box elder	Acer negundo	Poor		INVASIVE	8	Y	
1281	BX	8	Box-eider	Acer negundo	Fair		INVASIVE	B	¥	<u> </u>
4262	BW	43	Black Walnut	-Auglans-nigra	Good		WOODLAND	R	¥	REPLACE
1263	SM	14	Silver-Maple	Ager-saccharinum	Fair		INVASIVE	R	Y.	
	8W	14		Jugians-nigra	Good					
1284			Black Walnut				WOODLAND	R	¥	REPLACE
1284 1285	BAW	16	Black Walnut Black Willow	Salix-nigra					*	REPLACE -
1285		16	Black Willow	Salix nigra	Very-Poor		WOODLAND INVASIVE	R R	¥	REPLACE
1265 1266	BWW	16 44	Black Willow Black Willow	Salx-nigra	Very Poor		INVASIVE INVASIVE	R R R		REPLACE
1285 1266 1267	BWW	16 44 10	Black Willow Black Willow Silver Maple	Salix-nigra Acer saccharinum	Very-Poor Fair		WOODLAND INVASIVE INVASIVE	R R R	¥	REPLACE
1285 1265 1267 1268	SM SM	16 41 10 6	Black-Willow- Black-Willow- Silver Maple Silver Maple	Salix-riigra Aoer saccharinum Aoer saccharinum	Very-Poor Fair Fair		WOODLAND INVASIVE INVASIVE INVASIVE	R R R S	¥	REPLACE
1285 1266 1267 1268 1289	SM SM SM	16 41 10 6 7	Black Willow Black Willow Silver Maple Silver Maple Silver Maple	Salix-nigra Acer saccharinum Acer saccharinum Acer saccharinum	Very-Poor Fair Fair		WOODLAND INVASIVE INVASIVE INVASIVE INVASIVE	R R R S S	¥	REPLACE
1265 1266 1267 1268 1269 1270	SM SM SM SM CT	16 41 10 6 7	Black-Willow Black-Willow Silver Maple Silver Maple Silver Maple Cottonwood	Salix-nigra Acer saccharinum Acer saccharinum Acer saccharinum Populus deltoides	Very Poor Fair Fair Good		WOODLAND INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE	R R R S S	Y Y Y Y	REPLACE
1285 1266 1267 1268 1289 1270	SM SM SM SM CT BX	16 44 10 6 7 15 6	Black Willow Black Willow Silver Maple Silver Maple Silver Maple Cottonw ood Box elder	Salik-nigra Aoer saccharinum Aoer saccharinum Aoer saccharinum Populus detoides Aoer negundo	Fair Fair Good Fair		WOODLAND INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE	R R R S S S S	¥ ¥ Y Y Y	REPLACE
1285 1266 1267 1268 1269 1270 1271 1272	SM SM SM CT BX CT	16 41 10 6 7 15 6	Black Willow Black Willow Silver Maple Silver Maple Silver Maple Cottonw ood Box elder Cottonw ood	Salik-nigra Acer saccharinum Acer saccharinum Acer saccharinum Populus deltoides Acer negundo Populus deltoides	Very-Poor Fair Fair Fair Good Fair Good		WOODLAND INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE	R R R S S S S S	Y Y Y Y	REPLACE
1265 1266 1267 1268 1269 1270 1271 1272 1273	SM SM SM SM CT BX	16 44 10 6 7 15 6	Black Willow Black Willow Silver Maple Silver Maple Silver Maple Cottonw ood Box elder	Salik-nigra Aoer saccharinum Aoer saccharinum Aoer saccharinum Populus detoides Aoer negundo	Fair Fair Good Fair		WOODLAND INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE	R R R S S S S	¥ ¥ Y Y Y	REPLACE
1265 1266 1267 1269 1270 1271 1272 1273 1274	SM SM SM CT BX CT SM CT	16 44 10 6 7 15 6 15 10	Black-Willow Black-Willow Silver Maple Silver Maple Silver Maple Silver Maple Cottonwood Box elder Cottonwood Silver Maple Cottonwood	Selik-nigra Acer saccharinum Acer saccharinum Acer saccharinum Populus delboldes Acer negundo Populus delboldes Acer saccharinum Populus delboldes	Very-Poor Fair Fair Fair Good Fair Good	x1	WOODLAND INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE	R R R S S S S S S	¥ ¥ Y Y Y	REPLACE
1265 1266 1267 1269 1270 1271 1272 1273 1274	SM SM SM CT EX CT EX	16 44 10 6 7 15 6 15	Black-Willow Black-Willow Silver Maple Silver Maple Silver Maple Silver Maple Cottonwood Box elder Cottonwood Silver Maple Cottonwood	Selik-nigra Acer saccharinum Acer saccharinum Acer saccharinum Populus delboldes Acer negundo Populus delboldes Acer saccharinum Populus delboldes Acer saccharinum	Very-Poor Fair Fair Good Fair Good Fair Good Fair Good	xt	WOODLAND INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE	R R R S S S S S S	*	REPLACE
1285 1267 1267 1288 1289 1270 1271 1272 1273 1274 1275	SM SM SM CT SM CT SM CT SM	16 44 10 6 7 15 6 15 10 21	Black-Willow Black-Willow Silver Maple Silver Maple Silver Maple Cottonwood Box elder Cottonwood Silver Maple Cottonwood Silver Maple	Selle-reigne Acer saccharinum Acer saccharinum Acer saccharinum Populus deboides Acer negundo Populus deboides Acer saccharinum Populus deboides Acer saccharinum Acer saccharinum Acer saccharinum	Very-Poor Fair Fair Fair Good Fair Good Fair Good Good	xt	WOODAND INVASIVE	R R R S S S S S S S S S S S S S S S S S	*	REPLACE
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CLIENT

TABLEAU BY MONDRIAN 50215 SCHOENHERR SHELBY TOWNSHIP, MI 48315

PROJECT TITLE HOMESTEAD 3364 LIVERNOIS ROAD TROY, MICHIGAN

ORIGINAL ISSUE DATE:
APRIL 18, 2022

DRAWING TITLE

TREE

PRESERVATION

LIST

PEA JOB NO.	2021-0451
P.M.	JBT
DN.	TMK
DES.	TMK
DRAWING NUMBER	₹:

