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PLANNING COMMISSION MEETING AGENDA REGULAR MEETING

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

June 11, 2024

7:00 P.M.

Council Chambers

- 1. ROLL CALL
- 2. <u>APPROVAL OF AGENDA</u>
- 3. <u>APPROVAL OF MINUTES</u> May 28, 2024
- 4. PUBLIC COMMENT For Items Not on the Agenda

PRELIMINARY SITE PLAN APPROVAL

 <u>PRELIMINARY SITE PLAN APPROVAL (JPLN2024-0009)</u> – Proposed Town Haven Site Condominium, 19 units, South of Wattles, West of Rochester (Parcels 88-20-22-226-023 and 88-20-22-226-024), Section 22, Currently Zoned R-1C (One-Family Residential) District.

OTHER ITEMS

- 6. <u>PUBLIC COMMENT</u> For Items on the Agenda
- 7. PLANNING COMMISSION COMMENT
- 8. <u>ADJOURN</u>

Chair Perakis called the Regular meeting of the Troy City Planning Commission to order at 7:08 (7:06) p.m. on May 28, 2024, in the Council Chamber of the Troy City Hall. Chair Perakis and Vice Chair Malalahalli 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

Absent: John J. Tagle

Also Present:

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

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

Resolution # PC-2024-05-027

Moved by: Faison Support by: Fox

RESOLVED, To approve the agenda as prepared.

Yes: All present (8) Absent: Tagle

MOTION CARRIED

3. <u>APPROVAL OF MINUTES</u> – May 14, 2024

Resolution # PC-2024-05-028

Moved by: Fox Support by: Faison

RESOLVED, To approve the minutes of May 14, 2024 Regular meeting as amended.

Yes: Buechner, Faison, Fox, Hutson, Krent, Lambert, Perakis Abstain: Malalahalli Absent: Tagle

MOTION CARRIED

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

Walt Storrs, 5675 Martell; addressed concerns with existing flooding issues in the Sylvan Glen III subdivision.

PLANNED UNIT DEVELOPMENT

 PLANNED UNIT DEVELOPMENT (File Number PUD 020 JPLN2023-0021) - CONCEPT DEVELOPMENT PLAN (CDP) AND PRELIMINARY DEVELOPMENT PLAN (PD) <u>APPROVAL</u> – The Village of Hastings PUD, East side of Livernois, North of Square Lake, PIN 88-20-03-301-088, -023, -024, -025 and 88-20-03-351-004, Section 3, Presently Zoned NN (Neighborhood Node "Q") and R-1B (One Family Residential) Zoning Districts

Mr. Savidant presented a brief background of the Village of Hastings PUD application and addressed the revisions to the application since last reviewed by the Planning Commission at their April 9, 2024 meeting. He said the revised plan addresses concerns relating to the building design and architecture, EVA (Emergency Vehicle Access) access and signage, extension of sidewalks and inclusion of crosswalks and trash pickup arrangement.

In summary, Mr. Savidant asked the Planning Commission to discuss whether the current proposal is consistent with the Master Plan and whether it meets the Site Plan Review Design Standards and the PUD Standards.

Gary Abitheira was present and said he had nothing more to add to the presentation given by the administration.

There was discussion, some comments related to:

- Trash removal arrangement among different housing units.
- Potential to provide right and left hand turning lanes on Livernois.
- Favorable comments on the revised elevations, preservation of historic homes and the applicant's dedication to work with the Planning Commission.

Mr. Savidant explained the review and approval process of a PUD application. He said the Planning Commission is a recommending body only and that the City Council has the final decision on the application. Mr. Savidant stated a PUD Agreement would be prepared prior to the City Council consideration of the application, noting it is a legal contract between the City and the developer.

Mr. Savidant said numerous email messages received from the public since the April 9 meeting date were provided to the Planning Commission either in the agenda packet or at their seat prior to the beginning of tonight's meeting.

A count was taken to determine the number of persons in the audience who were in support or in opposition of the proposed PUD application. There were 57 residents in opposition; one in support.

Mr. Fox cited data he researched on a U.S. Census survey relating to property values and home sales in communities with a mix of single family and multi-family homes in comparison to communities with only single family homes. The data signifies communities with a mix of single family and multi-family homes have higher property values and higher home sales. Mr. Fox said he is in support of the PUD application.

Resolution # PC-2024-05-029

Moved by: Fox Seconded by: Malalahalli

WHEREAS, The applicant GFA Development, Inc. seeks Conceptual Development Plan (CDP) and Preliminary Development Plan (PDP) approval for the Village of Hastings Planned Unit Development (PUD), located on the east side of Livernois, north of Square Lake, in Section 3, approximately 6.05 acres in area; and

WHEREAS, The Village of Troy PUD features 3 detached single-family homes, 8 ranch style single family homes, 18 two-story attached homes and 4 single family duplex homes, for a total of 33 residential units; and

WHEREAS, The proposed development accomplishes a significant number of the Standards of Approval as per Section 11.03.B.

BE IT RESOLVED, That the Planning Commission recommends to City Council that Concept Development Plan Approval and Preliminary Development Plan Approval for the proposed Village of Hastings be granted.

Discussion on the motion on the floor.

There was discussion on whether to include a design consideration to have the Engineering Department look into providing left and right hand turning lanes.

Mr. Lambert said he would vote no on the motion to approve because he thinks the application does not meet enough of the PUD Standards.

Vote on the motion on the floor.

Yes: Buechner, Faison, Fox, Krent, Malalahalli, Perakis No: Hutson, Lambert Absent: Tagle

MOTION CARRIED

PRELIMINARY SITE PLAN APPROVAL

 PRELIMINARY SITE PLAN APPROVAL (JPLN2023-0031) – Proposed Wattles Square Apartments, South side of Wattles and East of John R (PIN 88-20-24-100-039), Section 24, Zoned NN (Neighborhood Node "F") Zoning District

Mr. Savidant presented a brief background on the Wattles Square Apartments application and addressed the revisions to the site plan since last considered by the Planning Commission at their April 23, 2024 meeting. He said the applicant has provided transparency calculations that meet the requirements, reconfigured the first level balconies and lower level egress windows to address concerns of safety and aesthetics, and added a bicycle rack on the southwest corner of the north building.

Mr. Savidant asked the Planning Commission to consider in its deliberations the following:

- Compliance with Site Plan Review Design Standards set forth in Section 8.06.
- Evaluation of the revised balcony and egress window design.
- How well the proposed project meets the overall site and building design standards of the Neighborhood Node district.

Some of the comments during discussion among the administration related to:

- Egress window, compliance with Building Code, facilitation of exit in emergencies.
- Dimensions of the lower level walkout area and egress window.
- Stormwater management on site; engineering review during final site plan approval.
- Elevations as relates to ground level and basement.

Present were Richard Atto and Landscape Architect Stacee Hadeed.

Mr. Atto addressed dimensions of the egress window and walkout area, compliance with building codes, and the use of a concrete step and fence gate to facilitate an exit should there be an emergency. He said he is quite comfortable with the safety features provided in case of emergencies. Mr. Atto explained there is drain tile around the whole building and stone and/or pea gravel to facilitate the management of stormwater to the underground parking lot.

There was discussion, some comments related to:

- Number of apartment units required to be compliant with American Disabilities Act (ADA).
- Building Code requirements for bedrooms located in basement/lower level of home.
- Dimensions of walkout area, egress window, step, and fencing.
- Landscape screening/buffering in relation to adjacent single family homes.

A count was taken to determine the number of persons in the audience who were in support or in opposition of the proposed site plan application. There were 61 in opposition; none in support.

Chair Perakis opened the floor for public comment.

The following residents spoke in opposition to the proposed site plan application. The majority of concerns expressed related to: not a fit for the neighborhood; safety, particularly school children; intent of the Zoning Ordinance; traffic congestion; noise and light pollution; loss of privacy; mail delivery; trash removal; walkability and lack of sidewalks; tree preservation; connection to adjacent residential homes; desire for single family homes; transiency of apartment residents; safety of emergency exits; lack of green space.

- Peter Wilkins, 3905 Wayfarer; submitted signed petition.
- Susan Kuhn, 2172 E. Wattles.
- Colleen Helmick, 4151 Washington Crescent.
- Fred Przybysz, 3842 Wayfarer.
- Paul Leitheiser, 3897 Wayfarer.
- Padmanabhan Karatha, 2042 Applewood.
- Thiago Podolsky, 3885 Sandpiper.
- Anuratha Battula, 3930 Macaw Drive.
- Sonny Quan, 3922 Macaw Drive.
- Karen Beard, 2034 Applewood.
- Mahesh Patil, 3931 Macaw Drive.
- Katharine Mitropoulos, 3912 Anvil.
- Raja Durairajan, 3911 Macaw Drive.
- Ravi Bhamidipati, 3886 Sandpiper; submitted signed petition.
- Jeff Zaleski, 3791 Wayfarer.
- Theresa Drauch, 4097 Colonial.
- Sushma Guduguntla, 3914 Macaw Drive.
- Jason Zhang, 3953 Wayfarer.
- James Sharland, 3921 Wayfarer.

Chair Perakis closed the floor for public comment.

Mr. Savidant stated the proposed development is permitted by right. He said neither State nor local law requires notification to the public of a proposed by-right development.

Mr. Fox again shared the data of the U.S. Census survey relating to property values and home sales in communities with a mix of single family and multi-family homes. He said it is a false perception that multi-family developments attract crime and unsafe conditions.

Discussion continued on:

- Stormwater management.
- Traffic concerns, consideration to provide a traffic study.
- Connectivity to adjacent single family homes.
- Compliance with Site Plan Review Design Standards; Section 8.06.
- Concerns with transiency of apartment residents.
- Public amenities.
- Intent of Neighborhood Node zoning district.
- By-right development.
- Compliance with photometric plan.

Resolution # PC-2024-05-030

Moved by: Fox Seconded by: Faison

RESOLVED, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed Wattles Square Apartments, located on the South side of Wattles, East of John R, Section 24, Zoned NN (Neighborhood Node "F") Zoning District, be granted, subject to the following:

1. The applicant providing a six (6) foot high privacy fence along the south and east property lines.

Discussion on the motion on the floor.

Section 8.06, 1, b. of the Site Plan Review Design Standards, *Street fronts shall provide a variety of architectural expression that is appropriate in its context and prevents monotony*, was discussed.

Vote on the motion on the floor.

Yes:	Faison, Fox, Lambert, Perakis
No:	Buechner, Hutson, Krent, Malalahalli
Absent:	Tagle

MOTION FAILED

Resolution # PC-2024-05-031

Moved by:	Fox
Seconded by:	Malalahalli

RESOLVED, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed Wattles Square Apartments, located on the South side of Wattles, East of John R, Section 24, Zoned NN (Neighborhood Node "F") Zoning District, be postponed, for a full board in attendance.

Yes:	Buechner, Faison, Fox, Krent, Lambert, Malalahalli, Perakis
No:	Hutson
Absent:	Tagle

MOTION CARRIED

The Board members encouraged the applicant to provide a privacy fence on the south and east property lines, a general traffic study, a variety of architectural expression for the units that front Wattles, and a colored rendering.

Chair Perakis called for a recess at 9:45 p.m. The meeting reconvened at 9:58 p.m.

SPECIAL USE APPROVAL

 PUBLIC HEARING - SPECIAL USE APPROVAL AND PRELIMINARY SITE PLAN REVIEW (SU JPLN2024-0006) – Proposed Jax Kar Wash, South side of Long Lake, East of Livernois (102 East Long Lake Road), Section 15, Currently Zoned NN (Neighborhood Node "M") Zoning District

Mr. Lambert disclosed that his daughter is employed at the day care center east of the subject site. The Board members agreed there is no conflict of interest.

Mr. Savidant reviewed the Special Use Approval and Preliminary Site Plan application for a Jax Kar Wash. He addressed the number of vacuum spaces and stacking spaces, the proliferation of car washes in the City and the use of a water reclamation/recycling system.

Mr. Savidant referenced the applicant's responses on the proposed number of vacuum stations, the use of a water reclamation/recycling system, and the proliferation of car washes in the City. He read into the record the applicant's responses as cited on pages 5, 7 and 9 of the Planning Consultant Report dated May 21, 2024.

Mr. Savidant stated that while the subject property is still in the Neighborhood Node (NN) zoning district, the future land use for this site was removed from the Neighborhood Nodes in the newly adopted version of the Master Plan, and underlying zoning of those Neighborhood Nodes are to be determined.

Mr. Savidant asked the Planning Commission to consider in its deliberations the proposed use, consumer demand, and to consider any testimony heard at the public hearing. In summary, Mr. Savidant asked the Planning Commission to consider if the application is compliant with the Special Use and Site Plan Review Design Standards and to ask the applicant's consideration to use a water reclamation/recycling system.

Some of the comments during discussion among the administration related to:

- Impact of car wash water on stormwater management.
- Administration encourages a water reclamation/recycling system as a condition to Special Use approval.
- Potential of noise pollution, specifically quality of sound.
- Future study by the Planning Commission to discuss underlying zoning for those Neighborhood Node districts eliminated from the Master Plan.

Present to represent Jax Kar Wash were Todd Gesund, Vice President and Director of Expansion; Jon Zimmerman, CEO; and Bruce Milen, second generation owner and Chairman of the Board. Also present was Civil Engineer Jim Butler of PEA.

In their presentation, the gentlemen collectively addressed:

- A brief history of the Jax Kar Wash.
- Unlimited club membership.
- Number of locations.
- Mitigation of noise pollution.
- Site circulation, stacking spaces and vacuum stations.
- Landscaping/buffer for residential.
- Operational hours and peak times.
- Projected number of cars washed daily.
- Traffic; not creating new traffic but complementary traffic.
- Detailed description of a water reclamation/recycling system.
- Bypass of water reclamation/recycling system, at peak times.
- Not one location closed to date in over 70 years of business.
- Stormwater management.

Ms. Malalahalli voiced concern that the proposed use is not compatible with neighboring residential, commercial, and retail uses. She said the car wash would cause traffic congestion and vehicular traffic could be compromised when pulling into the car wash because of the excessive speed of vehicular traffic on Long Lake. Ms. Malalahalli asked if the applicant has been in contact with the neighboring community.

Mr. Gesund replied they have not reached out to the neighboring community.

PUBLIC HEARING OPENED

- Shirley Evoe, 180 Belhaven, Treasurer of Belzair Homeowners Association; addressed concerns with stormwater run-off from car wash in relation to their neighborhood sewer system, asked for clarification of the height of proposed screening trees, asked if the vacuum storage room is soundproof.
- Jim Stevens, 175 Hampshire; voiced opposition, said the use is not compatible with the neighborhood, nor is it aesthetically pleasing, addressed safety concerns with the amount of traffic, freezing of water onto pavement in the winter.

- Esther Dusenberry, 175 Hampshire; addressed concerns with busy intersection, traffic congestion, and said she's quite happy to drive 4 to 6 miles to the Rochester car wash location.
- Joan Porter, 396 Belhaven; expressed concerns that the use is not compatible with the neighborhood, suggested a use that would add charm to the neighborhood.
- Therese Dahmer, 5105 Somerton; said it is not a good fit for the neighborhood nor the vision of the neighborhood, would prefer a use more dedicated to the community.
- Mary Ann Tracey, 451 Beldale; addressed concerns with water runoff, would prefer a use that would be an attraction for the community.

PUBLIC HEARING CLOSED

Mr. Butler gave a detailed description of the stormwater management on site. He stated the proposed stormwater system is independent of the residential system. Mr. Butler said the residential buffer exists of a five-foot high concrete screen wall with 8-foot high evergreen trees planted on top of a 4-foot high berm.

Mr. Gesund said the room containing the vacuums is soundproof.

Several members shared their thoughts on the proposed use, as relates to autocentric use, traffic volume, potential noise pollution, screening/buffer from residential and commercial environment on Long Lake.

Resolution # PC-2024-05-032

Moved by:	Faison
Seconded by:	Krent

RESOLVED, That Special Use Approval and Preliminary Site Plan Approval for the proposed Jax Kar Wash, South side of Long Lake, East of Livernois (102 East Long Lake), Section 15, Currently Zoned NN (Neighborhood Node "M") District, be granted, subject to the following condition:

1. The applicant adding a water reclamation system.

Discussion on the motion on the floor.

Mr. Lambert said although he has mixed feelings on the proposed development, he will vote favorably because Jax Kar Wash has proven to be a good citizen, and he noted the subject property has been vacant for a very long time.

Chair Perakis said she also has mixed feelings. She said the applicant gave an impressive presentation, and it appears the homeowners' association is okay with the use as long as their neighborhood stormwater system is not compromised.

Vote on the motion on the floor.

Yes: Buechner, Faison, Hutson, Krent, Lambert, Perakis No: Fox, Malalahalli Absent: Tagle

MOTION CARRIED

OTHER ITEMS

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

Deborah Louzecky, 6327 Donaldson, spoke on Agenda Item #5, The Village of Hastings PUD. She addressed a desire that the proposed development created more of a village-like or downtown environment.

9. PLANNING COMMISSION COMMENT

There were general Planning Commission comments, some comments related to:

- Planning Commission access to public comment.
- Progress on hotel development at I-75 and Rochester Road.
- Compaction of trash in multi-family residential development.
- Proposed development at former K-Mart Headquarters property; informal presentation by applicant in June.

Mr. Savidant announced that the City Council adopted the Master Plan at their May 20, 2024 meeting. He shared information on a Michigan Association of Planners (MAP) meetup site visit at Palmer Park and a nearby LGBTQ community in Detroit.

10. <u>ADJOURN</u>

The Regular meeting of the Planning Commission adjourned at 11:26 p.m.

Respectfully submitted,

Marianna J. Perakis, Chair

Kathy L. Czarnecki, Recording Secretary

https://d.docs.live.net/2f7ed4fe5f664ea8/Documents/Kathy/COT Planning Commission Minutes/2024/2024 05 28 Draft.docx

ITEM #5

- DATE: May 6, 2024
- TO: Planning Commission
- FROM: R. Brent Savidant, Community Development Director
- SUBJECT: <u>PRELIMINARY SITE PLAN APPROVAL (JPLN2024-0009)</u> Proposed Town Haven Site Condominium, 19 units, South of Wattles, West of Rochester (Parcels 88-20-22-226-023 and 88-20-22-226-024), Section 22, Currently Zoned R-1C (One-Family Residential) District.

The petitioner Tableau by Mondrian submitted the above referenced Preliminary Site Plan application for a 19-unit site condominium, comprised of one family detached homes. The Planning Commission is authorized to approve Preliminary Site Plans for site condominiums.

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.

PROPOSED RESOLUTION

<u>PRELIMINARY SITE PLAN APPROVAL (JPLN2024-0009)</u> – Proposed Town Haven Site Condominium, 19 units, South of Wattles, West of Rochester (Parcels 88-20-22-226-023) and 88-20-22-226-024), Section 22, Currently Zoned R-1C (One-Family Residential) District.

Resolution # PC-2024-06-

Moved by: Support by:

RESOLVED, That Preliminary Site Condominium Approval, pursuant to Article 8 and Section 10.02 of the Zoning Ordinance, as requested for the proposed Town Haven Site Condominium 19 units/lots, South of Wattles, West of Rochester (Parcels 88-20-22-226-023 and 88-20-22-226-024), Section 22, approximately 8 acres in size, Currently Zoned R-1C (One Family Residential) District, be (granted, subject to the following conditions):

) or
(denied, for the following reasons:) or
(postponed, for the following reasons:)

Yes: No: Absent:

MOTION CARRIED



GIS Online



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



GIS Online



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

Date: April 16, 2024 May 13, 2024

Preliminary Site Plan Review For City of Troy, Michigan

Project Name:	Town Haven
Plan Date:	April 1, 2024
Location:	934 E Wattles Road
Zoning:	R-1C, One-Family Residential District
Action Requested:	Preliminary Site Plan Review

PROJECT AND SITE DESCRIPTION

An application has been submitted to develop nineteen (19) single-family homes across an 8-acre site in the R-1C Zoning District. The site is split between two (2) parcels with frontage on Wattles Road. The existing site is largely undeveloped and encumbered with wetlands and tree cover, with the exception of the northeast corner where there is one (1) single-family home. The existing home and most trees shall be removed for the new development.

The site is accessible via one (1) new public road off of Wattles which begins in the site's northeast corner and ends in a turnaround at the site's south end. Each of the nineteen (19) homes have frontage along the new internal road and a continuous sidewalk allows pedestrian access along the road. Four (4) different housing types are proposed, ranging from ranch style to colonial style homes. The remainder of the site includes a detention basin along the east lot line and trees along the site perimeter and perimeter of the internal road.

Location of Subject Site:



Size of Subject Property:

The site is roughly 8 acres, currently split between two (2) parcels.

Proposed Uses of Subject Site:

Nineteen (19) single-family homes.

Current Use of Subject Site:

The subject site is mostly undeveloped and encumbered with tree cover. One (1) single family residence exists in the site's northeast corner.

Current Zoning:

R-1C, One-Family Residential District.

Surrounding Property Details:

Direction	Zoning	Use
North	R-1C, One-Family Residential District	Single-family homes
South	R-1C, One-Family Residential District	Single-family homes
		Wendy's
		A & A Auto Service
		Monro Brake-Tire
	Neighborhood Nodes ("G") GB- General Business District	Lady Jane's Haircuts
East		Luxury Kitchens
		Accounting & Tax Specialists
		Henderson Glass
		Apex Jiu-Jitsu
		Elaine's Bagels
		Royal Indian Cuisine
		Ironclad Tattoo Co.
West	R-1C, One-Family Residential District	Single-family homes

NATURAL RESOURCES

Topography:A topographic survey has been provided on sheet P-1. The site is relatively
flat with minor elevation changes.

Wetlands: The survey identifies two (2) wetlands at this site. Wetland "A" is .38 acres and lies in the site's southeast corner. Wetland "B" is 1.25 acres and lies primarily in the northwest portion of the site. A wetland delineation provided by the applicant confirms that the wetlands on-site are not regulated by the Department of Environment, Great Lakes and Energy (EGLE) because they are less than 5 acres in total size and not within 500 feet of, or directly connected to, an inland lake or stream.

The site does not lie in a floodplain.

Woodlands: Most of the site is undeveloped and encumbered with tree cover. The tree inventory provided identifies almost 1,000 existing trees on site. Of those identified, 129 are Woodland trees and 8 are Landmark trees. The remainder are either invasive species or in poor condition, and shall be removed by the applicant. Tree replacement details are outlined in the table below.

Replacement Details				
Protected Tree Inches Removed Replacement Required				
Landmark	146 inches	146 inches		
Woodland	904 inches	452 inches		
Preservation/Mitigation	Inches Preserved	Credit		

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Landmark	54 inches	108 inches
Woodland	188 inches	376 inches
Total	114 inches required for replacement.	

Items to be Addressed: None.

SITE ARRANGEMENT

The applicant proposes nineteen (19) single-family homes on an 8-acre lot. The minimum lot size is 10,500 square feet and the average lot size is 10,518 square feet. The applicant offers four (4) different housing types: the Halston, Homewood Ranch, Manhattan, and Manor Colonial. Which housing type ends up on each lot shall likely be determined by the purchaser, but this has not been confirmed.

The homes are accessible via a new public 28-foot wide road which begins at the site's northeast corner. This new road is of cul de sac design, meaning it is a dead end. From its starting point in the northeast, the road turns westbound and then southbound until it reaches the end of the site, wherein a turnaround allows drivers to loop back around towards Wattles. The radius accommodates emergency vehicles. A continuous 5-foot wide concrete sidewalk is provided around the road. The nineteen (19) homes all have frontage along this road.

A detention basin measuring roughly 6,600 square feet is proposed along the east lot line. Trees are provided along the site perimeter and along the perimeter of the internal road.

Items to be Addressed: None.

AREA, WIDTH, HEIGHT, SETBACKS

Regulations for Site Condominium Projects are found in Section 10.02.

	Required	Provided	Compliance
Front	30 feet	30 feet	Complies
Side	10 feet	10 feet	Complies
Rear	40 feet	40 feet	Complies
Building Height	2.5 stories/30 feet	2 stories, less than 30 feet	Complies
Maximum % of Lot Area Covered by Buildings	30%	30%	Complies

Minimum Lot Size Per Dwelling Unit	85 feet wide/ 10,500 SF in area	77.5 feet wide/ 10,518 SF (on average)	Complies / See note below
Minimum Floor Area Per Unit	1,200 square feet	All samples exceed 1,200 sq/ft	Complies

Minimum Lot Size:

The R-1C, One-Family Residential District requires a minimum lot width of 85 feet; however, Section 10.01 of the Zoning Ordinance permits lot width to be reduced by no more than 10%, provided the average width of all lots is at least 10,500 square feet. The proposed lot width reduction to 77.5 feet is compliant with this standard.

Items to be Addressed: None.

SITE ACCESS AND CIRCULATION

<u>Vehicular:</u>

The development will be served by a new twenty-eight (28) foot wide road off of Wattles. The new road begins in the site's northeast corner and extends to the site's rear in the south. The road features two-way traffic and is a dead-end; a turnaround at the rear of the site allows drivers to turn around and head back towards Wattles.

One (1) grass paver access is proposed, allowing for access from the private road to the area of the detention basin.

Pedestrian:

The applicant proposes a five (5) foot wide concrete sidewalk along the perimeter of the private road.

Items to be Addressed: None.

STORMWATER

One (1) stormwater detention basin is proposed along the east lot line, measuring roughly 6,600 square feet.

Items to be Addressed: None.

LANDSCAPING

	Required	Provided	Compliance
<u>Greenbelt:</u> 1 deciduous tree per 30 lineal feet, or fraction thereof, of frontage abutting a public road right-of-way	Wattles: 454 LF/30= 15 trees	15 trees	Complies
Internal Street Landscaping: 1 tree per 50 lineal feet of internal public or private street	2011 LF/50= 40 trees	40 trees	Complies
<u>Tree Replacement:</u> Woodland: for trees with DBH 6 inches or larger, 50% of the original DBH removed Landmark: 100% of original DBH removed	114 inches	114 inches	Complies

Stormwater Detention:

A detention basin measuring roughly 6,600 square feet is proposed along the site's east lot line.

Items to be Addressed: None.

ELEVATIONS AND FLOOR PLANS

Floor Plans:

The Halston

The first floor of the Halston is 1,901 square feet. The front door and garage are accessed via the front façade and the first floor features a foyer area, mud room, laundry room, family room, kitchen, dining room, one (1) bedroom, two (2) restrooms, one (1) 12x15 "flex space" room, and a covered patio in the backyard. Dimensions are provided for some rooms and not for others; for example, the size of the garage is unclear.

Plans indicate that there are two (2) optional second floor plans for the Halston. Optional second floor plan #1 measures 475 square feet and includes a second bedroom, third restroom, and loft area. Optional second floor plan #2 measures 724 square feet and includes two (2) additional bedrooms, one (1) additional restroom, and loft area.

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Homewood Ranch

The first floor of the Homewood Ranch is 1,990 square feet. The front door and 2-car garage are accessed via the front façade and the first floor features a foyer area, great room, kitchen/nook, laundry room, three (3) bedrooms, and three (3) restrooms. An optional second floor plan measures 523 square feet and features two (2) additional bedrooms, one (1) additional restroom, and one (1) walk-in closet.

The Manhattan

The Manhattan is a two-story home with 1,897 square feet on the first floor and 1,677 square feet on the second floor. The first floor features a foyer area, living room, dining room, great room, kitchen/nook, laundry room, great room, and one (1) restroom. A 3-car garage is also connected to the first floor. The second floor features four (4) bedrooms, three (3) restrooms, and multiple walk-in closets.

Manor Colonial

The Manor Colonial is a 2,900 square foot two-story home. The first floor measures 1,638 square feet and the second floor measures 1,350 square feet. The first floor features a foyer area, mud room, dining/living room, great room, laundry room, kitchen/nook, study, one (1) restroom, and a 2-car garage. The second floor features four (4) bedrooms, two (2) restrooms, and two (2) walk-in closets.

Elevations:

The applicant states that no building shall exceed two (2) stories in height. The proposed building height for each housing type is as follows:

- The Manhattan: 26 feet 6 ½ inches
- Manor Colonial: 25 feet 6 ½ inches
- Halston Ranch: 20 feet 10 15/16 inches
- Homewood Ranch: 17 feet 4 ½ inches

Building Materials:

Building materials are described as dimensional shingles, Hardie plank siding, brick, stone, and vinyl windows. The applicant states that "various colors" shall be used, but does not refer to any specific colors. We recommend the applicant provide colored renderings to present to the Planning Commission.

Items to be Addressed: Provide colored renderings to present to the Planning Commission.

SITE PLAN REVIEW STANDARDS

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.

Items to be Addressed: Planning Commission to consider if site plan standards have been met.

Town Haven May 13, 2024

RECOMMENDATIONS

The Planning Commission shall consider whether the proposed project meets the Site Plan Review Design Standards.

Sincerely,

Sun R. Con

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

CARLISLE/WORTMAN ASSOC., INC. Shana Kot Community Planner

INTRODUCTING

wn.ffa ln 0



March 28, 2024

TOWN HAVEN

our dedication speaks volumes.

the intricacies of such projects.

Project Developer:

Tableau by Mondrian

50215 Schoenherr Road Shelby Township, MI 48315

Attn: Joseph Maniaci 586-726-7350 jmaniaci@mondrianproperties.com

Development Team Consultant:

Civil Engineer:

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

great respect, care, and integrity for the surrounding community. We remain committed to working alongside neighboring homeowners to ensure a smooth development and building process.

Dear Members of the Planning Commission:

We are grateful for the opportunity to present Town Haven, comprising 19-unit

single-family residential homes. As part of Mondrian Properties, the parent

company of our evolved Tableau by Mondrian division, we take pride in our

extensive experience and commitment to excellence. With a legacy of

constructing over 50 communities, predominantly within the City of Troy,

Our mission for this site is to collaborate closely with the local community while delivering a captivating new development. We are enthusiastic about this

project and the chance to introduce innovative housing options to Troy's

Our team at Tableau comprises seasoned professionals who understand

unwavering dedication to quality, we are confident in managing this project with

With our collective expertise

and

Sincerely,

residents.

Tableau by Mondrian

Fact Sheet:

Site Data:

Parcel Size: 8 Acres

Location:

South Side of Wattles, West of Rochester Road within the City of Troy, MI



•	8.00 +/-	Acres Site

- Zoning R1-C, Cluster Option
- 19 Single Family Homes
- Lot Sizes Approximately 77' and 120'
- Ranch, Story & Half and Colonial Home Styles
- Sizes from 1900-2900 Square Feet
- Development Start Fall 2024
- 36 Month Construction Period
- Off Site Model Homes Initially
- Tree Replacement Plan
- 1.5 Acres (18%) of Open Space

CITY OF TROY PRELIMINARY SITE PLAN 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



PRELIMINARY SITE PLAN REVIEW FEE \$1,000.00 ESCROW FEE \$1,500.00 ADMINISTRATIVE SITE PLAN REVIEW FEE \$300.00

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 PLAN 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: _____

2. ADDRESS OF THE SUBJECT PROPERTY: 934 E. Wattles Road

3. ZONING CLASSIFICATION OF THE SUBJECT PROPERTY: R-1C

4. TAX IDENTIFICATION NUMBER(S) OF SUBJECT PROPERTY: 20-22-226-024, 20-22-226-023

5. DESCRIPTION OF PROPOSED USE: Single Family Residential Homes

6. APPLICANT: NAME Joseph Maniaci	PROPERTY OWNER:
COMPANY Tableau by Mondrian	COMPANY
CITY Shelby Twp. STATE MI ZIP 48315	ADDRESS
TELEPHONE 586-726-7340 E-MAIL jmaniaci@mondrianproperties.com	TELEPHONE

7. THE APPLICANT BEARS THE FOLLOWING RELATIONSHIP TO THE OWNER OF THE SUBJECT PROPERTY: SAME

8. SIGNATURE OF APPLICANT 9. SIGNATURE OF PROPERTY OWNER

PRELIMINARY SITE PLAN SUBMITTAL CHECKLIST

THE FOLLOWING INFORMATION AND MATERIALS ARE NECESSARY FOR SUBMISSION:

REQUIRED FEE

ONE (1) CD CONTAINING AN ELECTRONIC VERSION OF THE ENTIRE PRELIMINARY SITE PLAN APPLICATION (PDF Format)

ONE (1) HARD COPY OF THE FOLLOWING:

- COMPLETED CITY OF TROY PRELIMINARY SITE PLAN 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, IF REQUIRED

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 Plan Appl 2012 01 16.doc

TOWN HAVEN

Roof - Dimensional Shingles in Various

Brick - General Shale, Various Colors

Colors Siding - Hardie Plank, Various Colors

Stone - Veneer Stonework, Various Shades

Paint - Sherwin Williams, Various Colors Windows - Vinyl windows, Various Vendors

Building Materials

<u>Project Developer:</u>

Tableau by Mondrian

50215 Schoenherr Road Shelby Township, MI 48315

Attn: Joseph Maniaci 586-726-7350 jmaniaci@mondrianproperties.com

Development Team Consultant:

Civil Engineer:

PEA Group John Thompson, PE 2430 Rochester Court Troy, MI 48083 844-813-2949 Halson Ranch:

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Building Details

- First Floor 1,901 sq ft.
- Second Floor Optional 475 724 sq. ft.
- Total Sq. Ft. 1901 2625 sq. ft.
- Building Height 20' 10 15/16"

Homewood Ranch:

- First Floor 1,990 sq. ft.
- Second Floor Optional 523 sq. ft.
- Total Sq. Ft. 1,990 2,513 sq. ft.
- Building Height 17' 4 1/2"

Manhattan Colonial:

- First Floor 1,897 sq. ft.
- Second Floor 1,677 sq. ft.
- Total Sq. Ft. 3,574 sq. ft.
- Building Height 26' 6 1/2"

Manor:

- First Floor ÁFÎ 38 Ás ĕ ĎÁcÈ
- Second Floor/ÄäfrÊHÍ €/sš Ěkteč
- Total Sq. Ft. 2,988 sq. ft.
- Building Height 25' 6 1/2"

<u>Site Data:</u>

Parcel Size: 8 Acres

Location:

South Side of Wattles, West of Rochester Road within the City of Troy, MI







ELEVATION "A"





ELEVATION "B"

ELEVATION "C"

Builder reserves the right to make changes in prices, specification, materials, floor plans or elevations without notice. All dimensions are approximate. Garage sizes may very per home site. All floor plans and elevations have copy rights. Renderings are conceptual and may vary. Revised 3.28.24



HALSTON



DEDROOM #2 14² x 10² BEDROOM #2 17² x 10⁶ DEDROOM #2 17² x 10⁶ T² x 10⁶

bath D

OPTIONAL SECOND FLOOR PLAN #2

124 SQ FT

C

 $\frac{\text{BEDROOM \#2}}{^{12^{\underline{6}}} \times 14^{\underline{3}}}$

-----t

SQUARE FOOTAGE

IST FLOOR I,901 SQ FT

Builder reserves the right to make changes in prices, specification, materials, floor plans or elevations without notice. All dimensions are approximate. Garage sizes may very per home site. All floor plans and elevations have copy rights. Renderings are conceptual and may vary. Revised 3.28.24

BEDROOM #3

SQUARE FOOTAGE

ADD 2ND FLOOR

12⁶ x 14³







by MONDRIAN

HOMEWOOD RANCH 1990 Sq. Ft.





are approximate. All floor plans and elevations have copy rights. Renderings are conceptual and may vary. Revised 3.28.24












 PERMIT / APPROVAL SUMMARY

 DATE SUBMITTED
 DATE APPROVED
 PERMIT / APPROVAL

DESIGN TEAM

OWNER/APPLICANT/DEVELOPER

TABLEAU MONDRIAN 50215 SCHOENHERR SHELBY TWP., MI 48315 CONTACT: JOE MANIACI PHONE: 586.726.7350 EMAIL: JMANIACI@MONDRIANPROPERTIES.COM

CIVIL ENGINEER

PEA GROUP 1849 POND RUN AUBURN HILLS, MI 48326 CONTACT: JOHN B. THOMPSON, PE PHONE: 844.813.2949 EMAIL: JTHOMPSON@PEAGROUP.COM

LANDSCAPE ARCHITECT

PEA GROUP 7927 NEMCO WAY, STE. 115 BRIGHTON, MI 48116 CONTACT: LYNN WHIPPLE, PLA PHONE: 844.813.2949 EMAIL: LWHIPPLE@PEAGROUP.COM PRELIMINARY SITE PLANS

TOWN HAVEN 934 E. WATTLES TROY, OAKLAND COUNTY, MICHIGAN



PEX. GROUP

INDEX OF DRAWINGS					
NUMBER	BER TITLE				
	COVER SHEET				
P-1	TOPOGRAPHIC SURVEY				
P-2	PRELIMINARY SITE PLAN				
P-3	PRELIMINARY GRADING PLAN				
P-4	PRELIMINARY UTILITY PLAN				
L-1.0	PRELIMINARY LANDSCAPE PLAN				
L-1.1	LANDSCAPE DETAILS				
T-1.1	TREE PRESERVATION PLAN				
T-1.2	TREE PRESERVATION PLAN				
T-1.3	TREE PRESERVATION PLAN				
T-1.4	TREE PRESERVATION PLAN				
T-1.5	TREE PRESERVATION PLAN				

DESCRIPTION ORIGINAL ISSUE DATE REVISED PER PLANNING REVIEW COMMENTS DATED 4/17/2024 DATE 3/29/2024 4/26/2024





PEA JOB NO.	16-283
P.M.	JBT
DN.	KMB
DES.	DSK
DRAWING NUMBER:	

P-1





20-22-226-072 LOT #60



ଶ୍ୟ MOOD DECK

3838 EDENDERRY DRIVE 🖓 🖉

FF 673.24

-conc

[₩]RIM 670.92 -

-8" BLOCK WALL

B"S 668.42

30"RCF

<u>______</u>,

(CO) (ST) EX. SQUARE, ROUND & BEEHIVE CATCH BASIN

O^{r.D.}® ® ?

