

PLANNING COMMISSION MEETING AGENDA REGULAR MEETING

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

September 12, 2023

7:00 P.M.

Council Chambers

- ROLL CALL
- 2. APPROVAL OF AGENDA
- 3. APPROVAL OF MINUTES August 22, 2023
- 4. PUBLIC COMMENT For Items Not on the Agenda

REZONING

PUBLIC HEARING – REZONING REQUEST (File Number Z JPLN2023-0016) –
Proposed Encore Development Rezoning, East side of Todd, south of Big Beaver (PIN 88-20-29-226-019 & -020), Section 29, From R-1C (One Family Residential) and P (Vehicular Parking) to BB (Big Beaver) Zoning District.

OTHER ITEMS

- PUBLIC HEARING REVISED PRELIMINARY SITE PLAN AND AMENDMENT TO <u>CONDITIONAL REZONING AGREEMENT (JPLN2023-0018)</u> – Proposed Homestead Site Condominiums, East side of Livernois, north of Big Beaver (PIN 88-20-22-301-007, -008 & -009), Section 22, Zoned RT (One Family Attached Residential) Zoning District.
- 7. PUBLIC COMMENT- 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 August 22, 2023, in the Council Board Room 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
Tyler Fox
Michael W. Hutson
Tom Krent
David Lambert
Lakshmi Malalahalli
Marianna Perakis
John J. Tagle

Also Present:

R. Brent Savidant, Community Development Director Salim Huerta Jr., Commercial Project Collaborator Julie Quinlan Dufrane, Assistant City Attorney Kathy L. Czarnecki, Recording Secretary

2. <u>APPROVAL OF AGENDA</u>

Resolution # PC-2023-08-049

Moved by: Fox Support by: Krent

RESOLVED, To approve the Agenda as prepared.

Yes: All present (9)

MOTION CARRIED

3. <u>APPROVAL OF MINUTES</u> – August 8, 2023

Resolution # PC-2023-08-050

Moved by: Perakis Support by: Buechner

RESOLVED, To approve the minutes of the August 8, 2023 Regular meeting as submitted.

Yes: All present (9)

MOTION CARRIED

4. <u>PUBLIC COMMENT</u> – For Items Not on the Agenda

Chair Lambert acknowledged there was no one present from the public to speak.

REPORT

5. NEIGHBORING COMMUNITY SUSTAINABILITY REPORT

Mr. Savidant referenced Resolution #PC-2023-06-040 passed at the June 27, 2023 Planning Commission Regular meeting to generate the Neighboring Community Sustainability Report. He addressed what the administration understood the intent of the Resolution to be, the approach taken and the scope of the report. Mr. Savidant identified the neighboring communities used in the comparison of Troy's Zoning Ordinance.

Mr. Savidant introduced Salim Huerta Jr. who was tasked with the assignment.

Mr. Huerta addressed the color legend of the table summarizing the report findings, general trends within Best Management Practices (structural and non-structural), Low Impact Development Manual provided by SEMCOG, definitions of various terms used in the report and the relationship between the Zoning Ordinance and Building Codes. Mr. Huerta stated the City cannot place stricter requirements on construction above the Building Code requirements but can incentivize certain practices beyond the minimum requirements of the Building Codes.

Mr. Savidant addressed the City's Sustainable Design Review Committee (SDRC) and gave examples of Sustainable Design Projects (SDP) reviewed and approved since the inception of the committee.

There was discussion, some comments related to:

- Alternative resources outside of the Zoning Ordinance.
- Best Management Practices.
- Cluster development option incentive commonly utilized.
- Hypothetical examples of what might be considered incentives.
- Time and costs associated with sustainable elements.
- The administration encourages developers to incorporate sustainable elements during pre-application meetings.
- Relationship of specific sustainable elements and justification of their outcomes.
- City participation in *going green* would encourage *going green* throughout the community.
- Potential for green-friendly municipal buildings in future.
- City Council Special Meeting, September 11, 2023, to discuss sustainability plan.
- EECBG (Energy Efficiency and Conservation Block Grant) application.
- Participation in/relationship to State legislative green elements.
- Potential to invest in consulting services to provide the City with sustainability plan.
- Incentives as relates to diverse geographic settings.

- Incentives relating to repurposing vacant buildings.
- Grid/point system applied to Site Plan applications.
- SDRC engagement to promote sustainability.

Mr. Savidant said he would update members on the City Council Special Meeting scheduled for September 11.

Board members commended Mr. Huerta for an outstanding report and presentation.

OTHER ITEMS

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

Chair Lambert acknowledged there was no one present from the public to speak.

7. PLANNING COMMISSION COMMENT

There were general comments, some relating to:

- Protecting riparian buffer areas; natural vegetation along the Rouge River.
- Reminder of MAP (Michigan Association of Planners) gathering on August 24, 2023 at Northern Lights Lounge in Detroit.
- Planning Commission Regular meeting dates.
- Nameplates for Members Fox, Buechner and Malalahalli.

Mr. Savidant announced that City Council granted the release of the Draft Master Plan for the 63-day review period at their August 21, 2023 meeting. He addressed minor changes that the City Council made to the draft document.

8. ADJOURN

The Regular meeting of the Planning Commission adjourned at 8:22 p.	.m.
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Respectfully submitted,	
David Lambert, Chair	
Kathy L. Czarnecki, Recording Secretary	

https://d.docs.live.net/2f7ed4fe5f664ea8/Documents/Kathy/COT Planning Commission Minutes/2023/2023 08 22 Draft.docx

ITEM #5

DATE: September 6, 2023

TO: Planning Commission

FROM: R. Brent Savidant, Community Development Director

SUBJECT: PUBLIC HEARING - REZONING REQUEST (File Number Z JPLN2023-

<u>0016</u>) – Proposed Encore Development Rezoning, East side of Todd, south of Big Beaver (PIN 88-20-29-226-019 & -020), Section 29, From R-1C (One Family Residential) and P (Vehicular Parking) to BB (Big Beaver)

Zoning District.

The applicant Encore Big Beaver, LLC seeks rezoning of the subject parcel from R-1C (One Family Residential) and P (Vehicular Parking) to BB (Big Beaver) Zoning District. The parcel is 1.49 acres in area.

The Master Plan classifies the parcels as Big Beaver Road.

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

Attachments:

- 1. Maps
- 2. Report prepared by Carlisle/Wortman Associates, Inc.
- 3. Rezoning application

PROPOSED RESOLUTION

<u>PUBLIC HEARING – REZONING REQUEST (File Number Z JPLN2023-0016)</u> – Proposed Encore Development Rezoning, East side of Todd, south of Big Beaver (PIN 88-20-29-226-019 & -020), Section 29, From R-1C (One Family Residential) and P (Vehicular Parking) to BB (Big Beaver) Zoning District.

Resolution # PC-2023-09-

Moved by: Seconded by:

RESOLVED, That the Planning Commission hereby recommends to the City Council that the R-1C and P to BB rezoning request, as per Section 16.03 of the City of Troy Zoning Ordinance, located on the east side of Todd, south of Big Beaver (PIN 88-20-29-226-019 & -020), within Section 29, being approximately 1.49 acres in size, be **GRANTED** for the following reasons:

- 1. The proposed rezoning is consistent with the Master Plan
- 2. The proposed rezoning does not appear to cause or increase any non-conformity.
- 3. If rezoned the property will be capable of accommodating service and facility loads caused by use of the development.
- 4. The rezoning does not appear to impact public health, safety, or welfare.
- 5. The rezoning will ensure compatibility with adjacent uses of land.

Yes: No:

MOTION PASSED / FAILED

TROY

GIS Online



574 0 287 574 Feet



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

GIS Online



574 0 287 574 Feet



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: August 22, 2023

Rezoning Analysis For City of Troy, Michigan

Applicant: Jason Hamama

Project Name: Encore Development

Location: Northeast corner of Todd Drive and Butterfield Road

Zoning: R-1C, One-family residential and P, Parking district

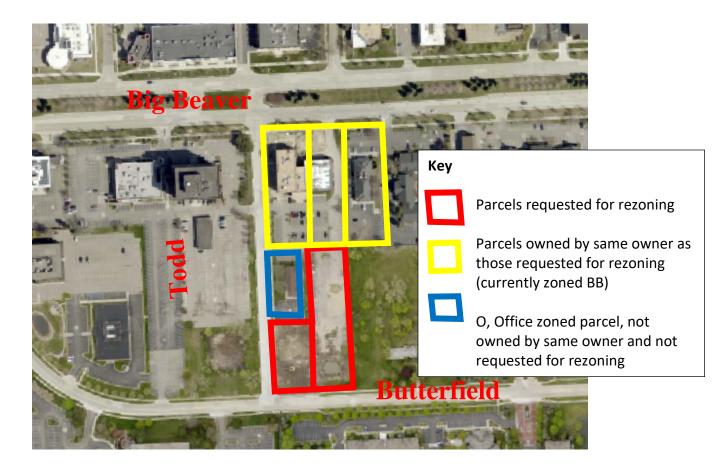
Action Requested: Rezone to BB, Big Beaver district

SITE/PROJECT DESCRIPTION/CURRENT USE

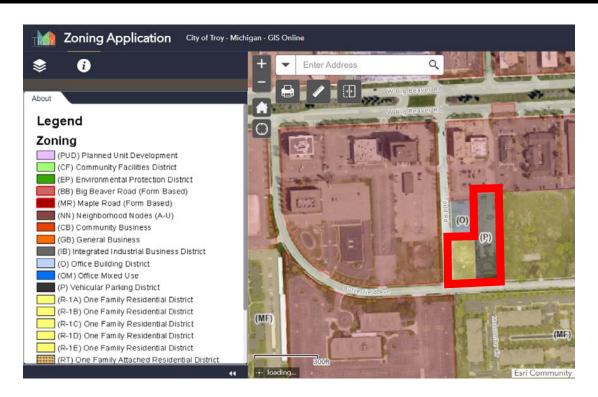
The applicant is requesting to rezone two parcels at the northeast corner of Todd Drive and Butterfield Road to BB, Big Beaver District. The site is just south of Big Beaver, west of Crooks. The two parcels are currently zoned R-1C, One-family residential and P, Parking district. The applicant also owns the three parcels to the north that abut Big Beaver (southeast corner of Big Beaver and Todd). We note that the two parcels seeking a rezoning are adjacent to an O, Office zoned parcel. The O, Office zoned parcel is not owned by the applicant and is not considered part of the rezoning.

The applicant has been before the Planning Commission for a concept plan to develop the parcels requested for rezoning in combination with the parcels adjacent to Big Beaver. However, a formal application for the redevelopment of these sites has never been submitted.

For this application, the applicant is seeking a straight rezoning to BB, Big Beaver district and has not indicate the intended future use of the property.



NEIGHBORING ZONING AND LAND USE



The following chart compares zoning, future land use designation, and existing land use surrounding the subject parcel.

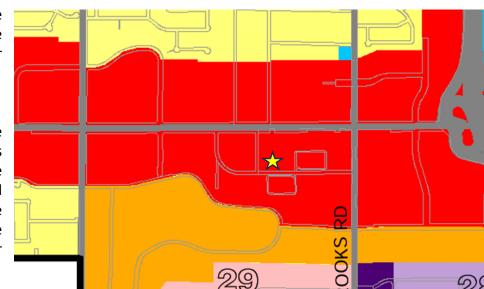
Table 1. Neighboring Zoning and Land Use

	Zoning	Existing Land Use	Future Land Use (Master Plan)
Subject Parcel	R-1C, One-family residential P, Parking district	Vacant	Big Beaver
North	BB – Big Beaver Road FBC	Office / Restaurant / Parking	Big Beaver
South	MF-Multiple Family	Multiple Family	Big Beaver
East	MF-Multiple Family	Multiple Family	Big Beaver
West	BB – Big Beaver Road FBC	Parking / Stormwater	Big Beaver

MASTER PLAN

The site and the surrounding area are master planned for Big Beaver.

We find that the proposed rezoning is consistent with the City's adopted policies including the Master Plan and the Big Beaver Corridor Study.



DEVELOPMENT POTENTIAL

Current Zoning

The current zoning of R-1C, One-family residential and P, Parking district would permit single family residential, and parking for an associated use. The existing zoning is limiting and inconsistent with the Master Plan.

Proposed Zoning

The applicant has requested a straight rezoning. If the rezoning is approved, the site would be allowed all the uses permitted in the BB, Big Beaver zoning district. The Big Beaver (BB) District is intended to implement the policies set forth in the Big Beaver Corridor Study, Big Beaver Design Guidelines, and the City's Master Plan.

SITE PLAN

While the future use of the site is unknown, if the rezoning is approved, a future site plan would be reviewed by the Planning Commission.

FINDING FOR REZONING

According to Rezoning Procedures in Section 16.03C, a rezoning may only be approved upon a finding and determination that all of the following are satisfied:

- 1) The proposed rezoning is consistent with the Master Plan. If the current zoning is in material conflict with the Master Plan. If the current zoning is in 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.
- 2) The proposed rezoning will not cause nor increase any non-conformity.
- 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.
- 4) The rezoning will not impact public health, safety, or welfare.
- 5) The rezoning will ensure compatibility with adjacent uses of land.

RECOMMENDATIONS

Planning Commission should hold a public hearing, consider public testimony, consider the standards for rezoning set forth in Section 16.03, and make a recommendation to the City Council.

Encore Development August 22, 2023

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

CITY OF TROY REZONING REQUEST APPLICATION

CITY OF TROY PLANNING DEPARTMENT

500 W. BIG BEAVER TROY, MICHIGAN 48084 248-524-3364

FAX: 248-524-3382

E-MAIL: planning@troymi.gov



REZONING REQUEST APPLICATION \$1,800.00

\$1,500.00

NOTICE TO THE APPLICANT

REGULAR MEETINGS OF THE TROY PLANNING COMMISSION ARE HELD ON THE SECOND AND FOURTH TUESDAY OF EACH MONTH AT 7:00 P.M. AT CITY HALL.

APPLICATIONS SHALL BE FILED NOT LATER THAN THIRTY (30) DAYS BEFORE THE SCHEDULED DATE OF THE MEETING.

A PLANNING COMMISSION PUBLIC HEARING SHALL BE SCHEDULED FOLLOWING A DETERMINATION BY THE PLANNING DEPARTMENT THAT THE APPLICATION IS COMPLETE.

PL	EASE COMPLETE THE FOLLOWING:	
1.	NAME OF THE PROPOSED DEVELOPMENT: Encore	e Development
2.	ADDRESS OF THE SUBJECT PROPERTY: (1) 1936	Butterfield; (2) No Address
	CURRENT ZONING CLASSIFICATION: R-1C and I	
4.	PROPOSED ZONING CLASSIFICATION: BB (Big B	eaver)
5.	TAX ID NUMBER(S) OF SUBJECT PROPERTY: 88-20	-29-226-019 and -020
	APPLICANT FOR REZONING:	OWNER OF THE SUBJECT PROPERTY:
	NAMEJason Hamama	NAME Same as Applicant
	COMPANY Encore Big Beaver, LLC	COMPANY
	ADDRESS 1985 Big Beaver	ADDRESS
	CITY Troy STATE MI ZIP 48083	CITYSTATEZIP
	TELEPHONE 248.509.4773	TELEPHONE
	E-MAIL Jason@encoredevco.com	E-MAIL
7.	THE TOUR OWNER AT LONG L	
		of un
8.	SIGNATURE OF THE PROPERTY OWNER: BY THIS SIGNATURE, THE PROPERTY OWNER AUTO TO INFORM THE PUBLIC AS TO THIS REQUEST FOR	MORIZES PLACEMENT OF A SIGN ON THE PROPERTY
9.	SIGNATURE OF THE APPLICANT:	

Rev. AUG 2021

REZONING APPLICATION CHECKLIST

A COMPLETE REZONING APPLICATION SHALL INCLUDE THE FOLLOWING:

X	REQUIRED FEE
X	ONE (1) HARD COPY OF THE SIGNED APPLICATION FORM
X	ONE (1) HARD COPY OF A CERTIFIED BOUNDARY SURVEY OF THE PROPERTY TO BE REZONED, WHICH SHALL INCLUDE A LEGAL DESCRIPTION AND A SCALE DRAWING, PREPARED BY A LICENSED LAND SURVEYOR
	ONE (1) HARD COPY OF A PROPOSED SITE PLAN INDICATING THE SUBJECT PROPERTY AND THE BUILDINGS / USES PROPOSED TO BE CONSTRUCTED No development plan has been prepared
X	ONE (1) HARD COPY OF A STATEMENT INDICATING WHY, IN THE OPINION OF THE APPLICANT, THE REZONING REQUESTED IS CONSISTENT WITH THE MASTER PLAN, AND WHY SUCH A REZONING IS CONSISTENT WITH ADJACENT ZONING DISTRICTS AND USES, AND WILL NOT BE DETRIMENTAL TO THE PROPERTY OF OTHER PERSONS LOCATED IN THE VICINITY
X	ONE (1) FLASH DRIVE CONTAINING AN ELECTRONIC VERSION OF THE <u>COMPLETE</u> REZONING APPLICATION- EMAIL SUBMITTALS ARE ACCEPTABLE

NOTICE TO APPLICANT

PUBLIC HEARING NOTICES REGARDING REQUESTS FOR REZONING REQUESTS WILL BE SENT TO PROPERTY OWNERS WITHIN 300 FEET OF THE SITE INVOLVED IN THE REQUEST. THE OPINIONS OF ADJACENT PROPERTY OWNERS ARE TAKEN INTO CONSIDERATION BY THE PLANNING COMMISSION AND THE CITY COUNCIL IN THE COURSE OF THEIR PUBLIC HEARINGS.

Responses to Section 16.03C:

1. The proposed rezoning is consistent with the Master Plan. If the current zoning is in material conflict with the Master Plan.

The future land use map and master plan designates this area for Big Beaver District.

2. The proposed rezoning will not cause nor increase any non-conformity.

The proposed rezoning for R-1C and P will not cause nor increase any non-conformity.

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 use will not have a significant increase on public services and facilities created by the proposed development of the subject parcels.

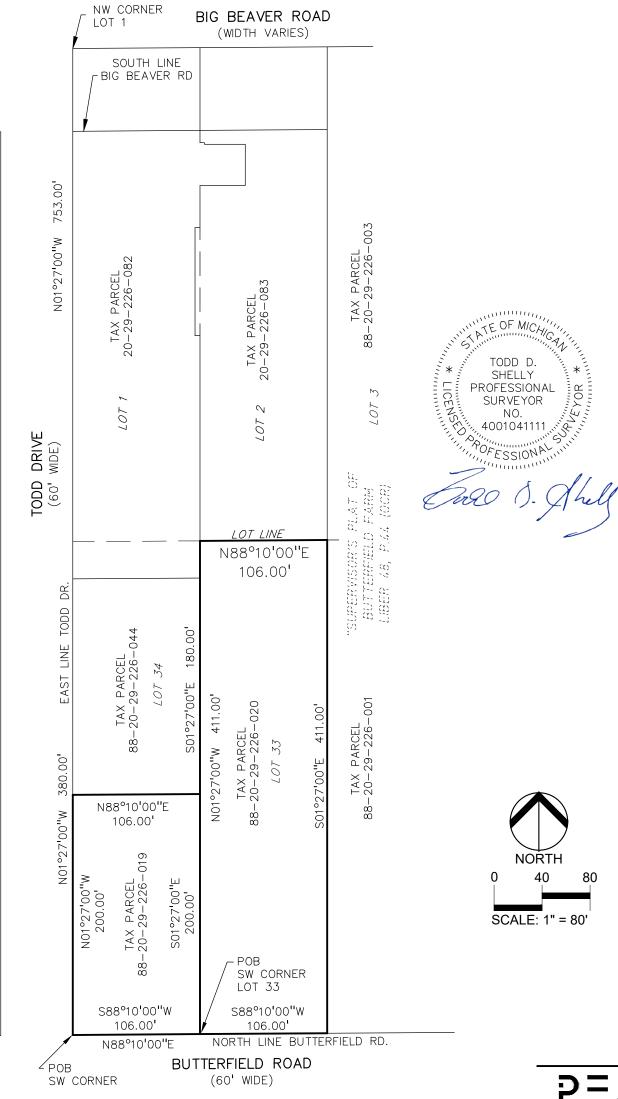
4. The rezoning will not impact public health, safety, or welfare.

The rezoning will not impact public health, safety or welfare.

5. The rezoning will ensure compatibility with adjacent uses of land

The proposed permitted uses in the Big Beaver District will be consistent with the existing surrounding uses.

SKETCH OF SURVEY



ENCORE BIG BEAVER, LLC 1985 W. BIG BEAVER TROY, MICHIGAN 48083

SHEET 1 OF 2 JUNE 8, 2023 22-1263



t: 844.813.2949 www.peagroup.com

SKETCH OF SURVEY

LEGAL DESCRIPTIONS:

PARCEL 20-29-226-019

Land in the Northeast 1/4 of Section 29, T. 02 N., R. 11 E., City of Troy, Oakland County, Michigan, being the south 200 feet of Lot 34 of "Supervisior's Plat of Butterfield Farm" as recorded in Liber 48, Page 44 (Oakland County Records) described as follows:

BEGINNING at the southwest corner of said Lot 34 at the intersection of the north line of Butterfield Road (60 ft wide) and the east line of Todd Drive (60 feet wide), thence N01°27′00″W 200.00 feet along the west line of Lot 34, also being the east line of said Todd Drive (60 feet wide); thence N88°10′00″E 106.00 feet to the east line of said Lot 34; thence along said east line S01°27′00″E 200.00 feet to the southeast corner of said Lot 34 on the north line of Butterfield Road; thence along the south line of Lot 34 and the north line of Butterfield Road S88°10′00″W 106.00 feet to the **POINT OF BEGINNING**. Containing $0.49\pm$ acres.

PARCEL 20-29-226-020

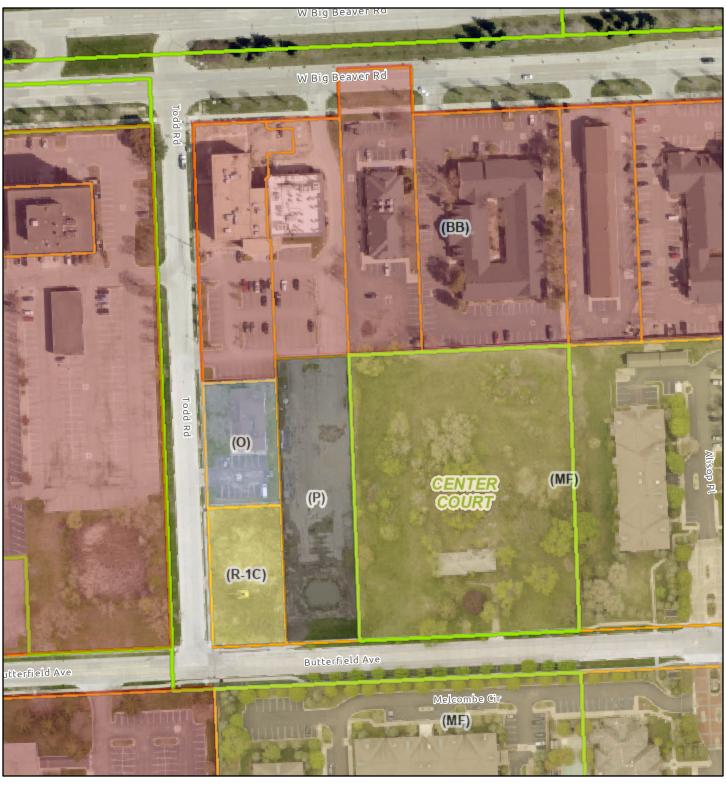
Land in the Northeast 1/4 of Section 29, T. 02 N., R. 11 E., City of Troy, Oakland County, Michigan, being all of Lot 33 of "Supervisior's Plat of Butterfield Farm" as recorded in Liber 48, Page 44 (Oakland County Records) described as follows:

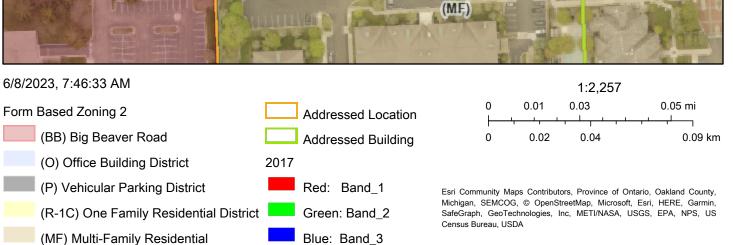
COMMENCING at the southwest corner of Lot 34 of "Supervisior's Plat of Butterfield Farm", at the intersection of the north line of Butterfield Road (60 ft wide) and the east line of Todd Drive (60 feet wide), thence N88°10'00"E 106.00 feet along the south line of Lot 34 to the east line of said Lot 34 and the west line of Lot 33 and the POINT OF BEGINNING; thence along said west line of Lot 33 N01°27'00"W 411.00 feet; thence N88°10'00"E 106.00 feet along the north line of said Lot 33 to the east line of said Lot 33; thence along said east line S01°27'00"E 411.00 feet to the southeast corner of said Lot 33 on the north line of said Butterfield Road; thence along the south line of Lot 34 and the north line of Butterfield Road S88°10'00"W 106.00 feet to the POINT OF BEGINNING. Containing 1.00+ acres.



SHEET 2 OF 2 JUNE 8, 2023 22-1263

City of Troy Zoning





ITEM #6

DATE: September 6, 2023

TO: Planning Commission

FROM: R. Brent Savidant, Community Development Director

SUBJECT: PUBLIC HEARING - REVISED PRELIMINARY SITE PLAN AND AMENDMENT

TO CONDITIONAL REZONING AGREEMENT (JPLN2023-0018) — Proposed Homestead Site Condominiums, East side of Livernois, north of Big Beaver (PIN 88-20-22-301-007, -008 & -009), Section 22, Zoned RT (One Family Attached

Residential) Zoning District.

The applicant Tableau by Mondrian seeks to amend the Conditional Rezoning Agreement and revise the Preliminary Site Plan that were approved by City Council on September 19, 2022. City Council approved the rezoning of the 9.54-acre subject parcel from R-1E (One Family Residential) to RT (One Family Attached Residential District). The applicant had voluntarily offered a number of conditions, including a site plan proposing a total of 30 units within 6 buildings. The applicant seeks approval of a revised Conditional Rezoning Agreement, including a revised site plan proposing only 14 single family detached homes. The RT zoning classification will remain.

The applicant is voluntarily offering a number of conditions, including the following:

- 1. The Site Plan is a condition of approval.
- 2. Conform to RT Zoning
- 3. Development shall be limited to a maximum of 14 detached single-family condominiums.
- 4. Maximum Building Height shall not exceed 2.5 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 two (2) car garage.
- 8. Additional Features & Amenities:
 - a. 55% open space.
 - b. Community Park and Gathering area.
 - c. Walking trails and internal and external sidewalks.
 - d. Ability to connect to Troy Trails
 - e. Butterfly gardens
 - f. Park benches
 - g. Livernois frontage landscape
 - h. Landscape boundary buffer plantings and preservation of natural features.

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. Minutes from July 26, 2022 Regular Planning Commission meeting (excerpt).
- 4. Minutes from September 19, 2022 City Council meeting (excerpt).

POTENTIAL RESOLUTION

<u>PUBLIC HEARING – REVISED PRELIMINARY SITE PLAN AND AMENDMENT TO CONDITIONAL REZONING AGREEMENT (JPLN2023-0018)</u> – Proposed Homestead Site Condominiums, East side of Livernois, north of Big Beaver (PIN 88-20-22-301-007, -008 & -009), Section 22, Zoned RT (One Family Attached Residential) Zoning District.

Resolution # PC-2023-09-

Moved by:

Seconded by:

RESOLVED, That the Planning Commission hereby recommends to the City Council that the proposed request to amend the conditional rezoning agreement and site plan, 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 conditions offered by the applicant reasonably protect the adjacent properties.
- 3. The rezoning would be compatible with surrounding zoning and land use.
- 4. 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.
- 2. Provide dedicated guest parking.
- 3. Identify location of fire lane and install signage.
- 4. Confirm material of the trail.
- 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 easements will need to be provided.
- 6. If it is open to the general public, the applicant should clarify the accessibility of the park.
- 7. Provide long-term maintenance plan for community park.
- 8. Provide Photometric Plan.

Y	es	
N	٥.	

MOTION PASSED / FAILED



GIS Online



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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: September 5, 2023

Rezoning Analysis For City of Troy, Michigan

Applicant: Modrian Development

Project Name: The Homestead

Location: East side of Livernois, north of Big Beaver

Zoning: Conditionally rezoned RT, One Family Attached

Action Requested: Amend Conditional Rezoning and amended Site Plan Approval

SITE/PROJECT DESCRIPTION/CURRENT USE

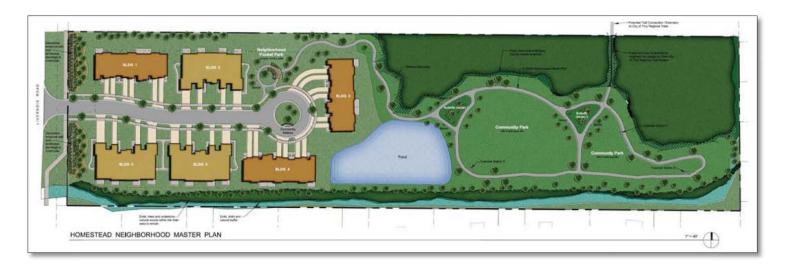
In 2022, a Conditional Rezoning was approved for a 9.5-acre site to construct 30-one-family attached units. The 9.5-acre site included 3 parcels, and is located on the east side of Livernois, just north of Big Beaver. The site was conditionally rezoned from R-1E to to RT, One-family attached, with the condition of the site plan.

The applicant is seeking approval to maintain the conditional rezoning of RT, One Family Attached, but amend their conditional rezoning to change building type from attached to detached and reduce the number of units from 30 to 14. The applicant provided a detailed rationale for the change in concept in their submittal. One-family detached is a permitted use in the RT, One Family Attached zoning district. The proposed home sizes are 1,900 square feet with an optional 392 square feet second floor bedroom and bath.

Due to a proposed change in character of the development and change in the site plan, the proposed amendment constitutes a major amendment and requires a public hearing. The Planning Commission is to hold a public hearing and make a recommendation to the City Council.



2022 Approval



2023 Amendment

Updated amended 2023 Homestead site plan:



Differences Between 2022 and 2023 Plans

The noted differences between the 2022 and 2023 plans are as noted:

- Reduction in units from 30 to 14
- Change in unit type from attached single-family to detached single-family
- Change from for-rent to for-sale
- Loss of neighborhood park (was located in north-central part of site)
- Reduction of 2,000 sqf/t of impervious surface
- Reshaped detention pond

Planning Commission should consider if they support amending the housing type from attached single-family to detached single-family. The Planning Commission spent a considerable amount of time during the application process to discuss the housing type and desire for "missing middle" housing. Through the recent Master Planning process, the Planning Commission has discussed the need for missing middle housing, especially in appropriate locations such as along major mile roads. The applicant claims this should still be considered missing middle housing by providing smaller home sizes with first floor master bedroom and bath.

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,

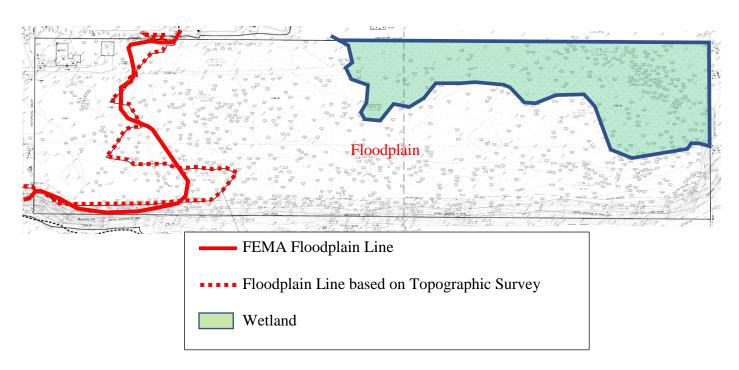
which is the Lane Drain.

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

applicant proposes to maintain the wetland.

Floodplain: Most of the site is located within the floodplain. In addition, the Lane Drain

runs along the south side of the property.



The proposed development will require "cut and fill" in the floodplain. Balanced cut and fill means that if fill material is placed within the floodplain that an equal amount of material must

Homestead Development September 5, 2023

be removed so that flood storage capacity is not decreased. The applicant proposes to add fill in the buildable area and cut in the rear of the site so not to reduce flood storage capacity.

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

From the FEMA website:

Conditional Letter of Map Revision (CLOMR)

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.

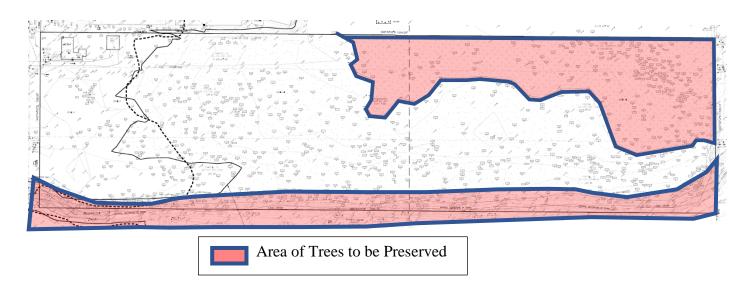
Engineering notes that permits will be required from EGLE to work in the flood plain and wetlands, and an Oakland county permit is required to discharge to the Lane Drain.

Woodlands:

The cut and fill requires regarding 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
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 14 detached single-family condominiums.
- 4. Maximum Building Height shall not exceed 2.5 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 two (2) car garage.
- 8. Additional Features & Amenities:
 - a. 55% open space.
 - b. Community Park and Gathering area.
 - c. Walking trails and internal and external sidewalks.
 - d. Ability to connect to Troy Trails
 - e. Butterfly gardens
 - f. Park benches
 - g. Livernois frontage landscape
 - h. Landscape boundary buffer plantings and preservation of natural features.

- 9. Significant tree plantings and reforestation.
- 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 the City's 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 rezoning 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.

REZONING STANDARDS

According to Rezoning Procedures in Section 16.04C, 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:
 - 1. A change in City policy since the Master Plan was adopted.
 - 2. A change in conditions since the Master Plan was adopted.
 - 3. 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.

SITE ARRANGEMENT

The applicant is proposing to construct fourteen (14) units. The 14-units will be accessed from a private road which is accessed off Livernois. The rear of the site will remain undeveloped in the form of a retention pond, community park, and preserved wetlands.

Items to be addressed: None.

AREA, WIDTH, HEIGHT, SETBACKS

Section 4.07 establishes 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	Complies
Building Height	2.5-stories, 30 feet in height.	2.5-stories, 30 feet in height	Complies
Lot Coverage (Building)	30%	Under 30%	Complies
Minimum Open Space	20%	55%	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	14 units = 28 spaces	28 spaces

Barrier Free	0	0	
Bicycle Parking	2	Internal to building	
Loading	0	0	
Total	28 spaces	28 spaces	

The applicant is not providing 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 that is accessed off Livernois. The private road includes a T-turnaround for vehicular turnaround. The Fire Department notes that the location of the fire lanes has not been identified and Fire Lane signs need to be installed in accordance with City requirements.

Items to be addressed: Identify location of fire lane and install signage.

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			
<u>Livernois: 1 tree every 30 feet</u>	328 / 30 = 11	18 trees	Complies
Internal Road: 1 tree every 50 feet	543/50 = 22	23 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:	20%	Over 20%	Complies

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.			
Mitigation	38 3-inch trees	47 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, and butterfly gardens. 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(s) will need to be provided. In addition, a long-term maintenance plan should be provided. For example, are the future homeowners expended to maintain park or is the City?

Lastly, due to lack of guest parking and elimination of the small neighborhood park, it is unclear how accessible the park will be other than walking from Livernois.

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 easements will need to be provided; 3). If it open to the general public, the applicant should clarify the accessibility of the park; and 4). 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

Floor plans and elevations have been provided. The elevations provided show architectural details, variations in material and pattern (brick, stone, composite siding, and metal and asphalt shingle roof), as well as general color scheme.

Items to be Addressed: None

SITE PLAN REVIEW STANDARDS

The Neighborhood Node design standards as well as 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.

SUMMARY

The 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 rezoning standards and if the plan meets the site plan design standards.

If the Planning Commission recommends approval of the amended conditional rezoning, the following site plan items should be addressed by the applicant:

- 1. Provide dedicated guest parking.
- 2. Identify location of fire lane and install signage.
- 3. Confirm material of the trail.
- 4. 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 easements will need to be provided.
- 5. If it is open to the general public, the applicant should clarify the accessibility of the park.
- 6. Provide long-term maintenance plan for community park.
- 7. Provide Photometric Plan.

Sincerely,

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

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)

Mr. Carlisle reviewed background information on the Conditional Rezoning application for Homestead Condominiums. He addressed the proposed development as relates to existing natural features, floodplain, wetlands, tree cover and the Lane Drain. Mr. Carlisle stated the development would be constructed outside of the wetlands and floodplain.

Mr. Carlisle identified amenities offered by the applicant. He asked the applicant to address guest parking and the community park and trail connection to the existing regional trailways, specifically if the trail would be open to the public, maintenance responsibility and if access easements would be required.

Mr. Carlisle said review of traffic by the City's engineering consultant, OHM, indicated traffic generated by the proposed development would be minimal, adding fewer than 20 vehicle trips during the peak hour. Mr. Carlisle addressed renderings, building materials, elevations and housing types proposed by the applicant.