	BWW	_								
1301	BWW	40 11	Black-Willow Black-Willow	Salix-nigra Salix-nigra	Poor		INVASIVE INVASIVE	R R	¥	<u> </u>
1303	BAAN	16	Black Willow	Salix nigra	Poor		INVASIVE	R	¥	-
1304	BX	6	Box-eider	Acer-negundo	Fair		INVASIVE	R	¥	-
1305	BX	8	Box-eider	Acer negundo	Poor		INVASIVE	R	¥	
1306	SM	10	Silver-Maple	Ager-saccharinum	Fak		INVASIVE	R	¥	
1307	SM	18	Silver-Maple	Ager-saccharinum	Good		INVASIVE.	R	¥	
1308	SM	45	Silver-Maple	Aper-sappharinum	Fair		INVASIVE	R	¥	
1309	BWW	13	Black-Willow	Salix-nigra	Poor		INVASIVE	R	¥.	-
1310	BWW	14	Black-Willow	Salix-nigra	Fair		INVASIVE	R	¥	
1311	BWW	12	Stack-Willow	Salix-nigra	Poor		INVASIVE	R	¥	
1312	SM	47	Silver-Maple	Acer-saccharinum	Good		INVASIVE	R	¥	
1313	BAW	45	Black-Willow	Salix-riigra	Poor		INVASIVE	R	¥	
1314	SM	12	Silver-Maple	Acer-saccharinum	Fair		INVASIVE	R	¥	
1315	SM E	9	Silver-Maple	Aper-sacoharinum	Very Poor		INVASIVE	R	¥	-
1316	BW	42	American-Elm Black-Walnut	Umus americana Jugians-nigra	Poor Good		INVASIVE WOODLAND	R	¥	REPLACE
1318	GA.	9	Green Ash	Fraxinus pennsylvanica	Poor		INVASIVE	8	Y	REPLACE
1319	MW	9	White Mulberry	Morus-alba	Fair		INVASIVE	R	¥	-
1320	8	12	American-Elm	Umus americana	Fair		INVASIVE	R	¥	<u> </u>
1321	BW	42	Black Walnut	Jugians-nigra	Good		WOODLAND	R	¥	REPLACE
1322	8	7	American Elm	Umus americana	Fair		INVASIVE	R	¥	
1323	ε	12	American-Elm	Umus-americana	Good		INVASIVE	R	¥	
1324	BW	44	Black Walnut	Jugians-nigra	Good		WOODLAND	R	¥	REPLACE
1325	BK	42	Box-eider	Acer-negundo	Fair		INVASIVE	R	¥	
1326	BX	7	Box-elder	Acer negundo	Fair		INVASIVE	R	¥	
1327	BX	12	Box-elder	Acer-negundo	Poor		INVASIVE	R	¥	_
1328	BX	10	Box-eider	Acer-negundo	Fair		INVASIVE	R	¥	-
1329	SM	9	Silver-Maple	Acer-saccharinum	Very Poor	dead	INVASIVE	R	¥	
1330	BW	12	Black Walnut	Augians nigra	Good		WOODLAND	R	¥	REPLACE
1331	BW	12	Black Walnut	Jugians-nigra	Good		WOODLAND	R	¥	REPLACE
1332	BWW	10	Black-Willow	Salix-nigra	Poor		INVASIVE	R	¥	
1333	BX	9	Box-eider	Acer negundo	Poor		INVASIVE WOODS LND	R	¥	ner · ·
1334	BW	9	Black Walnut	Augians-nigra	Good		WOODLAND	R		REPLACE
1335	BW	16	Black Walnut Box-elder	Jugians-nigra Acer-negundo	Fair		WOODLAND	R	¥	REPLACE
1336	BX	13	Box-elder Box-elder	Acer-negundo Acer-negundo	Poor		INVASIVE INVASIVE	R	¥	<u> </u>
1337	BX	12	Box-elder Box-elder	Acer negundo Acer negundo	Fair	×t	INVASIVE	R	¥	<u> </u>
1339	BX	12	Box-eider Box-eider	Acer negundo	Very-Poor	**	INVASIVE	R	¥	-
1340	BW	6	Black Walnut	Jugians-nigra	Fair		WOODLAND	R	¥	REPLACE
1341	SM	11	Silver Maple	Acer saccharinum	Fair		INVASIVE	8	Y	
1342	SM	14	Silver Maple	Ager saccharinum	Good		INVASIVE	s	Y	
1343	BX	12	Box elder	Acer negundo	Very Poor		INVASIVE.	8	Y	
344	SM.	12	Silver Maple	Aper saccharinum	Good		INVASIVE	8	Y	
345	SM	7	Silver Maple	Acer saccharinum	Good		INVASIVE	8	Y	
345	Œ	19	Siberian-Bm	Umus-pumia	Fair		INVASIVE	R	¥	
1347	BX	16	Box elder	Acer negundo	Fair		INVASIVE	8	Y	
348	BX	14	Box elder	Acer negundo	Fair		INVASIVE	8	Y	-
1349	SM	7	Silver Maple	Acer saccharinum	Good		INVASVE	8	Y	-
1350	BX	7	Box elder	Acer negundo	Fair		INVASIVE	s	Y	
1351	BWW	14	Black-Willow	Salix nigra	Poor	×1	INVASIVE	R	¥	
1352	BWW	18	Black-Willow-	Salik-nigra	Poor		INVASIVE.	R	¥	
1353	BX	15	Box-eider	Acer-negundo	Very Poor		INVASIVE	R	¥	· ·
1354	BWW	45	Black-Willow	Salix-rrigra	Fair	×4	INVASIVE	R	¥	
1355	BX	44	Box-elder	Acer negundo	Fair	x1	INVASIVE	R	¥	
1356 1357	BWW	24 6	Black Walnut	Salix-nigra	Poor Good		INVASIVE WOODLAND	R	¥	REPLACE
358	BW	9	Black-Walnut Box-elder	Jugians-nigra Acer negundo	Poor		INVASIVE	R	¥	REPLACE
359	BW	9	Black Walnut	Jugians-nigra	Good		WOODLAND	R	¥	REPLACE
380	BAAN	18	Black Willow	Salix-rigra	Fair	*1	INVASIVE	R	¥	REPUNCE
381	BAN	10	Stack-Willow	Salix-rigra	Poor		INVASVE	R	×	<u> </u>
362	BAW	42	Black-Willow	Salix-rigra	Poor	×4	INVASIVE	R	¥	<u> </u>
1363	BX	6	Box elder	Acer negundo	Poor		INVASIVE	R	¥	
384	BW	6	Black Walnut	Jugians-nigra	Good		WOODLAND	R	¥	REPLACE
385	BAW	15	Black-Willow	Salix-riigra	Poor	×1	INVASIVE	R	¥	1
386	BX	44	Box-eider	Acer negundo	Fair		INVASIVE	R	¥	
367	GA	6	Green-Ash	Fraxinus-pennsylvanica	Fair		INVASIVE	R	¥	
368	BX	22	Box-elder	Acer-negundo	Fair		INVASIVE	R	¥	
389	GA	6	Green-Ash	Fraxinus pennsylvanica	Poor		INVASIVE	R	¥	-
370	BW	44	Black Walnut	Jugians-nigra	Good		WOODLAND	R	¥	REPLACE
371	BW	10	Black Walnut	Augians-nigra	Good		WOODLAND	R	¥	REPLACE
1372	BWW	18	Black-Willow	Salik-nigra	Poor		INVASIVE	R	¥	
373	BW	44	Black Walnut	Jugians-nigra	Good		WOODLAND	R	¥	REPLACE
374	BW	44	Black Walnut	Jugians-nigra	Poor		WOODLAND	R R	¥	<u> </u>
1375 1376	BX	15	Box-eider	Acer negundo			INVASIVE INVASIVE		Y	<u> </u>
1376	BX	15	Box elder Box elder	Acer negundo Acer negundo	Poor		INVASIVE INVASIVE	8	Y	<u> </u>
378	BX	44	Box eider	Acer negundo	Fair		INVASIVE	R	¥	-
379	BW	9	Black Walnut	Augians-nigra	Good		WOODLAND	R	¥	REPLACE
	BAAV	21	Stack Willow	Salik-nigra	Poor		INVASIVE	R	¥	
1380			Black Walnut	Jugians-nigra	Very Poor		WOODLAND	R	¥	
381	BW	11		Salix-rigra	Poor		INVASIVE	R	¥	
381	BW	43	Black-Willow-		Poor		INVASIVE	R	¥	
381 382 383	BWW	43 7	Box-eider	Acer negundo			WCCGLAND	R	¥	
1381 1382 1383 1384	BW BX	43 7 12	Box-elder Black Walnut	Acer-negundo Jugians-nigra	Poor					_
1381 1382 1383 1384 1385	BW BW BW	13 7 12 7	Box-eider Black-Walnut Box-eider	Acer-negundo Jugians-nigra Acer-negundo	Poor Fair		INVASIVE	R	¥	
1381 1382 1383 1384 1385	BWW BW BW BW	43 7 12 7 40	Box-eider Black-Walnut Box-eider Black-Walnut	Acer-negundo Jugians-nigra Acer-negundo Jugians-nigra	Poor Fair Fair		WOODLAND	R R	¥	REPLACE
1381 1382 1383 1384 1385 1386	BW BX BX BW	43 7 12 7 10 7	Box-eider Black-Walnut Box-eider Black-Walnut Black-Walnut	Acer-negundo Jugians-nigra Acer-negundo Jugians-nigra Jugians-nigra	Poor Fair Fair		WOODLAND	R R R	¥	REPLACE
1381 1382 1383 1384 1385 1386 1387	BWW BW BW BW BW	43 7 12 7 40 7 9	Box-elder Black-Walnut Box-elder Black-Walnut Black-Walnut Black-Walnut	Acer negundo Jugians nigra Acer negundo Jugians nigra Jugians nigra Jugians nigra	Poor Fair Fair Fair		WOODLAND WOODLAND WOODLAND	R R R	* * *	
1381 1382 1383 1384 1385 1386 1387 1388	BW BW BW BW BW BW	13 7 12 7 10 7 9	Box-eider Black-Wahnut Box-eider Black-Wahnut Black-Wahnut Black-Wahnut Black-Wahnut Black-Wahnut	Acer negundo Jugians-nigra Acer negundo Jugians-nigra Jugians-nigra Jugians-nigra Saks-nigra	Poor Fair Fair Fair Fair Poor		WOODLAND WOODLAND WOODLAND INVASIVE	R R R	* * * * * * * * * * * * * * * * * * *	REPLACE
1381 1382 1383 1384 1385 1386 1387 1388 1389	BAW BX BW BW BW BW BAW BAW BAW	13 7 12 7 10 7 9 9	Box-eider Black-Wahnut Box-eider Black-Wahnut Black-Wahnut Black-Wahnut Black-Wahnut Black-Wahnut Black-Wahnut	Acer negundo Jugians nigra Acer negundo Jugians nigra Jugians nigra Jugians nigra Salo-régra Acer negundo	Poor Fair Fair Fair Fair Poor Fair		WOODLAND WOODLAND WOODLAND INVASIVE INVASIVE	R R R R	* * *	REPLACE
1381 1382 1383 1384 1385 1386 1387 1388 1389 1390	BAW BX BW BW BW BAW BAW BX	13 7 12 7 10 7 8 9 9	Box-elider Black Walnut Box-elider Black Walnut Box-elider Box-elider	Acer-negundo Jugians-nigra Acer-negundo Jugians-nigra Jugians-nigra Jugians-nigra Salik-nigra Acer-negundo Acer-negundo	Poor Fair Fair Fair Fair Poor Fair		WOODLAND WOODLAND WOODLAND INVASIVE INVASIVE	R R R R	* * * * * * * * * * * * * * * * * * *	REPLACE
1381 1382 1383 1384 1385 1385 1386 1388 1389 1390	BW BW BW BW BW BW BW BW BW BW BW	13 7 12 7 10 7 9 9 9	Box-eider Black-Walnut Box-eider Black-Walnut Black-Walnut Black-Walnut Black-Walnut Black-Walnut Black-Walnut Black-Willow Box-eider Black-Willow	Acer negundo Jugians-nigra Acer negundo Jugians-nigra Jugians-nigra Jugians-nigra Saler-nigra Acer negundo Acer negundo Sale-nigra	Poor Fair Fair Fair Fair Poor Fair Poor Fair		WOODLAND WOODLAND INVASIVE INVASIVE INVASIVE	R R R R R	* * * * * * * * * * * * * * * * * * *	REPLACE
381 382 383 384 385 385 387 388 389 389 390 391	BWANA BW BW BW BW BW BW BW BW BW BW BW BW BW	13 7 12 7 40 7 8 9 9 10 17	Box-eider Black-Walnut Block-Walnut Black-Walnut Black-Walnut Black-Walnut Black-Walnut Black-Walnut Black-Walnut Black-Willow Box-eider Black-Willow American-Elm	Acer negundo Jugians-nigra Acer negundo Jugians-nigra Jugians-nigra Jugians-nigra Salik-rigra Acer negundo Acer negundo Acer negundo Littus-carreciona	Poor Fair Fair Fair Fair Poor Fair Poor Fair Fair		WOODLAND WOODLAND INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE	R R R R R R	* * * * * * * * * * * * * * * * * * *	REPLACE
1380 1381 1382 1383 1384 1385 1386 1387 1388 1389 1390 1391 1392 1393	BANY BAN	43 7 12 7 40 7 9 9 9 40 17 41 9	Box-eider Book-Wolfnut Box-eider Black-Wolfnut Black-Wolfnut Black-Wolfnut Black-Wolfnut Black-Wolfnut Black-Willow- Box-eider Black-Willow- American-Ein Box-eider	Acer negundo Jugans-nigra Acer negundo Jugans-nigra Jugans-nigra Jugans-nigra Jugans-nigra Sale-nigra Acer negundo Acer negundo Sale-nigra Umus-americana Acer negundo	Poor Fair Fair Fair Poor Fair Poor Fair Fair		WCCGLAND WCCGLAND WCCGLAND INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE	R R R R R R R	* Y	REPLACE
1381 1382 1383 1384 1385 1386 1387 1388 1389 1380 1391 1391 1392 1393 1394	BANV BAN	43 7 42 7 40 7 9 9 9 40 47 41 41 9	Box eider Black-Wahnut Box-aider Black-Wahnut Black-Wahnut Black-Wahnut Black-Wahnut Black-Willow Box-eider Black-Willow American Sim Box eider Box eider	Acer negundo Jugans-nigra Acer negundo Jugans-nigra Jugans-nigra Jugans-nigra Jugans-nigra Acer negundo Acer negundo Gale-nigra Umus-americana Acer negundo Acer negundo Acer negundo Acer negundo Acer negundo Acer negundo	Poor Fair Fair Fair Fair Poor Fair Fair Fair		WCCGLAND WCCGLAND WCCGLAND NASWE NASWE NASWE NASWE NASWE NASWE NASWE NASWE NASWE	R R R R R R R	* * * * * * * * * * * * * * * * * * *	REPLACE
1381 1382 1383 1384 1385 1386 1387 1388 1389 1390 1391 1392 1393 1394 1395 1395	BYWAY BYW BYW BYW BYW BYW BYW BYW BYW BYW BY	43 7 42 7 40 7 9 9 9 40 47 47 41 9	Box eider Black-Walnut Box eider Black-Walnut Black-Walnut Black-Walnut Black-Walnut Black-Walnut Black-Walnut Black-Walnut Black-Walnut Box eider	Acer negundo Jugans nigra Acer negundo Jugans nigra Jugan	Poor Fair Fair Fair Poor Fair Fair Fair Fair	NC.	WOODLAND WOODLAND WOODLAND INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE	R R R R R R R R	* * * * * * * * * * * * * * * * * * *	REPLACE
1381 1382 1383 1384 1385 1388 1388 1388 1389 1390 1391 1392 1393 1394 1395 1395 1396	BYWWY BX BX BW BW BWW BWW BWW BWW BWW BWW BWW	43 7 12 7 40 7 9 9 9 40 47 11 9 15 13	Box eider Black-Walnut Box eider Black-Walnut Black-Walnut Black-Walnut Black-Walnut Black-Walnut Black-Walnut Black-Walnut Box eider Box eider Box eider Box eider Box eider Box eider American-Em	Acer negundo Jugans nigra Acer negundo Jugans nigra Acer negundo Jugans nigra Jugans nigra Jugans nigra Jugans nigra Acer negundo	Poor Fair Fair Fair Fair Poor Fair Fair Fair	жS	WOODLAND WOODLAND WOODLAND BWASWE BWASWE BWASWE BWASWE BWASWE BWASWE BWASWE BWASWE BWASWE BWASWE BWASWE	R R R R R R R R S S	* * * * * * * * * * * * * * * * * * *	REPLACE
1381 1382 1383 1384 1385 1386 1387 1388 1389 1390 1391 1392 1393 1394 1395 1395	BYWAY BYW BYW BYW BYW BYW BYW BYW BYW BYW BY	43 7 42 7 40 7 9 9 9 40 47 47 41 9	Box eider Black-Walnut Box eider Black-Walnut Black-Walnut Black-Walnut Black-Walnut Black-Walnut Black-Walnut Black-Walnut Black-Walnut Box eider	Acer negundo Jugans nigra Acer negundo Jugans nigra Jugan	Poor Fair Fair Fair Poor Fair Fair Fair Fair	ж	WOODLAND WOODLAND WOODLAND INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE	R R R R R R R R	* * * * * * * * * * * * * * * * * * *	REPLACE