LEGEND:

EX. YARD DRAIN, U.G. ROOF DRAIN & DOWNSPOUT EX. UNIDENTIFIED STRUCTURE

— – — – — EX. GAS LINE

– — — — – EX. WATER MAIN

EX. SANITARY SEWER

—— – – —— EX. STORM SEWER

⊘ %

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M → ☆ O^{CP} EX. MAILBOX, SIGN, LIGHTPOLE & GUARD POST ex. guard rail

-OH-ELEC-W-O- EX. OH. ELEC, POLE & GUY WIRE

び 🛞 - C- EX. HYDRANT, GATE VALVE & POST INDICATOR VALVE

EX. SANITARY CLEANOUT & MANHOLE

EX. WATER VALVE BOX & SHUTOFF

EX. COMBINED SEWER MANHOLE

EX. CLEANOUT & MANHOLE

GROUP

t: 844.813.2949

www.peagroup.com

-UG-ELEC-EEEE EX. U.G. ELEC, MANHOLE, METER & HANDHOLE

□ EX. TRANSFORMER & IRRIGATION VALVE

© GAS EX. GAS VALVE & GAS LINE MARKER









PEA JOB NO.	16-283
P.M.	JBT
DN.	KMB
DES.	DSK
DRAWING NUMBER:	

P-3

DRAWING TITLE PRELIMINARY **GRADING PLAN**

ORIGINAL ISSUE DATE: MARCH 29, 2024

REVISIONS REV PER COMMENTS 4/17/24 4/26/2024

t: 844.813.2949

T/P = TOP OF PAVEMENT FF = FINISH FLOOR

T/S = TOP OF SIDEWALK FG = FINISH GRADE

RIM = RIM ELEVATION

T/W = TOP OF WALL

B/W = BOTTOM OF WALL

PEA JOB NO.	16-283
P.M.	JBT
DN.	KMB
DES.	DSK
DRAWING NUMBER:	

P-4

UI	IT	ΓL	AN

DRAWING TITLE PRELIMINARY

ORIGINAL ISSUE DATE: MARCH 29, 2024

REVISIONS REV PER COMMENTS 4/17/24 4/26/2024

PROJECT TITLE TOWN HAVEN

CLIENT Tableau by MONDRIAN

SCALE: 1" = 40'

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.

CAUTION!!

GROUP

t: 844.813.2949

www.peagroup.com

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

		(?)	EX. UNIDENTIFIED S	STRUCTURE		
			 PROPOSED WATER 	MAIN		
		$$ \otimes	PROPOSED HYDRA	NT AND GATE VALV	E	
		${\color{black} \bullet}$	PROPOSED TAPPIN	IG SLEEVE, VALVE &	WELL	
		-•-	PROPOSED POST II	NDICATOR VALVE		
			- PROPOSED SANITA	RY SEWER		
		o ^{c.o.} ●	PROPOSED SANITA	RY CLEANOUT & MA	NHOLE	
		<u> </u>				
						L
	L		PROPOSED CATCH	BASIN, INLET & YAR		
8						
*	Site Drainage	Data				_
101	Impervious Are	a.	2 50	acre	C =	
	Greenbelt Area	с. Г	5.50	acre	C =	
	Total Area (A):		8.00	acre		
	Weighted Coef	ficient of Runoff	(C):	0.47		
	Pretreatment					
	Forebay: Vf =	(545)CA		2,049	cf	
	or					
	Mechanical Se	parator (Sized f	or 1-year peak flow)		
	Time of Concer	ntration (Tc)		15.0	min	
	I1=30.2/(Tc+9.	17)^0.81		2.29	in/hr	
'I VF	1-Year Peak l	nflow (Qwq)				
	Qwq=C(i)(A)			8.60	cfs	
	, ,					
	CPVC: Chann	el Protection V	/olume			
	Vcpvc = (4,719)CA		17,743	cf	
, Š	CPRC: Chann	el Protection F	Rate Control Volu	me		
	Vcprc = (6897)	CA (Extended [Detention)	25,933	cf	
(v.). (v.).						
、`	100-Year Allo	wable Outlet R	ate (Qallow)			
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	Q100all =			0.68	cfs/ac	
2						
00	100-Year Peal	k Allowable Di	scharge (Qo)			
- 90 120 -	Qo=Qallow(A)			5.40	cfs	
-23						
22-	Rainfall Inten	sity				
0	Time of Concer	ntration (Tc)		15.0	min	
2	1100=83.3/(Tc+	9.17)^0.81		6.31	in/hr	
	100-Year Peal	k Inflow (Qi)				
	Qi=C(i)(A)			23.73	cfs	
	100-Year Run	off Volume (Vr))			
	Vr=(18,985)CA			71,384	cf	
ε						
	Storage Ratio	(Vr/Vs)				
	Vr/Vs = 0.206-	0.15 x ln(Qo/Qi))	0.4281		
	100-Year Stor	age Volume (V	(s)			
	Vs =Vr*Storage	e Ratio		<u>30,557</u>	cf	
		4				
0	Design Requi	rements		Volume		
#	CPVC			17,743	ct	
F01	CPRC			25,933	CT	
-	Flood Control			30,557	CT	
	Detention Bas	sin	00 557 0 616	00 505		
	100-yr Storage	Required:	30,557 - 2,049 =	28,508	CT	
	100-yr Storage	Elevation:	<u>666.73</u>			
	CPRC Storage	Required:	25,933 - 2,049 =	23,884	CI	
	CPRC Storage	Elevation:	666.50	T-4-137-1-7-5		
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~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	664	0	0	0		
	665	1,175	3,588	3,588		
	666	17,951	12,563	16,151		

667

21,315

19,633

35,784

UTILITY LEGEND:

OH-ELEC-W-O- EX. OH. ELEC, POLE & GUY WIRE

<u>CODE</u>	<u>QTY</u>
	/ 5
DINIU	5
CA2.5	1
CE10	7
FG2.5	6
GB2.5	5
GT2.5	5
GD2.5	4
QA2.5	4
QM2.5	4
QR2.5	5
	53
EVERG	REEN T
PG10	8
PO8	3
PS10	7
	•

PS8

PM10

TT10

TO8

TG10

4 40

660 LOT #66 SE CONC. ZONED NN(A-U) "NIGHBORHOOD NODE" CONCRETE DISTRICT PG10 5 R R R R R - 5 R R R R 1679 2105 c c c cRESTORE DISTURBED AREA WITH SEED LAWN, TYP. PROVIDE TREE PROTECTION FENCE AROUND EXISTING TREES TO REMAIN, TYP. CONTRACTOR ARV2.5 CORNER CLEARANCE TRIANGLE 19 QR2 ROAD NON-IRRIGATED SEED LAWN, TYP. FG2.5 TO8 ARV2.5 3474 TES ႜၟႃႜႜႜႜႜ႞ၞႜၟႜ a V WATTL 18 Ç G G G R R IS Q ₩^G \\$  $\mathfrak{P}$ w w PRESERVE EXISTING WOODED AREA WITH TREE PROTECTION FENCE 30^{1/} PVT. ESMT. FOR PUB. UTIL GREENBELT & STM. DRN. (PER PLAT) 20-22-227-001 LOT #1 20-22-227-002 LOT #2 20-22-227-003 LOT #3 20-22-227-004 LOT #4

![](_page_45_Figure_3.jpeg)

![](_page_45_Figure_4.jpeg)

## TREE INVENTORY/PRESERVATION CALCULATIONS

EMOVED:	111	(REPLA	CE AT 50% O	F REMOVED DBH)
0.5 =		452''	REPLACEM	ENT
WED:	18	(CREDI	OF 2X DBH)	I
2 =		376''	CREDIT	
-	376	=	76	
RED FOR W	/OODL/	AND REPL	ACEMENT	
MOVED:	7	(REPLA	CE AT 100% (	OF REMOVED DBH)
1 =		146''	REPLACEM	ENT
VED:	2	(CREDII	OF 2X DBH)	1
2 =		108''	CREDIT	
-	108	=	38	
REQUIRED	FOR F	REPLACE	MENT	

KEY:

SEE SHT. T-1.1-1.5 FOR TREE INVENTORY PLAN AND EXISTING TH

) DBH)		= PROPOSED DECIDUOUS TREES	
		= PROPOSED EVERGREEN TREES	t: 844.813.2949 www.peagroup.com
REE LIST		<ul> <li>NON IRRIGATED SEED LAWN</li> <li>ECONOMY PRAIRIE SEED MIX SEE SHEET L-1.1 FOR SPECIALTY SEED MIX INFO</li> <li>SWALE SEED MIX SEE SHEET L-1.1 FOR SPECIALTY SEED MIX INFO</li> </ul>	C:\Users\Juhippis\Desktop\Seci and References\LW SEAL.jpg
		= EXISTING TREE TO REMAIN = TREE PROTECTION FENCING	
	G = GREE IS = INTE R = REPI	INBELT TREE RNAL ROAD TREES	NORTH
	NOTE: TREES SHAL AWAY FROM UTILI	L BE PLACED AT A MINIMUM OF 5' TY LEADS.	0 20 40 80 SCALE: 1" = 40'
NDSCAPE	CALCULATIONS: ROY ZONING ORDINANCE	R-1C ONE FAMILY RESIDENTIAL	Know what's below.
03 C-1a. = ( QUIRED: 15% 348,	GENERAL SITE LANDSCA OF SITE AREA SHALL 480 SF * 15% = 52,32	PE BE LANDSCAPE MATERIAL 26 SQ FT REQUIRED	Câli before you dig.
OVIDED: 52,32	26 SQ FT LANDSCAPE		CAUTION!! THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY ADDOXIMATE IN CUMBANTER IS EVENESSED OF
-1C NO CON .02 D2. = GR .QUIRED: 1 TR ATTLES ROAD	FLICTING LAND USES, S REENBELT/ ROW = G REE / 30 LF OF FRONT = 454 LF FRONTAGE ,	AGE TO PUBLIC RD. 7 30 = 15 TREES	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.
ROVIDED: 15 T	REES ROY ZONING ORDINANCE	; R-1C. South end of site	-
TERNAL PUBLI QUIRED: 1 TR 2011 OVIDED: 40 1	C ROADS STREET TREE REE / 50 LF (BOTH SID LF / 50 LF = 40 TREI TREES	S = IS ES RD.) ES	
EE REPLACEM E SHEET T-1	IENT:= R .1-1.3 FOR TREE INVEN	TORY PLAN AND LIST	
EQUIRED: 59" 114",	WOODLAND + 14" LAN / 3" =38 3" TREES RE	IDMARK =73" DBH REPLACEMENT RE Q.	Q
ROVIDED: 38	REPLACEMENT TREES		
	CONTRACTOR SHALL V	NOIES:	50215 SCHOENHERR
CONDITIONS CASE OF DI GOVERN QU CONCERNS.	AND REVIEW PROPOSE ISCREPANCY BETWEEN F ANTITIES. CONTACT LAN	D PLANTING AND RELATED WORK. IN PLAN AND PLANT LIST, PLAN SHALL NDSCAPE ARCHITECT WITH ANY	SHELBY TOWNSHIP, MI 48315
CONTRACTO PRIOR TO E ELECTRIC, C CALLING MIS OF SERVICE CONTRACTO TRADES ON CONDITIONS	R SHALL VERIFT LOCAT BEGINNING CONSTRUCTIO GAS, TELEPHONE, CABLE SS DIG 1-800-482-71 S SHALL BE THE RESP R SHALL CORDINATE THE JOB AND SHALL TO OWNER'S REPRESE	NON HIS/HER PHASE OF WORK. TELEVISION MAY BE LOCATED BY ANY DAMAGE OR INTERRUPTION ONSIBILITY OF CONTRACTOR. ALL RELATED ACTIVITIES WITH OTHER REPORT ANY UNACCEPTABLE JOB NTATIVE PRIOR TO COMMENCING.	PROJECT TITLE TOWN HAVEN
ALL PLANT SHALL SATI FOR NURSE GROWN, NO	MATERIAL TO BE PREM SFY AMERICAN ASSOCIA RY STOCK. ALL LANDS . 1. GRADE.	IUM GRADE NURSERY STOCK AND ATION OF NURSERYMEN STANDARD SCAPE MATERIAL SHALL BE NORTHER	TROY, MICHIGAN
CONTRACTO ON LANDSC	R IS RESPONSIBLE FOR APE PLAN PRIOR TO P	VERIFYING ALL QUANTITIES SHOWN RICING THE WORK.	
THE OWNER PLANT MAT ALL SINGLE SYMMETRICA	'S REPRESENTATIVE RE ERIAL NOT MEETING SP STEM SHADE TREES TO AL CROWNS.	SERVES THE RIGHT TO REJECT ANY ECIFICATIONS. D HAVE STRAIGHT TRUNKS AND	
ALL SINGLE WITH FORKE	TRUNK SHADE TREES D OR IRREGULAR TRUN	TO HAVE A CENTRAL LEADER; TREES IKS WILL NOT BE ACCEPTED.	REVISIONS REV PER COMMENTS 4/17/24 4/26/2024
ALL MULTI SYMMETRICA OPEN CROW	STEM TREES SHALL BE AL CROWNS. ONE SIDE INS SHALL NOT BE ACC	HEAVILY BRANCHED AND HAVE D TREES OR THOSE WITH THIN OR EPTED.	
ALL EVERGE THE GROUN LAST FIVE (	REEN TREES SHALL BE D, SYMMETRICAL IN SH. GROWING SEASONS.	HEAVILY BRANCHED AND FULL TO APE AND NOT SHEARED FOR THE	
. ALL TREES BALLS WILL	TO HAVE CLAY OR CLA BE REJECTED.	Y LOAM BALLS, TREES WITH SAND	
. NO MACHINI TREES; HA EXISTING TR	ERY IS TO BE USED WI ND GRADE ALL LAWN A REES.	THIN THE DRIP LINE OF EXISTING AREAS WITHIN THE DRIP LINE OF	
ALL TREE L AND ARE S PRIOR TO II	OCATIONS SHALL BE S UBJECT TO THE APPRO NSTALLATION OF THE P ATORY THAT POSITIVE 1	TAKED BY LANDSCAPE CONTRACTOR VAL OF THE LANDSCAPE ARCHITECT LANT MATERIAL.	ORIGINAL ISSUE DATE: MARCH 29, 2024
ALL BUILDIN ALL PLANTI MULCH WITH	IGS. NG BEDS SHALL RECEIV I PRE EMERGENT. SFF	/E 3" SHREDDED HARDWOOD BARK SPECIFICATIONS. SHREDDED PALETTE	PRELIMINARY
AND DYED	MULCH WILL NOT BE A	CCEPTED. ECEIVE 3" COMPACTED TOPSOIL.	LANDSCAPE
. SEE SPECIF PLANTING P	ICATIONS FOR ADDITION PROCEDURES AND WARR	AL COMMENTS, REQUIREMENTS, ANTY STANDARDS.	
. FOR NON-L ONCE SEAS	AWN SEED MIX AREAS, ONALLY FOR INVASIVE	AS NOTED ON PLAN, BRUSH MOW SPECIES CONTROL.	PEA JOB NO. 16-283
. CONTRACTO AND SHALL BUILDING O	R SHALL NOT INSTALL NOTIFY LANDSCAPE AF VERHANGS.	PLANTS UNDER BUILDING OVERHANG RCHITECT IF DRAWINGS CONFLICT WITH	H P.M. JBT
. TREES SH	ALL NOT CONFLICT/ BL SIGNAGE, MONUMENT SI	OCK PROPOSED REGULATORY/ GNS, ADDRESS OR LIGHT POLES.	DES. LW
SHIFT TREES	S AS NECESSARY TYP.		DRAWING NUMBER

CAL LW DRAWING NUMBER: L-1.0

_____

ΝΟΤ	FOR	CONSTRUCTION	

#### FOR ALL SEED MIXES, PROVIDE EROSION MAT ON SLOPES AND AREAS OF WASH OUT TYP. INSTALL AND PREP PER MANUFACTURES SPECIFICATIONS.

NATIVE SEED MIX, BY STANTEC NATIVE PLANT NURSERY, 574-586-2412, OR EQUAL SPECIES TO BE NATIVE TO COUNTY, NO INVASIVE SPECIES ALLOWED FOR ALL SEED MIXES, PROVIDE EROSION MAT ON SLOPES AND AREAS OF WASH OUT TYP. INSTALL AND PREP PER MANUFACTURES SPECIFICATIONS.

#### Swale Seed Mix Stantec Native Plant Nursery 574-586-2412 stantec.com/native-plant-nursery Botanical Name Common Name

#### Permanent Grasses/Sedges: Andropogon gerardii Carex comosa Carex cristatella Carex lurida Carex spp. Carex vulpinoidea Elymus virginicus Glyceria striata Panicum virgatum Scirpus atrovirens Scirpus cyperinus Spartina pectinata

Temporary Cover: Avena sativa Lolium multiflorum

## Forbs Alisma spp.

Economy Prairie Seed Mix

Botanical Name

Andropogon gerardii Bouteloua curtipendula

Elymus canadensis

Sorghastrum nutans

Temporary Cover:

Lolium multiflorum

Forbs & Shrubs:

Asclepias syriaca

Asclepias tuberosa

Coreopsis lanceolata

Heliopsis helianthoides

Pycnanthemum virginianum

Echinacea purpurea

Lupinus perennis

Monarda fistulosa Penstemon digitalis

Ratibida pinnata

Rudbeckia hirta

Solidago speciosa

Symphyotrichum laeve

Symphyotrichum novae-angliae

Chamaecrista fasciculata

Avena sativa

Schizachyrium scoparium

Panicum virgatum

Carex spp.

stantec.com/native-plant-nursery

Permanent Grasses/Sedges/Rushes:

Stantec Native Plant Nursery 574-586-2412

Asclepias incarnata Coreopsis tripteris Eutrochium maculatum Iris virginica Liatris spicata Lobelia cardinalis Lobelia siphilitica Lycopus americanus *Pycnanthemum virginianum* Common Mountian Mint Rudbeckia triloba Sagittaria latifolia Senna hebecarpa Silphium terebinthinaceum Prairie Dock Symphyotrichum novae-anglie New England Aster Verbena hastata Zizia aurea

Big Bluestem Bristly Sedge Crested Oval Sedge Bottlebrush Sedge Prairie Sedge Mix Brown Fox Sedge Virginia Wild Rye Fowl Manna Grass Switch Grass Dark Green Rush Wool Grass Prairie Cord Grass

Common Oat Annual Rye

## Water Plantain (Various Mix) Swamp Milkweed Tall Coreopsis Spotted Joe-Pye Weed Blue Flag Marsh Blazing Star Cardinal Flower Great Blue Lobelia Common Water Horehound Brown-Eyed Susan Common Arrowhead Wild Senna

Blue Vervain Golden Alexanders

<u>Common Name</u>

Big Bluestem Side Oats Grama Prairie Sedge Mix Canada Wild Rye Switch Grass Little Bluestem Indian Grass

#### Common Oat Annual Rye

Common Milkweed Butterfly Weed Partridge Pea Sand Coreopsis Broad-leaved Purple Coneflower False Sunflower Wild Lupine Wild Bergamot Foxglove Beard Tongue Common Mountain Mint Yellow Coneflower Black-Eyed Susan Showy Goldenrod Smooth Blue Aster New England Aster

![](_page_46_Figure_16.jpeg)

![](_page_46_Picture_17.jpeg)

![](_page_46_Picture_18.jpeg)

![](_page_46_Figure_19.jpeg)

![](_page_46_Picture_20.jpeg)

120

120°

<u>STAKING/GUYING</u>

LOCATION

 $\mathcal{E}$ 

MIN. TYP.

SCALE: 1'' = 3'-0''

3"

DECIDUOUS TREE PLANTING DETAIL

S

SCALE: 1'' = 3' - 0''

![](_page_46_Picture_21.jpeg)

NO PERSON MAY CONDUCT ANY ACTIVITY WITHIN THE DRIP LINE OF ANY TREE DESIGNATED TO REMAIN; INCLUDING, BUT NOT LIMITED TO PLACING SOLVENTS. BUILDING MATERIAL, CONSTRUCTION EQUIPMENT OR SOIL DEPOSITS WITHIN DRIP LINES

GRADE CHANGES MAY NOT OCCUR WITHIN THE DRIP LINE OF PROTECTED TREES

DURING CONSTRUCTION, NO PERSON SHALL ATTACH ANY DEVICE OR WIRE TO ANY REMAINING TREE

ALL UTILITY SERVICE REQUESTS MUST INCLUDE NOTIFICATION TO THE INSTALLER THAT PROTECTED TREES MUST BE AVOIDED. ALL TRENCHING SHALL OCCUR OUTSIDE OF THE PROTECTIVE FENCING

TREES LOCATED ON ADJACENT PROPERTY THAT MAY BE AFFECTED BY CONSTRUCTION ACTIVITIES MUST BE PROTECTED

TREES TO BE PRESERVED SHALL BE IDENTIFIED WITH FLAGGING PRIOR TO THE TREE CLEARING OPERATIONS

PROVIDE FENCE AROUND CRITICAL ROOT ZONE OF TRF

FENCE SHALL BE PLACED IN A CIRCLE WITH A MINIMUM RADIUS OF 1' PER 1" DIAMETER OF THE TREE MEASURED AT 4.5' ABOVE GROUND

4 HIGH PROTECTIVE FENCING WITH STEEL POSTS - 10' O.C. - EXISTING SOIL

TREE PROTECTION DETAIL

SCALE: 1'' = 3' - 0''

CRITICAL

![](_page_46_Figure_34.jpeg)

PLANT SO THAT THE TREE'S ROOT FLARE (TRUNK FLARE) IS FLUSH WITH GRADE OR 1-2" HIGHER IN POORLY DRAIN SOIL. STAKE JUST BELOW BRANCHES WITH 2"-3" WIDE NYLON OR PLASTIC STRAPS. CONNECT - FROM TREE TO STAKE AND ALLOW FOR FLEXIBILITY. REMOVE AFTER (1) ONE YEAR. (DO NOT USE WIRE & HOSE)

THREE 2"X2" HARDWOOD STAKES OR STEEL T-POSTS DRIVEN A MIN. OF 18" DEEP FIRMLY INTO SUBGRADE PRIOR TO

BACKFILLING

SHREDDED HARDWOOD BARK MULCH TO DRIPLINE. 3" DEEP AND LEAVE 3" CIRCLE OF

BARE SOIL AROUND TREE TRUNK. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK. FORM SAUCER WITH 4" HIGH CONTINUOUS RIM

- FINISH GRADE

SPECIFIED PLANTING MIX, WATER & TAMP TO - REMOVE AIR POCKETS, AMEND SOIL PER SITE

CONDITIONS & TREE REQUIREMENTS

EXPOSE ROOT FLARE OF TREE. CONTRACTOR

MAY HAVE TO REMOVE EXCESS SOIL FROM - TOP OF ROOTBALL. REMOVE ALL BURLAP FROM TOP  $\frac{1}{3}$  OF ROOTBALL. DISCARD ALL

NON-BIODEĞRADABLE MATERIAL OFF SITE PLACE ROOTBALL ON UNEXCAVATED OR

TAMPED SOIL EVERGREEN TREE PLANTING DETAIL

![](_page_46_Picture_59.jpeg)

PLANT SO THAT THE TREE'S ROOT FLARE (TRUNK FLARE) IS FLUSH WITH GRADE OR 1-2" HIGHER IN POORLY DRAIN SOIL. SECURE TREE WRAP WITH BIODEGRADABLE MATERIAL AT TOP & BOTTOM, REMOVE AFTER FIRST WINTER

DO NOT PRUNE TERMINAL LEADER PRUNE ONLY DEAD, BROKEN BRANCHES AS DIRECTED BY LANDSCAPE ARCHITECT STAKE JUST BELOW BRANCHES WITH 2"-3" WIDE NYLON OR PLASTIC STRAPS. CONNECT

FROM TREE TO STAKE AND ALLOW FOR FLEXIBILITY. REMOVE AFTER (1) ONE YEAR. (DO NOT USE WIRE & HOSE)

(3) THREE 2"X2" HARDWOOD STAKES DRIVEN A MIN. OF 18" DEEP FIRMLY INTO SUBGRADE PRIOR TO BACKFILLING

SHREDDED HARDWOOD BARK MULCH TO DRIPLINE. 3" DEEP AND LEAVE 3" CIRCLE OF BARE SOIL AROUND TREE TRUNK. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK. FORM SAUCER WITH 4" HIGH CONTINUOUS RIM

SPECIFIED PLANTING MIX, WATER & TAMP TO - REMOVE AIR POCKETS, AMEND SOIL PER SITE CONDITIONS & TREE REQUIREMENTS

## - FINISH GRADE

MXHAXTUXMXM

EXPOSE ROOT FLARE OF TREE. CONTRACTOR MAY HAVE TO REMOVE EXCESS SOIL FROM - TOP OF ROOTBALL. REMOVE ALL BURLAP FROM TOP 🖁 OF ROOTBALL. DISCARD ALL NON-BIODEGRADABLE MATERIAL OFF SITE _PLACE ROOTBALL ON UNEXCAVATED OR TAMPED SOIL

![](_page_46_Picture_68.jpeg)

![](_page_46_Picture_69.jpeg)

![](_page_46_Picture_70.jpeg)

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.

![](_page_46_Picture_72.jpeg)

SHELBY TOWNSHIP, MI 48315

PROJECT TITLE **TOWN HAVEN** TROY, MICHIGAN

REVISIONS REV PER COMMENTS 4/17/24 4/26/2024

ORIGINAL ISSUE DATE:

MARCH 29, 2024

## DRAWING TITLE LANDSCAPE DETAILS

PEA JOB NO.	16-283
P.M.	JBT
DN.	CAL
DES.	LW
DRAWING NUMBER:	

L-1.1

NOT FOR CONSTRUCTION

![](_page_47_Figure_0.jpeg)

PEA JOB NO.	16-283
P.M.	JBT
DN.	CAL
DES.	LW
DRAWING NUMBER:	

T-1.1

## PRESERVATION PLAN

MARCH 29, 2024

TREE

ORIGINAL ISSUE DATE: DRAWING TITLE

REV PER COMMENTS 4/17/24 4/26/2024

REVISIONS

![](_page_47_Picture_16.jpeg)

<u>CLIENT</u> 50215 SCHOENHERR SHELBY TOWNSHIP, MI 48315

CRITICAL ROOT ZONE

TREE PROTECTION DETAIL

- EXISTING SOIL

- 4' HIGH PROTECTIVE FENCING WITH STEEL POSTS - 10' O.C.

PROVIDE FENCE AROUND CRITICAL ROOT ZONE OF TREE. FENCE SHALL BE PLACED IN A CIRCLE WITH A RADIUS OF 1' PER 1" DIAMETER OF THE TREE MEASURED AT 4.5' ABOVE GROUND.

TREES TO BE PRESERVED SHALL BE IDENTIFIED WITH FLAGGING PRIOR TO THE TREE CLEARING OPERATIONS.

TREES LOCATED ON ADJACENT PROPERTY THAT MAY BE AFFECTED BY CONSTRUCTION ACTIVITIES MUST BE PROTECTED.

MUST BE AVOIDED. ALL TRENCHING SHALL OCCUR OUTSIDE OF THE PROTECTIVE FENCING.

ALL UTILITY SERVICE REQUESTS MUST INCLUDE NOTIFICATION TO THE INSTALLER THAT PROTECTED TREES

7 (REPLACE AT 100% OF REMOVED DBH)

38

146" REPLACEMENT

2 (CREDIT OF 2X DBH)

UNTIL CONSTRUCTION IS COMPLETE.

=

108" CREDIT

DURING CONSTRUCTION, NO PERSON SHALL ATTACH ANY DEVICE OR WIRE TO ANY REMAINING TREE.