Mr. Carlisle asked Planning Commission members to take into consideration public comments expressed at the Public Hearing this evening and to consider if the plan meets Conditional Rezoning Standards and Site Plan Design Standards.

Discussion among administration and Planning Commission:

- Building height; measurement, height of typical two-story house.
- Community park trail connection to regional trailways; maintenance, access.
- Landscaping; removal of trees, re-forestation.
- Estimation of 8 to 12 homes could be built on site as currently zoned.
- Contractual obligation of developer to build according to site plan.

Project Architect Jim Eppink introduced the project team seated in the audience and announced a new company branch as *Tableau* of Mondrian Properties.

Mr. Eppink narrated a PowerPoint presentation of the proposed development. Mr. Eppink said the team feels the proposed plan is a transitional use to existing surrounding properties. He compared existing R-1E zoning to the proposed RT zoning as relates to lot size and density. Mr. Eppink addressed the building area of the site, preservation of natural resources, stormwater management and amenities offered. Mr. Eppink said the homeowners' association would maintain the community park and trail in perpetuity and the regional trailway system would continue to maintain theirs. He said the trail would be for public use and appropriate signage would be placed to designate the proposed development as private property. He indicated the project team would work with the City to extend the trailway system.

Mr. Eppink identified the housing types, architecture and building materials. He indicated only 9 of the 30 homes proposed are on the second floor. Mr. Eppink said the applicant's intent is to lease the independent homes and to market the development as a 50+community but with no age-restricted covenants. He expressed confidence that there is sufficient parking for both residents and guests.

There was discussion, some comments related to:

- Trailways; commitment to connect and expand trail network, maintenance, potential partnership among collective entities.
- Material and landscaping of trail.
 - o Crushed gravel/cinder.
 - Natural feel to landscaping, prairie seed mix, flowers to attract butterflies.
- Stormwater management.
- Building mid-roof height.
 - o Ranch 24 feet.
 - Single living 24.5 feet; second story living 25.5 feet.
- Re-forestation plan, landscaping, replacement of trees, species and height.
- Manicured lawns versus natural lawns.
- Neighborhood meeting invitation, attendance.
- Parking options; garage, driveway, street.
- Buffer to neighboring properties.

Ms. Dufrane advised the Board that amenities must be offered by the applicant in a Conditional Rezoning application.

Mr. Savidant announced at last count 30 email messages were received by the Planning Commission on the proposed development. He said the collective messages were emailed to Board members and hard copies of the messages were provided to members prior to the beginning of the meeting.

PUBLIC HEARING OPENED

- James Horne, 3151 Helena; addressed wildlife, flooding, swampy environment.
- Tom Avery, 3349 Talbot; encouraged connection of trail, addressed existing erosion of property, wetland, flooding.
- John Phillips, 3302 Frankton; addressed access for second floor residents, reduction in number of buildings, existing environment and wildlife, liability and perceived disorderly conduct on trail, buffer of residential, flooding.
- Odeta Fecani, 3312 Louis; voiced opposition; addressed concerns with decrease in home value, flooding, environmental impact, downside to lease homes, impact on elementary school enrollment.

PUBLIC HEARING CLOSED

Mr. Savidant addressed the engineering stormwater design process to not negatively impact abutting properties in terms of drainage. He said the design would not exacerbate

any situation but could improve the situation. Mr. Savidant addressed the wildlife environment and preservation of trees and new trees to be planted.

Ms. Dufrane said there are ways to address any disorderly conduct should there be such along the trailways. She clarified the proposed development is a private development with a private access road.

Mr. Buechner said his home is located along a major trailway system and he has not experienced any disorderly conduct concerns for the past 25 years.

Mr. Eppink said economics substantiate the request for six buildings in lieu of four. He shared the total count of 90 available parking spaces is a fair and conservative estimation.

Resolution # PC-2022-07-042

Moved by: Tagle Support by: Krent

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.

Discussion on the motion on the floor.

Comments related to the connection of the trail to the regional trailways and amenities offered in the Conditional Rezoning Agreement.

Chair Lambert expressed concerns that the plan does not explicitly address adequate protection and screening of adjacent properties, especially for residents on Louis and Troy.

Vote on the motion on the floor.

Yes: Buechner, Faison, Hutson, Krent, Malalahalli, Rahman, Tagle

No: Lambert Absent: Perakis

MOTION CARRIED

Chair Lambert said his no vote is based on providing adequate screening of adjacent properties.

Mayor Baker performed the Invocation. The Pledge of Allegiance to the Flag was given.

A. CALL TO ORDER:

A Regular Meeting of the Troy City Council was held on Monday, September 19, 2022, at City Hall, 500 W. Big Beaver Rd. Mayor Baker called the meeting to order at 7:31 PM.

B. ROLL CALL:

a) Mayor Ethan Baker
Edna Abrahim
Theresa Brooks
Rebecca A. Chamberlain-Creanga
Ann Erickson Gault
David Hamilton
Ellen Hodorek

C. CERTIFICATES OF RECOGNITION AND SPECIAL PRESENTATIONS:

C-1 Proclamation Celebrating Cornerstone Community Financial Credit Union for their Partnership with Children's Hospital of Michigan

D. CARRYOVER ITEMS:

D-1 No Carryover Items

E. PUBLIC HEARINGS:

E-1 Conditional Rezoning (CRJPLN2022-001) – Proposed Homestead Condominiums, East Side of Livernois, North of Big Beaver (PIN #88-20-22-001-007, -008, -009), Section 22, From R-1E (One Family Residential District) to RT (One Family Attached Residential District

The Meeting **RECESSED** at 8:02 PM. The Meeting **RECONVENED** at 8:03 PM.

The Mayor opened the Public Hearing. The Mayor closed the Public Hearing after receiving Public Comment from:

Odeta Fecani	Commented on drainage and safety issues
Duane Kristofice	Commented on fill and trail access issues

Resolution #2022-09-130 Moved by Erickson Gault Seconded by Hamilton

WHEREAS, The City is in receipt of a proposed rezoning request from NN from R-1E (One Family Residential District) to RT (One Family Attached Residential District); and,

WHEREAS, The subject property to be rezoned, located on the east side of Livernois, north of Big Beaver, parcels 88-20-22-301-007, -008, -009, being approximately 9.54 acres in size; and,

WHEREAS, The applicant voluntarily offered a number of conditions, as per Section 16.04 of the City of Troy Zoning Ordinance; and,

WHEREAS, One of the conditions voluntarily submitted by the applicant was a site plan for a 30-unit condominium development; and,

WHEREAS, The conditional rezoning was considered by the Planning Commission following a public hearing; and,

WHEREAS, The Planning Commission vote on the motion recommending approval was 7-1; and,

WHEREAS, The proposed rezoning is supported by the Master Plan and advances the general and specific development policies of the Master Plan; and,

WHEREAS, The proposed rezoning meets the Standards for Rezoning Approval listed in Section 16.03.C of the City of Troy Zoning Ordinance; and,

WHEREAS, The proposed site design mitigates potential impacts on adjacent properties;

THEREFORE, BE IT RESOLVED, That Troy City Council hereby **APPROVES** the R-1E District to be conditionally rezoned to RT District Conditional Rezoning Agreement and related attachments.

BE IT FURTHER RESOLVED, That Troy City Council **AUTHORIZES** the Mayor and City Clerk to sign the Conditional Rezoning Agreement on behalf of the City of Troy.

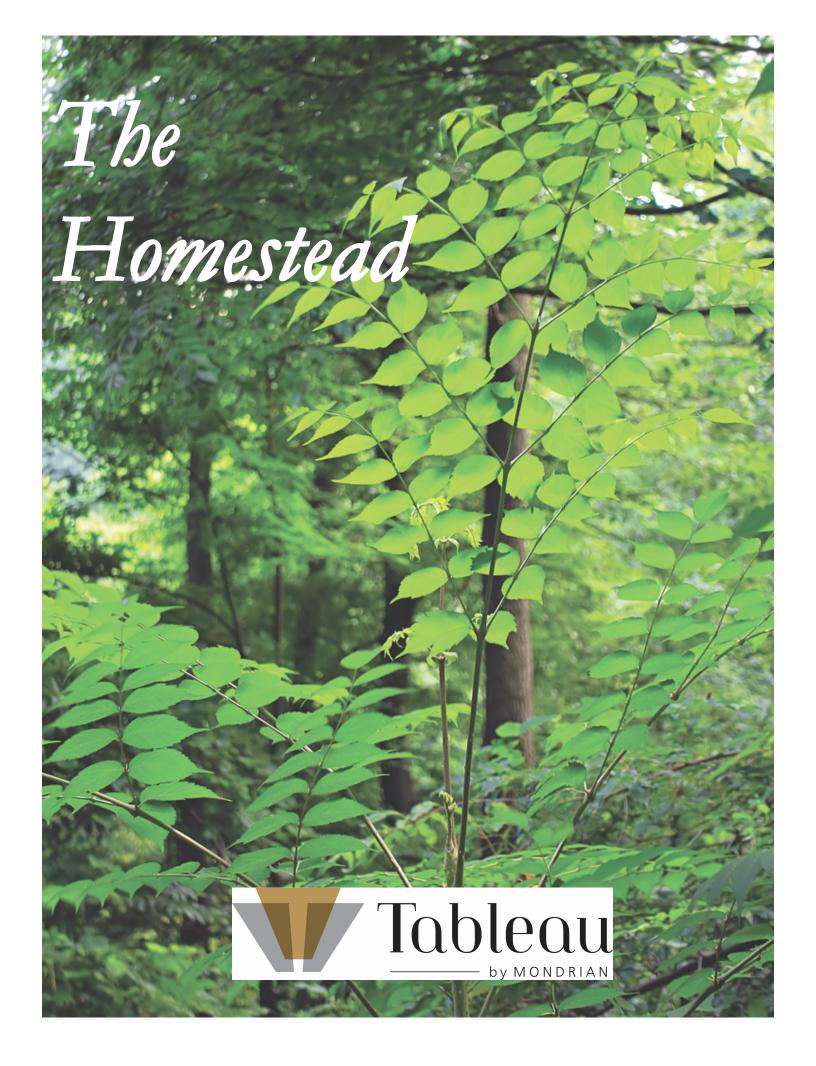
BE IT FINALLY RESOLVED, That the City of Troy Zoning District Map is hereby **AMENDED**.

Yes: All-7 No: None

MOTION CARRIED

The Meeting **RECESSED** at 9:55 PM. The Meeting **RECONVENED** at 10:01 PM.

- F. PUBLIC COMMENT FOR ITEMS ON THE AGENDA FROM TROY RESIDENTS AND BUSINESSES:
- G. CITY COUNCIL/CITY ADMINISTRATION RESPONSE/REPLY TO PUBLIC COMMENT FOR ITEMS ON THE AGENDA FROM TROY RESIDENTS AND BUSINESSES:



June 10, 2023

Project 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

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

Approved Conditional Rezoning:

30 Attached Multi-Unit Condos

Proposed Amendment:14 Detached Single-Unit Condos

Application to amend an approved Conditional Rezoning Site Plan

HOMESTEAD

Project Overview:

The Homestead neighborhood, located on the east side of Livernois Road and north of the Lane Drain, was approved as a Conditional Rezoning by the Troy City Council in September 2022. The approved site plan included 30 attached, for-lease, condominiums with 55% of the 9.54-acre site remaining open space.

Homestead's overarching goal was, and remains, specifically intended to provide an innovative housing alternative targeted for the "missing-middle" within Troy. Since last year's approval however, several factors in the housing market and national economy have significantly changed to the point where it has become necessary to modify the building type within Homestead to successfully deliver an alternative housing choice for the missing-middle within Troy.

The following outlines the modifications within the amended site plan, as well as an overview of the market and economic factors impacting the development conditions. A full site plan design and engineering package is attached depicting the amended conditional rezoning proposal.

Components of the Requested Amendment:

- 53% reduction in overall density: Formally 30 units, now 14 units
- Change from Attached multi-unit condominiums to individual Detached single-unit condominiums
- Addition of basements and 2-car garages for each residence
- Modification from 'for-lease' to 'for-sale' housing
- Maintain the previously approved 55% open space
- Maintain the beautiful landscape, dense buffers, and walking trails
- Maintain award winning architecture and quality building materials
- Maintain the objective of successfully providing an exciting housing alternative for the 'missing-middle' in the City of Troy

Factors Necessitating Amendment:

1. Housing Market Analysis:

Since the approval of the original 30 unit, attached-condominium plan, a complete market analysis and actual pre-sales feedback from potential Homestead residents, indicated that the approved attached-condo, single level living building type was not desirable to the 'missing-middle' target audience. Specifically, many of those potential residents, who currently live in Troy and are seeking to downsize but remain in the community, provided consistant feedback that the original plans lacked

four desired components; (1) a basement for greater storage, (2) a two-car garage with an individual driveway, (3) primarily ground floor living, and (4) to provide a 'single-family home feel' rather than a 'condo or an apartment feel'. The previous building type had no basements, mostly 1-car garages, both ground floor and second floor units, and had up to 6 units per building with shared walls.

 Despite great interest from many Troy residents hoping to move to Homestead, most decided that have these four elements we're too important to them and we're unwilling to lease one of the proposed attached-condo residences, causing us to reconsider the housing type and its amenities.

2. Current Economic Conditions:

- The original Homestead attached-condos were intended to be for-lease units, with Tableau by Mondrian retaining ownership. At the time of approval, interest rates were significantly lower, which equated to lower constrcution costs and lower rental rates. Under that economic condition, the model showed that long-time Troy residents could sell their existing large home, use that equity to purchase a home in a warm weather state, travel, or pay for grandchildren's education, while renting a beautiful unit at a low rate.
- Unfortunately, since the 2022 approval, interest rates and construction costs have soared, resulting in a much higher rental rate in all markets. Under this condition, we're finding that the Troy resident looking to downsize, still wishes to do so, but would prefer to purchase rather than rent so that they can re-invest the equity they have in their home into a new, smaller home, and pay a large portion in cash to avoid high interest rates or artificially high rental rates.

A Successful Path Forward

The success of Homestead is critical to Mondrian Properties, to the future residents of the community, and certainly to the City of Troy. Rather than ignoring these market and economic conditions and jumping into constrcution, we re-evaluated the building and its amenities as well as evaluated the impact economic impact today's conditions have on the future resident's ability to downsize within Troy as well as provide the most affordable option for appropriately sized, quality housing for the missing middle. We therefore determined it was wise to sacrifice more than half of the approved density and construct modestly sized, but beautifully designed detached condominiums, with basements, and two-car garages, that provide the ability for residents to minimize the impact of higher interest rates and increased costs.

We remain very proud of the modified Homestead neighborhood and excited that we continue to maintain 55% open space, will create a beautifully landscaped neighborhood, and have opportunities to connect to the regional trail system. Our new plan will have less impact on the property, will generate less than half of the traffic, and its 14 homes will blend wonderfully with the adjacent neighborhoods.

We are committed to the success of Homestead and of our ongoing efforts in the City of Troy, and we respectfully request that you approve this amendment to the previously approved site plan and conditional rezoning.

Sincerely,

Joe Maniaci, Mondrian Properties



The development zone will remain the same as the previously approved site plan and conditional rezoning, placing the detached condominium homes on the western portion of the site and the open space and preservation of the natural features on the easter portion.

UPDATED SITE PLAN & ARCHITECTURAL DATA:

Home Type: Detached condominiums

Total Residences: 14 (16 fewer residences than previously approved)

Gross Density: 1.47 residences per acre

Home Sizes: 1,901sf with an optional 392 sf second floor third bedroom and bath

Architecture: Award winning architectural style and building materials (Modern Farmhouse Style)

Site Plan Features: 55% Open space and walking trails

Internal and external sidewalks Ability to connect to Troy Trails

Butterfly Gardens Park benches

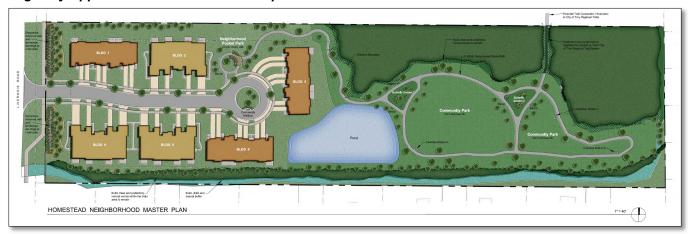
Livernois frontage landscape

Landscape boundary buffer plantings and preservation of natural features

Significant tree plantings and reforestation

Stormwater Mgt: Creation of detention basin / decorative wet pond

Originally Approved 2022 Homestead site plan:



The originally approved Homestead neighborhood included 6 attached, multifamily condominium buildings at the western portion of the property closest to Livernois Road.

Updated amended 2023 Homestead site plan:



The amended plan reduces the desnity by 16 units, and places 14 detached condominiums with the development zone while maintaining 55% open space, trails, and landscape buffers.

CITY OF TROY PRELIMINARY SITE CONDOMINIUM APPLICATION

CITY OF TROY PLANNING DEPARTMENT 500 W. BIG BEAVER TROY, MICHIGAN 48084 PHONE: 248-524-3364

FAX: 248-524-3382

E-MAIL: planning@troymi.gov



PRELIMINARY SITE CONDOMINIUM REVIEW FEE \$1,000.00 plus \$10.00/unit

\$1.500.00

RENEWAL FEE **\$500.00** plus **\$10.00**/unit

REGULAR MEETINGS OF THE CITY PLANNING COMMISSION ARE HELD ON THE SECOND AND FOURTH TUESDAYS OF EACH MONTH AT 7:00 P.M. AT CITY HALL.

PLEASE FILE A COMPLETE PRELIMINARY SITE CONDOMINIUM APPLICATION, TOGETHER WITH THE APPROPRIATE FEE, NOT LESS THAN THIRTY (30) DAYS PRIOR TO THE DATE OF THAT MEETING. 1. NAME OF THE PROPOSED DEVELOPMENT: Homestead 2. LOCATION OF SUBJECT PROPERTY: 3364 Livernois 3. ZONING CLASSIFICATION OF SUBJECT PROPERTY: CONDITIONAL REZONING-RT (One Family Attached Residential District) 4. TAX IDENTIFICATION NUMBER(S) OF SUBJECT PROPERTY: 20-22-301-007; 20-22-301-008; 20-22-301-009 5. DESCRIPTION OF PROPOSED USE: Detached Single Family Condominium 6. SIZE OF SUBJECT PROPERTY: 9.45 Acres 7. NUMBER OF UNITS PROPOSED: 14 Detached Condo Units 8. DEVELOPMENT OPTION USED (IF ANY): 9. APPLICANT: PROPERTY OWNER: NAME Joseph Maniaci NAME Joseph Maniaci **COMPANY** Tableau by Mondrian COMPANY Tableau by Mondrian ADDRESS 50215 Schoenherr Rd. ADDRESS 50215 Schoenherr Rd. 7IP 48315 CITY Shelby Twp. STATE MI CITY Shelby Twp. STATE MI TELEPHONE 586-726-7340 TELEPHONE 586-726-7340 E-MAII administration@mondrianproperties.com E-MAIL administration@mondrianproperties.com THE APPLICANT BEARS THE FOLLOWING RELATIONSHIP TO THE OWNER OF THE SUBJECT PROPERTY: Same

BY THIS SIGNATURE, THE PROPERTY OWNER AUTHORIZES THE PLACEMENT OF A SIGN ON THE PROPERTY TO INFORM THE PUBLIC OF THE REQUEST FOR PRELIMINARY SITE CONDOMINIUM.

PRELIMINARY SITE CONDOMINIUM APPLICATION CHECKLIST

THE FO	DLLOWING INFORMATION AND MATERIALS ARE NECESSARY FOR SUBMISSION:
	REQUIRED FEE
	ONE (1) CD CONTAINING AN ELECTRONIC VERSION OF THE <u>ENTIRE</u> PRELIMINARY SITE CONDOMINIUM APPLICATION (PDF Format)
	ONE (1) HARD COPY OF THE FOLLOWING:
	COMPLETED CITY OF TROY PRELIMINARY SITE CONDOMINIUM APPLICATION FORM
	CERTIFIED BOUNDARY SURVEY
	CERTIFIED TOPOGRAPHIC SURVEY
	TWO (2) HARD COPIES OF THE FOLLOWING:
	PRELIMINARY SITE PLAN SHOWING PROPOSED SITE LAYOUT AND USES
	PRELIMINARY TREE PRESERVATION PLAN / TREE INVENTORY
	PRELIMINARY LANDSCAPE PLAN
	PRELIMINARY FLOOR PLANS
	PRELIMINARY ELEVATIONS
	PRELIMINARY GRADING PLAN
	PRELIMINARY LIGHTING PLAN
	WETLANDS DETERMINATION
	ANY DOCUMENTATION REQUIRED TO COMPLY WITH THE PROVISIONS OF THE OPEN SPACE PRESERVATION OPTION (SECTION 10.03) OR THE ONE-FAMILY CLUSTER OPTION (SECTION 10.04)

ALL HARD COPY DRAWINGS SHALL BE FOLDED, STAPLED, SEALED AND SIGNED BY A STATE OF MICHIGAN PROFESSIONAL ENGINEER, REGISTERED ARCHITECT, REGISTERED LANDSCAPE ARCHITECT, OR PROFESSIONAL COMMUNITY PLANNER

PLANNING COMMISSION AGENDAS ARE ELECTRONIC

G:\Applications & Forms\2011 Zoning Ordinance\Preliminary Site Condominium Plan Appl 2012 02 01.doc

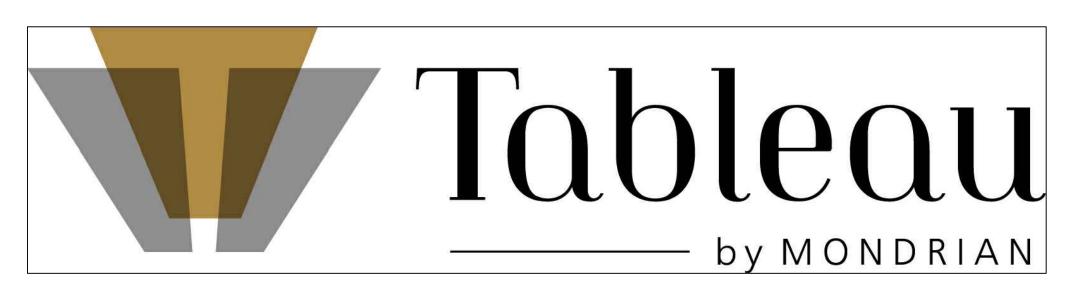


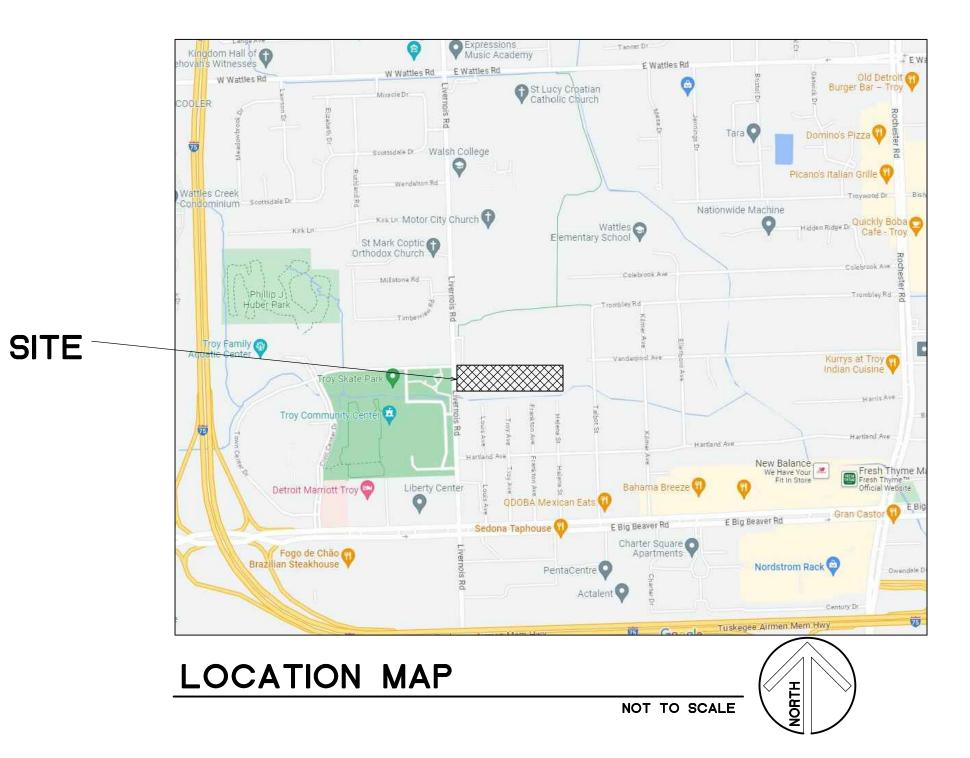






RESIDENTIAL HOME





OWNERS:

BY MONDRIAN TABLEAU

50215 SCHOENHERR RD. SHELBY TOWNSHIP, MI 48315 586.726.7340 (P) 586.726.1932 (F)

ARCHITECT:

ALEXANDER V. BOGAERTS + ASSOCIATES, P.C. 2445 FRANKLIN ROAD BLOOMFIELD HILLS, MI 48302 248.334.5000 (P) 248.334.0092 (F)

TROY, MICHIGAN

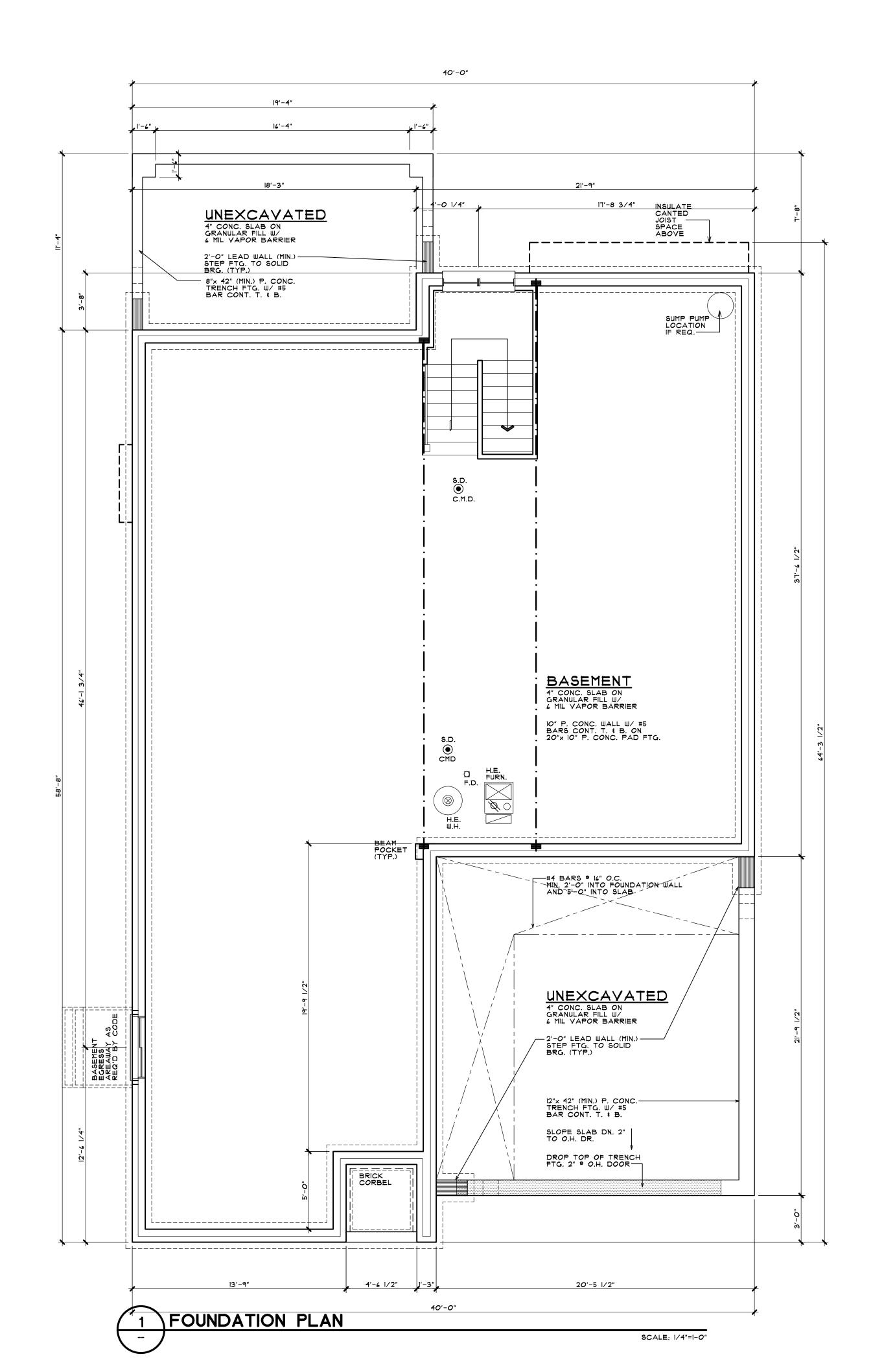
	SHEET INDEX
T-I	TITLE SHEET
1	FOUNDATION PLAN
2	FIRST & SECOND FLOOR PLAN
3	FRONT & LEFT ELEVATION "A"
4	REAR & RIGHT ELEVATION "A"
5	FRONT & LEFT ELEVATION "B"
6	REAR & RIGHT ELEVATION "B"
7	FRONT & LEFT ELEVATION "C"
8	REAR & RIGHT ELEVATION "C"
9	BUILDING SECTION & ROOF PLAN
10	MATERIAL BOARD

4rchitecture 07-10-2023

CONSTRUCTION

<u>Φ</u> 41exand

BOGAERTS II



ALEXANDER BOGAERTS II License No. 1301068995

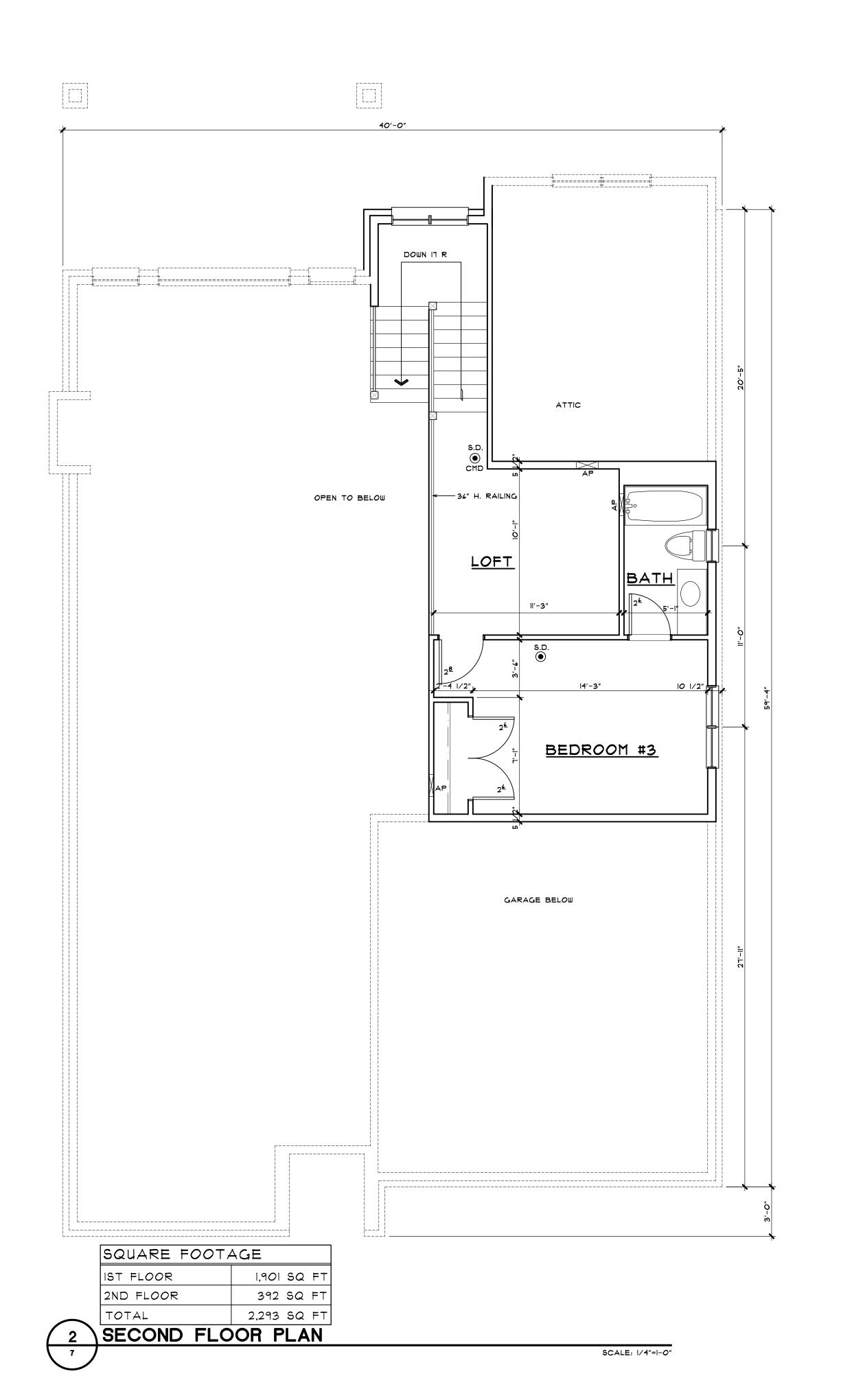
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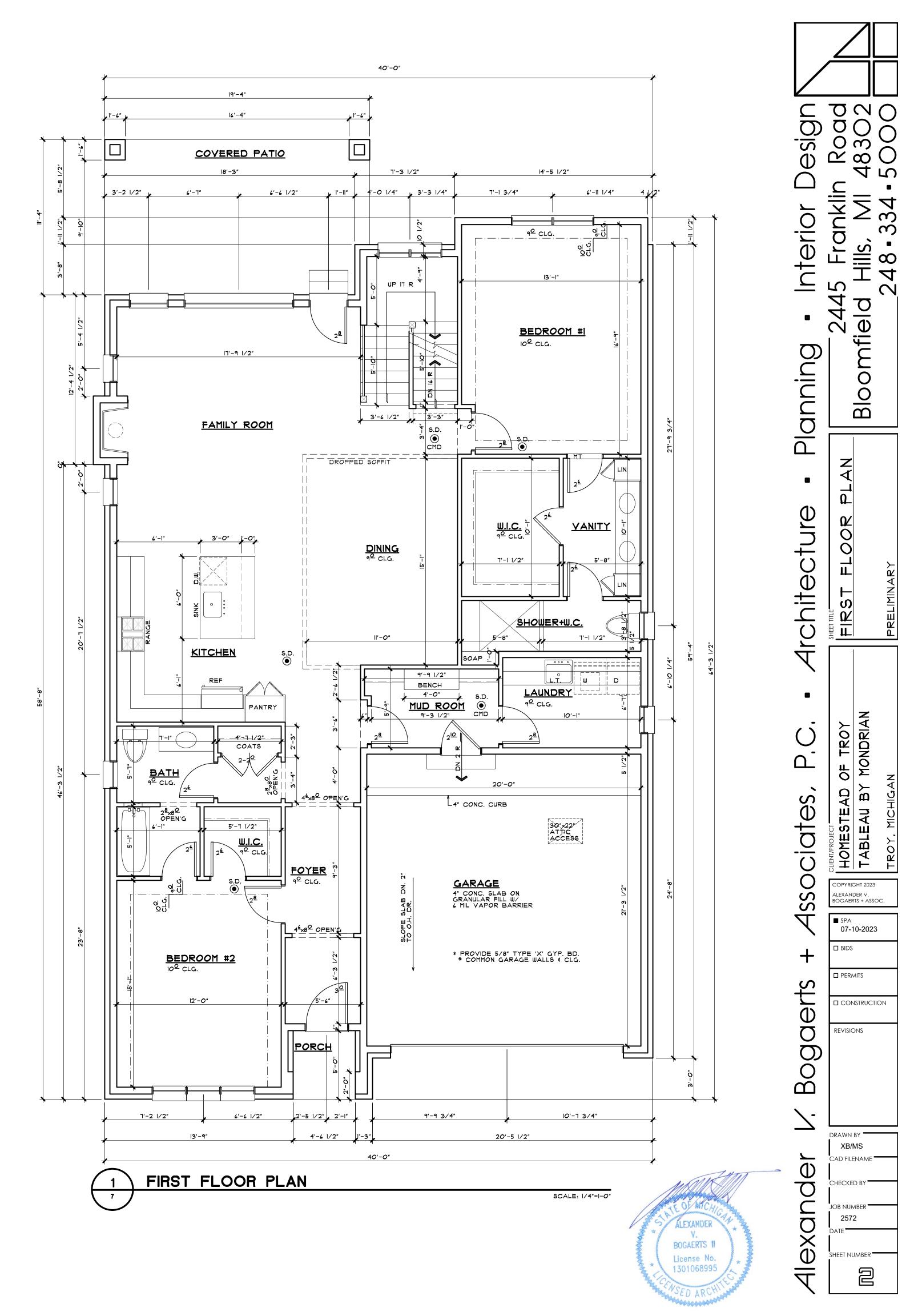
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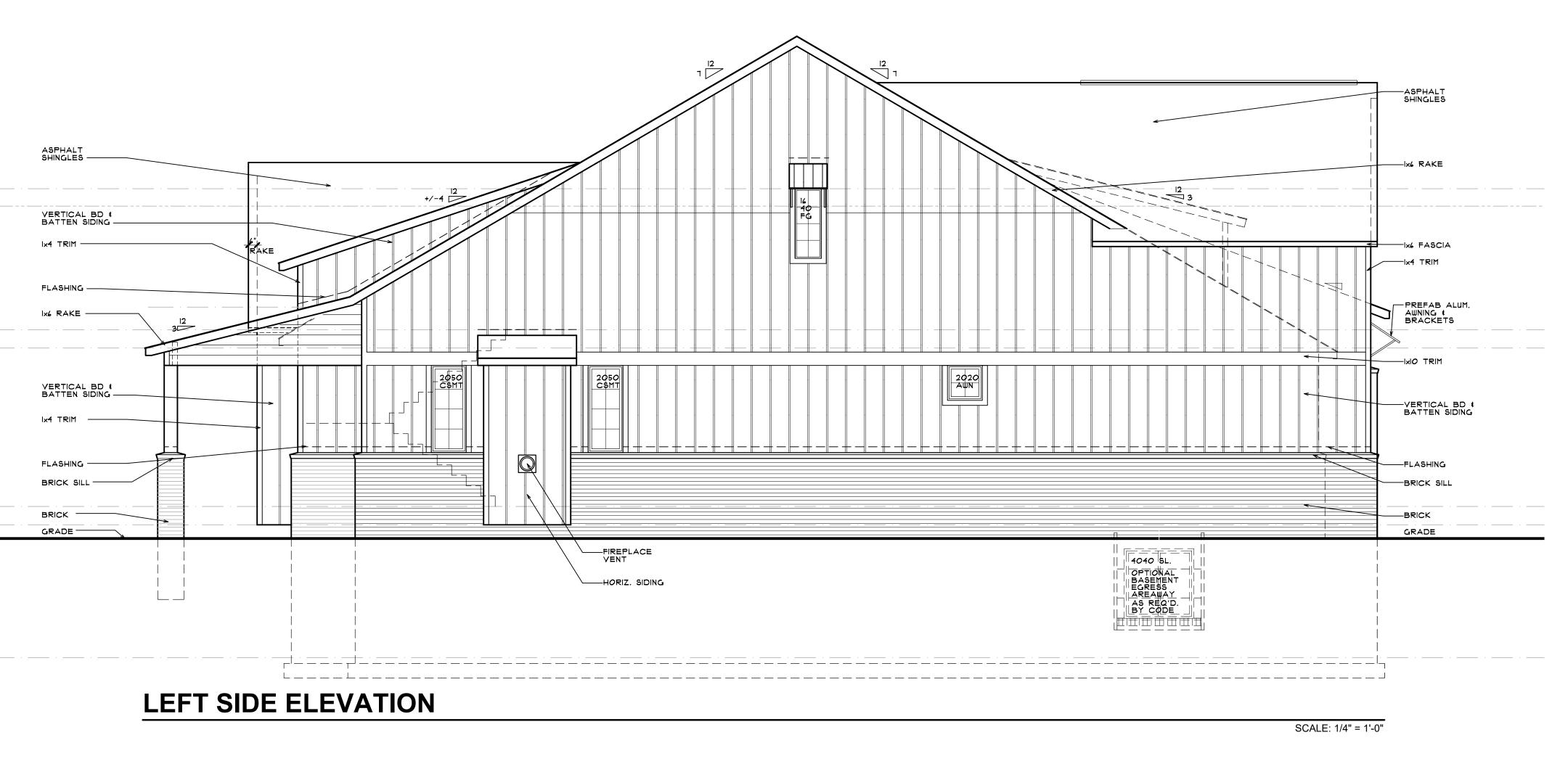
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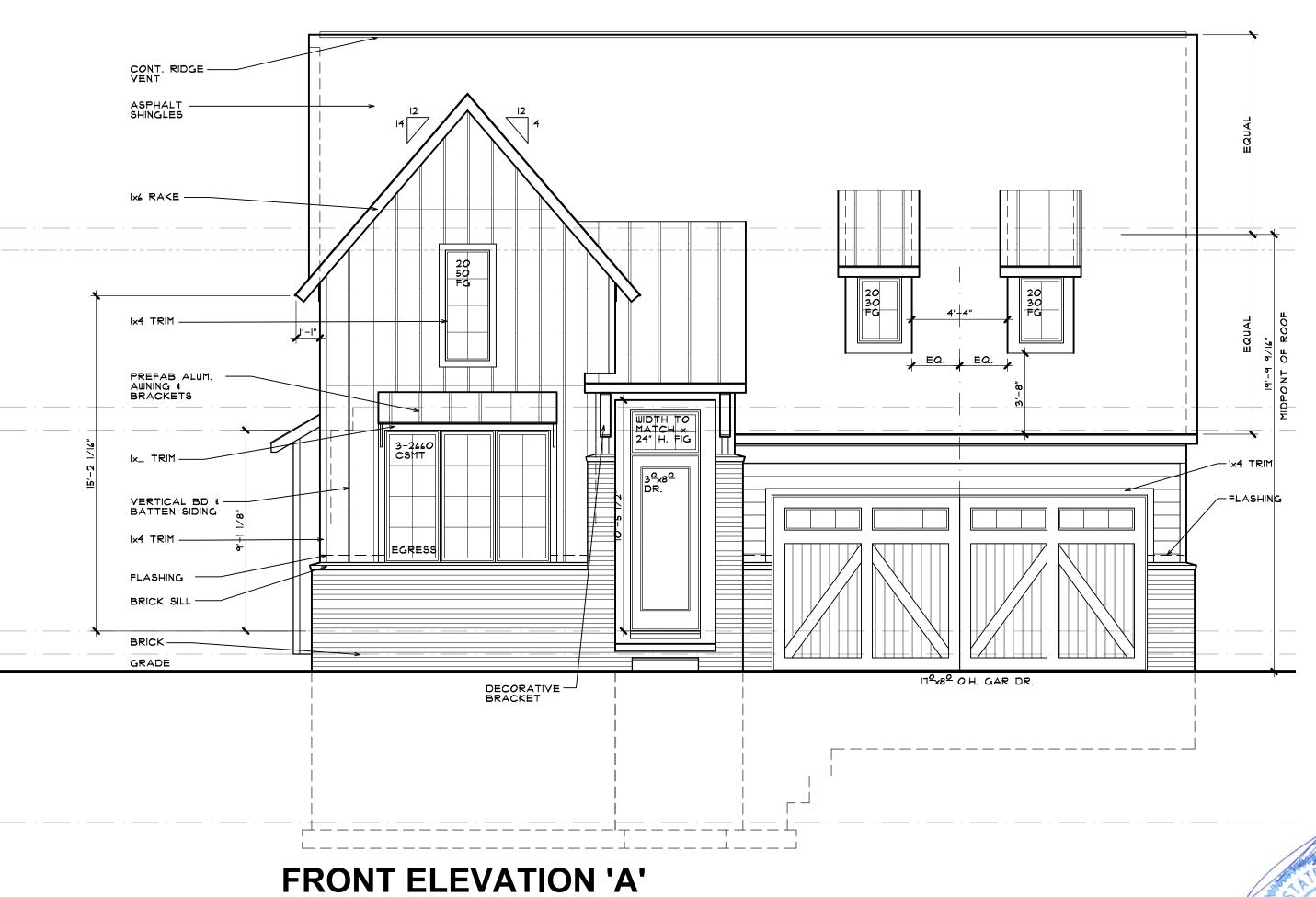
XB/MS CHECKED BY -JOB NUMBER — 2572