1401	BWW	43	Black-Willow-	Salix-nigra	Fair		INVASIVE	R	¥.	-
1402	BAAV	16	Black Willow	Salik nigra	Poor		INVASIVE	R	¥	
1403	BX	11	Box-elder	Acer-negundo	Fair	×1	INVASIVE	R	¥	
1404	BX	7	Box-eider	Acer negundo	Poor		INVASIVE	R	-	
				Acer-negunac					¥	-
1405	BAAAA	43	Black-Willow	Salix-nigra	Poor		INVASIVE	R		-
1406	BX	6	Box-elder	Acer-negundo	Fak		INVASIVE.	R	¥	
1407	BX	9	Box-elder	Acer-negundo	Fair		INVASIVE.	R	¥	-
1408	BW	7	Black Walnut	Jugians-nigra	Good		WOODLAND	R	¥	REPLACE
1409	SM	13	Silver Maple	Acer saccharinum	Good		INVASIVE	8	Υ	-
1410	Ε	7	American Elm	Umus americana	Good		INVASIVE	8	Y	
1411	BW	7	Black Walnut	Jugians-nigra	Good		WOODLAND	R	¥	REPLACE
1412	BX	7	Box-eider	Acer-negundo	Poor		INVASIVE	R	¥	
1413	BWW	19	Black-Willow	Salix-nigra	Fair		INVASIVE	R		
									*	-
1414	BX	9	Box-elder	Acer negundo	Fair		INVASIVE	R	¥	
1415	BWW	17	Black-Willow	Salik-nigra	Fair		INVASIVE.	R	¥	-
1416	BX	8	Box-elder	Acer-negundo	Fair		INVASIVE	R	¥	-
1417	BWW	44	Black-Willow-	Salix-riigra	Fair		INVASIVE	R	¥	-
1418	BAAN	15	Stack-Willow-	Salix-nigra	Fair		INVASIVE	R	¥	
1419	BAW	15	Black-Willow-	Salix-nigra	Fair		INVASIVE	R	¥	-
1420	BX	6	Box elder	Acer negundo	Fair		INVASIVE	s	Y	
1421	Box	10	Box elder	Acer negundo	Fair		INVASIVE	6	·	
1422	BX	6	Box elder		Fair		INVASIVE	8	Y	
1423	RW	13	Black Walout	Acer negundo	Good		WOODLAND	R	×	REPLACE
				Jugians-nigra						REPLACE
1424	BX	14	Box elder	Acer negundo	Fair	x1	INVASIVE	8	N	-
1425	BX	18	Box elder	Acer negundo	Fair		INVASIVE	s	N	-
1425	BX	15	Box elder	Acer negundo	Fair		INVASIVE	8	Y	-
1427	SM	23	Silver Maple	Ager saccharinum	Fair	×1	INVASIVE	8	Y	-
1428	BW	8	Black Walnut	Jugians nigra	Good		WOODLAND	8	Y	-
1429	BX	7	Box elder	Acer negundo	Poor		INVASIVE	s	Y	-
1430	SM	8	Silver Maple	Ager saccharinum	Fair		INVASIVE	8	Y	
1431	E	15	American Em	Umus americana	Good		INVASIVE	8	Ý	
1431	GA	8			Fair		INVASIVE	8		<u> </u>
			Green Ash	Fraxinus pennsylvanica					Y	-
1433	GA	6	Green Ash	Fraxinus pennsylvanica	Good		INVASIVE	s	Y	-
1434	Е	7	American Elm	Umus americana	Good		INVASIVE	s	Υ	-
1435	BX	6	Box elder	Acer negundo	Very Poor		INVASIVE	8	Υ	
1438	SM	7	Silver Maple	Aper saccharinum	Good		INVASIVE.	8	Υ	
1437	CT	15	Cottonw ood	Populus deltoides	Good		INVASIVE	8	Ÿ	
1438	SM	17			Good		INVASIVE	8	Y	<u> </u>
			Silver Maple	Acer saccharinum		-				-
1439	SM	16	Silver Maple	Acer saccharinum	Good		INVASIVE.	8	Y	
1440	BW	7	Black Walnut	Jugians nigra	Good		WOODLAND	8	Y	-
1441	BW	7	Black Walnut	Jugians-nigra	Good		WOODLAND	R	¥	REPLACE
1442	SM	11	Silver Maple	Ager saccharinum	Good		INVASIVE	8	Υ	-
1443	BW	15	Black Walnut	Jugians nigra	Good		WOODLAND	R	¥	REPLACE
1444	SM	35	Silver Maple	Acer saccharinum	Good		INVASIVE	8	Y	
1445	E	13	American Em	Umus americana	Good		INVASIVE	8		
	E							5	- 7	-
1445		19	American Em	Umus americana	Very Poor	dead	INVASIVE		Y	
1447	SM	14	Silver Maple	Ager saccharinum	Good	x1	INVASIVE	8	Y	
1448	BX	6	Box elder	Acer negundo	Fair		INVASIVE	8	Y	-
1449	SM	13	Silver Maple	Acer saccharinum	Good		INVASIVE	6	Y	-
1450	BW	-8	Black-Walnut	Augians-nigra	Good		WOODLAND	R	¥	REPLACE
1451	TH	7	Thornapple/Haw thorns	Cragaegus-spp.	Fak		WOODLAND	R	¥	REPLACE
1452	SM	23	Silver Magie	Aper-sacoharinum	Good		INVASIVE	R	×	
1453	SM	7	Silver-Maple	Aper-saccharinum	Good		INVASIVE	R	¥	
1454	GA	9	Green-Ash	Fraxinus pennsylvanica	Good		NVASVE	R	¥	
										-
1455	BW	15	Black Walnut	Jugians nigra	Fair		WOODLAND	8	Υ	
1456	BW	13	Black Walnut	Jugians-nigra	Good		WOODLAND	R	¥	REPLACE
1457	BW	12	Black Walnut	Jugians-nigra	Fair		WOODLAND	R	¥	REPLACE
1458	BW	6	Black Walnut	Augians-nigra	Fair		WOODLAND	R	γ.	REPLACE
1459	GA	6	Green-Ash	Fraxinus-pennsylvanica	Poor		INVASIVE	R	¥	
1460	BW	10	Black Walnut	Jugians-nigra	Good		WOODLAND	R	¥	REPLACE
1461	BW	12	Black Walnut	Augians-nigra	Good		WOODLAND	R	¥	REPLACE
1462		8	Black Walnut		Fair			R	¥	REPLACE
1402	BW			Augians-nigra			WOODLAND		*	
1453	BW	12	Black Walnut	Jugians nigra	Good		WOODLAND	R	¥.	REPLACE
1464	SM	12	Silver Maple	Ager saccharinum	Good		INVASIVE.	8	Y	-
1485	SM	18	Silver Maple	Ager saccharinum	Good	×1	INVASIVE	8	Y	-
1465	SM	14	Silver Maple	Ager saccharinum	Fair		INVASIVE	s	Y	-
1467	SM	6	Silver Maple	Acer saccharinum	Fair		INVASIVE.	8	Y	
1468	E	12	American Em	Umus americana	Fair		INVASIVE	8	Y	
1489	SM	7	Silver Maple	Ager saccharinum	Fair		INVASIVE	8	N	
1470	SM	21	Silver Maple		Good		INVASIVE	s	Y	<u> </u>
				Acer saccharinum		-				
1471	SM	10	Silver Maple	Acer saccharinum	Good		INVASIVE	8	Y	
1472	SM	13	Silver Maple	Ager saccharinum	Good		INVASIVE.	8	Y	
1473	N.S	20	Silver Maple	Aper saccharinum	Good		INVASIVE	8	Y	
1474	ε	13	American Elm	Umus americana	Fair		INVASIVE	s	Y	
1475	SM	10	Silver Maple	Acer saccharinum	Fair		INVASIVE	8	Υ	
1476	SM	12	Silver Maple	Ager saccharinum	Good		INVASIVE	8	Y	
1477	SM	10	Silver Maple	Acer saccharinum	Good		INVASIVE	8	Y	
1478	SM	19	Silver Maple	Acer saccharinum	Good		INVASIVE	s	i i	
1976		19	Silver Maple Silver Maple			-			7	
1479 1480	p			Acer saccharinum	Good		INVASIVE	8	Υ	-
	SM				Good				ı Y	
	SM	22	Silver Maple	Acer saccharinum			INVASIVE	8		
1481	SM E	22 6	Silver Maple American Em	Umus americana	Fair		INVASIVE	8	N	-
1481 1482	SM E SM	22 6 15	Silver Maple American Em Silver Maple	Umus americana Acer saccharinum	Fair Good		INVASIVE INVASIVE	8	Y	-
1481	SM E	22 6	Silver Maple American Em	Umus americana	Fair		INVASIVE	8		
1481 1482	SM E SM	22 6 15	Silver Maple American Elm Silver Maple Silver Maple	Umus americana Acer saccharinum Acer saccharinum	Fair Good		INVASIVE INVASIVE	8	Y	
1481 1482 1483 1484	SM E SM SM	22 6 15 12	Silver Maple American Em Silver Maple Silver Maple Silver Maple	Umus americana Acer saccharinum Acer saccharinum Acer saccharinum	Fair Good Good Good		INVASIVE INVASIVE INVASIVE	8 8 8	Y Y	
1481 1482 1483 1484 1485	SM E SM SM SM GA	22 6 15 12 11 6	Silver Maple American Elm Silver Maple Silver Maple Silver Maple Silver Maple Creen Ash	Umus americana Acer saccharinum Acer saccharinum Acer saccharinum Fraxinus pennsylvanica	Fair Good Good Good Fair		INVASIVE INVASIVE INVASIVE INVASIVE	8 8 8 8	Y Y Y	
1481 1482 1483 1484 1485 1486	SM E SM SM SM GA SM	22 6 15 12 11 6	Silver Maple American Elm Silver Maple Silver Maple Silver Maple Creen Ash Silver Maple	Umus americana Acer saccharinum Acer saccharinum Acer saccharinum Fraxinus pennsylvanica Acer saccharinum	Fair Good Good Good Fair Good		INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE	8 8 8 8	Y Y Y	-
1481 1482 1483 1484 1485 1485 1487	SM E SM SM SM GA SM	22 6 15 12 11 6 12	Silver Maple American Elm Silver Maple Silver Maple Silver Maple Creen Ash Silver Maple Silver Maple	Umus americana Acer saccharinum Acer saccharinum Acer saccharinum Fraxinus pennsylvanica Acer saccharinum Acer saccharinum	Fair Good Good Good Fair Good Good		INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE	\$ \$ \$ \$ \$	Y Y Y	-