![](_page_47_Picture_44.jpeg)

![](_page_47_Picture_47.jpeg)

![](_page_47_Picture_48.jpeg)

WOODLA	AND TR	<u>EES</u>					
WOODL	ND TR	EES REM	IOVED	: 111	(REPLAC	E AT 50% OF	REMOVED DBH)
	904''	DBH x 0	.5 =		452''	REPLACEME	NT
WOODL	ND TR	EES SAV	<u>ED:</u>	18	(CREDIT	OF 2X DBH)	
	188''	DBH x 2	=		376''	CREDIT	
		452	-	376	=	76	
76''	DBH F	REQUIRE	D FOR	WOODLA	ND REPL	ACEMENT	
LANDMA		EES					

108

TREE INVENTORY/PRESERVATION CALCULATIONS

LANDMARK TREES REMOVED:

LANDMARK TREES SAVED:

**146''** DBH x 1 =

**54''** DBH x 2 =

146 -

114" TOTAL DBH REQUIRED FOR REPLACEMENT

= EXISTING TREE TO BE REMOVED = TREE PROTECTION FENCE TO BE PLACED AT THE OUTER LIMITS OF THE DRIP LINE OF THE CANOPY.  $\boldsymbol{\smile}$ 

+ 2782 = EXISTING TREE TO REMAIN

ΡΞΛ GROUP t: 844.813.2949 www.peagroup.com

OF

LYNN A. WHIPPLE LANDSCAPE

KEY:

TAG NO. DBH	COMMON NAME		ND. NOTES	S CL	LASS SAVE / F	REMOVE	ON-SITE	REPLACE	TAG N	IO. DBH	COMMON NAME		COND.	NOTES	CLASS	SAVE / REMOVE	ON-SITE	REPLACE	TAG NO. DBH	COMMON NAME	LATIN NAME	COND.	NOTES	CLASS
1001         27           1002         20	Silver Maple	Acer saccharinum GO		INV	ASIVE R	२	¥ Y	-	1103 1104	3 <u>-16</u> 1 24	Silver Maple	Acer saccharinum	FAIR		INVASIVE	R	¥ ¥	-	1205 11 1206 11	Silver Maple	Acer saccharinum	GOOD		INVASIVE
1002 20 1003 8	Norway Spruce	Picea Abies FA	R	WOC	ODLAND R	२	¥	REPLACE	1105	6	Silver Maple	Acer saccharinum	POOR		INVASIVE	R	¥	-	1207 13	Silver Maple	Acer saccharinum	FAIR	<del>X2</del>	INVASIVE
1004 12	Norw ay Spruce	Picea Abies FA	R	WOO		२	¥	REPLACE	1106	<u> </u>	American ⊟m	Ulmus americana	FAIR		INVASIVE	S	Y	-	<del>1208</del> 8	Silver Maple	Acer saccharinum	GOOD	X8	INVASIVE
1005 20 1006 14	American 日m	Ulmus americana GO	DE X6		ASIVE R	२ २	¥ ¥	-	1107	7 10 3 8	Silver Maple	Acer saccharinum	GOOD FAIR		INVASIVE	s s	Y Y	-	1209 11 1210 13	Silver Maple	Acer saccharinum	GOOD	<u> </u>	
1007 13	Siberian Em	Ulmus pumila FA	R X2	INV	ASIVE R	२	¥	-	1109	) 14	Black Walnut	Juglans nigra	FAIR		WOODLAND	S	Y	-	<u>1211</u> 10	Silver Maple	Acer saccharinum	FAIR	X2-	INVASIVE
1008 11	Silver Maple	Acer saccharinum GO		INV		२ -	¥	-	1110	) 14	Black Walnut	Juglans nigra	GOOD	×2		S	Y	-	<u>1212</u> 13	Silver Maple	Acer saccharinum	FAIR		
1009 11 1010 24	Norw ay Spruce	Acer saccharinum GO Picea Abies GO	90 90	LAN	VDMARK R	₹ ₹	¥ ¥	- REPLACE	<u>1111</u> 1112	+ <del>11</del> 2 <del>12</del>	Silver Maple	Acer saccharinum	GOOD	<del>X3</del> -	INVASIVE	R	¥ ¥	-	<del>1213</del> 9 1214 8	Silver Maple Silver Maple	Acer saccharinum	GOOD		INVASIVE
1011 15	Silver Maple	Acer saccharinum GO	ЭÐ X2-	INV	ASIVE R	२	¥	-	1113	3 11	American Em	Ulmus americana	GOOD		INVASIVE	S	Y	-	<del>1215</del> 9	Silver Maple	Acer saccharinum	GOOD		INVASIVE
<del>1012</del> 7	Silver Maple	Acer saccharinum GO	ƏÐ X4	INV	ASIVE R	२	¥	-	1114	9	American 🖽	Ulmus americana	GOOD		INVASIVE	s	Y	-	<u>1216</u> 8	Silver Maple	Acer saccharinum	GOOD		INVASIVE
<u>1013</u> 10 1014 10	Silver Maple	Acer saccharinum GO	ƏÐ X4		ASIVE R	२ २	¥ ¥	-	1115	5 10 6 20	American Em Silver Maple	Ulmus americana	GOOD		INVASIVE	s s	Y Y	-	<u>1217</u> 10 <u>1218</u> 10	Silver Maple	Acer saccharinum	GOOD FAIR	<u> </u>	INVASIVE
1015 8	Silver Maple	Acer saccharinum GO	DD X2	INV	ASIVE R	۰ २	¥	-	1117	7 9	Silver Maple	Acer saccharinum	GOOD		INVASIVE	S	Y	-	<u>1219</u> 9	Silver Maple	Acer saccharinum	POOR	<i>,</i> <u> </u>	INVASIVE
<del>1016</del> <del>16</del>	Silver Maple	Acer saccharinum GO	Ð	INV	ASIVE R	२	¥	-	1118	3 11	American ⊟m	Ulmus americana	GOOD		INVASIVE	S	Y	-	1220 13	Silver Maple	Acer saccharinum	POOR		INVASIVE
<u>1017</u> <u>12</u> 1018 <u>12</u>	Silver Maple	Acer saccharinum GO		INV INV	ASIVE R	२ २	¥ ¥	-	1119	) 10	American Em Wild Black Cherry	Ulmus americana Prunus serotina	GOOD		INVASIVE WOODLAND	s s	Y Y	-	<del>1221</del> 6 1 <del>222</del> 7	Silver Maple	Acer saccharinum	FOOR		
1019 10 1019 10	Silver Maple	Acer saccharinum POC	<del>R</del>	INV	ASIVE R	२	¥	-	1123	22	Pin Cherry	Prunus pennsylvanica	GOOD		LANDMARK	s	Y	-	1223 13	Silver Maple	Acer saccharinum	POOR		INVASIVE
1020 10	Silver Maple	Acer saccharinum GO	ЭÐ	INV	ASIVE R	۶ ۲	¥	-	1122	2 9	Silver Maple	Acer saccharinum	GOOD		INVASIVE	S	Y	-	<del>1224</del> <del>12</del>	Silver Maple	Acer saccharinum	POOR		INVASIVE
<u>1021</u> 10 <u>1022</u> 12	Silver Maple	Acer saccharinum GO	<del>D</del> IR		ASIVE R	२ २	¥ ¥	- -	<u>1123</u>	3 <u>11</u> 1 <u>42</u>	American 目m	Ulmus americana Populus deltoides	FOOR GOOD	<del>X2</del>	INVASIVE	R	¥ ¥	- -	<del>1225</del> 9 1226 11	Silver Maple	Acer saccharinum	POOR FAIR		
<del>1023</del> <del>12</del>	Silver Maple	Acer saccharinum FA	IR X4	INV	ASIVE R	२	¥	-	1125	5 11	Silver Maple	Acer saccharinum	GOOD		INVASIVE	R	¥	-	<u>1227</u> 11	Silver Maple	Acer saccharinum	GOOD		INVASIVE
1024 11	Silver Maple	Acer saccharinum FA	R X3-	INV	ASIVE R	२	¥	-	1126	) <u>12</u>	Silver Maple	Acer saccharinum	GOOD			R	¥	-	<del>1228</del> 7	Silver Maple	Acer saccharinum	GOOD		INVASIVE
1025 8 1026 26	American Em	Ulmus americana GO Populus deltoides GO	ж <u>ж</u> Эр	INV	ASIVE R	र २	¥ ¥	-	<u>1127</u> 1128	8	Silver Maple	Acer saccharinum			INVASIVE	R	¥ ¥	-	<del>1229</del> - 1230 9	Silver Maple	Acer saccharinum	GOOD		INVASIVE
1027 9	Silver Maple	Acer saccharinum FA	R	INV	ASIVE R	<del>२</del>	¥	-	1129	) <u>12</u>	Cottonw ood	Populus deltoides	FAIR		INVASIVE	R	¥	-	<del>1231</del> 12	Silver Maple	Acer saccharinum	GOOD		INVASIVE
1028 29	Cottonw ood	Populus deltoides GO	GC GC	INV	ASIVE R	२	¥	-	1130	) 9	Silver Maple	Acer saccharinum	FAIR		INVASIVE	s	Y	-	<u>-1232</u> 8	Silver Maple	Acer saccharinum	GOOD		INVASIVE
<del>1029</del> 9 10309	American Em Silver Maple	Ulmus americana GO		INV	ASIVE R	र २	¥ ¥	-	<u>1131</u> 1132	9 2 12	Silver Maple	Acer saccharinum	GOOD		INVASIVE	R	¥ ¥	-	<del>1233</del> 9 1234 9	Silver Maple Silver Maple	Acer saccharinum	GOOD		INVASIVE
1031 12	Silver Maple	Acer saccharinum GO	DE GC	INV	ASIVE R	۰ २	¥	-	1133	3 10	Silver Maple	Acer saccharinum	FAIR		INVASIVE	R	¥	-	1235 10	Silver Maple	Acer saccharinum	GOOD		INVASIVE
1032 11	Silver Maple	Acer saccharinum GO	Ð	INV	ASIVE R	२	¥	-	1134	l 11	Silver Maple	Acer saccharinum	GOOD	<del>X2</del>	INVASIVE	R	¥	-	1236 7	Silver Maple	Acer saccharinum	GOOD		INVASIVE
1033 9 1034 8	American Em Silver Maple	Umus americanaGOAcer saccharinumGO	ere de la companya de	INV INV	ASIVE R	₹ ⊋	¥ ¥	· ·	1135 1136	9 6 11	Silver Maple	Acer saccharinum	GOOD		INVASIVE	R	¥ ¥	-	1237 9 1238 13	Silver Maple	Acer saccharinum	GOOD	X7	
1035 8	Silver Maple	Acer saccharinum GO	Ð	INV	ASIVE R	२	¥		1137	2 9	Silver Maple	Acer saccharinum	GOOD		INVASIVE	R	¥	-	1239 9	Silver Maple	Acer saccharinum	GOOD		INVASIVE
1036 9	Silver Maple	Acer saccharinum GO		INV		2	¥	-	1138	3 12	Silver Maple	Acer saccharinum	GOOD		INVASIVE	R	¥	-	1240 10	Silver Maple	Acer saccharinum	POOR		INVASIVE
1037 8 1038 10	Silver Maple	Acer saccharinum GO		INV INV	ASIVE R	₹ ⊋	¥ ¥	- -	1139 1140	) <u>14</u> ) 8	Silver Maple	Acer saccharinum			INVASIVE	R	¥ ¥	-	<u>    1241      8</u> <u>    1242       7</u>	Silver Maple	Acer saccharinum	GOOD		
1039 11	Silver Maple	Acer saccharinum GO	ЭÐ ЭÐ	INV	ASIVE R	२	¥	-		9	Silver Maple	Acer saccharinum	GOOD		INVASIVE	R	¥	-	1243 7	Silver Maple	Acer saccharinum	FAIR		INVASIVE
1040 8	Silver Maple	Acer saccharinum GO	) D	INV	ASIVE R	२	¥	-	1142	<u>8</u>	Silver Maple	Acer saccharinum	GOOD		INVASIVE	R	¥	-	<del>12</del> 44 7	Silver Maple	Acer saccharinum	GOOD		
1041 21 1042 15	Cottonw ood	Populus deltoides GO			ASIVE R	₹ ⊋	¥ ×	<u>-</u>	<u>1143</u>	3 8 L 9	Silver Maple	Acer saccharinum	GOOD		INVASIVE	R	¥ ×	<u>-</u>	<del>1245 9</del> 1246 6	Silver Maple	Acer saccharinum	GOOD		
1042 10	Silver Maple	Acer saccharinum GO	DD D	INV	ASIVE R	、 ۶	¥	-	1145	5 <u>12</u>	Silver Maple	Acer saccharinum	GOOD		INVASIVE	R	¥	-	1247 7	Silver Maple	Acer saccharinum	GOOD		INVASIVE
1044 9	Silver Maple	Acer saccharinum GO	ЭÐ	INV	ASIVE R	२	¥	-	1146	8	Silver Maple	Acer saccharinum	GOOD		INVASIVE	R	¥	-	1248 7	Silver Maple	Acer saccharinum	GOOD		INVASIVE
1045 10 1046 12	Silver Maple	Acer saccharinum GO			ASIVE R	२ २	¥	-	1147	2 8 2 13	Silver Maple	Acer saccharinum	GOOD		INVASIVE	R	¥ ×	<u>-</u>	<del>1249</del> 7	Silver Maple	Acer saccharinum	GOOD		
1047 9	Cottonw cod	Populus deltoides GO	DD DC	INV	ASIVE R	۲ २	¥	-	1149	) 11	Silver Maple	Acer saccharinum	GOOD		INVASIVE	R	¥	-	1250 <del>7</del>	Silver Maple	Acer saccharinum	GOOD		INVASIVE
1048 16	Cottonw ood	Populus deltoides GO	9Ð	INV	ASIVE R	२	¥	-	1150	) 13	Silver Maple	Acer saccharinum	GOOD		INVASIVE	R	¥	-	<del>1252</del> 6	Silver Maple	Acer saccharinum	GOOD		INVASIVE
1049 10 1050 11	Cottonw ood	Populus deltoides GO			ASIVE R	२ >	¥	-	1151 1152	9	Silver Maple	Acer saccharinum	GOOD			R	¥ v	-	<u>1253</u> 11	Silver Maple	Acer saccharinum	GOOD		
1050 11	Cottonw ood	Populus deltoides GO	De Ge	INV	ASIVE R	* २	+ ¥	-	1153	3 9	Silver Maple	Acer saccharinum	GOOD		INVASIVE	R	+ ¥	-	1255 14	Cottonw ood	Populus deltoides	GOOD		INVASIVE
<del>1052</del> <del>12</del>	Cottonw ood	Populus deltoides GO	ÐÐ	INV	/ASIVE R	२	¥	-	1154	l <u>13</u>	Cottonw ood	Populus deltoides	GOOD		INVASIVE	R	¥	-	1256 7	Cottonw ood	Populus deltoides	GOOD		INVASIVE
1053 15	Cottonw ood	Populus deltoides GO			ASIVE R	२ >	¥	-	1155 1156	5 <u>17</u>	Cottonwood		GOOD			R	¥ v	-	1257 7	Silver Maple	Acer saccharinum	GOOD		
1055 17	Cottonw ood	Populus deltoides GO	DE C	INV	ASIVE R	* २	+ ¥	-	1150	2 9	Silver Maple	Acer saccharinum	GOOD		INVASIVE	R	¥	-	1259 7	Silver Maple	Acer saccharinum	GOOD		INVASIVE
1056 10	Cottonw ood	Populus deltoides GO	Ð	INV	ASIVE R	२	¥	-	1158	3 14	Cottonw ood	Populus deltoides	GOOD		INVASIVE	R	¥	-	<del>1260</del> <del>13</del>	Cottonw ood	Populus deltoides	GOOD		INVASIVE
<del>1057</del> 9	Cottonw ood	Populus deltoides GO				२ >	¥	-	1159	9 9	Cottonw ood	Populus deltoides	GOOD			R	¥	-	<u>1261</u> 10	Silver Maple	Acer saccharinum			
+058 +0 +059 20	Cottonw ood	Populus deltoides GO	<del>20</del>	INV	ASIVE R	۶ ۶	¥ ¥	-	+100 1161	+ <u>+</u> + + + + + + + + + + + + + + + + +	Cottonw ood	Populus deltoides	GOOD		INVASIVE	R	¥ ¥	-	<del>1262</del> <del>13</del> 1263 8	Silver Maple	Acer saccharinum	GOOD		
1060 7	Silver Maple	Acer saccharinum GO	Ð	INV	ASIVE R	२	¥	-	1162	2 7	Silver Maple	Acer saccharinum	GOOD	<del>X2</del>	INVASIVE	R	¥	-	1264 12	Silver Maple	Acer saccharinum	GOOD		INVASIVE
<u>1061</u> 12	Silver Maple	Acer saccharinum GO		INV		₹ 	¥	-	1163	3 <u>12</u>	Silver Maple	Acer saccharinum	GOOD			R	¥	-	1265 10	Silver Maple	Acer saccharinum	FAIR		
1062 20	Cottonw ood	Populus deltoides GO	ж Ж	INV	ASIVE R	₹ ₹	¥ ¥	-	1164	5 <del>11</del>	Cottonw ood	Populus deltoides	GOOD		INVASIVE	R R	¥ ¥	-	1266 8 1267 14	Cottonw ood	Populus deltoides	GOOD		
1064 16	Cottonw ood	Populus deltoides GO	Ð	INV	ASIVE R	२	¥	-	1166	8	Silver Maple	Acer saccharinum	GOOD		INVASIVE	R	¥	-	1268 13	Cottonw ood	Populus deltoides	GOOD		INVASIVE
1065 13	Cottonw ood	Populus deltoides GO		INV		२	¥	-	1167	2 8	Silver Maple	Acer saccharinum	GOOD			R	¥	-	1269 9	Silver Maple	Acer saccharinum	GOOD		
1067 9	Silver Maple	r-upulus deltoidesGOAcer saccharinumGO	эн ЭР	INV INV	ASIVE R	* ₹	¥ ¥		1168 1169	, 8	Cottonw ood	Populus deltoides	GOOD		INVASIVE	R	Ý Ý		+ <del>270</del> 7 1271 14	Silver iviaple Cottonw ood	Populus deltoides	GOOD		INVASIVE
1068 18	Cottonw ood	Populus deltoides GO	Ð	INV	ASIVE R	२	¥	-	1170	) 10	Silver Maple	Acer saccharinum	GOOD		INVASIVE	R	¥	-	<del>1272</del> <del>12</del>	Silver Maple	Acer saccharinum	GOOD		INVASIVE
1069 11	Cottonw ood	Populus deltoides GO		INV		२ 	¥	-	1171		Cottonw ood	Populus deltoides				R	¥	-	1273 13	Silver Maple	Acer saccharinum	GOOD		
<del>1070</del> 9 1071 9	Cottonw ood	Populus deltoides GO	эн ЭÐ	INV INV	ASIVE R	* २	¥ ¥		<u>1172</u> 1173	8 8 40	Silver Maple	Acer saccharinum	GOOD		INVASIVE	R	Ý Ý		<del>12/4</del> 14 1275 8	<del>Silver Maple</del>	Acer saccharinum	GOOD		INVASIVE
1072 8	Silver Maple	Acer saccharinum GO	Ð	INV		२	¥	-	1174	18	Cottonw ood	Populus deltoides	GOOD		INVASIVE	R	¥	-	1276 8	Silver Maple	Acer saccharinum	GOOD		INVASIVE
1073 10	Cottonw ood	Populus deltoides GO		INV	ASIVE S	<u> </u>	Y	-	1175	5 17 5	Cottonw ood	Populus deltoides	GOOD			R	¥	-	<u>1277</u> <del>19</del>	Cottonw ood	Populus deltoides		Ţ	
<del>1074</del> 16 1075 13	Cottonw ood	ropulus aeitoidesGOPopulus deltoidesGO	эн ЭР	INV INV	ASIVE R	* ₹	¥ ¥	-	1176 1177	, <u>20</u> 2 10	Silver Maple	Acer saccharinum	POOR		INVASIVE	R R	¥ ¥	-	<del>1278</del> 6 12797	<del>Silver Maple</del>	Acer saccharinum	GOOD		INVASIVE
1076 12	Cottonw ood	Populus deltoides GO	90 GC	INV	ASIVE R	२	¥	-	1178	8 8	Silver Maple	Acer saccharinum	GOOD		INVASIVE	R	¥	-	1280 8	Silver Maple	Acer saccharinum	GOOD		INVASIVE
1077 9	Silver Maple	Acer saccharinum GO		INV		۶ ۲	¥	-	1179	9	Silver Maple	Acer saccharinum				R	¥ V	-	1281 9	Silver Maple	Acer saccharinum		<del>X2</del>	
<del>1078</del> 9 107910	Cottonw ood	r-upulus deltoidesGOPopulus deltoidesPOC	æ	INV INV	ASIVE R	ז ק	¥ ¥	-	<del>1180</del> 	, <del>13</del> + 10	Silver Maple	Acer saccharinum	GOOD		INVASIVE	R	Ý Ý	-	+ <del>282</del> 9 12836	<del>Silver Maple</del>	Acer saccharinum	GOOD		INVASIVE
1080 17	Cottonw ood	Populus deltoides FA	R	INV		२ _	¥	-	1182	2 11	Silver Maple	Acer saccharinum	GOOD		INVASIVE	R	¥	-	1284 15	Silver Maple	Acer saccharinum	GOOD		INVASIVE
1081 15	Cottonw ood	Populus deltoides GO		INV		<del>ک</del>	¥		1183	3 28	Cottonw ood	Populus deltoides	GOOD			R	¥ ¥	-	1285 11	Silver Maple	Acer saccharinum	GOOD	[	
1082         10           1083         13	Silver Maple	Acer saccharinum GO Populus deltoides GO	 	INV INV	ASIVE R	₹ २	¥ ¥	-	1184 1185	9 5 11	Silver Maple	Acer saccharinum	GOOD		INVASIVE	R	¥ ¥	-	1286 8 1287 8	Silver Maple	Acer saccharinum	GOOD	<del>X2</del>	INVASIVE
1084 10	Cottonw ood	Populus deltoides GO	æ	INV	ASIVE R	२	¥	-	1186	8	Silver Maple	Acer saccharinum	GOOD		INVASIVE	R	¥	-	1288 7	Silver Maple	Acer saccharinum	GOOD		INVASIVE
1085 8	Silver Maple	Acer saccharinum GO	20 X2-	INV		<u>ج</u>	¥	-	1187	41	Silver Maple	Acer saccharinum	POOR			R	¥	-	1289 8	Silver Maple	Acer saccharinum			
<del>1086</del> 7 1087 10	Silver Maple	Acer saccharinum GO	эн ЭР	INV INV	ASIVE R	₹ २	¥ ¥		1188 1189	) 8 ) 9	Silver Maple	Acer saccharinum	GOOD	<del>x2</del> X2	INVASIVE	R	¥ ¥	-	1290         10           1291         12	Silver Maple	Acer saccharinum	FAIR		INVASIVE
1088 7	Cottonw ood	Populus deltoides GO	Ð	INV	ASIVE R	२	¥	-	1190	) 11	American Em	Ulmus americana	POOR	X3-	INVASIVE	R	¥	-	1292 9	Silver Maple	Acer saccharinum	GOOD		INVASIVE
1089 9	Silver Maple	Acer saccharinum GO		INV		२ 	¥		1191	9	Silver Maple	Acer saccharinum	POOR	Х3-		R	¥ V	-	1293 9	Silver Maple	Acer saccharinum	GOOD	X2-	
<u>1090</u> 8	Silver Maple	Acer saccharinum GO	<del>SD</del>		ASIVE R	י ק	+ ¥		+ + <del>1192</del> + + + + + + + + + + + + + + + + + + +	- <del>11</del> 3 8	American Em	Ulmus americana	GOOD		INVASIVE	R	Ý Ý	-	+ <del>284</del> <del>11</del> 1295 8	Silver Maple	Acer saccharinum	GOOD		INVASIVE
1092 10	Silver Maple	Acer saccharinum GO	Ð	INV	ASIVE R	२	¥	-	1194	8	Silver Maple	Acer saccharinum	GOOD		INVASIVE	R	¥	-	1296 10	Silver Maple	Acer saccharinum	GOOD	X2-	INVASIVE
1093 8	Silver Maple	Acer saccharinum GO		INV		۲ ۲	¥	-	1195	8	Silver Maple	Acer saccharinum				R	¥ V	-	1297 11	Silver Maple	Acer saccharinum		]	
<del>1094</del> 9 109510	Silver Maple	Hoppilus deltoides         POC           Acer saccharinum         GOC	<del>JR</del>		ASIVE R	₹ २	¥ ¥		1196 1197	, 8 2 20	Silver Maple Cottonw ood	Acer saccharinum           Populus deltoides	GOOD		INVASIVE	R	¥ ¥		<del>1298</del> <del>10</del> <del>1299</del> 9	Silver Maple	Acer saccharinum	<del>FAIK</del> GOOD		INVASIVE
1096 13	Silver Maple	Acer saccharinum GO	Ð	INV	ASIVE R	२	¥	-	1198	8 8	Silver Maple	Acer saccharinum	GOOD		INVASIVE	R	¥	-	1300 7	Silver Maple	Acer saccharinum	GOOD		INVASIVE
1097 8	Silver Maple	Acer saccharinum GO		INV		<del>ک</del>	¥		1199		Silver Maple	Acer saccharinum	GOOD			R	¥ ¥	-	<b>1301 11</b>	Silver Maple	Acer saccharinum	GOOD		
<del>1098</del> 9	Silver Maple	Acer saccharinum GO	JE C	INV INV	ASIVE R	* ~	¥ ¥		1200 1201	, <u>9</u> - 8	<del>Silver Maple</del>	Acer saccharinum	GOOD		INVASIVE	R	Ý Ý		+302         +2           +303         +3	Silver Maple	Populus deltoides	FAIR	₩	INVASIVE
1100 10	Silver Maple	Acer saccharinum GO	æ	INV	ASIVE R	२	¥	-	1202	2 9	Silver Maple	Acer saccharinum	GOOD		INVASIVE	R	¥	-	1304 15	Cottonw ood	Populus deltoides	GOOD		INVASIVE
<u>1101</u> 10	Silver Maple	Acer saccharinum FA		INV	ASIVE R	3	¥	-	1203	3 14	Silver Maple	Acer saccharinum	FAIR	<del>X2</del>	INVASIVE	R	¥	-	1305 14	Silver Maple	Acer saccharinum	GOOD		INVASIVE
<del>1102</del> 8	<del>Silver Maple</del>	Acer saccharinum FA	IFK	I INV		۲	¥	-	1204	+   <del>9</del>	Silver Maple	Acer saccharinum		X3	INVASIVE	K	[¥]	<u> </u>	<del>1306</del> 8	Silver Maple	<del>∧cer saccharinum</del>	FAIK		#NVASIVE

:\PROJECTS\2016\2016-283 5J's - ROCHESTER AND WATTLES-jbt\Dwg\SITE PLAN\(L-1.0) TREE PRESERVATION PLAN- 16283.dwg PLOT DATE: 4/24/2024 BY: Charlott

# NOT FOR CONSTRUCTION ____ T-1.2

PEA JOB NO.	16-283
P.M.	JBT
DN.	CAL
DES.	LW
DRAWING NUMBER:	

## TREE PRESERVATION PLAN

ORIGINAL ISSUE DATE: MARCH 29, 2024 DRAWING TITLE

REVISIONS REV PER COMMENTS 4/17/24 4/26/2024

![](_page_48_Picture_8.jpeg)

![](_page_48_Picture_10.jpeg)

![](_page_48_Picture_11.jpeg)

![](_page_48_Picture_12.jpeg)

![](_page_48_Picture_13.jpeg)

![](_page_48_Picture_14.jpeg)

![](_page_48_Picture_15.jpeg)