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Planning ALEXANDER V. BOGAERTS + ASSOC. 07-10-2023 □ PERMITS □ CONSTRUCTION Bogé XB/MS 2572

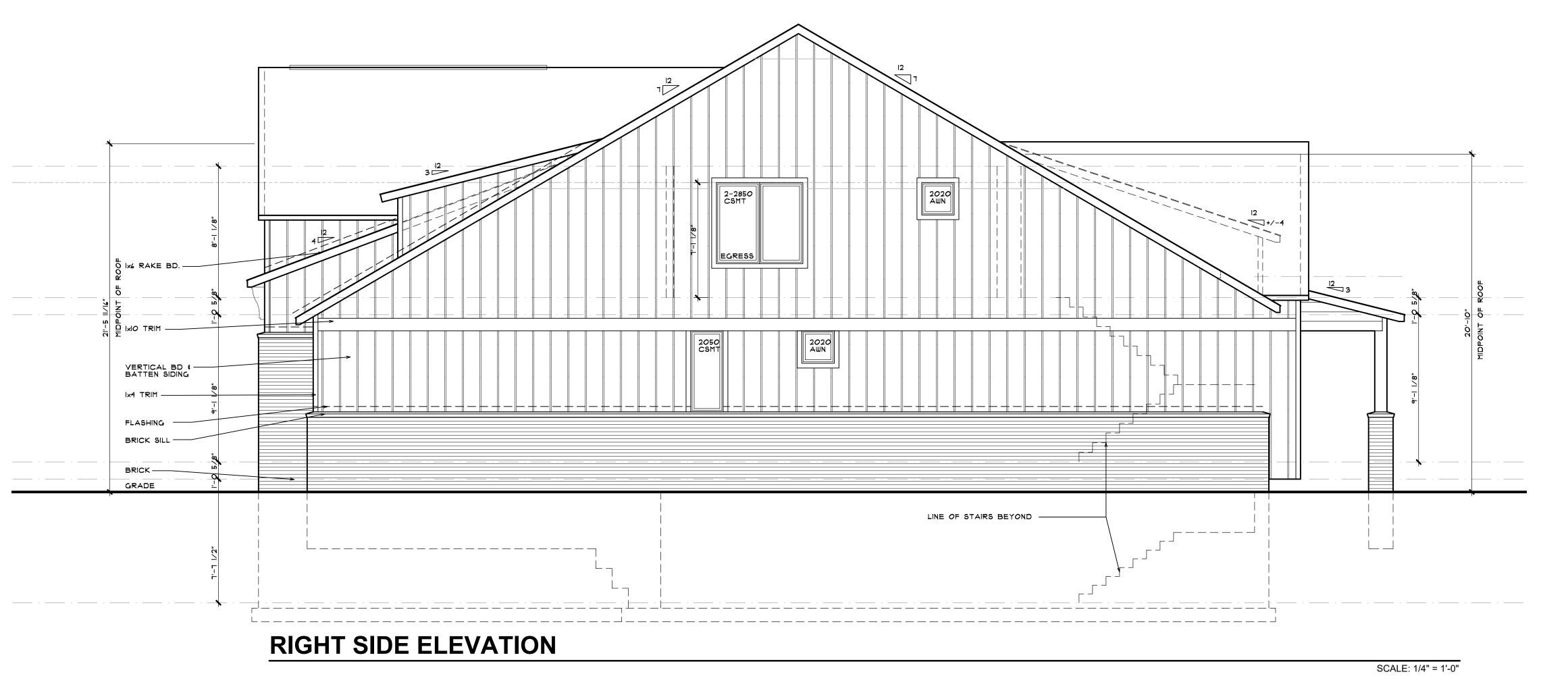
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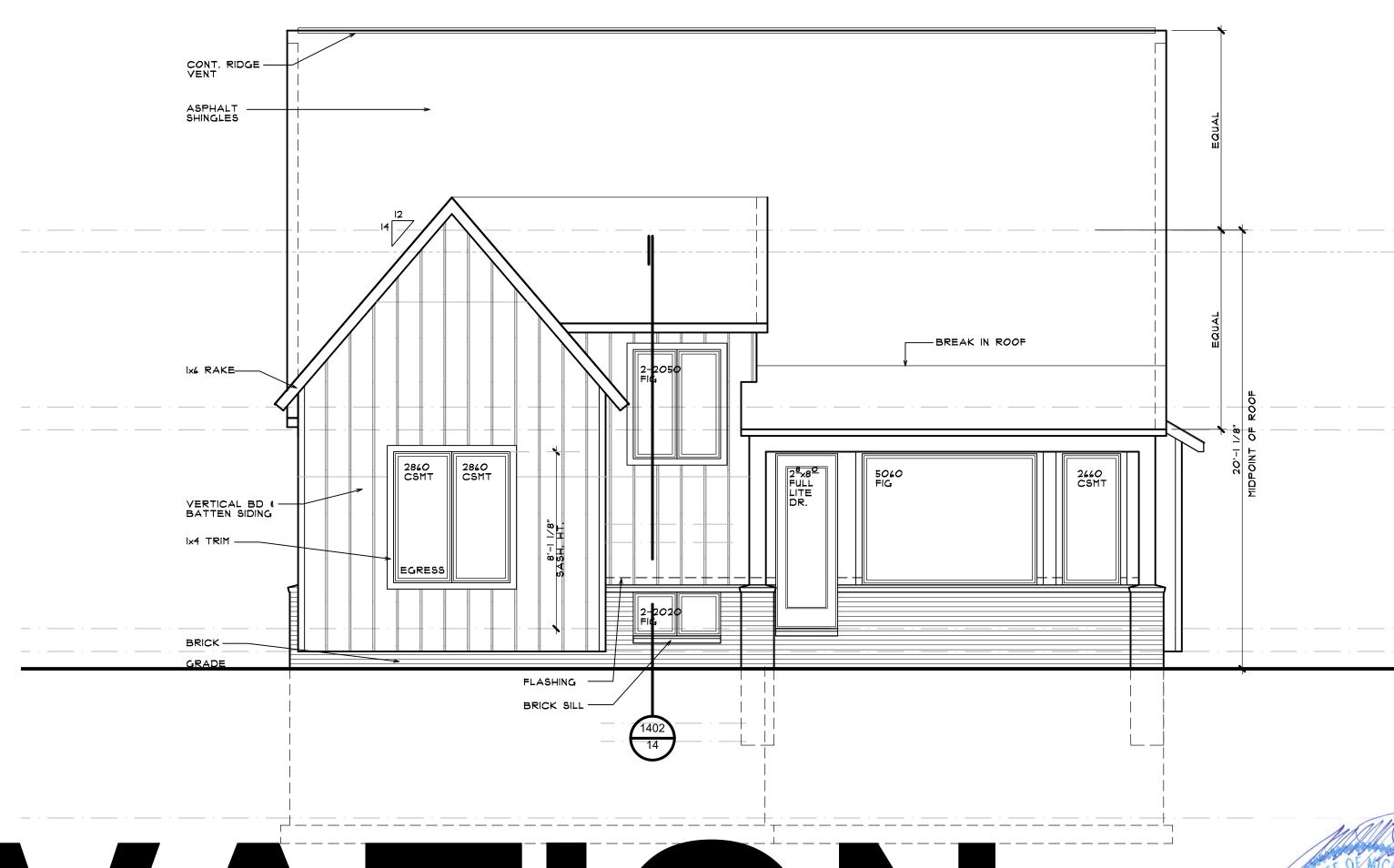
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BOGAERTS II

License No. 1301068995

4 EX





REAR ELEVAT SCALE: 1/4" = 1'-0" ALEXANDER V. BOGAERTS + ASSOC. 07-10-2023

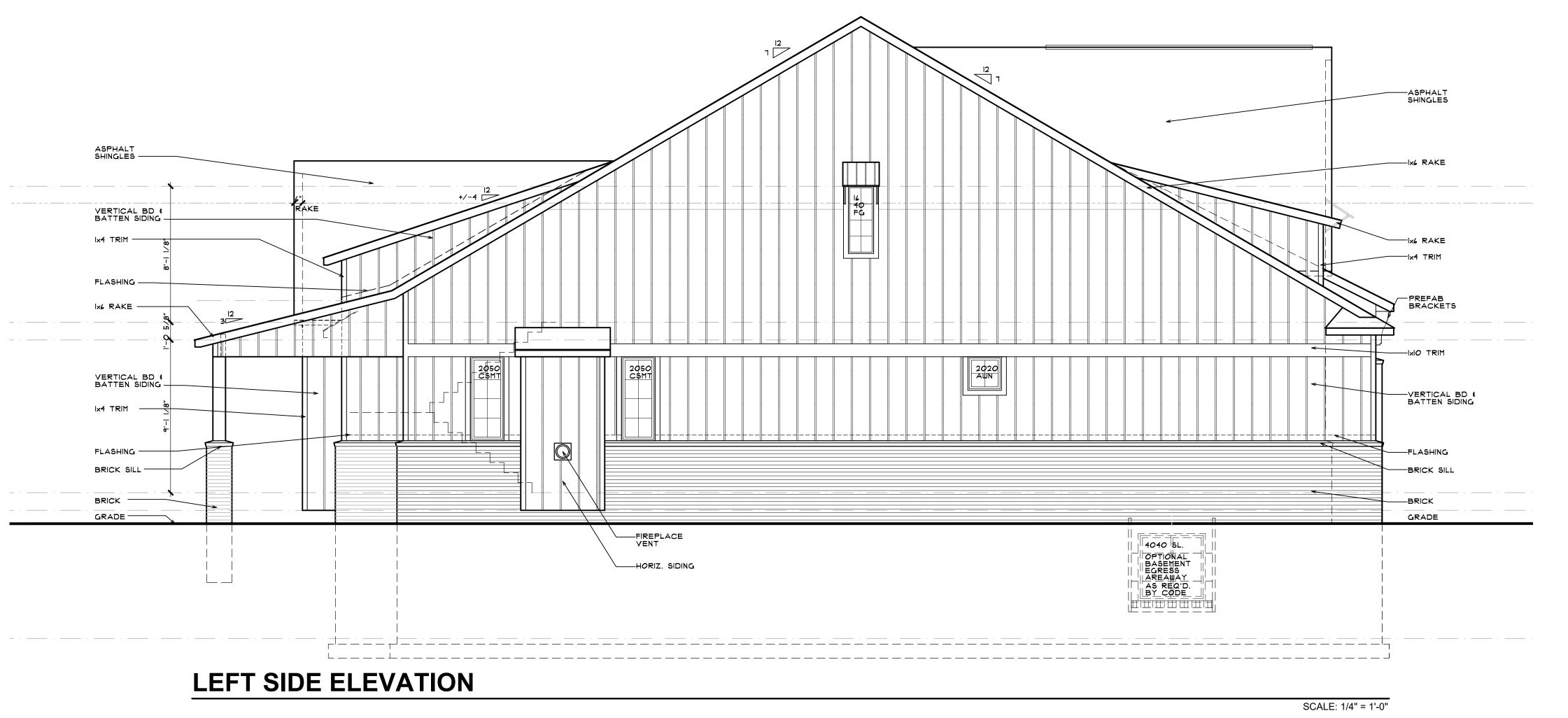
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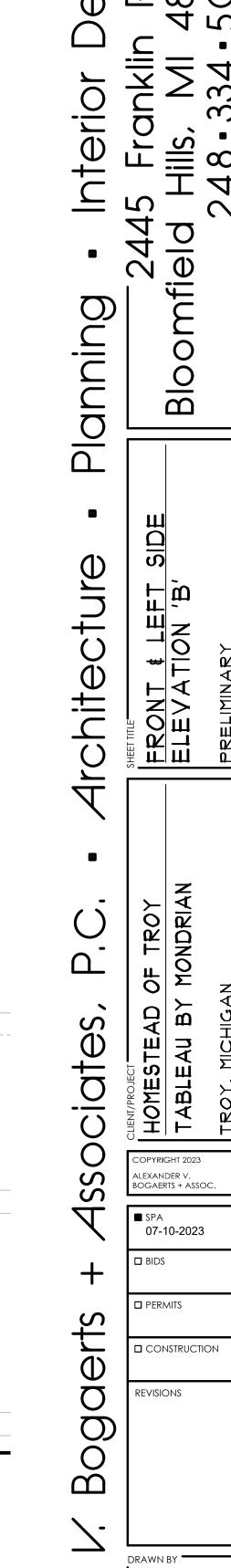
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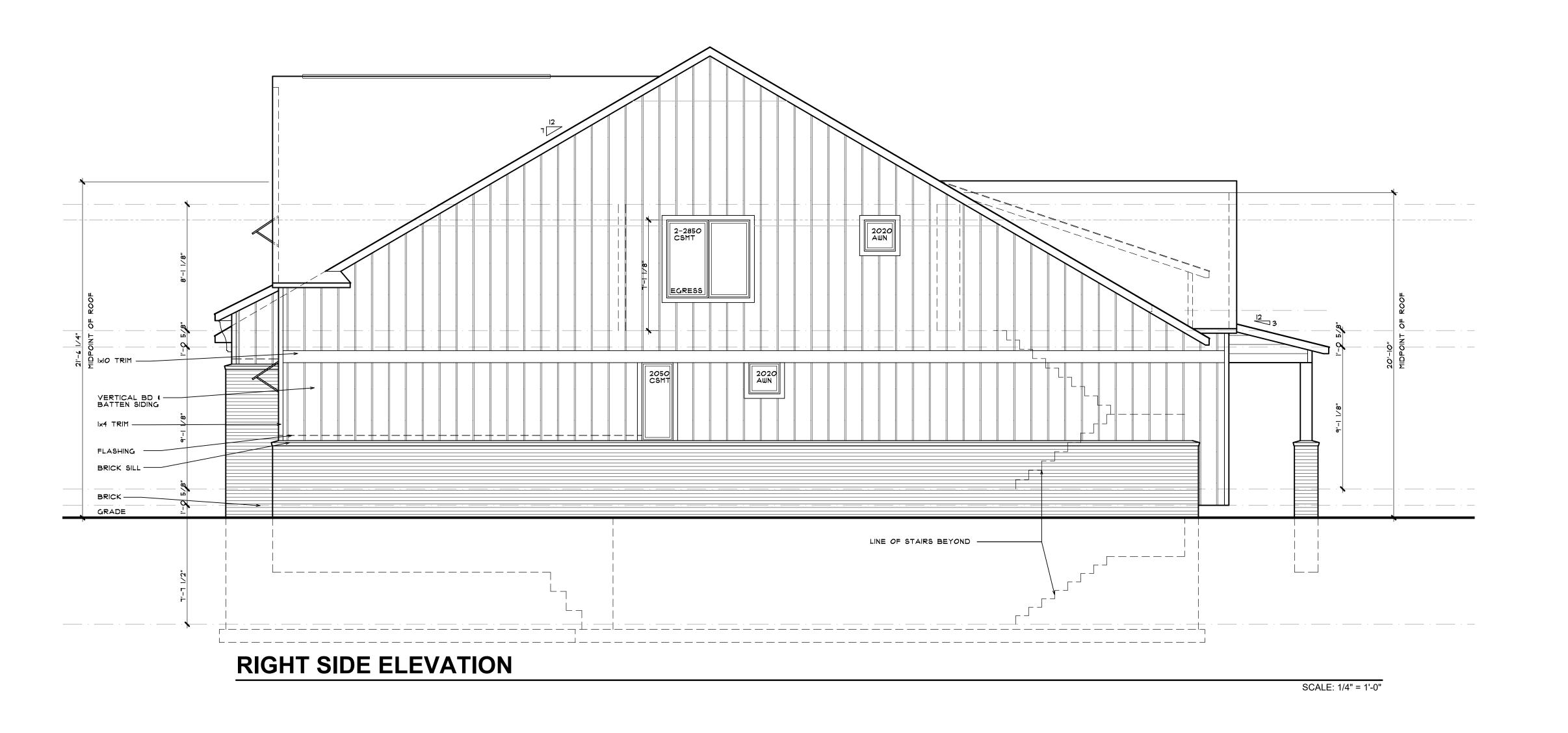


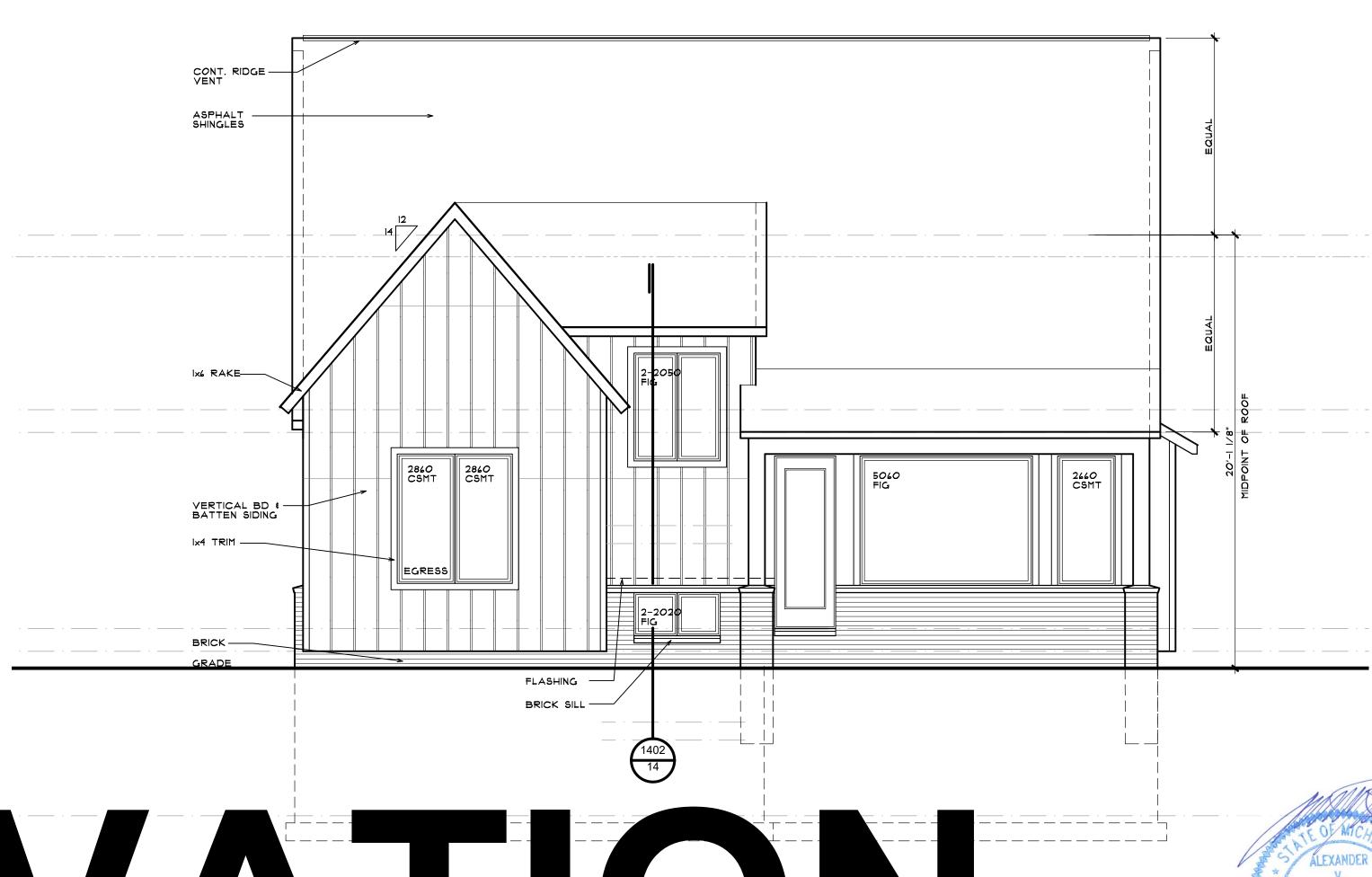


FRONT ELEVATION



XB/MS





REAR ELEVA SCALE: 1/4" = 1'-0"

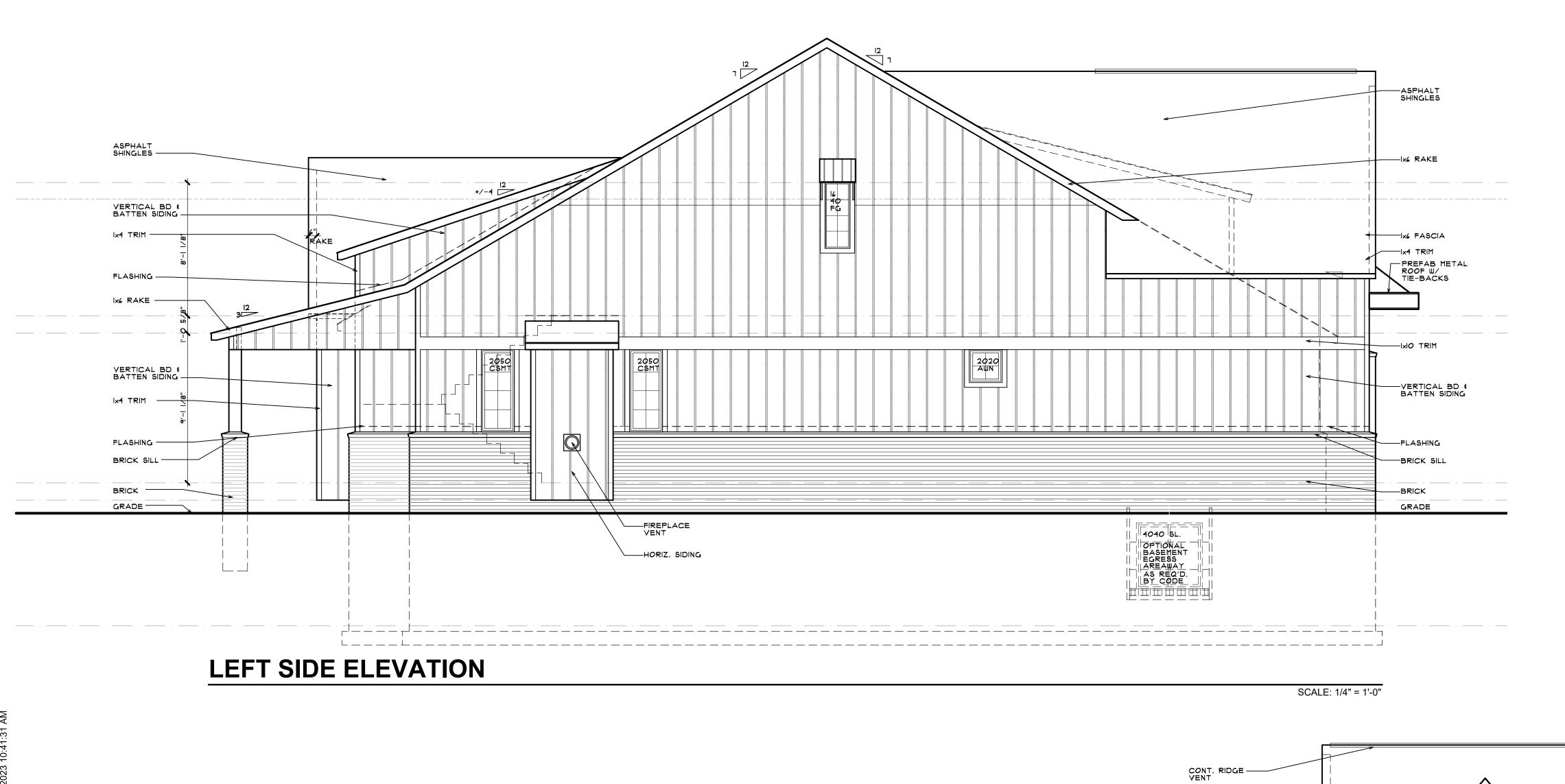
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BOGAERTS II

License No. 1301068995





FRONT ELEVA

Planning

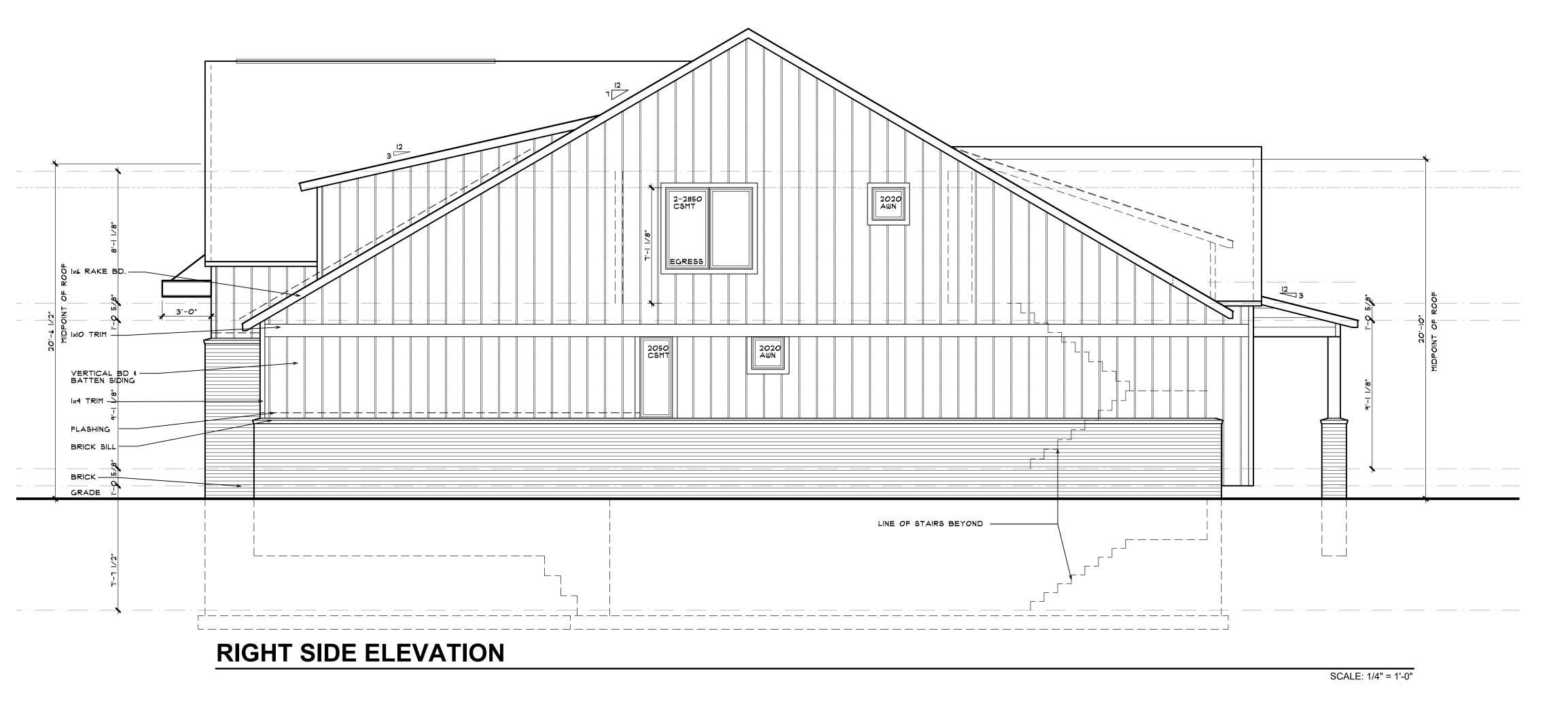
HOMESTEAD (TABLEAU BY ALEXANDER V. BOGAERTS + ASSOC. 07-10-2023

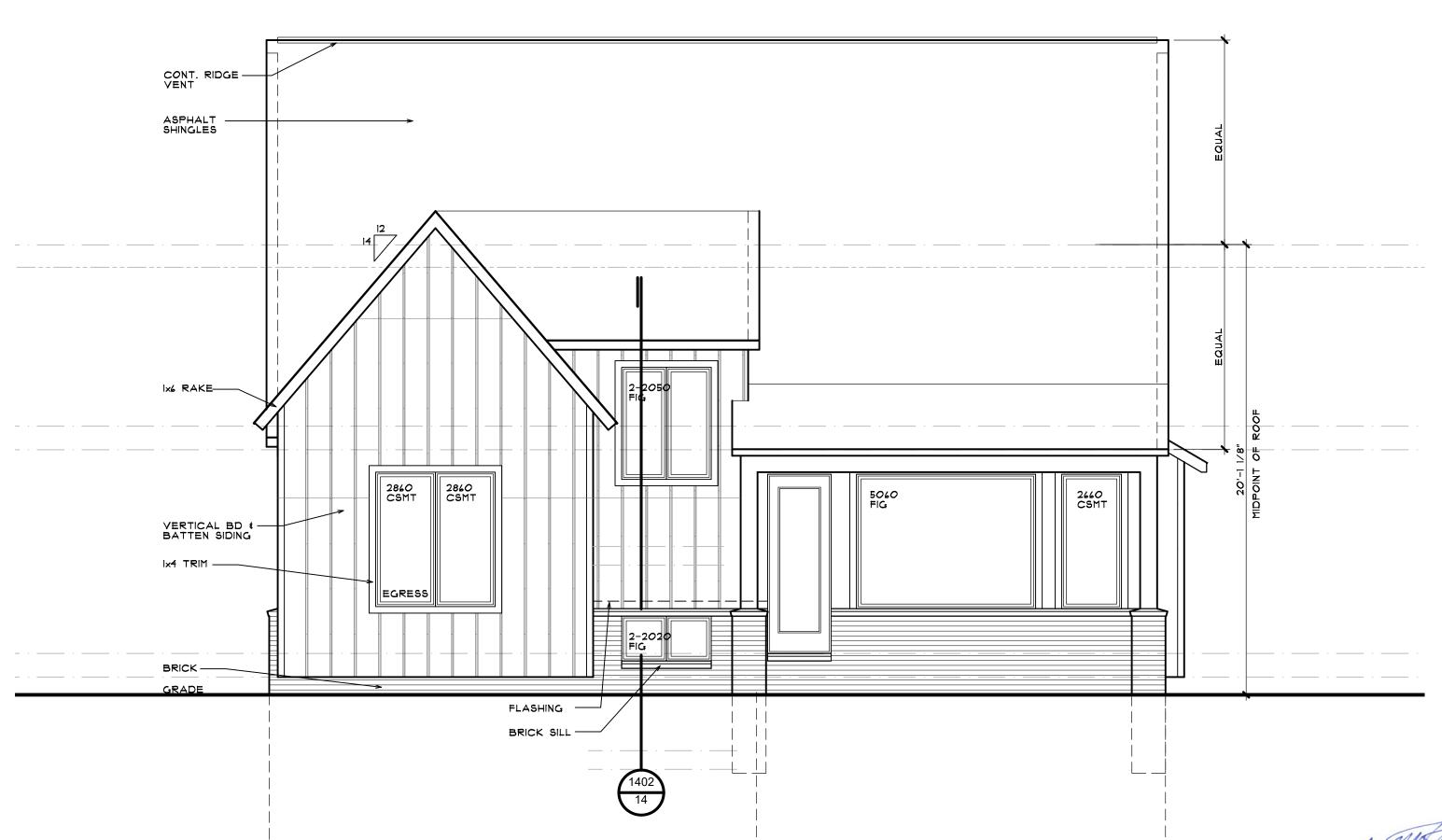
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 \Box