1481 1482 1483 1484 1485 1485 1488	SM E SM SM SM GA SM SM	22 6 15 12 11 6 12 12	Silver Maple American Em Silver Maple Silver Maple Silver Maple Silver Maple Crean Ash Silver Maple Silver Maple Silver Maple	Umus americana Aoer saccharinum Aoer saccharinum Aoer saccharinum Fraxinus pennsylvanica Aoer saccharinum Aoer saccharinum Aoer saccharinum	Fair Good Good Good Fair Good Good Good		INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE	8 8 8 8 8	Y Y Y Y Y	-
1481 1482 1483 1484 1485 1485 1487 1488	SM E SM SM SM GA SM SM SM	22 6 15 12 11 6 12 12 14 15	Silver Maple American Em Silver Maple	Umus americana Acer saccharinum Acer saccharinum Acer saccharinum Fraxinus pennsylvanica Acer saccharinum Acer saccharinum	Fair Good Good Good Fair Good Good		INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	Y Y Y	
1481 1482 1483 1484 1485 1485 1487 1488 1489	SM E SM	22 6 15 12 11 6 12 12 14 15 17	Silver Maple American Em Silver Maple Silver Maple Silver Maple Creen Ash Silver Maple	Umus americana Acer saccharinum Acer saccharinum Franinus pennsylvarica Acer saccharinum Acer saccharinum Acer saccharinum Acer saccharinum Acer saccharinum Acer saccharinum	Fair Good Good Good Fair Good Good Good Good Good Good Good Goo		INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	Y Y Y Y Y	
1481 1482 1483 1484 1485 1485 1487 1488 1489	SM E SM SM SM GA SM SM SM	22 6 15 12 11 6 12 12 14 15 17	Silver Maple American Em Silver Maple Silver Maple Silver Maple Creen Ash Silver Maple	Umus americana Acer saccharinum Acer saccharinum Franinus pennsylvarica Acer saccharinum Acer saccharinum Acer saccharinum Acer saccharinum Acer saccharinum Acer saccharinum	Fair Good Good Good Fair Good Good Good		INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	Y Y Y Y Y Y Y Y Y	
1481 1482 1483 1484 1485 1485 1487 1488 1489 1490	SM E SM	22 6 15 12 11 6 12 12 14 15 17	Silver Maple American Em Silver Maple Silver Maple Silver Maple Silver Maple Creen Ash Silver Maple	Umus americana Acer saccharinum Acer saccharinum Acer saccharinum Frasinus pennsylvarica Acer saccharinum	Fair Good Good Fair Good Good Good Good Good Good Good Goo		INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	Y Y Y Y Y Y Y Y Y	
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1481 1482 1483 1484 1485 1485 1487 1488 1489 1490 1490 1491 1492 1493	SM E SM SM SM GA SM	22 8 15 12 11 8 12 12 14 15 17 24 13	Silver Maple American Em Silver Maple	Umus americana Acer saccharinum	Fair Good Good Good Fair Good Good Good Good Good Good Good Goo		INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE	8	Y Y Y Y Y Y Y Y Y	-
1481 1482 1483 1484 1485 1485 1487 1488 1489 1490 1491 1492 1493 1494	SM E SM	22 8 15 12 11 6 12 12 14 15 17 24 13 10 7	Silver Maple American Em Silver Maple City Silver Maple Silver Maple Silver Maple City Silver Map	Umus americana Aoer saccharisum Frasina penegyvarica	Fair Good Good Good Fair Good Good Good Good Good Good Good Goo		INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE	8	Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y	-
1481 1482 1483 1484 1485 1485 1487 1488 1489 1490 1491 1492 1493 1494	SM E SM	22 8 15 12 11 8 12 12 14 15 17 24 13 10 7	Silver Maple American Em American Em Silver Maple Silver Maple Creen Asin Silver Maple Creen Asin Silver Maple Geen Asin Silver Maple Creen Asin	Umus americana Acer saccharinum	Fair Good Good Good Fair Good Good Good Good Good Good Good Goo		INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE	8	Y Y Y Y Y Y Y Y Y	
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1481 1482 1483 1484 1485 1485 1487 1488 1480 1490 1491 1492 1493 1494 1495 1495 1495	SM E SM	22 8 15 12 11 8 12 12 14 15 17 24 13 10 7 5 7	Gilver Mapie Shiver Mapie Shiver Mapie Shiver Mapie Shiver Mapie Giver Mapie Giver Mapie Green Asin Shiver Mapie	Umus americana Acer saccharinum	Fair Good Good Good Fair Good Good Good Good Good Good Good Goo		INVASIVE	8	Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y	· · · · · · · · · · · · · · · · · · ·
1481 1482 1483 1484 1485 1485 1487 1488 1489 1490 1491 1492 1493 1494 1495 1496	SM E SM	22 6 15 12 11 6 12 12 14 15 17 24 13 10 7	Silver Maple American Em American Em Silver Maple Silver Maple Silver Maple Creen Ash Silver Maple Control Maple Silver Maple Control M	Итих элегорала Алег васольтичи Итих элегорал Алег васольтичи Итих элегорал Алег васольтичи Алег Алег Алег Алег Алег Алег Алег Алег Алег Алег Алег Алег Алег Алег Алег Алег Алег Алег Алег Алег Алег Алег Алег Алег Алег Алег Алег Алег Алег Алег Алег Алег Алег	Fair Good Good Good Fair Good Good Good Good Good Good Good Goo		INVASIVE	8	Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y	· · · · · · · · · · · · · · · · · · ·
1481 1482 1483 1484 1485 1485 1487 1488 1480 1490 1491 1492 1493 1494 1495 1495 1495	SM E SM	22 8 15 12 11 8 12 12 14 15 17 24 13 10 7 5 7	Giver Mapte Shere Mapte Shere Mapte Shere Mapte Shere Mapte Shere Mapte Creen Ash Shere Mapte Shere Ash Green Ash Shere Mapte Shere Ash Shere Mapte Shere Ash Shere Mapte	Итих элегорала Алег васольтичи Итих элегорал Алег васольтичи Итих элегорал Алег васольтичи Алег Алег Алег Алег Алег Алег Алег Алег Алег Алег Алег Алег Алег Алег Алег Алег Алег Алег Алег Алег Алег Алег Алег Алег Алег Алег Алег Алег Алег Алег Алег Алег Алег	Fair Good Good Good Fair Good Good Good Good Good Good Good Goo		INVASIVE	8	Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y	
1481 1482 1483 1484 1485 1485 1487 1488 1489 1490 1491 1492 1493 1494 1495 1495 1498 1498 1498	E SM	22 6 15 12 11 6 12 12 14 15 17 24 13 10 7 5 7	Silver Mapie American Em Silver Mapie Silver Mapie Silver Mapie Green Ash Silver Mapie Green Ash Silver Mapie	Umus semeroana Acer sacchiritum Acer sacchiritum Acer sacchiritum Frastrus perneyiveroa Acer sacchiritum Pacer sacchiritum Umus americana Acer sacchiritum Prastrus perneyiveroa Frastrus perneyiveroa Frastrus perneyiveroa Acer sacchiritum Acer s	Fair Good Good Good Good Good Good Good Goo		INVASIVE	8	Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y	
1481 1482 1483 1484 1485 1485 1487 1488 1489 1490 1491 1492 1493 1494 1495 1495 1497 1498	E SM	22 6 15 12 11 6 12 12 14 15 17 24 13 10 7 5 7	Giver Mapte Shere Mapte Shere Mapte Shere Mapte Shere Mapte Shere Mapte Creen Ash Shere Mapte Shere Ash Green Ash Shere Mapte Shere Ash Shere Mapte Shere Ash Shere Mapte	Итих элегорала Алег васольтичи Итих элегорал Алег васольтичи Итих элегорал Алег васольтичи Алег Алег Алег Алег Алег Алег Алег Алег Алег Алег Алег Алег Алег Алег Алег Алег Алег Алег Алег Алег Алег Алег Алег Алег Алег Алег Алег Алег Алег Алег Алег Алег Алег	Fair Good Good Good Good Good Good Good Goo		INVASIVE	8	Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y	