TAG N	IO. DBH	COMMON NAME	LATIN NAME	COND.	NOTES	CLASS	SAVE / REMOVE ON-S	TE REPLACE	TAG NO.	DBH		LATIN NAME	COND.	NOTES	CLASS	SAVE / REMOVE	ON-SITE	REPLACE	TAG NO.	DBH	COMMON NAME	LATIN NAME	COND.	NOTES
1307	7 7	Silver Maple	Acer saccharinum	GOOD		INVASIVE	S Y	-	1409	6	Silver Maple	Acer saccharinum	GOOD			R	¥	-	<del>1511</del>	9	Silver Maple	Acer saccharinum	GOOD	×2
1308	3 7	Silver Maple	Acer saccharinum	POOR		INVASIVE	R ¥	-	<u>1410</u> 1411	45 9	Silver Maple	Acer saccharinum	FAIR		INVASIVE	R	¥ ¥	-	1512 1513	8 A	Silver Maple	Acer saccharinum		<del>×2</del>
1309	) 11	Silver Maple	Acer saccharinum	GOOD			R ¥	-	<u>1411</u>		White Poplar	Populus alba	GOOD			R	¥	-	1513	4	Silver Maple	Acer saccharinum	GOOD	X2-
1310	9	Silver Maple	Acer saccharinum	GOOD			R ¥	-	1413	10	Silver Maple	Acer saccharinum	FAIR	Х3-	INVASIVE	R	¥	-	<del>1515</del>	9	Silver Maple	Acer saccharinum	FAIR	
1312	- <del>14</del>	Silver Maple	Acer saccharinum	POOR			<u>+</u> + S Y		1414	8	Silver Maple	Acer saccharinum	GOOD		INVASIVE	R	¥	-	<del>1516</del>	-13	Silver Maple	Acer saccharinum	GOOD	
1313	3 7	Silver Maple	Acer saccharinum	GOOD		INVASIVE	R ¥	-	1415	8	Silver Maple	Acer saccharinum	GOOD		INVASIVE	R	¥	-	<del>1517</del>	11	Silver Maple	Acer saccharinum	GOOD	
1314	¥ 7	Silver Maple	Acer saccharinum	GOOD		INVASIVE	R ¥	-	1416	8	Silver Maple	Acer saccharinum	GOOD	<del>X2</del>		R	¥	-	1518	11	Silver Maple	Acer saccharinum	FAIR	X3-
1315	5 8	Silver Maple	Acer saccharinum	GOOD		INVASIVE	R ¥	-	<u>1417</u>	8	Silver Maple	Acer saccharinum				₽	¥ V	-	1519 1520	14 0	Silver Maple	Acer saccharinum		
1316	\$ <u>9</u>	Silver Maple	Acer saccharinum	GOOD		INVASIVE	R ¥	-	1418	7	Silver Maple	Acer saccharinum	GOOD		INVASIVE	R	÷ ¥	-	+ <del>520</del> +521	- <del>3</del> - 16	Silver Maple	Acer saccharinum	FAIR	
1317		Silver Maple	Acer saccharinum				R ¥	-	1420	9	Silver Maple	Acer saccharinum	GOOD		INVASIVE	R	¥	-	<del>1522</del>	-11	Silver Maple	Acer saccharinum	POOR	
1319	$\rightarrow$ $12$	Silver Maple	Acer saccharinum	GOOD		INVASIVE	R ¥		1421	8	Wild Black Cherry	Prunus serotina	GOOD		WOODLAND	R	¥	REPLACE	1523	7	Wild Black Cherry	Prunus serotina	FAIR	
1320	) 7	Silver Maple	Acer saccharinum	GOOD		INVASIVE	R ¥	-	<u>1422</u>	11	American ⊟m	Ulmus americana	POOR		INVASIVE	R	¥	-	<del>152</del> 4	9	Silver Maple	Acer saccharinum	GOOD	
1322	2 8	Silver Maple	Acer saccharinum	GOOD		INVASIVE	R ¥	-	1423	<del>- 15</del>	American 目m	Ulmus americana	FAIR			R	¥	-	1525	<del>12</del>	Wild Black Cherry	Prunus serotina	POOR	
1323	3 7	Silver Maple	Acer saccharinum	GOOD		INVASIVE	R ¥	-	1424	+ 12	Silver Maple	Acer saccharinum			INVASIVE	R R	¥ v	-	<del>1526</del> 1527	4 0	Silver Maple	Acer saccharinum		
1324	4 8	Silver Maple	Acer saccharinum	GOOD			R ¥	-	1426	8	Silver Maple	Acer saccharinum	GOOD		INVASIVE	R	¥	-	1528	16	Wild Black Cherry	Prunus serotina	GOOD	×2
1325		Wild Black Cherry	Prunus serotina	POOR			R ¥	-	1427	-10	Silver Maple	Acer saccharinum	POOR		INVASIVE	R	¥	-	<del>1529</del>	8	Sassafras	Sassafras albidum	GOOD	
1327	2 8	Wild Black Cherry	Prunus serotina	GOOD			R ¥	REPLACE	1428	6	Wild Black Cherry	Prunus serotina	POOR		WOODLAND	S	Y	-	<del>1530</del>	<del>2</del> 3	Red Oak	Quercus rubra	FAIR	
1328	3 -10	Silver Maple	Acer saccharinum	POOR		INVASIVE	R ¥	-	- <del>1429</del>	6	Silver Maple	Acer saccharinum	FAIR		INVASIVE	R	¥	-	<del>1531</del>	10	Silver Maple	Acer saccharinum	POOR	
<del>1329</del>	9 10	Silver Maple	Acer saccharinum	FAIR		INVASIVE	R ¥	-	1430	10	Silver Maple	Acer saccharinum	POOR			R	¥	-	<del>1532</del>	14	Wild Black Cherry	Prunus serotina	FAIR	×2-
-1330	9	White Oak	Quercus alba	POOR		WOODLAND	R ¥	-	1431	++ 7	Red Oak		POOR			R	¥ ¥	-	1534	9 12	Silver Maple	Acer saccharinum	FAIR	<del>X3</del> X4
1331		Cottonw ood	Populus deltoides	FAIR			S Y	-		7	Wild Black Cherry	Prunus serotina	POOR		WOODLAND	R	¥	-	1535	7	Silver Maple	Acer saccharinum	FAIR	
1333	3 6	Silver Maple	Acer saccharinum	FAIR	X2	INVASIVE	S Y		1434	9	American Em	Ulmus americana	POOR		INVASIVE	R	¥	-	1536	11	Wild Black Cherry	<del>Prunus serotina</del>	FAIR	
1334	12	Silver Maple	Acer saccharinum	FAIR	X7	INVASIVE	S Y	-	1435	13	Wild Black Cherry	<del>Prunus serotina</del>	POOR		WOODLAND	R	¥	-	<del>1537</del>	9	Wild Black Cherry	<del>Prunus serotina</del>	POOR	<del>X2</del>
1335	5 15	Silver Maple	Acer saccharinum	FAIR	X2	INVASIVE	S Y	-	1436	9	Wild Black Cherry	Prunus serotina	POOR			R	¥	-	1538	8	American 🗐 m	Ulmus americana	POOR	
1336	3 12	Silver Maple	Acer saccharinum	GOOD	X7	INVASIVE	S Y	-	1437	9 9		Ulmus americana	POOR		INVASIVE	R	¥ ¥	-	1539	9 11	American Em Silver Maple		EAIR	<u> </u>
1337	7 8	American ⊟m	Ulmus americana	FAIR			S Y	-	1439	12	Wild Black Cherry	Prunus serotina	POOR		WOODLAND	R	¥	-	1541	11	Silver Maple	Acer saccharinum	POOR	
1338	3 9 7	American Em		GOOD			S Y	-	-1440	8	Wild Black Cherry	Prunus serotina	GOOD		WOODLAND	R	¥	REPLACE	1542	8	Silver Maple	Acer saccharinum	POOR	
1340	) 10	Silver Maple	Acer saccharinum	POOR		INVASIVE	S Y	-	1441	6	Wild Black Cherry	<del>Prunus serotina</del>	POOR	X3-	WOODLAND	R	¥	-	1543	9	Silver Maple	Acer saccharinum	FAIR	
1341	I 8	Silver Maple	Acer saccharinum	POOR		INVASIVE	S Y	-	1442	13	Silver Maple	Acer saccharinum	FAIR			R	¥	-	1544	15	Wild Black Cherry	Prunus serotina	POOR	
1342	2 15	Silver Maple	Acer saccharinum	POOR		INVASIVE	S Y	-		8	Wild Black Cherry	Prunus serotina	GOOD	<u>X2</u> X2		R	¥	REPLACE	<u>1545</u>	8	Silver Maple	Acer saccharinum	POOR	Y2
1343	3 17	Wild Black Cherry	Prunus serotina	POOR		WOODLAND	S Y	-	1444	9	Wild Black Cherry	Prunus serotina	GOOD	× <del>2</del>	WOODLAND	R	÷ ¥	- REPLACE	1548 1547	10	Silver Maple	Acer saccharinum	POOR	×3 ×2
1344	4 8 	Cottonw ood	Populus deltoides	GOOD			S Y	-	1446	- 12	Tulip-Poplar	Liriodendron tulipifera	GOOD	, _	WOODLAND	R	¥	REPLACE	1548	9	Silver Maple	Acer saccharinum	POOR	
1345	) / ) 11	Silver Maple	Acer saccharinum	GOOD	X4		R Y		-1447	20	Tulip-Poplar	Liriodendron tulipifera	GOOD		LANDMARK	R	¥	REPLACE	<del>1549</del>	9	American ⊟m	Ulmus americana	POOR	
1347	2 7	Silver Maple	Acer saccharinum	GOOD	X2	INVASIVE	R ¥	-	-1448	10	Silver Maple	Acer saccharinum	GOOD		INVASIVE	R	¥	-	<del>1550</del>	6	American ⊟m	Ulmus americana	GOOD	
1348	3 7	Silver Maple	Acer saccharinum	GOOD		INVASIVE	R ¥	-	1449	12	Silver Maple	Acer saccharinum	FAIR			R	¥	-	1551	9	Silver Maple	Acer saccharinum	POOR	X3
1349	) 11	Silver Maple	Acer saccharinum	GOOD	<del>X2</del>	INVASIVE	R ¥	-	1450	8	Silver Maple	Acer saccharinum	FOOR	<del>X3</del> -		<u>к</u>	¥ v	-	1552	8	Silver Maple	Acer saccharinum		<del>X2</del>
1350	) 16	Silver Maple	Acer saccharinum	GOOD	<del>X3</del> -	INVASIVE	R ¥	-	<u>1451</u> <u>1452</u>	0 17	Silver Maple	Acer saccharinum	FAIR			3 	1 ¥	-	1554	+0	Wild Black Cherry	Prunus serotina	FAIR	<u></u>
1351		Silver Maple	Acer saccharinum	FAIR	<del>X2</del>		R ¥		1453	8	Wild Black Cherry	Prunus serotina	POOR		WOODLAND	R	¥	-	<del>1555</del>	7	White Oak	Quercus alba	POOR	
1353	<u> </u>	Silver Maple	Acer saccharinum	FAIR		INVASIVE	R Y		1454	7	American 🖽	Ulmus americana	GOOD		INVASIVE	R	¥	-	<del>1556</del>	6	American ⊟m	Ulmus americana	POOR	
1354	l 6	Wild Black Cherry	Prunus serotina	GOOD		WOODLAND	R ¥	REPLACE	1455	-16	Silver Maple	Acer saccharinum	FAIR		INVASIVE	R	¥	-	<del>1557</del>	10	White Oak	Quercus alba	FAIR	
1355	5 9	Red Maple	Acer rubrum	GOOD		WOODLAND	R ¥	REPLACE	1456	11	Silver Maple	Acer saccharinum	GOOD			R	¥	-	<del>1558</del>	7		Ulmus americana	POOR	×2
1356	3 17	Silver Maple	Acer saccharinum	FAIR		INVASIVE	R ¥	-	1457	9 9	Silver Maple	Acer saccharinum	FAIR	¥2	INVASIVE	R	¥ ¥	-	1560	10	Wild Black Cherry	Prunus serotina		×2 ×2
1357	2 8	Silver Maple	Acer saccharinum	GOOD			R ¥	-	1459	8	Silver Maple	Acer saccharinum	POOR		INVASIVE	R	¥	-	1561	12	Wild Black Cherry	Prunus serotina	FAIR	×4
1358	3 8 3 11	Silver Maple	Acer saccharinum	FAIR		INVASIVE	R Y		1460	11	Silver Maple	Acer saccharinum	POOR		INVASIVE	R	¥	-	1562	7	American ⊟m	Ulmus americana	POOR	
1360	) 10	Silver Maple	Acer saccharinum	GOOD		INVASIVE	R ¥	-	1461	9	Silver Maple	Acer saccharinum	POOR		INVASIVE	R	¥	-	1563	6	American 日m	Ulmus americana	FAIR	
1361	+ 9	Silver Maple	Acer saccharinum	GOOD		INVASIVE	R ¥	-	1462	9	Silver Maple	Acer saccharinum	POOR			R	¥	-	1564	8	American 日m	Ulmus americana	POOR	
1362	2 7	Silver Maple	Acer saccharinum	FAIR		INVASIVE	R ¥	-	1463	6 Z		Ulmus americana			INVASIVE	R	¥ ¥	-	1565	+ z	Silver Maple			×4 x3
1363	8	Silver Maple	Acer saccharinum	GOOD		INVASIVE	R ¥	-	1465	8	Silver Maple	Acer saccharinum	POOR	X3-	INVASIVE	R	¥	-	1567	+ 15	Silver Maple	Acer saccharinum	POOR	
1364	1 19	Cottonw ood	Populus deltoides	GOOD			R ¥			<del>12</del>	Silver Maple	Acer saccharinum	GOOD		INVASIVE	R	¥	-	1568	7	Silver Maple	Acer saccharinum	FAIR	X3-
1366	8	Silver Maple	Acer saccharinum	GOOD			R Y		1467	7	Silver Maple	Acer saccharinum	POOR	X5	INVASIVE	R	¥	-	1569	<del>12</del>	Silver Maple	Acer saccharinum	POOR	×2-
1367	<u>z 8</u>	Silver Maple	Acer saccharinum	GOOD	<del>X3</del> -	INVASIVE	R ¥	-	1468	7	Silver Maple	Acer saccharinum	POOR			R	¥	-	1570	7	Silver Maple	Acer saccharinum	FAIR	
1368	3 9	Silver Maple	Acer saccharinum	GOOD		INVASIVE	R ¥	-	1469	15 16	Silver Maple	Acer saccharinum	GOOD	¥3		R	¥ v	-	1571	14	Silver Maple	Acer saccharinum		
1369	9 16	Cottonw ood	Populus deltoides	GOOD		INVASIVE	R ¥	-	1470	11	Silver Maple	Acer saccharinum	POOR	×3- X2		S	+ Y	-	<del>1572</del>	++ 10	Wild Black Cherry	Prunus serotina	FAIR	
1370	9	Cottonw ood	Populus deltoides	GOOD			R ¥	-	1472	6	American ⊟m	Ulmus americana	GOOD		INVASIVE	S	Y	-	<del>157</del> 4	8	Wild Black Cherry	Prunus serotina	FAIR	
1372	2 <u>17</u>	Cottonw ood	Populus deltoides	GOOD		INVASIVE	R ¥		1473	16	American ⊟m	Ulmus americana	GOOD		INVASIVE	S	Y	-	<del>1575</del>	7	American ⊟m	Ulmus americana	FAIR	<del>X2</del>
1373	3 9	Silver Maple	Acer saccharinum	GOOD		INVASIVE	R ¥	-	1474	8	Silver Maple	Acer saccharinum	FAIR		INVASIVE	R	¥	-	1576	9	American 🗐 m	Ulmus americana	POOR	
<del>137</del> 4	¥ 7	Silver Maple	Acer saccharinum	GOOD		INVASIVE	R ¥	-	1475	9	Silver Maple	Acer saccharinum	GOOD	<del>X2</del>		R	¥ V	-	1577	7	American 🗐 m		POOR	VE
1375	<b>5</b> 7	Silver Maple	Acer saccharinum	GOOD		INVASIVE	R ¥	-	1475	9 14	American Em	Ulmus americana	GOOD		INVASIVE	R	¥	-	1579	-+ <del>3</del> 9	Silver Maple	Acer saccharinum	GOOD	~5
1376	\$ 9 7 15	Cottonwood	Populus deltoides	GOOD			R ¥	-	1478	9	Silver Maple	Acer saccharinum	GOOD		INVASIVE	S	Y	-	1580	9	American ⊟m	Ulmus americana	GOOD	
1378	- +5	Silver Maple	Acer saccharinum	GOOD		INVASIVE	R ¥		1479	7	Wild Black Cherry	Prunus serotina	POOR		WOODLAND	R	¥	-	1581	8	Silver Maple	Acer saccharinum	FAIR	
1379	9 9	Silver Maple	Acer saccharinum	GOOD		INVASIVE	R ¥	-	1480	9	Silver Maple	Acer saccharinum	POOR	X4	INVASIVE	R	¥	-	1582	10	Silver Maple	Acer saccharinum	POOR	
1380	9 10	Silver Maple	Acer saccharinum	GOOD		INVASIVE	R ¥	-	1481	8 10	Silver Maple	Acer saccharinum				S c	Y V	-	1583	9	American 目m	Umus americana		
1381	8	Silver Maple	Acer saccharinum	GOOD		INVASIVE	R ¥	-	1483	12	Silver Maple	Acer saccharinum	GOOD	<del>X2</del>	INVASIVE	R	Υ Υ	-	1585	8	Silver Maple	Acer saccharinum	FAIR	X4
1382	2 6	Silver Maple	Acer saccharinum	GOOD			S Y	-		8	Silver Maple	Acer saccharinum	GOOD		INVASIVE	R	¥	-	1586	<del>12</del>	American ⊟m	Ulmus americana	GOOD	
1384	, <del>6</del>   15	Cottonwood	Populus deltoides	GOOD		INVASIVE	R ¥		1485	10	Silver Maple	Acer saccharinum	POOR	<del>X2</del> -	INVASIVE	R	¥	-	1587	7	American ⊟m	Ulmus americana	FAIR	
1385	5 6	Silver Maple	Acer saccharinum	FAIR		INVASIVE	S Y	-	1486	<del>12</del>	Silver Maple	Acer saccharinum	GOOD	<del>X2</del> -	INVASIVE	R	¥	-	1588	-14	Wild Black Cherry	Prunus serotina	FAIR	X2-
1386	3 15	Silver Maple	Acer saccharinum	GOOD	<del>X3</del> -	INVASIVE	R ¥	-	1487	- <del>12</del> - 25	Wild Black Cherry	A cor saccharinum	GOOD			R	¥ v	REPLACE	1589	9 10	American Em			
1387	2 7	Silver Maple	Acer saccharinum	GOOD		INVASIVE	R ¥		1489	16	Silver Maple	Acer saccharinum	GOOD		INVASIVE	R	÷ ¥	-	1591	10	Wild Black Cherry	Prunus serotina	POOR	
1388	3 10	Silver Maple	Acer saccharinum	GOOD			R ¥	-	1490	13	Silver Maple	Acer saccharinum	FAIR		INVASIVE	S	Y	-	1592	10	Silver Maple	Acer saccharinum	FAIR	X5
1389	<u>+ او</u>	Silver Maple	Acer saccharinum		*2	INVASIVE	R Y		1491	12	Silver Maple	Acer saccharinum	FAIR	Х3	INVASIVE	S	Y	-	<del>1593</del>	<del>12</del>	Silver Maple	Acer saccharinum	FAIR	
1391	7	Silver Maple	Acer saccharinum	FAIR		INVASIVE	S Y	-	1492	7	American Em	Ulmus americana	GOOD		INVASIVE	R	¥		<del>1594</del>	12	Silver Maple	Acer saccharinum	GOOD	<u></u>
1392	2 24	Red Oak	Quercus rubra	FAIR		LANDMARK	R ¥	REPLACE	1493	12	Silver Maple	Acer saccharinum	GOOD			S	Y	-	<del>1595</del>	7	Silver Maple	Acer saccharinum	GOOD	
1393	3 9	American ⊟m	Ulmus americana	GOOD		INVASIVE	R ¥		1494 1495	+ 12	<del>Silver Maple</del>	Acer saccharinum	GOOD	*~	HVASIVE	R	+ ¥	-	<del>1596</del> 1597	+ 11	<del>Silver Maple</del>	Acer saccharinum	GOOD	<del>  <del>X2</del></del>
1394	↓ <del>7</del>	Silver Maple	Acer saccharinum	GOOD		INVASIVE	R ¥		1496	12	Silver Maple	Acer saccharinum	GOOD		INVASIVE	R	¥	-	1598	6	American Em	Ulmus americana	GOOD	
1395	> 7	Red Maple	Acer rubrum	FAIR	<del>X2</del>		R ¥	REPLACE	1497	<del>12</del>	Silver Maple	Acer saccharinum	GOOD	X2	INVASIVE	R	¥	-	1599	8	American 日m	Ulmus americana	GOOD	
1396	μ 2 Ω	Silver Maple	Acer saccharinum		<del>X2</del>	HVASIVE	R Y		1498	<del>12</del>	Silver Maple	Acer saccharinum	GOOD	X2	INVASIVE	R	¥	-	1600	12	Silver Maple	Acer saccharinum	FAIR	X2
1398	3 10	Silver Maple	Acer saccharinum	GOOD	, <b>L</b>	INVASIVE	R ¥	-	1499	8	American Em	Ulmus americana	GOOD		INVASIVE	R	¥	-	1601	6	American Em	Ulmus americana	FAIR	
1399	9	Silver Maple	Acer saccharinum	GOOD		INVASIVE	R ¥	-	1500	9 12	Silver Maple	Acer saccharinum	GOOD			R D	¥ v		1602	<del>11</del>   0	Silver Maple	Acer saccharinum	GOOD	×2- ×2
1400	9 10	Silver Maple	Acer saccharinum	GOOD		INVASIVE	R ¥		1502	15	Silver Maple	Acer saccharinum	POOR	ХЗ-	INVASIVE	R	¥	-	1604	8	Silver Maple	Acer saccharinum	POOR	×2
1401	+   <del>9</del> 2   0	Silver Maple	Acer saccharinum		<del>X2</del> - ×4		R ¥		1503	9	Silver Maple	Acer saccharinum	GOOD		INVASIVE	<u>R</u>	¥		1605	15	Silver Maple	Acer saccharinum	GOOD	X2-
1402	- <del>8</del> 3 9	Silver Maple	Acer saccharinum	FAIR	×4 X2	INVASIVE	R ¥		1504	6	Silver Maple	Acer saccharinum	FAIR		INVASIVE	R	¥	-	1606	-16	Silver Maple	Acer saccharinum	GOOD	X2-
1404	10 L	Silver Maple	Acer saccharinum	GOOD		INVASIVE	R ¥		1505	8	Silver Maple	Acer saccharinum	GOOD			R	¥		<del>1607</del>	6	American ⊟m	Ulmus americana	GOOD	
1405	<b>7</b>	Silver Maple	Acer saccharinum	GOOD		INVASIVE	R ¥	-	1506 1507	1-3 10	Silver Maple	Acer saccharinum	FAIR	<del>X2</del> X2	HAVASIVE	R	+ ¥		1608 1609	- <del>11</del> 	Silver Maple	Acer saccharinum		
1406	) <u>15</u>	Silver Maple	Acer saccharinum	GOOD		INVASIVE	R ¥		1508	6	Silver Maple	Acer saccharinum	FAIR	X3-	INVASIVE	R	, ¥		1610	13	Silver Maple	Acer saccharinum	GOOD	X3-
1407	- 7 3 0	Silver Maple	Acer saccharinum				R Y		1509	10	Silver Maple	Acer saccharinum	GOOD		INVASIVE	R	¥	-	1611	11	Silver Maple	Acer saccharinum	GOOD	
-1406	.   .	Cirroi-mapie	, <del></del>						<del>1510</del>	13	Silver Maple	Acer saccharinum	GOOD	<del>X2</del>	INVASIVE	R	¥	-	<del>1612</del>	11	Silver Maple	Acer saccharinum	GOOD	X4

PEA JOB NO.	16-283
P.M.	JBT
DN.	CAL
DES.	LW
DRAWING NUMBER:	

T-1.3

TREE
PRESERVATION
PLAN

ORIGINAL ISSUE DATE: MARCH 29, 2024 DRAWING TITLE

REVISIONS REV PER COMMENTS 4/17/24 4/26/2024

![](_page_49_Picture_9.jpeg)

![](_page_49_Picture_11.jpeg)

![](_page_49_Picture_12.jpeg)

![](_page_49_Picture_13.jpeg)

![](_page_49_Picture_14.jpeg)

![](_page_49_Picture_15.jpeg)

![](_page_49_Picture_16.jpeg)

TAG NO.	DBH	COMMON NAME	LATIN NAME	COND.	NOTES	CLASS	SAVE / REMOVE	ON-SITE	REPLACE
<del>1613</del>	7	Wild Black Cherry	Prunus serotina	GOOD		WOODLAND	R	¥	REPLACE
1614 1615	14 13	American Em	Ulmus americana	GOOD	¥2		R	¥ v	
1616	7	American ⊟m	Ulmus americana	GOOD	72	INVASIVE	S	Υ Υ	-
1617	6	American ⊟m	Ulmus americana	GOOD		INVASIVE	S	Y	-
1618	20	Silver Maple	Acer saccharinum	GOOD	X2		S	Y	-
1620	13	Wild Black Cherry	Prunus serotina	POOR	<u>₩</u>	WOODLAND	R	÷ ¥	-
<del>1621</del>	9	Silver Maple	Acer saccharinum	POOR		INVASIVE	R	¥	-
1622	10	Wild Black Cherry	Prunus serotina	POOR	Х3		S	Y	-
1623 1624	8 14	Wild Black Cherry	Prunus americana	POOR	<del>X2</del>	WOODLAND	R	Y Y	-
<del>1625</del>	<del>12</del>	Black Walnut	Juglans nigra	FAIR		WOODLAND	R	¥	REPLACE
<del>1626</del>	17	Silver Maple	Acer saccharinum	FAIR	<del>X</del> 7	INVASIVE	R	¥	-
1627 1628	9	Silver Maple	Acer saccharinum	GOOD			R	¥ ¥	-
1629	9	Cottonw ood	Populus deltoides	FAIR		INVASIVE	R	÷ ¥	-
-1630	11	Black Walnut	Juglans nigra	POOR		WOODLAND	R	¥	-
1631	8	Black Walnut	Juglans nigra	POOR		WOODLAND	R	¥	-
1632 1633	6	Black Walnut	Juglans nigra	FOOR			R	¥ ¥	- REPLACE
1634	8	Wild Black Cherry	Prunus serotina	POOR		WOODLAND	R	¥	-
<del>1635</del>	8	White Oak	Quercus alba	FAIR		WOODLAND	R	¥	REPLACE
1636	7	Wild Black Cherry	Prunus serotina	POOR			R	¥	-
<del>1637</del> 1638	8	Black Walnut Red Oak	<del>Jugians nigra</del> <del>Quercus rubra</del>	POOR			R	¥ ¥	-
1639	8	Red Oak	Quercus rubra	POOR		WOODLAND	R	¥	-
1640	8	Wild Black Cherry	Prunus serotina	FAIR		WOODLAND		¥	REPLACE
1641	15	Wild Black Cherry	Prunus serotina	POOR			R	¥	-
1642 1643	15 6	American Em	Ulmus americana	POOR		VVOODLAND	R	¥ ¥	-
1644	9	Wild Black Cherry	Prunus serotina	POOR		WOODLAND	R	¥	
<del>1645</del>	7	Wild Black Cherry	Prunus serotina	POOR		WOODLAND	R	¥	-
1646	9	Wild Black Cherry	Prunus serotina	POOR			R	¥	-
<del>1047</del> 1648	<del>9</del> 7	<del>Silver Maple</del>	Acer saccharinum	POOR		INVASIVE	R	¥ ¥	-
1649	8			GOOD			R	¥	
1650	10	Wild Black Cherry	Prunus serotina	FAIR		WOODLAND	R	¥	REPLACE
1651 1652	13 0	Wild Black Cherry	Prunus serotina		Vo		R	¥ v	
1652 1653	8	American Em	Ulmus americana	POOR	<del>X2</del> -	WOODLAND	R	¥ ¥	
1654	9	Wild Black Cherry	Prunus serotina	POOR	X2-	WOODLAND	R	¥	-
<del>1655</del>	6	Sassafras	Sassafras albidum	POOR		WOODLAND	R	¥	-
1656	8	Wild Black Cherry	Prunus serotina	POOR			S	Y	-
1657	7	Sassafras Sassafras	Sassafras albidum	POOR			R	¥ ¥	-
<del>1659</del>	9	Sassafras	Sassafras albidum	POOR		WOODLAND	R	¥	-
1660	7	Sassafras	Sassafras albidum	POOR		WOODLAND	R	¥	-
1661	-14	(Eastern) White Pine	Pinus strobus				R	¥	
1663	• 7	Sassafras	Sassafras albidum	FAIR			R	¥ ¥	REPLACE
1664	7	Sassafras	Sassafras albidum	POOR		WOODLAND	R	¥	-
1665	11	Sassafras	Sassafras albidum	POOR		WOODLAND	R	¥	-
1666	8	Sassafras	Sassafras albidum				R	¥	
-+ <del>007</del> -1668	-+3 	Sassafras Sassafras	Sassafras albidum	POOR		WOODLAND	R	¥ ¥	- REPLACE
1669	Ð	Wild Black Cherry	Prunus serotina	POOR		WOODLAND	R	¥	-
1670	<del>12</del>	Wild Black Cherry	Prunus serotina	FAIR	<del>X2</del> -	WOODLAND	R	¥	REPLACE
1671 1672	9	American Em	Ulmus americana Prupus serotipa	POOR			R	¥ ¥	-
1673	7	White Oak	Quercus alba	POOR		WOODLAND	S	+ Y	-
<del>167</del> 4	10	American ⊟m	Ulmus americana	POOR		INVASIVE	R	¥	-
1675	6	Wild Black Cherry	Prunus serotina	POOR		WOODLAND	S	Y	-
1676	8	Wild Black Cherry	Prunus serotina	POOR FAIR	Xe		S	Y	-
1678	19	Silver Maple	Acer saccharinum	GOOD	X2	INVASIVE	s	Y	-
1679	21	Cottonw ood	Populus deltoides	FAIR		INVASIVE	S	Y	-
1680	26	Cottonw ood	Populus deltoides	FAIR			S	Y	-
1681 1682	8	Silver Maple	Acer saccharinum				S S	Y Y	-
1683	32	Red Oak	Quercus rubra	FAIR		LANDMARK	s	Y	-
1684	14	Wild Black Cherry	Prunus serotina	FAIR		WOODLAND	S	Y	-
1685	<del>29</del> -		Morus rubra	POOR			R	¥ V	-
<del>ାତ୪ଟ</del> 1687		Wild Black Cherry	Prunus serotina				к s	Υ Υ	-
1688	14	Wild Black Cherry	Prunus serotina	POOR	X2	WOODLAND	s	Ý	-
1689	8	American 🖯 m	Ulmus americana	POOR		INVASIVE	S	Y	
1690	15	Red Maple		FAIR			S	Y	-
ופטי 1692	11 7	Silver Maple	Acer saccharinum	POOR		INVASIVE	s s	Y Y	-
1693	7	Silver Maple	Acer saccharinum	FAIR		INVASIVE	S	Ý	
1694	17	Silver Maple	Acer saccharinum	FAIR	X3	INVASIVE	S	Y	-
1695	8	Wild Black Cherry	Prunus serotina	GOOD			R	¥ v	REPLACE
1697	8	Red Oak	Quercus rubra	POOR		WOODLAND	s s	Y Y	-
1698	12	Red Oak	Quercus rubra	GOOD		WOODLAND	R	¥	REPLACE
1699	8	Wild Black Cherry	Prunus serotina	POOR		WOODLAND	R	¥	-
1700	10	Silver Maple	Acer saccharinum	GOOD	X4		R	¥ v	-
1701	96	American Fm	Ulmus americana	GOOD		INVASIVE	s s	Y Y	-
1703	6	Pin Cherry	Prunus pennsylvanica	POOR		WOODLAND	s	Ý	
1704	9	Silver Maple	Acer saccharinum	GOOD		INVASIVE	S	Y	-
1705	6	Red Maple	Acer rubrum	FAIR			R	¥	REPLACE
1706 1707	11 7	Silver Maple	Acer saccharinum	GOOD GOOD		INVASIVE	S R	Y ¥	-
1708	10	Cottonw ood	Populus deltoides	POOR		INVASIVE	S	Y	-
<del>1709</del>	11	Wild Black Cherry	Prunus serotina	POOR		WOODLAND	R	¥	
<del>1710</del>	8		Acer rubrum	GOOD			R	¥	
+/11 1712	- <del>18</del> -11	Wild Black Cherry	Prunus serotina	GOOD			R	¥ ¥	REPLACE
1713	8		Ulmus americana	FAIR		INVASIVE	R	¥	-
1714	10	American Em	Ulmus americana	POOR		INVASIVE	R	¥	-

TAG NO.	DBH	COMMON NAME	LATIN NAME	COND.	NOTES	CLASS	SAVE / REMOVE	ON-SITE	REPLACE	TAG NO.	DBH	COMMON NAME	LATIN NAME	COND.	NOTES	CLASS	SAVE / REMOVE	ON-SITE	REPLACE
1715	12	Black Walnut	Juglans nigra	FAIR		WOODLAND	S	Y	-	1817	7	American ⊟m	Ulmus americana	GOOD	VE		S	Y	-
1716	8	Black Walnut	Juglans nigra	POOR GOOD			S	Y	-	1818	12	Silver Maple	Acer saccharinum	GOOD		INVASIVE	S	Y	-
1717	7	Black Walnut	Juglans nigra	POOR		WOODLAND	S	Y	-	1820	7	American ⊟m	Ulmus americana	GOOD		INVASIVE	S	Y	-
<del>1719</del>	9	Black Walnut	Juglans nigra	GOOD		WOODLAND	R	¥	REPLACE	1821	8	Silver Maple	Acer saccharinum	GOOD		INVASIVE	S	Y	-
<del>1720</del>	13	American ⊟m	Ulmus americana	POOR	<del>X2</del>	INVASIVE	R	¥	-	1822	6	American ⊟m	Ulmus americana	GOOD			S	Y	-
1721 1722	7	Wild Black Cherry	Prunus serotina	GOOD			R	¥ ×		1823	6	Silver Maple	Acer saccharinum	FAIR		INVASIVE	s	Y	-
1723	14	Wild Black Cherry	Prunus serotina	POOR		WOODLAND	R	¥	-	1825	7	Silver Maple	Acer saccharinum	POOR	X2	INVASIVE	S	Y	-
<del>1724</del>	10	Silver Maple	Acer saccharinum	GOOD	<del>X2</del>	INVASIVE	R	¥	-	1826	9	Silver Maple	Acer saccharinum	POOR	X2	INVASIVE	S	Y	-
<del>1725</del>	10	American ⊟m	Ulmus americana	GOOD			R	¥	-	1827 <u>1828</u>	12 -10	Silver Maple	Acer saccharinum	POOR	X4 X4	INVASIVE	R	Y ¥	-
<del>1726</del> 1727	8	Black Walnut	Juglans nigra	FAIR		WOODLAND	S R	Y Y	-	1829	9	American ⊟m	Ulmus americana	GOOD		INVASIVE	R	¥	-
1728	12	Silver Maple	Acer saccharinum	POOR	X5	INVASIVE	S	Y	-	1830	8	White Oak	Quercus alba	GOOD		WOODLAND	R	¥	REPLACE
1729	11	Cottonw ood	Populus deltoides	POOR		INVASIVE	S	Y	-	1831	-10 8	Black Walnut	Juglans nigra	POOR			R	¥	
1730 1731	7 9	Black Walnut	Juglans nigra	FOOR		WOODLAND	R	¥ ¥	-	1833	7	Quaking Aspen	Populus tremuloides	FAIR		INVASIVE	R	¥	-
<del>1732</del>	14	Silver Maple	Acer saccharinum	GOOD	X3	INVASIVE	R	¥	-	1834	<del>12</del>	Black Walnut	Juglans nigra	POOR		WOODLAND	R	¥	-
<del>1733</del>	-10	American ⊟m	Ulmus americana	GOOD		INVASIVE	R	¥	-	1835	8	Black Walnut	Juglans nigra				R	¥	-
1734 1735	<del>12</del> 8	Silver Maple	Acer saccharinum	FAIR	<del>X2</del> -		R	¥ ×		- <del>1837</del>	7	Silver Maple	Acer saccharinum	FAIR		INVASIVE	R	+ ¥	-
1736	6	American 目m	Ulmus americana	POOR		INVASIVE	R	¥	-	1838	11	Silver Maple	Acer saccharinum	GOOD		INVASIVE	R	¥	-
<del>1737</del>	10	American ⊟m	Ulmus americana	POOR		INVASIVE	R	¥	-	1839	6	Silver Maple	Acer saccharinum	GOOD		INVASIVE	S	Y	-
<del>1738</del>	7	Silver Maple	Acer saccharinum		Va		R	¥	-	1840	9 12	Silver Maple	Acer saccharinum	GOOD		INVASIVE	s	Y Y	-
<del>1739</del> <del>1740</del>	• 7	Wild Black Cherry	Prunus serotina	POOR	<del>^\}</del>	WOODLAND	R	¥ ¥	-	1842	8	Silver Maple	Acer saccharinum	GOOD		INVASIVE	S	Y	-
<del>17</del> 41	8	Silver Maple	Acer saccharinum	POOR	Х3-	INVASIVE	R	¥	-	1843	11	Silver Maple	Acer saccharinum	FAIR		INVASIVE	S	Y	-
1742	8	Sassafras	Sassafras albidum	POOR	X2	WOODLAND	S	Y	-	1844	8	American ⊟m Silver Maole	Ulmus americana	GOOD			S	Y Y	-
1743 1744	7	Cottonw ood Silver Maple	Populus deltoides	POOR	X2	INVASIVE	s s	Y	-	1846	, 18	Cottonw ood	Populus deltoides	POOR		INVASIVE	s	Y	-
1745	12	Silver Maple	Acer saccharinum	POOR	X2	INVASIVE	S	Y	-	1847	12	American ⊟m	Ulmus americana	FAIR		INVASIVE	S	Y	-
1746	8	American ⊟m	Ulmus americana	POOR		INVASIVE	R	¥	-	1848	6	Silver Maple	Acer saccharinum	POOR			S	Y	-
1747	8	Silver Maple	Acer saccharinum	POOR			S	Y	-	1849	8	American ⊟m	Ulmus americana	POOR		INVASIVE	s s	Y Y	-
1748	7	Silver Maple	Acer saccharinum	POOR	X2	INVASIVE	S	Y	-	1851	8	Silver Maple	Acer saccharinum	FAIR		INVASIVE	S	Y	-
<del>1750</del>	8	American ⊟m	Ulmus americana	GOOD		INVASIVE	R	¥	-	1852	11	American Em	Ulmus americana	POOR			S	Y	-
<del>1751</del>	8	Silver Maple	Acer saccharinum	GOOD			R	¥	-	1853	6 7	Silver Maple	Acer saccharinum	GOOD FAIR	X4	INVASIVE	S	Y Y	-
<del>1752</del> 1753	9	Silver Maple	Acer saccharinum	POOR	X5	INVASIVE	R	¥ ¥	-	2001	7	White Oak	Quercus alba	Fair		WOODLAND	R	¥	REPLACE
<del>175</del> 4	9	Silver Maple	Acer saccharinum	POOR		INVASIVE	R	¥	-	2002	6	Silver Maple	Acer saccharinum	Good		INVASIVE	R	¥	-
<del>1755</del>	<del>12</del>	Silver Maple	Acer saccharinum	POOR		INVASIVE	R	¥	-	2003	6	Silver Maple	Acer saccharinum	Good			R	¥	-
<del>1756</del> 1757	<del>9</del> 10	Wild Black Cherry Silver Maple	Acer saccharinum	FAIR	<u>X2</u> X2		R	Y Y	-	2004	7	American 目m	Ulmus americana	Fair		INVASIVE	R	+ ¥	-
1758	9	Silver Maple	Acer saccharinum	GOOD	X5	INVASIVE	s	Y	-	2006	7	Red Maple	Acer rubrum	Fair		WOODLAND	R	¥	REPLACE
1759	10	Silver Maple	Acer saccharinum	GOOD	X2	INVASIVE	S	Y	-	2007	9	Wild Black Cherry	Prunus serotina	Poor			R	¥	
1760	7	American Em	Ulmus americana	POOR			S	Y	-	2008	ө 7	Wild Black Cherry	Prunus serotina	Fair Fair		WOODLAND WOODLAND	R	¥ ¥	REPLACE
1761	10	American 日m	Ulmus americana	GOOD		INVASIVE	S S	Y	-	2010	6	Silver Maple	Acer saccharinum	Good		INVASIVE	R	¥	-
1763	9	Silver Maple	Acer saccharinum	GOOD		INVASIVE	S	Y	-	2011	6	Red Maple	Acer rubrum	Good			R	¥	REPLACE
1764	32	Cottonw ood	Populus deltoides	GOOD			s	Y	-	2012 2013	6	Silver Maple Wild Black Cherry	Acer saccharinum Prunus serotina	Good		WOODLAND	R	¥ ¥	- REPLACE
1765 1766	9 7	Silver Maple	Acer saccharinum	POOR		INVASIVE INVASIVE	R	Y ¥	-	2014	6	Wild Black Cherry	Prunus serotina	Good		WOODLAND	R	¥	REPLACE
<del>1767</del>	6	American ⊟m	Ulmus americana	POOR		INVASIVE	R	¥	-	<del>2015</del>	6	Sassafras	<del>Sassafras albidum</del>	Good		WOODLAND	R	¥	REPLACE
1768	8	Silver Maple	Acer saccharinum	POOR		INVASIVE	R	¥	-	2016 2017	6	Sassafras Wild Black Cherry	Sassafras albidum	Good			R	¥	
1769 1770	8	American Em	Ulmus americana	FOOR			R	¥ ¥	-	2017	8	Black Walnut	Juglans nigra	Good		WOODLAND	R	¥	REPLACE
<del>1771</del>	17	Silver Maple	Acer saccharinum	POOR		INVASIVE	R	¥	-	<del>2019</del>	7	Wild Black Cherry	Prunus serotina	Good		WOODLAND	R	¥	REPLACE
<del>1772</del>	11	Wild Black Cherry	<del>Prunus serotina</del>	FAIR	<del>X2</del> -	WOODLAND	R	¥	REPLACE	2020	6	White Oak	Quercus alba	Good			R	¥	
1773 1774	6 13	American 目m Black Walnut	Ulmus americana	GOOD			R	¥ ¥	- REPLACE	2021	+ 6	Wild Black Cherry	Prunus serotina	Good		WOODLAND	R	+ ¥	REPLACE
1775	6	Wild Black Cherry	Prunus serotina	POOR	X2-	WOODLAND	R	¥	-	<del>2023</del>	6	Red Oak	Quercus rubra	Good		WOODLAND	R	¥	REPLACE
1776	9	Black Walnut	Juglans nigra	GOOD		WOODLAND	R	¥	REPLACE	2024	7	Wild Black Cherry	Prunus serotina	Good			R	¥	
<del>1777</del> 1778	9 10	Black Walnut	Juglans nigra	GOOD			R	¥ ×		2025	6	Silver Maple	Acer saccharinum	Good			R	+ ¥	
1779	9	Black Walnut	Juglans nigra	GOOD		WOODLAND	R	¥	REPLACE	<del>2027</del>	6	Silver Maple	Acer saccharinum	Good		INVASIVE	R	¥	-
<del>1780</del>	7	Wild Black Cherry	Prunus serotina	GOOD		WOODLAND	R	¥	REPLACE	2028	6	Silver Maple	Acer saccharinum	Good	1		R	¥	-
1781	11 0	American Em	Ulmus americana	POOR			R	¥		2029	6	Silver Maple	Acer saccharinum	Good	<del>X+</del>	INVASIVE	R	¥ ¥	-
1783	7	Silver Maple	Acer saccharinum	GOOD			R	+ ¥		2031	7	Silver Maple	Acer saccharinum	Good		INVASIVE	R	¥	-
1784	6	American ⊟m	Ulmus americana	POOR	X4	INVASIVE	R	¥		2032	6	Silver Maple	Acer saccharinum	Good			R	¥	
1785	7	American Em		POOR			R	¥	-	2033 2034	+ 6	Silver Maple	Acer rubrum	Good	<del>X+</del>	WOODLAND INVASIVE	R	¥ ¥	-
1787	7	American 目m	Ulmus americana	POOR			R	Υ Υ		2035	6	Silver Maple	Acer saccharinum	Good		INVASIVE	R	¥	-
<del>1788</del>	6	American Em	Ulmus americana	POOR		INVASIVE	R	¥		2036	6	Silver Maple	Acer saccharinum	Good		INVASIVE	R	¥	-
1789	- <del>10</del>	Sugar Maple	Acer saccharum	GOOD	Yn		R	¥ v		<del>2037</del> 2038	6 7	<del>Silver Maple</del>	Acer saccharinum	Good		INVASIVE	R	¥ ¥	
1790 1791	6	Wild Black Cherry	Prunus serotina	POOR	<del>~~</del>	WOODLAND	R	+ ¥		2039	6	Silver Maple	Acer saccharinum	Good		INVASIVE	R	¥	-
<del>1792</del>	7	Silver Maple	Acer saccharinum	POOR	<del>X2</del>	INVASIVE	R	¥		3040	7	Silver Maple	Acer saccharinum	Good			S	Y	-
1793	7	American ⊟m	Ulmus americana	POOR			S	Y		2041 2042	7 7	Silver Maple Silver Maple	Acer saccharinum	Good		INVASIVE	R	¥ ¥	-
1794 1795	∠5 8	Silver Maple	Acer saccharinum	FAIR	X4	INVASIVE	s s	Y Y		2043	6	Silver Maple	Acer saccharinum	Good		INVASIVE	R	¥	<u> </u>
1796	12	Silver Maple	Acer saccharinum	GOOD	X2	INVASIVE	S	Y	-	2044	6	Silver Maple	Acer saccharinum	Good		INVASIVE	R	¥	-
1797	13	Wild Black Cherry	Prunus serotina	GOOD		WOODLAND	S C	Y		2045 2046	6 6	Silver Maple Silver Maple	Acer saccharinum	Good		INVASIVE	R	¥	-
1798 1799	9 6	Silver Maple	Acer saccharinum	GOOD		INVASIVE INVASIVE	s s	Y Y		2047	6	Silver Maple	Acer saccharinum	Good		INVASIVE	R	¥	-
1800	28	Cottonw ood	Populus deltoides	GOOD		INVASIVE	S	Y	-	2048	7	Silver Maple	Acer saccharinum	Good		INVASIVE	R	¥	-
1801	9	Silver Maple	Acer saccharinum	GOOD			S	Y		2049 2050	11 z	Silver Maple	Acer saccharinum	Good		INVASIVE	R	¥ ¥	-
1802 1803	12 10	American Em	Umus americana	GOOD GOOD	X3	INVASIVE	s s	Y Y		2051	6	Silver Maple	Acer saccharinum	Very poor			R		
1804	6	American Em	<u>Ulmus</u> americana	GOOD		INVASIVE	s	Y		<del>2052</del>	6	Black Walnut	Juglans nigra	Good		WOODLAND	R	¥	REPLACE
1805	9	American Em	Ulmus americana	GOOD		INVASIVE	S	Y	-	2053	6	Black Walnut	Juglans nigra	Good			R	¥	REPLACE
1806	7	American Em	Ulmus americana		87		S c	Y V	-	<del>∠∪54</del> 2055	е 6	<del>Silver Maple</del>	Acer saccharinum	Good		INVASIVE	R	+ ¥	-
1808	, 12	American Em	Ulmus americana	GOOD		INVASIVE	S	Y		2056	6	Sassafras	Sassafras albidum	Good		WOODLA ND	S	Y	-
1809	6	American Em	Ulmus americana	POOR		INVASIVE	S	Y	-	2057	7	White Mulberry	Morus alba	Good			R	¥	-
1810	8	Silver Maple	Acer saccharinum	GOOD	VA		S	Y		2058 2059	6 7	<del>∧merican ⊔m</del> Wild Black Cherrv	<del>umus americana</del> Prunus serotina	Good		WOODLAND		Υ Υ	-
1812	7	American 日m	Ulmus americana	GOOD	X2		S	Y		2060	6	Silver Maple	Acer saccharinum	Good		INVASIVE	R	¥	-
1813	9	Silver Maple	Acer saccharinum	GOOD		INVASIVE	S	Y	-	2061	6	American Em	Ulmus americana	Good			R	¥	-
1814 1815	11 a	Silver Maple	Acer saccharinum	GOOD	YO		S c	Y V	-	<del>2062</del> 2063	6	American Em	Ulmus americana	Good		INVASIVE	R	¥ ¥	-
1816	10	Silver Maple	Acer saccharinum	GOOD			s	Y	-	2064	6	Red Oak	Quercus rubra	Good		WOODLAND	R	¥	REPLACE