REAR ELEVATION

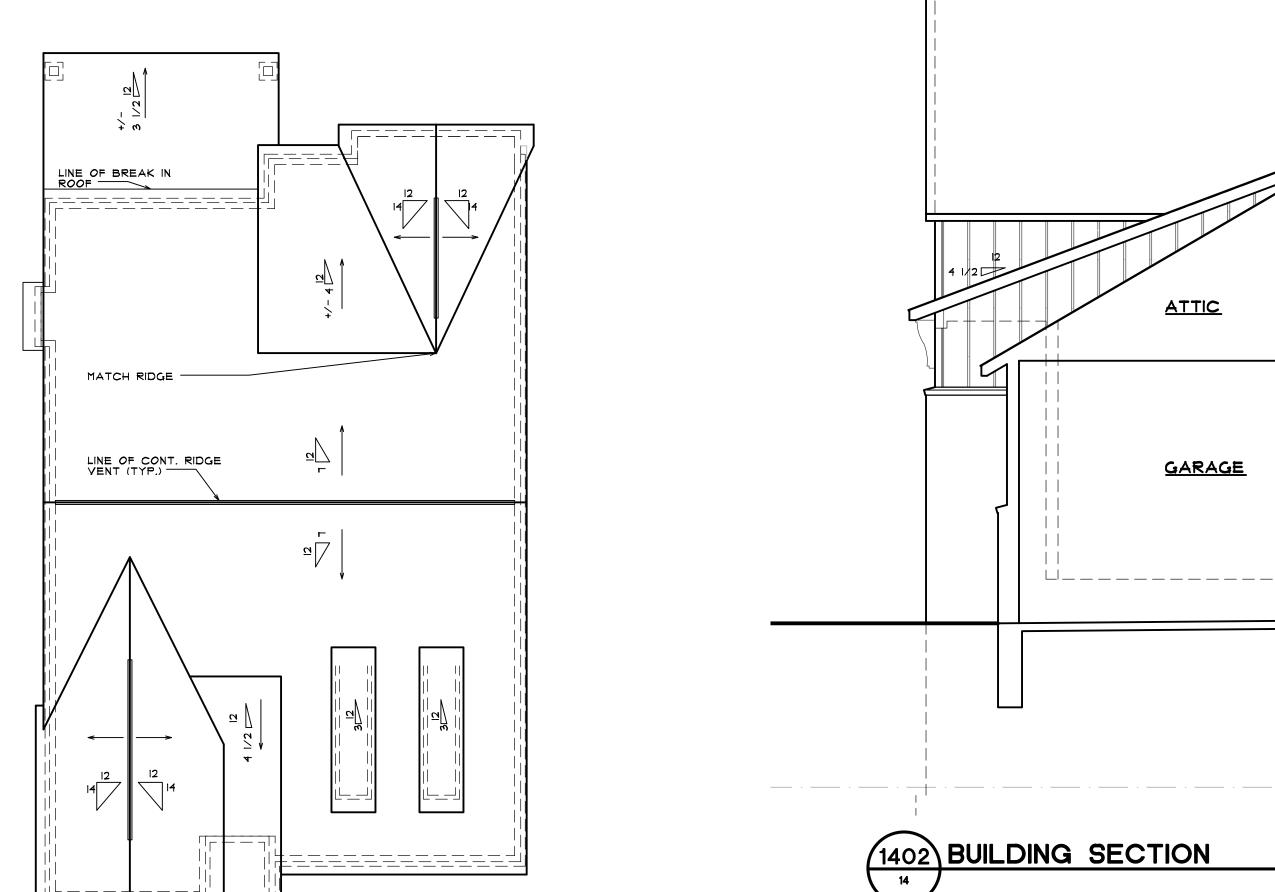
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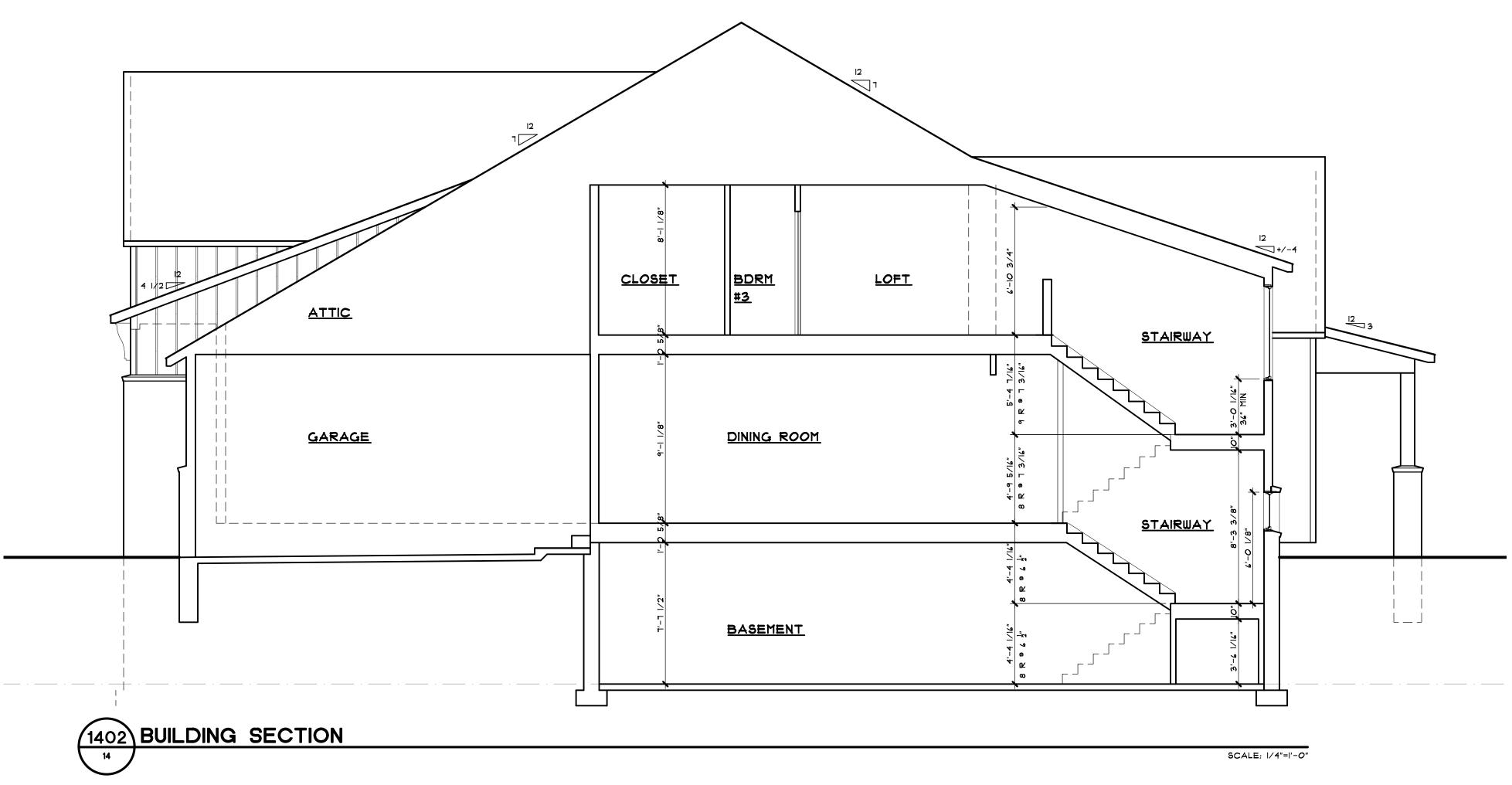
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1403 ROOF PLAN ELEV 'A'

SCALE: 1/8"=1'-0"



Planning **4rchitecture** BUILDING Bogé

Bloomfield

□ CONSTRUCTION

XB/MS

2572

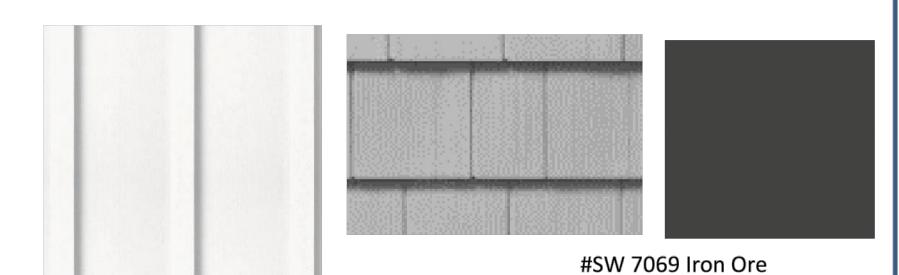
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COLOR SCHEME A

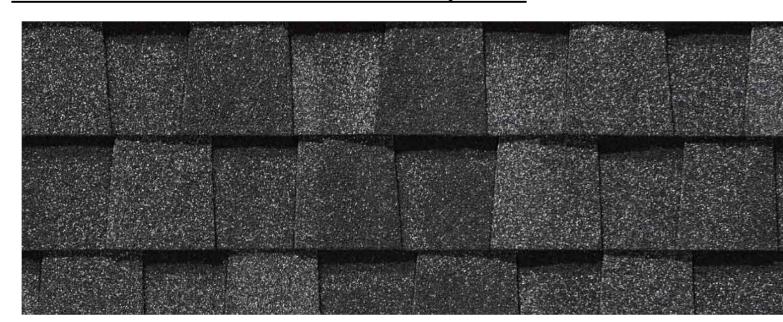


Composite Engineered Board & Batten, Trim & Garage Door In Sherwin Williams # SW 7069 Iron Ore



Stone- Manufacturer To Be Verified Refer To AVB Sample

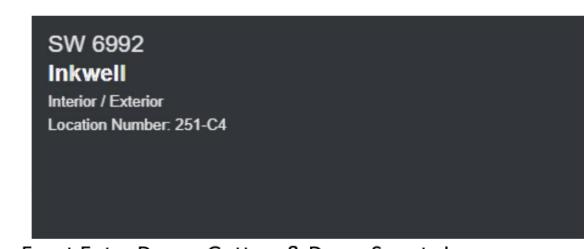
Common Materials for Schemes A,B & C



Shingles: Certainteed Landmark Pro: Max Def Pewter



Metal Roofs: Black



Front Entry Doors, Gutters & Down Spouts In Sherwin Williams # SW 6992 Inkwell



Black Windows

COLOR SCHEME B



listed and shown on the accompanying material board, and shall be indicated on the constructions plans that will be submitted to the City for construction.

#SW 7067 Cityscape

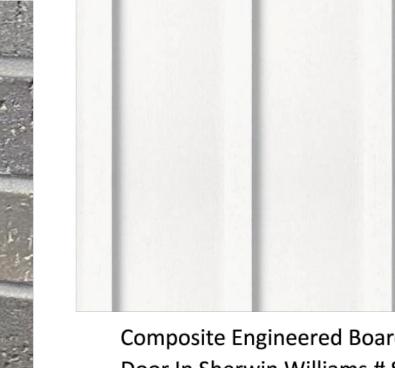
NOTE: Materials, fixtures and suppliers used for this project may vary based on pricing and availability. All construction materials and fixtures shall be of comparable style, appearance, color and quality to the materials

Composite Engineered Board & Batten, Trim & Garage Door In Sherwin Williams # SW 7067 Cityscape

COLOR SCHEME C



Brick Tech Regal Black Hawk Modular

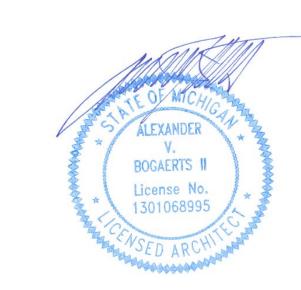


#SW 7757 High Reflective White

Composite Engineered Board & Batten, Trim & Garage Door In Sherwin Williams # SW 7757 High Reflective White

Alexander | Bogaerts + Associates, P.C. Architecture | Planning | Interior Design 2445 | Franklin Road Bloomfield Hills | MI | 48302 248 - 334 - 5000

REFER TO ARCHITECT'S DRAWINGS FOR MATERIAL LOCATIONS. IMAGES SHOWN ARE DIGITAL REPRESENTATIONS OF SPECIFIED MATERIALS.



lanning

ciates,

□ CONSTRUCTION

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PEA GROUP

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

June 29, 2023 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 Amendment
Homestead Condominium
Parcel # 20-22-301-007, -008, -009
Livernois Road, north of Big Beaver Road
City of Troy, Oakland County, Michigan

Dear Mr. Savidant:

In September 2022, the City Council approved a Conditional Rezoning (CR JPLN2022-001) for Parcel Numbers 20-22-301-007, -008, and -009 from R-1E (One Family Residential) to RT (One Family Attached Residential District). 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 an amendment to the Conditional Rezoning from the currently approved 30-units within 6-buildings to 14-detached single-family condominiums. The amended plan reduces the density by 53% while maintaining open space, trails, and landscape buffers provided under the original voluntary offerings of the approved conditional rezone.

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 underlying zoning is R-1E (One Family Residential District) - *Exhibit A.* The current and proposed zoning under the Conditional Rezoning is RT (One Family Attached Residential District) - *Exhibit B.*

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:

The site will remain Conditionally Rezoned since it has already been approved and the updated site remains within the approved RT zoning requirements.

The floodplain area would be amended thru the LOMR process. Detention would outlet to the Lane Drain.

The Site Plan is a condition of approval and shall be a maximum of 14 detached single-family condominiums. Each unit will be 1,901-square with an optional additional 392-square feet second floor bedroom and bath. Each condominium will include an attached 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.

Site Plan Drawings:

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

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.

- 1. The Site Plan is a condition of approval.
- 2. Conform to RT Zoning
- 3. Development shall be limited to a maximum of 14 detached single-family condominiums.
- 4. Maximum Building Height shall not exceed 2.5 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 two (2) car garage.
- 8. Additional Features & Amenities:
 - a. 55% open space.
 - b. Community Park and Gathering area.

- c. Walking trails and internal and external sidewalks.
- d. Ability to connect to Troy Trails
- e. Butterfly gardens
- f. Park benches
- g. Livernois frontage landscape
- h. Landscape boundary buffer plantings and preservation of natural features.
- 9. Significant tree plantings and reforestation.
- 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 the City's 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 rezoning or the site plan.

Rezoning 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 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 City of Troy Master Plan designates the subject parcel as Single Family Residential, Social Neighborhood.
- 2. The proposed rezoning will not cause nor increase any non-conformity.
 - The proposed detached single-family condominiums fit within the RT zoning requirements and will not provide any noticeable visual difference to what is currently provided from Livernois Road.
- 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 *detached single-family condominiums* is compatible with surrounding uses and zoning in terms of:

Environment

Density

Traffic volumes

Aesthetics

Infrastructure

Potential influence on property values

- All public utilities are available at the property and sized to accommodate the development.
- Livernois Road is capable of safely and efficiently accommodating the expected traffic volumes generated by the proposed number of detached single-family condominiums.

- 4. The rezoning will not impact public health, safety, or welfare.
 - The capacity of public utilities and services is sufficient to accommodate the proposed number of detached single-family condominiums without compromising the city's health, safety, and welfare.
- 5. The rezoning will ensure compatibility with adjacent uses of land.
 - The current RT zoning is constant with the Future Land Use Map in terms of being a Social Neighborhood.
 - The proposed number of detached single-family condominiums is consistent with the characteristics of surrounding buildings and uses.

Rezoning Standards / Reasons of Recommendation:

- 1. The request complies with the Master Plan.
- 2. The amended conditional 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 amended conditional rezoning would be compatible with surrounding zoning and land use.
- 5. The site can be adequately served with municipal water and sewer.

Thank you for your consideration,

PEA Group, Inc.

John B. Thompson, PE Senior Project Manager

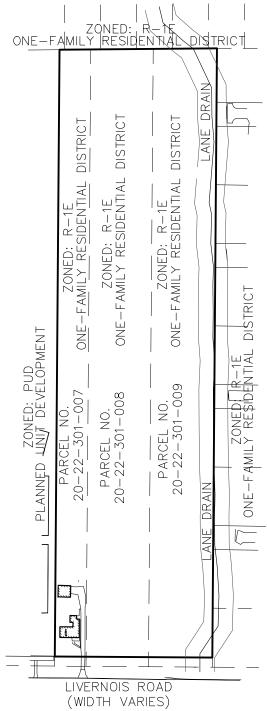
Cc: Joe Maniaci, Tableau by Mondrian

Attachment: Application

Exhibit A – Underlying Zoning

Exhibit B - Current & Proposed Zoning

EXHIBIT A UNDERLYING ZONING



ZONED: CF COMMUNITY **FACILITIES**

ZONED: BB BIG BEAVER ROAD

DISTRICT



0 100 200 SCALE: 1" = 200'



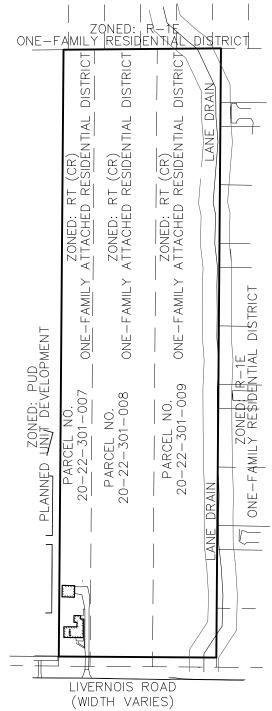
HOMESTEAD 3364 LIVERNOIS ROAD CITY OF TROY, OAKLAND COUNTY, MICHIGAN

SHEET 1 OF 1 JUNE 29, 2023 2021-0451



t: 844.813.2949 www.peagroup.com

EXHIBIT B CURRENT & PROPOSED ZONING



ZONED: CF COMMUNITY **FACILITIES**

ZONED: BB BIG BEAVER ROAD

DISTRICT

0 100

200 SCALE: 1" = 200'



HOMESTEAD 3364 LIVERNOIS ROAD CITY OF TROY, OAKLAND COUNTY, MICHIGAN

SHEET 1 OF 1 JUNE 29, 2023 2021-0451



t: 844.813.2949 www.peagroup.com

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AMENDMENT TO CONDITIONAL REZONE SITE PLANS

HOMESTEAD

3364 LIVERNOIS ROAD CITY OF TROY, OAKLAND COUNTY, MICHIGAN





INDEX OF DRAWINGS NUMBER TITLE **COVER SHEET** TOPOGRAPHIC SURVEY-WEST TOPOGRAPHIC SURVEY-EAST PRELIMINARY SITE PLAN PRELIMINARY GRADING PLAN PRELIMINARY UTILITY PLAN PRELIMINARY PATHWAY PLAN LANDSCAPE PLANTING PLAN LANDSCAPE DETAILS TREE PRESERVATION PLAN - WEST TREE PRESERVATION PLAN - EAST TREE PRESERVATION LIST TREE PRESERVATION LIST TREE PRESERVATION LIST

DESIGN TEAM

OWNER/APPLICANT/DEVELOPER

TABLEAU BY MONDRIAN

50215 SCHOENHERR

SHELBY TWP., MI 48315

CONTACT: JOE MANIACI
PHONE: 586.726.7350

EMAIL: JMANIACI@MONDRIANPROPERTIES.COM

PEA GROUP

1849 POND RUN

AUBURN HILLS, MI 48326

CONTACT: JOHN B. THOMPSON, PE

PHONE: 844.813.2949

EMAIL: JTHOMPSON@PEAGROUP.COM

PERMIT / APPROVAL SUMMARY

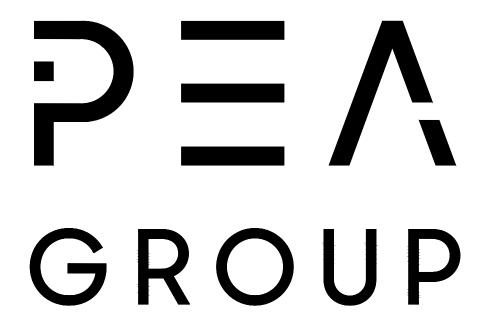
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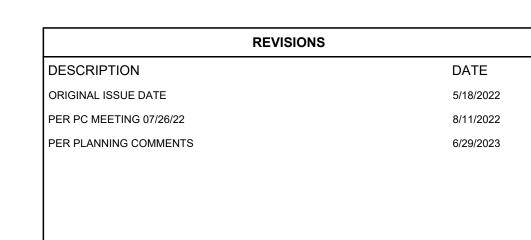
ARCHITECT

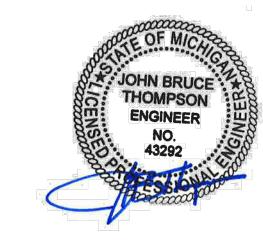
MARTINI SAMARTINO DESIGN GROUP 920 E. LONG LAKE ROAD, SUITE 200 TROY, MI 48085 CONTACT: PAUL SAMARTINO PHONE: 248.524.0445 EMAIL: PSAMARTINO@HOTMAIL.COM LANDSCAPE ARCHITECT

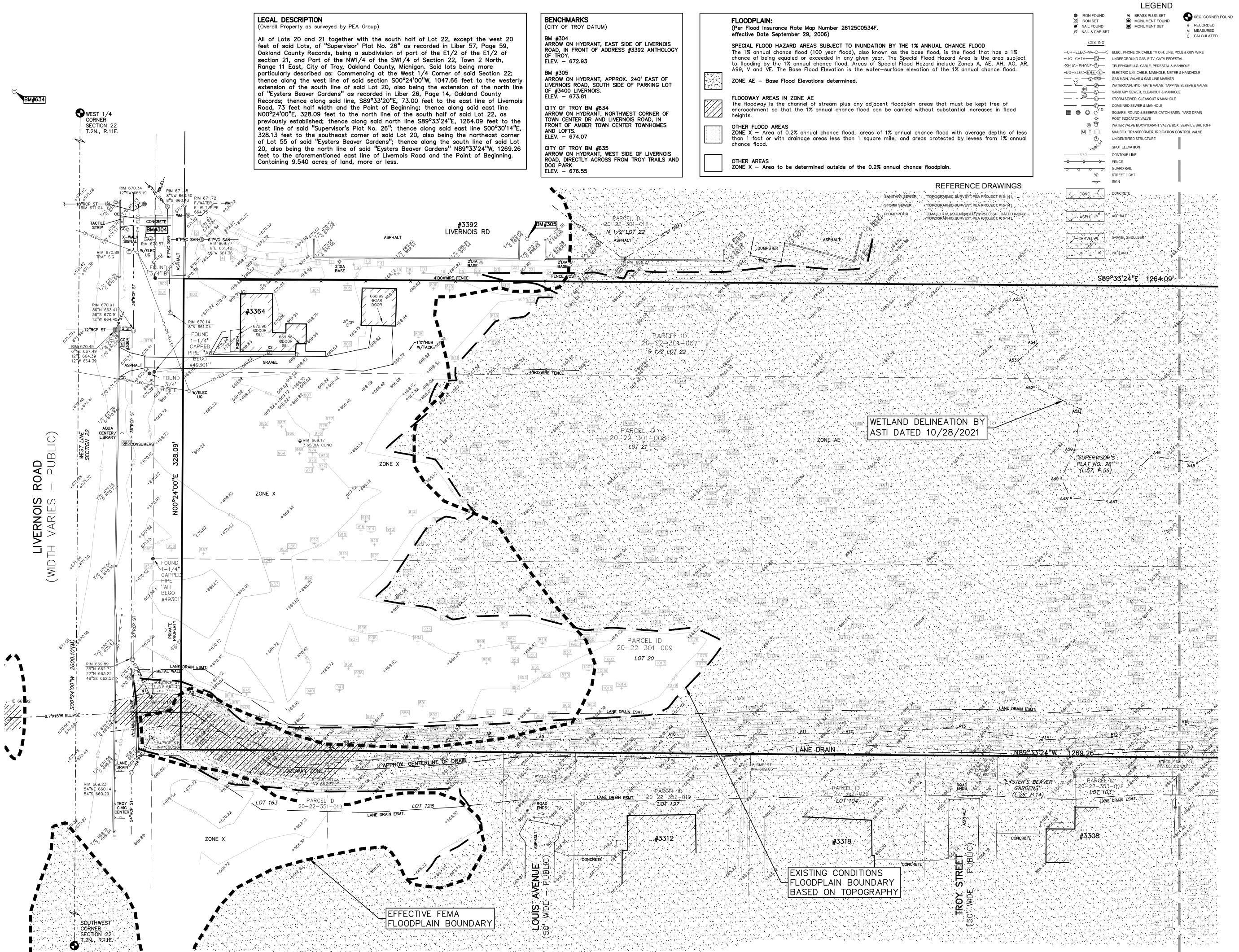
CIVIL ENGINEER

J EPPINK PARTNERS, INC. 9336 SASHABAW ROAD CLARKSTON, MI 48348 CONTACT: JIM EPPINK PHONE:248.922.0789 EMAIL: JIM@JEPPINK.COM



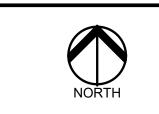






PEA GROUP t: 844.813.2949

www.peagroup.com







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.

CLIENT



PROJECT TITLE

HOMESTEAD 3364 LIVERNOIS ROAD TROY, MICHIGAN

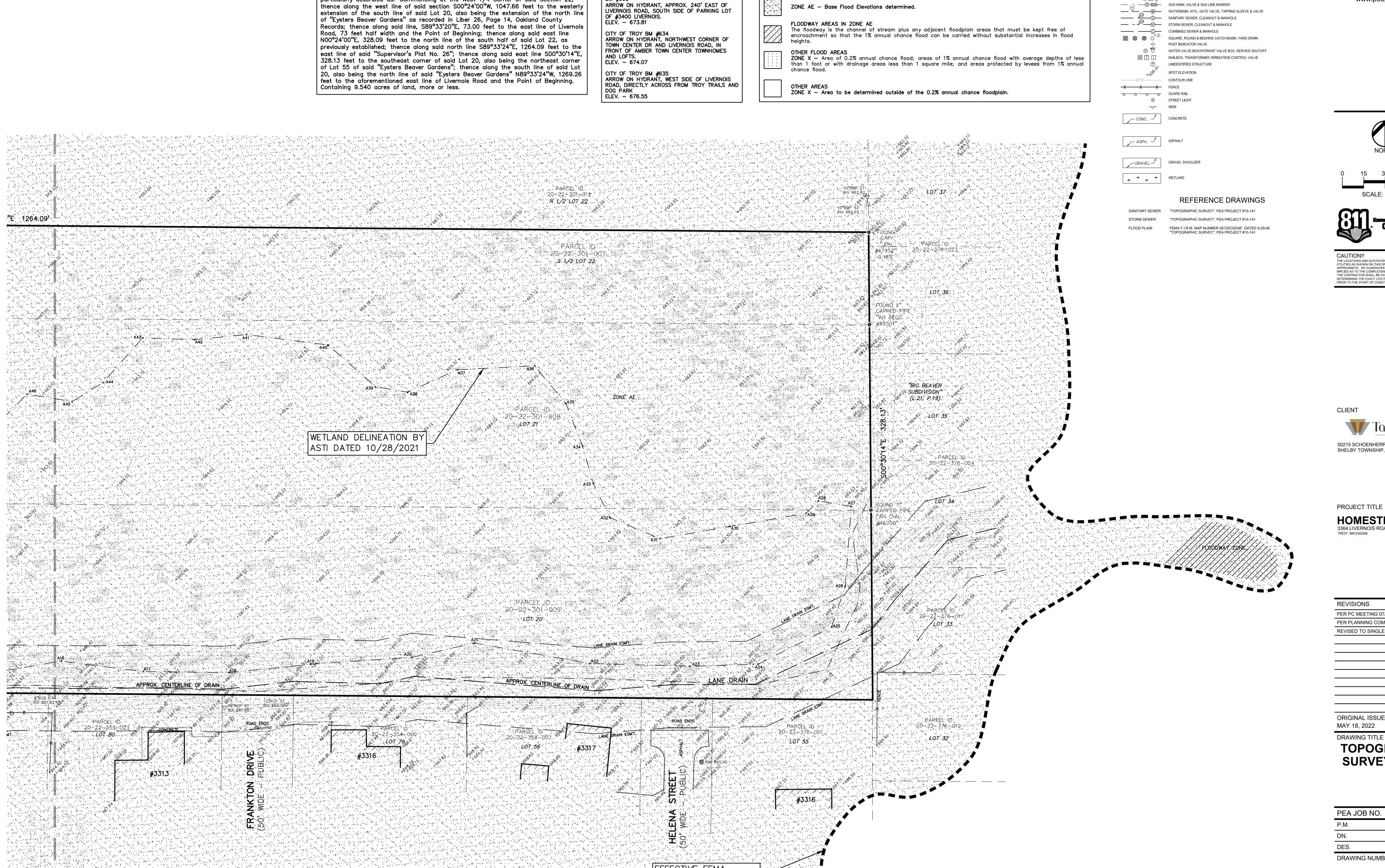
REVISIONS	
PER PC MEETING 07/26/22	8/11/22
PER PLANNING COMMENTS	8/23/22
REVISED TO SINGLE FAMILY	6/29/23

ORIGINAL ISSUE DATE MAY 18, 2022

TOPOGRAPHIC SURVEY-WEST

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

NOT FOR CONSTRUCTION P-1.



BENCHMARKS

(CITY OF TROY DATUM)

ARROW ON HYDRANT, EAST SIDE OF LIVERNOIS

ROAD, IN FRONT OF ADDRESS #3392 ANTHOLOGY OF TROY.

ELEV. — 672.93

FLOODPLAIN:

(Per Flood Insurance Rate Map Number 26125C0534F.

SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100 year flood), also known as the base flood, is the flood that has a 1%

A99, V and VE. The Base Flood Elevation is the water—surface elevation of the 1% annual chance flood.

chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject

to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR,

effective Date September 29, 2006)

ZONE AE — Base Flood Elevations determined.

LEGAL DESCRIPTION

(Overall Property as surveyed by PEA Group)

All of Lots 20 and 21 together with the south half of Lot 22, except the west 20 feet of said Lots, of "Supervisor' Plat No. 26" as recorded in Liber 57, Page 59,

particularly described as: Commencing at the West 1/4 Corner of said Section 22;

thence along the west line of said section S00°24'00"W, 1047.66 feet to the westerly

Oakland County Records, being a subdivision of part of the E1/2 of the E1/2 of

section 21, and Part of the NW1/4 of the SW1/4 of Section 22, Town 2 North,

Range 11 East, City of Troy, Oakland County, Michigan. Said lots being more

t: 844.813.2949 www.peagroup.com

LEGEND

BRASS PLUG SET

MONUMENT SET

-OH-ELEC-W-O- ELEC., PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE

-UG-ELEC-E-E-E-ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE

-UG-CATV-TV- UNDERGROUND CABLE TV, CATV PEDESTAL

— _ GGS GAS MAIN, VALVE & GAS LINE MARKER

-⊠-UG-PHONE-①--- TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE

MONUMENT FOUND

MAIL FOUND

Ø NAIL & CAP SET

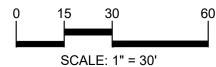
SEC. CORNER FOUND

R RECORDED

M MEASURED

C CALCULATED







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.



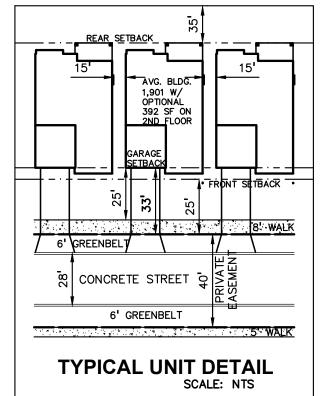
HOMESTEAD 3364 LIVERNOIS ROAD TROY, MICHIGAN

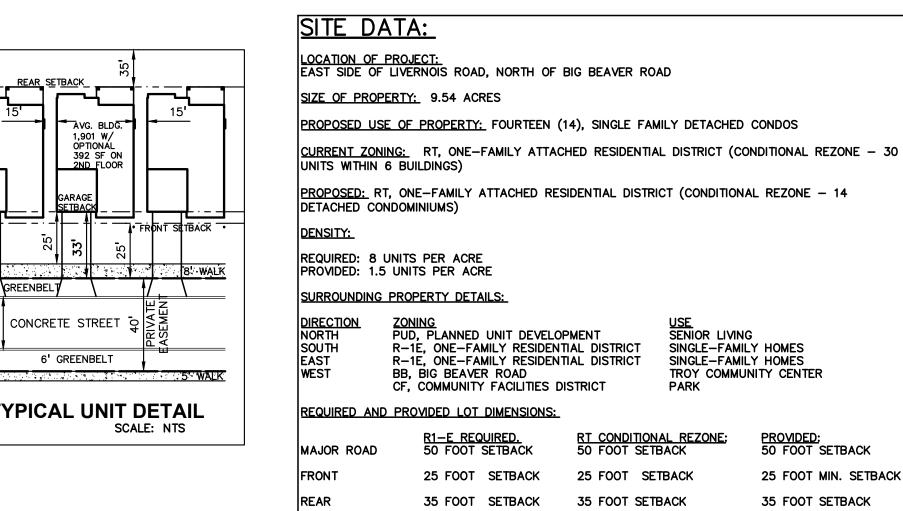
	PER PC MEETING 07/26/22	8/11/22
REVISED TO SINGLE FAMILY 6/29/2	PER PLANNING COMMENTS	8/23/22
	REVISED TO SINGLE FAMILY	6/29/23

ORIGINAL ISSUE DATE MAY 18, 2022

TOPOGRAPHIC **SURVEY-EAST**

PEA JOB NO.	2021-0451
P.M.	JBT
DN.	KFP
DES.	DSK
•	





5 FOOT MIN. (ONE),

30 FEET, 2.5 STORY

15 FOOT TOTAL

60 FEET

SIDES

MAXIMUM HEIGHT

LOT WIDTH

5 FOOT MIN. (ONE).

30 FEET, 2.5 STORY

15 FOOT TOTAL

40 FEET

15 FOOT TOTAL

N/A

30 FEET, 2.5 STORY

PROJECT AND SITE DESCRIPTION:
THE HOMESTEAD NEIGHBORHOOD, LOCATED ON THE EAST SIDE OF LIVERNOIS ROAD AND NORTH OF THE LANE
DRAIN, WAS APPROVED AS A CONDITIONAL REZONING BY THE TROY CITY COUNCIL IN SEPTEMBER 2022. THE
APPROVED SITE PLAN INCLUDED 30 ATTACHED, FOR-LEASE, CONDOMINIUMS WITH 55% OF THE 9.54-ACRE SITE
REMAINING AS OPEN SPACE. THE SIGNIFICANT CHANGES IN THE HOUSING MARKET AND NATIONAL ECONOMY
HAVE MADE IT NECESSARY TO MODIFY THE BUILDING TYPE. THIS CHANGE RESULTED IN PROPOSING THE
CONSTRUCTION OF A 14-UNIT SINGLE FAMILY DETACHED SITE CONDOMINIUM PROJECT INSTEAD.
SITE ARRANGEMENT:
THE PROPOSED SITE CONDOMINIUM CONSISTS OF 14 DETACHED UNITS WITH UNIT SIZES OF 1,901 SQUARE FEET
WITH OPTIONAL 392 SQUARE FEET ON THE SECOND FLOOR. ALL UNITS FRONT ON A NEW PRIVATE STREET. THE
DRODOCED LINITE ALLOW FOR ADCOLLATE CETRACICS, AND DEDMIT CHECKET CRACE FOR THE HOMES AND

PROPOSED UNITS ALLOW FOR ADEQUATE SETBACKS, AND PERMIT SUFFICIENT SPACE FOR THE HOMES AND INGRESS AND EGRESS FOR EACH UNIT ACCORDING TO RT STANDARDS.

NATURAL RESOURCES:
THE SITE CURRENTLY IS LARGELY COVERED IN FLOODPLAIN AND TREES. WETLANDS ARE ALSO PRESENT IN THE

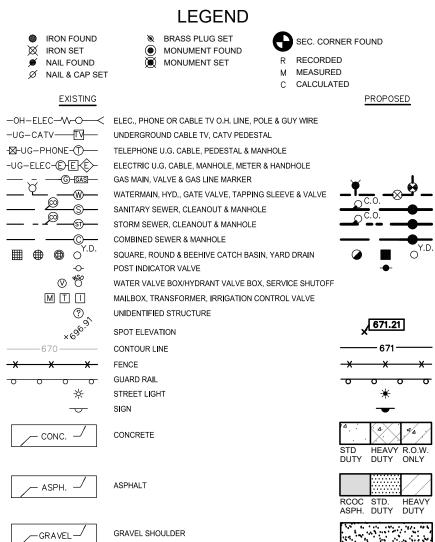
THE PROPERTY IS LOCATED WITHIN THE FLOOD HAZARD AREA INDICATED BY FLOOD INSURANCE RATE NUMBER 26125C0534F DATED SEPTEMBER 29, 2006. ACCESS AND CIRCULATION:

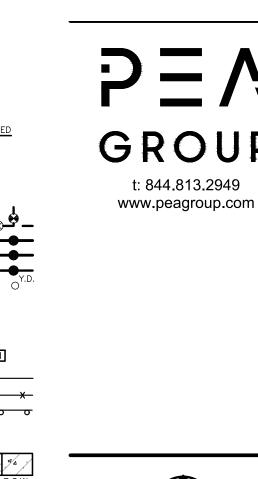
VEHICULAR ACCESS AND CIRCULATION: VEHICULAR ACCESS TO ALL UNITS WILL BE VIA A NEW STREET LOCATED OFF LIVERNOIS ROAD. THE NEW ROADWAY WILL HAVE A FORTY (40) FOOT WIDE PRIVATE EASEMENT.

PEDESTRIAN ACCESS AND CIRCULATION: A 5-FOOT AND 8-FOOT WIDE SIDEWALK IS PROVIDED ON EITHER SIDE OF THE NEW ROADWAY. AN 8' WIDE PEDESTRIAN RECREATIONAL ACTIVE TRAIL IS ALSO PROVIDED ALONG WITH POTENTIAL FOR FUTURE CONNECTION TO CITY TRAIL SYSTEM.

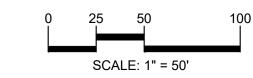
<u>UTILITIES:</u>
UTILITIES ARE PLACED WITHIN EASEMENTS APPROVED AS TO SIZE AND LOCATION BY THE CITY ENGINEER.

ALL SITES ARE SERVED BY PUBLIC WATER, SANITARY SEWER, STORM WATER AND DETENTION /RETENTION SYSTEMS CONSTRUCTED TO CITY STANDARDS, AT THE EXPENSE OF THE DEVELOPER. EASEMENTS OVER THESE SYSTEMS SHALL BE CONVEYED AND RECORDED BEFORE OCCUPANCY PERMITS ARE ISSUED FOR DWELLING UNITS.

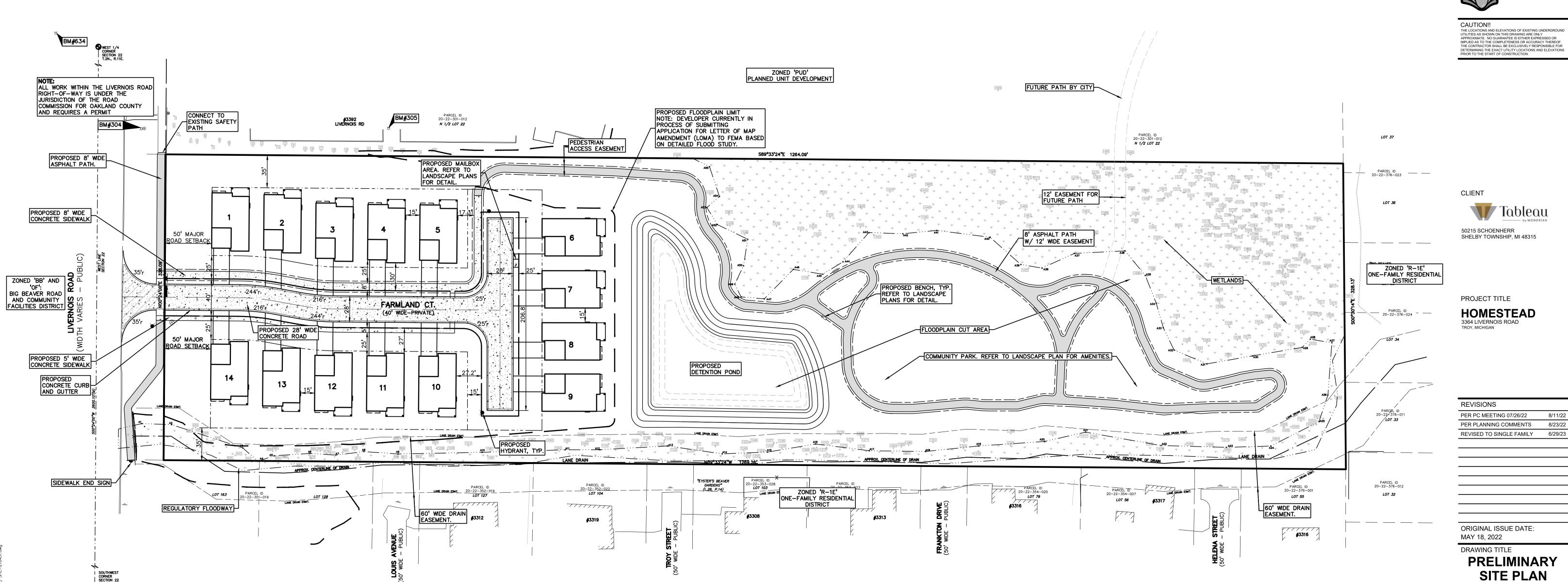




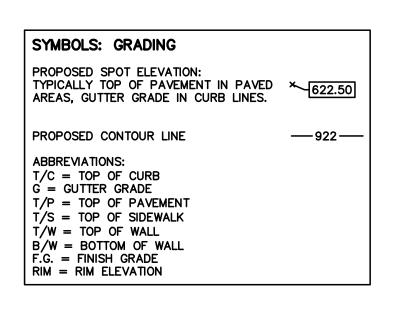


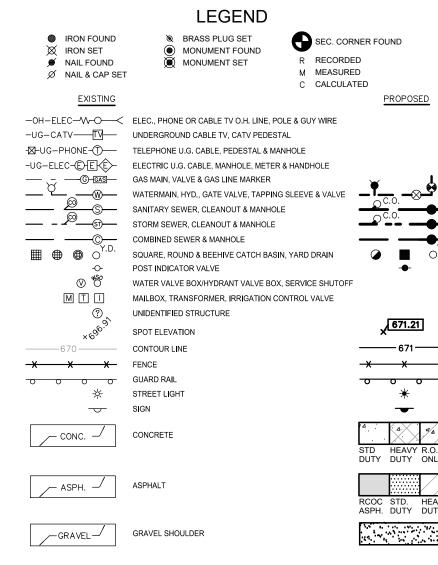


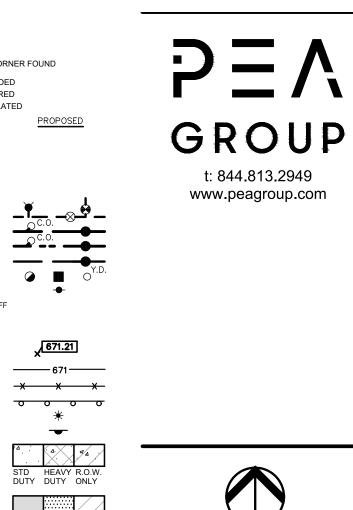


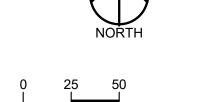


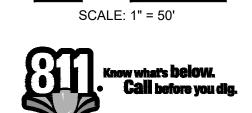
PEA JOB NO.	2021-0451
P.M.	JB1
DN.	KFF
DES.	DSk
DRAWING NUMBER	·











CLIENT Tableau by MONDRIAN

50215 SCHOENHERR SHELBY TOWNSHIP, MI 48315

PROJECT TITLE HOMESTEAD
3364 LIVERNOIS ROAD
TROY, MICHIGAN

3/11/22
3/23/22
6/29/23
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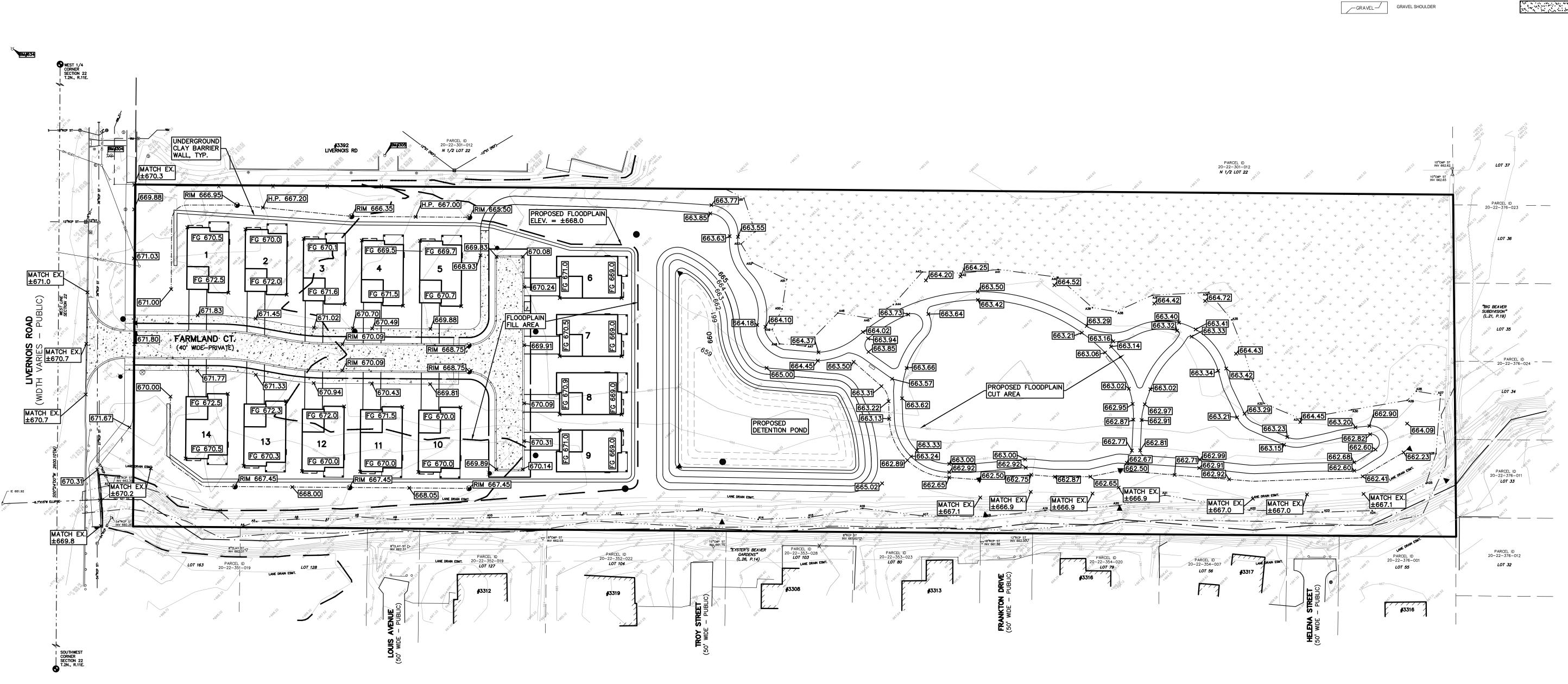
ORIGINAL ISSUE DATE: MAY 18, 2022

PRELIMINARY **GRADING PLAN**

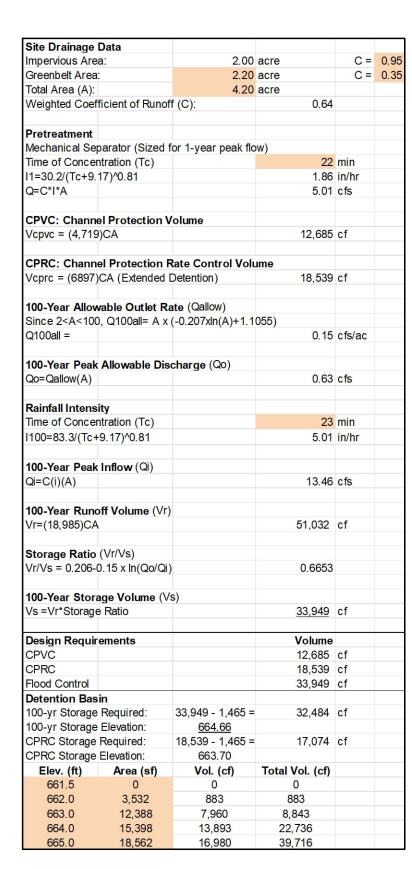
2021-0451 PEA JOB NO.

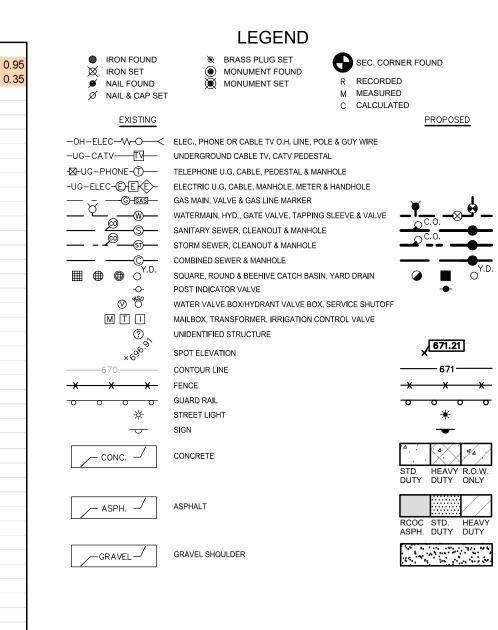
DRAWING NUMBER: P-3.0

NOT FOR CONSTRUCTION



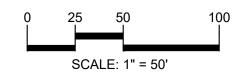
		WATER MAIN BASIS OF DESIGN:		
nent Fact	ors)	(Unit Factors Based on Oakland County U	Jnit Assignm	ent Factors)
		Multiple Family Residential		
		ULTIMATE DESIGN		
14.0		Number of Units	14.0	
14.0		REU	14.0	
49	People		49	People
4,900	G.P.D.	Average Flow (150 GPCPD)	7,350	G.P.D.
0.008	C.F.S.		0.011	C.F.S.
0.049			0.007	M.G.D.
4.32				
		Design Max. Flow = (2*avg)	14,700	G.P.D.
21,151	G.P.D.		0.023	C.F.S.
0.033	C.F.S.		0.015	M.G.D.
	14.0 14.0 49 4,900 0.008 0.049 4.32 21,151 0.033	14.0 14.0 49 People 4,900 G.P.D. 0.008 C.F.S. 0.049 4.32 21,151 G.P.D. 0.033 C.F.S.	(Unit Factors Based on Oakland County Unit Family Residential) ULTIMATE DESIGN	(Unit Factors Based on Oakland County Unit Assignment Factors)



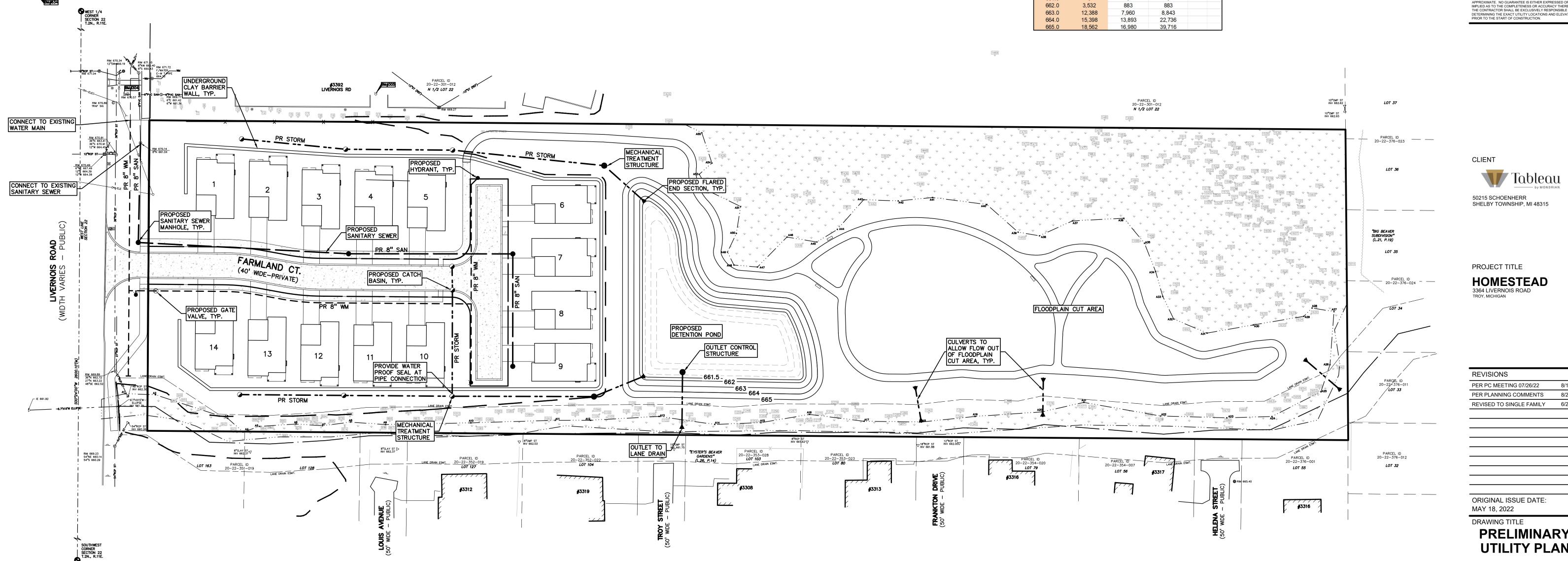












REVISIONS	
ER PC MEETING 07/26/22	8/11/22
ER PLANNING COMMENTS	8/23/22
EVISED TO SINGLE FAMILY	6/29/23

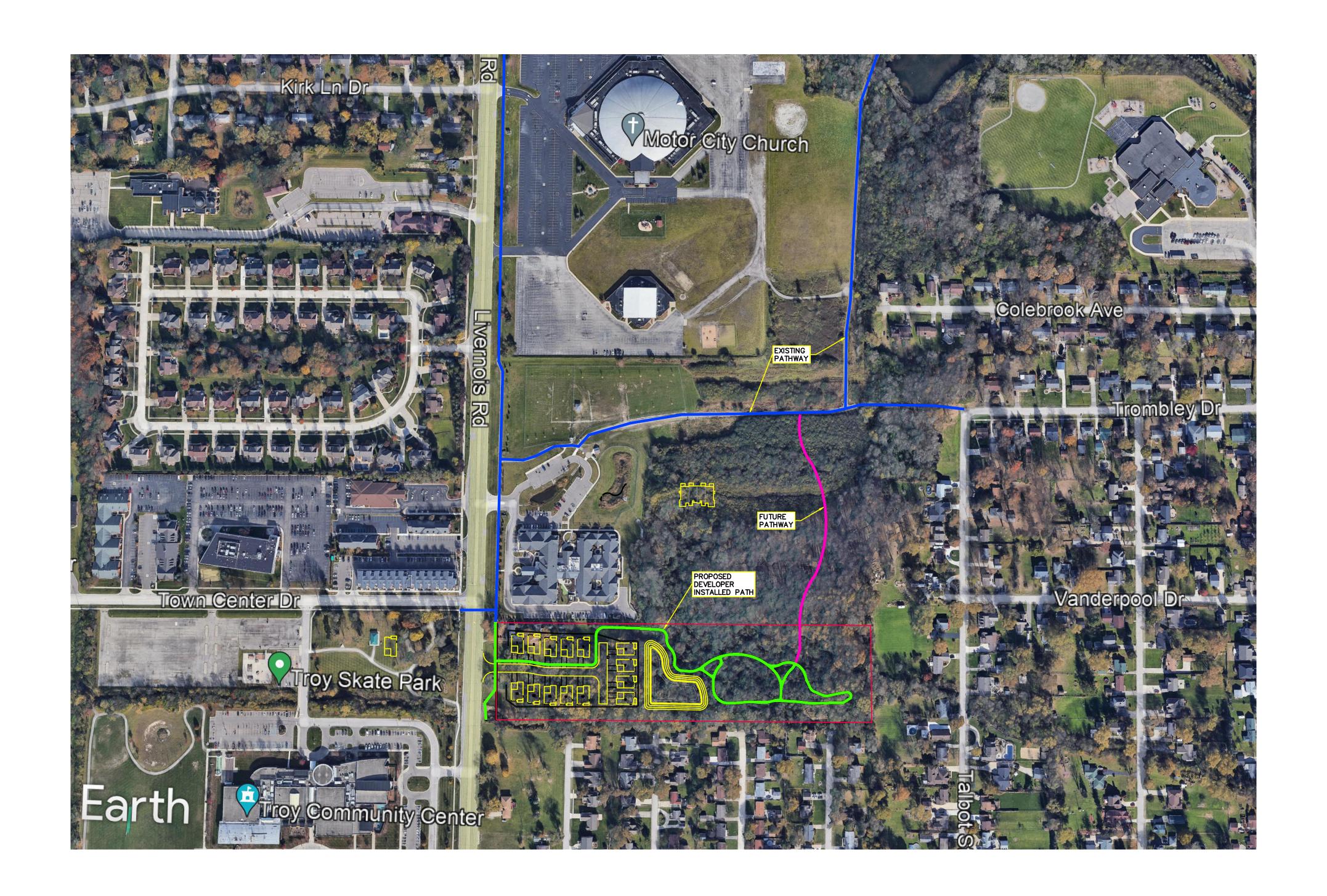
PER PLANNING COMMENTS	0/23/22
REVISED TO SINGLE FAMILY	6/29/23

ORIGINAL ISSUE DATE: MAY 18, 2022

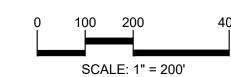
PRELIMINARY UTILITY PLAN

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













PROJECT TITLE HOMESTEAD 3364 LIVERNOIS ROAD TROY, MICHIGAN

REVISIONS	
PER PC MEETING 07/26/22	8/11/22
PER PLANNING COMMENTS	8/23/22
REVISED TO SINGLE FAMILY	6/29/23

ORIGINAL ISSUE DATE: MAY 18, 2022

PRELIMINARY
PATHWAY PLAN

P.M.	JBT
DN.	KFP
DES.	DSK
DRAWING NUMBER:	

PEA JOB NO. 2021-0451

LANDSCAPE REQUIREMENTS Per City of Troy Zoning Ordinance; R-1C Per Article 13 Table 13.02-A: Landscape Screening Alternatives: **South Property Line Between Land Uses** Existing vegetation which is located on the property to be developed within the area of the proposed screen, is in good condition, and meets the size and type requirements in the various screening alternatives may be counted toward meeting screening requirements. Alternative 2 is chosen: 1 tree per 10 lineal feet Required: 1,227 LF / 10 = 123 Trees Provided: 68 Trees @ 1 Tree / 20 LF with existing vegetation credit. Tree Replacement (RT symbol on plan = Replacement Tree) Required: (37) 3" Cal. Deciduous Trees Provided: (47) 3" Cal. Deciduous Trees Per Article 13 Table 13.02-D: Greenbelt Standards Landscaping The greenbelt shall be landscaped with a minimum of one (1) deciduous tree for every thirty (30) lineal feet, or fraction thereof, of frontage abutting a public road right-of-way. Deciduous trees within a greenbelt shall be a minimum caliper of two and a half (2 1/2) inches or greater and evergreen trees shall be a minimum of five (5) to six (6) feet in height. Street Tree Length = 328 LF Required: (11) Trees Provided: (6) 3" Cal. Deciduous Trees (12) Evergreen Trees

Per Article 13 Table 13.02-F: Subdivision and Site Condominium Landscaping

of one (1) tree for every fifty (50) lineal feet, or fraction thereof.

Street Tree Length = $543 LF (543 / 50 = 10.86 \times 2 = 21.72)$ Required: (22) 3" Cal. Deciduous Trees

Provided: (23) 3" Cal. Deciduous Trees

The frontage of all internal public or private streets shall be landscaped with the equivalent

LANDSCAPE PLANTING NOTES 1. Contractor shall be responsible for contacting and coordinating with all pertinent utility companies 72 hours in advance of any digging to make themselves familiar with all underground utilities, pipes and structures. Contractor shall take sole responsibility for any cost incurred due to damage of said utilities or structures. Contractor shall not willfully proceed with construction as designed when it is obvious that unknown obstructions and/or grade differences exist. Such conditions shall immediately be brought to the attention of the Owner's Representative. The contractor shall assume full responsibility for all necessary revisions due to failure to give such notification. 3. 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 liability for any changes and associated costs. 4. Contractor shall be responsible for any coordination with subcontractors as required to accomplish construction installation operations. 5. Contractor shall provide and maintain positive surface drainage. 6. Contractor shall be responsible for any existing materials that are damaged during construction. 7. 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 9. All tree varieties and substitutions to be approved by the Owners Representative prior to being delivered to site. Any plant material delivered to site not previously approved may be rejected and are the sole responsibility of the contractor. Plant varieties shall be approved equal based on availability from nurseries. 10. 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. 11. The contractor shall "water in" and fertilize all plants immediately after planting. 12. 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. 13. Landscape Contractor shall install an automated irrigation system at all common area, frontage, park and entrance lawn areas on a Design/Build basis.

14. Contractor shall install 3" depth Shredded 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

17. Contractor shall adhere to all soil erosion prevention methods as directed within civil engineering drawings and Municipal Ordinance including maintaining silt fencing and ensuring that soil, silt and other debris is prevented from leaving site or entering area drains, sewer

18. All perennials and ornamental grasses shall be planted on close centers so as to form a single mass appearance within one planting

20. Intended date of installation shall be between March 15 and November 15. All plant materials shall be guaranteed for 2 years. A

21. Plant source shall be northern nursery grown, No. 1 grade. Substitutions must be approved by the City in writing prior to installation.

19. All unpaved areas within impacted development zones to be hydro-seed lawn areas, mulch beds or groundcover, typ.

15. All plant material shall be nursery grown. All trees and plant material shall meet the current standards of the American Society of

16. All diseased, damaged, or dead landscape material shall be replaced within (3) three months of discovery.

minimum of one cultivation in June, July and August for the 2-year warranty period.

inlets, creeks or natural areas.

QTY.	DESCRIPTION	SIZE / ROO
18	Picea glauca White Spruce	8', B&B
28	Pinus strobus White Pine	8', B&B
18	Picea abies Norway Spruce	8', B&B
2	Pyrus calleryana Cleveland Select Pear	3" cal., B&B
4	Acer rubrum (clump) Clump Red Maple	3" cal., B&B Multi-Stem
10	Acer rubrum 'Autumn Blaze' Autumn Blaze Maple	3" cal., B&B
13	Platinus x acerfolia London Plain Tree	3" cal., B&B
1	Fagus sylvatica ' Purpurea Tricolor ' Deep Purple Variegated Beech	3" cal., B&B
13	Betula nigra River Birch	3" cal., B&B
13	Malus spp. 'Pink Profusion' Pink Profusion Flowering Crabapple	3" cal., B&B
7	Tilia cordata Little-Leaf Linden	3" cal., B&B
1	Platanus occidentalis Sycamore	3" cal., B&B
2	Cornus florida Flowering Dogwood	5', B&B
21	Amelanchier arborea Downy Serviceberry	3" cal., B&B
24	Juniperus chinensis var. sargentii Sargent Juniper, 18" - 24"	B&B
12	Hydrangea paniculata 'Limelight' limelight Hydrangea, 36"	B&B
6	Calamagrostis x acutiflora 'Karl Forester' Karl Forester Reed Grass, 2 gal.	Container
32	Imperata cylindrica 'Red Baron' Japanese Blood Grass 'Red Baron', 2 gal.	Container
2	Hibiscus syriacus Rose of Sharon, 5 gal.	Container
10	Viburnum carlesii Korean Spice Viburnum, 5 gal.	Container
10	Buddleja davidii Butterfly bush, 5 gal.	Container

SEED MIX DATA

		Rhino Low Grow/Low Profile Wildflower Mix (Seed Mix A)
SCRIPTION	SIZE / ROOT	Great performing mix of annuals and perennials. Grows. 12"-18" tall. Seed at 8 -12 # / Acre Seed varieties:
glauca e Spruce	8', B&B	Bachelor Button dwf., Siberian Wallflower, Farewell to Spring dwf., Chinese Houses, Lance Leaf Coreopsis dwf., Plains Coreopsis dwf., Chinese, Forget Me Not, Sweet William, African Daisy, California Poppy, Baby's Breath, Candytuft, Blue Flax, Sweet Alyssum,
s strobus e Pine	8', B&B	Baby Blue Eyes, California Bluebells, Catchfly
ı abies ay Spruce	8', B&B	Rhino Midwest Wildflower Mix (Seed Mix B)
calleryana land Select Pear	3" cal., B&B	Annuals and Perennials: Seed at 8-12#/Acre Seed varieties: New England Aster, Cornflower, Siberian Wallflower, Lance
rubrum (clump) p Red Maple	3" cal., B&B Multi-Stem	leaf, Coreopsis, Plains Coreopsis, Larkspur, Sweet William, Purple Coneflower, Perennial Gaillardia, Annual Gaillardia,
rubrum 'Autumn Blaze' nn Blaze Maple	3" cal., B&B	Annual Baby's Breath, Blue Flax, Perennial Lupine, Dwarf Evening Primrose, Corn Poppy, Prairie Coneflower,
us x acerfolia on Plain Tree	3" cal., B&B	Clasping, Coneflower, Black Eyed Susan, Catchfly
s sylvatica ' Purpurea Tricolor ' Purple Variegated Beech	3" cal., B&B	
a nigra Birch	3" cal., B&B	
spp. 'Pink Profusion' Profusion Flowering Crabapple	3" cal., B&B	
ordata Leaf Linden	3" cal., B&B	
nus occidentalis nore	3" cal., B&B	
us florida ering Dogwood	5', B&B	
anchier arborea ny Serviceberry	3" cal., B&B	
erus chinensis var. sargentii ent Juniper, 18" - 24"	B&B	
angea paniculata 'Limelight'	Dob	

JAMES T. LANDSCAPE ARCHITECT No. 1309



J EPPINK PARTNERS, INC Urban Design Studio Landscape Architecture

Traditional Town Planning Clarkston, Michigan 48348 248.922.0415 fax 248.922.0789

The ideas and design concepts expresse herein and the graphically displayed by this drawing have been developed for the exclusive use of the specified project and are the sole property o J EPPINK PARTNERS, INC. Any conveyance or disclosure of the ideas or design concepts or use of any graphicall displayed arrangements of their component shall be at the discretion of and only through the expressed written consen of J EPPINK PARTNERS, INC 2023 J EPPINK PARTNERS, INC

1" = 40'

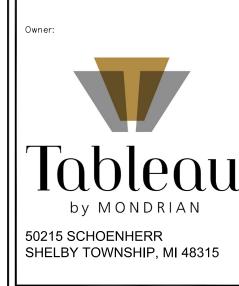
OVERALL LANDSCAPE PLANTING PLAN

frontage, and within internal roads and common areas adjacent to homes, typ.

HOMESTEAD 3364 LIVERNOIS ROAD TROY, MICHIGAN Norway Spruce (2)— Flowering Dogwood (1)— Serviceberry (3)-White Pine (4) – Flowering Dogwood (2)-Flowering Dogwood (1) -See Landscape **Entry Enlargement** White Pine (2) Clump Red Maple (1)-Plan Sheet L-2-- White Spruce (5) White Pine (3)— Clump Red Maple (2)-Serviceberry (1)-20-22-3 Future Path by City RT V V V V V V V Building foundations will Autumnbe landscaped at the Blaze Mailbox Area (2 Units) time of conctruction Combination of New Landscape Plantings London Plain Tree (4) Butterfly Garden Butterfly Garden enlargement 1: enlargement 2:-Seed Mix A Seed Mix A (40' WIDE-PRIVATE) Meadow Seed Mix B Maple (5) Embedded-Little Leaf Linden (2) Serviceberry (2) Bench Embedded Bench Meadow Cleveland Select Norway Spruce (1) Purple Seed Mix B Beech (1)-London Plain Tree (9) Pear (1)-Retention Pond Pink Profusion Crab (1) Pink Profusion Crab (2) Little Leaf Linden (1 Clump Red Maple (1)-PARCEL ID Serviceberry (4) -White Spruce (6) -White Pine (4) - White Spruce (3) White Spruce (3) └River Birch (3) Serviceberry (3) Pink Profusion Crab (3) --Norway Spruce (3) Norway Spruce (3) Pink Profusion Crab (4) -White Pine (4)-Serviceberry (2)-Exist. Vegetation to remain— Norway Spruce (3)-Landscape Screening Shall be Provided -Pink Profusion Crab (3)-Serviceberry (4) -Flowering Dogwood (3)— White Pine (4)along Southern Boundary Line with a Combination of New Landscape Plantings and Exist. Vegetation to Remain NOTE: Contractor shall install Irrigation system and hydroseed lawn at areas around homes, Livernois entrance and







Landscape Planting Plan

ssues / Revisions

rawn by: Checked By

JTE June 1, 2023

AS NOTED

BUTTERFLY GARDEN ENLARGEMENT 1 BUTTERFLY GARDEN ENLARGEMENT 2 ENTRY LANDSCAPE ENLARGEMENT 1" = 10' 1" = 10' 1" = 20' Butterfly Bush (5) Red Baron-Spruce (3) Grass (8) Sargent's \ Juniper (6) Viburnum (5) ← // Oakleaf L Hydrangea (6) Dogwood (1), Sargent's Birch (3) Juniper (6) Red Baron -– Flow∕ering Dogwood (1) Grass (8) Butterfly Bush (5) ✓ Viburnum (5) ✓ Rose of Sharon (1) 10 11 11 11 11 11 11 X 11 11 11 11 11 11 1/1 1/1 1/1 1/1 25' Clear-1, V1, 11, 11, 11, Vision Area (1/2 1/1 1/1) 1. 1/1 1/1 Embedded Bench 25' Clear-Vision Area Red Baron Grass (8) Sargent's Juniper (6) Hydrangea (6) Juniper (6) Red Baron Gráss (8)— Karl Foerster Grass (3) Spruce (3) DO NOT PRUNE TERMINAL LEADER OR BRANCH TIPS PRUNE AWAY DEAD OR BROKEN BRANCHES ONLY DO NOT PRUNE TERMINAL LEADER OR BRANCH TIPS REMOVE NURSERY APPLIED TREE WRAP, TAPE OR PRUNE AWAY DEAD OR BROKEN BRANCHES ONLY STRING FROM TREE TRUNK AND CROWN. REMOVE ANY TAGS OR LABELS. REMOVE NURSERY APPLIED TREE WRAP, TAPE OR STRING FROM TREE TRUNK AND CROWN. REMOVE * STAKE WITH 2X2" HARDWOOD STAKES OR APPROVED DO NOT PRUNE TERMINAL LEADER OR BRANCH TIPS ANY TAGS OR LABELS. EQUAL DRIVEN 6-8" OUTSIDE OF ROOTBALL. PRUNE AWAY DEAD OR BROKEN BRANCHES ONLY * LOOSELY STAKE TREE TRUNK TO ALLOW FOR - STAKE WITH 2X2" HARDWOOD STAKES OR APPROVED TRUNK FLEXING. EQUAL DRIVEN 6-8" OUTSIDE OF ROOTBALL. REMOVE NURSERY APPLIED TREE WRAP, TAPE OR * STAKE TREES JUST BELOW FIRST BRANCH WITH 2-3" - LOOSELY STAKE TREE TRUNK TO ALLOW FOR STRING FROM TREE TRUNK AND CROWN. REMOVE WIDE BELT-LIKE, NYLON, PLASTIC STRAPS, OR WIRE TRUNK FLEXING. ANY TAGS OR LABELS. (2 PER TREE ON OPPOSITE SIDES OF TREE, CONNECT - STAKE TREES WITH 2-3" FROM TREE TO STAKE HORIZONTALLY. DO NOT USE WIDE BELT-LIKE, NYLON, PLASTIC STRAPS, OR WIRE PRUNE SUCKERS OFF ROPE OR WIRE THROUGH A HOSE.) (2 PER TREE ON OPPOSITE SIDES OF TREE, CONNECT * REMOVE ALL STAKING MATERIALS AFTER ONE YEAR SET ROOTBALL LEVEL TO GRADE OR SLIGHTLY ABOVE FROM TREE TO STAKE HORIZONTALLY. DO NOT USE GRADE IF IN CLAY SOIL ROPE OR WIRE THROUGH A HOSE.) PRUNE SUCKERS OFF - REMOVE ALL STAKING MATERIALS AFTER ONE YEAR MULCH 3" DEEP LEAVING 3" CIRCLE OF BEAR SOIL AROUND TRUNK OF TREE SET ROOTBALL LEVEL TO GRADE OR SLIGHTLY ABOVE SET ROOTBALL LEVEL TO GRADE OR SLIGHTLY ABOVE GRADE IF IN CLAY SOIL FOLD DOWN OR PULL BACK STRING, BURLAP OR GRADE IF IN CLAY SOIL PLASTIC EXPOSING ROOTBALL. REMOVE ALL MULCH 3" DEEP LEAVING 3" CIRCLE OF BARE SOIL MULCH 3" DEEP LEAVING 3" CIRCLE OF BEAR SOIL NON-DEGRADABLE MATERIALS. DO NOT REMOVE AROUND TRUNK OF TREE AROUND TRUNK OF TREE SOIL FROM ROOTBALL. FOLD DOWN OR PULL BACK STRING, BURLAP OR FOLD DOWN OR PULL BACK STRING, BURLAP OR PLASTIC EXPOSING ROOTBALL. REMOVE ALL BREAK UP (SCARIFY) SIDES OF PLANTING HOLE PLASTIC EXPOSING ROOTBALL. REMOVE ALL NON-DEGRADABLE MATERIALS. DO NOT REMOVE NON-DEGRADABLE MATERIALS. DO NOT REMOVE SOIL FROM ROOTBALL. CENTER ROOTBALL IN PLANTING HOLE. LEAVE BOTTOM SOIL FROM ROOTBALL. OF PLANTING HOLE FIRM. DO NOT AMEND SOIL UNLESS BREAK UP (SCARIFY) SIDES OF PLANTING HOLE PLANTING IN POOR OR SEVERELY DISTURBED SOIL OR BREAK UP (SCARIFY) SIDES OF PLANTING HOLE BUILDING RUBBLE. USE WATER TO SETTLE SOIL AND CENTER ROOTBALL IN PLANTING HOLE. LEAVE BOTTOM CENTER ROOTBALL IN PLANTING HOLE. LEAVE BOTTOM REMOVE AIR POCKETS AND FIRMLY SET TREE. GENTLY OF PLANTING HOLE FIRM. DO NOT AMEND SOIL UNLESS TAMP IF NEEDED. OF PLANTING HOLE FIRM. DO NOT AMEND SOIL UNLESS PLANTING IN POOR OR SEVERELY DISTURBED SOIL OR PLANTING IN POOR OR SEVERELY DISTURBED SOIL OR BUILDING RUBBLE. USE WATER TO SETTLE SOIL AND BUILDING RUBBLE. USE WATER TO SETTLE SOIL AND REMOVE AIR POCKETS AND FIRMLY SET TREE. GENTLY REMOVE AIR POCKETS AND FIRMLY SET TREE. GENTLY TAMP IF NEEDED. TAMP IF NEEDED. 3X BALL DIA., MIN. 3X BALL DIA., MIN.

DECIDUOUS TREE PLANTING, TYP.

NOT TO SCALE

P.O. DRAWER 330 - DUNKIRK, MD 20754 USA

TOLL FREE: (800) 368-2573 (USA & CANADA)

TEL (301) 855-8300 - FAX (410) 257-7579

WEB SITE: HTTP://WWW.VICTORSTANLEY.COM

THIS PRODUCT IS COVERED BY THE FOLLOWING U.S. PATENTS D579,227 S; D579,685 S CANADIAN [®] 126323; 130717

72" CENTER-TO-CENTER

CENTER-TO-CENTER DISTANCES ARE APPROXIMATE
(VARIATION IN CASTINGS ARISE FROM DIFFERENT RATES OF COOLING)

NOT TO SCALE

3X BALL DIA. MIN.

MULTI-STEM TREE PLANTING, TYP.

VICTOR STANLEY, INC.®

* ALL DIMENSIONS ARE IN INCHES *

ANCHOR BOLTS

- INTERGAL WELDED CROSS-MEMBERS OF 1-7/8" TUBULAR STEEL 1/4" x 1-1/2" -SOLID STEEL SLATS

LENGTHS

VICTOR STANLEY FMBF-214 BACKLESS BENCH @ CONVERSATION CIRCLE

STANDARD 4'

STANDARD 8'

STANDARD 6' (AS SHOWN)

STANDARD 12' WITH CAST CENTER LEG

Manufacturers of Quality Site Furnishings since 1962-

3/8" x 1" SOLID -

STEEL BRACING

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4 0 10

6 . 11

• 13

TRADITIONAL CLUSTER MAILBOX UNIT - BLACK FINISH

Manufacturer: Brandon Industries

Email: Info@BrandonIndustries.com

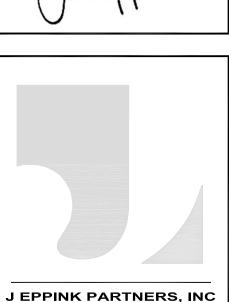
Ph: (972) 542-3000

OR APPROVED EQUAL

5

REV. 8/5/14 DRAWN C.D.B. 2014-615

JAMES T.
EPPINK
LANDSCAPE
ARCHITECT
No. 1309



Urban Design Studio

Landscape Architecture
Traditional Town Planning

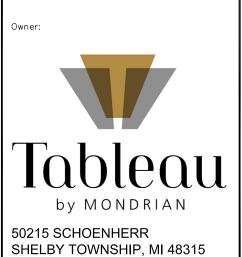
9336 Sashabaw Road
Clarkston, Michigan 48348
248.922.0415 fax
248.922.0789

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HOMESTEAD

3364 LIVERNOIS ROAD

TROY, MICHIGAN



Landscape Details

Issues / Revisions

n by:

Checked By

JTE

Date

June 1, 2023

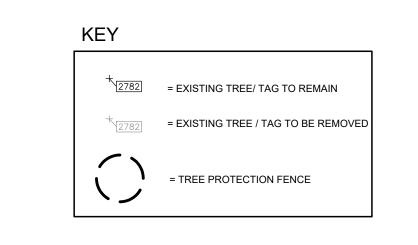
Scale
AS NOTED

Sheet L-2

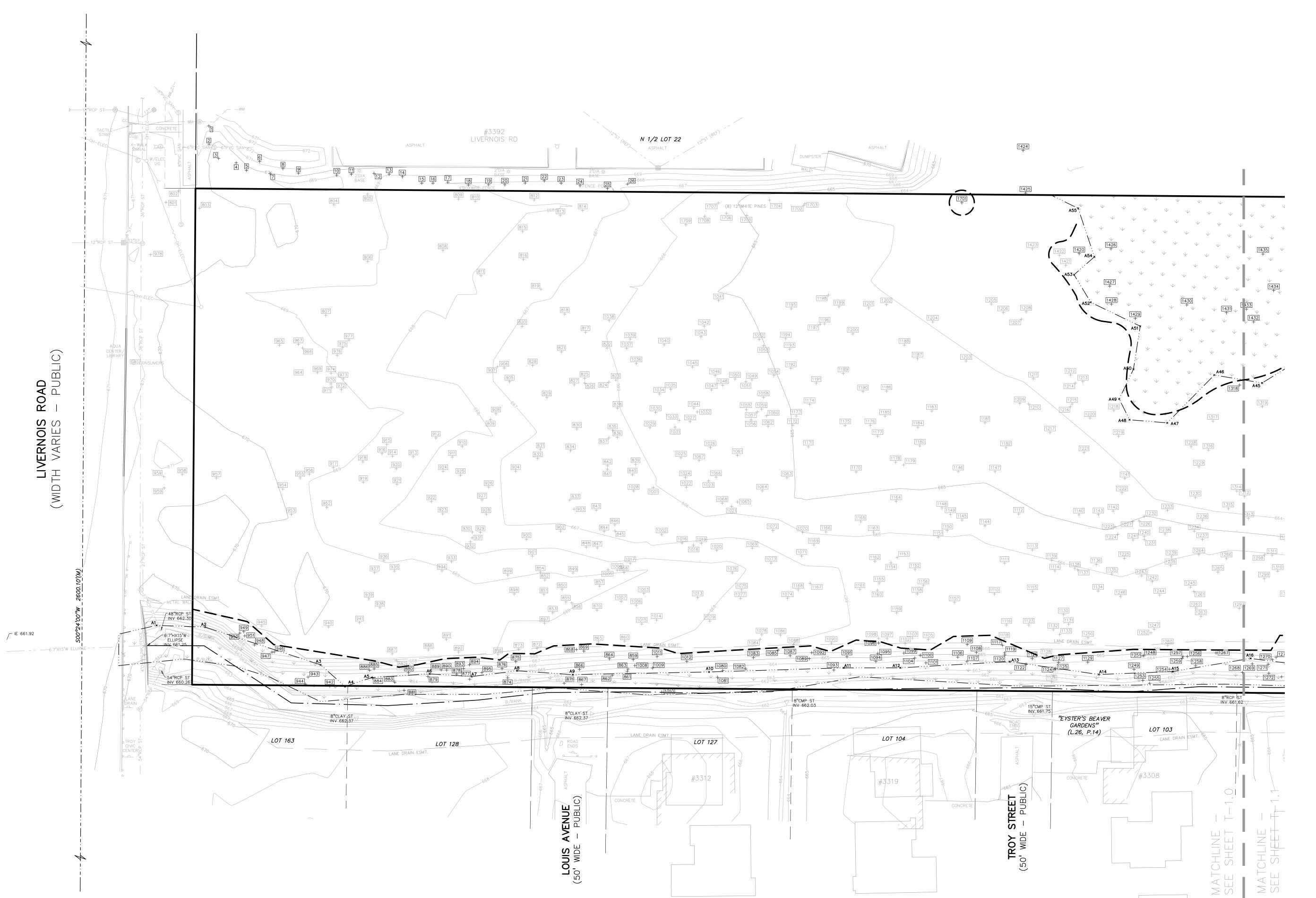
NOT TO SCALE

EVERGREEN TREE PLANTING DETAIL, TYP.

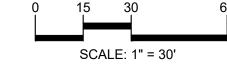
NOT TO SCALE













CLIENT



PROJECT TITLE

HOMESTEAD

3364 LIVERNOIS ROAD
TROY, MICHIGAN

8/11/22
8/23/22
6/29/23

ORIGINAL ISSUE DATE: MAY 18, 2022

DRAWING TITLE

TREE

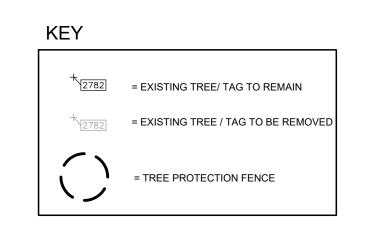
PRESERVATION

PLAN - WEST

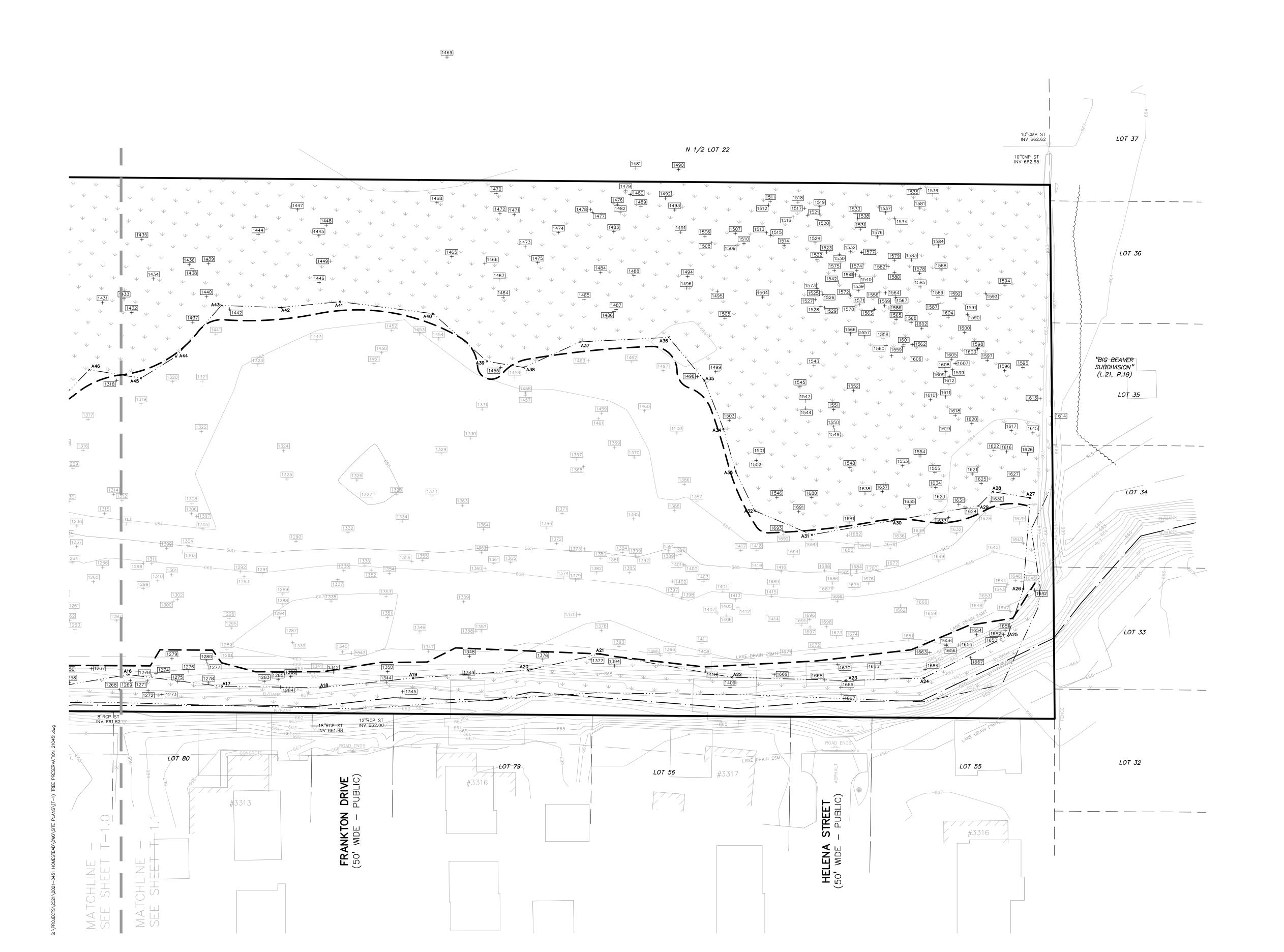
PEA JOB NO.	2021-0451
P.M.	JBT
DN.	KFP
DES.	DSK
DRAWING NUMBER).

NOT FOR CONSTRUCTION

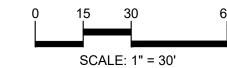
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PROJECT TITLE

HOMESTEAD 3364 LIVERNOIS ROAD TROY, MICHIGAN

REVISIONS	
PER PC MEETING 07/26/22	8/11/22
PER PLANNING COMMENTS	8/23/22
REVISED TO SINGLE FAMILY	6/29/23

ORIGINAL ISSUE DATE: MAY 18, 2022

DRAWING TITLE

TREE

PRESERVATION

PLAN - EAST

PEA JOB NO.	2021-0451
P.M.	JBT
DN.	KFP
DES.	DSK
DRAWING NUMBER	R:

			COMMON NAME	LATIN NAME	COND	COMMENTS	CLASS	SAVE / REMOVE	1	REPLA
1001 1002	SM SM	7 11	Silver Maple Silver Maple	Acer saccharinum Acer saccharinum	Fair Fair		INVASIVE INVASIVE	R R	¥ ¥	-
1003	SM	11	Silver Maple	Acer saccharinum	Fair		INVASIVE	R	¥	-
1004	SM	7	Silver Maple	Acer saccharinum	Fair		INVASIVE	R	¥	-
1005	SM	12	Silver Maple	Acer saccharinum	Good		INVASIVE	R	¥	-
1006	NM	8	Norway Maple	Acer platanoides	Good		INVASIVE	R	¥	-
1007 1008	BWW SM	16 8	Silver Maple	Salix nigra Acer saccharinum	Fair Good		INVASIVE INVASIVE	R S	Y Y	-
1009	SM	7	Silver Maple	Acer saccharinum	Fair		INVASIVE	S	Y	_
1010	SM	12	Silver Maple	Acer saccharinum	Good		INVASIVE	S	N	-
1011	SM	10	Silver Maple	Acer saccharinum	Fair		INVASIVE	S	Y	-
1012	SM	13	Silver Maple	Acer saccharinum	Good		INVASIVE	S	Y	-
1013 1014	BX SM	15 11	Box elder Silver Maple	Acer negundo Acer saccharinum	Fair Fair		INVASIVE	R R	¥ ¥	-
1015	BWW	19	Black Willow	Salix nigra	Fair	×2	INVASIVE	R	¥	-
1016	BX	12	Box elder	Acer negundo	Fair	Λ_	INVASIVE	R	¥	-
1017	ВX	7	Box elder	Acer negundo	Poor		INVASIVE	R	¥	-
1018	BWW	17	Black Willow	Salix nigra	Fair		INVASIVE	R	¥	-
1019	SM	6	Silver Maple	Acer saccharinum	Fair		INVASIVE	R	¥	-
1020 1021	SM	12 15	Silver Maple Silver Maple	Acer saccharinum Acer saccharinum	Fair Fair		INVASIVE	R	¥ ¥	
1022	SM	18	Silver Maple	Acer saccharinum	Fair		INVASIVE	R	¥	-
1023	E	6	American Elm	Ulmus americana	Good		INVASIVE	R	¥	-
1024	ВX	6	Box elder	Acer negundo	Very Poor		INVASIVE	R	¥	-
1025	BX	6	Box elder	Acer negundo	Fair		INVASIVE	R	¥	-
1026	SM	19	Silver Maple	Acer saccharinum	Good		INVASIVE	R _	¥	-
1027	SM	24 10	Silver Maple	Acer saccharinum	Good		INVASIVE	R	¥	-
1028 1029	SM BX	18 6	Silver Maple Box elder	Acer saccharinum Acer negundo	Good Fair		INVASIVE INVASIVE	R R	¥	
1030	SM	12	Silver Maple	Acer saccharinum	Good		INVASIVE	R	¥	<u> </u>
1031	SM	7	Silver Maple	Acer saccharinum	Poor		INVASIVE	R	¥	-
1032	SM	11	Silver Maple	Acer saccharinum	Good		INVASIVE	R	¥	-
1033	SM _	14	Silver Maple	Acer saccharinum	Fair		INVASIVE	R	¥	-
1034	E SM	12 14	American Elm	Ulmus americana	Fair		INVASIVE	R	¥	-
1035 1036	SM BX	14 6	Silver Maple Box elder	Acer saccharinum Acer negundo	Good Very Poor		INVASIVE INVASIVE	R	¥ ¥	-
1037	BX	ь 12	Box elder	Acer negundo Acer negundo	Fair		INVASIVE	R	¥	<u> </u>
1038	MW	28	White Mulberry	Morus alba	Poor	×2	INVASIVE	R	¥	-
1039	BX	10	Box elder	Acer negundo	Poor		INVASIVE	R	¥	-
1040	₿X	17	Box elder	Acer negundo	Poor		INVASIVE	R	¥	-
1041	PN	8	Pin Cherry	Prunus pennsylvanica	Poor		WOODLAND	R	¥	-
1042 1043	SM BX	10 8	Silver Maple Box elder	Acer saccharinum Acer negundo	Fair Fair		INVASIVE	R R	¥ ¥	-
1044	MW	9	White Mulberry	Morus alba	Fair		INVASIVE	R	¥	
1045	MW	6	White Mulberry	Morus alba	Fair		INVASIVE	R	¥	-
1046	ВX	7	Box elder	Acer negundo	Poor		INVASIVE	R	¥	-
1047	SM	8	Silver Maple	Acer saccharinum	Poor		INVASIVE	R	¥	-
1048	SM	13	Silver Maple	Acer saccharinum	Good		INVASIVE	R _	¥	-
1049 1050	SM SM	- 8 - 9	Silver Maple Silver Maple	Acer saccharinum	Fair Good		INVASIVE	R R	¥ ¥	-
1051	SM	9 16	Silver Maple	Acer saccharinum Acer saccharinum	Good		INVASIVE	R	¥	-
1052	SM	12	Silver Maple	Acer saccharinum	Fair		INVASIVE	R	¥	-
1053	SM	15	Silver Maple	Acer saccharinum	Good	x 1	INVASIVE	R	¥	-
1054	SM	13	Silver Maple	Acer saccharinum	Fair		INVASIVE	R	¥	-
1055	SM	11	Silver Maple	Acer saccharinum	Good		INVASIVE	R	¥	-
1056 1057	SM SM	7 12	Silver Maple Silver Maple	Acer saccharinum Acer saccharinum	Fair Good		INVASIVE INVASIVE	R R	¥ ¥	-
1058	SM	9	Silver Maple	Acer saccharinum	Good		INVASIVE	R	¥	-
1059	SM	6	Silver Maple	Acer saccharinum	Fair		INVASIVE	R	¥	-
1060	SM	10	Silver Maple	Acer saccharinum	Good		INVASIVE	R	¥	-
1061	SM	18	Silver Maple	Acer saccharinum	Fair		INVASIVE	R	¥	-
1062	SM	18	Silver Maple	Acer saccharinum	Good		INVASIVE	R	¥	-
1063	SM E	14	Silver Maple	Acer saccharinum	Good		INVASIVE	R R	¥ ¥	-
1064 1065	E	12 6	American Elm American Elm	Ulmus americana Ulmus americana	Fair Fair		INVASIVE INVASIVE	R	¥	-
1066	SM	6	Silver Maple	Acer saccharinum	Good		INVASIVE	R	¥	_
1067	BX	6	Box elder	Acer negundo	Fair		INVASIVE	R	¥	_
1068	BX	21	Box elder	Acer negundo	Poor		INVASIVE	R	¥	-
1069	BX	10	Box elder	Acer negundo	Very Poor		INVASIVE	R	¥	-
4	SM RX	6 12	Silver Maple	Acer saccharinum	Good		INVASIVE	R	¥ ¥	-
1070 1071	BX	12 21	Box elder Black Willow	Acer negundo Salix nigra	Fair Fair	x1	INVASIVE	R	¥	-
1070 1071 1072	BWW	'	********************************		Poor	7.1		R	¥	-
1071	BWW BX	8	Box elder	Acer negundo	1 001		INVASIVE	1	1	
1071 1072		8 7	Box elder White Mulberry	Morus alba	Good		INVASIVE INVASIVE	R	¥	
1071 1072 1073	ВX				Good Fair			R	¥	-
1071 1072 1073 1074 1075 1076	BX MW BWW BWW	7 17 12	White Mulberry Black Willow Black Willow	Morus alba Salix nigra Salix nigra	Good Fair Very Poor	_	INVASIVE INVASIVE INVASIVE	R R	¥	-
1071 1072 1073 1074 1075 1076	BX MW BWW BWW	7 17 12 19	White Mulberry Black Willow Black Willow Black Willow	Morus alba Salix nigra Salix nigra Salix nigra	Good Fair Very Poor Poor	×2	INVASIVE INVASIVE INVASIVE	R R R	¥ ¥	-
1071 1072 1073 1074 1075 1076 1077	BX MW BWW BWW	7 17 12	White Mulberry Black Willow Black Willow Black Willow Pin Cherry	Morus alba Salix nigra Salix nigra Salix nigra Salix nigra Prunus pennsylvanica	Good Fair Very Poor Poor Fair	×2	INVASIVE INVASIVE INVASIVE INVASIVE WOODLAND	R R R	,	-
1071 1072 1073 1074 1075 1076	BX MW BWW BWW PN	7 17 12 19 8	White Mulberry Black Willow Black Willow Black Willow	Morus alba Salix nigra Salix nigra Salix nigra	Good Fair Very Poor Poor	×2	INVASIVE INVASIVE INVASIVE	R R R	¥ ¥	-
1071 1072 1073 1074 1075 1076 1077 1078	BX MW BWW BWW PN SM	7 17 12 19 8 15	White Mulberry Black Willow Black Willow Black Willow Pin Cherry Silver Maple	Morus alba Salix nigra Salix nigra Salix nigra Salix nigra Prunus pennsylvanica Acer saccharinum	Good Fair Very Poor Poor Fair Good	x2	INVASIVE INVASIVE INVASIVE WOODLAND INVASIVE	R R R R	X X X X X	-
1071 1072 1073 1074 1076 1076 1077 1079 1080 1081 1082	BX MW BWW BWW PN SM CT SM SM	7 17 12 19 8 15 23 6	White Mulberry Black Willow Black Willow Plack Willow Pin Cherry Silver Maple Cottonwood Silver Maple Silver Maple	Morus alba Salix nigra Salix nigra Salix nigra Salix nigra Prunus pennsylvanica Acer saccharinum Populus deltoides	Good Fair Very Poor Poor Fair Good Fair Good	×2	INVASIVE INVASIVE INVASIVE WOODLAND INVASIVE INVASIVE INVASIVE INVASIVE	R R R R R S S	А У У У У У У	-
1071 1072 1073 1074 1075 1076 1077 1078 1079 1080 1081 1082 1083	BX MW BWW BWW PN SM CT SM SM SM	7 17 12 19 8 45 23 6 9	White Mulberry Black Willow Black Willow Black Willow Pin Cherry Silver Maple Cottonwood Silver Maple Silver Maple Silver Maple	Morus alba Salix nigra Salix nigra Salix nigra Salix nigra Prunus pennsylvanica Acer saccharinum Populus deltoides Acer saccharinum Acer saccharinum Acer saccharinum	Good Fair Very Poor Poor Fair Good Good Fair Good Good	×2	INVASIVE INVASIVE INVASIVE WOODLAND INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE	R R R R S S S	У У У У У У У У	- REPLA - -
1071 1072 1073 1074 1075 1076 1077 1078 1079 1080 1081 1082 1083 1084	BX MW BWW BWW PN SM CT SM SM SM SM	7 17 12 19 8 15 23 6 9 14 6	White Mulberry Black Willow Black Willow Plack Willow Pin Cherry Silver Maple Cottonwood Silver Maple Silver Maple Silver Maple Silver Maple Norway Maple	Morus alba Salix nigra Salix nigra Salix nigra Salix nigra Prunus pennsylvanica Acer saccharinum Populus deltoides Acer saccharinum Acer saccharinum Acer saccharinum Acer saccharinum Acer saccharinum	Good Fair Very Poor Poor Fair Good Good Good Good Good	×2	INVASIVE INVASIVE INVASIVE WOODLAND INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE	R R R R S S S S	У У У У У У У У У У У	- REPLA - - - - -
1071 1072 1073 1074 1075 1076 1077 1079 1080 1081 1082 1083 1084 1085	BX MW BWW BWW PN SM CT SM SM SM NM	7 17 12 19 8 15 23 6 9 14 6	White Mulberry Black Willow Black Willow Plack Willow Pin Cherry Silver Maple Cottonwood Silver Maple Silver Maple Silver Maple Silver Maple Silver Maple Silver Maple	Morus alba Salix nigra Salix nigra Salix nigra Salix nigra Prunus pennsylvanica Acer saccharinum Populus deltoides Acer saccharinum Acer saccharinum Acer saccharinum Acer saccharinum Acer saccharinum Acer saccharinum	Good Fair Very Poor Poor Fair Good Good Fair Good Good Good Fair	×2	INVASIVE	R R R R S S S S	Y Y Y Y Y Y Y	- REPLA - -
1071 1072 1073 1074 1076 1077 1078 1079 1080 1081 1082 1083 1084	BX MW BWW BWW PN SM CT SM SM SM SM	7 17 12 19 8 15 23 6 9 14 6	White Mulberry Black Willow Black Willow Plack Willow Pin Cherry Silver Maple Cottonwood Silver Maple Silver Maple Silver Maple Silver Maple Norway Maple	Morus alba Salix nigra Salix nigra Salix nigra Salix nigra Prunus pennsylvanica Acer saccharinum Populus deltoides Acer saccharinum Acer saccharinum Acer saccharinum Acer saccharinum Acer saccharinum	Good Fair Very Poor Poor Fair Good Good Good Good Good	×2	INVASIVE INVASIVE INVASIVE WOODLAND INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE	R R R R S S S S	У У У У У У У У У У У	- REPLA - - - - -
1071 1072 1073 1074 1075 1076 1077 1078 1080 1081 1082 1083 1084 1085 1086	BX MW BWW BWW PN SM CT SM SM SM SM SM SM SM SM	7 17 12 19 8 15 23 6 9 14 6 9	White Mulberry Black Willow Black Willow Black Willow Pin Cherry Silver Maple Cottonwood Silver Maple	Morus alba Salix nigra Salix nigra Salix nigra Salix nigra Prunus pennsylvanica Acer saccharinum Populus deltoides Acer saccharinum	Good Fair Very Poor Poor Fair Good Good Good Fair Good Good Fair	×2	INVASIVE INVASIVE INVASIVE INVASIVE WOODLAND INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE	R R R R S S S S S	х х х х х х х х	- REPLA - - - - -
1071 1072 1073 1074 1075 1076 1077 1080 1081 1082 1083 1083 1084 1085 1087	BX MW BWW BWW PN SM CT SM SM SM SM SM SM CT SM CT CT	7 17 12 19 8 15 23 6 9 14 6 9	White Mulberry Black Willow Black Willow Black Willow Pin Cherry Silver Maple Cottonwood Silver Maple Cottonwood	Morus alba Salix nigra Salix nigra Salix nigra Salix nigra Prunus pennsylvanica Acer saccharinum Populus deltoides Acer saccharinum Acer saccharinum Acer saccharinum Acer platanoides Acer saccharinum Populus deltoides	Good Fair Very Poor Poor Fair Good Good Good Good Fair Good Good Good Good Fair Good	×2	INVASIVE INVASIVE INVASIVE INVASIVE WOODLAND INVASIVE	R R R R S S S S S S S	Y Y Y Y Y Y Y Y Y	- REPLA - - - - -
1071 1072 1073 1074 1075 1076 1077 1078 1080 1081 1082 1083 1084 1085 1086 1087	BX MW BWW BWW PN SM CT SM SM SM CT SM CT SM CT CT SM	7 17 12 19 8 15 23 6 9 14 6 9 16 19 9	White Mulberry Black Willow Black Willow Black Willow Pin Cherry Silver Maple Cottonwood Silver Maple Silver Maple Silver Maple Silver Maple Silver Maple Silver Maple Cottonwood Silver Maple Silver Maple	Morus alba Salix nigra Salix nigra Salix nigra Salix nigra Prunus pennsylvanica Acer saccharinum Populus deltoides Acer saccharinum Acer saccharinum Acer saccharinum Acer platanoides Acer saccharinum Populus deltoides Acer saccharinum	Good Fair Very Poor Poor Fair Good Good Good Good Fair Good Good Fair Good Fair Good Fair	×2	INVASIVE	R R R R S S S S S S R S R	4 5 6 6 7 8 9 10 10 10 10 10 10 11 12 12 12 13 14 15 16	- REPLA - - - - -
1071 1072 1073 1074 1075 1076 1079 1080 1081 1082 1083 1085 1086 1087 1088 1089 1089	BX MW BWW BWW PN SM CT SM SM SM CT SM CT CT CT	7 17 12 19 8 15 23 6 9 14 6 9 16 19 9	White Mulberry Black Willow Black Willow Black Willow Pin Cherry Silver Maple Cottonwood Silver Maple Silver Maple Silver Maple Silver Maple Silver Maple Cottonwood Silver Maple Cottonwood Silver Maple Cottonwood Cottonwood Cottonwood	Morus alba Salix nigra Salix nigra Salix nigra Salix nigra Prunus pennsylvanica Acer saccharinum Populus deltoides Acer saccharinum Acer saccharinum Acer saccharinum Acer saccharinum Populus deltoides Acer saccharinum Populus deltoides Acer saccharinum Populus deltoides Populus deltoides Populus deltoides	Good Fair Very Poor Poor Fair Good Good Good Fair Good Good Fair Good Fair Good Good Fair Good Good Fair Good Good Fair Good		INVASIVE INVASIVE INVASIVE INVASIVE WOODLAND INVASIVE	R R R R S S S S R S R S R S S R S S R S R S S R S R S S R S S R S S R S R S R S S R S R S S R S	А У У У У У У У У У У У У У	- REPLA
1071 1072 1073 1074 1075 1076 1077 1078 1080 1081 1082 1083 1084 1085 1087 1087 1089 1090 1091	BX MW BWW BWW PN SM CT SM SM SM CT SM CT SM SM CT SM SM SM CT SM SM SM CT SM SM SM CT SM	7 17 12 19 8 15 23 6 9 14 6 9 16 19 9 19 16 20	White Mulberry Black Willow Black Willow Black Willow Pin Cherry Silver Maple Cottonwood Silver Maple Silver Maple Silver Maple Silver Maple Silver Maple Silver Maple Cottonwood Silver Maple Cottonwood Silver Maple Cottonwood Silver Maple Cottonwood Cottonwood Black Willow	Morus alba Salix nigra Salix nigra Salix nigra Salix nigra Prunus pennsylvanica Acer saccharinum Populus deltoides Acer saccharinum Acer saccharinum Acer platanoides Acer saccharinum Populus deltoides Acer saccharinum Populus deltoides Acer saccharinum Populus deltoides Acer saccharinum Populus deltoides Populus deltoides Populus deltoides Populus deltoides Salix nigra	Good Fair Very Poor Poor Fair Good Good Fair Good Good Fair Good Fair Good Fair Good Fair Good Fair Good Fair Fair Fair Fair Fair	x2	INVASIVE INVASIVE INVASIVE INVASIVE WOODLAND INVASIVE	R R R R S S S S R S R S R S S S S R S S R S S R S S S R S S S R S	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	- REPLA - - - - -
1071 1072 1073 1074 1075 1076 1077 1080 1081 1082 1083 1084 1085 1086 1087 1088 1089 1090 1091	BX MW BWW BWW PN SM CT SM SM SM CT SM CT SM SM SM SM SM CT SM SM SM SM SM SM CT SM CT SM CT SM CT SM CT SM CT SM	7 17 12 19 8 15 23 6 9 14 6 9 16 19 9 19 10	White Mulberry Black Willow Black Willow Black Willow Pin Cherry Silver Maple Cottonwood Silver Maple Silver Maple Silver Maple Silver Maple Silver Maple Silver Maple Cottonwood Silver Maple Cottonwood Silver Maple Cottonwood Silver Maple Cottonwood Cottonwood Black Willow Silver Maple	Morus alba Salix nigra Salix nigra Salix nigra Salix nigra Prunus pennsylvanica Acer saccharinum Populus deltoides Acer saccharinum Acer saccharinum Acer saccharinum Acer platanoides Acer saccharinum Populus deltoides Populus deltoides Populus deltoides Salix nigra Acer saccharinum	Good Fair Very Poor Poor Fair Good Good Good Fair Good Good Fair Good Fair Good Fair Good Fair Good Fair Fair Fair Fair Fair Fair	x1	INVASIVE	R R R R S S S S R S S R S S S S S S S S	Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y	- REPLA
1071 1072 1073 1074 1075 1076 1077 1078 1080 1081 1082 1083 1084 1085 1087 1087 1089 1090 1091	BX MW BWW BWW PN SM CT SM SM SM CT SM CT SM SM CT SM SM SM CT SM SM SM CT SM SM SM CT SM	7 17 12 19 8 15 23 6 9 14 6 9 16 19 9 19 16 20	White Mulberry Black Willow Black Willow Black Willow Pin Cherry Silver Maple Cottonwood Silver Maple Silver Maple Silver Maple Silver Maple Silver Maple Silver Maple Cottonwood Silver Maple Cottonwood Silver Maple Cottonwood Silver Maple Cottonwood Cottonwood Black Willow	Morus alba Salix nigra Salix nigra Salix nigra Salix nigra Prunus pennsylvanica Acer saccharinum Populus deltoides Acer saccharinum Acer saccharinum Acer platanoides Acer saccharinum Populus deltoides Acer saccharinum Populus deltoides Acer saccharinum Populus deltoides Acer saccharinum Populus deltoides Populus deltoides Populus deltoides Populus deltoides Salix nigra	Good Fair Very Poor Poor Fair Good Good Fair Good Good Fair Good Fair Good Fair Good Fair Good Fair Good Fair Fair Fair Fair Fair		INVASIVE INVASIVE INVASIVE INVASIVE WOODLAND INVASIVE	R R R R S S S S R S R S R S S S S R S S R S S R S S S R S S S R S	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	- REPLA
1071 1072 1073 1074 1075 1076 1079 1080 1081 1082 1083 1085 1086 1087 1088 1089 1090 1091 1092 1093 1094	BX MW BWW BWW PN SM CT SM SM SM CT SM CT SM SM SM SM CT SM SM SM CT SM SM SM CT SM SM SM SM CT SM	7 17 12 19 8 15 23 6 9 14 6 9 16 19 9 16 20 10	White Mulberry Black Willow Black Willow Black Willow Pin Cherry Silver Maple Cottonwood Silver Maple Silver Maple Silver Maple Silver Maple Silver Maple Cottonwood Silver Maple Silver Maple Silver Maple Silver Maple	Morus alba Salix nigra Salix nigra Salix nigra Prunus pennsylvanica Acer saccharinum Populus deltoides Acer saccharinum Acer saccharinum Acer saccharinum Acer saccharinum Acer saccharinum Populus deltoides Acer saccharinum Populus deltoides Acer saccharinum Populus deltoides Populus deltoides Populus deltoides Populus deltoides Salix nigra Acer saccharinum Acer saccharinum	Good Fair Very Poor Poor Fair Good Good Fair Good Good Fair Good Fair Good Fair Good Fair Good Fair Good Fair Fair Fair Good Fair Food	x1	INVASIVE	R R R R S S S R S S S S S S S S S S S S	Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y	- REPLA
1071 1072 1073 1074 1075 1076 1077 1078 1080 1081 1082 1083 1084 1085 1087 1088 1089 1090 1091 1092 1093 1094 1095	BX MW BWW BWW PN SM CT SM SM SM CT SM CT SM SM SM SM CT SM SM SM CT SM SM SM CT SM SM SM CT SM SM	7 17 12 19 8 15 23 6 9 14 6 9 16 19 9 19 16 20 10 15 9	White Mulberry Black Willow Black Willow Black Willow Pin Cherry Silver Maple Cottonwood Silver Maple Silver Maple Silver Maple Silver Maple Silver Maple Silver Maple Cottonwood Silver Maple Cottonwood Silver Maple Cottonwood Cottonwood Cottonwood Black Willow Silver Maple Silver Maple	Morus alba Salix nigra Salix nigra Salix nigra Salix nigra Prunus pennsylvanica Acer saccharinum Populus deltoides Acer saccharinum Acer saccharinum Acer platanoides Acer saccharinum Populus deltoides Acer saccharinum Populus deltoides Acer saccharinum Populus deltoides Acer saccharinum Populus deltoides Salix nigra Acer saccharinum	Good Fair Very Poor Poor Fair Good Good Fair Good Good Fair Good Fair Good Fair Good Fair Good Fair Good Fair Fair Good Fair Fair Fair Fair Fair Fair Fair Fair	x1	INVASIVE	R R R R S S S S R S S S S S S S S S S S	4 5 <td< td=""><td>- REPLA</td></td<>	- REPLA
1071 1072 1073 1074 1075 1076 1077 1080 1081 1082 1083 1084 1085 1086 1087 1088 1089 1090 1091 1092 1093 1094 1095 1096	BX MW BWW BWW PN SM CT SM SM SM CT SM CT SM SM SM SM SM CT CT SM CT SM CT CT CT SM CT CT CT SM CT CT CT SM CT CT CT CT SM CT	7 17 12 19 8 15 23 6 9 14 6 9 16 19 9 9 16 20 10 15 9	White Mulberry Black Willow Black Willow Black Willow Pin Cherry Silver Maple Cottonwood Silver Maple Silver Maple Silver Maple Silver Maple Silver Maple Cottonwood Silver Maple	Morus alba Salix nigra Salix nigra Salix nigra Salix nigra Prunus pennsylvanica Acer saccharinum Populus deltoides Acer saccharinum Acer saccharinum Acer platanoides Acer saccharinum Populus deltoides Acer saccharinum Populus deltoides Acer saccharinum Populus deltoides Acer saccharinum Populus deltoides Acer saccharinum	Good Fair Very Poor Poor Fair Good Good Good Fair Good Good Fair Good Fair Good Fair Good Fair Fair Fair Good Fair Fair Fair Fair Fair Fair Fair Fair	x1	INVASIVE	R R R R S S S S R S S S S S S S S S S S	Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y	- REPLA

1101	CIVI	٥	Silver Manla	Acer saccharing	Good		INIVA SIVE	•		
1101 1102	SM SM	9	Silver Maple	Acer saccharinum	Good		INVASIVE INVASIVE	S R	Y	-
1102 1103	SM EE	13 15	Silver Maple Siberian Elm	Acer saccharinum Ulmus pumila	Fair Fair		INVASIVE		¥	-
1104	BWW	20	Black Willow	Salix nigra	Fair		INVASIVE	S	Y	<u> </u>
1105	E	15	American Elm	Ulmus americana	Fair		INVASIVE	R	¥	-
1106	вх	8	Box elder	Acer negundo	Poor		INVASIVE	S	Y	-
1107	SM	11	Silver Maple	Acer saccharinum	Good		INVASIVE	S	Y	-
1108	SM	18	Silver Maple	Acer saccharinum	Good		INVASIVE	S	Y	-
1109	SM	15	Silver Maple	Acer saccharinum	Good		INVASIVE	S	Y	-
1110 1111	BX EE	13 17	Box elder Siberian Elm	Acer negundo Ulmus pumila	Fair Fair		INVASIVE INVASIVE	R R	Y Y	-
1112	BX	13	Box elder	Acer negundo	Fair		INVASIVE	K	¥	1 -
1113	BWW	30	Black Willow	Salix nigra	Fair		INVASIVE	R	¥	-
1114	ВX	11	Box elder	Acer negundo	Poor		INVASIVE	R	¥	
1115	SM	17	Silver Maple	Acer saccharinum	Fair		INVASIVE	R	¥	-
1116	BWW	18	Black Willow	Salix nigra	Poor		INVASIVE	R	¥	-
1117	BX	9	Box elder	Acer negundo	Fair		INVASIVE	S	Y	-
1118 1119	BX SM	9	Box elder Silver Maple	Acer negundo Acer saccharinum	Fair Fair		INVASIVE INVASIVE	R S	Y	-
1120	SM	8	Silver Maple	Acer saccharinum Acer saccharinum	Fair		INVASIVE	s	Y	<u> </u>
1121	BWW	14	Black Willow	Salix nigra	Fair		INVASIVE	S	Y	-
1122	SM	6	Silver Maple	Acer saccharinum	Fair		INVASIVE	S	Y	-
1123	SM	16	Silver Maple	Acer saccharinum	Good		INVASIVE	R	¥	-
1124	SM	9	Silver Maple	Acer saccharinum	Fair		INVASIVE	S	Y	-
1125	SM	6	Silver Maple	Acer saccharinum	Fair		INVASIVE	S	Y	-
1126	SM	12	Silver Maple	Acer saccharinum	Good	-A	INVASIVE	S	Y	 -
1127 1128	SM EE	7 17	Silver Maple Siberian Elm	Acer saccharinum Ulmus pumila	Fair Good	x1	INVASIVE INVASIVE	S S	Y	-
1128 1129	CT	23	Cottonwood	Populus deltoides	Good		INVASIVE	S S	Y	1 -
1130	BWW	14	Black Willow	Salix nigra	Poor		INVASIVE		¥	-
1131	BX	10	Box elder	Acer negundo	Fair		INVASIVE	R	¥	-
1132	ВX	9	Box elder	Acer negundo	Fair		INVASIVE	R	¥	-
1133	ВX	6	Box elder	Acer negundo	Poor		INVASIVE	R	¥	-
1134	BWW	13	Black Willow	Salix nigra	Very Poor	dead	INVASIVE	R	¥	-
1135	BWW	13	Black Willow	Salix nigra	Fair		INVASIVE	R	¥	-
1136 1137	BWW	11 17	Box elder Black Willow	Acer negundo	Fair Poor		INVASIVE INVASIVE		Y Y	-
1137 1138	BWW	13	Black Willow	Salix nigra Salix nigra	Very Poor	dead	INVASIVE	R R	¥	-
1139	BWW	18	Black Willow	Salix nigra	Fair	x1	INVASIVE	R	¥	<u> </u>
1140	SM	13	Silver Maple	Acer saccharinum	Fair	x1	INVASIVE	R	¥	-
1141	BWW	18	Black Willow	Salix nigra	Fair		INVASIVE	R	¥	-
1142	BWW	16	Black Willow	Salix nigra	Fair		INVASIVE	R	¥	-
1143	BX	8	Box elder	Acer negundo	Fair		INVASIVE	R	¥	-
1144	BWW	16	Box elder	Acer negundo	Good	√ 2	INVASIVE	R R	Y Y	
1145 1146	BX	14 17	Black Willow Box elder	Salix nigra Acer negundo	Fair Fair	×2	INVASIVE INVASIVE	R R	¥	-
1147	GA	6	Green Ash	Fraxinus pennsylvanica	Fair		INVASIVE	R	¥	-
1148	BX	7	Box elder	Acer negundo	Poor		INVASIVE	R	¥	
1149	SM	9	Silver Maple	Acer saccharinum	Good		INVASIVE	R	¥	-
1150	EE	12	Siberian Elm	Ulmus pumila	Fair		INVASIVE	R	¥	-
1151	BWW	19	Black Willow	Salix nigra	Fair	x3	INVASIVE	R	¥	-
1152	SM	10	Silver Maple	Acer saccharinum	Fair		INVASIVE	R	¥	-
1153 1154	SM EE	8 16	Silver Maple Siberian Elm	Acer saccharinum Ulmus pumila	Poor Fair		INVASIVE INVASIVE	R R	¥	-
1155	EE	26	Siberian Elm	Ulmus pumila	Good		INVASIVE	R	¥	<u> </u>
1156	BX	12	Box elder	Acer negundo	Fair		INVASIVE	R	¥	-
1157	BWW	17	Black Willow	Salix nigra	Fair	×1	INVASIVE	R	¥	-
1158	BX	7	Box elder	Acer negundo	Fair		INVASIVE	R	¥	-
1159	BX	9	Box elder	Acer negundo	Fair		INVASIVE	R	¥	-
1160	MW	6	White Mulberry	Morus alba	Fair		INVASIVE	R	¥	-
1161 1162	BX M\M	9	Box elder White Mulhery	Acer negundo Morus alba	Fair Fair		INVASIVE	R	¥	-
1162 1163	MW BX	6 7	White Mulberry Box elder	Morus alba Acer negundo	Fair Very Poor		INVASIVE INVASIVE		¥ ¥	-
1164	NM BX	8	Norway Maple	Acer negundo Acer platanoides	Good		INVASIVE	K	¥	
1165	SM	12	Silver Maple	Acer saccharinum	Good		INVASIVE	R	¥	1 -
1166	ВX	7	Box elder	Acer negundo	Poor		INVASIVE	R	¥	<u> </u>
1167	ВX	9	Box elder	Acer negundo	Poor		INVASIVE	R	¥	_
1168	₿X	23	Box elder	Acer negundo	Good		INVASIVE	R	¥	-
1169	SM	19	Silver Maple	Acer saccharinum	Good		INVASIVE	R	¥	-
1170	BX SM	25	Box elder	Acer negundo	Fair Fair		INVASIVE	R	¥	-
1171 1172	SM SM	20 9	Silver Maple Silver Maple	Acer saccharinum Acer saccharinum	Fair Fair	x1	INVASIVE INVASIVE		Y Y	-
1173	SW	7	American Elm	Ulmus americana	Good		INVASIVE	K	¥	
1174	SM	22	Silver Maple	Acer saccharinum	Fair		INVASIVE	R	¥	-
1175	SM	13	Silver Maple	Acer saccharinum	Good		INVASIVE	R	¥	
1176	SM	11	Silver Maple	Acer saccharinum	Good		INVASIVE	R	¥	<u>-</u>
1177	SM	10	Silver Maple	Acer saccharinum	Fair		INVASIVE	R	¥	-
1178	SM	6	Silver Maple	Acer saccharinum	Fair		INVASIVE	R	¥	-
1179	BX	11	Box elder	Acer negundo	Fair		INVASIVE	R	¥	-
1180	BW	13	Black Walnut	Juglans nigra	Good		WOODLAND	R	¥	REPLAC
1181 1182	EE.	6 13	American Elm Siberian Elm	Ulmus americana Ulmus pumila	Good Fair		INVASIVE		Y Y	
1183	SM	+ 3	Silver Maple	Acer saccharinum	Good	* 2	INVASIVE	K	¥	
1184	SM	12	Silver Maple	Acer saccharinum	Good	_	INVASIVE	R	¥	-
1185	SM	20	Silver Maple	Acer saccharinum	Good		INVASIVE	R	¥	-
1186	SM	16	Silver Maple	Acer saccharinum	Good	×2	INVASIVE	R	¥	-
1187	HK	13	Hackberry	Celtis occidentalis	Good		LANDMARK	R	¥	REPLAC
1188	SM	8	Silver Maple	Acer saccharinum	Fair		INVASIVE	R	¥	-
1189	SM	11	Silver Maple	Acer saccharinum	Fair	×2	INVASIVE	R	¥	-
1190	SM SM	6	Silver Maple	Acer saccharinum	Good		INVASIVE	R	¥	-
1191 1192	SM SM	13 20	Silver Maple Silver Maple	Acer saccharinum Acer saccharinum	Good		INVASIVE INVASIVE	R	Y Y	-
1193	SM	11	Silver Maple	Acer saccharinum	Good	x1	INVASIVE	K	¥	<u> </u>
1194	SM	12	Silver Maple	Acer saccharinum	Good		INVASIVE	R	¥	-
1195	ВX	11	Box elder	Acer negundo	Very Poor		INVASIVE	R	¥	-
	SM	16	Silver Maple	Acer saccharinum	Good		INVASIVE	R	¥	-
1196			American Elm	Ulmus americana	Poor		INVASIVE	R	¥	-
1196 1197	E	13					1			
	E SM SM	41 13	Silver Maple Silver Maple	Acer saccharinum Acer saccharinum	Fair Good		INVASIVE INVASIVE	R R	¥ ¥	-

1201	ВX	8	Box elder	Acer negundo	Very Poor		INVASIVE	R	¥	-
1202		28	American Elm	Ulmus americana	Good		INVASIVE	R	¥	-
1203 1204	BX BX	9 20	Box elder Box elder	Acer negundo	Very Poor Good		INVASIVE	R R	¥ ¥	-
1205	E	20	American Elm	Acer negundo Ulmus americana	Good		INVASIVE	R	¥	
1206		15	American Elm	Ulmus americana	Fair		INVASIVE	R	¥	-
1207	ВX	10	Box elder	Acer negundo	Fair		INVASIVE	R	¥	-
1208	₽₩	9	Black Walnut	Juglans nigra	Good		WOODLAND	R	¥	REPLACE
1209	SM	14	Silver Maple	Acer saccharinum	Fair	x 1	INVASIVE	R	¥	-
1210 1211	BX E	6 8	Box elder American Elm	Acer negundo Ulmus americana	Poor Fair	x1	INVASIVE	R R	¥	-
1212	BW	15	Black Walnut	Juglans nigra	Good	**	WOODLAND	S	Y	
1213	BW	10	Black Walnut	Juglans nigra	Good		WOODLAND	S	Y	-
1214	SM	10	Silver Maple	Acer saccharinum	Fair		INVASIVE	R	¥	-
1215	₽	10	American Elm	Ulmus americana	Fair		INVASIVE	R	¥	-
1216	€	10	American Elm	Ulmus americana	Fair		INVASIVE	R	¥	-
1217 1218	SM BX	16 8	Silver Maple Box elder	Acer saccharinum Acer negundo	Fair Fair		INVASIVE	R R	¥	 -
1219	BX	8	Box elder	Acer negundo	Fair		INVASIVE	R	¥	-
1220	ВX	9	Box elder	Acer negundo	Fair		INVASIVE	R	¥	-
1221	BX	8	Box elder	Acer negundo	Fair		INVASIVE	R	¥	-
1222	EE	19	Siberian Elm	Ulmus pumila	Fair		INVASIVE	R	¥	-
1223 1224	BX BX	6	Box elder Box elder	Acer negundo Acer negundo	Fair Fair		INVASIVE	R R	¥	-
1225	BX	9	Box elder	Acer negundo	Fair		INVASIVE	R	¥	
1226	SM	13	Silver Maple	Acer saccharinum	Fair		INVASIVE	R	¥	-
1227	SM	10	Silver Maple	Acer saccharinum	Good		INVASIVE	R	¥	-
122 8	BX	9	Box elder	Acer negundo	Fair		INVASIVE	R	¥	-
1229	EE CM	7	Siberian Elm	Ulmus pumila	Poor		INVASIVE	R	¥	-
1230 1231	SM BX	6 7	Silver Maple Box elder	Acer saccharinum Acer negundo	Fair Fair		INVASIVE	R R	Y Y	
1232	SM	15	Silver Maple	Acer saccharinum	Good		INVASIVE	R	¥	-
1233	BWW	14	Black Willow	Salix nigra	Poor	_	INVASIVE	R	¥	-
1234	BWW	12	Black Willow	Salix nigra	Poor		INVASIVE	R	¥	-
1235	BWW BY	17	Black Willow	Salix nigra	Fair		INVASIVE	R	¥	-
1236 1237	BX BX	6 6	Box elder Box elder	Acer negundo Acer negundo	Poor Fair		INVASIVE INVASIVE	R R	Y Y	- -
1238	BWW	13	Black Willow	Salix nigra	Very Poor		INVASIVE	R	¥	-
1239	ВX	7	Box elder	Acer negundo	Poor		INVASIVE	R	¥	-
1240	BWW	14	Black Willow	Salix nigra	Fair		INVASIVE	R	¥	-
1241 1242	SM BX	6 10	Silver Maple Box elder	Acer saccharinum	Good Poor		INVASIVE	R R	Y Y	-
1243	BX	6	Box elder	Acer negundo Acer negundo	Poor		INVASIVE	R	¥	-
1244	ВX	6	Box elder	Acer negundo	Fair		INVASIVE	R	¥	-
1245	₿X	11	Box elder	Acer negundo	Fair		INVASIVE	R	¥	-
1246	BWW -	16	Black Willow	Salix nigra	Very Poor		INVASIVE	R -	¥	-
1247 1248	E SM	8	American Elm Silver Maple	Ulmus americana Acer saccharinum	Fair Fair		INVASIVE INVASIVE	R S	Y	
1249	SM	8	Silver Maple	Acer saccharinum	Fair		INVASIVE	S	Y	-
1250	₿X	12	Box elder	Acer negundo	Very Poor		INVASIVE	R	¥	-
1251	BWW	32	Black Willow	Salix nigra	Fair		INVASIVE	S	Y	-
1252	EE CM	16	Siberian Elm	Ulmus pumila	Poor		INVASIVE	R S	¥	-
1253 1254	SM SM	6	Silver Maple Silver Maple	Acer saccharinum Acer saccharinum	Fair Fair		INVASIVE	S	Y	-
1255	BWW	10	Black Willow	Salix nigra	Fair		INVASIVE	S	Y	-
1256	СТ	24	Cottonwood	Populus deltoides	Good		INVASIVE	S	Y	-
1257	SM	9	Silver Maple	Acer saccharinum	Good		INVASIVE	S	Y	-
1258 1259	SM BX	9	Silver Maple Box elder	Acer saccharinum Acer negundo	Fair Fair		INVASIVE	S S	Y	-
1260	вх	8	Box elder	Acer negundo	Poor		INVASIVE	S	Y	-
1261	BX	6	Box elder	Acer negundo	Fair		INVASIVE	R	¥	-
1262	₽₩	13	Black Walnut	Juglans nigra	Good		WOODLAND	R	¥	REPLACE
1263 1264	SM BW	14	Silver Maple Black Walnut	Acer saccharinum	Fair Good		WOODLAND	R R	Y Y	- REPLACE
1265	BWW	14 16	Black Willow	Juglans nigra Salix nigra	Very Poor		INVASIVE	R	¥	REPLACE
1266	BWW	11	Black Willow	Salix nigra	Very Poor		INVASIVE	R	¥	-
1267	SM	10	Silver Maple	Acer saccharinum	Fair		INVASIVE	S	Y	-
1268	SM	6	Silver Maple	Acer saccharinum	Fair		INVASIVE	S	Y	-
1269	SM CT	7	Silver Maple	Acer saccharinum	Fair		INVASIVE INVASIVE	S	Y	-
1270 1271	BX	15 6	Cottonwood Box elder	Populus deltoides Acer negundo	Good Fair		INVASIVE	s s	Y	
1272	CT	15	Cottonwood	Populus deltoides	Good		INVASIVE	S	Y	<u> </u>
1273	SM	10	Silver Maple	Acer saccharinum	Fair		INVASIVE	S	Υ	-
1274	СТ	21	Cottonwood	Populus deltoides	Good	x1	INVASIVE	S	Y	-
1275 1276	SM CT	9 26	Silver Maple	Acer saccharinum	Good		INVASIVE	S S	Y	-
1277	SM	10	Cottonwood Silver Maple	Populus deltoides Acer saccharinum	Good Good		INVASIVE	S	Y	-
1278	SM	10	Silver Maple	Acer saccharinum	Good		INVASIVE	S	Y	 -
1279	вх	8	Box elder	Acer negundo	Poor		INVASIVE	S	Y	-
1280	вх	12	Box elder	Acer negundo	Poor		INVASIVE	S	Y	-
1281	BWW	21 10	Black Willow	Salix nigra	Fair		INVASIVE	R	Y Y	
1282 1283	SM SM	10	Silver Maple Silver Maple	Acer saccharinum Acer saccharinum	Good Good		INVASIVE INVASIVE	S	Y	-
1284	SM	16	Silver Maple	Acer saccharinum	Good		INVASIVE	S	Y	
1285	SM	7	Silver Maple	Acer saccharinum	Fair		INVASIVE	S	Y	-
1286	BX	8	Box elder	Acer negundo	Poor		INVASIVE	S	Y	-
1287 1288	BWW BWW	10 14	Black Walnut Black Willow	Juglans nigra Salix nigra	Good Fair		WOODLAND	R R	Y Y	REPLACE
1289	BWW	12	Black Willow	Salix nigra	Very Poor	x1	INVASIVE	R	¥	<u> </u>
1290	₽₩₩	14	Black Willow	Salix nigra	Fair	×2	INVASIVE	R	¥	-
1291	BX	19	Box elder	Acer negundo	Poor		INVASIVE	R	¥	-
1292 1293	BWW BX	14 8	Black Willow Box elder	Salix nigra	Fair Poor		INVASIVE INVASIVE	R R	Y Y	
1293	BWW	8 31	Black Willow	Acer negundo Salix nigra	Fair		INVASIVE	R	¥	-
1207	BWW	16	Black Willow	Salix nigra	Fair	x1	INVASIVE	R	¥	
	DVVVV		Green Ash	Fraxinus pennsylvanica	Fair		INVASIVE	R	¥	
1295 1296	GA	6		<u> </u>			-		<u> </u>	1
1295 1296 1297	GA BWW	13	Black Willow	Salix nigra	Poor		INVASIVE	R	¥	-
1295 1296 1297 1298	GA BWW BX	13 12	Black Willow Box elder	Salix nigra Acer negundo	Poor Fair		INVASIVE	R	¥ ¥	- -
1295 1296 1297	GA BWW	13	Black Willow	Salix nigra	Poor				¥	





CLIENT Tableau by MONDRIAN 50215 SCHOENHERR SHELBY TOWNSHIP, MI 48315

PROJECT TITLE HOMESTEAD 3364 LIVERNOIS ROAD TROY, MICHIGAN

REVISIONS PER PC MEETING 07/26/22 8/11/22 PER PLANNING COMMENTS 8/23/22 REVISED TO SINGLE FAMILY 6/29/23

ORIGINAL ISSUE DATE: MAY 18, 2022 DRAWING TITLE

TREE PRESERVATION LIST

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

1401	BWW	13	Black Willow	Salix nigra	Fair		INVASIVE	R	¥	<u> </u>
1402	BWW	16	Black Willow	Salix nigra	Poor		INVASIVE	R R	¥ ¥	-
1403 1404	BX BX	11 7	Box elder Box elder	Acer negundo Acer negundo	Fair Poor	x1	INVASIVE INVASIVE	R	¥	-
1405	BWW	1 3	Black Willow	Salix nigra	Poor		INVASIVE	R	¥	-
1406	BX	6	Box elder	Acer negundo	Fair		INVASIVE	R	¥	-
1407 1408	BW BW	9 7	Box elder Black Walnut	Acer negundo Juglans nigra	Fair Good		WOODLAND		¥	- REPLACE
1409	SM	13	Silver Maple	Acer saccharinum	Good		INVASIVE	S	Y	-
1410	Е	7	American Elm	Ulmus americana	Good		INVASIVE	S	Y	-
1411 1412	BW BX	7 7	Black Walnut Box elder	Juglans nigra	Good		WOODLAND INVASIVE	R	¥	REPLACE
1412 1413	BWW	<i>+</i> 19	Black Willow	Acer negundo Salix nigra	Poor Fair		INVASIVE	K	¥	-
1414	BX	9	Box elder	Acer negundo	Fair		INVASIVE	R	¥	-
1415	BWW	17	Black Willow	Salix nigra	Fair		INVASIVE	R	¥	-
1416	BX	8	Box elder	Acer negundo	Fair		INVASIVE	R	¥	-
1417 1418	BWW BWW	14 15	Black Willow Black Willow	Salix nigra Salix nigra	Fair Fair		INVASIVE	R	¥	-
1419	BWW	15	Black Willow	Salix nigra	Fair		INVASIVE	R	¥	-
1420	вх	6	Box elder	Acer negundo	Fair		INVASIVE	S	Y	-
1421 1422	BX BX	10 6	Box elder Box elder	Acer negundo Acer negundo	Fair Fair		INVASIVE INVASIVE	S S	Y	-
1423	B₩	13	Black Walnut	Juglans nigra	Good		WOODLAND	S R	¥	REPLACE
1424	вх	14	Box elder	Acer negundo	Fair	x 1	INVASIVE	S	N	-
1425	вх	18	Box elder	Acer negundo	Fair		INVASIVE	S	N	-
1426	BX	15	Box elder	Acer negundo	Fair	v.1	INVASIVE	S	Y	-
1427 1428	SM BW	23 8	Silver Maple Black Walnut	Acer saccharinum Juglans nigra	Fair Good	x1	WOODLAND	S S	Y	-
1429	BX	7	Box elder	Acer negundo	Poor		INVASIVE	s	Y	-
1430	SM	8	Silver Maple	Acer saccharinum	Fair		INVASIVE	S	Y	-
1431	E	15	American Elm	Ulmus americana	Good		INVASIVE	S	Y	-
1432 1433	GA GA	8 6	Green Ash Green Ash	Fraxinus pennsylvanica Fraxinus pennsylvanica	Fair Good		INVASIVE INVASIVE	S S	Y	-
1434	E	7	American Elm	Ulmus americana	Good		INVASIVE	S	Y	-
1435	вх	6	Box elder	Acer negundo	Very Poor		INVASIVE	S	Y	-
1436	SM	7	Silver Maple	Acer saccharinum	Good		INVASIVE	S	Y	-
1437 1438	CT SM	15 17	Cottonwood Silver Maple	Populus deltoides Acer saccharinum	Good Good		INVASIVE INVASIVE	S S	Y	-
1439	SM	16	Silver Maple	Acer saccharinum Acer saccharinum	Good		INVASIVE	S	Y	1 -
1440	BW	7	Black Walnut	Juglans nigra	Good		WOODLAND	S	Y	-
1441	₽₩	7	Black Walnut	Juglans nigra	Good		WOODLAND	R	¥	REPLACE
1442 1443	SM BW	11 15	Silver Maple Black Walnut	Acer saccharinum Juglans nigra	Good Good		WOODLAND	S R	Y	- REPLACE
1444	SM	35	Silver Maple	Acer saccharinum	Good		INVASIVE	S	Y	- REPLACE
1445	Е	13	American Elm	Ulmus americana	Good		INVASIVE	S	Y	-
1446	E	19	American Elm	Ulmus americana	Very Poor	dead	INVASIVE	S	Y	-
1447	SM	14 6	Silver Maple	Acer saccharinum	Good	x1	INVASIVE	S S	Y	-
1448 1449	BX SM	13	Box elder Silver Maple	Acer negundo Acer saccharinum	Fair Good		INVASIVE INVASIVE	s	Y	-
1450	₽₩	8	Black Walnut	Juglans nigra	Good		WOODLAND	R	¥	REPLACE
1451	ŦĦ	7	Thornapple/Hawthorne	Cragaegus spp.	Fair		WOODLAND	R	¥	REPLACE
1452	SM	23	Silver Maple	Acer saccharinum	Good		INVASIVE	R	¥	-
1453 1454	SM GA	7 9	Silver Maple Green Ash	Acer saccharinum Fraxinus pennsylvanica	Good Good		INVASIVE INVASIVE	R	¥	-
1455	BW	15	Black Walnut	Juglans nigra	Fair		WOODLAND	S	Y	-
1456	₽₩	13	Black Walnut	Juglans nigra	Good		WOODLAND	R	¥	REPLACE
1457	BW BW	12 6	Black Walnut	Juglans nigra	Fair		WOODLAND		¥	REPLACE
1458 1459	GA	6	Black Walnut Green Ash	Juglans nigra Fraxinus pennsylvanica	Fair Poor		WOODLAND	K	¥	REPLACE -
1460	₽₩	10	Black Walnut	Juglans nigra	Good		WOODLAND	R	¥	REPLACE
1461	₽₩	12	Black Walnut	Juglans nigra	Good		WOODLAND	R	¥	REPLACE
1462	BW	8	Black Walnut	Juglans nigra	Fair		WOODLAND WOODLAND	R	¥	REPLACE
1463 1464	BW SM	12 12	Black Walnut Silver Maple	Juglans nigra Acer saccharinum	Good Good		INVASIVE	R S	Y	REPLACE -
1465	SM	18	Silver Maple	Acer saccharinum	Good	x1	INVASIVE	S	Y	
1466	SM	14	Silver Maple	Acer saccharinum	Fair		INVASIVE	S	Y	-
1467	SM	6	Silver Maple	Acer saccharinum	Fair		INVASIVE	S	Y	-
1468 1469	E SM	12 7	American Elm Silver Maple	Ulmus americana Acer saccharinum	Fair Fair		INVASIVE INVASIVE	S S	Y N	-
1470	SM	21	Silver Maple	Acer saccharinum	Good		INVASIVE	S	Y	<u>-</u>
1471	SM	10	Silver Maple	Acer saccharinum	Good		INVASIVE	S	Y	-
1472	SM SM	13 20	Silver Maple	Acer saccharinum	Good		INVASIVE	s s	Y	-
1473 1474	SM E	13	Silver Maple American Elm	Acer saccharinum Ulmus americana	Good Fair		INVASIVE INVASIVE	S	Y	-
1475	SM	10	Silver Maple	Acer saccharinum	Fair		INVASIVE	S	Y	-
1476	SM	12	Silver Maple	Acer saccharinum	Good		INVASIVE	S	Y	-
1477	SM	10	Silver Maple	Acer saccharinum	Good		INVASIVE	S	Y	-
1478 1479	SM SM	19 19	Silver Maple Silver Maple	Acer saccharinum Acer saccharinum	Good Good		INVASIVE INVASIVE	S S	Y	-
1480	SM	22	Silver Maple	Acer saccharinum	Good		INVASIVE	S	Y	
1481	E	6	American Elm	Ulmus americana	Fair		INVASIVE	S	N	-
482	SM SM	15 12	Silver Maple	Acer saccharinum	Good		INVASIVE	s s	Y	-
483 484	SM	12	Silver Maple Silver Maple	Acer saccharinum Acer saccharinum	Good Good		INVASIVE INVASIVE	s s	Y	 -
485	GA	6	Green Ash	Fraxinus pennsylvanica	Fair		INVASIVE	S	Y	
	SM	12	Silver Maple	Acer saccharinum	Good		INVASIVE	S	Y	-
		12 14	Silver Maple	Acer saccharinum	Good		INVASIVE	S	Y	-
1487	SM	. тд	Silver Maple	Acer saccharinum Acer saccharinum	Good Good		INVASIVE INVASIVE	S S	Y	-
1487 1488	SM SM	15	Silver Maple	,emaili				s	+	1
1487 1488 1489	SM		Silver Maple Silver Maple	Acer saccharinum	Good		INVASIVE		N	
1487 1488 1489 1490	SM SM SM	15 17 24	Silver Maple Silver Maple	Acer saccharinum Acer saccharinum	Good		INVASIVE	S	Y	-
1487 1488 1489 1490 1491 1492	SM SM SM SM	15 17 24 13	Silver Maple Silver Maple American Elm	Acer saccharinum Acer saccharinum Ulmus americana	Good Good		INVASIVE INVASIVE	s s	Y	-
1487 1488 1489 1490 1491 1492 1493	SM SM SM SM E	15 17 24	Silver Maple Silver Maple American Elm Silver Maple	Acer saccharinum Acer saccharinum Ulmus americana Acer saccharinum	Good Good Good		INVASIVE INVASIVE INVASIVE	\$ \$ \$	Y Y Y	
1487 1488 1489 1490 1491 1492 1493	SM SM SM SM	15 17 24 13 10	Silver Maple Silver Maple American Elm	Acer saccharinum Acer saccharinum Ulmus americana	Good Good		INVASIVE INVASIVE	s s	Y	-
1487 1488 1489 1490 1491 1492 1493 1494 1495	SM SM SM E SM GA GA	15 17 24 13 10 7 5	Silver Maple Silver Maple American Elm Silver Maple Green Ash Green Ash	Acer saccharinum Acer saccharinum Ulmus americana Acer saccharinum Fraxinus pennsylvanica	Good Good Good Fair Fair Fair		INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE	\$ \$ \$ \$ \$ \$	Y Y Y Y Y Y Y	
1487 1488 1489 1490 1491 1492 1493 1494 1495 1496	SM SM SM SM E SM GA GA	15 17 24 13 10 7 5 7	Silver Maple Silver Maple American Elm Silver Maple Green Ash Green Ash Green Ash Black Walnut	Acer saccharinum Acer saccharinum Ulmus americana Acer saccharinum Fraxinus pennsylvanica Fraxinus pennsylvanica Fraxinus pennsylvanica Juglans nigra	Good Good Good Fair Fair Fair Good		INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE WOODLAND	S S S S S	Y Y Y Y Y Y Y Y Y Y	- - - - - REPLACE
1486 1487 1488 1489 1490 1491 1492 1493 1494 1495 1496 1497 1498	SM SM SM E SM GA GA	15 17 24 13 10 7 5	Silver Maple Silver Maple American Elm Silver Maple Green Ash Green Ash	Acer saccharinum Acer saccharinum Ulmus americana Acer saccharinum Fraxinus pennsylvanica Fraxinus pennsylvanica Fraxinus pennsylvanica	Good Good Good Fair Fair Fair		INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE	\$ \$ \$ \$ \$ \$	Y Y Y Y Y Y Y	

INVASIVE

4500 SM 10 Silver Maple Acer saccharinum Good

1501	SM	12	Silver Maple	Acer saccharinum	Good		INVASIVE	S	Υ	-
1502	SM	9	Silver Maple	Acer saccharinum	Good		INVASIVE	S	Y	-
1503	BW	7	Black Walnut	Juglans nigra	Good		WOODLAND	S	Y	-
1504	GA	7	Green Ash	Fraxinus pennsylvanica	Poor		INVASIVE	S	Y	-
1505 1506	GA SM	9	Green Ash Silver Maple	Fraxinus pennsylvanica Acer saccharinum	Good Good		INVASIVE INVASIVE	S 	Y	-
1507	E	8	American Elm	Ulmus americana	Fair		INVASIVE	S	Y	
1508	SM	13	Silver Maple	Acer saccharinum	Good		INVASIVE	S	Y	-
1509	Е	8	American Elm	Ulmus americana	Good		INVASIVE	S	Υ	-
1510	SM	12	Silver Maple	Acer saccharinum	Good		INVASIVE	S	Υ	-
1511	E	8	American Elm	Ulmus americana	Fair		INVASIVE	S	Y	-
1512	SM	19	Silver Maple	Acer saccharinum	Good		INVASIVE	S	Y	-
1513	E	9	American Elm	Ulmus americana	Good		INVASIVE	S	Y	-
1514	E	6	American Elm	Ulmus americana	Fair		INVASIVE	S	Y	-
1515 1516	SM E	12	Silver Maple American Elm	Acer saccharinum Ulmus americana	Good Fair		INVASIVE INVASIVE	S S	Y	-
1517	SM	17	Silver Maple	Acer saccharinum	Good		INVASIVE	s s	Y	-
1518	SM	7	Silver Maple	Acer saccharinum	Good		INVASIVE	S	Y	-
1519	SM	11	Silver Maple	Acer saccharinum	Good		INVASIVE	S	Υ	-
1520	SM	6	Silver Maple	Acer 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	S	Y	-
1523	SM	13	Silver Maple	Acer saccharinum	Good		INVASIVE	S	Y	-
1524 1525	SM	7 12	Silver Maple Silver Maple	Acer saccharinum Acer saccharinum	Good Good		INVASIVE INVASIVE	S S	Y	-
1526	SM	9	Silver Maple	Acer saccharinum	Good		INVASIVE	s	Y	-
1527	SM	9	Silver Maple	Acer saccharinum	Good		INVASIVE	S	Y	-
1528	SM	10	Silver Maple	Acer saccharinum	Good		INVASIVE	S	Υ	-
1529	SM	12	Silver Maple	Acer saccharinum	Good		INVASIVE	S	Υ	-
1530	SM	7	Silver Maple	Acer saccharinum	Good		INVASIVE	S	Υ	-
1531	SM	17	Silver Maple	Acer saccharinum	Good		INVASIVE	S	Y	-
1532	E	10	American Elm	Ulmus americana	Fair		INVASIVE	S	Y	-
1533	E	10	American Elm	Ulmus americana	Poor		INVASIVE	S	Y	-
1534	SM	16	Silver Maple	Acer saccharinum	Good		INVASIVE	<u> </u>	Y	-
1535 1536	SM E	23 12	Silver Maple American Elm	Acer saccharinum Ulmus americana	Good Fair		INVASIVE INVASIVE	S	Y	-
1536	E	6	American Elm American Elm	Ulmus americana Ulmus americana	Good		INVASIVE	S	Y	-
1538	SM	12	Silver Maple	Acer saccharinum	Good		INVASIVE	s	Y	-
1539	SM	10	Silver Maple	Acer saccharinum	Good	x2	INVASIVE	S	Y	-
1540	SM	12	Silver Maple	Acer saccharinum	Good		INVASIVE	S	Υ	-
1541	SM	8	Silver Maple	Acer saccharinum	Good		INVASIVE	S	Υ	-
1542	SM	7	Silver Maple	Acer saccharinum	Good		INVASIVE	S	Y	-
1543	BW	8	Black Walnut	Juglans nigra	Good		WOODLAND	S	Y	-
1544	GA _	8	Green Ash	Fraxinus pennsylvanica	Fair		INVASIVE	S	Y	-
1545	E	8	American Elm	Ulmus americana	Fair		INVASIVE	S	Y	-
1546 1547	SM SM	15 8	Silver Maple	Acer saccharinum	Good Good		INVASIVE INVASIVE	S S	Y	-
1547	SM	20	Silver Maple Silver Maple	Acer saccharinum Acer saccharinum	Good		INVASIVE	s s	Y	-
1549	SM	13	Silver Maple	Acer saccharinum	Good		INVASIVE	S	Y	-
1550	SM	8	Silver Maple	Acer saccharinum	Good		INVASIVE	S	Υ	-
1551	SM	21	Silver Maple	Acer saccharinum	Good		INVASIVE	S	Υ	-
1552	SM	9	Silver Maple	Acer saccharinum	Good		INVASIVE	S	Y	-
1553	E	6	American Elm	Ulmus americana	Good		INVASIVE	S	Y	-
1554	SM -	9	Silver Maple	Acer saccharinum	Fair		INVASIVE	S	Y	-
1555	E	8	American Elm	Ulmus americana	Good	4	INVASIVE	S	Y	-
1556 1557	SM	13 12	Silver Maple Silver Maple	Acer saccharinum Acer saccharinum	Good Good	x1	INVASIVE INVASIVE	S S	Y	-
1558	SM	7	Silver Maple	Acer saccharinum	Good		INVASIVE	S	Y	
1559	SM	7	Silver Maple	Acer saccharinum	Good		INVASIVE	S	Y	-
1560	SM	8	Silver Maple	Acer saccharinum	Good		INVASIVE	S	Υ	-
1561	SM	7	Silver Maple	Acer saccharinum	Good		INVASIVE	S	Υ	-
1562	SM	12	Silver Maple	Acer saccharinum	Good		INVASIVE	S	Y	-
1563	SM	9	Silver Maple	Acer saccharinum	Good	x1	INVASIVE	S	Y	-
1564	SM	6	Silver Maple	Acer saccharinum	Good		INVASIVE	S	Y	-
1565	SM	8	Silver Maple	Acer saccharinum	Good		INVASIVE	S	Y	-
1566 1567	SM	18 6	Silver Maple Silver Maple	Acer saccharinum Acer saccharinum	Good Good		INVASIVE INVASIVE	S S	Y	-
1567	SM	6	Silver Maple	Acer saccharinum Acer saccharinum	Good		INVASIVE	s s	Y	-
1569	CT	26	Cottonwood	Populus deltoides	Poor		INVASIVE	S	Y	-
1570	SM	7	Silver Maple	Acer saccharinum	Good		INVASIVE	S	Y	
1571	SM	7	Silver Maple	Acer saccharinum	Good		INVASIVE	S	Y	-
1572	SM	14	Silver Maple	Acer saccharinum	Good		INVASIVE	S	Y	-
1573	SM	9	Silver Maple	Acer saccharinum	Good		INVASIVE	S	Y	-
1574	SM	8	Silver Maple	Acer saccharinum	Good		INVASIVE	<u> </u>	Y	-
1575 1576	SM E	6	Silver Maple American Elm	Acer saccharinum Ulmus americana	Good Fair		INVASIVE INVASIVE	S 	Y	-
1576	SM	15	Silver Maple	Acer saccharinum	Good		INVASIVE	s	Y	-
1578	SM	13	Silver Maple	Acer saccharinum	Good		INVASIVE	s	Y	-
1579	SM	7	Silver Maple	Acer saccharinum	Fair		INVASIVE	S	Y	-
1580	SM	16	Silver Maple	Acer saccharinum	Fair		INVASIVE	S	Y	-
1581	E	6	American Elm	Ulmus americana	Fair		INVASIVE	S	Y	-
1582	SM	7	Silver Maple	Acer saccharinum	Good	x1	INVASIVE	S	Y	-
1583	SM	15	Silver Maple	Acer saccharinum	Good		INVASIVE	<u> </u>	Y	-
1584 1585	SM SM	15 6	Silver Maple Silver Maple	Acer saccharinum Acer saccharinum	Good Good		INVASIVE INVASIVE	S S	Y	-
1585	SM	6	Silver Maple	Acer saccharinum Acer saccharinum	Fair		INVASIVE	s	Y	-
1587	SM	15	Silver Maple	Acer saccharinum	Good		INVASIVE	S	Y	-
1588	SM	15	Silver Maple	Acer saccharinum	Good		INVASIVE	S	Y	-
1589	SM	22	Silver Maple	Acer saccharinum	Good		INVASIVE	S	Y	-
1590	SM	8	Silver Maple	Acer saccharinum	Good		INVASIVE	S	Y	-
1591	SM	20	Silver Maple	Acer saccharinum	Good		INVASIVE	S	Y	-
1592	SM	15	Silver Maple	Acer saccharinum	Good	x1	INVASIVE	S	Y	-
1593	SM	15	Silver Maple	Acer saccharinum	Fair		INVASIVE	S	Y	-
1594 1595	BX BX	15 14	Box elder Box elder	Acer negundo Acer negundo	Fair Fair		INVASIVE INVASIVE	S S	Y	-
1595	SM	26	Silver Maple	Acer negundo Acer saccharinum	Good		INVASIVE	S	Y	-
1597	SM	7	Silver Maple	Acer saccharinum	Good		INVASIVE	S	Y	-
1598	E	9	American Elm	Ulmus americana	Fair		INVASIVE	s	Y	-
1599	SM	24	Silver Maple	Acer saccharinum	Good		INVASIVE	S	Y	
1600	SM	15	Silver Maple	Acer saccharinum	Good		INVASIVE	S	Υ	-





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.

CLIENT



PROJECT TITLE **HOMESTEAD**

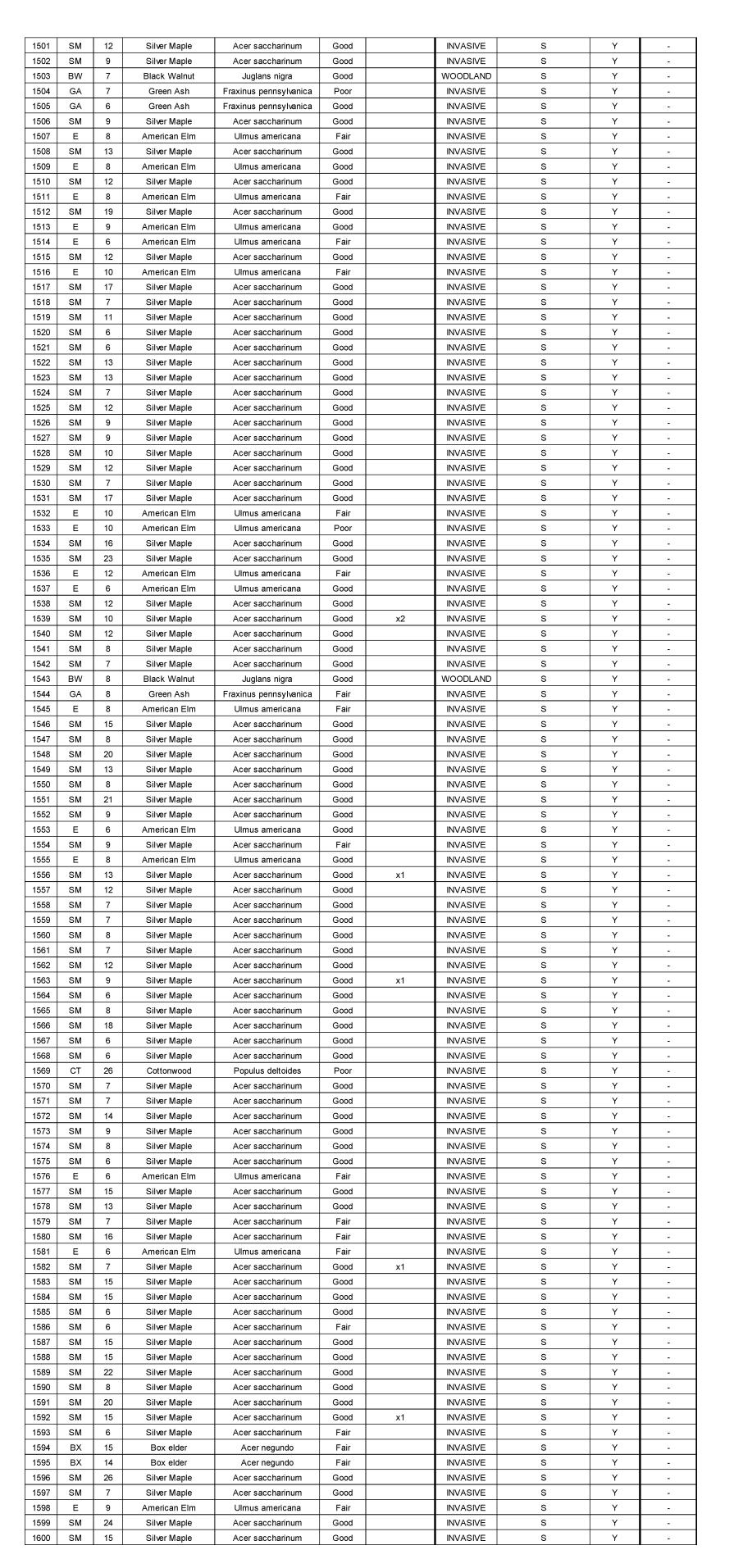
3364 LIVERNOIS ROAD TROY, MICHIGAN

PER PC MEETING 07/26/22	8/11/22
PER PLANNING COMMENTS	8/23/22
REVISED TO SINGLE FAMILY	6/29/23

ORIGINAL ISSUE DATE: MAY 18, 2022

DRAWING TITLE TREE PRESERVATION LIST

PEA JOB NO.	2021-0451
P.M.	JB1
DN.	KFF
DES.	DSk
DRAWING NUMBER	R :



1601	SM	12	Silver Maple	Acer saccharinum	Good		INVASIVE	S	Y	-
1602	SM	11	Silver Maple	Acer saccharinum	Good		INVASIVE	S	Y	-
1603	SM	10	Silver Maple	Acer saccharinum	Good	x1	INVASIVE	S	Y	-
1604	SM	11	Silver Maple	Acer saccharinum	Good		INVASIVE	S	Y	-
1605 1606	SM SM	11 13	Silver Maple Silver Maple	Acer saccharinum Acer saccharinum	Good Good		INVASIVE INVASIVE	S 	Y	-
1607	SM	8	Silver Maple	Acer saccharinum	Fair		INVASIVE	S	Y	-
1608	SM	12	Silver Maple	Acer saccharinum	Good		INVASIVE	S	Υ	-
1609	SM	16	Silver Maple	Acer saccharinum	Good		INVASIVE	S	Y	-
1610 1611	SM SM	13 8	Silver Maple Silver Maple	Acer saccharinum Acer saccharinum	Good Fair		INVASIVE INVASIVE	S	Y	-
1612	SM	15	Silver Maple	Acer saccharinum	Good		INVASIVE	s	Y	-
1613	BWW	18	Black Willow	Salix nigra	Fair		INVASIVE	S	Υ	-
1614	BWW	24	Black Willow	Salix nigra	Fair		INVASIVE	S	Y	-
1615	BX	12	Box elder	Acer negundo	Very Poor		INVASIVE	S	Y	-
1616 1617	BX BX	12 16	Box elder Box elder	Acer negundo Acer negundo	Poor		INVASIVE INVASIVE	S	Y	-
1618	E	6	American Elm	Ulmus americana	Fair		INVASIVE	S	Y	-
1619	Е	10	American Elm	Ulmus americana	Fair		INVASIVE	S	Y	-
1620	Е	8	American Elm	Ulmus americana	Fair		INVASIVE	S	Y	-
1621 1622	E E	7 8	American Elm American Elm	Ulmus americana Ulmus americana	Fair Fair		INVASIVE INVASIVE	S 	Y	-
1623	E	16	American Elm	Ulmus americana	Fair		INVASIVE	s	Y	-
1624	BWW	18	Black Willow	Salix nigra	Fair		INVASIVE	S	Υ	-
1625	вх	15	Box elder	Acer negundo	Very Poor		INVASIVE	S	Υ	-
1626	BX	10	Box elder	Acer negundo	Fair –		INVASIVE	S	Y	-
1627 1628	BX BWW	16 15	Box elder Black Willow	Acer negundo Salix nigra	Poor Fair		INVASIVE	S R	Y	-
1629	BX	15	Box elder	Acer negundo	Fair		INVASIVE	R	¥	-
1630	вх	11	Box elder	Acer negundo	Fair		INVASIVE	S	Y	-
1631	BWW	12	Black Willow	Salix nigra	Fair		INVASIVE	S	Y	-
1632	BWW DM/M	26	Black Willow	Salix nigra	Fair		INVASIVE	R	¥	<u> </u>
1633 1634	BWW	21 18	Black Willow Black Willow	Salix nigra Salix nigra	Poor Fair		INVASIVE INVASIVE	S S	Y	-
1635	BWW	15	Black Willow	Salix nigra Salix nigra	Poor		INVASIVE	s	Y	<u>-</u>
1636	BX	8	Box elder	Acer negundo	Fair		INVASIVE	R	¥	-
1637	SM	7	Silver Maple	Acer saccharinum	Fair		INVASIVE	S	Y	-
1638	BWW	13	Black Willow	Salix nigra	Fair	x3	INVASIVE	S	Y	-
1639 1640	BWW BX	18 15	Black Willow Box elder	Salix nigra Acer negundo	Poor Fair		INVASIVE INVASIVE	R R	¥	<u>-</u>
1641	BW	6	Black Walnut	Juglans nigra	Fair		WOODLAND	R	¥	REPLACE
1642	вх	10	Box elder	Acer negundo	Poor		INVASIVE	S	Υ	-
1643	BWW	34	Black Willow	Salix nigra	Poor		INVASIVE	R	¥	-
1644	BWW	19	Black Willow	Salix nigra	Poor		INVASIVE	R	¥	-
1645 1646	BX BX	6	Box elder Box elder	Acer negundo Acer negundo	Fair Fair		INVASIVE INVASIVE	R	¥ ¥	<u>-</u>
1647	BX	10	Box elder	Acer negundo	Poor		INVASIVE	S	Y	-
1648	ВX	11	Box elder	Acer negundo	Poor		INVASIVE	R	¥	-
1649	BX	18	Box elder	Acer negundo	Fair		INVASIVE	R	¥	-
1650	BX BX	14 7	Box elder	Acer negundo	Poor		INVASIVE	S	Y	-
1651 1652	SM	16	Box elder Silver Maple	Acer negundo Acer saccharinum	Fair Good	x1	INVASIVE INVASIVE	s	Y	-
1653	BX	7	Box elder	Acer negundo	Poor		INVASIVE	R	¥	-
1654	вх	7	Box elder	Acer negundo	Fair		INVASIVE	S	Υ	-
1655	вх	15	Box elder	Acer negundo	Good		INVASIVE	S	Y	-
1656 1657	BX BX	15 8	Box elder Box elder	Acer negundo	Fair Very Poor		INVASIVE INVASIVE	S 	Y	-
1658	BX	16	Box elder	Acer negundo Acer negundo	Fair		INVASIVE	s	Y	<u>-</u>
1659	BX	14	Box elder	Acer negundo	Fair		INVASIVE	R	¥	-
1660	BX	16	Box elder	Acer negundo	Poor		INVASIVE	R	¥	-
1661	BX	12	Box elder	Acer negundo	Fair		INVASIVE	R	¥	-
1662 1663	BX BX	14 10	Box elder Box elder	Acer negundo Acer negundo	Poor Fair		INVASIVE INVASIVE	R S	Y Y	_
1664	BX	12	Box elder	Acer negundo	Fair		INVASIVE	s	Y	_
1665	вх	19	Box elder	Acer negundo	Poor		INVASIVE	S	Υ	-
1666	BWW	17	Black Willow	Salix nigra	Fair		INVASIVE	S	Y	-
1667	EE	6	Silver Manle	Ulmus pumila	Fair		INVASIVE	S	Y	-
1668 1669	SM SM	6 7	Silver Maple Silver Maple	Acer saccharinum Acer saccharinum	Fair Good		INVASIVE INVASIVE	S S	Y	-
1670	SM	7	Silver Maple	Acer saccharinum	Poor		INVASIVE	S	Y	-
1671	BX	27	Box elder	Acer negundo	Poor	_	INVASIVE	R	¥	-
1672	BX	14	Box elder	Acer negundo	Fair		INVASIVE	R	¥	-
1673 1674	BX BX	12 14	Box elder Box elder	Acer negundo	Fair Fair		INVASIVE INVASIVE	R R	¥	<u>-</u>
1674 1675	BWW	14 22	Black Willow	Acer negundo Salix nigra	Poor		INVASIVE INVASIVE	R R	¥	-
1676	BWW	16	Black Willow	Salix nigra	Fair		INVASIVE	R	¥	
1677	ВX	6	Box elder	Acer negundo	Fair		INVASIVE	R	¥	-
1678	BX	12	Box elder	Acer negundo	Fair		INVASIVE	R	¥	-
1679 1680	BWW SM	20 13	Black Willow Silver Maple	Salix nigra Acer saccharinum	Fair Good	x 1	INVASIVE INVASIVE	R S	Y	-
1680	BWW	13	Black Willow	Salix nigra	Fair		INVASIVE	s S	Y	-
1682	BWW	19	Black Willow	Salix nigra	Fair		INVASIVE	R	¥	_
1683	ВX	6	Box elder	Acer negundo	Poor		INVASIVE	R	¥	-
1684	BX	6	Box elder	Acer negundo	Fair		INVASIVE	R	¥	-
1685 1686	BX BX	7 6	Box elder Box elder	Acer negundo Acer negundo	Fair Poor		INVASIVE INVASIVE	R	¥ ¥	-
1687	BX	12	Box elder	Acer negundo	Fair		INVASIVE	R	¥	-
1688	BWW	14	Black Willow	Salix nigra	Poor		INVASIVE	R	¥	-
1000	BWW	17	Black Willow	Salix nigra	Poor		INVASIVE	R	¥	-
1689	₽₩₩	17	Black Willow	Salix nigra	Fair		INVASIVE	R	¥	-
1690	C14	13	Silver Maple Black Willow	Acer saccharinum Salix nigra	Fair Poor		INVASIVE INVASIVE	S R	Y	-
	SM BWW	10	V V III V VV	Jana Ingra			 		_	
1690 1691		10 6	Box elder	Acer negundo	Fair		INVASIVE	S	Y	· -
1690 1691 1692	BWW		Box elder Black Willow	Acer negundo Salix nigra	Fair Poor		INVASIVE INVASIVE	S ₽	Y Y	-
1690 1691 1692 1693 1694 1695	BWW BX BWW BX	6 16 7	Black Willow Box elder	Salix nigra Acer negundo	Poor Fair		INVASIVE INVASIVE	R R	¥ ¥	-
1690 1691 1692 1693 1694 1695 1696	BWW BX BWW BX BX	6 16 7 6	Black Willow Box elder Box elder	Salix nigra Acer negundo Acer negundo	Poor Fair Fair		INVASIVE INVASIVE INVASIVE	R R R	¥ ¥ ¥	-
1690 1691 1692 1693 1694 1695	BWW BX BWW BX	6 16 7	Black Willow Box elder	Salix nigra Acer negundo Acer negundo Acer negundo	Poor Fair		INVASIVE INVASIVE INVASIVE	R R R R	* * * *	-
1690 1691 1692 1693 1694 1695 1696	BWW BX BWW BX BX BX	6 16 7 6	Black Willow Box elder Box elder Box elder	Salix nigra Acer negundo Acer negundo	Poor Fair Fair Fair		INVASIVE INVASIVE INVASIVE	R R R	¥ ¥ ¥	- - -

1701	SC	8	Scotch Pine	Pinus sylvestris	Poor		WOODLAND	S	Υ	-
1702	sc	12	Scotch Pine	Pinus sylvestris	Fair		WOODLAND	R	¥	REPLACE
1703	SC	11	Scotch Pine	Pinus sylvestris	Fair		WOODLAND	R	¥	REPLACE
1704	SC	11	Scotch Pine	Pinus sylvestris	Fair		WOODLAND	R	¥	REPLACE
1705	sc	11	Scotch Pine	Pinus sylvestris	Fair		WOODLAND	R	¥	REPLACE
1706	SC	19	Scotch Pine	Pinus sylvestris	Fair		LANDMARK	R	¥	REPLACE
1707	sc	11	Scotch Pine	Pinus sylvestris	Fair	x1	WOODLAND	R	¥	REPLACE
1708	SC	10	Scotch Pine	Pinus sylvestris	Fair		WOODLAND	R	¥	REPLACE
1709	ÐF	7	Douglas Fir	Pseudotsuga menziesii	Good	x 1	WOODLAND	R	¥	REPLACE

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WOODLAND TREES REMOVED:	47	(REPLAC	CE AT 50% OF REMOVED DBH)
473" DBH x 0.5 =		237"	REPLACEMENT
WOODLAND TREES SAVED:	8	(CREDIT	OF 2X DBH)
78" DBH x 2 =		156"	CREDIT
237" -	156	=	80.5
81" DBH REQUIRED FOR WO	OODLAN	ID REPLAC	<u>CEMENT</u>
81" DBH REQUIRED FOR WO	OODLAN	ID REPLA	CEMENT_
	2		CEMENT CE AT 100% OF REMOVED DBH)
LANDMARK TREES			
LANDMARK TREES LANDMARK TREES REMOVED:		(REPLAC	CE AT 100% OF REMOVED DBH)
LANDMARK TREES LANDMARK TREES REMOVED: 32" DBH x 1 =	2	(REPLAC	CE AT 100% OF REMOVED DBH) REPLACEMENT



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.

CLIENT



PROJECT TITLE

HOMESTEAD 3364 LIVERNOIS ROAD TROY, MICHIGAN

REVISIONS	
PER PC MEETING 07/26/22	8/11/22
PER PLANNING COMMENTS	8/23/22
REVISED TO SINGLE FAMILY	6/29/23

ORIGINAL ISSUE DATE: MAY 18, 2022

DRAWING TITLE

TREE PRESERVATION LIST

PEA JOB NO.	2021-0451
P.M.	JBT
DN.	KFP
DES.	DSK
DRAWING NUMBER	R:

LANDSCAPE REQUIREMENTS Per City of Troy Zoning Ordinance; R-1C Per Article 13 Table 13.02-A: Landscape Screening Alternatives: **South Property Line Between Land Uses** Existing vegetation which is located on the property to be developed within the area of the proposed screen, is in good condition, and meets the size and type requirements in the various screening alternatives may be counted toward meeting screening requirements. Alternative 2 is chosen: 1 tree per 10 lineal feet Required: 1,227 LF / 10 = 123 Trees Provided: 68 Trees @ 1 Tree / 20 LF with existing vegetation credit. Tree Replacement (RT symbol on plan = Replacement Tree) Required: (37) 3" Cal. Deciduous Trees Provided: (47) 3" Cal. Deciduous Trees Per Article 13 Table 13.02-D: Greenbelt Standards Landscaping The greenbelt shall be landscaped with a minimum of one (1) deciduous tree for every thirty (30) lineal feet, or fraction thereof, of frontage abutting a public road right-of-way. Deciduous trees within a greenbelt shall be a minimum caliper of two and a half (2 1/2) inches or greater and evergreen trees shall be a minimum of five (5) to six (6) feet in height. Street Tree Length = 328 LF Required: (11) Trees Provided: (6) 3" Cal. Deciduous Trees (12) Evergreen Trees

Per Article 13 Table 13.02-F: Subdivision and Site Condominium Landscaping The frontage of all internal public or private streets shall be landscaped with the equivalent

of one (1) tree for every fifty (50) lineal feet, or fraction thereof.

Street Tree Length = $543 LF (543 / 50 = 10.86 \times 2 = 21.72)$ Required: (22) 3" Cal. Deciduous Trees

Provided: (23) 3" Cal. Deciduous Trees

LANDSCAPE PLANTING NOTES 1. Contractor shall be responsible for contacting and coordinating with all pertinent utility companies 72 hours in advance of any digging to make themselves familiar with all underground utilities, pipes and structures. Contractor shall take sole responsibility for any cost incurred due to damage of said utilities or structures. Contractor shall not willfully proceed with construction as designed when it is obvious that unknown obstructions and/or grade differences exist. Such conditions shall immediately be brought to the attention of the Owner's Representative. The contractor shall assume full responsibility for all necessary revisions due to failure to give such notification. 3. 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 liability for any changes and associated costs. 4. Contractor shall be responsible for any coordination with subcontractors as required to accomplish construction installation operations. 5. Contractor shall provide and maintain positive surface drainage. 6. Contractor shall be responsible for any existing materials that are damaged during construction. 7. 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 9. All tree varieties and substitutions to be approved by the Owners Representative prior to being delivered to site. Any plant material delivered to site not previously approved may be rejected and are the sole responsibility of the contractor. Plant varieties shall be approved equal based on availability from nurseries. 10. 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. 11. The contractor shall "water in" and fertilize all plants immediately after planting. 12. 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.

13. Landscape Contractor shall install an automated irrigation system at all common area, frontage, park and entrance lawn areas on a Design/Build basis.

15. All plant material shall be nursery grown. All trees and plant material shall meet the current standards of the American Society of

16. All diseased, damaged, or dead landscape material shall be replaced within (3) three months of discovery.

minimum of one cultivation in June, July and August for the 2-year warranty period.

inlets, creeks or natural areas.

14. Contractor shall install 3" depth Shredded 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

17. Contractor shall adhere to all soil erosion prevention methods as directed within civil engineering drawings and Municipal Ordinance including maintaining silt fencing and ensuring that soil, silt and other debris is prevented from leaving site or entering area drains, sewer

18. All perennials and ornamental grasses shall be planted on close centers so as to form a single mass appearance within one planting

20. Intended date of installation shall be between March 15 and November 15. All plant materials shall be guaranteed for 2 years. A

21. Plant source shall be northern nursery grown, No. 1 grade. Substitutions must be approved by the City in writing prior to installation.

19. All unpaved areas within impacted development zones to be hydro-seed lawn areas, mulch beds or groundcover, typ.

QTY.	DESCRIPTION	SIZE / ROO
18	Picea glauca White Spruce	8', B&B
28	Pinus strobus White Pine	8', B&B
18	Picea abies Norway Spruce	8', B&B
2	Pyrus calleryana Cleveland Select Pear	3" cal., B&B
4	Acer rubrum (clump) Clump Red Maple	3" cal., B&B Multi-Stem
10	Acer rubrum 'Autumn Blaze' Autumn Blaze Maple	3" cal., B&B
13	Platinus x acerfolia London Plain Tree	3" cal., B&B
1	Fagus sylvatica ' Purpurea Tricolor ' Deep Purple Variegated Beech	3" cal., B&B
13	Betula nigra River Birch	3" cal., B&B
13	Malus spp. 'Pink Profusion' Pink Profusion Flowering Crabapple	3" cal., B&B
7	Tilia cordata Little-Leaf Linden	3" cal., B&B
1	Platanus occidentalis Sycamore	3" cal., B&B
2	Cornus florida Flowering Dogwood	5', B&B
21	Amelanchier arborea Downy Serviceberry	3" cal., B&B
24	Juniperus chinensis var. sargentii Sargent Juniper, 18" - 24"	B&B
12	Hydrangea paniculata 'Limelight' limelight Hydrangea, 36"	B&B
6	Calamagrostis x acutiflora 'Karl Forester' Karl Forester Reed Grass, 2 gal.	Container
32	Imperata cylindrica 'Red Baron' Japanese Blood Grass 'Red Baron', 2 gal.	Container
2	Hibiscus syriacus Rose of Sharon, 5 gal.	Container
10	Viburnum carlesii Korean Spice Viburnum, 5 gal.	Container
10	Buddleja davidii Butterfly bush, 5 gal.	Container
10	1	Container

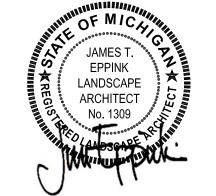
PLANT LIST

SEED MIX DATA Rhino Low Grow/Low Profile Wildflower Mix (Seed Mix A) Great performing mix of annuals and perennials. Grows. 12"-18" tall. Seed at 8 -12 # / Acre JAMES T. Seed varieties: Bachelor Button dwf., Siberian Wallflower, Farewell to Spring dwf., Chinese Houses, Lance LANDSCAPE

ARCHITECT Leaf Coreopsis dwf., Plains Coreopsis dwf., Chinese, Forget Me Not, Sweet William, No. 1309 African Daisy, California Poppy, Baby's Breath, Candytuft, Blue Flax, Sweet Alyssum, Baby Blue Eyes, California Bluebells, Catchfly

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

New England Aster, Cornflower, Siberian Wallflower, Lance leaf, Coreopsis, Plains Coreopsis, Larkspur, Sweet William, Purple Coneflower, Perennial Gaillardia, Annual Gaillardia, Annual Baby's Breath, Blue Flax, Perennial Lupine, Dwarf Evening Primrose, Corn Poppy, Prairie Coneflower, Clasping, Coneflower, Black Eyed Susan, Catchfly



J EPPINK PARTNERS, INC Urban Design Studio Landscape Architecture

Traditional Town Planning

Clarkston, Michigan 48348 248.922.0415 fax 248.922.0789 The ideas and design concepts expresse

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HOMESTEAD

3364 LIVERNOIS ROAD TROY, MICHIGAN

1" = 40'

OVERALL LANDSCAPE PLANTING PLAN

common areas adjacent to homes, typ.

Norway Spruce (2)— Flowering Dogwood (1)— Serviceberry (3)-White Pine (4) – Flowering Dogwood (2)-Flowering Dogwood (1) -See Landscape **Entry Enlargement** White Pine (2) Clump Red Maple (1)-Plan Sheet L-2-- White Spruce (5) White Pine (3)— Clump Red Maple (2)-Serviceberry (1)-20-22-3 Future Path by City A RT ON C' O RT O V V V V V V V Monument Building foundations will Location Autumnbe landscaped at the Mailbox Area (2 Units) time of conctruction Combination of New Landscape Plantings London Plain Tree (4) Butterfly Garden Butterfly Garden enlargement 1: enlargement 2:-Seed Mix A Seed Mix A (40' WIDE-PRIVATE) Meadow Seed Mix B Maple (5) Embedded-Little Leaf Linden (2) Serviceberry (2) Bench Embedded Bench Meadow Norway Spruce (1) Cleveland Select Purple Seed Mix B Beech (1)-London Plain Tree (9) Pear (1)-Retention Pond Pink Profusion Crab (1) Pink Profusion Crab (2) Little Leaf Linden (1 Clump Red Maple (1) PARCEL ID Serviceberry (4) --White Pine (4) White Spruce (3) └River Birch (3) Serviceberry (3) Pink Profusion Crab (3) -White Spruce (6) -Norway Spruce (3) White Spruce (3) Norway Spruce (3) White Pine (4)-Landscape Screening Shall be Provided -Pink Profusion Crab (4) -Serviceberry (2)-Exist. Vegetation to remain— Norway Spruce (3)-Serviceberry (4) -Flowering Dogwood (3)— White Pine (4)-Pink Profusion Crab (3)along Southern Boundary Line with a Combination of New Landscape Plantings and Exist. Vegetation to Remain NOTE: Contractor shall install Irrigation system and hydroseed lawn at areas around homes, Livernois entrance and frontage, and within internal roads and



by MONDRIAN 50215 SCHOENHERR SHELBY TOWNSHIP, MI 48315

Landscape Planting Plan

ssues / Revisions

rawn by:

Checked By JTE

June 1, 2023

AS NOTED

BUTTERFLY GARDEN ENLARGEMENT 1 BUTTERFLY GARDEN ENLARGEMENT 2 ENTRY LANDSCAPE ENLARGEMENT 1" = 10' 1" = 10' 1" = 20' Butterfly Bush (5) Red Baron-Spruce (3) Grass (8) Sargent's \ Juniper (6) Viburnum (5) ← // Oakleaf L Hydrangea (6) Dogwood (1), Sargent's Birch (3) Juniper (6) Red Baron -– Flow∕ering Dogwood (1) Grass (8) Butterfly Bush (5) ✓ Viburnum (5) ✓ Rose of Sharon (1) 10 11 11 11 11 11 11 X 11 11 11 11 11 11 1/1 1/1 1/1 1/1 25' Clear-1, V1, 11, 11, 11, Vision Area (1/2 1/1 1/1) 1. 1/1 1/1 Embedded Bench 25' Clear-Vision Area Red Baron Grass (8) Sargent's Juniper (6) Hydrangea (6) Juniper (6) Red Baron Gráss (8)— Karl Foerster Grass (3) Spruce (3) DO NOT PRUNE TERMINAL LEADER OR BRANCH TIPS PRUNE AWAY DEAD OR BROKEN BRANCHES ONLY DO NOT PRUNE TERMINAL LEADER OR BRANCH TIPS REMOVE NURSERY APPLIED TREE WRAP, TAPE OR PRUNE AWAY DEAD OR BROKEN BRANCHES ONLY STRING FROM TREE TRUNK AND CROWN. REMOVE ANY TAGS OR LABELS. REMOVE NURSERY APPLIED TREE WRAP, TAPE OR STRING FROM TREE TRUNK AND CROWN. REMOVE * STAKE WITH 2X2" HARDWOOD STAKES OR APPROVED DO NOT PRUNE TERMINAL LEADER OR BRANCH TIPS ANY TAGS OR LABELS. EQUAL DRIVEN 6-8" OUTSIDE OF ROOTBALL. PRUNE AWAY DEAD OR BROKEN BRANCHES ONLY * LOOSELY STAKE TREE TRUNK TO ALLOW FOR - STAKE WITH 2X2" HARDWOOD STAKES OR APPROVED TRUNK FLEXING. EQUAL DRIVEN 6-8" OUTSIDE OF ROOTBALL. REMOVE NURSERY APPLIED TREE WRAP, TAPE OR * STAKE TREES JUST BELOW FIRST BRANCH WITH 2-3" - LOOSELY STAKE TREE TRUNK TO ALLOW FOR STRING FROM TREE TRUNK AND CROWN. REMOVE WIDE BELT-LIKE, NYLON, PLASTIC STRAPS, OR WIRE TRUNK FLEXING. ANY TAGS OR LABELS. (2 PER TREE ON OPPOSITE SIDES OF TREE, CONNECT - STAKE TREES WITH 2-3" FROM TREE TO STAKE HORIZONTALLY. DO NOT USE WIDE BELT-LIKE, NYLON, PLASTIC STRAPS, OR WIRE PRUNE SUCKERS OFF ROPE OR WIRE THROUGH A HOSE.) (2 PER TREE ON OPPOSITE SIDES OF TREE, CONNECT * REMOVE ALL STAKING MATERIALS AFTER ONE YEAR SET ROOTBALL LEVEL TO GRADE OR SLIGHTLY ABOVE FROM TREE TO STAKE HORIZONTALLY. DO NOT USE GRADE IF IN CLAY SOIL ROPE OR WIRE THROUGH A HOSE.) PRUNE SUCKERS OFF - REMOVE ALL STAKING MATERIALS AFTER ONE YEAR MULCH 3" DEEP LEAVING 3" CIRCLE OF BEAR SOIL AROUND TRUNK OF TREE SET ROOTBALL LEVEL TO GRADE OR SLIGHTLY ABOVE SET ROOTBALL LEVEL TO GRADE OR SLIGHTLY ABOVE GRADE IF IN CLAY SOIL FOLD DOWN OR PULL BACK STRING, BURLAP OR GRADE IF IN CLAY SOIL PLASTIC EXPOSING ROOTBALL. REMOVE ALL MULCH 3" DEEP LEAVING 3" CIRCLE OF BARE SOIL MULCH 3" DEEP LEAVING 3" CIRCLE OF BEAR SOIL NON-DEGRADABLE MATERIALS. DO NOT REMOVE AROUND TRUNK OF TREE AROUND TRUNK OF TREE SOIL FROM ROOTBALL. FOLD DOWN OR PULL BACK STRING, BURLAP OR FOLD DOWN OR PULL BACK STRING, BURLAP OR PLASTIC EXPOSING ROOTBALL. REMOVE ALL BREAK UP (SCARIFY) SIDES OF PLANTING HOLE PLASTIC EXPOSING ROOTBALL. REMOVE ALL NON-DEGRADABLE MATERIALS. DO NOT REMOVE NON-DEGRADABLE MATERIALS. DO NOT REMOVE SOIL FROM ROOTBALL. CENTER ROOTBALL IN PLANTING HOLE. LEAVE BOTTOM SOIL FROM ROOTBALL. OF PLANTING HOLE FIRM. DO NOT AMEND SOIL UNLESS BREAK UP (SCARIFY) SIDES OF PLANTING HOLE PLANTING IN POOR OR SEVERELY DISTURBED SOIL OR BREAK UP (SCARIFY) SIDES OF PLANTING HOLE BUILDING RUBBLE. USE WATER TO SETTLE SOIL AND CENTER ROOTBALL IN PLANTING HOLE. LEAVE BOTTOM CENTER ROOTBALL IN PLANTING HOLE. LEAVE BOTTOM REMOVE AIR POCKETS AND FIRMLY SET TREE. GENTLY OF PLANTING HOLE FIRM. DO NOT AMEND SOIL UNLESS TAMP IF NEEDED. OF PLANTING HOLE FIRM. DO NOT AMEND SOIL UNLESS PLANTING IN POOR OR SEVERELY DISTURBED SOIL OR PLANTING IN POOR OR SEVERELY DISTURBED SOIL OR BUILDING RUBBLE. USE WATER TO SETTLE SOIL AND BUILDING RUBBLE. USE WATER TO SETTLE SOIL AND REMOVE AIR POCKETS AND FIRMLY SET TREE. GENTLY REMOVE AIR POCKETS AND FIRMLY SET TREE. GENTLY TAMP IF NEEDED. TAMP IF NEEDED. 3X BALL DIA., MIN. 3X BALL DIA., MIN.

DECIDUOUS TREE PLANTING, TYP.

NOT TO SCALE

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LENGTHS

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STANDARD 8'

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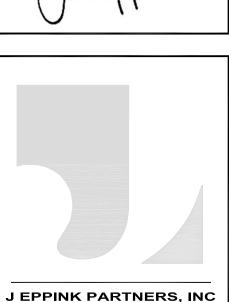
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OR APPROVED EQUAL

5

REV. 8/5/14 DRAWN C.D.B. 2014-615

JAMES T.
EPPINK
LANDSCAPE
ARCHITECT
No. 1309



Urban Design Studio

Landscape Architecture
Traditional Town Planning

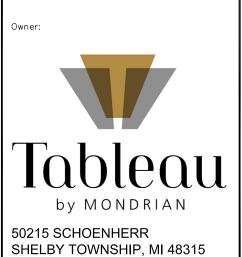
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HOMESTEAD

3364 LIVERNOIS ROAD

TROY, MICHIGAN



Landscape Details

Issues / Revisions

n by:

Checked By

JTE

Date

June 1, 2023

Scale
AS NOTED

Sheet L-2

NOT TO SCALE

EVERGREEN TREE PLANTING DETAIL, TYP.

NOT TO SCALE