1502	SM		an or o	7 TOUR DESCRIPTION			INVASIVE.		Y	_
1502	BW.	9 7	Silver Maple	Ager saccharinum	Good		WOOD AND	8	Y	-
			Black Walnut	Juglans nigra						-
1504	GA	7	Green Ash	Fraxinus pennsylvanica	Poor		INVASIVE	8	Y	-
1505	GA	6	Green Ash	Fraxinus pennsylvanica	Good		INVASIVE	s	Υ	-
1506	SM	9	Silver Maple	Ager saccharinum	Good		INVASIVE	8	Y	
1507	Ε	8	American Em	Umus americana	Fair		INVASIVE	8	Y	
1508	SM	13	Silver Maple	Ager saccharinum	Good		INVASIVE	8	Y	-
1509		8	American Elm	Umus americana	Good		INVASIVE	8	Υ	
1510	SM	12	Silver Maple	Ager saccharinum	Good		INVASIVE.	8	Y	
1511	Ε	8	American Em	Umus americana	Fair		INVASIVE	8	Y	-
1512	SM	19	Silver Maple	Acer saccharinum	Good		INVASIVE	8	Ý	<u> </u>
	E	9			Good		INVASIVE	s	Y	i i
1513			American Elm	Umus americana						-
1514	Ε	6	American Elm	Ulmus americana	Fair		INVASIVE	8	Υ	
1515	SM	12	Silver Maple	Acer saccharinum	Good		INVASIVE	8	Y	-
	Ε	10	American Elm	Umus americana	Fair		INVASIVE	8	Y	-
1517	SM	17	Silver Maple	Acer saccharinum	Good		INVASIVE	s	Y	
1518	SM	7	Silver Maple	Ager saccharinum	Good		INVASIVE	8	Υ	
1519	SM	11	Silver Maple	Ager saccharinum	Good		INVASIVE	8	Y	-
1520	N.S	6	Silver Maple	Aper saccharinum	Good		INVASIVE	s	Y	
1521	SM	6	Silver Maple	Acer saccharinum	Good		INVASIVE	s	Y	-
1522	SM	13	Silver Maple	Acer saccharinum	Good		INVASIVE	8	Y	
1523	SM	13	Silver Maple	Ager saccharinum	Good		INVASIVE	8	Y	<u> </u>
1524	SM	7	Silver Maple	Ager saccharinum	Good		INVASIVE	8	Ÿ	-
1525	SM	12			Good		INVASIVE	s	Ÿ	-
			Silver Maple	Ager saccharinum						
1525	SM	9	Silver Maple	Acer saccharinum	Good		INVASIVE.	8	Υ	
1527	SM	9	Silver Maple	Ager saccharinum	Good		INVASIVE	8	Y	-
1528	N/S	10	Silver Maple	Acer saccharinum	Good		INVASIVE	8	Y	
1529	SM	12	Silver Maple	Acer saccharinum	Good		INVASIVE	s	Y	-
1530	SM	7	Silver Maple	Acer saccharinum	Good		INVASIVE	8	Υ	
1531	SM	17	Silver Maple	Ager saccharinum	Good		INVASIVE	8	Y	
1532	E	10	American Em	Umus americana	Fair		INVASIVE	8	Y	
1533	E	10	American Em	Umus americana	Poor		INVASIVE	s	Y	H÷.
1533	SM	10	American Elm Silver Maple			-	INVASIVE INVASIVE	5	- (⊢÷.
1534				Aper saccharinum	Good				Y	i i
1535	SM	23	Silver Maple	Ager saccharinum	Good		INVASIVE	8	Y	
1538	Ε	12	American Em	Umus americana	Fair		INVASIVE	8	Y	-
1537	ε	6	American Em	Umus americana	Good		INVASIVE	5	Y	-
1538	SM	12	Silver Maple	Acer saccharinum	Good		INVASIVE	8	Υ	
1539	SM	10	Silver Maple	Ager saccharinum	Good	×2	INVASIVE	8	Y	
1540	884	12	Silver Maple	Acer saccharinum	Good		INVASIVE	8	Y	
1541	SM	8	Silver Maple	Aper seccharinum	Good		INVASIVE	8	Ý	
1542	SM	7	Silver Maple		Good		INVASIVE	8	Y	i i
1342				Acer saccharinum						-
1543	BW	8	Black Walnut	Jugians nigra	Good		WOODLAND	8	Υ	
1544	GA	8	Green Ash	Fraxinus pennsylvanica	Fair		INVASIVE	8	Y	-
1545	ε	8	American Elm	Umus americana	Fair		INVASIVE	8	Y	-
1545	SM	15	Silver Maple	Acer saccharinum	Good		INVASIVE	S	Υ	-
1547	SM	8	Silver Maple	Ager saccharinum	Good		INVASIVE	8	Y	
1548	SM	20	Silver Maple	Ager saccharinum	Good		INVASIVE	8	Y	
1549	SM	13	Silver Maple	Acer saccharinum	Good		INVASIVE	s	Y	-
1550	SM	8	Silver Maple	Acer saccharinum	Good		INVASIVE	s	Y	
1551	SM	21	Silver Maple	Ager saccharinum	Good		INVASIVE	8	Y	_
1552	SM	9	Silver Maple	Ager saccharinum	Good		INVASIVE	8		<u> </u>
				Acer saccharnum					- 1	_
1553	ε	6	American Elm	Umus americana	Good		INVASIVE	8	Y	-
1554	SM	9	Silver Maple	Acer saccharinum	Fair		INVASIVE	s	Y	
1555	E	8	American Elm	Umus americana	Good		INVASIVE	8	Y	
1556	SM	13	Silver Maple	Ager saccharinum	Good	×1	INVASIVE	8	Y	-
1557	N.S	12	Silver Maple	Ager saccharinum	Good		INVASIVE	8	Y	-
1558	SM	7	Silver Maple	Acer saccharinum	Good		INVASIVE	s	Y	-
1559	SM	7	Silver Maple	Acer saccharinum	Good		INVASIVE	8	Y	
1580	SM	8	Silver Maple	Ager saccharinum	Good		INVASIVE	8	Y	
1581	SM	7	Silver Maple	Acer saccharinum	Good		INVASIVE	8	Ý	
1562	SM	12	Silver Maple	Ager saccharinum	Good		INVASIVE	s	Y	<u> </u>
	SM	9	Silver Maple	Ager saccharinum	Good	x1	INVASIVE	8	Y	i i
1563						X1				-
1564	SM	- 6	Silver Maple	Ager saccharinum	Good		INVASIVE.	8	Y	-
1585	SM	8	Silver Maple	Acer saccharinum	Good		INVASIVE	s	Y	-
1586	SM	18	Silver Maple	Acer saccharinum	Good		INVASIVE	s	Y	-
1567	SM	6	Silver Maple	Ager saccharinum	Good		INVASIVE	8	Υ	
1568	SM	6	Silver Maple	Ager saccharinum	Good		INVASIVE	8	Y	
1589	CT	26	Cottonw ood	Populus deltoides	Poor		INVASIVE	s	Y	
1570	SM	7	Silver Maple	Acer saccharinum	Good		INVASIVE	s	Y	
	SM	7	Silver Maple	Ager saccharinum	Good		INVASIVE.	8	Y	
1572	SM	14	Silver Maple	Ager saccharinum	Good		INVASIVE	8	Y	
1573	SM.	9	Silver Maple	Acer saccharinum	Good		INVASIVE	8	Ý	
1574	SM	8	Silver Maple	Aper saccharinum	Good		INVASIVE	s	Ÿ	
1575	SM	6	Silver Maple	Ager saccharinum Ager saccharinum	Good		INVASIVE	8	Y	⊢÷
1576	E E				Fair			8	Y	i i
	E SM	15	American Elm	Umus americana			INVASIVE	8	Y	-
1577			Silver Maple	Acer saccharinum	Good		INVASIVE			-
1578	SM	13	Silver Maple	Acer saccharinum	Good		INVASIVE	s	Υ	
1579	SM	7	Silver Maple	Acer saccharinum	Fair		INVASIVE	s	Υ	
1580	SM	16	Silver Maple	Ager saccharinum	Fair		INVASIVE.	8	Υ	
1581	Ε	6	American Elm	Umus americana	Fair		INVASIVE	8	Υ	
1582	SM	7	Silver Maple	Acer saccharinum	Good	×1	INVASIVE	s	Y	-
1583	SM	15	Silver Maple	Ager saccharinum	Good		INVASIVE	s	Y	
1584	SM	15	Silver Maple	Ager saccharinum	Good		INVASIVE	8	Y	
1585	SM	6	Silver Maple	Ager saccharinum	Good		INVASIVE	8	Ý	i i
1585	SM	6	Silver Maple Silver Maple		Fair		INVASIVE	8	Ÿ	<u> </u>
1305				Acer saccharinum						<u> </u>
1587	SM	15	Silver Maple	Ager saccharinum	Good		INVASIVE	8	Y	-
1588	SM	15	Silver Maple	Ager saccharinum	Good		INVASIVE	8	Υ	
1589	SM	22	Silver Maple	Acer saccharinum	Good		INVASIVE	8	Y	-
	SM	8	Silver Maple	Acer saccharinum	Good		INVASIVE	s	Y	_ :
1591	SM	20	Silver Maple	Acer saccharinum	Good		INVASIVE	s	Υ	-
1592	SM	15	Silver Maple	Ager saccharinum	Good	x1	INVASIVE.	8	Υ	
1593	SM	6	Silver Maple	Ager saccharinum	Fair		INVASIVE	8	Y	
1594	BX	15	Box elder	Acer negundo	Fair		INVASIVE	5	Y	
1595	BX.	14	Box elder	Acer negundo	Pair		INVASIVE	s	Y	.
1595	SM						INVASIVE	8	Y	<u> </u>
1595	SM	26	Silver Maple	Ager saccharinum Ager saccharinum	Good	-	INVASIVE INVASIVE	8		-
			Silver Maple						Y	
1598	ε	9	American Elm	Umus americana	Fair		INVASIVE	s	Y	-
1599	SM	24	Silver Maple	Ager saccharinum	Good		INVASIVE	s	Y	
1600	SM	15	Silver Maple	Acer saccharinum	Good	I	INVASIVE	8	Υ 🗌	