ΝΟΤ	FOR	CONSTRUCTION

PEA JOB NO.	16-283
P.M.	JBT
DN.	CAL
DES.	LW
DRAWING NUMBER:	

T-1.4

## TREE PRESERVATION PLAN

ORIGINAL ISSUE DATE: MARCH 29, 2024 DRAWING TITLE

REVISIONS REV PER COMMENTS 4/17/24 4/26/2024

![](_page_50_Picture_11.jpeg)

![](_page_50_Picture_12.jpeg)

![](_page_50_Picture_13.jpeg)

Know what's below. Call before you dig. CAUTION!! THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITES 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.

![](_page_50_Picture_15.jpeg)

![](_page_50_Picture_16.jpeg)

	при			COND	NOTES	CI 488			
TAG NO.	рвп			COND.	NOTES	CLASS	SAVE / REIVIOVE	UN-SITE	REPLACE
2065	6	Wild Black Cherry	Prunus serotina	Good		WOODLAND	R	¥	REPLACE
2066	6	Red Oak	Quercus rubra	Good		WOODLAND	R	¥	REPLACE
2067	6	Wild Black Cherry	Prunus serotina	Good		WOODLAND	R	¥	REPLACE
2068	6	Sassafras	Sassafras albidum	Good		WOODLAND	R	¥	REPLACE
2069	8	Black Walnut	Juglans nigra	Good		WOODLAND	R	¥	REPLACE
2070	6	Black Walnut	Juglans nigra	Good		WOODLAND	R	¥	REPLACE
<del>2071</del>	6	Black Walnut	Juglans nigra	Good		WOODLAND	R	¥	REPLACE
2072	6	Black Walnut	Juglans nigra	Good		WOODLAND	R	¥	REPLACE
2073	6	Black Walnut	Juglans nigra	Good		WOODLAND	R	¥	REPLACE
<del>207</del> 4	6	Black Walnut	Juglans nigra	Good		WOODLAND	R	¥	REPLACE
<del>2075</del>	7	Black Walnut	Juglans nigra	Good		WOODLAND	R	¥	REPLACE
<del>2076</del>	7	White Mulberry	Morus alba	Good		INVASIVE	R	¥	-
<del>2077</del>	6	<del>Silver Maple</del>	Acer saccharinum	Good		INVASIVE	R	¥	-
<del>2078</del>	7	Silver Maple	Acer saccharinum	Good		INVASIVE	R	¥	-
<del>2079</del>	6	American ⊟m	Ulmus americana	Good		INVASIVE	R	¥	-
2080	6	Black Walnut	Juglans nigra	Good		WOODLAND	R	¥	REPLACE
<del>2081</del>	7	Black Walnut	Juglans nigra	Good		WOODLAND	R	¥	REPLACE
2082	7	Silver Maple	Acer saccharinum	Good		INVASIVE	S	Y	-
2083	6	Black Walnut	<del>Juglans nigra</del>	Good		WOODLAND	R	¥	REPLACE
<del>208</del> 4	6	Black Walnut	Juglans nigra	Good		WOODLAND	R	¥	REPLACE
<del>2085</del>	8	White Oak	Quercus alba	Good		WOODLAND	Ŗ	¥	REPLACE
2086	6	Wild Black Cherry	Prunus serotina	Good		WOODLAND	Ŗ	¥	REPLACE
<del>2087</del>	6	Silver Maple	Acer saccharinum	Good		INVASIVE	Ŗ	¥	-
2088	6	American ⊟m	Ulmus americana	Good		INVASIVE	R	¥	-
2089	6	Silver Maple	Acer saccharinum	Good		INVASIVE	S	Y	-
<del>2090</del>	6	Black Walnut	Juglans nigra	Good		WOODLAND	R	¥	REPLACE
<del>2091</del>	8	Red Oak	Quercus rubra	Good		WOODLAND	R	¥	REPLACE
2092	6	Wild Black Cherry	Prunus serotina	Good		WOODLAND	R	¥	REPLACE
<del>2093</del>	6	Black Walnut	Juglans nigra	Good		WOODLAND	R	¥	REPLACE
<del>209</del> 4	6	Black Walnut	Juglans nigra	Good		WOODLAND	R	¥	REPLACE
2095	7	Black Walnut	Juglans nigra	Good		WOODLAND	R	¥	REPLACE
2096	6	Black Walnut	Juglans nigra	Fair		WOODLAND	R	¥	REPLACE
<del>2097</del>	6	Wild Black Cherry	Prunus serotina	Fair		WOODLAND	R	¥	REPLACE
2098	6	Wild Black Cherry	Prunus serotina	Fair		WOODLAND	R	¥	REPLACE
<del>2099</del>	6	Wild Black Cherry	Prunus serotina	Fair		WOODLAND	R	¥	REPLACE
<del>2100</del>	6	Red Cedar	Juniperus virginiana	Good		INVASIVE	R	¥	-
<del>2101</del>	6	Wild Black Cherry	Prunus serotina	Fair		WOODLAND	R	¥	REPLACE
<del>2102</del>	6	Black Walnut	Juglans nigra	Good		WOODLAND	R	¥	REPLACE
2103	6	Wild Black Cherry	Prunus serotina	Fair		WOODLAND	S	Y	-
2104	6	Silver Maple	Acer saccharinum	Fair		INVASIVE	S	Y	-
2105	6	Wild Black Cherry	Prunus serotina	Fair		WOODLAND	S	Y	-
2106	6	Silver Maple	Acer saccharinum	Fair		INVASIVE	S	Y	-
2107	8	Red Oak	Quercus rubra	Good		WOODLAND	S	Y	-
2108	6	American Em	Ulmus americana	Good		INVASIVE	S	Y	-
2109	6	Box elder	Acer negundo	Poor		INVASIVE	S	Y	-
2110	6	Box elder	A cer negundo	Poor		INVASIVE	S	Y	-
<del>2111</del>	6	Silver Maple	Acer saccharinum	Good		INVASIVE	R	¥	-
2112	6	White Cedar	Thuja occidentalis	Good	<del>x1</del>	WOODLAND	R	¥	REPLACE
4000	<del>2</del> 4	Unknow n	Unknow n			LANDMARK	R	¥	REPLACE
	1			1					

## NOT FOR CONSTRUCTION T-1.5

Prunus serotina	Good		WOODLAND	R	¥	REPLACE
Sassafras albidum	Good		WOODLAND	R	¥	REPLACE
 Juglans nigra	Good		WOODLAND	R	¥	REPLACE
Juglans nigra	Good		WOODLAND	R	¥	REPLACE
Juglans nigra	Good		WOODLAND	R	¥	REPLACE
Juglans nigra	Good		WOODLAND	R	¥	REPLACE
<del>Juglans nigra</del>	Good		WOODLAND	R	¥	REPLACE
<del>Juglans nigra</del>	Good		WOODLAND	R	¥	REPLACE
<del>Juglans nigra</del>	Good		WOODLAND	R	¥	REPLACE
<del>Morus alba</del>	Good		INVASIVE	R	¥	-
Acer saccharinum	Good		INVASIVE	R	¥	-
Acer saccharinum	Good		INVASIVE	R	¥	-
Ulmus americana	Good		INVASIVE	R	¥	-
Juglans nigra	Good		WOODLAND	R	¥	REPLACE
Juglans nigra	Good		WOODLAND	R	¥	REPLACE
Acer saccharinum	Good		INVASIVE	S	Y	-
Juglans nigra	Good		WOODLAND	R	¥	REPLACE
Juglans nigra	Good		WOODLAND	R	¥	REPLACE
Quercus alba	Good		WOODLAND	R	¥	REPLACE
Prunus serotina	Good		WOODLAND	R	¥	REPLACE
Acer saccharinum	Good		INVASIVE	R	¥	-
Ulmus americana	Good		INVASIVE	R	¥	-
Acer saccharinum	Good		INVASIVE	S	Y	-
Juglans nigra	Good		WOODLAND	R	¥	REPLACE
 Quercus rubra	Good		WOODLAND	R	¥	REPLACE
Prunus serotina	Good		WOODLAND	R	¥	REPLACE
<del>Juglans nigra</del>	Good		WOODLAND	R	¥	REPLACE
<del>Juglans nigra</del>	Good		WOODLAND	R	¥	REPLACE
<del>Juglans nigra</del>	Good		WOODLAND	R	¥	REPLACE
<del>Juglans nigra</del>	Fair		WOODLAND	R	¥	REPLACE
Prunus serotina	Fair		WOODLAND	R	¥	REPLACE
Prunus serotina	Fair		WOODLAND	R	¥	REPLACE
Prunus serotina	Fair		WOODLAND	R	¥	REPLACE
Juniperus virginiana	Good		INVASIVE	R	¥	-
Prunus serotina	Fair		WOODLAND	R	¥	REPLACE
 Juglans nigra	Good		WOODLAND	R	¥	REPLACE
 Prunus serotina	Fair		WOODLAND	S	Y	-
Acer saccharinum	Fair		INVASIVE	S	Y	-
Prunus serotina	Fair		WOODLAND	S	Y	
 Acer saccharinum	Fair		INVASIVE	S	Y	-
 Quercus rubra	Good		WOODLAND	S	Y	-
Ulmus americana	Good		INVASIVE	S	Y	-
A cer negundo	Poor		INVASIVE	S	Y	-
A cer negundo	Poor		INVASIVE	S	Y	-
Acer saccharinum	Good		INVASIVE	R	¥	-
Thuja occidentalis	Good	<b>×</b> 1	WOODLAND	R	¥	REPLACE
Unknow n			LANDMARK	R	¥	REPLACE

PEA JOB NO.	16-283
P.M.	JBT
DN.	CAL
DES.	LW
DRAWING NUMBER:	

## DRAWING TITLE TREE PRESERVATION PLAN

ORIGINAL ISSUE DATE: MARCH 29, 2024

REVISIONS REV PER COMMENTS 4/17/24 4/26/2024

![](_page_51_Picture_9.jpeg)

![](_page_51_Picture_11.jpeg)

![](_page_51_Picture_12.jpeg)

![](_page_51_Picture_13.jpeg)

![](_page_51_Picture_14.jpeg)

![](_page_52_Picture_0.jpeg)

Assessment • Remediation • Compliance Restoration • Incentives 10448 Citation Drive, Suite 100 Brighton, MI 48116

800 395-ASTI Fax: 810.225.3800

www.asti-env.com

Sent Via Email Only

March 26, 2024

Joe Maniaci Mondrian Properties 50215 Schoenherr Road Shelby Township, MI 48315

RE: Wetland Delineation and Jurisdictional Assessment with GPS Survey Proposed Town Haven Development 934 Wattles Road (Sidwell Nos. 20-22-226-023 & -024) City of Troy, Oakland County, Michigan ASTI File No. A24-0018.00

Dear Mr. Maniaci:

On March 12, 2024, ASTI Environmental (ASTI) conducted a site investigation to delineate wetland boundaries on approximately ten acres of land at the above-referenced properties in Troy, Oakland County, Michigan ("Property"). Two wetlands previously confirmed to not be regulated by the Michigan Department of Environment, Great Lakes, and Energy (EGLE) were re-flagged on the Property (Figure 1 – *GPS-Surveyed Wetland Boundaries*). Wetland boundaries, as depicted on Figure 1, were located using a professional grade, hand-held Global Positioning System unit (GPS).

#### SUPPORTING DATA AND MAPPING

The USDA Web Soil Survey (WSS), the National Wetland Inventory Map (NWI), EGLE Wetlands Map Viewer web site, and digital aerial photographs were all used to support the wetland delineation and subsequent regulatory status determination. No reviewed data indicated the presence of wetland on the Property.

In addition, the WSS indicated the Property is comprised of the soils Spinks loamy sand (0-6% slopes) and Granby loamy sand. According to the WSS, Granby loamy sand is a hydric soil.

#### FINDINGS

ASTI investigated the Property for the presence of any lakes, ponds, wetlands, and watercourses. This work is based on *MCL 324 Part 301 (Inland Lakes and Streams)* and *Part 303 (Wetland Protection).* 

It should be noted that some municipalities have local wetland ordinances and natural features setbacks that may apply to this property. In addition, in some circumstances the US Army Corps of Engineers (ACOE) may also have jurisdiction of wetlands or

![](_page_53_Picture_0.jpeg)

watercourses on the Property. If either is the case for your site, this information will also be noted in the wetland descriptions below.

The delineation protocol used by ASTI for this delineation is based on the US Army Corps of Engineers' *Wetland Delineation Manual*, 1987, the *Regional Supplement to the Corps of Engineer Wetland Delineation Manual: Northcentral/Northeast Region*, and related guidance/documents, as appropriate. Wetland vegetation, hydrology, and soils were used to locate the wetland boundaries.

Two wetlands were found on the Property, as discussed below.

#### Wetland A

Wetland A is a forested wetland 0.38 acres in size on-site located in the southeast portion of the Property (Figure 1). Vegetation within Wetland A was dominated by silver maple (*Acer saccharinum*), cottonwood (*Populus deltoides*), American elm (*Ulmus americana*), and European buckthorn (*Rhamnus cathartica*). Soils within Wetland A were comprised of loamy sands and are considered hydric because the criteria for depleted below dark surface were met. Indicators of wetland hydrology observed within Wetland A included surface water, saturated soils, and water-stained leaves.

Dominant vegetation observed within the upland adjacent to Wetland A included black cherry (*Prunus serotina*), red oak (*Quercus rubra*), honeysuckle (*Lonicera tatarica*), and black walnut (*Juglans nigra*). Soils in the adjacent upland were comprised of sandy loams and did not exhibit hydric soil indicators. No indicators of wetland hydrology were observed.

It is ASTI's opinion that Wetland A is not regulated by EGLE because it is less than five acres in total size and is not within 500 feet of, or directly connected to, an inland lake or stream as defined under Part 301. Additionally, EGLE confirmed that this wetland was not regulated in 2017 as part of a Level 3 Wetland Identification Program (WIP) evaluation (Wetland Identification Site Name: 63-934 East Wattles Road-Troy, Submission Number: HN7-S6SZ-CYM1C).

#### Wetland B

Wetland B is a forested wetland 1.25 acres in size located in the north central portion of the Property (Figure 1). Vegetation within Wetland B was dominated by silver maple, American elm, green ash, cottonwood, and European buckthorn. Soils within Wetland B were comprised of loamy sands and are considered hydric because the criteria for depleted below dark surface were met. Indicators of wetland hydrology observed within Wetland B included water marks, surface water, saturated soils, and water-stained leaves.

Dominant vegetation observed within the upland adjacent to Wetland B included black cherry, cottonwood, silver maple, honeysuckle, and European buckthorn. Soils in the adjacent upland were comprised of sandy loams and did not exhibit hydric soil indicators. No indicators of wetland hydrology were observed.

![](_page_54_Picture_0.jpeg)

It is ASTI's opinion that Wetland B is not regulated by EGLE because it is less than five acres in total size and is not within 500 feet of, or directly connected to, an inland lake or stream as defined under Part 301. EGLE also confirmed that this wetland was not regulated in 2017 as part of the WIP evaluation.

Wetland Flagging

Wetland boundaries were marked in the field with day-glow pink and black striped flagging with the following flagging numbers:

Wetland A = A-1 through A-21 Wetland B = B-1 through B-22

## SUMMARY

Based upon the data, criteria, and evidence noted above, it is ASTI's professional opinion that the Property includes two wetlands (Wetlands A and B) not likely regulated by EGLE under the Natural Resources and Environmental Protection Act (1994 P.A. 451), Part 303 Wetland Protection. EGLE has the final authority on the extent of regulated wetlands, lakes, and streams in the State of Michigan. As indicated, EGLE confirmed that these wetlands were not regulated as part of a Level 3 WIP evaluation completed in 2017 and ASTI believes that site conditions have not changed. However, because EGLE WIP evaluations expire after three years, an EGLE verification of the wetland regulatory status may be required prior to any wetland impacts.

Attached are Figure 1, which shows the GPS-surveyed locations of wetland flagging on the Property and completed US Army Corps of Engineers (ACOE) Wetland Data Forms. Please note that the data sheet numbers match the data collection sampling points shown on Figure 1. ASTI has also included the 2017 EGLE WIP for reference.

Thank you for the opportunity to assist you with this project. Please let us know if we can be of any further assistance in moving your project forward.

Cordially,

**ASTI ENVIRONMENTAL** 

Kyle Hottinger Wetland Ecologist Professional Wetland Scientist #2927

Dana R. Knox Wetland Ecologist Professional Wetland Scientist #213

Attachments: Figure 1 – *GPS-Surveyed Wetland Boundaries* Completed ACOE Wetland Data Forms 2017 EGLE WIP Report

Wetland Delineation and Jurisdictional Assessment Town Haven Development – 934 Wattles Road Troy, Oakland Co., MI ASTI File No. A24-0018.300

![](_page_55_Picture_0.jpeg)

Client: Mondrian Properties Created by: RMH, March 14, 2024, ASTI Project A24-0118.00 Imagery: Michigan Best Available Figure 1 - GPS-Surveyed Wetland Boundaries

U.S. Army Corps of Engineers WETLAND DETERMINATION DATA SHEET – Northcentral and Northeast Re See ERDC/EL TR-12-1; the proponent agency is CECW-CO-R	egion OMB Control #: 0710-0024, Exp: 11/30/2024 Requirement Control Symbol EXEMPT: (Authority: AR 335-15, paragraph 5-2a)
Project/Site: Town Haven Development City/County: Tro	by - Oakland Co. Sampling Date: 3-12-24
Applicant/Owner: Mondrian Properties	State: MI Sampling Point: UP1
Investigator(s): ASTI-KAH Section	, Township, Range: Sec 22 T2N R11E
Landform (hillside, terrace, etc.): slight slope Local relief (concave, co	onvex, none): slope Slope %: 2-4
Subregion (LRR or MLRA): LRR L Lat: 42.575962 Lot	ong: -83.129948 Datum: NAD83
Soil Map Unit Name: Spinks loamy sand (0-6% slopes)	NWI classification: none
Are climatic / hydrologic conditions on the site typical for this time of year? Yes	x No (If no, explain in Remarks.)
Are Vegetation , Soil , or Hydrology significantly disturbed? Are "I	Normal Circumstances" present? Yes x No
Are Vegetation , Soil , or Hydrology naturally problematic? (If ne	eded, explain any answers in Remarks.)
SUMMARY OF FINDINGS – Attach site map showing sampling point lo	ocations, transects, important features, etc.
Hydrophytic Vegetation Present?     Yes     No     X       Hydric Soil Present?     Yes     No     X       Wetland Hydrology Present?     Yes     No     X	ed Area and? Yes No X I Wetland Site ID:
HYDROLOGY	
Wetland Hydrology Indicators:	Secondary Indicators (minimum of two required)
Primary Indicators (minimum of one is required; check all that apply)	Surface Soil Cracks (B6)
Surface Water (A1) Water-Stained Leaves (B9)	Drainage Patterns (B10)
High Water Table (A2) Aquatic Fauna (B13)	Moss Trim Lines (B16)
Saturation (A3) Marl Deposits (B15)	Dry-Season Water Table (C2)
Water Marks (B1)     Hydrogen Suilide Odor (C1)     Sediment Deposits (B2)     Ovidized Rhizospheres on Living Roots ((	Craylish Burrows (C8)
Drift Deposits (B3) Presence of Reduced Iron (C4)	Stunted or Stressed Plants (D1)
Algal Mat or Crust (B4) Recent Iron Reduction in Tilled Soils (C6)	Geomorphic Position (D2)
Iron Deposits (B5) Thin Muck Surface (C7)	Shallow Aquitard (D3)
Inundation Visible on Aerial Imagery (B7) Other (Explain in Remarks)	Microtopographic Relief (D4)
Sparsely Vegetated Concave Surface (B8)	FAC-Neutral Test (D5)
Field Observations:	
Water Table Present? Yes No x Depth (inches):	
Saturation Present? Yes No x Depth (inches):	etland Hydrology Present? Yes No X
(includes capillary fringe)	·
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspection	s), if available:
Pemerke:	
Remarks.	

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Sampling Point: UP1

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet:
1 Prunus serotina	40	Ves	FACIL	Dominance rest worksheet.
2 Acer saccharinum	10	No	FACW	Number of Dominant Species
	20	Voc		
	5	No		Total Number of Dominant
4. Quercus paiusiris		<u> </u>	TACW	Species Across All Strata. [B]
6				Percent of Dominant Species That Are OBL_EACW_or EAC: 42.9% (A/B)
7.				Prevalence Index worksheet:
	75 :	=Total Cover		Total % Cover of: Multiply by:
Sapling/Shrub Stratum (Plot size: 15')				OBL species 0 $x 1 = 0$
1. Rhamnus cathartica	15	Yes	FAC	FACW species 35 x 2 = 70
2. Prunus serotina	10	Yes	FACU	FAC species 40 x 3 = 120
3. Lonicera tatarica	15	Yes	FACU	FACU species 75 x 4 = 300
4.				UPL species 0 x 5 = 0
5.				Column Totals: 150 (A) 490 (B)
6.				Prevalence Index = $B/A = 3.27$
7.				Hydrophytic Vegetation Indicators:
	40 :	=Total Cover		1 - Rapid Test for Hydrophytic Vegetation
Herb Stratum (Plot size: 5')				2 - Dominance Test is >50%
1. Carex woodii	10	Yes	FACU	3 - Prevalence Index is ≤3.0 ¹
2. Rubus idaeus	20	Yes	FAC	4 - Morphological Adaptations ¹ (Provide supporting
3. Carex blanda	5	No	FAC	data in Remarks or on a separate sheet)
4.				Problematic Hydrophytic Vegetation ¹ (Explain)
5.				¹ Indicators of hydric soil and wetland hydrology must
6.				be present, unless disturbed or problematic.
7.				Definitions of Vegetation Strata:
8.				<b>Tree</b> – Woody plants 3 in $(7.6 \text{ cm})$ or more in
9				diameter at breast height (DBH), regardless of height.
10				Sapling/shrub – Woody plants less than 3 in, DBH
11				and greater than or equal to 3.28 ft (1 m) tall.
12		=Total Cover		<b>Herb</b> – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.
Woody Vine Stratum (Plot size: 15')				
1				Woody vines – All woody vines greater than 3.28 ft in height.
2				Hydrophytic
3				Vegetation
4				Present? Yes <u>No X</u>
		=Total Cover		
Remarks: (Include photo numbers here or on a separate	rate sheet.)			