CLIENT

TABLEAU BY MONDRIAN 50215 SCHOENHERR SHELBY TOWNSHIP, MI 48315

HOMESTEAD

ORIGINAL ISSUE DATE:
APPIL 18, 2022

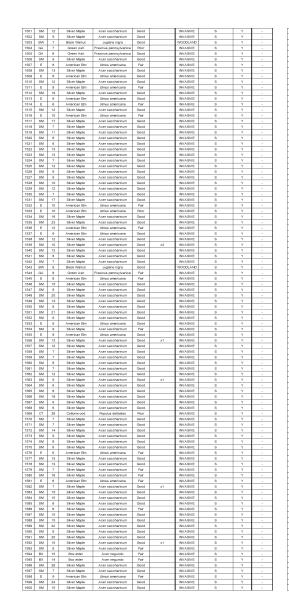
DRAWING TITLE

TREE

PRESERVATION

LIST

PEA JOB NO.	2021-0451
P.M.	JBT
DN.	TMK
DES.	TMK
DRAWING NUMBER:	



1909 190											
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1909 50	1602	SM	11	Silver Maple	Ager saccharinum	Good		INVASIVE	8	Y	
1906 500 11 Store Magne Anse section Good Section 500 V 1 1 1 1 1 1 1 1 1	1603	9.44	10			Good	v1	INVASIVE.	8	v	
1909 500 11 Store Margine Anne seccionary Cond PANADUTE S											
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1701	SC	8	Scotch Pine	Pinus sylvestris	Poor		WOODLAND	8	Y	
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1703	sc	44	Scotch-Pine	Pinus sylvestris	Fair		WOODLAND	R	¥	REPLACE
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4706	sc	44	Sootch-Pine	Pinus sylvestris	Fair		WOODLAND	R	¥	REPLACE
1706	sc	19	Scotch-Pine	Pinus sylvestris	Fair		LANDMARK	R	¥	REPLACE
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1709	DF	7	Douglas-Fir	Pseudotsuga menziesii	Good	×1	WOODLAND	R	¥	REPLACE

PEA GROUP L844.813.2949 www.peagroup.com

WOODLAND	TR	EES RI	EMC	VED	47	(REPLAC	E AT 50% OF REMOVED DBH)
-	173"	DBH x	0.5	=		237"	REPLACEMENT
WOODLAND	TR	EES SA	VE):	8	(CREDIT	OF 2X DBH)
	78"	DBH x	2 =			156"	CREDIT
		236.5		-	156	-	80.5

| ANDMARK TREES | EMOVED: 2 | REPLACE AT 100% OF REMOVED DBH | 32" | REPLACE MY 100% OF REMOVED DBH | 32" | REPLACEMENT | SEPLACEMENT | SEPLAC

113" TOTAL DBH REQUIRED FOR REPLACEMENT



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TABLEAU BY MONDRIAN 50215 SCHOENHERR SHELBY TOWNSHIP, MI 48315

PROJECT TITLE
HOMESTEAD

SIONS

ORIGINAL ISSUE DATE: APRIL 18, 2022

TREE
PRESERVATION
LIST

PEA JOB NO.	2021-0451
P.M.	JBT
DN.	TMK
DES.	TMK
DRAWING NUMBER:	

memorandum



Date: June 15, 2022

To: Bill Huotari, PE

From: Sara Merrill, PE, PTOE

3364 Livernois Road – Homestead Tableau by Mondrian

Anticipated Traffic Impacts

The purpose of this memorandum is to provide an overview of anticipated traffic impacts resulting from Homestead, a proposed residential development consisting of 30 attached single-family homes spread across five buildings. The development is located on the east side of Livernois Road, north of Big Beaver Road and just south of Town Center Drive. Access to the development is proposed via a private road. In the immediate vicinity of the site, Livernois Road is a 5-lane roadway, with two through lanes in each direction and a two-way center turn lane.

The Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition, provides trip generation rates for numerous land uses, based on thousands of studies throughout the United States and Canada. This data can then be used to estimate the number of vehicle trips generated by a development. For residential housing, traffic impacts are usually most noticeable during the peak hour of adjacent street traffic – that is, during morning and evening "rush hour", when traffic on the roads is most congested. In most areas, the morning (AM) peak is a one hour period that occurs between 7 am – 9 am, and the evening (PM) peak is a one hour period usually between 4 pm – 6 pm.

The table below provides the calculated number of trips generated for the proposed development, based on the ITE Trip Generation Manual for Single-Family Attached Housing (ITE Land Use Code #215).

	Number of Site-Generated Trips										
Number of Dwelling Units	AM Peak Hour			PM Peak Hour			Daily				
	In	Out	Total	In	Out	Total	In	Out	Total		
30 Units	3	7	10	8	6	14	89	89	178		

During the morning (AM) peak hour, the proposed Homestead Tableau development is expected to generate 10 new trips: 3 inbound (entering the site), and 7 outbound (exiting the site). During the evening (PM) peak hour, the proposed site is expected to generate 14 new vehicle trips: 8 inbound (entering the site) trips, and 6 outbound (exiting the site). This pattern coincides with residents typically leaving in the morning for work and returning home in the evening.

The traffic generated by the proposed development is minimal, adding fewer than 20 vehicle trips during the peak ("busiest") hour. The traffic impact of this site on the adjacent road network is negligible and would be imperceptible to the majority of road users.

As a point of comparison, traffic counts taken in January 2022 on Livernois Road (between Big Beaver Road and Wattles Road) indicate this segment carries approximately 20,000 vehicles per day, and roughly 1,600 vehicles during the PM peak hour. Amongst typical weekdays, traffic volumes during the peak hours alone often vary by 10%+ from one day to the next. These day-to-day fluctuations result in peak hour traffic volumes that vary by hundreds of vehicles. The proposed subdivision is expected to generate only 14 vehicles during the peak hour.



MEMORANDUM

Date: July 20, 2022

To: Brent Savidant, Community Development Director

From: G. Scott Finlay, Deputy City Engineer

Cc: William Huotari, City Engineer

Benjamin Carlisle, AICP

Subject: Homestead – Preliminary Site Plan - Floodplain

In addition to local approval, developing property in a floodplain may require state and/or federal agency approvals depending on the size of the drainage area and what is being proposed in the floodplain. First the floodplain is accurately located on the property with a detailed topographic survey. The drainage shed area is determined and a detailed flood study is performed with the proposed changes to the floodplain. The proposed changes cannot cause the floodplain elevation upstream or downstream to change more than 0.10'. The amount of floodplain storage cannot decrease either, you can change where the floodplain storage is on the property by filling one area and cutting another.

The preliminary site plan for Homestead has provided the detailed topographic survey with the existing floodplain shown as well as the proposed locations for cutting and filing in the floodplain. This information along with the drainage shed area and detailed flood study will be reviewed during the detailed engineering review and any other agency approvals will need to be obtained prior to the proposed development obtaining final site plan approval.

Sincerely,

G. Scott Finlay

G. Scott Finlay, P.E.

DATE: July 21, 2022

TO: Planning Commission

FROM: R. Brent Savidant, Planning Director

SUBJECT: POTENTIAL PLANNED UNIT DEVELOPMENT (PUD) APPLICATION - Concept

Plan discussion, East of Livernois, North of Square Lake (PIN 88-20-03-301-088, 88-20-03-301-025, -024, -023), Section 35, Currently Zoned NN (Neighborhood

Node "Q") and R-1B (One Family Residential) Districts.

The owner of the subject parcel, GFA, is interested in developing a mixed use (residential only) PUD on the site. Planning Department was provided a conceptual site plan describing the potential project.

The site is 5.48 acres in area. Three single family homes presently sit on the property. A PUD would provide the applicant with some flexibility with potential project uses moving forward. The attached memo summarizes the project.

A formal application has not been submitted. The applicant seeks input and direction from the Planning Commission on this matter, prior to moving forward. Formal action is not required.

Please be prepared to discuss this item at the July 26, 2022 Regular meeting.

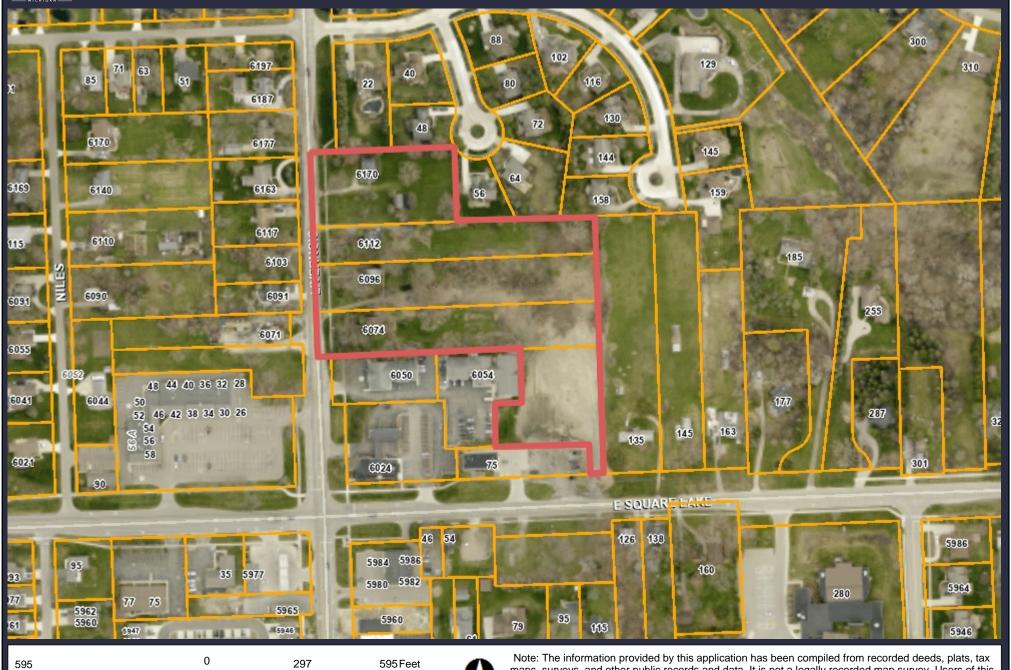
Attachments:

- 1. Maps
- 2. Memo from Carlisle/Wortman Associates, Inc.
- 3. Miscellaneous information provided by applicant

G:\PUDs\Potential Project\GFA Livernois & Square Lake\PC Memo 07 26 2022.docx

TROY

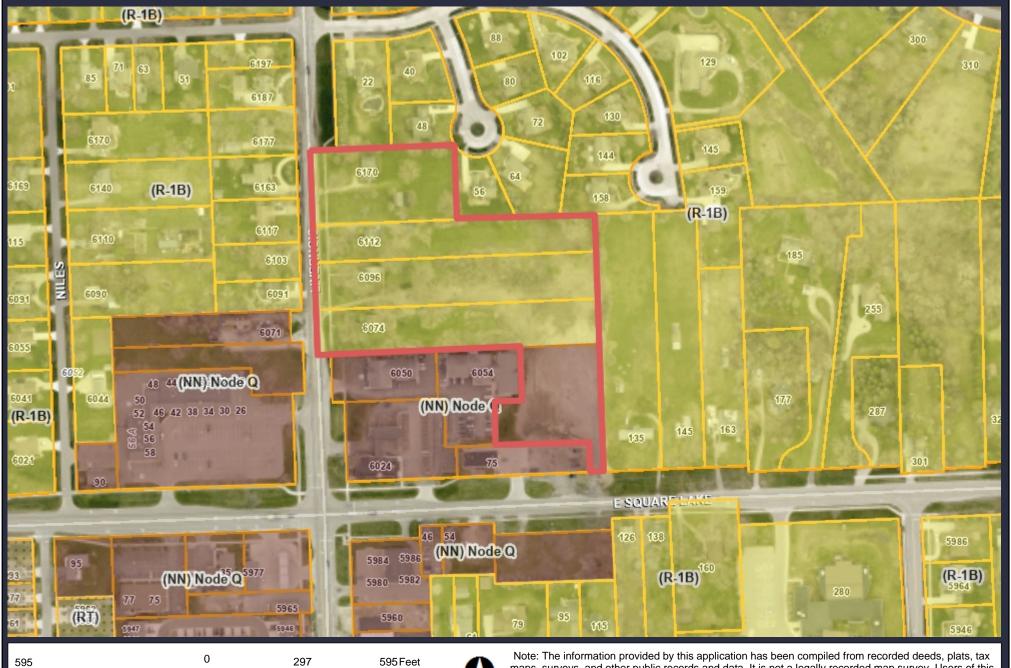
GIS Online



maps, surveys, and other public records and data. It is not a legally recorded map survey. Users of this data are hereby notified that the source information represented should be consulted for verification.

TROY

GIS Online



Note: The information provided by this application has been compiled from recorded deeds, plats, tax maps, surveys, and other public records and data. It is not a legally recorded map survey. Users of this data are hereby notified that the source information represented should be consulted for verification.



117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

To: Troy Planning Commission

Brent Savidant, Community Development Director

From: Ben Carlisle, AICP

Date: July 19, 2022

RE: GFA Square Lake Concept Review

A concept plan has submitted a Planned Unit Development (PUD) for adjacent to the northeast corner of the intersection of Square Lake and Livernois. The concept plan includes a total of fiftyone (51) units with a mix of housing types. Additional amenities include preservation of two

existing homes on site, homes with first floor master, stormwater management, and small play area. The part of this site that is zoned FB, Form-Based was approved for a fourteen (14) unit attached townhome See section project. below for more information. This project has been expanded to include four parcels currently zoned R-1B.



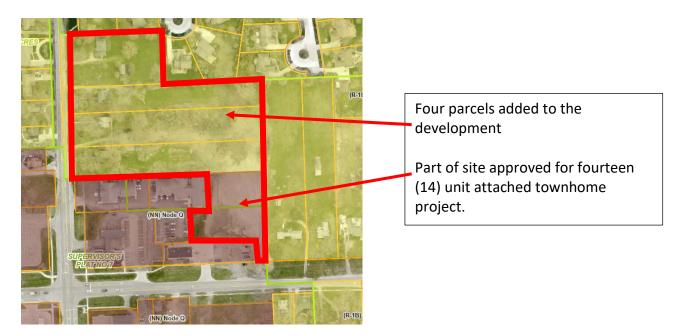
Housing Types

As noted, the project proposes a mix of housing types:

Туре	Number	Notes
Preservation of Existing	2	Existing homes on site
Single-Family Homes		
Single Family Ranch Homes	4	First Floor Master
Two-Story Attached	10	First Floor Master
Three-Story Attached	35	
Total	51	

Zoning

The site includes a mix of Form-based zoning and R-1B. The preservation of the single-family homes, the inclusion of the new homes, and the mix of other housing products require this site to be developed as a Planned Unit Development.

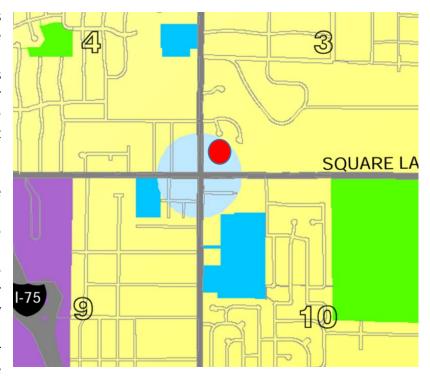


Master Plan

The site is designated as Neighborhood Node on the future land use plan. The Neighborhood Node master plan designation is not parcel specific, but rather shown as a concentric circle approximately within a 1,000 foot radius of the intersection.

Elements of neighborhood node include:

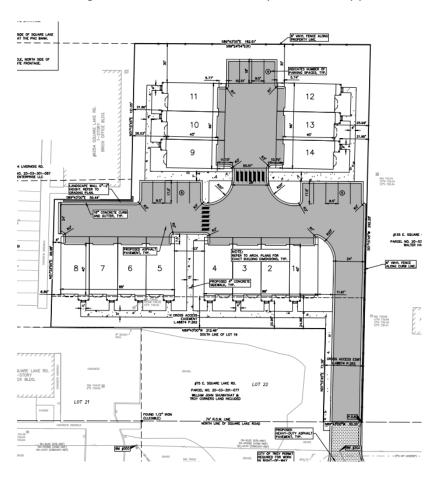
- Neighborhood Nodes are the concentrated, commercial and mixed-use centers situated at major intersections of Troy thoroughfares.
- Development will be denser and taller than the
 - surrounding area, encouraging visual prominence to signal a gathering space.
- Nodes should be generally confined to a 1,000 foot radius from a major intersection.
- The nodes provide uses and spaces that attract and welcome neighborhood residents.
- Buildings should be separated from the right-of-way line by a landscaped greenbelt, one lane of off-street parking or a pedestrian walk, or a combination of these.
- Primary parking areas will be located within rear or interior side yards.
- Off-street parking should be screened from the public right-of-way by a knee wall or low decorative fence with a hedge of plantings.
- Walks will connect adjacent developments and the public sidewalks.
- Well-defined crosswalks with timed signalization will permit safe crossings.
- Flexible use of space allowing modest outdoor gathering spaces, such as plazas, will be encouraged.
- Buildings should be between two and three stories, although one—story structures accommodating gas stations or other special situations may be permitted.
- One-story buildings should have a minimum exterior height of sixteen feet.
- A ground level story should have a minimum height of twelve feet from finished floor to finished ceiling.
- Facades facing major thoroughfares will be treated as fronts and should have a minimum of half transparent glass and special architectural design treatments.
- Fenestration (the arrangement of windows and doors) should be highlighted through the use of awnings, overhangs or trim detailing.