(inches)         Color (moist)         %         Color (moist)         %         Type ¹ Loc ² Texture         Remarks           0-14         10YR 3/2         100	(inches)       Color (moist)       %       Color (moist)       %       Type!       Loc ² Texture       Remarks         0-14       10YR 3/2       100	Color (moist)         %         Color (moist)         %         Type1         Loc2         Texture         Remain           0-14         10YR 3/2         100	arks
0-14         10YR 3/2         100         Sandy           14-19         10YR 5/6         85         10YR 3/2         15         C         M         Sandy         Prominent redox concentration           14-19         10YR 5/6         85         10YR 3/2         15         C         M         Sandy         Prominent redox concentration           14-19         10YR 5/6         85         10YR 3/2         15         C         M         Sandy         Prominent redox concentration           14010         10YR 5/6         85         10YR 3/2         15         C         M         Sandy         Prominent redox concentration           11         10YR 5/6         85         10YR 3/2         15         C         M         Sandy         Prominent redox concentration           11         10         10         10         10         10         10         10         10         10         10         10         10         10         10         10         10         10         10         10         10         10         10         10         10         10         10         10         10         10         10         10         10         10         10         10 <th>0-14         10YR 3/2         100        </th> <th>0-14       10YR 3/2       100       Sandy         14-19       10YR 5/6       85       10YR 3/2       15       C       M       Sandy       Prominent redox        </th> <th>concentrations</th>	0-14         10YR 3/2         100	0-14       10YR 3/2       100       Sandy         14-19       10YR 5/6       85       10YR 3/2       15       C       M       Sandy       Prominent redox	concentrations
14-19         10YR 5/6         85         10YR 3/2         15         C         M         Sandy         Prominent redox concentration	14-19         10YR 5/6         85         10YR 3/2         15         C         M         Sandy         Prominent redox concentrations           Image: Im	14-19       10YR 5/6       85       10YR 3/2       15       C       M       Sandy       Prominent redox	
Image: Species of the system of the syste	Image:		
¹ Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. ² Location: PL=Pore Lining, M=Matrix.         Hydric Soil Indicators:       Indicators for Problematic Hydric Soils ³ :         Histosol (A1)       Dark Surface (S7)       2 cm Muck (A10) (LRR K, L, MLRA 144         Histic Epipedon (A2)       Polyvalue Below Surface (S8) (LRR R,       Coast Prairie Redox (A16) (LRR K, L, MLRA 149B)         Black Histic (A3)       MLRA 149B)       5 cm Mucky Peat or Peat (S3) (LRR K, L)         Hydrogen Sulfide (A4)       Thin Dark Surface (S9) (LRR K, L)       Thin Dark Surface (S9) (LRR K, L)         Depleted Below Dark Surface (A11)       Loamy Mucky Mineral (F1) (LRR K, L)       Thin Dark Surface (S9) (LRR K, L)         Thick Dark Surface (A12)       Loamy Gleyed Matrix (F2)       Piedmont Floodplain Soils (F19) (MLRA 145)         Mesic Spodic (A17)       Depleted Matrix (F2)       Piedmont Floodplain Soils (F19) (MLRA 145)         (MLRA 1445, 145, 149B)       Redox Dark Surface (F7)       Other (Explain in Remarks)         Sandy Medx (Sis)       Marl (F10) (LRR K, L)       a ³ Indicators of hydrophytic vegetation an wetland hydrology must be present, unless disturbed or problematic.         Type:       none       Pepth (inches):       Hydric Soil Present?       Yes_       No	¹ Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. ² Location: PL=Pore Lining, M=Matrix.         Hydric Soli Indicators:       Indicators for Problematic Hydric Solis ³ :         Histic Epipedon (A2)       Polyvalue Below Surface (S7)         Histic Epipedon (A2)       Polyvalue Below Surface (S9) (LRR R, MLRA 149B)         S cm Mucky Peat or Peat (S3) (LRR K, L, R)         Stratified Layers (A5)       High Chroma Sands (S11) (LRR K, L)         Stratified Layers (A5)       High Chroma Sands (S11) (LRR K, L)         Thick Dark Surface (A1)       Loamy Gleyed Matrix (F2)         Depleted Below Dark Surface (A1)       Depleted Matrix (F2)         Mesic Spodic (A17)       Depleted Matrix (F2)         Mesic Spodic (A17)       Depleted Dark Surface (F6)         Sandy Mucky Mineral (S1)       Depleted Dark Surface (F7)         Sandy Redox (S5)       Matrix (F10) (LRR K, L)         Settrictive Layer (if observed):       Trype:         Type:       none         Depletid Matrix (S6)       Red Parent Material (F21) (MLRA 1445)         Wettan thydrology must be present, unless disturbed or problematic.         Restrictive Laye		
¹ Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. ² Location: PL=Pore Lining, M=Matrix.         Hydric Soil Indicators:       Indicators for Problematic Hydric Soils ³ :         Histosol (A1)       Dark Surface (S7)       2 cm Muck (A10) (LRR K, L, MLRA 144         Histic Epipedon (A2)       Polyvalue Below Surface (S8) (LRR R,       Coast Prairie Redox (A16) (LRR K, L, F         Black Histic (A3)       MLRA 149B)       5 cm Mucky Peat or Peat (S3) (LRR K,         High Chroma Sunface (S9) (LRR R, MLRA 149B)       Polyvalue Below Surface (S9) (LRR K, L)       Thin Dark Surface (S9) (LRR K, L)         Depleted Below Dark Surface (A11)       Loamy Mucky Mineral (F1) (LRR K, L)       Thin Dark Surface (A11)       Ioamy Mucky Mineral (F2)         Mesic Spodic (A17)       Depleted Matrix (F2)       Piedmont Floodplain Soils (F19) (MLRA         Mesic Spodic (A17)       Depleted Dark Surface (F6)       Very Shallow Dark Surface (F22)         Sandy Mucky Mineral (S1)       Depleted Dark Surface (F7)       Other (Explain in Remarks)         Sandy Redox (S5)       Marl (F10) (LRR K, L) ³ Indicators of hydrophytic vegetation an wetland hydrology must be present, unless disturbed or problematic.         Restrictive Layer (if observed):       Type:       none         Depth (inches):       none       Hydric Soil Present? Yes       No <td>¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.       ²Location: PL=Pore Lining, M=Matrix.         Hydric Soil Indicators:       Indicators for Problematic Hydric Soils³:         Histosol (A1)       Dark Surface (S7)         Histic Epipedon (A2)       Polyvalue Below Surface (S8) (LRR R, MLRA 149B)         Black Histic (A3)       MLRA 149B)         Hydrogen Sulfide (A4)       Thin Dark Surface (S9) (LRR R, MLRA 149B)         Stratified Layers (A5)       High Chroma Sands (S11) (LRR K, L)         Thick Dark Surface (A11)       Loamy Mucky Mineral (F1) (LRR K, L)         Thick Dark Surface (A12)       Loamy Gleyed Matrix (F2)         Mesic Spoitc (A17)       Depleted Matrix (F3)         MuRA 1445, 145, 149B)       Redox Dark Surface (F6)         Sandy Mucky Mineral (S1)       Depleted Dark Surface (F7)         Sandy Redox (S5)       Mart (F10) (LRR K, L)         Stripped Matrix (S6)       Red Parent Material (F21) (MLRA 145)         Restrictive Layer (if observed):       Type:         Type:       none         Depth (inches):       No         Memarks:       Yes</td> <td></td> <td></td>	¹ Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. ² Location: PL=Pore Lining, M=Matrix.         Hydric Soil Indicators:       Indicators for Problematic Hydric Soils ³ :         Histosol (A1)       Dark Surface (S7)         Histic Epipedon (A2)       Polyvalue Below Surface (S8) (LRR R, MLRA 149B)         Black Histic (A3)       MLRA 149B)         Hydrogen Sulfide (A4)       Thin Dark Surface (S9) (LRR R, MLRA 149B)         Stratified Layers (A5)       High Chroma Sands (S11) (LRR K, L)         Thick Dark Surface (A11)       Loamy Mucky Mineral (F1) (LRR K, L)         Thick Dark Surface (A12)       Loamy Gleyed Matrix (F2)         Mesic Spoitc (A17)       Depleted Matrix (F3)         MuRA 1445, 145, 149B)       Redox Dark Surface (F6)         Sandy Mucky Mineral (S1)       Depleted Dark Surface (F7)         Sandy Redox (S5)       Mart (F10) (LRR K, L)         Stripped Matrix (S6)       Red Parent Material (F21) (MLRA 145)         Restrictive Layer (if observed):       Type:         Type:       none         Depth (inches):       No         Memarks:       Yes		
Hydric Soil Indicators:       Indicators for Problematic Hydric Soils ³ :	Hydric Soil Indicators:       Indicators for Problematic Hydric Soils ³ :         Histosol (A1)       Dark Surface (S7)         Black Histic (A3)       MLRA 149B)         Hydrogen Sulfide (A4)       Thin Dark Surface (S9) (LRR R, MLRA 149B)         Stratified Layers (A5)       High Chroma Sands (S11) (LRR K, L)         Depleted Below Dark Surface (A11)       Loamy Mucky Mineral (F1) (LRR K, L)         Thick Dark Surface (A12)       Loamy Gleyed Matrix (F2)         Mesic Spodic (A17)       Depleted Matrix (F3)         Sandy Micky Mineral (S1)       Depleted Dark Surface (F7)         Sandy Kedox (S5)       Marl (F10) (LRR K, L)         Stripped Matrix (S6)       Red Parent Material (F21) (MLRA 145)         Sandy Redox (S5)       Marl (F10) (LRR K, L)         Stripped Matrix (S6)       Red Parent Material (F21) (MLRA 145)         Stripped Matrix (S6)       Red Parent Material (F21) (MLRA 145)         Stripped Matrix (S6)       Red Parent Material (F21) (MLRA 145)         Restrictive Layer (if observed):       Type:         Type:       none         Deptht (inches):       No         X       Remarks:	¹ Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. ² Location: PL=Pore Lining, M=M	latrix.
Histosol (A1)       Dark Surface (S7)       2 cm Muck (A10) (LRR K, L, MLRA 14         Histic Epipedon (A2)       Polyvalue Below Surface (S8) (LRR R,       Coast Prairie Redox (A16) (LRR K, L, F         Black Histic (A3)       MLRA 149B)       5 cm Muck (A10) (LRR K, L, F         Hydrogen Sulfide (A4)       Thin Dark Surface (S9) (LRR R, MLRA 149B)       Polyvalue Below Surface (S8) (LRR K,         Stratified Layers (A5)       High Chroma Sands (S11) (LRR K, L)       Thin Dark Surface (S9) (LRR K, L)         Depleted Below Dark Surface (A11)       Loamy Mucky Mineral (F1) (LRR K, L)       Iron-Manganese Masses (F12) (LRR K         Mesic Spodic (A17)       Depleted Matrix (F2)       Piedmont Floodplain Soils (F19) (MLRA         Mark Gleyed Matrix (S4)       Redox Depressions (F8)       Very Shallow Dark Surface (F22)         Sandy Redox (S5)       Marl (F10) (LRR K, L)       altocars of hydrophytic vegetation an wetland hydrology must be present, unless disturbed or problematic.         Restrictive Layer (if observed):       Type:       none         Type:       none       Hydric Soil Present?       Yes       No	Histosol (A1)       Dark Surface (S7)       2 cm Muck (A10) (LRR K, L, MLRA 149B)         Histic Epipedon (A2)       Polyvalue Below Surface (S8) (LRR R, Black Histic (A3)       MLRA 149B)       Coast Prairie Redox (A16) (LRR K, L, R)         Hydrogen Sulfide (A4)       Thin Dark Surface (S9) (LRR R, MLRA 149B)       5 cm Muck (Peat or Peat (S3) (LRR K, L)         Depleted Below Dark Surface (A11)       Loamy Mucky Mineral (F1) (LRR K, L)       Thin Dark Surface (S9) (LRR K, L)         Thick Dark Surface (A12)       Loamy Gleyed Matrix (F2)       Piedmont Floodplain Soils (F19) (MLRA 149E)         Mesic Spodic (A17)       Depleted Dark Surface (F6)       Very Shallow Dark Surface (F22)         Sandy Mucky Mineral (S1)       Depleted Dark Surface (F7)       Other (Explain in Remarks)         Sandy Redox (S5)       Marl (F10) (LRR K, L) ³ Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.         Restrictive Layer (if observed):       Type:       none       No X         Depth (inches):       No X         Remarks:       Hydric Soil Present?       Yes_       No X	Hydric Soil Indicators: Indicators for Problematic Hyd	Iric Soils ³ :
Histic Epipedon (A2)       Polyvalue Below Surface (S8) (LRR R,       Coast Prairie Redox (A16) (LRR K, L, F         Black Histic (A3)       MLRA 149B)       5 cm Mucky Peat or Peat (S3) (LRR K,         Hydrogen Sulfide (A4)       Thin Dark Surface (S9) (LRR R, MLRA 149B)       Polyvalue Below Surface (S8) (LRR K, L)         Stratified Layers (A5)       High Chroma Sands (S11) (LRR K, L)       Thin Dark Surface (S9) (LRR K, L)         Depleted Below Dark Surface (A11)       Loamy Mucky Mineral (F1) (LRR K, L)       Iron-Manganese Masses (F12) (LRR K, L)         Mesic Spodic (A17)       Depleted Matrix (F3)       Red Parent Material (F21) (outside ML         (MLRA 144A, 145, 149B)       Redox Dark Surface (F6)       Very Shallow Dark Surface (F22)         Sandy Mucky Mineral (S1)       Depleted Dark Surface (F7)       Other (Explain in Remarks)         Sandy Redox (S5)       Marl (F10) (LRR K, L)       3 Indicators of hydrophytic vegetation an wetland hydrology must be present, unless disturbed or problematic.         Restrictive Layer (if observed):       Type:       none         Depth (inches):       No       Hydric Soil Present?       Yes       No	Histic Epipedon (A2)       Polyvalue Below Surface (S8) (LRR R,       Coast Prairie Redox (A16) (LRR K, L, R)         Black Histic (A3)       MLRA 149B)       5 cm Mucky Peat or Peat (S3) (LRR K, L, R)         Hydrogen Sulfide (A4)       Thin Dark Surface (S9) (LRR R, MLRA 149B)       Polyvalue Below Surface (S8) (LRR K, L)         Stratified Layers (A5)       High Chroma Sands (S11) (LRR K, L)       Thin Dark Surface (S9) (LRR K, L)         Depleted Below Dark Surface (A12)       Loamy Gleyed Matrix (F2)       Piedmont Floodplain Soils (F19) (MLRA 149         Mesic Spodic (A17)       Depleted Matrix (F3)       Red Parent Material (F21) (outside MLRA 1         Marcia (S1)       Depleted Dark Surface (F6)       Very Shallow Dark Surface (F22)         Sandy Mucky Mineral (S1)       Depleted Dark Surface (F7)       Other (Explain in Remarks)         Sandy Redox (S5)       Marl (F10) (LRR K, L)       3 Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.         Restrictive Layer (if observed):         Type:       none         Depth (inches):       More         Remarks:       Hydric Soil Present?       Yes       No       X	Histosol (A1)Dark Surface (S7)2 cm Muck (A10) (LRR K, L,	, MLRA 149B)
Black Histic (A3)       MLRA 149B)       5 cm Mucky Peat or Peat (S3) (LRR K,         Hydrogen Sulfide (A4)       Thin Dark Surface (S9) (LRR R, MLRA 149B)       Polyvalue Below Surface (S8) (LRR K,         Stratified Layers (A5)       High Chroma Sands (S11) (LRR K, L)       Thin Dark Surface (S9) (LRR K, L)         Depleted Below Dark Surface (A11)       Loamy Mucky Mineral (F1) (LRR K, L)       Iron-Manganese Masses (F12) (LRR K         Thick Dark Surface (A12)       Loamy Gleyed Matrix (F2)       Piedmont Floodplain Soils (F19) (MLRA         Mesic Spodic (A17)       Depleted Matrix (F3)       Red Parent Material (F21) (outside ML         (MLRA 144A, 145, 149B)       Redox Dark Surface (F6)       Very Shallow Dark Surface (F22)         Sandy Mucky Mineral (S1)       Depleted Dark Surface (F7)       Other (Explain in Remarks)         Sandy Redox (S5)       Marl (F10) (LRR K, L) ³ Indicators of hydrophytic vegetation an wetland hydrology must be present, unless disturbed or problematic.         Restrictive Layer (if observed):       Type:       none       No         Depth (inches):       Popt (inches):       Hydric Soil Present?       Yes       No	Black Histic (A3)       MLRA 149B)       5 cm Mucky Peat or Peat (S3) (LRR K, L, R         Hydrogen Sulfide (A4)       Thin Dark Surface (S9) (LRR R, MLRA 149B)       Polyvalue Below Surface (S8) (LRR K, L)         Stratified Layers (A5)       High Chroma Sands (S11) (LRR K, L)       Thin Dark Surface (S9) (LRR K, L)         Depleted Below Dark Surface (A11)       Loamy Mucky Mineral (F1) (LRR K, L)       Thin Dark Surface (A12)         Thick Dark Surface (A12)       Loamy Gleyed Matrix (F2)       Piedmont Floodplain Soils (F19) (MLRA 149         Mesic Spodic (A17)       Depleted Matrix (F3)       Red Parent Material (F21) (outside MLRA 1         (MLRA 144A, 145, 149B)       Redox Dark Surface (F6)       Very Shallow Dark Surface (F22)         Sandy Mucky Mineral (S1)       Depleted Dark Surface (F7)       Other (Explain in Remarks)         Sandy Redox (S5)       Marl (F10) (LRR K, L) ³ Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.         Restrictive Layer (if observed):         Type:       none         Depth (inches):       Hydric Soil Present?       Yes       No       X         Remarks:       Hydric Soil Present?       Yes       No       X	Histic Epipedon (A2) Polyvalue Below Surface (S8) (LRR R, Coast Prairie Redox (A16) (L	_RR K, L, R)
Hydrogen Sulfide (A4)       Thin Dark Surface (S9) (LRR R, MLRA 149B)       Polyvalue Below Surface (S8) (LRR K, L)         Stratified Layers (A5)       High Chroma Sands (S11) (LRR K, L)       Thin Dark Surface (S9) (LRR K, L)         Depleted Below Dark Surface (A11)       Loamy Mucky Mineral (F1) (LRR K, L)       Iron-Manganese Masses (F12) (LRR K, L)         Thick Dark Surface (A12)       Loamy Gleyed Matrix (F2)       Piedmont Floodplain Soils (F19) (MLR / Red Parent Material (F21) (outside ML (F21))         Mesic Spodic (A17)       Depleted Dark Surface (F6)       Very Shallow Dark Surface (F22)         Sandy Mucky Mineral (S1)       Depleted Dark Surface (F7)       Other (Explain in Remarks)         Sandy Redox (S5)       Marl (F10) (LRR K, L) ³ Indicators of hydrophytic vegetation an wetland hydrology must be present, unless disturbed or problematic.         Restrictive Layer (if observed):       Type:       none         Depth (inches):       No       Hydric Soil Present?       Yes       No	Hydrogen Sulfide (A4)       Thin Dark Surface (S9) (LRR R, MLRA 149B)       Polyvalue Below Surface (S8) (LRR K, L)         Stratified Layers (A5)       High Chroma Sands (S11) (LRR K, L)       Thin Dark Surface (S9) (LRR K, L)         Depleted Below Dark Surface (A11)       Loamy Mucky Mineral (F1) (LRR K, L)       Trin Dark Surface (S9) (LRR K, L, F         Thick Dark Surface (A12)       Loamy Gleyed Matrix (F2)       Piedmont Floodplain Soils (F19) (MLRA 149         Mesic Spodic (A17)       Depleted Matrix (F3)       Red Parent Material (F21) (outside MLRA 1         (MLRA 144A, 145, 149B)       Redox Dark Surface (F6)       Very Shallow Dark Surface (F22)         Sandy Mucky Mineral (S1)       Depleted Dark Surface (F7)       Other (Explain in Remarks)         Sandy Redox (S5)       Marl (F10) (LRR K, L)       3 Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.         Restrictive Layer (if observed):       Type:       none       No X         Type:       none       Yes       No X         Remarks:       Remarks:       Hydric Soil Present?       Yes       No X	Black Histic (A3) MLRA 149B) 5 cm Mucky Peat or Peat (S3	3) ( <b>LRR K, L, R</b> )
Stratified Layers (A5)       High Chroma Sands (S11) (LRR K, L)       Thin Dark Surface (S9) (LRR K, L)         Depleted Below Dark Surface (A11)       Loamy Mucky Mineral (F1) (LRR K, L)       Iron-Manganese Masses (F12) (LRR K, L)         Thick Dark Surface (A12)       Loamy Gleyed Matrix (F2)       Piedmont Floodplain Soils (F19) (MLRA         Mesic Spodic (A17)       Depleted Matrix (F3)       Red Parent Material (F21) (outside ML         (MLRA 144A, 145, 149B)       Redox Dark Surface (F6)       Very Shallow Dark Surface (F22)         Sandy Mucky Mineral (S1)       Depleted Dark Surface (F7)       Other (Explain in Remarks)         Sandy Redox (S5)       Marl (F10) (LRR K, L)       3Indicators of hydrophytic vegetation an wetland hydrology must be present, unless disturbed or problematic.         Restrictive Layer (if observed):       Type:       none       No         Depth (inches):       No       Hydric Soil Present?       Yes       No	Stratified Layers (A5)       High Chroma Sands (S11) (LRR K, L)       Thin Dark Surface (S9) (LRR K, L)         Depleted Below Dark Surface (A11)       Loamy Mucky Mineral (F1) (LRR K, L)       Iron-Manganese Masses (F12) (LRR K, L, F         Thick Dark Surface (A12)       Loamy Gleyed Matrix (F2)       Piedmont Floodplain Soils (F19) (MLRA 145         Mesic Spodic (A17)       Depleted Matrix (F3)       Red Parent Material (F21) (outside MLRA 145         (MLRA 144A, 145, 149B)       Redox Dark Surface (F6)       Very Shallow Dark Surface (F22)         Sandy Mucky Mineral (S1)       Depleted Dark Surface (F7)       Other (Explain in Remarks)         Sandy Redox (S5)       Marl (F10) (LRR K, L) ³ Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.         Restrictive Layer (if observed):       Type:       none         Type:       none       Hydric Soil Present?       Yes       No_X         Remarks:       Hydric Soil Present?       Yes       No_X	Hydrogen Sulfide (A4) Thin Dark Surface (S9) (LRR R, MLRA 149B) Polyvalue Below Surface (S8	8) ( <b>LRR K, L</b> )
Depleted Below Dark Surface (A11)       Loamy Mucky Mineral (F1) (LRR K, L)       Iron-Manganese Masses (F12) (LRR K         Thick Dark Surface (A12)       Loamy Gleyed Matrix (F2)       Piedmont Floodplain Soils (F19) (MLRA         Mesic Spodic (A17)       Depleted Matrix (F3)       Red Parent Material (F21) (outside ML         (MLRA 144A, 145, 149B)       Redox Dark Surface (F6)       Very Shallow Dark Surface (F22)         Sandy Mucky Mineral (S1)       Depleted Dark Surface (F7)       Other (Explain in Remarks)         Sandy Gleyed Matrix (S4)       Redox Depressions (F8)       3Indicators of hydrophytic vegetation an         Stripped Matrix (S6)       Red Parent Material (F21) (MLRA 145)       wetland hydrology must be present, unless disturbed or problematic.         Restrictive Layer (if observed):       Type:       none       No         Depth (inches):       No       Yes       No		Stratified Layers (A5)High Chroma Sands (S11) (LRR K, L)Thin Dark Surface (S9) (LRR	२ K, L)
Thick Dark Surface (A12)       Loamy Gleyed Matrix (F2)       Piedmont Floodplain Soils (F19) (MLRA         Mesic Spodic (A17)       Depleted Matrix (F3)       Red Parent Material (F21) (outside ML         (MLRA 144A, 145, 149B)       Redox Dark Surface (F6)       Very Shallow Dark Surface (F22)         Sandy Mucky Mineral (S1)       Depleted Dark Surface (F7)       Other (Explain in Remarks)         Sandy Gleyed Matrix (S4)       Redox Depressions (F8)       3Indicators of hydrophytic vegetation an         Stripped Matrix (S6)       Red Parent Material (F21) (MLRA 145)       wetland hydrology must be present, unless disturbed or problematic.         Restrictive Layer (if observed):       Type:       none       No         Depth (inches):       No       Yes       No		Depleted Below Dark Surface (A11) Loamy Mucky Mineral (F1) (LRR K, L) Iron-Manganese Masses (F1	12) ( <b>LRR K, L, R</b> )
Mesic Spodic (A17)       Depleted Matrix (F3)       Red Parent Material (F21) (outside ML         (MLRA 144A, 145, 149B)       Redox Dark Surface (F6)       Very Shallow Dark Surface (F22)         Sandy Mucky Mineral (S1)       Depleted Dark Surface (F7)       Other (Explain in Remarks)         Sandy Gleyed Matrix (S4)       Redox Depressions (F8)       Other (Explain in Remarks)         Sandy Redox (S5)       Marl (F10) (LRR K, L) ³ Indicators of hydrophytic vegetation an wetland hydrology must be present, unless disturbed or problematic.         Restrictive Layer (if observed):       Type:       none         Depth (inches):       No	Mesic Spodic (A17)       Depleted Matrix (F3)       Red Parent Material (F21) (outside MLRA 1         (MLRA 144A, 145, 149B)       Redox Dark Surface (F6)       Very Shallow Dark Surface (F22)         Sandy Mucky Mineral (S1)       Depleted Dark Surface (F7)       Other (Explain in Remarks)         Sandy Gleyed Matrix (S4)       Redox Depressions (F8)         Sandy Redox (S5)       Marl (F10) (LRR K, L) ³ Indicators of hydrophytic vegetation and stripped Matrix (S6)         Stripped Matrix (S6)       Red Parent Material (F21) (MLRA 145)       wetland hydrology must be present, unless disturbed or problematic.         Restrictive Layer (if observed):       Type:       none         Depth (inches):       Perent Material       Yes       No X         Remarks:       Remarks:       Yes       No X	Thick Dark Surface (A12)Loamy Gleyed Matrix (F2)Piedmont Floodplain Soils (F	⁻ 19) ( <b>MLRA 149B</b> )
(MLRA 144A, 145, 149B)       Redox Dark Surface (F6)       Very Shallow Dark Surface (F22)         Sandy Mucky Mineral (S1)       Depleted Dark Surface (F7)       Other (Explain in Remarks)         Sandy Gleyed Matrix (S4)       Redox Depressions (F8)       Indicators of hydrophytic vegetation an Red Parent Material (F21) (MLRA 145)         Stripped Matrix (S6)       Red Parent Material (F21) (MLRA 145)       wetland hydrology must be present, unless disturbed or problematic.         Restrictive Layer (if observed):       Type:       none         Depth (inches):       Yes       No	(MLRA 144A, 145, 149B)       Redox Dark Surface (F6)       Very Shallow Dark Surface (F2)         Sandy Mucky Mineral (S1)       Depleted Dark Surface (F7)       Other (Explain in Remarks)         Sandy Gleyed Matrix (S4)       Redox Depressions (F8)       3Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.         Stripped Matrix (S6)       Red Parent Material (F21) (MLRA 145)       wetland hydrology must be present, unless disturbed or problematic.         Restrictive Layer (if observed):       Type:       none       No       X         Depth (inches):       Yes       No       X         Remarks:       No       X       X	Mesic Spodic (A17)Depleted Matrix (F3)Red Parent Material (F21) (o	outside MLRA 145
Sandy Mucky Mineral (S1)       Depleted Dark Surface (F7)       Other (Explain in Remarks)         Sandy Gleyed Matrix (S4)       Redox Depressions (F8)       3Indicators of hydrophytic vegetation an         Sandy Redox (S5)       Marl (F10) (LRR K, L)       3Indicators of hydrophytic vegetation an         Stripped Matrix (S6)       Red Parent Material (F21) (MLRA 145)       wetland hydrology must be present, unless disturbed or problematic.         Restrictive Layer (if observed):       Type:       none         Depth (inches):       Hydric Soil Present?       Yes       No	Sandy Mucky Mineral (S1) Depleted Dark Surface (F7) Other (Explain in Remarks) Sandy Gleyed Matrix (S4) Redox Depressions (F8) Sandy Redox (S5) Marl (F10) (LRR K, L) ³ Indicators of hydrophytic vegetation and Stripped Matrix (S6) Red Parent Material (F21) (MLRA 145) wetland hydrology must be present, unless disturbed or problematic.  Restrictive Layer (if observed): Type:	(MLRA 144A, 145, 149B) Redox Dark Surface (F6) Very Shallow Dark Surface (I	(F22)
Sandy Gleyed Matrix (S4)       Redox Depressions (F8)         Sandy Redox (S5)       Marl (F10) (LRR K, L)         Stripped Matrix (S6)       Red Parent Material (F21) (MLRA 145)         wetland hydrology must be present, unless disturbed or problematic.         Restrictive Layer (if observed):         Type:       none         Depth (inches):       Yes	Sandy Gleyed Matrix (S4)       Redox Depressions (F8)         Sandy Redox (S5)       Marl (F10) (LRR K, L)         Stripped Matrix (S6)       Red Parent Material (F21) (MLRA 145)         wetland hydrology must be present, unless disturbed or problematic.         Restrictive Layer (if observed):         Type:       none         Depth (inches):       Yes         Remarks:	Sandy Mucky Mineral (S1) Depleted Dark Surface (F7) Other (Explain in Remarks)	
Sandy Redox (S5)       Marl (F10) (LRR K, L) ³ Indicators of hydrophytic vegetation an wetland hydrology must be present, unless disturbed or problematic.         Stripped Matrix (S6)       Red Parent Material (F21) (MLRA 145)       wetland hydrology must be present, unless disturbed or problematic.         Restrictive Layer (if observed):       Type:	Sandy Redox (S5)       Marl (F10) (LRR K, L) ³ Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.         Restrictive Layer (if observed):       Type:       none         Depth (inches):       Hydric Soil Present?       Yes         Remarks:       Yes       No	Sandy Gleyed Matrix (S4) Redox Depressions (F8)	
Stripped Matrix (S6)       Red Parent Material (F21) (MLRA 145)       wetland hydrology must be present, unless disturbed or problematic.         Restrictive Layer (if observed):       Type:       none         Depth (inches):       Hydric Soil Present?       Yes       No	Stripped Matrix (S6)       Red Parent Material (F21) (MLRA 145)       wetland hydrology must be present, unless disturbed or problematic.         Restrictive Layer (if observed):       Type:       none         Depth (inches):       Hydric Soil Present?       Yes       No       X         Remarks:       Remarks:       Remarks:       No       X	Sandy Redox (S5) Marl (F10) (LRR K, L) ³ Indicators of hydrophytic ver	getation and
Restrictive Layer (if observed):       Type:       none         Type:       none       Hydric Soil Present?       Yes       No	Restrictive Layer (if observed):	Stripped Matrix (S6) Red Parent Material (F21) (MLRA 145) wetland hydrology must be unless disturbed or probler	e present, matic.
Type:     none       Depth (inches):     Hydric Soil Present?	Type:     none       Depth (inches):	Restrictive Layer (if observed):	
Depth (inches):     Hydric Soil Present?     Yes     No	Depth (inches):	Type: none	
	Remarks:	Depth (inches):     Hydric Soil Present?     Yes	NoX
Remarks:		Remarks:	

U.S. Army Corps of Engineers WETLAND DETERMINATION DATA SHEET – Northcentral and Northeast Region See ERDC/EL TR-12-1; the proponent agency is CECW-CO-R	OMB Control #: 0710-0024, Exp: 11/30/2024 Requirement Control Symbol EXEMPT: (Authority: AR 335-15, paragraph 5-2a)
Project/Site: Town Haven Development City/County: Troy - Oakla	nd Co. Sampling Date: <u>3-12-24</u>
Applicant/Owner: Mondrian Properties	State: MI Sampling Point: UP2
Investigator(s): ASTI-KAH Section, Townsh	ip, Range: Sec 22 T2N R11E
Landform (hillside, terrace, etc.): plain Local relief (concave, convex, no	ne): flat Slope %: 1-3
Subregion (LRR or MLRA): LRR L Lat: 42.576897 Long: -83.	13112 Datum: NAD83
Soil Map Unit Name: Spinks loamy sand (0-6% slopes)	NWI classification: none
Are climatic / hydrologic conditions on the site typical for this time of year? Yes x	No (If no, explain in Remarks.)
Are Vegetation Soil or Hydrology significantly disturbed? Are "Normal C	ircumstances" present? Yes x No
Are Vegetation, Soil, or Hydrology	Nain any answers in Remarks )
SUMMARY OF FINDINGS – Attach site map showing sampling point location:	s, transects, important features, etc.
Hydrophytic Vegetation Present?       Yes       X       No       Is the Sampled Area         Hydric Soil Present?       Yes       No       X       within a Wetland?         Wetland Hydrology Present?       Yes       No       X       If yes, optional Wetland	Yes <u>No X</u> Site ID:
Upland adjacent to Wetland B	
HYDROLOGY	
Wetland Hydrology Indicators:       Sec         Primary Indicators (minimum of one is required; check all that apply)	ondary Indicators (minimum of two required) Surface Soil Cracks (B6) Drainage Patterns (B10) Moss Trim Lines (B16) Dry-Season Water Table (C2) Crayfish Burrows (C8) Saturation Visible on Aerial Imagery (C9) Stunted or Stressed Plants (D1) Geomorphic Position (D2) Shallow Aquitard (D3) Microtopographic Relief (D4) FAC-Neutral Test (D5)
Surface Water Present?       Yes       No       x       Depth (inches):       Wetland Hy         Water Table Present?       Yes       No       x       Depth (inches):       Wetland Hy         Saturation Present?       Yes       No       x       Depth (inches):       Wetland Hy         (includes capillary fringe)       Ves       No       x       Depth (inches):       Wetland Hy         Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if availage       No       x       No	drology Present? Yes <u>No X</u> able:
Remarks:	

Sampling Point: UP2

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet:
1. Acer saccharinum	70	Yes	FACW	Number of Deminent Origina
2.				That Are OBL, FACW, or FAC: 2 (A)
3.				Tatal Number of Demiseral
4.				Species Across All Strata: 3 (B)
5.				Dercent of Deminent Species
6.				That Are OBL, FACW, or FAC: 66.7% (A/B)
7.				Prevalence Index worksheet:
	70	=Total Cover		Total % Cover of: Multiply by:
Sapling/Shrub Stratum (Plot size: 15')				OBL species 0 x 1 = 0
1. Rhamnus cathartica	15	Yes	FAC	FACW species 70 x 2 = 140
2. Lonicera tatarica	15	Yes	FACU	FAC species 15 x 3 = 45
3.				FACU species 15 x 4 = 60
4.				UPL species 0 x 5 = 0
5.				Column Totals: 100 (A) 245 (B)
6.				Prevalence Index = $B/A = 2.45$
7.				Hydrophytic Vegetation Indicators:
	30	=Total Cover		1 - Rapid Test for Hydrophytic Vegetation
Herb Stratum (Plot size: 5')				X 2 - Dominance Test is >50%
1.	0			3 - Prevalence Index is ≤3.0 ¹
2.				4 - Morphological Adaptations ¹ (Provide supporting
3.				data in Remarks or on a separate sheet)
4.				Problematic Hydrophytic Vegetation ¹ (Explain)
5.				The directions of building of the duration of building of the second
6.				be present, unless disturbed or problematic.
7.				Definitions of Vegetation Strata:
8.				Trans Mine de alera o in (7.0 era) en anomia
9.				diameter at breast height (DBH), regardless of height.
10.				Continue Magnetic lage than 2 in DDU
11.				and greater than or equal to 3.28 ft (1 m) tall.
12.				
		=Total Cover		Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.
Woody Vine Stratum (Plot size: 15')				
1.				height.
2.				
3.				Hydrophytic Monstation
4.				Present? Yes X No
		=Total Cover		
Remarks: (Include photo numbers here or on a sepa	arate sheet.)			1
	,			

Calor (most)         %         Calor (most)         %         Lype         Loc         Fexture         Remarks           0-10         10YR 3/2         100	Depth	Matrix		Redo	x Featur		. 2	-	-	
0-10         10YR 3/2         100	(inches)	Color (moist)	%	Color (moist)	%	Туре'	Loc ²	Texture	Rema	rks
10-18         10YR 5/2         85         10YR 3/2         15         C         M         Sandy         Faint redox concentrations           10-18         10YR 5/2         85         10YR 3/2         15         C         M         Sandy         Faint redox concentrations           10-18         10YR 5/2         85         10YR 3/2         15         C         M         Sandy         Faint redox concentrations           10         10         10         10         10         10         10         10         10         10         10         10         10         10         10         10         10         10         10         10         10         10         10         10         10         10         10         10         10         10         10         10         10         10         10         10         10         10         10         10         10         10         10         10         10         10         10         10         10         10         10         10         10         10         10         10         10         10         10         10         10         10         10         10         10         10 <td>0-10</td> <td>10YR 3/2</td> <td>100</td> <td></td> <td></td> <td></td> <td></td> <td>Sandy</td> <td></td> <td></td>	0-10	10YR 3/2	100					Sandy		
Image: transmitter in the image: transmitter in the image: transmitter in the image: transmitter in transmitte	10-18	10YR 5/2	85	10YR 3/2	15	С	М	Sandy	Faint redox co	ncentrations
'Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. ² Location: PL=Pore Lining, M=Matrix.         Hydric Soli Indicators:       Indicators for Problematic Hydric Solis ² :         Histosol (A1)       Dark Surface (S7)         Histosol (A1)       Dark Surface (S9)         Histosol (A1)       MLRA 149B)         Histosol (A1)       MLRA 149B)         Hydric Soli Present?       S cm Mucky Peat or Peat (S3) (LRR K, L, R)         Hydrogen Sulfide (A4)       Thin Dark Surface (S9) (LRR K, L)         Strattified Layers (A5)       High Chroma Sands (S11) (LRR K, L)         Depleted Below Dark Surface (A11)       Loarny Mucky Mineral (F1) (LRR K, L)         Mesic Sopoid (A17)       Depleted Matrix (F2)         Medox Deressions (F8)       Redox Dark Surface (F7)         Sandy Mucky Mineral (S1)       Depleted Dark Surface (F7)         Sandy Gleyed Matrix (S6)       Red Parent Material (F21) (MLRA 145)         Stripped Matrix (S6)       Red Parent Material (F21) (MLRA 145)         Stripped Matrix (S6)       Red Parent Material (F21) (MLRA 145)         Type:       none         Depth (inches):       Polynalue Bole Present?         Yere:       No         Mark (S6)       Histosol (F21)         Yere:       No         Yere:       No <td></td>										
'Type:       C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.       *Location:       PL=Pore Lining, M=Matrix.         Hydric Soil Indicators:       Indicators for Problematic Hydric Soils?:       Indicators for Problematic Hydric Soils?:         Histic Epipedon (A2)       Polyvalue Below Surface (S6) (LRR R, Black Histic (A3)       MLRA 149B)       Coast Prairie Redox (A16) (LRR K, L, R)         Black Histic (A3)       MLRA 149B)       Coast Prairie Redox (A16) (LRR K, L, R)       Coast Prairie Redox (A16) (LRR K, L, R)         Depleted Below Dark Surface (A11)       Loamy Mucky Mineral (F1) (LRR K, L)       Thin Dark Surface (S9) (LRR K, L)       Thin Dark Surface (S9) (LRR K, L)         Depleted Below Dark Surface (A12)       Loamy Gleyed Matrix (F2)       Piedmont Floodplain Soils (F19) (MLRA 149B)         Mesic Spodic (A17)       Depleted Matrix (F3)       Red Parent Material (F21) (outside MLRA 145)         Sandy Mucky Mineral (S1)       Depleted Dark Surface (F7)       Other (Explain in Remarks)         Sandy Mucky Mineral (S6)       Red Parent Material (F21) (MLRA 145)       *Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.         Restrictive Layer (if observed):       Type:       none       No       X         Type:       none       Depleted Netrix (F2)       No       X         Depletin (inchee):       Hydric Soil Present? <t< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></t<>										
¹ Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. ² Location: PL=Pore Lining, M=Matrix.         Hydric Soil Indicators:       Indicators for Problematic Hydric Soils ² :         Histic Epipedon (A2)       Dark Surface (S7)         Black Histic (A3)       MLRA 149B)         Hydrogen Sulfide (A4)       Thin Dark Surface (S9) (LRR R, L)         Stratified Layers (A5)       High Chroma Sands (S11) (LRR K, L)         Depleted Below Dark Surface (A11)       Loamy Gleyed Matrix (F2)         Meck A144A, 145, 149B)       Redox Dark Surface (F6)         Mesic Spodic (A17)       Depleted Matrix (F2)         Masic Spodic (A17)       Depleted Matrix (F2)         Sandy Mucky Mineral (S1)       Depleted Dark Surface (F6)         Sandy Mucky Mineral (S1)       Redox Depressions (F8)         Sandy Redox (S5)       Marl (F10) (LRR K, L)         Stripped Matrix (S6)       Red Parent Material (F21) (MLRA 145)         Restrictive Layer (if observed):       Type:         Type:       none         Depleted (inches):       None         Remarks:       Hydric Soil Present?       Yes										
¹ Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. ² Location: PL=Pore Lining, M=Matrix.         Hydric Soil Indicators:       Indicators for Problematic Hydric Soils ³ :         Histosol (A1)       Dark Surface (S7)         Histosol (A2)       Polyvalue Below Surface (S8) (LRR R, MLRA 149B)         Black Histic (A3)       MLRA 149B)         Hydrogen Sulfide (A4)       Thin Dark Surface (S9) (LRR R, MLRA 149B)         Stratified Layers (A5)       High Chroma Sands (S11) (LRR K, L)         Stratified Layers (A5)       High Chroma Sands (S11) (LRR K, L)         Thick Dark Surface (A11)       Loamy Mucky Mineral (F1) (LRR K, L)         Depleted Below Dark Surface (A12)       Loamy Gleyed Matrix (F2)         MuRA 149B)       Redox Dark Surface (F6)         Sandy Mucky Mineral (S1)       Depleted Dark Surface (F7)         Sandy Mucky Mineral (S1)       Depleted Dark Surface (F7)         Sandy Mucky Mineral (S1)       Red Parent Material (F21) (MLRA 145)         Redox Depressions (F8) ³ Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.         Restrictive Layer (if observed):       Type:       none         Type:       none       Hydric Soil Present?       Yes			·					<u> </u>		
¹ Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. ² Location: PL=Pore Lining, M=Matrix.         Hydric Soil Indicators:       Indicators for Problematic Hydric Soils ³ :         Histic Epipedon (A2)       Polyvalue Below Surface (S8) (LRR R, Black Histic (A3)       MLRA 149B)         Black Histic (A3)       MLRA 149B)       5 cm Mucky Peat or Peat (S3) (LRR K, L, R)         Black Histic (A3)       MLRA 149B)       5 cm Mucky Peat or Peat (S3) (LRR K, L, R)         Depleted Below Dark Surface (A1)       Loamy Mucky Mineral (F1) (LRR K, L)       Thin Dark Surface (S9) (LRR K, L, R)         Depleted Below Dark Surface (A12)       Loamy Gleved Matrix (F2)       Piedmont Floodplain Soils (F19) (MLRA 1435)         Mesic Spodic (A17)       Depleted Dark Surface (F6)       Very Shallow Dark Surface (F22)         Sandy Mucky Mineral (S1)       Depleted Dark Surface (F7)       Other (Explain in Remarks)         Sandy Redox (S5)       Matri (F10) (LRR K, L) ³ Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.         Restrictive Layer (if observed):       Type:       none       No       X         Type:       none       Depleted Material (F21) (MLRA 145)       No       X         Remarks:       Remarks:       Histic Soil Present?       Yes       No       X			·							
¹ Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. ² Location: PL=Pore Lining, M=Matrix.         Hydric Soil Indicators:       Indicators for Problematic Hydric Soils ³ :         Histosol (A1)       Dark Surface (S7)         Histosol (A2)       Polyvalue Below Surface (S8) (LRR R,         Black Histic (A3)       MLRA 149B)         Hydrogen Suffide (A4)       Thin Dark Surface (S9) (LRR R, MLRA 149B)         Stratified Layers (A5)       High Chroma Sands (S11) (LRR K, L)         Depleted Below Dark Surface (A11)       Loamy Mucky Mineral (F1) (LRR K, L)         Indicators (A17)       Depleted Matrix (F3)         Mesic Spodic (A17)       Depleted Matrix (F3)         Sandy Mucky Mineral (S1)       Depleted Dark Surface (F7)         Sandy Redox (S5)       Matrix (F40)         Stripped Matrix (S6)       Red Parent Material (F21) (MLRA 1445)         Stripped Matrix (S6)       Red Parent Material (F21) (MLRA 145)         Type:       none         Depth (inches):       Hydric Soil Present?       Yes_No_X         Remarks:       Hydric Soil Present?       Yes_No_X			·							
¹ Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. ² Location: PL=Pore Lining, M=Matrix.         Hydric Soil Indicators:       Indicators for Problematic Hydric Soils ³ :         Histosol (A1)       Dark Surface (S7)       2 cm Muck (A10) (LRR K, L, MLRA 149B)         Histic Epipedon (A2)       Polyvalue Below Surface (S8) (LRR R,       Coast Prairie Redox (A16) (LRR K, L, R)         Black Histic (A3)       MLRA 149B)       5 cm Mucky Peat or Peat (S3) (LRR K, L)         Hydrogen Sulfide (A4)       Thin Dark Surface (S9) (LRR R, MLRA 149B)       Polyvalue Below Surface (S8) (LRR K, L)         Stratified Layers (A5)       High Chroma Sands (S11) (LRR K, L)       Thin Dark Surface (S9) (LRR K, L, R)         Thick Dark Surface (A12)       Loamy Mucky Mineral (F1) (LRR K, L)       Iron-Manganese Masses (F12) (LRR K, L, R)         Mesic Spodic (A17)       Depleted Matrix (F3)       Red Parent Material (F21) (outside MLRA 149B)         Mesic Spodic (A17)       Depleted Dark Surface (F7)       Other (Explain in Remarks)         Sandy Mecky Mineral (S1)       Depleted Dark Surface (F7)       Other (Explain in Remarks)         Sandy Redox (S5)       Marl (F10) (LRR K, L) ³ Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.         Restrictive Layer (if observed):       Type:       none       No       X         Type:       <										
¹ Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. ² Location: PL=Pore Lining, M=Matrix.         Hydric Soil Indicators:       Indicators for Problematic Hydric Soils ³ :         Histosol (A1)       Dark Surface (S7)         Black Histic (A3)       MLRA 149B)         Hydrogen Sulfide (A4)       Thin Dark Surface (S9) (LRR R, MLRA 149B)         Stratified Layers (A5)       High Chroma Sands (S11) (LRR K, L)         Depleted Below Dark Surface (A11)       Loamy Mucky Mineral (F1) (LRR K, L)         Thick Dark Surface (A12)       Loamy Gleyed Matrix (F2)         Mesic Spodic (A17)       Depleted Matrix (F3)         Mark Order Dark Surface (S5)       Red Parent Material (F21) (outside MLRA 149B)         Sandy Mucky Mineral (S1)       Depleted Dark Surface (F7)         Sandy Redox (S5)       Marl (F10) (LRR K, L)         Stripped Matrix (S6)       Red Parent Material (F21) (MLRA 145)         Restrictive Layer (if observed):       Red Parent Material (F21) (MLRA 145)         Type:       none         Depth (inches):       No         X       Marl (F10) (LRR K, L)         Remarks:       Hydric Soil Present?       Yes										
Histosol (A1)	¹ Type: C=C	oncentration, D=Dep	letion, RM	I=Reduced Matrix, I	MS=Mas	ked San	d Grains.	² Location: PL=	Pore Lining, M=Ma	atrix. <b>:ic Soils³:</b>
Histor Epipedon (A2)       Polyvalue Below Surface (S8) (LRR R,       Coast Prairie Redox (A16) (LRR K, L, R)         Black Histic (A3)       MLRA 149B)       5 cm Mucky Peat or Peat (S3) (LRR K, L, R)         Stratified Layers (A5)       High Chroma Sands (S11) (LRR K, L)       Thin Dark Surface (S9) (LRR K, L)         Depleted Below Dark Surface (A11)       Loamy Mucky Mineral (F1) (LRR K, L)       Thin Dark Surface (S9) (LRR K, L, R)         Mesic Spodic (A17)       Depleted Matrix (F2)       Piedmont Floodplain Soils (F19) (MLRA 149B)         Mesic Spodic (A17)       Depleted Dark Surface (F6)       Red Parent Material (F21) (outside MLRA 145)         Sandy Mucky Mineral (S1)       Depleted Dark Surface (F7)       Other (Explain in Remarks)         Sandy Redox (S5)       Mari (F10) (LRR K, L)       3 Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.         Restrictive Layer (if observed):       Type:       none         Type:       none       Hydric Soil Present?       Yes       No_X         Remarks:       Remarks:       Hydric Soil Present?       Yes       No_X	Histosol	(A1)		Dark Surface (	(S7)			2 cm Muck	(A10) (LRR K. L.	MLRA 149B)
Black Histic (A3)       MLRA 149B)       5 cm Mucky Peat or Peat (S3) (LRR K, L, R)         Hydrogen Sulfide (A4)       Thin Dark Surface (S9) (LRR R, MLRA 149B)       9 Polyvalue Below Surface (S8) (LRR K, L)         Stratified Layers (A5)       High Chroma Sands (S11) (LRR K, L)       Thin Dark Surface (S9) (LRR K, L)         Depleted Below Dark Surface (A11)       Loamy Mucky Mineral (F1) (LRR K, L)       Iron-Manganese Masses (F12) (LRR K, L, R)         Mesic Spodic (A17)       Depleted Matrix (F2)       Piedmont Floodplain Soils (F19) (MLRA 149B)         Mesic Spodic (A17)       Depleted Dark Surface (F6)       Very Shallow Dark Surface (F22)         Sandy Mucky Mineral (S1)       Depleted Dark Surface (F7)       Other (Explain in Remarks)         Sandy Redox (S5)       Marl (F10) (LRR K, L)       3 Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.         Restrictive Layer (if observed):       Type:	Histic Er	pipedon (A2)		Polyvalue Belo	ow Surfa	ce (S8) (	LRR R.	Coast Prair	ie Redox (A16) (L	RR K. L. R)
Hydrogen Sulfide (A4)       Thin Dark Surface (S9) (LRR R, MLRA 149B)       Polyvalue Below Surface (S9) (LRR K, L)         Stratified Layers (A5)       High Chroma Sands (S11) (LRR K, L)       Thin Dark Surface (S9) (LRR K, L)         Depleted Below Dark Surface (A11)       Loamy Mucky Mineral (F1) (LRR K, L)       Thin Dark Surface (S9) (LRR K, L, R)         Thick Dark Surface (A12)       Loamy Gleyed Matrix (F2)       Piedmont Floodplain Soils (F19) (MLRA 149B)         Mesic Spodic (A17)       Depleted Matrix (F3)       Red Parent Material (F21) (outside MLRA 145)         (MLRA 144A, 145, 149B)       Redox Dark Surface (F6)       Very Shallow Dark Surface (F22)         Sandy Mucky Mineral (S1)       Depleted Dark Surface (F7)       Other (Explain in Remarks)         Sandy Redox (S5)       Marl (F10) (LRR K, L) ³ Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.         Restrictive Layer (if observed):       Type:       none       No       X         Depth (inches):       none       Yes       No       X         Remarks:       Hydric Soil Present?       Yes       No       X	Black Hi	istic (A3)		MLRA 149E	3)		,	5 cm Muck	v Peat or Peat (S3	(LRR K. L. R)
Stratified Layers (A5)       High Chroma Sands (S11) (LRR K, L)         Depleted Below Dark Surface (A11)       Loamy Mucky Mineral (F1) (LRR K, L)         Thick Dark Surface (A12)       Loamy Gleyed Matrix (F2)         Mesic Spodic (A17)       Depleted Matrix (F3)         (MLRA 144A, 145, 149B)       Redox Dark Surface (F6)         Sandy Mucky Mineral (S1)       Depleted Dark Surface (F7)         Sandy Gleyed Matrix (S4)       Redox Depressions (F8)         Sandy Redox (S5)       Marl (F10) (LRR K, L)         Stripped Matrix (S6)       Red Parent Material (F21) (MLRA 145)         Restrictive Layer (if observed):       Type:         Type:       none         Depth (inches):       Hydric Soil Present?       Yes         Remarks:       Yes       No	Hvdroge	en Sulfide (A4)		Thin Dark Sur	-, face (S9	) (LRR R	. MLRA 1	149B) Polvvalue E	Below Surface (S8	) (LRR K. L)
Depleted Below Dark Surface (A11)       Loamy Mucky Mineral (F1) (LRR K, L)       Iron-Manganese Masses (F12) (LRR K, L, R)         Thick Dark Surface (A12)       Loamy Gleyed Matrix (F2)       Piedmont Floodplain Soils (F19) (MLRA 149B)         Mesic Spodic (A17)       Depleted Matrix (F3)       Red Parent Material (F21) (outside MLRA 145)         (MLRA 144A, 145, 149B)       Redox Dark Surface (F6)       Very Shallow Dark Surface (F22)         Sandy Mucky Mineral (S1)       Depleted Dark Surface (F7)       Other (Explain in Remarks)         Sandy Redox (S5)       Marl (F10) (LRR K, L) ³ Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.         Restrictive Layer (if observed):       Type:       none         Depth (inches):       No       X         Remarks:       Remarks:       Yes       No	Stratified	d Lavers (A5)		High Chroma	Sands (S	511) ( <b>LR</b>	, K. L)	Thin Dark S	Surface (S9) (LRR	<b>K. L</b> )
Thick Dark Surface (A12)       Loamy Gleyed Matrix (F2)       Piedmont Floodplain Soils (F19) (MLRA 149B)         Mesic Spodic (A17)       Depleted Matrix (F3)       Red Parent Material (F21) (outside MLRA 145)         (MLRA 144A, 145, 149B)       Redox Dark Surface (F6)       Very Shallow Dark Surface (F22)         Sandy Mucky Mineral (S1)       Depleted Dark Surface (F7)       Other (Explain in Remarks)         Sandy Gleyed Matrix (S4)       Redox Depressions (F8)       3Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.         Restrictive Layer (if observed):       Type:       none       No       X         Depth (inches):       Remarks:       Yes       No       X	Depleter	d Below Dark Surface	e (A11)	Loamy Mucky	Mineral	(F1) ( <b>LR</b>	R K. L)	Iron-Manganese Masses (F12) (LRR K. L. R)		
Mesic Spodic (A17)       Depleted Matrix (F3)       Red Parent Material (F21) (outside MLRA 145)         (MLRA 144A, 145, 149B)       Redox Dark Surface (F6)       Very Shallow Dark Surface (F22)         Sandy Mucky Mineral (S1)       Depleted Dark Surface (F7)       Other (Explain in Remarks)         Sandy Redox (S5)       Marl (F10) (LRR K, L) ³ Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.         Restrictive Layer (if observed):       Type:       none         Depth (inches):       No       X         Remarks:       Kemarks:       Kemarks:	Thick Dark Surface (A12)			Loamy Gleved	Matrix (	(F2)	, _,	Piedmont Floodplain Soils (F19) (MLRA 149E		
Image: construction of the second state of the second s	Mesic S	podic (A17)		Depleted Matr	ix (F3)	/		Red Parent Material (F21) (outside MLRA 14		
	(MLR	A 144A, 145, 149B)		Redox Dark S	urface (F	-6)		Very Shallow Dark Surface (F22)		
Sandy Gleyed Matrix (S4)       Redox Depressions (F8)         Sandy Redox (S5)       Marl (F10) (LRR K, L)         Stripped Matrix (S6)       Red Parent Material (F21) (MLRA 145)         wetland hydrology must be present, unless disturbed or problematic.         Type:       none         Depth (inches):       Hydric Soil Present?       Yes         Remarks:       Yes       No       X	Sandy M	Aucky Mineral (S1)		Depleted Dark	Surface	e (F7)		Other (Explain in Remarks)		
Sandy Redox (S5)       Marl (F10) (LRR K, L) ³ Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.         Restrictive Layer (if observed):       Type:       none         Depth (inches):        Hydric Soil Present?       Yes         Remarks:	Sandy G	Reved Matrix (S4)		Bedox Depres	sions (E	8)				
	Sandy R	Pedax (S5)		Marl (E10) (LB		0)		³ Indicators	of hydrophytic yea	etation and
Competer Matrix (So)     Image: Team Parent Material (P2P) (MERCE 143)     Wetrain Hydrology Hids be present, unless disturbed or problematic.       Restrictive Layer (if observed):     Type:	Stripped	Matrix (S6)		Nan (1 TO) (En	atorial (E	21) <b>(MI E</b>	20 1/5)	wotland	or hydrophytic veg	
Restrictive Layer (if observed):         Type:         none           Depth (inches):					ateriai (i	21) (IVILI	(A 143)	unless di	sturbed or problen	natic.
Depth (inches):     Hydric Soil Present?     Yes     No     X       Remarks:	Restrictive	Layer (if observed): nor	ne							
Remarks:	Depth (ii	nches):						Hydric Soil Present?	Yes	No X
	Remarks:							•		

U.S. Army WETLAND DETERMINATION DATA See ERDC/EL TR-12-1; the	Corps of Engineers SHEET – Northcentral and e proponent agency is CE	d Northeast Region ECW-CO-R	OMB Control #: 0710-0024, Exp: 11/30/2024 Requirement Control Symbol EXEMPT: (Authority: AR 335-15, paragraph 5-2a)				
Project/Site: Town Haven Development		City/County: Troy - Oak	land Co. Sampling Date: 3-12-24				
Applicant/Owner: Mondrian Properties			State: MI Sampling Point: UP3				
Investigator(s): ASTI-KAH		Section, Towns	ship, Range: Sec 22 T2N R11E				
Landform (hillside, terrace, etc.): plain	Local r	elief (concave, convex, r	none): flat Slope %: 1-3				
Subregion (LRR or MLRA): LRR L	Lat: 42.575827	Long: -8	3.130849 Datum: NAD83				
Soil Map Unit Name: Spinks loamy sand (0-	-6% slopes)		NWI classification: none				
Are climatic / hydrologic conditions on the site	e typical for this time of year?	Yes x	No (If no, explain in Remarks.)				
Are Vegetation , Soil , or Hydro	blogy significantly disturb	bed? Are "Normal	Circumstances" present? Yes x No				
Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)							
SUMMARY OF FINDINGS – Attach	site map showing sam	pling point locatio	ns, transects, important features, etc.				
Hydrophytic Vegetation Present?	Yes No X	Is the Sampled Area					
Hydric Soil Present?	Yes No X	within a Wetland?	Yes No_X				
Wetland Hydrology Present?	Yes No X	If yes, optional Wetlar	nd Site ID:				
HYDROLOGY Wetland Hydrology Indicators:	ite.	Se	econdary Indicators (minimum of two required)				
Primary Indicators (minimum of one is requi	red: check all that apply)	<u></u>	Surface Soil Cracks (B6)				
Surface Water (A1)	Water-Stained Leaves (E	39)	Drainage Patterns (B10)				
High Water Table (A2)	Aquatic Fauna (B13)	_	Moss Trim Lines (B16)				
Saturation (A3)	Marl Deposits (B15)	_	Dry-Season Water Table (C2)				
Water Marks (B1)	Hydrogen Sulfide Odor (	C1)	Crayfish Burrows (C8)				
Sediment Deposits (B2)		on Living Roots (C3)	Saturation Visible on Aerial Imagery (C9)				
Algal Mat or Crust (B4)	Recent Iron Reduction in	Tilled Soils (C6)	Geomorphic Position (D2)				
Iron Deposits (B5)	Thin Muck Surface (C7)		Shallow Aquitard (D3)				
Inundation Visible on Aerial Imagery (B	Microtopographic Relief (D4)						
Sparsely Vegetated Concave Surface (I	38)	_	FAC-Neutral Test (D5)				
Field Observations:							
Surface Water Present? Yes	No x Depth (inches):						
Water Table Present? Yes	No x Depth (inches):	Motion d L					
(includes capillary fringe)	$100 \times Depth (inches).$						
Describe Recorded Data (stream gauge, mo	onitoring well, aerial photos, pre	vious inspections), if ava	ailable:				
		1 //					
Remarks:							

Sampling Point: UP3

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant	Indicator Status	Dominance Test worksheet:			
1 Acer saccharinum	25	Ves	FACW	Dominance rest worksheet.			
2 Prunus serotina	25	Ves	FACU	Number of Dominant Species			
3 Ouercus macrocarna	5	<u> </u>	FACU				
A Illmus americana	10	No	FACW	Total Number of Dominant			
5			171011				
6.				Percent of Dominant Species That Are OBL, FACW, or FAC: 40.0% (A/B)			
7.				Prevalence Index worksheet:			
	65	=Total Cover		Total % Cover of: Multiply by:			
Sapling/Shrub Stratum (Plot size: 15')				OBL species 0 x 1 = 0			
1. Prunus serotina	10	Yes	FACU	FACW species $40   x 2 = 80$			
2. Lonicera tatarica	5	Yes	FACU	FAC species $0 \times 3 = 0$			
3. Acer saccharinum	5	Yes	FACW	FACU species 45 x 4 = 180			
4.				UPL species $0 \times 5 = 0$			
5.				Column Totals: 85 (A) 260 (B)			
6.				Prevalence Index = $B/A = 3.06$			
7.				Hydrophytic Vegetation Indicators:			
	20	=Total Cover		1 - Rapid Test for Hydrophytic Vegetation			
Herb Stratum (Plot size: 5')				2 - Dominance Test is >50%			
1.	0			3 - Prevalence Index is ≤3.0 ¹			
2.				4 - Morphological Adaptations ¹ (Provide supporting			
3.				data in Remarks or on a separate sheet)			
4.				Problematic Hydrophytic Vegetation ¹ (Explain)			
5.				¹ Indiastors of hydric soil and watland hydrology must			
6.				be present, unless disturbed or problematic.			
7.				Definitions of Vegetation Strata:			
8				<b>Tree</b> – Woody plants 3 in. (7.6 cm) or more in			
9				diameter at breast height (DBH), regardless of height.			
10				Sapling/shrub – Woody plants less than 3 in. DBH			
11				and greater than or equal to 3.28 ft (1 m) tall.			
12				Herb – All herbaceous (non-woody) plants, regardless			
		=Total Cover		of size, and woody plants less than 3.28 ft tall.			
Woody Vine Stratum (Plot size: 15' )				Woody vines – All woody vines greater than 3.28 ft in			
1				height.			
2				Hydrophytic			
3				Vegetation			
4				Present? Yes <u>No X</u>			
	:	=Total Cover					
Remarks: (Include photo numbers here or on a sepa	rate sheet.)						

Profile Desc	cription: (Describe	to the de	pth needed to doc	ument t	he indica	ator or co	onfirm the absence of	indicators.)	
Ueptn (inches)	Color (moist)	%	Color (moist)	x Featur %	Type ¹	$loc^2$	Texture	Remar	ks
				70	1990			Roma	
0-14	10YR 4/3	100					Sandy		
14-18	10YR 7/8	90	10YR 4/3	10	c		Sandy	Prominent redox of	concentrations
		· <u> </u>							
·		·							
		· <u> </u>							
1		· <u> </u>					2		
'Type: C=Co	oncentration, D=Dep	letion, RN	A=Reduced Matrix, I	MS=Mas	ked San	d Grains.	² Location: PL	=Pore Lining, M=Ma	trix.
Histosol	(A1)		Dark Surface (	(97)					IC SOIIS :
Histosof Histic Ep	bipedon (A2)		Polyvalue Belo	ow Surfa	ce (S8) (	LRR R.	Coast Pra	airie Redox (A16) (LF	R K. L. R)
Black His	stic (A3)		MLRA 1498	8)		,	5 cm Muc	ky Peat or Peat (S3)	(LRR K, L, R)
Hydrogen Sulfide (A4)			Thin Dark Surf	, face (S9)	) (LRR R	, MLRA [·]	149B) Polyvalue	Below Surface (S8)	(LRR K, L)
Stratified Layers (A5)			High Chroma	Sands (S	611) ( <b>LR</b>	R K, L)	Thin Dark Surface (S9) (LRR K, L)		
Depleted Below Dark Surface (A11)			Loamy Mucky	Mineral	(F1) ( <b>LR</b>	R K, L)	Iron-Manganese Masses (F12) (LRR K, L, R)		
Thick Da	ark Surface (A12)		Loamy Gleyed	l Matrix (	(F2)		Piedmont Floodplain Soils (F19) (MLRA 149E		
Mesic Sp	podic (A17)		Depleted Matr	ix (F3)			Red Parent Material (F21) (outside MLRA 14		
(MLR	A 144A, 145, 149B)		Redox Dark S	urface (F	F6)		Very Shallow Dark Surface (F22)		
Sandy M	lucky Mineral (S1)		Depleted Dark	Surface	e (F7)		Other (Ex	plain in Remarks)	
Sandy G	Bieyed Matrix (54)		Mart (E10) (LB		8)		³ Indicator	s of hydrophytic yog	atation and
Stripped	Matrix (S6)		Red Parent M	aterial (F	21) <b>(MI F</b>	RA 145)	wetland	t hydrology must be	present
					, (		unless	disturbed or problem	atic.
Restrictive I	Layer (if observed):							•	
Type:	nor	ne							
Depth (ir	nches):						Hydric Soil Present	t? Yes	No X
Remarks:									

U.S. Army Corps of Engineers WETLAND DETERMINATION DATA SHEET – Northcentral and Northeast Region See ERDC/EL TR-12-1; the proponent agency is CECW-CO-R	OMB Control #: 0710-0024, Exp: 11/30/2024 Requirement Control Symbol EXEMPT: (Authority: AR 335-15, paragraph 5-2a)						
Project/Site:       Town Haven Development       City/County: Troy - Oak         Applicant/Owner:       Mondrian Properties	land Co. Sampling Date: <u>3-12-24</u> State: <u>MI</u> Sampling Point: <u>WT1</u>						
Investigator(s): ASTI-KAH Section, Towns	hip, Range: Sec 22 T2N R11E						
Landform (hillside, terrace, etc.): depression Local relief (concave, convex, r	none): concave Slope %: 1-3						
Subregion (LRR or MLRA):         LRR L         Lat:         42.575693         Long:         -8.2	3.129858 Datum: NAD83						
Soil Map Unit Name: Spinks loamy sand (0-6% slopes)	NWI classification: none						
Are climatic / hydrologic conditions on the site typical for this time of year? Yes x	No (If no, explain in Remarks.)						
Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes x No							
Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, et	xplain any answers in Remarks.)						
SUMMARY OF FINDINGS – Attach site map showing sampling point location	ns, transects, important features, etc.						
Hydrophytic Vegetation Present?     Yes X     No     Is the Sampled Area							
Hydric Soil Present?     Yes X     No     within a Wetland?	Yes X No						
Wetland Hydrology Present?         Yes X         No         If yes, optional Wetlar	nd Site ID: Wetland A						
Wetland A - forested wetland							
HYDROLOGY							
Wetland Hydrology Indicators:     Set	econdary Indicators (minimum of two required)						
Primary Indicators (minimum of one is required; check all that apply)	Surface Soil Cracks (B6)						
<u>x</u> Sunace Water (A1) <u>x</u> Water-Stained Leaves (B9)	Drainage Patterns (B10)						
x Saturation (A3) Marl Deposits (B15)	Dry-Season Water Table (C2)						
x Water Marks (B1) Hydrogen Sulfide Odor (C1)	Cravfish Burrows (C8)						
Sediment Deposits (B2) Oxidized Rhizospheres on Living Roots (C3)	Saturation Visible on Aerial Imagery (C9)						
Drift Deposits (B3) Presence of Reduced Iron (C4)	Stunted or Stressed Plants (D1)						
Algal Mat or Crust (B4) Recent Iron Reduction in Tilled Soils (C6)	Geomorphic Position (D2)						
Iron Deposits (B5) Thin Muck Surface (C7)	Shallow Aquitard (D3)						
Inundation Visible on Aerial Imagery (B7) Other (Explain in Remarks)	Microtopographic Relief (D4)						
x Sparsely Vegetated Concave Surface (B8)	FAC-Neutral Test (D5)						
Field Observations:							
Surface Water Present? Yes x No Depth (inches): 0.1							
Water Table Present? Yes x No Depth (inches): 5							
Saturation Present? Yes <u>x</u> No <u>Depth</u> (inches): <u>1</u> wetland H	lydrology Present? fes <u>×</u> No						
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available	ailable:						
Remarks:							

Sampling Point: WT1

Trace Other turns (Plat sizes 20)	Absolute	Dominant	Indicator	Deminence Test worksheet
<u>Tree Stratum</u> (Plot size: <u>30</u> )	% Cover	Species?	Status	Dominance Test worksneet:
	25	Yes		Number of Dominant Species
2. Acer sacchannum	40	Yes		That Are OBL, FACW, or FAC: 5 (A)
3.     Uimus americana       4.	15	NO	FACW	Total Number of Dominant         Species Across All Strata:       5         (B)
5 6.				Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)
7.				Prevalence Index worksheet:
	80	=Total Cover		Total % Cover of: Multiply by:
Sapling/Shrub Stratum (Plot size: 15')				OBL species 0 x 1 = 0
1. Rhamnus cathartica	30	Yes	FAC	FACW species 75 x 2 = 150
2. Fraxinus pennsylvanica	20	Yes	FACW	FAC species 95 x 3 = 285
3. Populus deltoides	10	No	FAC	FACU species 0 x 4 = 0
4.				UPL species $0 \times 5 = 0$
5.				Column Totals: 170 (A) 435 (B)
6.				Prevalence Index = B/A = 2.56
7.				Hydrophytic Vegetation Indicators:
	60	=Total Cover		1 - Rapid Test for Hydrophytic Vegetation
Herb Stratum (Plot size: 5')				X 2 - Dominance Test is >50%
1. Toxicodendron radicans	25	Yes	FAC	X 3 - Prevalence Index is ≤3.0 ¹
2. Carex blanda	5	No	FAC	4 - Morphological Adaptations ¹ (Provide supporting
3.				data in Remarks or on a separate sheet)
4.				Problematic Hydrophytic Vegetation ¹ (Explain)
5.				1
6.				Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
7.				Definitions of Vegetation Strata:
8.				
9.				diameter at breast height (DBH), regardless of height.
10.				
11.				and greater than or equal to 3.28 ft (1 m) tall.
12.				
	30	=Total Cover		of size, and woody plants less than 3.28 ft tall.
Woody Vine Stratum (Plot size: 15')				Woody vines – All woody vines greater than 3.28 ft in
1	0			height.
2				I huden shudin
3				Vegetation
4				Present? Yes X No
		=Total Cover		
Remarks: (Include photo numbers here or on a separ	ate sheet.)			

Color (moist)         %         Color (moist)         %         Type ¹ Loc ² Texture         Remarks           0-9         10YR 3/1         100	Depth	Matrix		Redo	x Featur	res			· · · · · · · · ·		
0-9         10YR 3/1         100	(inches)	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²	Texture		Remark	S
9-18       10YR 6/2       80       10YR 6/8       10       C       PL/M       Sandy       Prominent redox concentrations         10YR 3/1       10       C       M       Distinct redox concentrations         10YPe:       C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.       *Location:       PL=Pore Lining, M=Matrix.         Histic Epipedon (A2)       Polyalue Below Surface (S7)       -Location:       PL=Pore Lining, M=Matrix.         Histic Epipedon (A2)       Polyalue Below Surface (S8) (LRR R, ICA)       -Delyalue Below Surface (S8) (LRR K, L, R)         Histic Epipedon (A2)       Polyalue Below Surface (S8) (LRR K, L, R)       -Delyalue Below Surface (S8) (LRR K, L, R)         High Chroma Sands (S11) (LRR K, L)       Thin Dark Surface (S8) (LRR K, L, R)       -Delyelet Matrix (F2)       -Delyelet Matrix (F2)         Mick Dark Surface (A11)       Loamy Mucky Mineral (F1) (LRR K, L)       -Delyelet Matrix (F2)       -Perent Material (F21) (MLRA 149B)         Mick Spoic (A17)       Depleted Matrix (F2)       Depleted Matrix (F2)       -Perent Material (F21) (MLRA 149B)	0-9	10YR 3/1	100					Loamy/Clayey			
10YR 3/1       10       C       M       Distinct redox concentrations         Image: Strict Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.       2 Location: PL=Pore Lining, M=Matrix.         Image: Strict Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.       2 Location: PL=Pore Lining, M=Matrix.         Image: Strict Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.       2 Location: PL=Pore Lining, M=Matrix.         Image: Strict Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.       2 Location: PL=Pore Lining, M=Matrix.         Image: Strict Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.       2 Location: PL=Pore Lining, M=Matrix.         Image: Strict Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.       2 Location: PL=Pore Lining, M=Matrix.         Image: Strict Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.       2 Location: PL=Pore Lining, M=Matrix.         Image: Strict Concentration, D=Depletion, RM=Reduced Strict Concentration, D=Depletion Matrix (St)       Dark Surface (ST)         Image: Strict Concentration, D=Depletion, RM=Reduced Matrix (F2)       Polyvalue Below Surface (St) (LRR K, L)         Image: Strict Concentration, D=Depletion, RM=Reduced Parestina Kardace (F7)       Other (Explain in Remarks)         Sandy Medvik Mineral (S1)       Depleted Dark Surface (F7)       Other (Explain in Remarks)         Sandy Medvik (S6)       Red Parent Material (F21) (ML	9-18	10YR 6/2	80	10YR 6/8	10	С	PL/M	Sandy	Prominent I	edox co	oncentrations
Image: C = Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. ² Location: PL=Pore Lining, M=Matrix.         Hydric Soil Indicators:       Indicators for Problematic Hydric Soils ³ :         Histosol (A1)       Dark Surface (S7)         Place Histic Epipedon (A2)       Polyvalue Below Surface (S8) (LRR R, Black Histic (A3)         Black Histic (A3)       MLRA 149B)         High Chroma Sands (S11) (LRR K, L)       Thin Dark Surface (S9) (LRR K, L)         Stratified Layers (A5)       High Chroma Sands (S11) (LRR K, L)         Thick Dark Surface (A12)       Loany Mucky Mineral (F1)         Thick Dark Surface (A12)       Depleted Matrix (F3)         Sandy Gleyed Matrix (S4)       Redox Dark Surface (F6)         Sandy Gleyed Matrix (S4)       Red Parent Material (F21) (MLRA 149E)         Sandy Gleyed Matrix (S4)       Red Parent Material (F21) (MLRA 1455)         Sandy Redox (S5)       Marl (F10) (LRR K, L)         Stratified Layers (if observed):       Type:				10VR 3/1	10	C	M		Distinct re	dox cor	contrations
¹ Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. ² Location: PL=Pore Lining, M=Matrix.         Hydric Soil Indicators:       Indicators for Problematic Hydric Soils ³ :         Histosci (A1)       Dark Surface (S7)         Black Histic (A3)       Polyvalue Below Surface (S8) (LRR R, Black Histic (A3)         Hydrid Soil Indicators:       Coast Praine Redox (A16) (LRR K, L, R)         Stratified Layers (A5)       Thin Dark Surface (S9) (LRR R, MLRA 149B)         Stratified Layers (A5)       High Chroma Sands (S11) (LRR K, L)         Thick Dark Surface (A12)       Loamy Gleyed Matrix (F2)         Mesic Spodic (A17)       Depleted Matrix (F2)         Sandy Mucky Mineral (S1)       Depleted Matrix (F3)         Sandy Gleyed Matrix (S4)       Red Parent Material (F21) (MLRA 145)         Sandy Gleyed Matrix (S6)       Red Parent Material (F21) (MLRA 145)         Restrictive Layer (if observed):       Type:         Type:       none         Depth (inches):       Poly         Paper (inches):       Hodric Soil Present?					10				District to		ICEIIIIallona
Image:			. <u> </u>								
¹ Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. ² Location: PL=Pore Lining, M=Matrix.         Hydric Soil Indicators:       Indicators for Problematic Hydric Soils ³ :         Histosol (A1)       Dark Surface (S7)         Black Histic CA3       Polyvalue Below Surface (S8) (LRR R, Black Histic (A3)         Hydrog Sulfide (A4)       Thin Dark Surface (S9) (LRR R, MLRA 149B)         Stratified Layers (A5)       High Chroma Sands (S11) (LRR K, L)         Thick Dark Surface (A11)       Loamy Mucky Mineral (F1) (LRR K, L)         Thin Dark Surface (A12)       Loamy Gleyed Matrix (F2)         Mesic Spodic (A17)       Depleted Dark Surface (F6)         Mesic Spodic (A17)       Depleted Dark Surface (F7)         Sandy Mucky Mineral (S1)       Depleted Dark Surface (F7)         Sandy Gleyed Matrix (S4)       Redox Depressions (F9)         Sandy Redox (S5)       Mart (F10) (LRR K, L)         Sandy Redox (S5)       Mart (F10) (LRR K, L)         Type:       none         Depth (inches):       none         Depth (inches):       No         Hydric Soil Present?       Yes X       No			. <u> </u>								
¹ Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. ² Location: PL=Pore Lining, M=Matrix.         Hydric Soil Indicators:       Indicators for Problematic Hydric Soils ³ :         Histosol (A1)       Dark Surface (S7)         Histic Epipedon (A2)       Polyvalue Below Surface (S8) (LRR R, MLRA 149B)         Black Histic (A3)       MLRA 149B)         Hydrigen Sulfide (A4)       Thin Dark Surface (S9) (LRR K, L)         Stratified Layers (A5)       High Chroma Sands (S11) (LRR K, L)         X Depleted Below Dark Surface (A11)       Loamy Mucky Mineral (F1) (LRR K, L)         Merch Ad4A, 145, 149B)       Red Parent Material (F21) (outside MLRA 149B)         Mesic Spodic (A17)       Depleted Matrix (F2)         Sandy Mucky Mineral (S1)       Depleted Dark Surface (F6)         Sandy Gleyed Matrix (S4)       Redox Depressions (F8)         Sandy Redox (S5)       Mart (F10) (LRR K, L)         Stripped Matrix (S6)       Red Parent Material (F21) (MLRA 145)         Restrictive Layer (if observed):       Type:											
¹ Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. ² Location: PL=Pore Lining, M=Matrix.         Hydric Soil Indicators:       Indicators for Problematic Hydric Soils ³ :         Histic Epipedon (A2)       Polyvalue Below Surface (S8) (LRR R,         Black Histic (A3)       MLRA 149B)         Hydrogen Sulfide (A4)       Thin Dark Surface (S9) (LRR R, MLRA 149B)         Polyvalue Below Surface (S9) (LRR R, MLRA 149B)       Polyvalue Below Surface (S9) (LRR K, L, R)         Stratified Layers (A5)       High Chroma Sands (S11) (LRR K, L)         X Depleted Below Dark Surface (A11)       Loamy Mucky Mineral (F1) (LRR K, L)         Thin Dark Surface (A12)       Loamy Gleyed Matrix (F2)         Mesic Spodic (A17)       Depleted Matrix (F3)         Red Parent Material (F21) (outside MLRA 149B)         Sandy Mucky Mineral (S1)       Depleted Dark Surface (F7)         Sandy Redox (S5)       Matri (F10) (LRR K, L)         Sandy Redox (S5)       Matri (F10) (LRR K, L)         Stripped Matrix (S6)       Red Parent Material (F21) (MLRA 145)         Restrictive Layer (if observed):       Type:         Type:       none         Depth (inches):       Hydric Soil Present?         Yes       X         No       History Matrice Histor A											
¹ Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. ² Location: PL=Pore Lining, M=Matrix.         Hydric Soil Indicators:       Indicators for Problematic Hydric Soils ³ :         Histic Epipedon (A2)       Polyvalue Below Surface (S8) (LRR R, Back A 149B)         Black Histic (A3)       MLRA 149B)         Hydrogen Sulfide (A4)       Thin Dark Surface (S9) (LRR R, MLRA 149B)         Yortatified Layers (A5)       High Chroma Sands (S11) (LRR K, L)         X Depleted Below Dark Surface (A11)       Loamy Mucky Mineral (F1) (LRR K, L)         Thin Dark Surface (A12)       Loamy Gleyed Matrix (F2)         Mesci Spodic (A17)       Depleted Matrix (F3)         Mesci Spodic (A17)       Depleted Dark Surface (F6)         Sandy Mucky Mineral (S1)       Depleted Dark Surface (F7)         Sandy Redox (S5)       Matri (F10) (LRR K, L)         Stripped Matrix (S6)       Mat (F10) (LRR K, L)         Type:       none         Depth (inches):       No         Depth (inches):       Hydric Soil Present?         Yes       X											
¹ Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. ² Location: PL=Pore Lining, M=Matrix.         Hydric Soil Indicators:       Indicators for Problematic Hydric Soils ³ :         Histosol (A1)       Dark Surface (S7)         Black Histic (A3)       MLRA 149B)         Stratified Layers (A5)       High Chroma Sands (S11) (LRR K, L)         Thick Dark Surface (A12)       Loamy Mucky Mineral (F1) (LRR K, L)         Thick Dark Surface (A12)       Loamy Gleyed Matrix (F2)         Mesic Spodic (A17)       Depleted Matrix (F3)         Mesic Spodic (S5)       Matrix (F10)         Sandy Mucky Mineral (S1)       Depleted Matrix (F3)         Sandy Gleyed Matrix (S4)       Redox Depressions (F8)         Sandy Redox (S5)       Matri (F10) (LRR K, L)         Stripped Matrix (S6)       Red Parent Material (F21) (MLRA 145)         Restrictive Layer (if observed):       Type:         Type:       none         Depth (inches):       No         Depth (inches):       Hydric Soil Present?       Yes X       No											
¹ Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. ² Location: PL=Pore Lining, M=Matrix.         Hydric Soil Indicators:       Indicators for Problematic Hydric Soils ³ :         Histosol (A1)       Dark Surface (S7)         Black Histic (A3)       MLRA 149B)         Hydric Soil Indicators:       Coast Prairie Redox (A16) (LRR K, L, MLRA 149B)         Black Histic (A3)       MLRA 149B)         Stratified Layers (A5)       High Chroma Sands (S11) (LRR K, L)         Stratified Layers (A5)       High Chroma Sands (S11) (LRR K, L)         Thick Dark Surface (A12)       Loamy Mucky Mineral (F1) (LRR K, L)         Thick Dark Surface (A12)       Loamy Gleyed Matrix (F2)         Mesic Spodic (A17)       Depleted Matrix (F3)         Sandy Mucky Mineral (S1)       Depleted Dark Surface (F6)         Sandy Mecky Mineral (S1)       Depleted Dark Surface (F7)         Sandy Redox (S5)       Marl (F10) (LRR K, L)         Stripped Matrix (S6)       Red Parent Material (F21) (MLRA 145)         Restrictive Layer (if observed):       Red Parent Material (F21) (MLRA 145)         Type:       none         Depth (inches):       No								·			
¹ Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. ² Location: PL=Pore Lining, M=Matrix.         Hydric Soil Indicators:       Indicators for Problematic Hydric Soils ³ :         Histosol (A1)       Dark Surface (S7)         Histo Speed (A2)       Polyvalue Below Surface (S8) (LRR R,         Black Histic (A3)       MLRA 149B)         Stratified Layers (A5)       High Chroma Sands (S11) (LRR K, L)         Stratified Layers (A5)       High Chroma Sands (S11) (LRR K, L)         Thin Dark Surface (A11)       Loamy Mucky Mineral (F1) (LRR K, L)         Mesic Spodic (A17)       Depleted Matrix (F2)         Mesic Spodic (A17)       Depleted Matrix (F3)         Sandy Mucky Mineral (S1)       Depleted Dark Surface (F7)         Sandy Redox (S5)       Matri (F10) (LRR K, L)         Stripped Matrix (S6)       Red Parent Material (F21) (MLRA 145)         Stripped Matrix (S6)       Red Parent Material (F21) (MLRA 145)         Type:       none         Depth (inches):       Inless disturbed or problematic.         Type:       none         Depth (inches):       High Chroma Sufface (A15)			·		·						
¹ Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. ² Location: PL=Pore Lining, M=Matrix.         Hydric Soil Indicators:       Indicators for Problematic Hydric Soils ³ :         Histosol (A1)       Dark Surface (S7)       2 cm Muck (A10) (LRR K, L, MLRA 149B)         Histic Epipedon (A2)       Polyvalue Below Surface (S8) (LRR R, MLRA 149B)       5 cm Mucky Peat or Peat (S3) (LRR K, L, R)         Hydrogen Sulfide (A4)       Thin Dark Surface (S9) (LRR R, MLRA 149B)       5 cm Mucky Peat or Peat (S3) (LRR K, L, R)         Stratified Layers (A5)       High Chroma Sands (S11) (LRR K, L)       Thin Dark Surface (S9) (LRR R, L, L)         X Depleted Below Dark Surface (A11)       Loamy Gleyed Matrix (F2)       Piedmont Floodplain Soils (F12) (LRR K, L, R)         Mesic Spodic (A17)       Depleted Matrix (F3)       Red Parent Material (F21) (outside MLRA 149E)         Sandy Mucky Mineral (S1)       Depleted Dark Surface (F6)       Very Shallow Dark Surface (F22)         Sandy Redox (S5)       Mari (F10) (LRR K, L)       3 Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.         Restrictive Layer (if observed):       Type:       none       Puptic Soil Present?       Yes X       No         Depth (inches):       none       Puptic Soil Present?       Yes X       No       No											
Hydric Soil Indicators:       Indicators for Problematic Hydric Soils ³ :         Histosol (A1)       Dark Surface (S7)         Histosol (A2)       Polyvalue Below Surface (S8) (LRR R,         Black Histic (A3)       MLRA 149B)         Hydrogen Sulfide (A4)       Thin Dark Surface (S9) (LRR R, MLRA 149B)         Stratified Layers (A5)       High Chroma Sands (S11) (LRR K, L)         Thick Dark Surface (A11)       Loamy Mucky Mineral (F1) (LRR K, L)         Thick Dark Surface (A12)       Loamy Gleyed Matrix (F2)         Mesic Spodic (A17)       Depleted Matrix (F3)         Mesic Spodic (A17)       Depleted Dark Surface (F6)         Sandy Gleyed Matrix (S4)       Redox Dark Surface (F7)         Sandy Redox (S5)       Marl (F10) (LRR K, L)         Stripped Matrix (S6)       Marl (F10) (LRR K, L)         Type:       none         Depth (inches):       No	¹ Type: C=C	oncentration, D=Dep	letion, RM	=Reduced Matrix, N	MS=Mas	ked San	d Grains.	² Location: P	L=Pore Lining,	M=Mat	rix.
Histosol (A1)       Dark Surface (S7)       2 cm Muck (A10) (LRR K, L, MLRA 149B)         Histic Epipedon (A2)       Polyvalue Below Surface (S8) (LRR R,       Coast Prairie Redox (A16) (LRR K, L, R)         Black Histic (A3)       MLRA 149B)       5 cm Mucky Peat or Peat (S3) (LRR K, L, R)         Hydrogen Sulfide (A4)       Thin Dark Surface (S9) (LRR R, MLRA 149B)       Polyvalue Below Surface (S8) (LRR K, L)         Stratified Layers (A5)       High Chroma Sands (S11) (LRR K, L)       Thin Dark Surface (S9) (LRR K, L, R)         Y       Depleted Below Dark Surface (A11)       Loamy Mucky Mineral (F1) (LRR K, L)       Iron-Manganese Masses (F12) (LRR K, L, R)         Thick Dark Surface (A12)       Loamy Gleyed Matrix (F2)       Piedmont Floodplain Soils (F19) (MLRA 149B)         Mesic Spodic (A17)       Depleted Matrix (F3)       Red Parent Material (F21) (outside MLRA 149B)         Masic Spodic (A17)       Depleted Dark Surface (F6)       Very Shallow Dark Surface (F22)         Sandy Mucky Mineral (S1)       Depleted Dark Surface (F7)       Other (Explain in Remarks)         Sandy Redox (S5)       Marl (F10) (LRR K, L)       3 Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.         Restrictive Layer (if observed):       Type:       none       No         Depth (inches):       None       Hydric Soil Present?       Yes X       No </td <td>Hydric Soil</td> <td>Indicators:</td> <td></td> <td></td> <td>(a=)</td> <td></td> <td></td> <td>Indicators for</td> <td>or Problematio</td> <td>Hydric</td> <td>Soils':</td>	Hydric Soil	Indicators:			(a=)			Indicators for	or Problematio	Hydric	Soils':
Inside Epipedon (A2)       Polyvalue Below Sunace (S8) (LRK K, Carlor (LKK K, L, K)         Black Histic (A3)       MLRA 149B)         Hydrogen Sulfide (A4)       Thin Dark Surface (S9) (LRR R, MLRA 149B)         Stratified Layers (A5)       High Chroma Sands (S11) (LRR K, L)         X       Depleted Below Dark Surface (A11)         Loamy Mucky Mineral (F1) (LRR K, L)       Iron-Manganese Masses (F12) (LRR K, L, R)         Mesic Spodic (A17)       Depleted Matrix (F2)         Mesic Spodic (A17)       Depleted Dark Surface (F6)         Sandy Mucky Mineral (S1)       Depleted Dark Surface (F7)         Sandy Redox (S5)       Marl (F10) (LRR K, L)         Stripped Matrix (S6)       Red Parent Material (F21) (MLRA 145)         Restrictive Layer (if observed):       Type:         Type:       none         Depth (inches):       Hydric Soil Present?       Yes         Amode Color       Yes	Histosol	(A1)		Dark Surface (	(S7)			2 cm Mu	ick (A10) ( <b>LRR</b> roirie Dodov (A	K, L, M	ILRA 149B)
Black Histic (A3)       IMLKA 1495)       Stim Micky Pear of Pear (S3) (LKR K, L, K)         Hydrogen Sulfide (A4)       Thin Dark Surface (S9) (LRR R, MLRA 149B)       Polyvalue Below Surface (S8) (LRR K, L)         Stratified Layers (A5)       High Chroma Sands (S11) (LRR K, L)       Thin Dark Surface (S9) (LRR K, L)         X Depleted Below Dark Surface (A11)       Loamy Mucky Mineral (F1) (LRR K, L)       Iron-Manganese Masses (F12) (LRR K, L, R)         Mesic Spodic (A17)       Depleted Matrix (F2)       Piedmont Floodplain Soils (F19) (MLRA 149B)         Mesic Spodic (A17)       Depleted Dark Surface (F6)       Very Shallow Dark Surface (F22)         Sandy Mucky Mineral (S1)       Depleted Dark Surface (F7)       Other (Explain in Remarks)         Sandy Redox (S5)       Marl (F10) (LRR K, L)       3 ¹ Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.         Restrictive Layer (if observed):         Type:       none         Depth (inches):       Hydric Soil Present?       Yes_X       No_	Histic Ep	pipedon (A2)			ow Surfa	ce (S8) (I	LRR R,	Coast Pi	rairie Redox (A	16) ( <b>LR</b> at (62)	(I D D K I D)
		ISUC (A3) an Sulfide ( $\Delta A$ )		Thin Dark Surf	)) face (59)		MIRA	5 CHI MU 149B) Polyvalu	icky Peal of Pe	al (SS) a (SS)	
	Stratified	d Lavers (A5)		High Chroma :	Sands (S	311) (I RI	RK.I)	Thin Dar	k Surface (S9)	(IRR K	(LKK K, L) (. ].)
Thick Dark Surface (A12)       Loamy Gleyed Matrix (F2)       Piedmont Floodplain Soils (F19) (MLRA 149B         Mesic Spodic (A17)       Depleted Matrix (F3)       Red Parent Material (F21) (outside MLRA 149B         (MLRA 144A, 145, 149B)       Redox Dark Surface (F6)       Very Shallow Dark Surface (F22)         Sandy Mucky Mineral (S1)       Depleted Dark Surface (F7)       Other (Explain in Remarks)         Sandy Gleyed Matrix (S4)       Redox Depressions (F8)       Other (Explain in Remarks)         Sandy Redox (S5)       Marl (F10) (LRR K, L) ³ Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.         Restrictive Layer (if observed):       Type:       none         Depth (inches):       Piedmont Floodplain Soils (F19) (MLRA 145)       Yes X         No       No       No	X Depleter	d Below Dark Surface	e (A11)	Loamv Muckv	Mineral	(F1) ( <b>LR</b>	R K. L)	Iron-Mar	nganese Masse	s (F12)	(LRR K. L. R)
Mesic Spodic (A17)       Depleted Matrix (F3)       Red Parent Material (F21) (outside MLRA 14!         (MLRA 144A, 145, 149B)       Redox Dark Surface (F6)       Very Shallow Dark Surface (F22)         Sandy Mucky Mineral (S1)       Depleted Dark Surface (F7)       Other (Explain in Remarks)         Sandy Gleyed Matrix (S4)       Redox Depressions (F8)       3Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.         Stripped Matrix (S6)       Red Parent Material (F21) (MLRA 145)       Wetland hydrology must be present, unless disturbed or problematic.         Restrictive Layer (if observed):       Type:       none       Hydric Soil Present?       Yes X       No	Thick Da	ark Surface (A12)	- ( )	Loamy Gleyed	Matrix (	(F2)	, ,	Piedmor	nt Floodplain So	oils (F19	) (MLRA 149B
(MLRA 144A, 145, 149B)       Redox Dark Surface (F6)       Very Shallow Dark Surface (F22)         Sandy Mucky Mineral (S1)       Depleted Dark Surface (F7)       Other (Explain in Remarks)         Sandy Gleyed Matrix (S4)       Redox Depressions (F8)       3Indicators of hydrophytic vegetation and         Sandy Redox (S5)       Marl (F10) (LRR K, L)       3Indicators of hydrophytic vegetation and         Stripped Matrix (S6)       Red Parent Material (F21) (MLRA 145)       wetland hydrology must be present, unless disturbed or problematic.         Restrictive Layer (if observed):       Type:       none         Depth (inches):       Hydric Soil Present?       Yes X       No	Mesic S	podic (A17)		Depleted Matri	ix (F3)	,		Red Par	ent Material (F2	21) <b>(out</b>	side MLRA 14
Sandy Mucky Mineral (S1)       Depleted Dark Surface (F7)       Other (Explain in Remarks)         Sandy Gleyed Matrix (S4)       Redox Depressions (F8)       3         Sandy Redox (S5)       Marl (F10) (LRR K, L)       3         Stripped Matrix (S6)       Red Parent Material (F21) (MLRA 145)       wetland hydrology must be present, unless disturbed or problematic.         Restrictive Layer (if observed):         Type:       none         Depth (inches):       Yes X	(MLR	RA 144A, 145, 149B)		Redox Dark S	urface (F	<del>-</del> 6)		Very Sha	allow Dark Surf	ace (F2	2)
Sandy Gleyed Matrix (S4)       Redox Depressions (F8)         Sandy Redox (S5)       Marl (F10) (LRR K, L)         Stripped Matrix (S6)       Red Parent Material (F21) (MLRA 145)         wetland hydrology must be present, unless disturbed or problematic.         Restrictive Layer (if observed):         Type:       none         Depth (inches):       Hydric Soil Present?       Yes X       No	Sandy M	/lucky Mineral (S1)		Depleted Dark	Surface	; (F7)		Other (E	xplain in Rema	rks)	
Sandy Redox (S5)       Marl (F10) (LRR K, L) ³ Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.         Stripped Matrix (S6)       Red Parent Material (F21) (MLRA 145)       wetland hydrology must be present, unless disturbed or problematic.         Restrictive Layer (if observed):       Type:       none         Depth (inches):       Hydric Soil Present?       Yes X       No	Sandy C	Bleyed Matrix (S4)		Redox Depres	sions (F	8)		<u>,</u>			
Stripped Matrix (S6)Red Parent Material (F21) (MLRA 145) wetland hydrology must be present, unless disturbed or problematic.  Restrictive Layer (if observed): Type: none Depth (inches): Hydric Soil Present? Yes X No	Sandy R	Redox (S5)		Marl (F10) ( <b>LR</b>	<b>!R K, L</b> )			³ Indicato	ors of hydrophy	ic vege	tation and
Restrictive Layer (if observed):	Stripped	I Matrix (S6)		Red Parent Ma	aterial (F	21) <b>(MLF</b>	RA 145)	wetlar	nd hydrology mi a disturbod or p	ist be p	resent,
Type:         none           Depth (inches):	Restrictive	Laver (if observed):						uniess	s disturbed of p	UDIEITIZ	allo.
Depth (inches):         Hydric Soil Present?         Yes X         No	Type:	nor	ne								
Pomorio:	Depth (ir	nches):						Hydric Soil Prese	nt? Ye	s X	No
REUAINS	Remarks							_			

U.S. Army Corps of Engineers WETLAND DETERMINATION DATA SHEET – Northcentral and Northeast Region See ERDC/EL TR-12-1; the proponent agency is CECW-CO-R	OMB Control #: 0710-0024, Exp: 11/30/2024 Requirement Control Symbol EXEMPT: (Authority: AR 335-15, paragraph 5-2a)
Project/Site: Town Haven Development City/County: Troy - Oaklar	nd Co. Sampling Date: <u>3-12-24</u>
Applicant/Owner: Mondrian Properties	State: MI Sampling Point: WT2
Investigator(s): ASTI-KAH Section, Township	p, Range: Sec 22 T2N R11E
Landform (hillside, terrace, etc.): depression Local relief (concave, convex, nor	ne); concave Slope %; 1-3
Subregion (I RR or MI RA):   RR     at: 42.577136   ong: -83.1	13056 Datum: NAD83
Soil Map Unit Name: Spinks loamy sand (0-6% slopes)	NWI classification: none
Are climatic / bydrologic conditions on the site typical for this time of year?	
Are Vigestation $Ceil$ and $Ceil and Ceil and C$	
Are vegetation, Soil, or Hydrologysignificantly disturbed? Are Normal Cil	rcumstances present? Yes <u>x</u> No
Are Vegetation, Soil, or Hydrologynaturally problematic? (If needed, expl	ain any answers in Remarks.)
SUMMARY OF FINDINGS – Attach site map showing sampling point locations	s, transects, important features, etc.
Hydrophytic Vegetation Present?       Yes       X       No       Is the Sampled Area         Hydric Soil Present?       Yes       X       No       within a Wetland?         Wetland Hydrology Present?       Yes       X       No       If yes, optional Wetland	Yes X No Site ID: Wetland B
Remarks: (Explain alternative procedures here or in a separate report.) Wetland B - forested wetland	
HYDROLOGY	
Wetland Hydrology Indicators: Seco	ondary Indicators (minimum of two required)
Primary Indicators (minimum of one is required; check all that apply)	Surface Soil Cracks (B6)
Surface Water (A1) x Water-Stained Leaves (B9)	Drainage Patterns (B10)
x High Water Table (A2) Aquatic Fauna (B13)	Moss Trim Lines (B16)
x Saturation (A3) Marl Deposits (B15)	Dry-Season Water Table (C2)
x Water Marks (B1) Hydrogen Sulfide Odor (C1)	Crayfish Burrows (C8)
Sediment Deposits (B2)     Oxidized Rnizospheres on Living Roots (C3)     Sediment Deposits (B2)     Drift Deposits (B3)     Presence of Reduced Iron (C4)	Saturation Visible on Aerial Imagery (C9)
Algal Mat or Crust (B4) Recent Iron Reduction in Tilled Soils (C6)	Geomorphic Position (D2)
Iron Deposits (B5) Thin Muck Surface (C7)	Shallow Aguitard (D3)
Inundation Visible on Aerial Imagery (B7) Other (Explain in Remarks) x I	Microtopographic Relief (D4)
x Sparsely Vegetated Concave Surface (B8)	FAC-Neutral Test (D5)
Field Observations:	
Surface Water Present?         Yes         No         x         Depth (inches):	
Water Table Present?         Yes x         No         Depth (inches):         8	
Saturation Present? Yes x No Depth (inches): 1 Wetland Hyd	drology Present? Yes X No
(includes capillary fringe)	
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if availa	DIE:
Remarks:	

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Sampling Point: WT2

Tree Stratum (Distaire) 201	Absolute	Dominant	Indicator	Deminence Test werkeheet
<u>Tree Stratum</u> (Plot size. <u>30</u> )	% Cover	Species?		Dominance Test worksheet:
				Number of Dominant Species
		<u> </u>		$\frac{1}{1}$
3.     Onnus americana       4.	5		FACW	Total Number of Dominant         Species Across All Strata:       5         (B)
5.           6.				Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)
7.				Prevalence Index worksheet:
	80	=Total Cover		Total % Cover of: Multiply by:
Sapling/Shrub Stratum (Plot size: 15' )				OBL species 0 x 1 = 0
1. Rhamnus cathartica	10	Yes	FAC	FACW species 80 x 2 = 160
2. Fraxinus pennsylvanica	5	Yes	FACW	FAC species 40 x 3 =120
3. Populus deltoides	10	Yes	FAC	FACU species x 4 =
4				UPL species 0 x 5 = 0
5				Column Totals: 120 (A) 280 (B)
6				Prevalence Index = B/A =2.33
7.				Hydrophytic Vegetation Indicators:
	25	=Total Cover		1 - Rapid Test for Hydrophytic Vegetation
Herb Stratum (Plot size: 5')				X 2 - Dominance Test is >50%
1. Toxicodendron radicans	15	Yes	FAC	X_3 - Prevalence Index is ≤3.0 ¹
2.				4 - Morphological Adaptations ¹ (Provide supporting
3				data in Remarks or on a separate sheet)
4				Problematic Hydrophytic Vegetation ¹ (Explain)
5.				¹ Indicators of hydric soil and wetland hydrology must
6				be present, unless disturbed or problematic.
7.				Definitions of Vegetation Strata:
8.				<b>Tree</b> – Woody plants 3 in $(7.6 \text{ cm})$ or more in
9				diameter at breast height (DBH), regardless of height.
10				Sapling/shrub – Woody plants less than 3 in DBH
11				and greater than or equal to 3.28 ft (1 m) tall.
12				Herb – All herbaceous (non-woody) plants, regardless
	15	=Total Cover		of size, and woody plants less than 3.28 ft tall.
Woody Vine Stratum (Plot size: 15')				Woody vines - All woody vines greater than 3.28 ft in
1				height.
2				Hydrophytic
3				Vegetation
4				Present? Yes <u>X</u> No
	:	=Total Cover		
Remarks: (Include photo numbers here or on a separ	rate sheet.)			

(inches)	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²	Texture	Remarks
0-10	10YR 3/1	100					Loamy/Clayey	
10-18	10YR 5/1	80	10YR 3/1	15			Sandy	Eaint redox concentrations
		·	10YR 6/8					Prominent redox concentrations
		·						
					_			
		lation PM	-Poducod Matrix	-Mag	kod San	d Grains	² Location: F	
Hvdric Soil I	ndicators:		=Reduced Matrix, I	vio=ivias	keu Sano	d Grains.	Indicators f	for Problematic Hydric Soils ³ :
Histosol	(A1)		Dark Surface (	S7)			2 cm Mi	uck (A10) ( <b>LRR K, L, MLRA 149B</b> )
Histic Ep	ipedon (A2)		Polyvalue Belo	w Surfa	ce (S8) (l	LRR R,	Coast P	Prairie Redox (A16) (LRR K, L, R)
Black His	stic (A3)		MLRA 1498	6)			5 cm Mu	ucky Peat or Peat (S3) (LRR K, L, R)
Hydroger	n Sulfide (A4)		Thin Dark Surf	ace (S9	) (LRR R	, MLRA 1	149B) Polyvalu	ue Below Surface (S8) (LRR K, L)
Stratified	Layers (A5)		High Chroma	Sands (S	611) ( <b>LRF</b>	R K, L)	Thin Da	rk Surface (S9) (LRR K, L)
X Depleted	Below Dark Surface	e (A11)	Loamy Mucky	Mineral	(F1) ( <b>LRI</b>	R K, L)	Iron-Ma	nganese Masses (F12) (LRR K, L, R)
Thick Da	rk Surface (A12)		Loamy Gleyed	Matrix (	F2)		Piedmo	nt Floodplain Soils (F19) ( <b>MLRA 149B</b> )
Mesic Sp	odic (A17)		Depleted Matr	ix (F3)			Red Par	rent Material (F21) (outside MLRA 145)
(MLR	A 144A, 145, 149B)		Redox Dark S	urface (F	6)		Very Sh	allow Dark Surface (F22)
Sandy M	ucky Mineral (S1)		Depleted Dark	Surface	e (F7)		Other (E	Explain in Remarks)
Sandy G	leyed Matrix (S4)		Redox Depres	sions (F	8)			
Sandy R	edox (S5)		Marl (F10) (LR	R K, L)			³ Indicate	ors of hydrophytic vegetation and
Stripped	Matrix (S6)		Red Parent Ma	aterial (F	21) <b>(MLF</b>	RA 145)	wetlar unles	nd hydrology must be present, s disturbed or problematic.
Restrictive L	ayer (if observed):	_						
Depth (ir	iches):	e					Hvdric Soil Prese	nt? Yes X No
Pomorke:								
Remarks:								


DEPARTMENT OF ENVIRONMENTAL QUALITY

LANSING



C. HEIDI GRETHER DIRECTOR

October 23, 2017

Mr. Joe Maniaci Mondrian Properties 50215 Schoenherr Road Shelby Township, Michigan 48315

Dear Mr. Maniaci:

## SUBJECT: Wetland Identification Report Wetland Identification Site Name: 63-934 East Wattles Road-Troy MiWaters Submission Number: HN7-S6SZ-CYM1C

The Department of Environmental Quality (DEQ) conducted a Level 3 Wetland Identification Review of approximately nine acres on property (Property Tax Identification Numbers 20-22-228-023 and -024) located in Town 02 North, Range 11 East, Section 22, city of Troy, Oakland County on October 10, 2017. The wetland identification was conducted in accordance with Part 303, Wetlands Protection, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (NREPA), and Rule 4 (1), Wetland Identification and Assessment (R 281.924), of the Administrative Rules for Part 303. This is a report of our findings in response to your Wetland Identification application.

Based on our on-site investigation which included a review of plants, hydrology, and soils, the DEQ confirms the wetland boundaries as flagged. The DEQ also reviewed other pertinent information such as aerial imagery, soil survey data, topographic mapping data, and surface hydrology data.

Enclosed is a site map of the identified area that was created by combining information from your consultant and the DEQ. All wetlands within the review area are unregulated by the DEQ. For those unregulated wetlands and non-wetland (upland) within the site, the DEQ lacks jurisdiction under Part 303 for activities occurring in those areas. The unregulated wetlands are not regulated by the DEQ because they are not contiguous to the Great Lakes, an inland lake or pond, or a river or stream; and are not more than five acres in size.

This Wetland Identification Report is limited to findings pursuant to Part 303 and does not constitute a determination of jurisdiction under other DEQ-administered programs. Any land use activities undertaken within the review area may be subject to regulation pursuant to the NREPA under Part 91, Soil Erosion and Sedimentation Control.

Please be aware that this wetland identification report does not constitute a determination of the jurisdiction under local ordinances or federal law. The United States Army Corps of Engineers (USACE) retains regulatory authority over certain wetlands pursuant to Section 404 of the Clean Water Act (CWA), and specifically those wetlands associated with traditionally navigable waters of the state. Navigable waters are generally the Great Lakes, their connecting waters, and river systems and lakes connected to these waters. In other areas of the state, the DEQ is responsible for identification of wetland boundaries for purposes of compliance with the CWA

Mr. Joe Maniaci Page 2 October 23, 2017

under an agreement with the United States Environmental Protection Agency. Your review area does not appear to be within those areas also regulated by the USACE. Additional information may be obtained by contacting the USACE at 313-226-2218.

You may request the DEQ reassess the wetland boundaries and regulatory status of wetlands within any portion of the review area, should you disagree with the findings, within 60 days of the date of this report. A written request to reassess the Wetland Identification review area must be accompanied by supporting evidence with regard to wetland vegetation, soils or hydrology different from, or in addition to, the information relied upon by DEQ staff in preparing this report. The request should be submitted to:

Wetland Identification Program Department of Environmental Quality Water Resources Division P.O. Box 30458 Lansing, Michigan 48909-7958

The findings contained in this report do not convey, provide, or otherwise imply approval of any governing act, ordinance, or regulation, nor does it waive the obligation to acquire any applicable federal, state, county, or local approvals. This Wetland Identification Report is not a permit for any activity that requires a permit from the DEQ.

Should you need to apply for a permit for future work within this site, please use the same site name listed within the subject line of this letter when you are listing the site location within the MiWaters online permit application.

The findings contained in this report are binding on the DEQ until October 23, 2020, a period of three years from the date of this Wetland Identification Report unless a reassessment has been conducted. Please contact me at 517-243-5002; gyekisk@michigan.gov; or DEQ, P.O. Box 30458, Lansing, Michigan 48909-7958, if you have any questions regarding this report.

Sincerely,

to Dyrki

Keto Gyekis Wetland Identification Program Coordinator Water Resources Division

Enclosures

cc: Oakland County Soil Erosion Enforcement Agent (CEA)
Oakland County Health Division
City of Troy Clerk
Ms. Dana Knox, ASTI Environmental
Mr. Andrew Hartz, DEQ
Ms. Susan Tepatti, DEQ