• Lighting will be carefully managed so as not to encroach on adjacent residential areas. Please note that Planning Commission is considering amendments to the Master Plan section for neighborhood node, including modifying many of these elements.

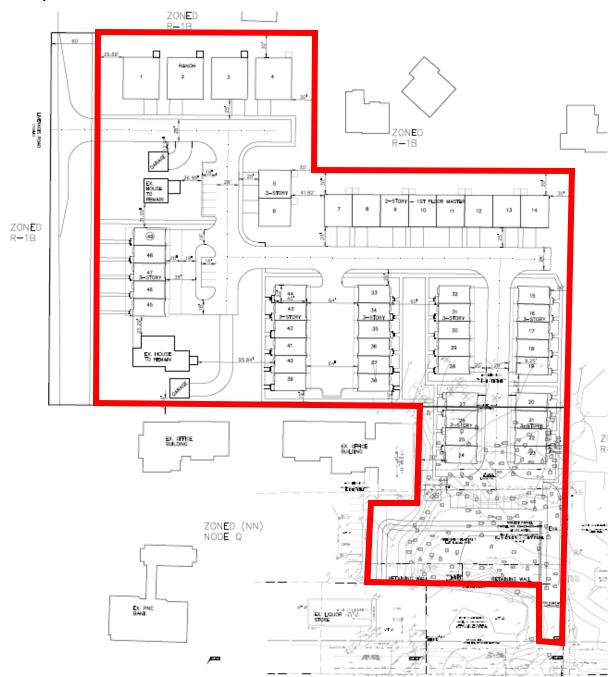
Previous Plan

As noted the following 14-unit townhome development was approved in 2018.



2018 approved 14-unit site plan

Concept Plan



PUD Standards

A Planned Unit Development project is viewed as an integrated development concept. To that end, the provisions of this Article are not intended to be used as a device for avoiding the zoning requirements that would otherwise apply, but rather to allow flexibility and mixture of uses, and to improve the design, character and quality of new development. The use of a Planned Unit Development to permit variations from other requirements of this Ordinance shall only be approved when such approval results in improvements to the public health, safety and welfare in the area affected, and in accordance with the intent of this Article.

As set forth in Section 11.01, the intent of the Planned Unit Development option is to permit flexibility in the design and use of residential and non-residential land which, through the implementation of an overall development plan, when applicable to the site, will:

- 1. Encourage developments that will result in a long-term contribution to social, environmental and economic sustainability in the City of Troy.
- 2. Permit development patterns that respond to changing public and private needs.
- 3. Encourage flexibility in design and use that will result in a higher quality of development and a better overall project than would be accomplished under conventional zoning, and which can be accommodated without sacrificing established community values.
- 4. Provide for the long-term protection and/or preservation of natural resources, natural features, and/or historic and cultural resources.
- 5. Promote the efficient use and conservation of energy.
- 6. Encourage the use, redevelopment and improvement of existing sites where current ordinances do not provide adequate protection and safeguards for the site or its surrounding areas, or where current ordinances do not provide the flexibility to consider redevelopment, replacement, or adaptive re-use of existing structures and sites.
- 7. Provide for enhanced housing, employment, recreation, and shopping opportunities for the citizens of Troy.
- 8. Ensure the compatibility of design and use between various components within the PUD and with neighboring properties and uses. 9. Ensure development that is consistent with the intent of the Master Plan.

Details:

The concept plan is very conceptual. Details such as architectural quality, elevations, material selection, building height, and onsite amenities are very important and will be reviewed in detail if this project moves forward.

Questions for the Planning Commission Consideration

- 1. Is the proposed plan consistent with the Master Plan?
- 2. Does the Planning Commission support the proposed mix of housing types? Are there additionally types or changes in types that the Planning Commission thinks should be considered?

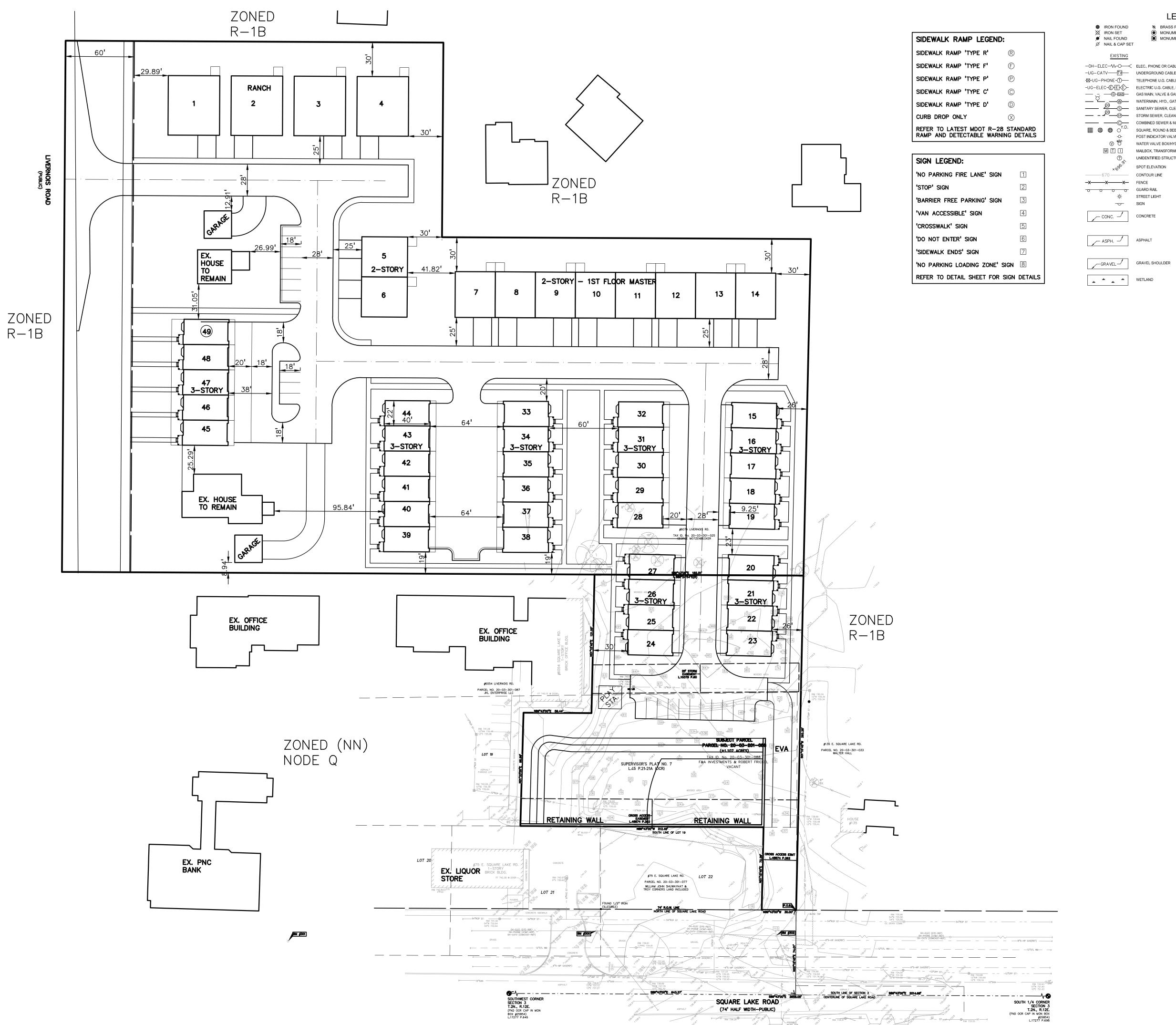
GFA Square Lake Concept Plan July 19, 2022

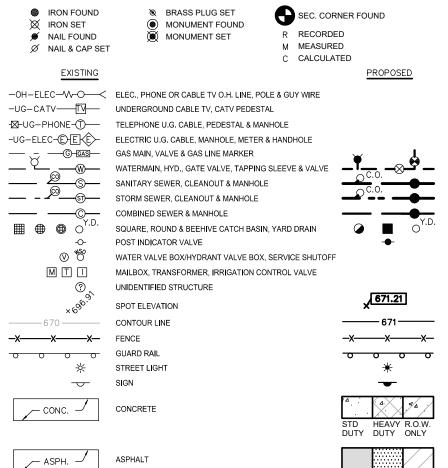
- 3. Is the proposed plan consistent with the PUD standards?
- 4. Are there site plan changes that the applicant should consider?
- 5. Are there other considerations that should be discussed with the applicant?

I look forward to discussing this plan at your June 28th meeting.

Sincerely,

CARLISLE/WORTMAN ASSOC., INC. Benjamin R. Carlisle, LEED AP, AICP

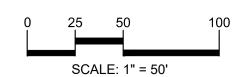




LEGEND









CAUTION!!

THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

GFA
DEVELOPMENT,
INC.
3301 MIRAGE DRIVE
TROY, MI 48083

PROJECT TITLE

GFA SQUARE

LAKE

PART OF THE SW 1/4 OF
SECTION 3, T. 02N., R. 11E.,
TROY, MI

REVISIONS

ORIGINAL ISSUE DATE: XXXXXX, 2021 DRAWING TITLE

PRELIMINARY
SITE PLAN

PEA JOB NO. 2017-009
P.M. JBT
DN. XXX
DES. XXX
DRAWING NUMBER:







