

# CITY COUNCIL AGENDA ITEM

Date: September 14, 2022

To: Mark F. Miller, City Manager

From: Robert J. Bruner, Assistant City Manager

R. Brent Savidant, Community Development Director

Subject: PUBLIC HEARING – CONDITIONAL REZONING (CR JPLN2022-001) – Proposed

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

(One Family Attached Residential District).

The applicant Tableau by Mondrian seeks a conditional rezoning of the subject parcel from R-1E (One Family Residential Zoning District) to RT (One Family Attached Zoning District). The applicant provided a complete Preliminary Site Plan application as a condition of approval, along with other conditions listed in the application.

The subject site is 9.54 acres in area. The applicant proposes a total of 30 units within 6 buildings. The application indicates the homes are geared toward residents 50 years of age and older. Houses range in size from 1,317 square feet to 1,840 square feet.

The applicant has voluntarily included the site plan as a condition of approval. The development will conform to all RT zoning district requirements including maximum height of 2 stories/30 feet.

The Planning Commission considered the conditional rezoning application at a public hearing on July 26, 2022. The Planning Commission recommended approval of the application by a 7-1 vote.

The applicant has revised the Preliminary Site Plan that was reviewed by the Planning Commission as follows:

- 1. The proposed 6-foot wide gravel path has been upgraded to an 8-foot wide asphalt path.
- 2. The sidewalk on the north side of the proposed road has been upgraded to an 8-foot wide asphalt path to connect to the City path system.
- 3. The proposed 8-foot wide asphalt path route has been changed to go around the pergola.
- 4. An easement has been provided to the City of Troy through the wetlands on the northeast portion of the property.

A City Council public hearing has been scheduled for September 19, 2022.

#### **Legal Review**

This item was submitted to the City Attorney for review pursuant to City Charter Section 3.17.



#### **CITY COUNCIL AGENDA ITEM**

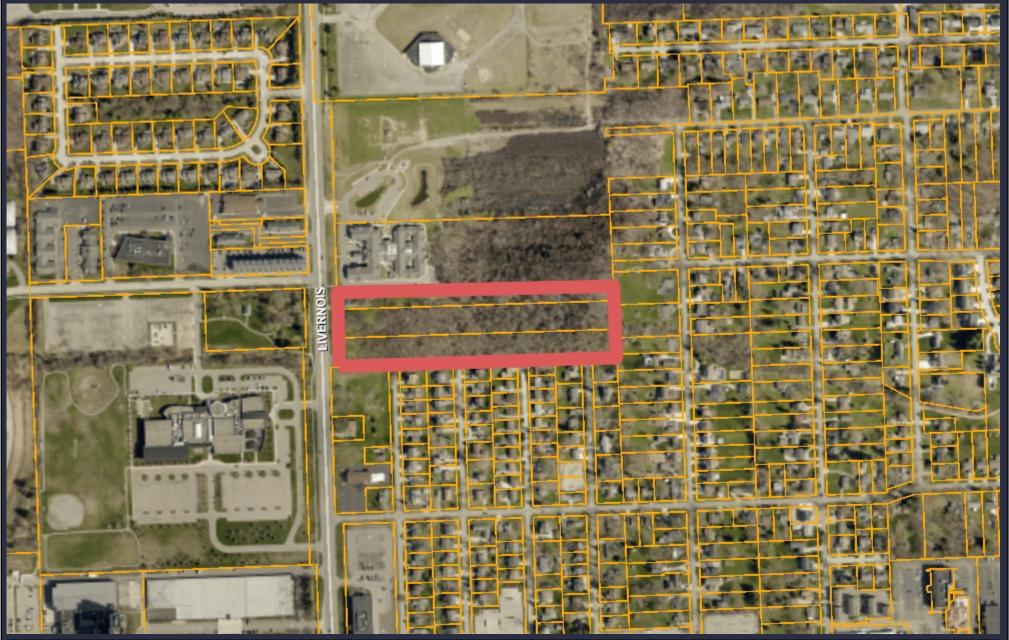
#### Attachments:

- 1. Maps.
- Preliminary Site Plan application. 2.
- Minutes from July 26, 2022 Planning Commission Regular meeting. 3.
- Agenda packet from July 26, 2022 Planning Commission Regular meeting. 4.
- Public comment. 5.
- Conditional Rezoning Agreement. Ordinance to Amend Chapter 39. 6.
- 7.

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# **GIS Online**



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

# TROY

1,189

# **GIS Online**



1,189 Feet

595

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

#### PRESENTS











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

#### Mondrian's Background

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







#### **The Mondrian Mission**

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







#### The Mondrian Lifestyle

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













#### Mondrian's Expansion into Multi-family Housing

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













#### Project Applicant / Developer:

#### Tableau by Mondrian

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

#### <u>Development Team Consultants:</u>

# Civil Engineer: PEA Group

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

#### Architects:

#### Martini - Samartino Design Group

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

### Landscape Architecture: J Eppink Partners, Inc.

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

Site Data:
Parcel Size:
9.54 acres

#### Location:

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

Existing Zoning: R-1E One Family Residential

#### **Proposed Zoning:**

RT One Family Attached Residential using a Conditional Rezoning

Application

#### Proposed Uses:

30 attached single family for lease condominium homes

#### **SECTION 2: PROJECT NARRATIVE LETTER**

# HOMESTEAD

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

#### **Project Vision:**

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

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

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

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

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



#### SITE DATA & LOCATION:

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

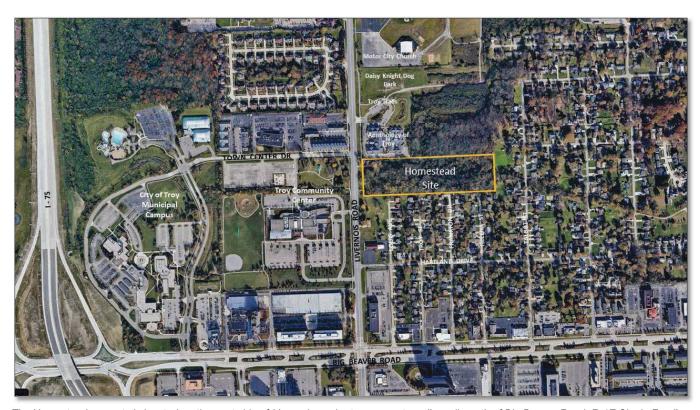
Total Size: 9.54-acres

Current Zoning: R-1E One Family Residential District

Proposed Zoning: RT One Family Attached Residential District

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

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



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



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



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

#### SITE PLAN & ARCHITECTURAL DATA:

Building Types: 6 condominium buildings

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

Total Residences: 30

Gross Density: 3.14 residences per acre

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

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

Architecture: Award winning architectural style and building materials

Site Plan Features Include:

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





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



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





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

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

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

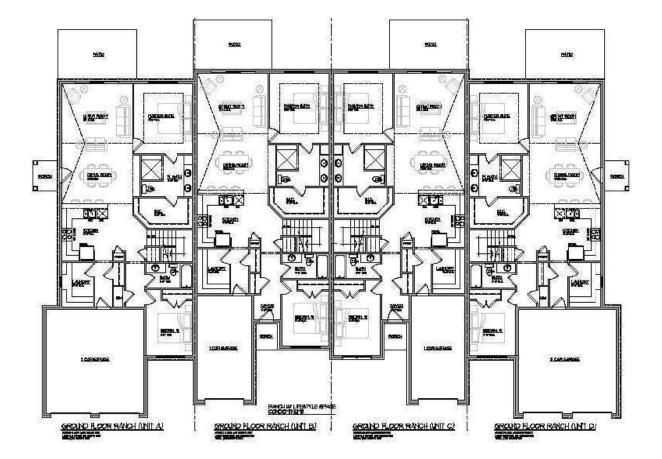


#### **SECTION 3: LANDSCAPE RENDERINGS**





# **SECTION 4: HOMESTEAD FLOOR PLANS**

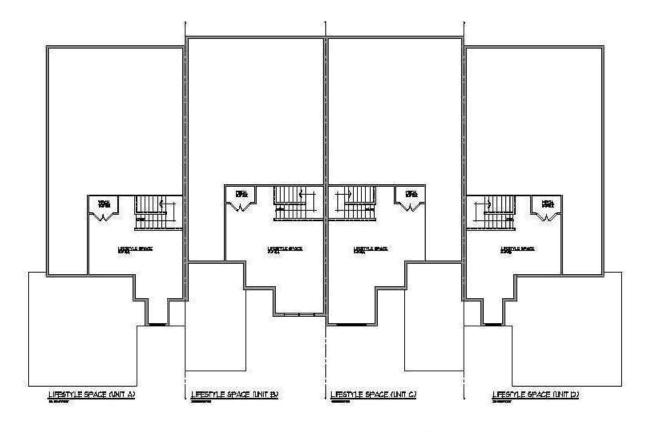






RANCH W LIFESTYLE SPACE CONDOMINIUMS

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RANCH W LIFESTYLE SPACE CONDOMINIUMS



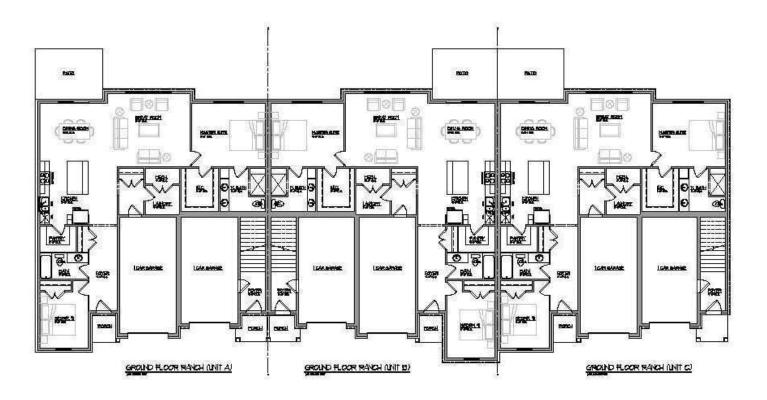




RANCH W/ LIFESTYLE SPACE CONDOMINIUMS

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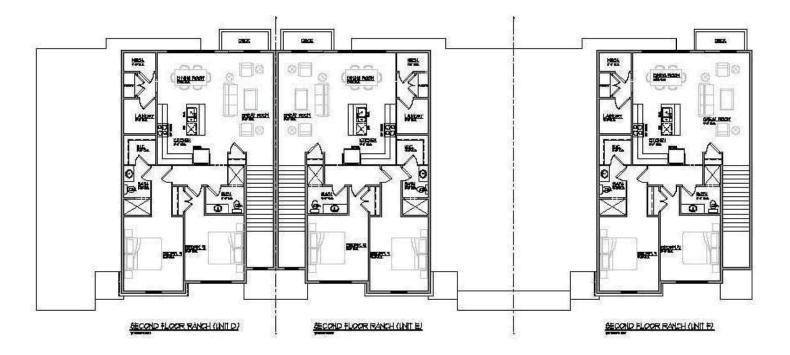








SINGLE LEVEL LIYING CONDOMINIUMS













FRONT ELEVATION (UNIT A & UNIT D) FRONT ELEVATION (UNIT B & UNIT E) FRONT ELEVATION (UNIT C & UNIT F)





SINGLE LEVEL LIVING CONDOMINIUMS

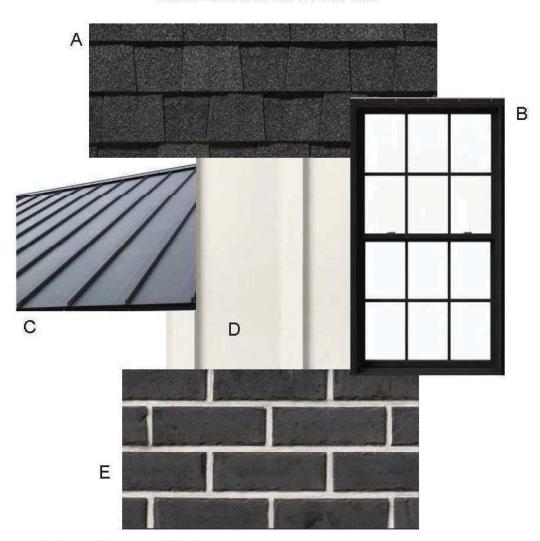
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#### **SECTION 5: MATERIAL LIST & PICTURES**

#### HOMESTEAD MATERIALS



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

#### PEA GROUP

. . .

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

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

PEA Project No: 2021-0451

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

RE: Conditional Rezoning Application

Parcel # 20-22-301-007, -008, -009

Livernois Road, north of Big Beaver Road City of Troy, Oakland County, Michigan

Dear Mr. Savidant:

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

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

#### **Location & Existing Conditions:**

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

#### **Existing Zoning & Future Land Use:**

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

#### Proposed Use & Site Plan:

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

#### **Voluntary Conditions:**

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

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

#### **Re-zoning Standards:**

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

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

#### Re-zoning Standards/Reasons of Recommendation:

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

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

Thank you for your consideration,

#### PEA Group, Inc.

John B. Thompson, PE Senior Project Manager

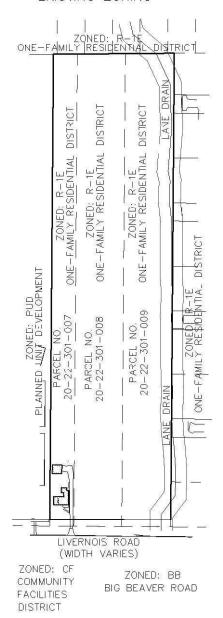
Cc: Joe Maniaci, Tableau by Mondrian

Attachment: Application

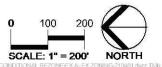
Exhibit A – Existing Zoning Exhibit B – Proposed Zoning

Exhibit C - Site Plan

# EXHIBIT A EXISTING ZONING



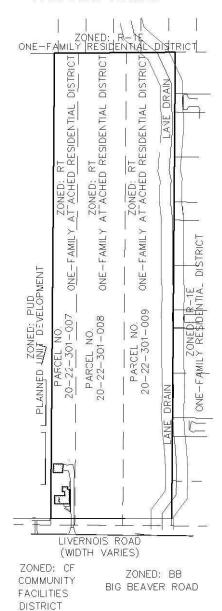
MONDRIAN PROPERTIES 50215 SCHOENHERR SHELBY TOWNSHIP, MI 48315



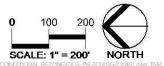
HOMESTEAD
3394 LIMBRIONS ROAD
CITY OF TROY, OMEAND COUNTY, INCHESAN
SHEET 1 OF 1
MARCH 25, 2022
2021-0451



# EXHIBIT B PROPOSED ZONING



MONDRIAN PROPERTIES 50215 SCHOENHERR SHELBY TOWNSHIP, MI 48315



HOMESTEAD
384 LIVERNOIS ROAD
CITY OF TROY, DAYLAND COUNTY, MICHIGAN
SHEET 1 OF 1

SHEET 1 OF 1 MARCH 25, 2022 2021-0451



# DEAD | PEA JOB NO. 2021-0451 | PRELIMINARY SITE PLANS

#### **SECTION 7: PDF OF SITE PLAN FOR SUBMIT:**

PRELIMINARY SITE PLANS

# **HOMESTEAD**

3364 LIVERNOIS ROAD CITY OF TROY, OAKLAND COUNTY, MICHIGAN





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

#### DESIGN TEAM

OWNER/APPLICANT/DEVELOPER CML ENGINEER TABLEAU BY MONDRIAN PEA GROUP
SOTIS SOFICIENTERS
SOTIS SOFICIENTERS
SOTIS SOFICIENTERS
SOTIS SOFICIENTERS
SOTIS SOFICIENTERS
CONTACT: JOE MANIACI
CONTACT: JOE MANIACI
PHONE: S86,728,7350
EMAL JAMAND GOMENORRIAN PROPERTIES.COM
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PERMIT / APPROVAL SUMMARY

ARCHITECT

MARTINI SAMARTINO DESIGN GROUP 920 E. LONG LAKE ROAD, SUITE 200 TROY, MI 48085 CONTACT: PAUL SAMARTINO PHONE: 245-524,0445 EMAIL: PSAMARTINO@HOTMAIL.COM

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16 DETROIT. MI 48228
CONTACT: MIMBERLY DETZEL, RIAC
PHONE: 464 81.2494
EMAIL KDETZEL&PEAGROUP.COM

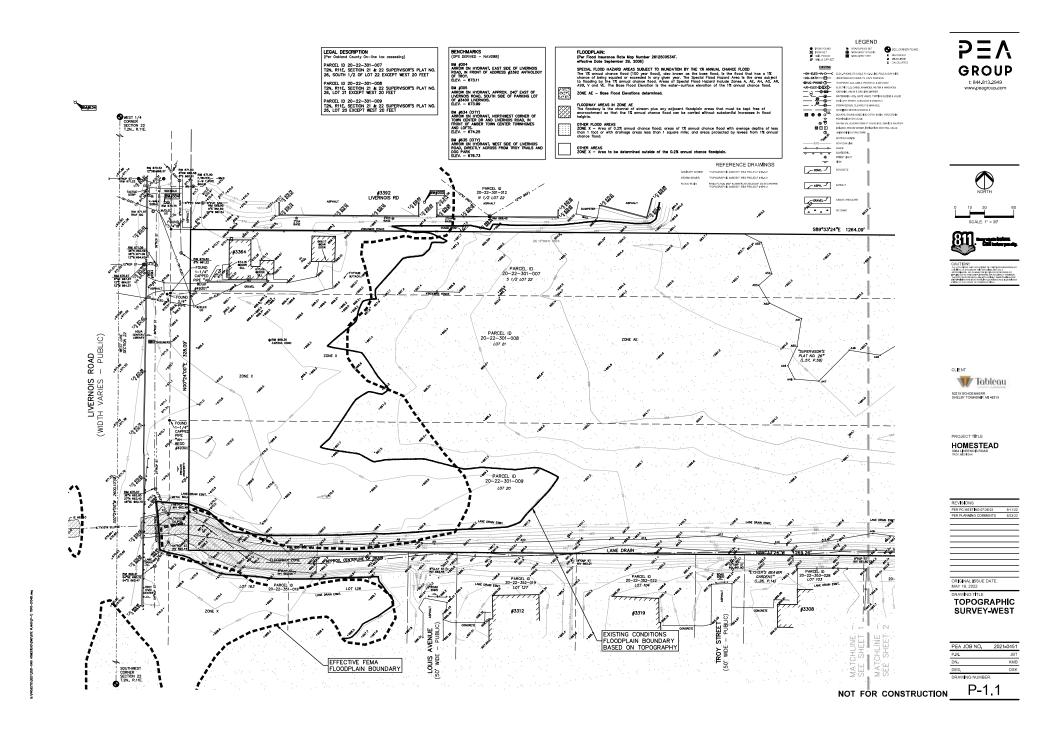
EMAIL MIMBERLY DETZEL RIAC
PHONE: 249, 872.0738
EMAIL JIM@JEPPINK.COM

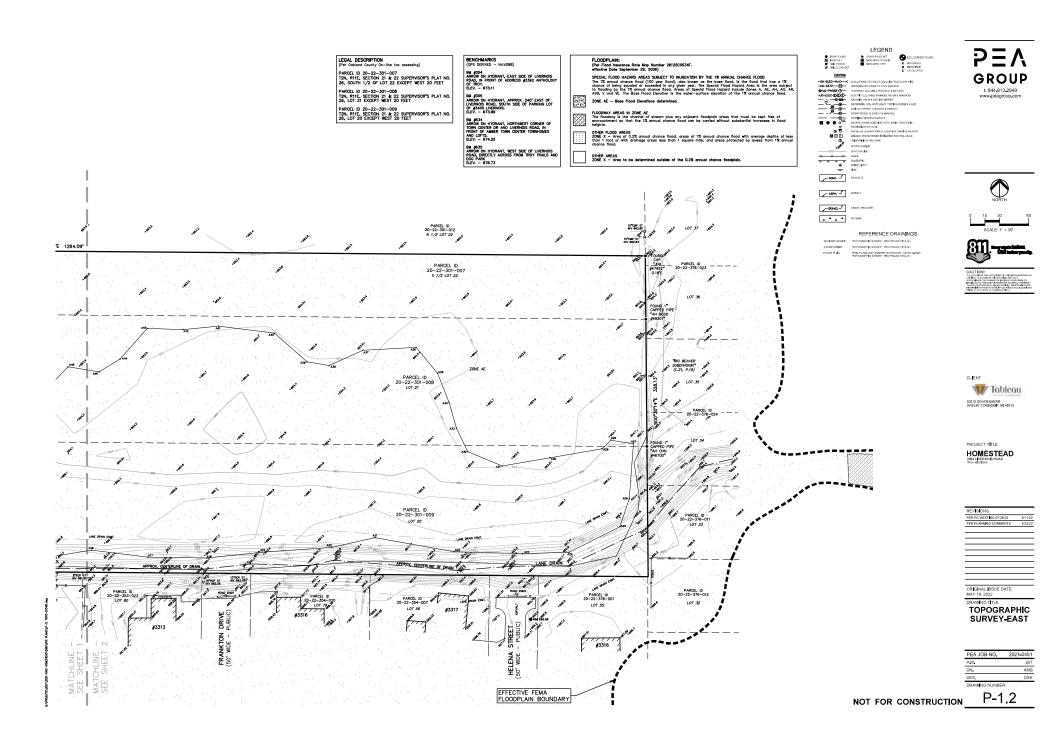
LANDSCAPE ARCHITECT











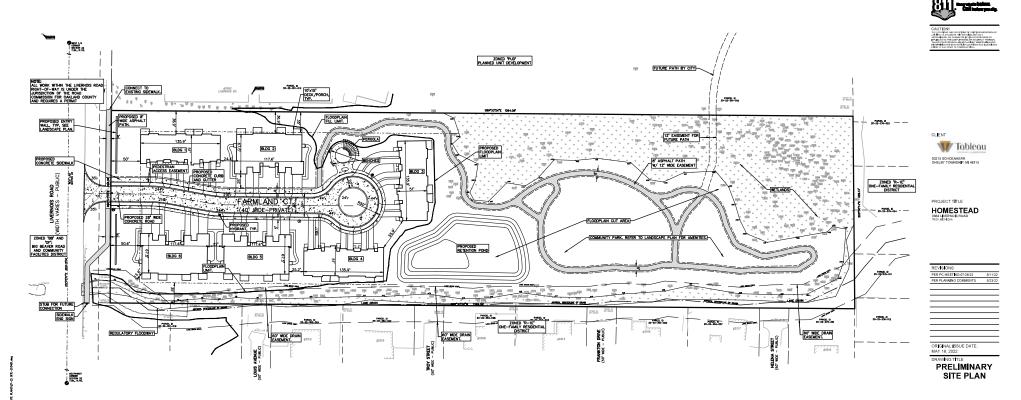






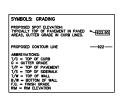






PEA JOB NO.	2021-0451
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DRAWING NUMBER	₹:

P-2.0



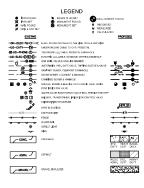
PROPOSED FLOODPLAIN

(50' MPE - PUBLIC)

PROPOSED DETENTION POND

FARMLAND CI.

SOUTHWEST CONNECT SECTION 22 TINC N'11L PARCEL D 20-22-30-012 N 1/2 (07 22









САЦТЮМ!!

тел сострае менененува от вертую мененению и
и и и и внему от тел отнава ит сау;

тел сострае менененува от тел от те



PROJECT TITLE
HOMESTEAD
3384 LIVERNO'S ROAD
TROY, MICHAEL

REVISIONS
PER PC MEET NO 077822 811/22
PER PLANNING COMMENTS 823/32

ORIGINAL ISSUE DATE:
MAY 18, 2022

DRAWING TITLE

PRELIMINARY

GRADING PLAN

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

SECURED SECURE

20-22-339-013 20-23-339-013

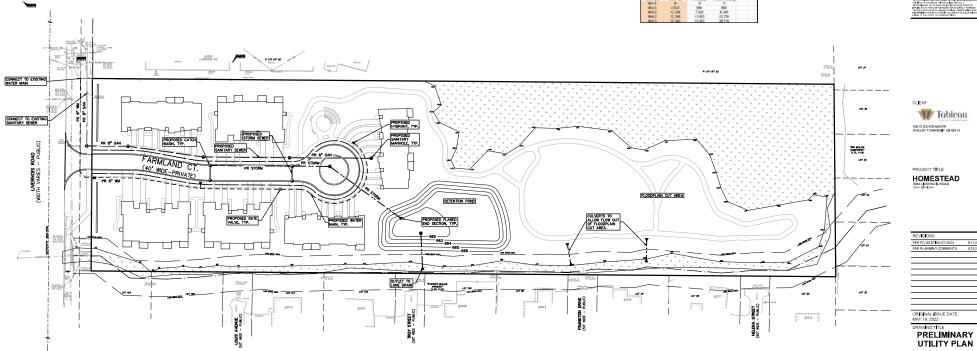
( may )







PΞΛ



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

P-4.0

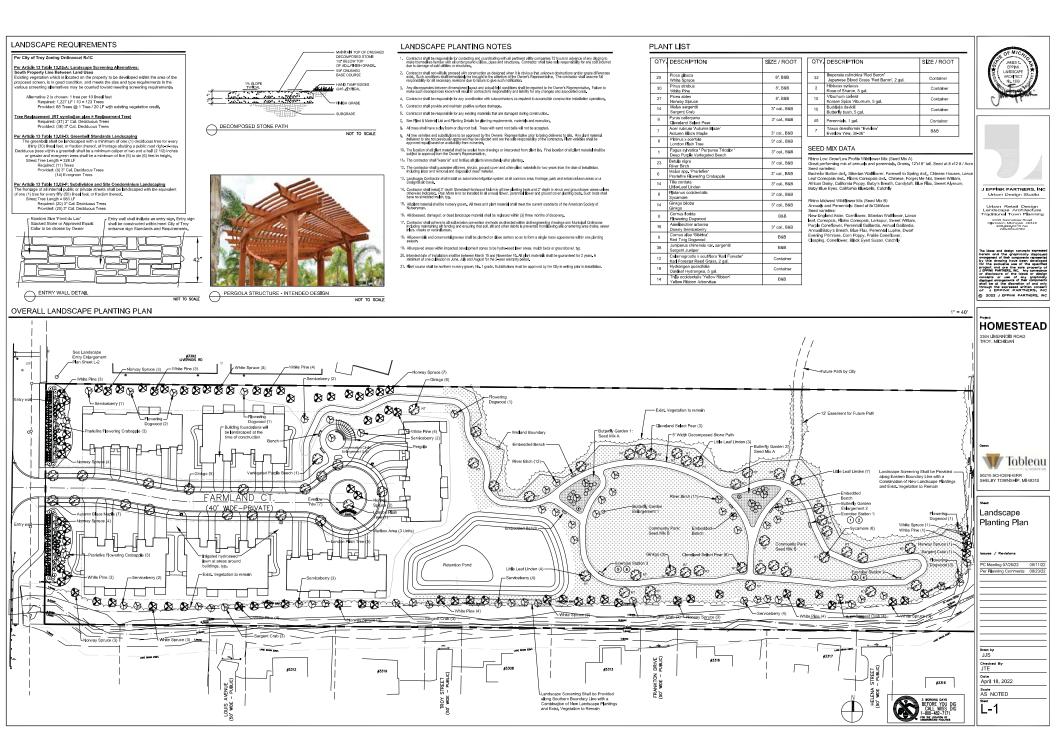


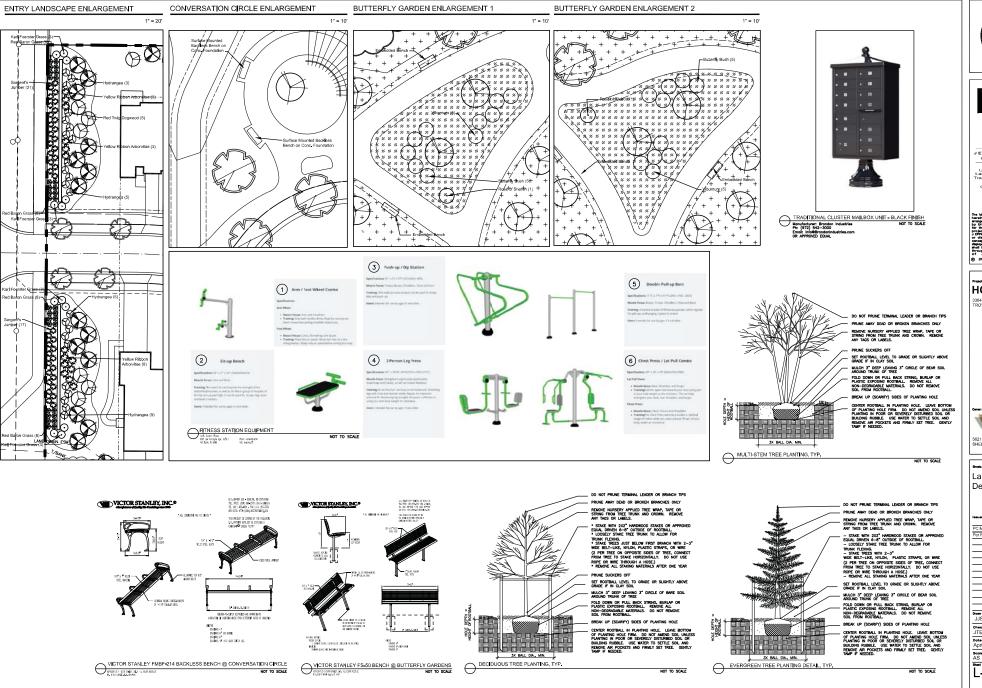




HOMESTEAD 3384 LIVERNOIS ROAD TROY, MICHSAN

ORIGINAL ISSUE DATE:
MAY 18, 2022
DRAWING TITLE
PRELIMINARY
PATHWAY PLAN









PPINK PARTNERS, INC Urban Design Studio

Landscape Architecture Traditional Town Plannin 9336 Sannabaw Rogs Clarkston, Michigan 48348 249-322-2416 fax

The Ideas and design concepts express herein and the graphically displays recognized if the component and the security of JEPHIN PARTICES, NC. Any conveyable displayed errorgaments of the component and the comp





Landscape Details

ues / Revisions

PC Mediang 07/26/22 08/11/22
Per Planning Comments 08/23/22

Down by
Lis

d By

JTE
Date
April 18, 2022

Scole AS NOTED

L-2

KEY

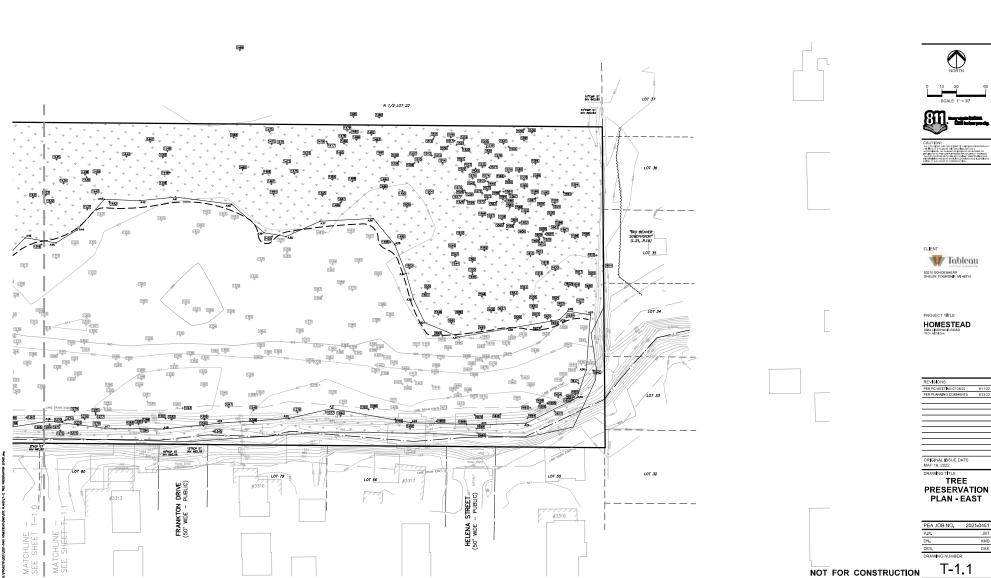
\*200 - Existing tree to to rewrit

\*200 - Existing tree to to de removed

\*200 - Tree Propertisarence













			COMMON NAME	LATIN NAME		COMMENTS	CLASS	SAVE / REMOVE		REPLACE
1001	B-M	3	Bilver-Massie	Astr-sesshorner	For		NAMA	R.	- 4	
1002	BM	18	Silver Maste	Aser sassborrum	Per .		NATANA NATANA	R.	¥.	-
1004	BM	7	Silver Maste Silver Maste	Acer sacoborners	Fee	_	NAVARANE	R	W.	-
1000	514	12	Sever Maste	Acer sacchornum	Gred		NVASAE	R		-
1000	NAME .	0		Acer sectionnum	Greed		NVASVE	, R		-
1007	ID/OW	14	None or Uspe Black Willow	Acer paranoides Sale high	Fier		NAMENT	- 6	¥	-
1000	But	6	Silver Maple	Activ sectioninum	Good	_	NASAE		v	-
1000	BM	7	Sever Maple	Acer asochernum	Fire		NVASNE		v	
1010	894	12	Sever Maple	Acer secthornum	Good		NAME	8	N	
1011	BM	10	Silver Maste	Acer sections	Fee		NVASVE	8	¥	
1012	D.M.	13	Saver Maple	Acer saccharrum	Greed		NVASAS	9	V.	
1013	BK.	15	Non-eider	Aper regundo	Fee		NAMA	R.	¥.	
1014	1544	0.8	Silver Maste	Astracostorum	Prom		NAMES	R.	¥.	
1015	BVNW	19.	Block William	Balk /rig/a	Fie	H2	NVINENS	R:	W.	
1014	B×.	112	Box-eider	Aper regundo	Fee		NAMES	R	¥.	
1017	BK.	3	Box elder	Aper-regundo	Peer		NAME	R	М.	- 1
4010	amw	45.	Black Willow	Salengu	Fee		NAMES	R	*	- 6
1010	844	6	Görer Maple	Aceracochoinem	Figur .		NAVABASE	R	W-	- 1
1020	BM	12	Silver Maple	Acer sacchairum	Par		NAMES	R	W.	+
1021	EM.	14	Silver Maple	Ase sesterner	Fee		NAME	8	и.	- 6
1002	B-M	18	Salver Mayre	Acer eacchoiners	For		NAMES	R.	*	- 4
1023		6	A revisari libri	Umus americana	Good		NVABANE	R	¥.	
1004	BK	6	Box-eider	Acer-regundo	Very Poor	1	NVNENE	R:	W.	
1025	BK	6	Non-eider	Acer regundo	Fise		NAME	R	W.	-
1026	844	10	Silver Mayre	Aderecobarrum	Good		NVAINE	B.	- 4	
1027	BM	34	tioner Maple	Acta secohornum	Geed		NAMES	R	¥	-
100%	BM	18	Silver Maple	Acer sacobornum	Geed		NAMA		×	- 1
1000	HK.	6	Box eider	Acer requires	For		NAMENE	н.	¥.	-
1000	844	42	Silver-Maple	Acte accolorinum	Good		NAMENE	R.	¥.	-
1031	But	7	Silver Mayle	Acer saschorinum	Peer		NAVASAVE	R	¥	-
1010	BM	14	Sever Mayre	Aser + cockoinum	Geed	_	NVASAE	R.	V.	-
1030	E E	18	Silver Maple A resisson Birn	Aper sapphornum			NVASAE	R	¥	-
1036	844	14	A rescon Sim Sever Maste	Assessossorium	For		NAVAGANG	R R	W.	
1036	BK	6	Day other	Ace to our			NAMENT	, R	*	-
1036	BK BK	42	Dox eider Box eider	Aper tegundo	Wary Poer		NVASAS	R.	W.	-
1036	LIFE.	24	White Multerry	Acentequado Monte elho	Foor Poor	100	NVASNE	R	-	-
1030	BK	10	Bio elder	Acer regundo	Peer		NAMA	- R	v.	-
1040	BK	12	Don-eider	Aper regunds	Peer	_	NAMES		¥	-
1041	PNI		Pla-Sherry	Prunus permuyivanica	Peor		MOODLAND	R	W.	-
1042	BM.	10	Silver Maple	Acer saccharrum	Fee	_	NVALINE	R	v.	-
1040	86	6.	Bloc elder	Aper-regunde	For		NAMES	R	¥.	
1044	LIMI	0	White Mulberry	Horse also	Fee		NAVABASE	8	¥.	-
1046	MAN	6	Vehicle bladberry	Morse also	Fee		NAMENE	R	W.	-
1046	BK	7	Box eider	Acer-regundo	Peor		NAME	R	¥.	-
1047	5144	0	Silver Maple:	Aper sappharmem	Peor		NVASANI.	R	¥	-
1046	D-M	113	Giver Maste	Acta concholmen	Good		NATIONAL PARK	R.		
1010	But		Silver Maste	Acer-specholows	Per		NAME	R	W	
1060	844	0	Sever Maple	Acer sacchorner	Good		NAMA	R.	W.	- 1
1961	844	04	Silver-Maste	Astradockorown	Good		NAMES	R	W.	
1062	844	12	Sever Maste.	Aser sasshorners	FW		NVASAE	R:	V.	
1043	BH	14	Silver Mayre	Astr sessbarrum	Good	ieli.	NAVAGANE	R	W.	- 4
1061	SHI	10	Silver Moule	Assessorboinum	For		NAMES	R	W-	- 1
1065	544	5.8	Silver Maple	Acer excohorinum	Good		NAMES	R	¥.	
1046	BM	3	Silver Maple	Assessassharinetti	Fee		NVABNE	R	¥.	
1017	SH4	142	Silver Maste	Acer saccharrier.	Good		NAMES	R:	W.	. 8
1066	BM	0	Silver Maple	Asersasobainum	Good		NAME	R	W	- 1
1060	644	6	Silver Maple	Acer sachorner	Fee		NAMA	B.	W-	-
1060	BM	142	Sever Maple	Astrosobornet	Good		NAME	R .	W.	
1061	844	14	Silver Maste	Asst excelorate	Fee		NAME	R	¥-	-
1040	844	18	Saver Maste.	Astr 4 as a barrior	Geed		NAMES	R:	W.	-
1060	iid	14	Silver Mayle	Aser sasskoinum	Good		NVASNE	R:	W.	-
1064		12	A revisar-Em	Umus americans	Fee		NAMA	R	¥.	
1065		.6	Americanitim	Liteus arrendano	Frei		NVNIIVE	R	¥	- 1
1066	BM	6	Silver Maple	Acer secolarinum	Geed	_	NVAENE	R	У.	-
1067	BK.	6	Box-eider	Aper-regundo	Pair		NAMES	R	16	-
1060	BK.	21	Box-eider	Aper regundo	Peor		NVASVE	R	V.	-
	BK	10	Box erder	Aper regundo	We'y Poer		NVABAR			
1071	BM	12	Silver Maste	Acer sacchorners Acer sepundo	Geed	_	NAME	R	¥	-
1071	B/W	24	Roc elder	Aper tegundo Salengra	Fee	-	NAMENE	R	V.	-
1070	BK	0	Black Willow Birs elder	Aper regundo	Poor	set	NAMENE		-	-
1076	MM4	2	White Multerry	Mone also	Geod		NAVABAR	B.	¥	-
1075	ID/W	12	Black William	Salenga	Fee		NAMENE	R	v.	-
1076	BMW	14	Black Willow	Salenga	Very Poor		NAVABAR	B .	¥.	-
1077	BANW.	14	Black Willow	Sale ngra	Peer	162	NAME OF	B.	¥.	- 1
1076	ph <sub>4</sub>		Placinary		For		WOODLAND	R.	W.	REPLACE
1079	844	18	Sever Maple	Acer sacchornum	Good		NATION	R	и.	-
1080	CT	25	Cottonwood	Populus delibides	Good		NVASVE	9	V.	- 2
1081	D-M	6	Sever Maple	Acer secohornum	Pier		NVASAE	9	v	
1082	BM	0	Silver Maste	Acer secohernum	Good		NVASVE	8	¥	-
1080	0.64	34	Diver Maste	Ace satthernum	Geed		NVASVE	8	¥	- 1
1084	NM	6	Norway-Maple	Acer paranoides	Great		NAMA	R	W.	
1085	BM	0	Silver Maple	Acer sacobarrum	Par		NVASAVE	8.	v	- 4
1086	844	14	Silver-Maple	Astr sossborrer	Good		NAMES	R.	¥.	-
1087	CT	19	Cetterny cod	Populus defordes	Geed		NVASVE	8	¥	- 4
1046	844		Silver Maste	Assessantainum	Fee		NAMES	R	W.	
1080	CT	0	Cottens odd	Populus deltoides	Fee		NVASVE		V	
1090	CF.	19	Cetterw cod	Pop.ilus. delbides.	Fire		NVNSVE	R.	y.	
1091	CF	16	Cofferw cod	Populus delibides	Good		N/ABVE	8	V	- 1
1092	Briw	25	Back Willow	Sale ngra	Per	×t	NAMA	9	¥.	-
1090	BM	15	Silver Maple	Acer secohernum	Pair		NAME	8	V	
1094	3148	15	Gever Maple	Acer secobornum	Good	×2	N/ASVE	9	V.	-
1095	814	0	Silver Maple	Acersacoborrum	Par		NAMA		V	-
1096	EM	0	Silver Mayle	Acer saccharrum	Fee		NVASVE	8	Ÿ	-
1097	BM	10	Silver Maple	Acer sacobornum	Good		NAME	R	- K	-
	EM	10	Silver Maste	Aser secohorinum	Good		NAMA	R	¥	- 4
1099		20	Cofferny cod	Populus definides	Geed		NASAS	8	V	- 1
1090	CT									

1101	BM	- 9	Siver Maple	Aper sappharhum	Geod		NVASNE		- V	- 2
1142	EM	13	Sever Made	Adm secohorhum	For:		NAMES OF	R .	¥	-
1100	66	16	Siberan Set	Unio punta	Foir-		NVNSNS	R:-	¥	- 1
1104	innw	20	Bac: Willow	flats rig/s	PW:		NVASNE	0	V	
1105		15	American film	Uma americano	Fire		NAMES	R.	V	-
1106	BK	8	Box etter	Aper regundo	Peor		NVASNE	- 1	i v	_
147	514	11	Silver Nach	Ader saccharinum	Geod		NAME	- 1	- v	
	114								1.0	-
106		18	Silver Maple	Ager saccharinum	Geod		NVAINE	1		
100	1144	15	Silver Maple	Acer secchartner	Geod		NAMES		¥	
101.01	BK	18	Box elder	Adminispando	Por:		NAMES	K:	¥	
1845	66	12	Siberian Em	Umas pures	Fee:		NAMENTE	Ř.	¥	
914	BK	168	Bion-eider	Acer requires	For:		AWINE	6	W	- 2
1113	ID/YW	30	Black Willow	Salkings	Per		NVASAR	R:	V	-
NA.	BK.	18	Bios elder	Acer regurdo	Neor		NAMES	R.	- W	-
414	844	12	Since Assule	Acer-societism	Poin		NATIONAL		- 4	-
13.16	BINNW	18	Back Willey	Sale nigra	Bear		Nechanie	8	- W	-
1117	BK	9	Box etter	Acer regundo	Fee		NVASNE	6	V.	
										-
1110	BK.	0	Siver Maple	Acer hepatide	For		NVASVE	R	- W	-
	344	7		Acer saccharbum	Peir		NAMES	8		-
1120	844		Silver Maple	Acer saccharinum	PW		NVASAR	8	¥	-
1121	DVW.	16.	Blas i Willow	Salk ng/a	Par		NVASNE	- 1	- ×	
1122	544	.6	Silver Maple	Ager sacchartrum	Pair		NVAJAVE	6	V	
1123	844	140	Sever Asspte	Ader-socchartners	Good		NAMES	В.	¥	
1124	EM	9	Street Maple	Ader seddherfrum	Per		NAMES	6		- 4
1125	EM	6	Silver Maple	Ader saccharinum	Per		NVASAR	6		
1126	0.44	12	Silver Naple	Actir secohorinum	Geod		NVASAR		V.	
1127	114	7	Silver Maple	Ager separation	Fair	xt.	NASAE	- 6	10	1
1120	100	17	Sterier Des	Umus pursa	Geod	-41	NVASNE	- 1	- 2	-
1120	67			Populus delibilies	Good		NAMENE	8		-
	BOW	23	Cotwow cod	Pagratia percebes	Reor					-
1130		16	Black Willow	Sale ngra			NVALENE			-
1685	BK	110	Box-eider	Acet repares	For		NAME	R:	¥	
4480.	lik		Sico-eider	Acer requires	FW		NAMES	R		-
1133	BK	6	Box elder	Acer regards	Neor		NVAINE	E	¥	
1194	enw	18	Many + William	Sale ngra	Very Poor	0695	NVNSNB	R:-	W	
1135	WW	13	BlackWillow	Salengra	Pair	55	NVAINE	R	W	-
1136	BK -	18	Box elder	Aper hepundo	Par		NVASAE	R.	V	-
1187	aww	12	Bloo - Willow	Sale mg/s	Peor		NAMES	R:	- V	-
1130	BYW	13.	Bas i Willow	Salk ng/s	Very Poor	cess	NVASAE	80	· ·	-
1180	Brow	18	Bas : Wiley	Sale ng s	Polit	oess at	NAMENT		- č	-
	644									-
1140		15	Stren Maple	Aser-socoborinum	Foir	arb.	NAME	B.		-
1181	BWW.	18	Blac+ Willow	Galle Ingra	For:		NAMA	R		- 5
1142	aww	18	Blace Willow	Salengra	For:		NAMES	F	¥	- 1
1145	BK		Box etter	Acer regundo	Pair		NAMENS	R:	¥	
1184	BK	19.	Box etter	Acer regurido	Good		NVABAR	R:	V	- 2
1140	avw.	14	Black William	Galengra	Pair	m2	ANNUAL VIEW	R:		-
1146	BK.	12	Ditto Miler	Acer regures	Por		NAMES	8	W	-
1147	SA	6.	Green Aub	Frankus ge Insylvanica	Poir		NewNational	8		- 7
1140	BK	7	Box elder	Acer regundo	Peor		NVNSNE	8		-
1149	844		Silver Ataple				NVASAE	R.		-
1149	800	12	Siberian Em	Ager specharinum	Good		NAMENE	R.	- 4	-
1140				Umas partis		-				-
1885	aww	18	Bioc Willow	Salengra	Par	143 1	NVAINE	R:	¥	
1152	8.44	15	Sever Maple	Acer seccharisum	Par		NVASNE	R	- 8	
4140	844		Silver Maple	Asses a cook or thurn	Rece		NVNINE	R		
41.54	66	44	Siberan-Bird	Uman-puris	For-		NAMES	K .		-
1146	100	26	Siberian Elec	Umus pures	Good		NAVABARE		V	
4146	BK	12	Bion-eider	Acer reputes	Per		ANALIANSI		W	-
1147	mw.	17.	Bac (Willow)	Salengra	Pair	iet.	NVASNE	R	¥	-
11.50	BK	7	Son elder		Pair.		NAME	R.	- W	-
1140	BK.		Stor eider	Acer requires Acer requires	Par		NAME	8	- 2	-
*****	LIN.			Acces - responses	100		PROPOSITION			_
1160		6	White Malberry	Morat-allio Aper negundo	Por:		NAMES			-
1165	BK	ŵ	Bios etter	Apar regurdo	Feb		NAMES	R.	¥	
1162	MW	6	WithMuberry	Morat-alto	For:		Northine	R	¥	
1165	BK.	7	Box-elder	Acer regundo	Very Poor		NAMANE	R	- 14	
1164	144		Norw by Maple	Acer pasanoides	Good		NAMANA	R :	¥	- 2
1145	844	112	Stret Maple	Acer socclarium	Good		NVNSNS	R:	- V	-
1166	BK	7	Box etter	Aper regundo	Peor		NVABARI	R.	V	-
1167	84		Box etter	Acer-repute	Peor		NAMES	B.	- û	-
1160	BK	23	Box etter	Acer regures	Geod		NVASAE	R:	- v	
1160	BM	19	Sirver Maple	Ager sagglerinum	Geod		NAME			
1100	BK.	26	Box etter	Acer reputes	Fee		NAVAGENE		- 2	-
1171	BM BM	20	Silver Maple	Access required	For	at.	NAMES	R	1 5	-
1172		9	gever naphi	Acer seccharisum		301	ANALASI MARANA	R	*	-
	E44	2	Silver Maple	Ager-sasshartrum	Pair		NVASVE	-	¥	-
1173			American Em	Umus americano	Good		NAMES		- 1	
MH.	844	22	Sirver Maple	Ader saccharinum	For		NAME	R.	¥	-
11.75	544	19	Silver Maple	Ager specturinum	Geod		NVASAS	R:	V	
1176	544	14	Silver Acapte	Astr-socialistrum	Georg		NVNINE	R:	¥	-
1177	EM.	40	Silver Macks	Ager-sacokarinum	Fee		NAMES	R.:	¥	
1176	844	6	Sirver Maryle	Astr sootharium	Poir		NAMES	61	¥	
1179	BK	18	Box elder	Acer regunds	For		NAMES	R	V	-
1180	10%	15	Back Valvut	Jugiana nigra	Good		MODOLAND	R.	- V	REPLA
1881		6	Armenan fire	Una mercero	Good		NAMES	B .	-	
182	10.	13	Silperior Elec	Uma puris	PW.		NAME		- 0	1
140	844	12		Anna partil		124	NAMENT	- 6		-
			SirerMaple	Ader social from	Good	143				-
141	844	142	Silver Maple	Assr-sockarinum	Good		NAMENE	R	¥	
185	544	20	Silver Naple	Ager sacchartnum	Geod		NVASNE	R.	- 2	-
186	844	18	Silver Maple	Aper-sapphartnum	Good	HG	NAMES	R:		-
147	HK	13	Hathberry	Celtis occidentalis	Good	10.0	LANCHARK	8:	¥	REPLA
180	844		Street Maple	Ager saccharbum	Feir	- 1	NVASANS	R	¥	- 2
140	544	48	Silver Maple	Appreciation	Por	H2	NAMES	R.	¥	- 4
190	514	6	Sever Naple	Ager sepakerhum	Geod		NVASAR	8	- V	
190	844	18	Sire Made	Ager specification	Georgi		NAMES	8		_
	SM		Sirver Assole		Geod		NAMES AND THE PROPERTY OF THE P	8		-
	EM	20		Ager saccharhum		27		R		-
			Silver-Maple	Astr-sosshorinum		ret.	NAME		W.	-
1440	844	42	Sever-Morphs	Acer-soccharinum	Good		NAMES		- 4	-
1144	BK	11	Box etter	Acer regundo	Very Poor		NVASAR	R.:	V	
1195 1195			Silver Mode	Ager-saucharhum	Good		NVALINE	R:	- 6	
1195 1196	844	18						R		
1195 1196		18	A rescontile	Ulmus-americans	Peor		NAMES	R	- 6	
1195 1196 1197	844	48		Ulmus-americano Acer socclarinum	Peor		NVALINE	R R	V	-
1192 1195 1196 1196 1197 1190	E E	48	A rescon tim Silver Maple Silver Maple	Ager sagglerinum	Peor Pair Good		NATION NATION			=

12002	BK		Box-eiter	Acer-regurdo	Very Poor		NAMA.	R.	W	
		21	American Em	Unus-americano	Good		NAME	R .		-
1200	BK.	- 6	Box etter	Acer requires	Wery-Poor		NAMA	R:	- 16	
1204	BK.	20	Blow enter	Acer regundo	Good		NAMA	R:	W.	-
1205		45	American Itim	Umin americans	Good		NAMES	R.:	Y.	-
1206		44	American Birn	Unus errensens	Per		POWENT	81	*	-
1207	BK	16.5	Box eiter	Aper regundo	Pair		NAMA	К.	×	-
1206	97%	0	Black Visitrat	Jugiana riigra	Good		MODOLAND	В.	¥.	REPL
1200	EM	9.6	Sirer Mode	Ader soccharinem	Por	26	NVASNII	R	W.	-
123101	BK		Box eider	Acer regundo	Peor		NAMES I		W.	-
1211		11	Aresion Em	Unus-arrensess	Pair	μt			, K	
1212	97%	10	Black Vehicle Black Vehicle	Augiana nigra	Good		MODOLAND MODOLAND	0	V V	-
1214	SM SM	10		Agens rigre Ager sappharinum	Fair		NVASAS	- 0	- ×	-
			Silver Maple							Η.
1215	E	10	Arterion Dm	Umus amendana	Per		NAME NAME		Y.	-
1216 8247	EM	14	American Bro Silver Maple	Assertance Assertance	Pair Fair		NAMA	- 1		-
1216	BK		Blos eider	Acer regundo	For:		NAMA	- 6	-	1
1216	BK		Box eiter	Acer regundo	Per		NAMA	B.	V.	<del>-</del>
1220	BK	0	Box effer	Acer tepundo	Pair		NAMES	8	· v	t -
1001	BK		Box erder	Acer regundo	Foir:		NAMANE .	8	×	_
102:50	KK	112	Siberian Em	Umus pumia	Pair		NAME	R	V	_
4220	86.	6	Box error	Acer-repures	Por.		NVMN4	E.	W.	_
12:24	BK.	6	Box eiter	Alber hegundo	Pair:		NAMA	R:	×	
1226	BK	.0.	Box eiter	Aper regundo	Per		NAMA	R	¥!	_
4226	544	54	SeverAsple	Asse sosshorinum	Foir		NAME	е.	- 16	_
1237	BM	45	Silver Maple	Acer sacoharinum	Good		INVAINA	E:	16	_
1228	BK.	6	Dos eiter	Acer-regundo	For:		NAMA	R		_
1239	891	3	Sterar Be	Union punto	Peor		NAMAGE	R:	*	_
1210	BM		SeverMaple	Acer saccharinum	Par		IMMME	8	¥	_
4200 4200	BK. BM	3 14	Box etter	Acer regures	For		NAME NAME NAME NAME NAME NAME NAME NAME	R R	¥.	-
1210	BWW	14	SilverNocks	Ader ecohorinum	Good		NAME BARNA	R	- K	-
	BWW	34	Base Allow	Salkingra	Peor		NAMES OF THE PARTY		- E	Η.
1214 1216	BWW	11.2	Base May	Salengra Salengra	Fair		BANKAN I		- W	<del>-</del>
1216	BX	6	Block Millow- Block either	Acer requireds	Pair		NAMA NAMA	R)	- K	<del>+ -</del>
12187	BK.		Bio eller	Acer regundo	Plan		NATIONAL BANGSANA	-	- 2	<del>-</del>
1230	BWW	11.	Bassinia	Salkingra	Wery Poor		NAMA	R.	· ·	-
1210	BK	1	Box errier	Acer requires	Phor		NAMA		-	<b>—</b>
1240	avw	16.6	Bassidee	Galengra	For		NVAINE	8.		
1241	BM.	6	Silver Maple	Acer sacoharinum	Good		NAMES	R.	¥.	T-
4240	BK	16.5	Doc-eries	Acer-requirés	Heor		NAMES OF			1
1240	BK	6	Box wifer	Acer regundo	Peor		NAME	R:	×	_
12044	BK	-0.	Box eiter	Acer regurdo	Pair		NAMA	R	V.	_
4244	BK.	44	Box-enter	Acer-requireds	Pair		SAMONE .	8		
1246	BWW.	14	Black Willow	Galengra	Wery-Poor		NAMA	E .	. K	_
1247		. 8	American film	Unio-arrendano	For		NAMA	R .	ν.	
1240	BM	6	Strectwick	Alter sacchartnum	PW		NVMINE	6	V.	
1249	SM	8	Silver Traple	Ader saccharinum	Per		NVASNE			
1246	BK	14	Box eiter	Acer-regundo	Very Poor		NAMA	8	¥.	-
12.51	SWW	34	BackWay	Sels nigre	Per		NVMSVE	6 R	Y.	-
12040	BM	11	Sterar tim Strer Wale	Umus pumis	Peor		NAMA	6		-
1250	SM	0	Serer Maple Serer Maple	Ager separation Ager separation	Par		MASNE	6	V.	-
1246	897W	0	BackWillow	Sale ngra	Par		NAME		-	-
12.66	CT	21	Coffena cod	Popular delibides	Good		NAMA		1	1
10147	BM.	6	Silver Maple	Acer seccharinum	Good		NAME	1.	· v	
12.50	514	0	Silver Maple	Aper saccharinum	Per		NAME		· v	1
12.59	BK.		Doc eiter	Acer (wpunds	Per		NASAE		V.	1
1200	BK.	8	Box sitter	Acer regundo	Peor		NAMA		v	1 .
1241	BK.	6	Box eiter	Aper regurdo	Par		NAMA	R:	- 10	_
12002	60%	54	Black Weinst	Agans-rigra	Good		WOODLAND	R.	W.	REP
12965	648	11.6	Silver Maple	Acer sacobarinum	Pair		NAMA	F	- 6	_
1264	arm.	11.8	Black Vehrut	Agims rigra	Good		WOODLAND	# C	¥	ARF)
12/65	eww.	11.6	Blace Willow	Salengra	Wery-Poor		NAMANE	R.	¥.	
12166	10YYW	31	Black Millow	Salkingra	ivery Poor		NAMA	8	ν.	
12007	SM	112	SererWate	Activ saccharinum	Par		MASNE	6	¥.	1
1200	BM	6	Sirver Waste	Acer saccharinem	Par		MASNE		¥.	-
	BM	3	Sirver Maple	Acer saccharinum	Par		NAMA	6	8	-
1249	GT BK	13	Cottony odd	Popular Selbides	Good		NAME NAME	6.	×	-
1270		11	floo elder Cottone odd	Acer regundo Populus delloides	Par Good		NASAE NASAE		, v	1
1279 1271			Cottona odd Sirver Macke	Acer saccharinum	Par		NAMA		· ·	1
1270	CT	95								1
1279 1271 1272	CT		Communicati	Popular deligites	Good	w1	NAMA		- V	•
1279 1271 1272 1273 1274	CT BM	95		Popular defoides Acer saccharinum	Good	M1	NAMA NAMA	8	¥	
1279 1271 1272 1273 1274 1275 1276	CT BM CT BM CT	10 21 0 25	Cottons cod Sitrer Naple Cottons cod	Acer seccharinum	Good	H1	NAMA NAMA NAMA			
1279 1271 1272 1273 1274 1275	ET BM CT BM	1) 21 6 25	Cottons cod Sitrer Naple Cottons cod		Good	HT.	NAMAGE	8	V.	
1279 1271 1272 1275 1276 1276 1276 1277	CT BM CT BM CT	1) 21 6	Cottona cod Silver Maple Cottona cod Silver Maple	Ager saccharinum Populus derbides Ager saccharinum Ager saccharinum	Good Good Good	at.	NASAE NASAE NASAE NASAE	8 8 8	V.	
1279 1271 1273 1275 1276 1276 1276 1276 1276	CT BM CT BM CT BM BM BM	10 21 0 25 10 10	Cottons cod Sin er Maple Cottons cod Sin er Maple Sin er Maple Sico eider	Acer sectionism Popular debides Acer sectionism Acer sectionism Acer sectionism Acer sectionism	Good Good Good Good Paor	a1	NAME NAME NAME NAME NAME NAME NAME NAME	15 15 16 16 17	v v v	
1279 1271 1272 1273 1274 1276 1276 1276 1276 1276 1276	CT BM CT BM CT BM BM BK BK	1) 21 0 25 1) 1) 6	Cottons cod Sin er Naple Cottons cod Sin er Naple Sin er Naple Sico eider Sico eider	Acer sectharism Popular delbides Acer sectharism Acer sectharism Acer sectharism Acer sectharism Acer sectharism	Good Good Good Good Pleor	м	NVASVE NVASVE NVASVE NVASVE NVASVE NVASVE NVASVE	5 5 5 6 0 10	K. K.	
1279 1271 1272 1273 1274 1275 1276 1277 1276 1276 1280 4341	CT BM CT BM CT BM BM BK BK	1) 21 6 25 1) 1) 6 1)	Cottons cod Sirver Maple Codens cod Sirver Maple Sirver Maple Sicce etter Sicce etter Sicce etter	Acer seccharinum Populus delibides Acer seccharinum Acer seccharinum Acer requiredo Acer requiredo Acer requiredo Gelle regrei	Geod Geod Geod Geod Peor Peor Pae	at .	NAME NAME NAME NAME NAME NAME NAME NAME	15 15 15 15 15 15	V V V V V V V V V V V V V V V V V V V	
12/70 12/71 12/72 12/73 12/76 12/76 12/76 12/76 12/76 12/76 12/80 42/84 12/86 42/84	CT BM CT BM CT EM BM BK BK BK	1) 21 0 25 1) 1) 6 1) 8	Cottons cod Sirver Napte Cottons cod Sirver Napte Sirver Napte Siccuster Siccuster Sirver Napte	Ager saccharinum Populus defloides Ager saccharinum	Geod Geod Geod Geod Picor Picor Fise Geod	at	NAMEDIE NAMEDIE NAMEDIE NAMEDIE NAMEDIE NAMEDIE NAMEDIE NAMEDIE NAMEDIE NAMEDIE	\$ 6 8 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	K. K	
1279 1271 1275 1275 1276 1276 1276 1276 1276 1286 1286 1280	CT BM CT BM CT EM BM BK BK BK BK	1) 21 0 25 1) 1) 6 1) 8 1) 8	Cottons cod Silver Maple Cottons cod Silver Maple Silver Maple Silver Maple Silver Maple Silver Maple Silver Maple	Ager septiaritism Papular debades Ager septiaritism	Good Good Good Ploor Ploor Plan Good Good	x1	NAMENE NAMENE NAMENE NAMENE NAMENE NAMENE NAMENE NAMENE NAMENE NAMENE NAMENE	5 6 6 70 10 10 10 10 10 10 10 10 10 10 10 10 10	V V V V V V V V V V V V V V V V V V V	
12/70 12/71 12/72 12/73 12/74 12/75 12/76 12/76 12/76 12/76 12/76 12/76 12/80 12/80 12/80 12/80 12/80	CT SM CT SM CT SM SM SM SK SK SW SM SM SM SM	10 21 0 25 10 10 10 10 11 10 10 11	Gottens cod Silver Maple Cottens cod Silver Maple Silver Maple Silver Maple Silver Maple Silver Maple Silver Maple Silver Maple	Ager saccharinum Papulas debodes Ager saccharinum	Geod Geod Geod Peor Peor Fae Geod Geod Geod	Ж	NAME NAME NAME NAME NAME NAME NAME NAME	5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	K. K	
12/70 12/71 12/72 12/73 12/74 12/75 12/76 12/76 12/76 12/76 12/76 12/80 12/80 12/80 12/80 12/80 12/80	CT BM CT BM CT EM BM BM BK BK BK BW BM BM BM BM BM	10 21 0 25 10 10 10 10 11 10 11 10 11	Cottons and Silver Maple Cottons and Silver Maple Silver Maple Silver Maple Silver Maple Silver Maple Silver Maple Silver Maple	Acer sectorism Reputs deticles Acer sectorism	Geod Geod Geod Picor Pic	Ж	NAME NAME NAME NAME NAME NAME NAME NAME	5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	V V V V V V V V V V V V V V V V V V V	
12/10 12/11 12/15 12/15 12/16 12/15 12/16 12/15 12/15 12/15 12/16	CT BM CT BM CT EM BM BK BK BK BM	10 21 0 25 10 10 10 10 11 10 11 10 11 10 11	Cottons, cold Silver Maple Cottons, cold Silver Maple Silver Maple	Ader seicherheim Repute dettodes Ader seicherheim Ader seicherheim	Good Good Good Picor Picor Picor Good Good Good Pior Picor	at .	NAME NAME NAME NAME NAME NAME NAME NAME	5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	6. 6. 6. 6. 6. 6. 6. 6. 6. 6. 6. 6. 6. 6	
1279 1271 1275 1275 1276 1277 1276 1276 1286 1286 1286 1286 1286 1286 1286 128	CT SM CT SM CT SM SM SM SM SM SM SM SM SM SM SM SM SM	10 21 0 25 10 10 10 10 11 10 11 11 11 11 11 11	Cottons codi diner Mupie Comers codi diner Mupie Diner Mupie Box etiter Box etiter Diner Mupie Diner Mupie	Acer secchariment Poulus desiches Acer secchariment Acer seccharime	Good Good Good Ploor Ploor Plan Good Good Fair Ploor Good	PK.	NAME NAME NAME NAME NAME NAME NAME NAME	6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6	#2 #2 #2 #3 #4 #4 #4 #4 #4	
1279 1271 1275 1275 1275 1275 1275 1275 1275	CT SM CT SM	10 21 0 25 10 10 10 10 10 10 10 10 10 10 10 10 10	Cottons cod Sincer Majob Cottons cod Sincer Majob Sincer Majob Sinc	Acer seccharitum Rejula delibides Acer seccharitum Acer s	Good Good Good Paor Poor Far Good Good Far Poor Good Far Poor		NAME NAME NAME NAME NAME NAME NAME NAME	6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6	A A A A A A A A A A	
1279 1271 1271 1271 1271 1271 1271 1271	CT BM CT BM CT BM	10 21 0 25 10 10 10 10 10 10 10 10 10 10 10 10 10	Cottons and direct Major Cottons and Direct Major Direct Major Blook of Major Blook of Major Blook of Major Direct Major D	Acer socitarium Popula delibites Acer sociharium Acer socihari	Good Good Pace Pace Good Good Pace Pace Good Good Face Pace Good Face Pace Very Pace	at	NAME NAME NAME NAME NAME NAME NAME NAME	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	** ** ** ** ** ** ** ** ** ** ** ** **	
1276 1271 1275 1275 1275 1276 1276 1276 1276 1276 1286 1280 1280 1280 1286 1286 1286 1286 1286 1286	CT BM CT BM CT BM	10 21 6 10 10 10 10 10 10 10 10 10 10 10 10 10	Certains, codi diliner Ma ple Codennis codi diliner Ma ple diliner	Acer seccharment Popular sericher Acer seccharment Acer s	Good Good Good Paor Poor Far Good Good Far Poor Good Far Poor		DUVARNE DUVARN	6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6	**  **  **  **  **  **  **  **  **  **	
1279 1275 1275 1275 1275 1275 1275 1275 1276 1286 1286 1286 1286 1286 1286 1286 128	CT BM CT BM CT BM	10 21 0 25 10 10 10 10 10 10 10 10 10 10 10 10 10	Cetterin codi diliver Ma ple Codernin codi diliver Ma ple diliver	Acer sochammen Acer s	Good Good Good Paor Peor Peor Good Good Good Good Far Peor Far Peor	at	BUYARNE BUYARNE	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	** ** ** ** ** ** ** ** ** ** ** ** **	
1276 1271 1272 1273 1274 1274 1275 1276 1276 1276 1286 1286 1286 1286 1286 1286 1286 128	CT BM CT BM CT BM	10 21 0 0 22 1 1 2 1 2 1 1 2 1 1 2 1 1 2 1 1 2 1 1 2 1 1 2 1 1 2 1	Certains, codi differe Ma pla Continue, codi differe Ma pla Defene Ma pla Dece Mape Boo eliber Boo eliber Bor eliber Boo eliber	Acte sectionment Acte s	Good Good Good Peor Peor Good Good Feor Good Feor Good Feor Feor Feor Feor Feor Feor Feor Feor	at	BUYABAYE	6 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#: #: #: #: #: #: #: #: #: #: #: #: #: #	
1279 1275 1276 1276 1276 1276 1276 1276 1276 1286 1286 1286 1286 1286 1286 1286 128	CT SM	10 21 0 0 25 10 10 10 10 10 10 10 10 10 10 10 10 10	Cottons cod title er Ma ple Cottons cod Silver Ma ple Silver M	Acre sections of the property	Good Good Good Poor Poor Poor Good Good Fair Poor Very Poor Poor Poor Poor Poor Poor Poor Poor	at	BUYASIVE BUY	6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6	# # # # # # # # # # # # # # # # # # #	
1276 1271 1272 1273 1274 1274 1275 1276 1276 1276 1286 1286 1286 1286 1286 1286 1286 128	CT BM CT BM CT BM	10 21 0 0 22 1 1 2 1 2 1 1 2 1 1 2 1 1 2 1 1 2 1 1 2 1 1 2 1 1 2 1	Certains, codi differe Ma pla Continue, codi differe Ma pla Defene Ma pla Dece Mape Boo eliber Boo eliber Bor eliber Boo eliber	Acre sechannung Acre sechannun	Good Good Good Paor Poor Poor Good Good Par Noor Good Far Noor Good Far Noor Far Noor Far Noor Far Noor Far Noor Far Noor Far Noor Far Far Far Noor Far Far Far Far Far Far Far Far Far Fa	art x2	BUYABAYE	6 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	#: #: #: #: #: #: #: #: #: #: #: #: #: #	
1270 1271 1272 1273 1275 1276 1276 1276 1276 1276 1276 1276 1286 1286 1286 1286 1286 1286 1286 128	CT SM CM SM	10 21 0 21 0 21 1 1 2 1 1 2 1 1 2 1 1 2 1 1 2 1 1 2 1 1 2 1 1 2 1 1 2 1	Cottons cod (See "Maybe Cottons cod (See "Maybe See "Maybe (See "	Acts sections with Payaba settled Acts sections with Acts sections Acts sections Acts sections Acts sections Acts sections Acts sections Acts sections Acts sections Acts sections Acts sections Acts accomment accomment Acts accomment Acts accomment Acts accomment Acts accomment accomment Acts accomment	Good Good Good Paor Paor Paor Good Good Good Good Paor Good Paor Paor Paor Paor Paor Paor Paor Paor	at	BAYASIVE	6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6	A: A	ADPL
1270 1271 1272 1273 1276 1276 1276 1276 1276 1276 1276 1276	CT SM	10 21 0 25 1	Cottons cold Give * Maybe Cottons cold Give * Maybe Give * Maybe Blox eliter B	Acre sechanismos Acre sechani	Good Good Good Poor Pae Good Good Good Good Far Good Far Far Hope Far Hope Far	art x2	BUYESTYEE	6 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	# # # # # # # # # # # # # # # # # # #	MOFY
1270 1271 1272 1270 1270 1270 1270 1270	CT SM CT	10 21 0 21 0 22 1 1 2 2 1 1 2 2 1 1 2 2 1 1 2 2 1 1 2 2 1 1 2	Cottons cold  Continue  Cold  Continue  Cold  Continue  Cold	Acre sections of the control of the	Good Good Good Peor Poor File Good Good From Poor File From Poor File File File File File File File File	art x2	BUYASIVE BUY	6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6	# # # # # # # # # # # # # # # # # # #	MON
1270 1271 1272 1273 1276 1276 1276 1276 1276 1276 1276 1276	CT SM	10 21 0 25 1	Cottons cold Give * Maybe Cottons cold Give * Maybe Give * Maybe Blox eliter B	Acre sechanismos Acre sechani	Good Good Good Poor Pae Good Good Good Good Far Good Far Far Hope Far Hope Far	art x2	BUYESTYEE	6 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	# # # # # # # # # # # # # # # # # # #	MON







HOMESTEAD 3384 LIVERNOIS ROAD TROY, MICHSAN

REVISIONS	
PER PC MEETING 07/26/22	8/11/22
PER PLANNING COMMENTS	8/23/22
-	
ORIGINAL ISSUE DATE:	
MAY 18, 2022	
DRAWING TITLE	
TREE	
PRESERVAT	ION
	ION
LIST	

1964 1962 1960										
	EWW	12	Block Allique	Sale regra	Paor		NAME	R.	¥-	-
1300	EVW	11	Black (Allow	Salk rigra	Poor		NVASNE	R	V.	
	EWW	48	Bassillow	Salverigra .	Hapr		NAMA	R:	W-	
1304	BK	4	Box eiter	Aper required	Fair:		NAMES	R	W.	
1305	BK	6.	Box elder	Acer regundo	Paor		NAME	R	ν.	
1300	BM	43	Silver Maple	Acer excohorinum	Fee		NAME	R.	W-	
1997	BM	18	Silver Maste	Astr socchartrum	Good		NAMES	B.	v.	- 1
1306	BM	16	Silver Maple	Acer saccharitym	Fair		NAMA	R	V.	
1300	8WW	18	Base Allow	Sale rigra Sale rigra	Hoor		NAME	R.	¥-	
1310	RWW	16	Base Wee	Salk rigra	For:		NAME	R.	¥.	
1011	EWW	12	Back New	Salv rigra	Peor		N/ASME	R	v	
1012	BM	18	Silver Made	Astr 4000hortnum	Good		NAVAME	B.	¥-	- 4
1315	EWW	18	Black Allow	Salk rigra.	Roor		NAVADAGE	R:	ν.	
1964	BAI.	12	Silver Maple	Asse soccharinum	Fair		NAME	R	W.	- 4
4345	EM.	.0	Silver Maple	Acer-socchartnum	Wery Poor		NAVAGNE	p.	V.	- 7
1316		0	American Elm	Unus arrendaes	Peor		NAVNENSE	R:	¥.	0.00
1917	BOW	12	Black Wolfred	Agananigra	Good		MOCODLIMO	R.	¥.	REPLACE
1018	DA		Green Aub	Fracinus ple topy transco	Page.		NACHARASI		V.	-
1310	WW	0	White Malter my	Monus also	For		NATALINE	p.	V.	-
1320		12:	American Elm	Unus arrentees	Fair.		NATABASI	pi .	V.	- 7
1001	HW.	142	Back Votes	Aganings	Good		MODDLIMD	я		REPLACE
1322		3	American film	Umus arrendass	Pair:		NAMENT	R:	V.	-
4000	4	42	American Elm	University and	Good		NAME	В.	¥.	-
1324	IW	48	Black-Wohnut	Agaserigea	Good		WOODLAND	R.	V.	REPLACE
1325	BK	12	Box war	Aper regundo	Far		NA/AUDARE	В.	V	-
13/26	BK	3	Box eider	Acer regundo	Fair		NAME		- K	-
1927	BK.	12	Box eiter	Aper regundo	Paor		NAME	R	v	1
1320	BK BK	12	Box eiter	Aper regundo	Fair		NAME	p.	¥.	-
4320	BM .	6	Silver-March	Astr-sosshortrum	Very Poor	6604	NAME		-	-
1330	DEAL STATE	12	Buck Wahrel	Agentages	Good	-	WOODLAND	8	v.	REPLACE
1331	BW	12	Back Weltur	Aganings	Good		WOODLAND	B.	÷	REPLACE
133	EWW.	12	Book Walley		Rece		NAME	R R	*	- nereval
1000	BK.	9.0	Box eller	Galle regro Acer regundo	Paor Paor		NAVASNE	B B	- V	-
1334	BW.	0	Back Yeshor		Good		WOODLAND	- 2	-	REPLACE
134×	BW.	10	Bush-Wohres Bush-Wohres	August riges	Fair		WOODLAND	8	¥.	REPLACE
1335	BW.	13	Box sider	Auguma nigea Apar negundo			N/ASNE	R R	v.	mercAGE
1335	BK BK	15	Box Miler	Aper regundo	Fair Paor		NAME OF THE PARTY	R R		-
			Box elder	Acer-requirido Acer-requirido		-	NAME		¥.	-
1336	BK.	42	Box eider	Acer-requires	Par	W	AVADAM	я.	¥.	
1330	BK	12	Box etter	Aper regundo	Very Poor		NAMAN	ji ji	. K	
1340	BNV.	6	Black Wellfull	dugana nigra	Fair		MOODLAND	R	V	REPLACE
1341	BM	11	Silver Maple	Ader seccharthum	Par		N/ASNE	8		
1542	BM	18	Silver Maple	Astr sechatrum	Good		NAME	6	V	-
1347	BK	12:	Box eiter	Aper regundo	wery Poor		NAME	6	V	
1344	BM	12	Silver Maple	Aster saccharitrum	Good		NAME	8	V	
1345	SM	7	Silver Maple	Acer seccharitrum	Good		N/ASME	6	V	
1346	811	18	Siberur-Eins	Ulmus puesta	For		NAME	R.	W-	-
1347	BK	15	Box waer	Aper regardo	Par		NUTABINE	- 6	¥	- 4
1340	BK	16	Box sider	Aper regundo	Fair		NATALISME		- K	
1349	EM	7	Silver Maple	Acer seccharinum	Good		NAVASINE	10	ν.	- 2
1360	BK	7	Box elder	Apar regundo	Fair		NASNE	6	V	
4361	EWW	44	Black Alliber	Galle Hights	Reor	145	NAMES	p.		- 6
1362	EWW	18	Back (Now	Salv rigra	Peor		NAME	R	V	- 8
1965	BK.	45	Box eider	Apar regundo	Wery Poor		NAME	R.	¥.	
1361	EDVAW!	16	Bass Allow	Salk rigra	For:					
1345							FA/ASS/ED	R.	V.	
	BK	1.8		Apar Avoundo		ari ari	NAME NAME	R R	V.	-
1346	BK		Box elder	Apat Aegundo	Fair	Mi Mi	NAVASNAS			-
1346	EWW	24	Box elder Black Allow	Aper-regundo Sale regra	Fair Poor		NAME NAME NAME WOODLAND	R.	V.	BERAGE
			Box elser Basic Allow Back Walnut	Apar Argundo Salis regra Jugana regra	For Foor Good		NAME NAME WOODAND	R R	¥.	REPLACE
1366 1360 1360	EW EK	8 9	Box stier Black Walnut Box stier	Acer hepando Salle regra Auguna nigra Acer hepando	Foor Good Poor		NAME NAME NAME NAME NAME NAME NAME NAME	R R R	, ,	
1366 1362 1360 1360	BYWY BK BK	24 6 0	Block Füllow Block Volent Block Volent Block Volent Block Volent	Acer regundo Sale regra Jugane regra Acer regundo Jugane regra	Fair Reor Good Poor Good	ati	NAME NAME WOODLAND NAME WOODLAND	p p p	v v	REPLACE
1366 1360 1360 1360	BVW BK BW BW	0 0 0 18	Box Hiter Box Mahret Box Hiter Box Hiter Box Hiter Box Hiter	Acer regardo Sale regra dugano regra Acer regardo dugano regra Sale regra	Foor Good Poor		NAME NAME WOODLAND NAME WOODLAND NAME NAME	R R R R	, ,	
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HOMESTEAD 3384 LIVERNOIS ROAD TROY, MICHSAN

REVISIONS	
PER PC MEETING 07/26/22	8/11/22
PER PLANNING COMMENTS	8/23/22

ORISINAL ISSUE DATE:
MAY 18, 2022

DRAWMINGTITLE
TREE
PRESERVATION
LIST

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113" TOTAL DBH REQUIRED FOR REPLACEMENT



САЦТЮМ!!

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PROJECT TITLE

HOMESTEAD
3384 LIVERNOIS ROAD
TROY, MICHANI

REVISIONS

PER PC MEETING 07/26/22	8/11/22
PER PLANNING COMMENTS	8/23/22

ORIGINAL ISSUE DATE: MAY 18, 2022 DRAWING TITLE

TREE PRESERVATION LIST

PEA JUB NU.	2021-0451
P.M.	JBT
DN.	KMB
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#### **CONDITIONAL REZONING**

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

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

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

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

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

Discussion among administration and Planning Commission:

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

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

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

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

There was discussion, some comments related to:

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

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

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

#### PUBLIC HEARING OPENED

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

#### PUBLIC HEARING CLOSED

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

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

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

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

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

#### Resolution # PC-2022-07-042

Moved by: Tagle Support by: Krent

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

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

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

1. Provide Conditional Rezoning Agreement prior to City Council consideration.

#### Discussion on the motion on the floor.

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

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

#### Vote on the motion on the floor.

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

No: Lambert Absent: Perakis

#### **MOTION CARRIED**

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

DATE: July 26, 2022

TO: Planning Commission

FROM: R. Brent Savidant, Community Development Director

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

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

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

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

The applicant is voluntarily offering the following conditions:

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

The Planning Commission is a recommending body for this application.

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

#### Attachments:

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

G:\CONDITIONAL REZONING\JPCR2022-001 HOMESTEAD\PC Memo 07 26 2022.docx

#### POTENTIAL RESOLUTION RECOMMENDING DENIAL

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

#### **Resolution # PC-2022-07-**

Moved by: Seconded by:

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

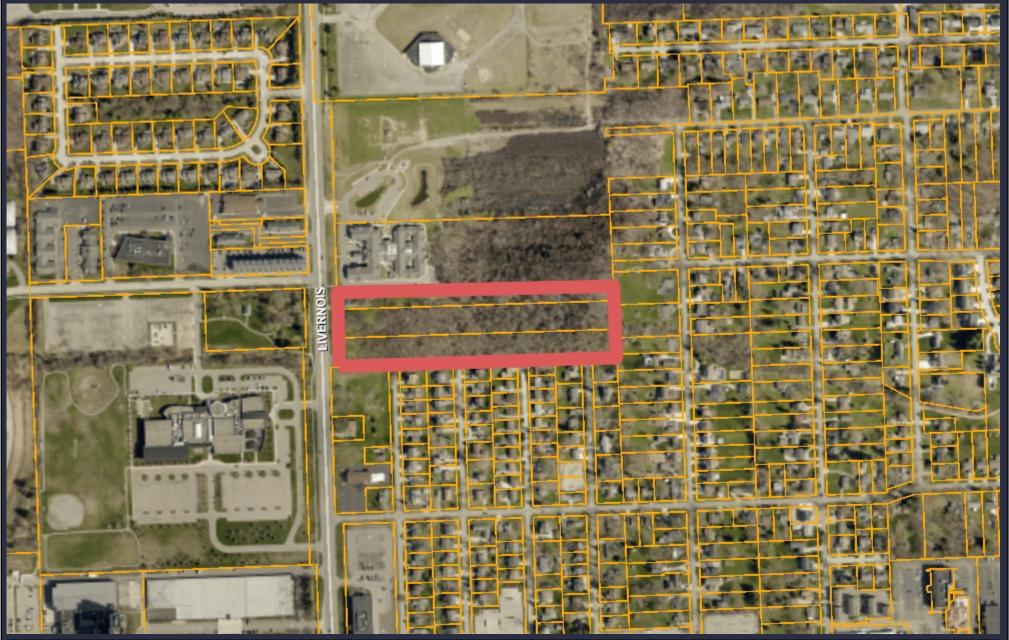
- 1. The request does not comply with the Master Plan.
- 2. The conditions offered by the applicant do not reasonably protect the adjacent properties.
- 3. The rezoning would be incompatible with surrounding zoning and land use.

Yes: No:

**MOTION PASSED / FAILED** 



## **GIS Online**



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

## TROY

1,189

## **GIS Online**



1,189 Feet

595

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



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

Date: July 19, 2022

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

**Applicant:** Mondrian

Project Name: Homestead

**Plan Date:** May 18, 2022

**Location:** West side of Livernois, north of Big Beaver

**Zoning:** R1-E, Single Family Residential

**Proposed Zoning:** Conditionally rezoned RT, One Family Attached

**Action Requested:** Conditional Rezoning and Site Plan Approval

#### SITE DESCRIPTION

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

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

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

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

#### Site Location:





#### **Proposed Uses of Subject Parcel:**

Thirty (30) multi-family dwelling units.

#### **Current Use of Subject Property:**

Single Family Home

#### **Current Zoning:**

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

#### **Surrounding Property Details:**

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

#### NATURAL FEATURES

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

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

which is the Lane Drain.

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

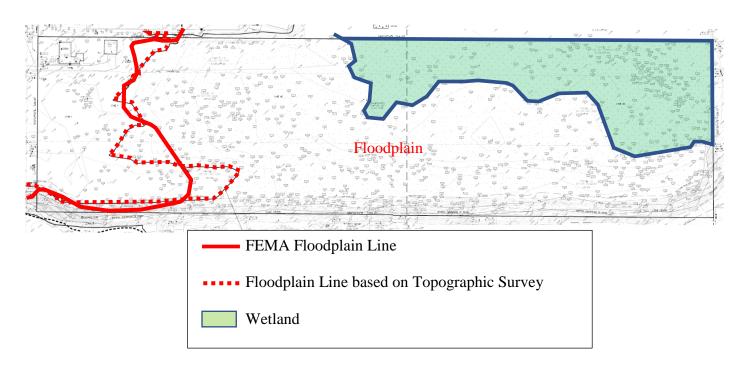
applicant proposes to maintain the wetland, however they will have a

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

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

requesting a floodplain map amendment based on topographic survey. In

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



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

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

#### From the FEMA website:

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

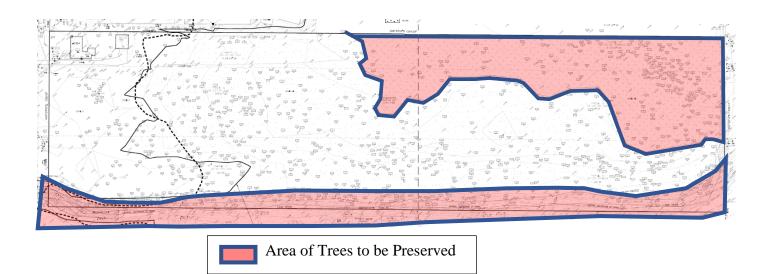
FEMA's comment on a proposed project that would, upon construction, affect the hydrologic or hydraulic characteristics of a flooding source and thus result in the modification of the existing regulatory floodway, the effective Base Flood Elevations (BFEs), or the Special Flood Hazard Area (SFHA). The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

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

#### Woodlands:

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

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



Items to be addressed: none

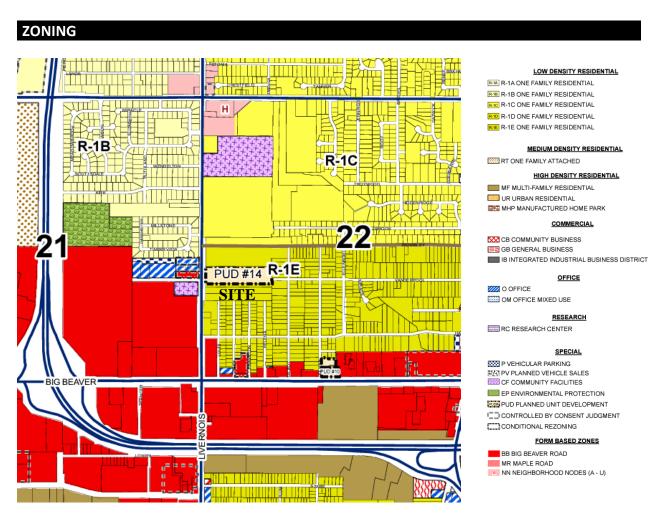
#### **CONDITIONS**

The following conditions have been voluntarily offered by the applicant:

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

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

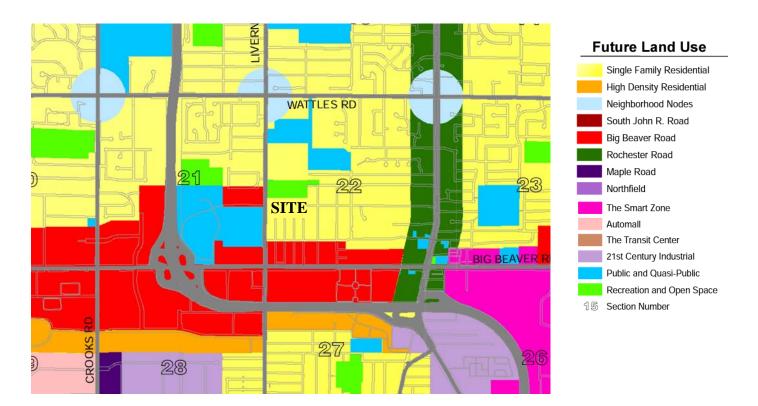
If the Conditional Rezoning is recommended for approval by the Planning Commission, a Conditional Rezoning agreement will be drafted between the applicant and the City Attorney's office prior to consideration by the City Council.



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

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

#### **MASTER PLAN**



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

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

the to the west (apartment building).

Items to be addressed: None.

#### REZONING STANDARDS

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

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

#### SITE ARRANGEMENT

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

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

Items to be addressed: None.

#### AREA, WIDTH, HEIGHT, SETBACKS

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

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

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

Items to be addressed: None

#### **PARKING**

Section 13.06.G of the Zoning Ordinance requires:

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

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

Items to be Addressed: Provide dedicated guest parking.

#### SITE ACCESS AND CIRCULATION

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

#### Items to be addressed:

#### **TRAFFIC**

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

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

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

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

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

**Items to be addressed:** None

#### LANDSCAPING

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

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

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

#### **Community Park and Trail Access:**

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

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

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

#### **PHOTOMETRICS**

Applicant did not provide photometric plan. Provide photometric plan.

**Items to be Addressed:** Provide Photometric Plan.

#### FLOOR PLAN AND ELEVATIONS

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



Planning Commission to consider architectural style and material selection.

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

#### SITE PLAN REVIEW STANDARDS

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

#### Section 8.06 outlines Site Plan Review Design Standards.

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

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

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

#### **REZONING STANDARDS**

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

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

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

#### **SUMMARY**

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

Sincerely,

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

#### PRESENTS











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

#### Mondrian's Background

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







#### **The Mondrian Mission**

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







#### The Mondrian Lifestyle

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













#### Mondrian's Expansion into Multi-family Housing

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













#### Project Applicant / Developer:

#### Tableau by Mondrian

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

#### **Development Team Consultants:**

#### Civil Engineer: PEA Group

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

#### Architects:

#### Martini - Samartino Design Group

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

### Landscape Architecture: J Eppink Partners, Inc.

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

Site Data:
Parcel Size:
9.54 acres

#### Location:

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

#### Existing Zoning:

R-1E One Family Residential

#### **Proposed Zoning:**

RT One Family Attached Residential using a Conditional Rezoning Application

#### **Proposed Uses:**

30 attached single family for lease condominium homes

#### **SECTION 2: PROJECT NARRATIVE LETTER**

## HOMESTEAD

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

#### **Project Vision:**

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

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

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

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

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



#### SITE DATA & LOCATION:

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

Total Size: 9.54-acres

Current Zoning: R-1E One Family Residential District

Proposed Zoning: RT One Family Attached Residential District

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

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



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



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



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

#### SITE PLAN & ARCHITECTURAL DATA:

Building Types: 6 condominium buildings

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

Total Residences: 30

Gross Density: 3.14 residences per acre

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

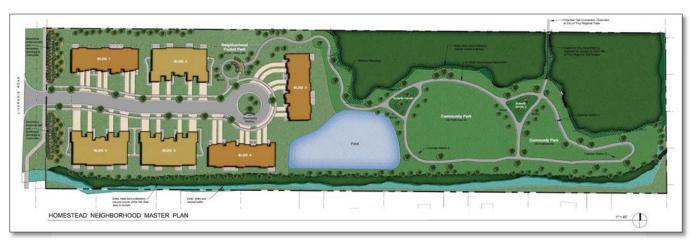
Ranch with Lifestyle Space: 1,735 - 1,840 sf

Architecture: Award winning architectural style and building materials

Site Plan Features Include:

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





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



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





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

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

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

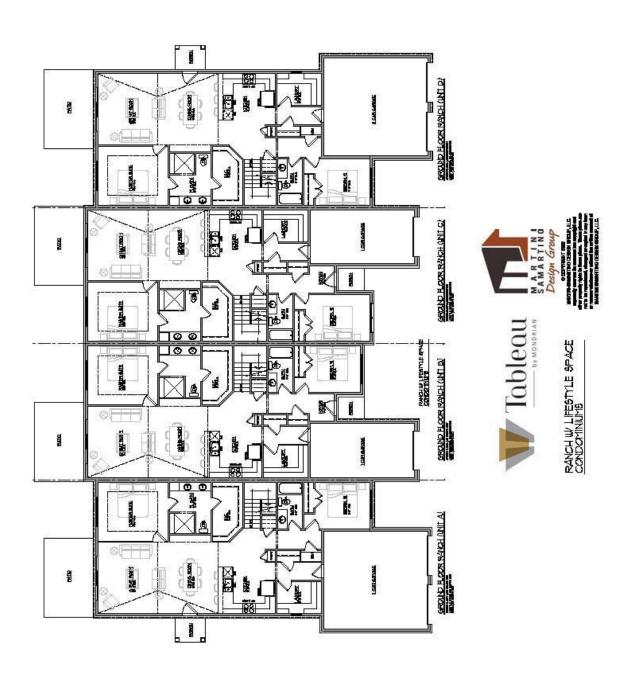


# **SECTION 3: LANDSCAPE RENDERINGS**

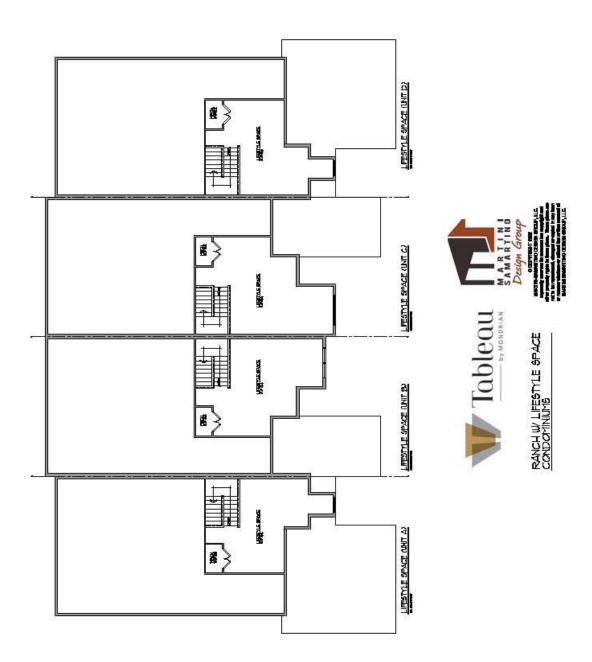




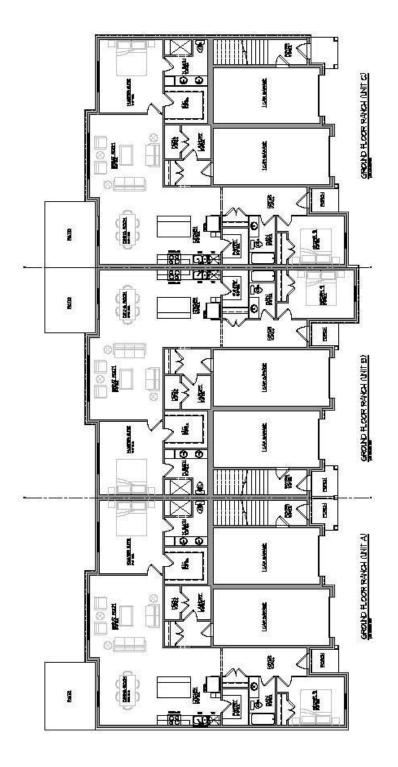
# **SECTION 4: HOMESTEAD FLOOR PLANS**







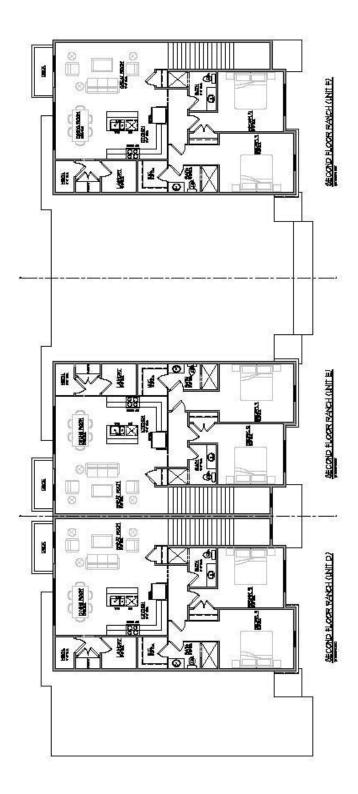






SINGLE LEVEL LIVING CONDOMINUMS





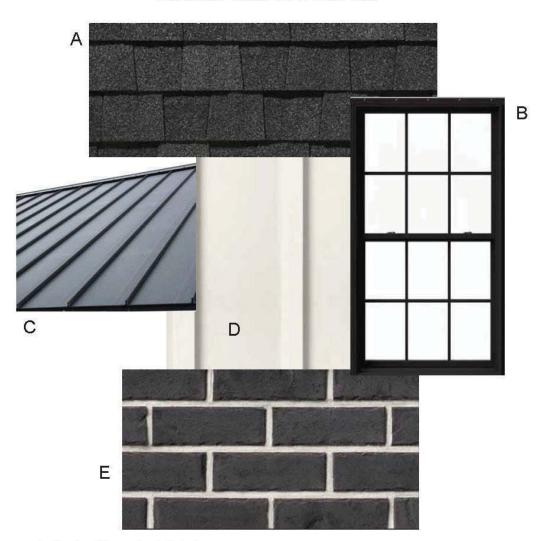


SINGLE LEVEL LIVING CONDOMINUMS



# **SECTION 5: MATERIAL LIST & PICTURES**

# **HOMESTEAD MATERIALS**



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

# PEA GROUP

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

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

PEA Project No: 2021-0451

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

RE: Conditional Rezoning Application Parcel # 20-22-301-007, -008, -009

Livernois Road, north of Big Beaver Road City of Troy, Oakland County, Michigan

Dear Mr. Savidant:

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

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

#### **Location & Existing Conditions:**

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

# **Existing Zoning & Future Land Use:**

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

# Proposed Use & Site Plan:

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

# **Voluntary Conditions:**

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

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

# **Re-zoning Standards:**

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

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

# Re-zoning Standards/Reasons of Recommendation:

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

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

Thank you for your consideration,

#### PEA Group, Inc.

John B. Thompson, PE Senior Project Manager

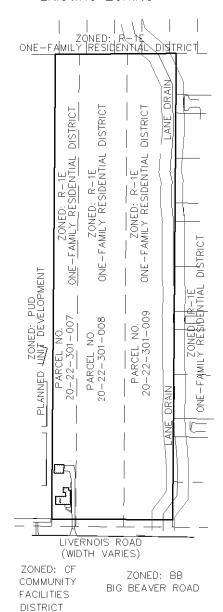
Cc: Joe Maniaci, Tableau by Mondrian

Attachment: Application

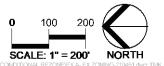
Exhibit A – Existing Zoning Exhibit B – Proposed Zoning

Exhibit C - Site Plan

# EXHIBIT A EXISTING ZONING



MONDRIAN PROPERTIES 50215 SCHOENHERR SHELBY TOWNSHIP, MI 48315

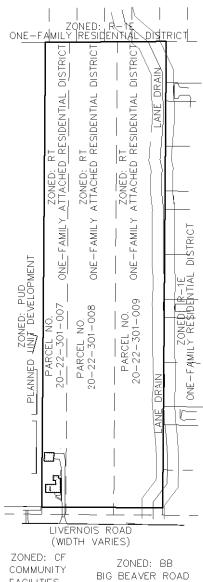


HOMESTEAD
3304 LEVERNOIS ROAD
CITY OF TROY, OAKLAND COUNTY, MICHISAN

SHEET 1 OF 1 MARCH 25, 2022 2021-0451



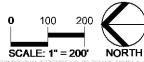
# EXHIBIT B PROPOSED ZONING



FACILITIES

DISTRICT

MONDRIAN PROPERTIES 50215 SCHOENHERR SHELBY TOWNSHIP, MI 48315



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

SHEET 1 OF 1 MARCH 25, 2022 2021-0451



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

# **SECTION 7: PDF OF SITE PLAN FOR SUBMIT:**

PRELIMINARY SITE PLANS

# **HOMESTEAD**

3364 LIVERNOIS ROAD CITY OF TROY, OAKLAND COUNTY, MICHIGAN





	INDEX OF DRAWINGS
NUMBER	TITLE
	COVER SHEET
P-1.1	TOPOGRAPHIC SURVEY-WEST
P-1.2	TOPOGRAPHIC SURVEY-EAST
P-2.0	PRELIMINARY SITE PLAN
P-3.0	PRELIMINARY GRADING PLAN
P-4.0	PRELIMINARY UTILITY PLAN
P-5.0	PRELIMINARY PATHWAY PLAN
L-1	LANDSCAPE PLANTING PLAN
L-2	LANDSCAPE DETAILS
T-1.0	TREE PRESERVATION PLAN - WEST
T-1.1	TREE PRESERVATION PLAN - EAST
T-1.2	TREE PRESERVATION LIST
T-1.3	TREE PRESERVATION LIST
T-14	TREE PRESERVATION LIST

#### DESIGN TEAM

OWNER/APPLICANT/DEVELOPER

TABLEAU BY MONDRIAN 50/215 SCHOENHERR SHELBY TWP, MI 48315 CONTACT: JOE MANIACI PHONE: 586.726.7350 EMAIL: JMANIACI@MONDRIANPROPERTIES.COM PEA GROUP 2430 ROCHESTER COURT, STE. 100 TROY, MI 48083-1872 CONTACT: JOHN B. THOMPSON, PE PHONE: 844.813.2949 EMAIL: JTHOMPSON@PEAGROUP.COM

PERMIT / APPROVAL SUMMARY

ARCHITECT

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

LANDSCAPE ARCHITECT

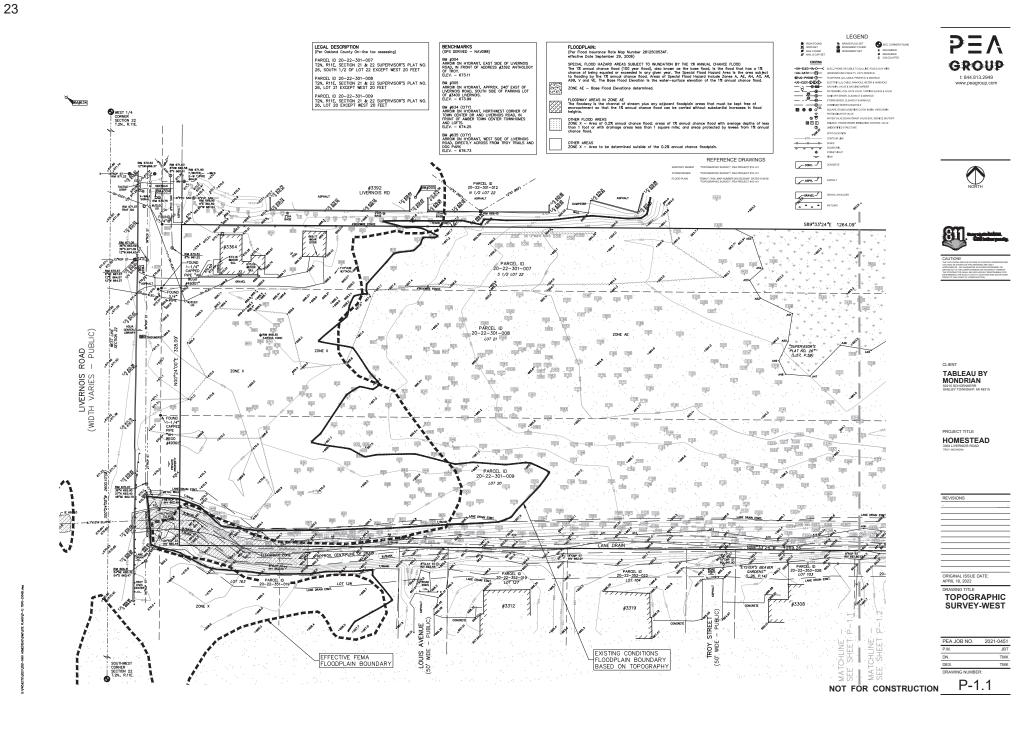
PEA GROUP
45 W. GRAND RIVER AVE., STE. 501
50 FIROIT. MI 48228
CONTACT: KIMBERLY DIETZEL, RLA
PHONE: 484 13 2494
EMAIL: KDIETZEL@PEAGROUP.COM
EMAIL: MIGHTZEL@PEAGROUP.COM

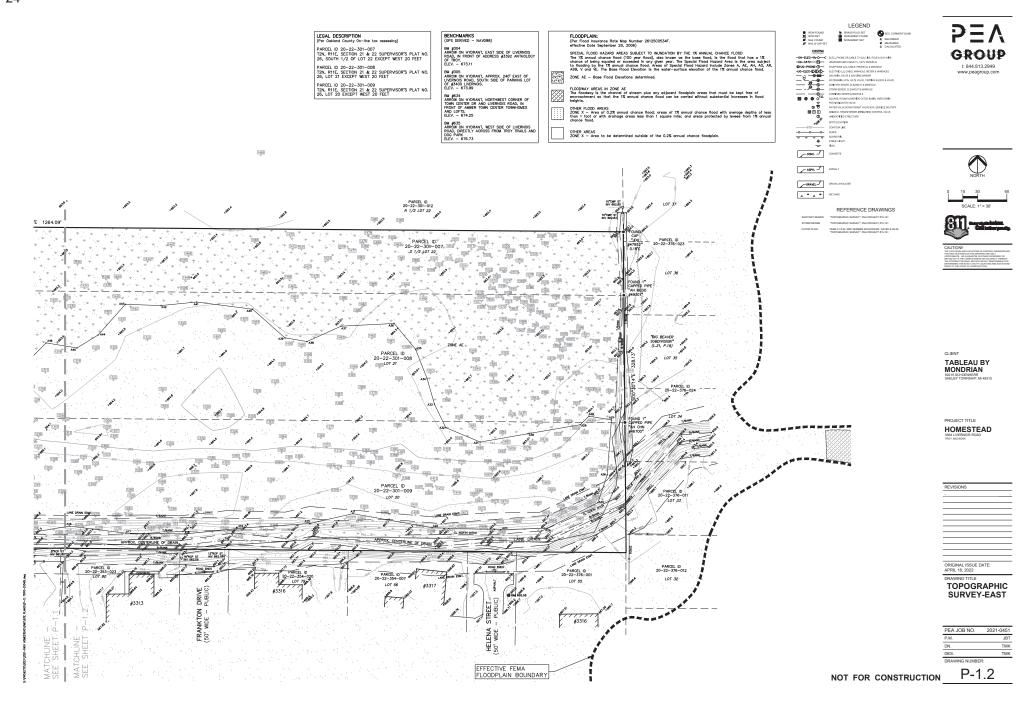
LANDSCAPE ARCHITECT













SITE DATA	<u>:</u>	
OCATION OF PROJECT	CT: NOIS ROAD, NORTH OF BIG BEAVER F	ROAD
ZE OF PROPERTY:	9.54 ACRES	
ROPOSED USE OF F	PROPERTY: THIRTY (30) ATTACHED, S	SINGLE FAMILY HOMES
CURRENT ZONING:	R-1E, ONE-FAMILY RESIDENTIAL DIST	TRICT
ROPOSED: RT, ONE	-FAMILY ATTACHED RESIDENTIAL DIS	TRICT, CONDITIONAL REZONE
ENSITY:		
REQUIRED: 8 UNITS PROVIDED: 5 UNITS	PER ACRE PER ACRE	
SURROUNDING PROPE	ERTY DETAILS:	
OUTH R-1E AST R-1E WEST BB, E	NG PLANNED UNIT DEVELOPMENT , ONE-FAMILY RESIDENTIAL DISTRICT , ONE-FAMILY RESIDENTIAL DISTRICT SIG BEAVER ROAD COMMUNITY FACILITIES DISTRICT	USE SENIOR LIVING SINGLE-FAMILY HOMES SINGLE-FAMILY HOMES TROY COMMUNITY CENTER PARK
EQUIRED AND PROV	VIDED LOT DIMENSIONS:	
RONT	REQUIRED: 25 FOOT SETBACK+	PROVIDED: 25 FOOT SETBACK
EAR	35 FOOT SETBACK	35 FOOT SETBACK
RIDES	5 FOOT MIN. (ONE), 15 FOOT TOTAL	22 FOOT TOTAL
AXIMUM HEIGHT	30 FEET, 2.5 STORY	30 FEET, 2.5 STORY
OT WIDTH	60 FEET	N/A

FLOODPLAN: THE PROPERTY IS LOCATED WITHIN THE FLOOD HAZARD AREA INDICATED BY FLOOD INSURANCE RATE MINIMPR 26125:C0534F DATED SEPTEMBER 29, 2006. PEDESTRIAN ACCESS AND CIRCULATION: A 5-FOOT WIDE SIDEWALK IS PROVIDED AT BOTH SIDES OF THE NEW ROADWAY.

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







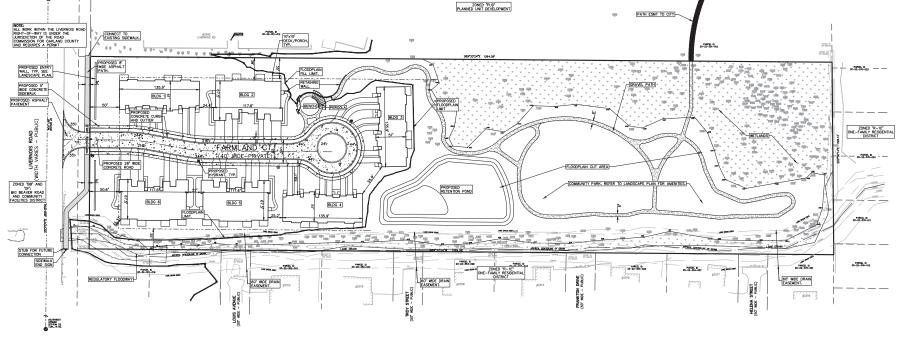


**TABLEAU BY** MONDRIAN

HOMESTEAD

ORIGINAL ISSUE DATE: APRIL 18, 2022 PRELIMINARY SITE PLAN

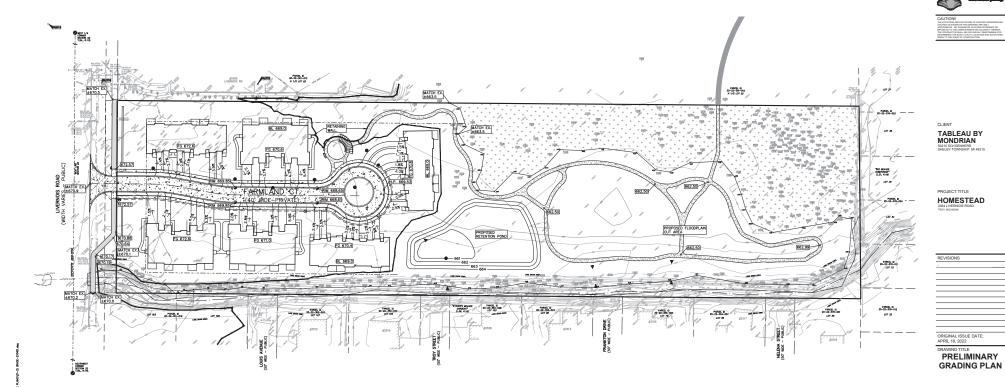
NOT FOR CONSTRUCTION







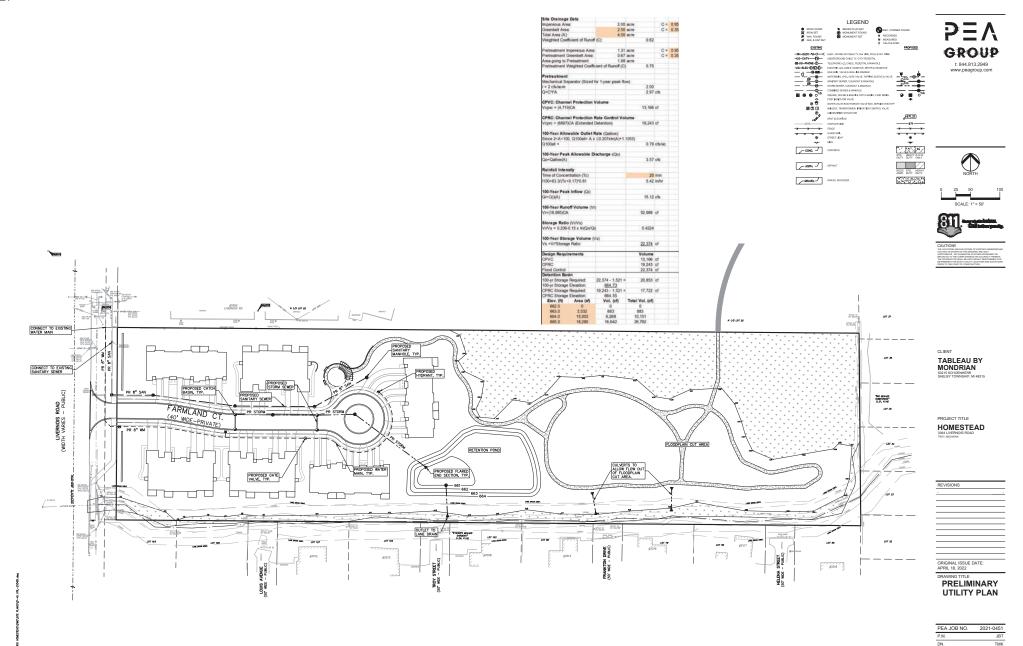




PEA JOB NO.	2021-0451
P.M.	JBT
DN.	TMK
DES.	TMK
DRAWING NUMBER	

NOT FOR CONSTRUCTION

P-3.0



P-4.0

NOT FOR CONSTRUCTION









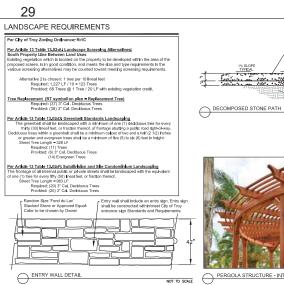


TABLEAU BY MONDRIAN 50215 SCHOENHERR SHELBY TOWNSHIP, MI 48315

PROJECT TITLE HOMESTEAD

PRELIMINARY PATHWAY PLAN

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



#### LANDSCAPE PLANTING NOTES

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

- Contractor shall be responsible for confacting and occretinating with all perthent utility companies 72 hours in advance of any digging to
  make themselves familiar with all underground utilities, pipes and shuctures. Contractor shall take sole responsibility for any cost incurred
  due to damage of said utilities or shuctures.

- Any discrepancies between dimensioned layout and actual field conditions shall be reported to the Owner's Representative. Failure to
  make such discrepancies known will result in contractor's responsibility and lability for any changes and associated costs.
- 4. Contractor shall be responsible for any coordination with subcontractors as required to accomplish construction installation operations
- 6. Contractor shall be responsible for any existing materials that are damaged during construction.
- See Plant & Material List and Planting Details for planting requirements, materials and execution. 8. All trees shall have a clay loam or clay root ball. Trees with sand root balls will not be accepted.
- All tree varieties and substitutions to be approved by the Owners. Representative prior to being delivered to size. Any plant material delivered to size not previously approved may be rejected and are the sole responsibility of the contractor. Plant varieties shall be approved equal based on availability from nursenes.
- The location of all plant material shall be scaled from drawings or interpreted from plant list. Final location of all plant material shall be subject to approval from the Owner's Representative.
- The contractor shall guarantee all trees, shrubs, ground cover and other plant materials for two years from the date of installation including labor and removal and disposal of dead material.
- Landscape Contractor shall install an automated irrigation system at all common area, frontage, park and entrance Iswn areas on a Disagn@did basis.
- 14. Contractor shall instal 3" depth Streeded Hardwood Mulch in all tree planning bads and 2" depth in shrub and groundcover areas unless of honesias indicated. Peat Moss is to be installed in all annual flower, perennial flower and ground cover planning bads. Such bads shall been an elementated mulch. Not.

- Contractor shall achieve to all soci encoion presention methods as directed spirit; oil emplement glowings and Muricipal Ordinance including methods in grant and method as directed spirit; oil emplement glowings and Muricipal Ordinance including methods in gravested from kinning site or entering area drains, sewer labels, creates on ratifical season.

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

#### PLANT LIST

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

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

#### SEED MIX DATA

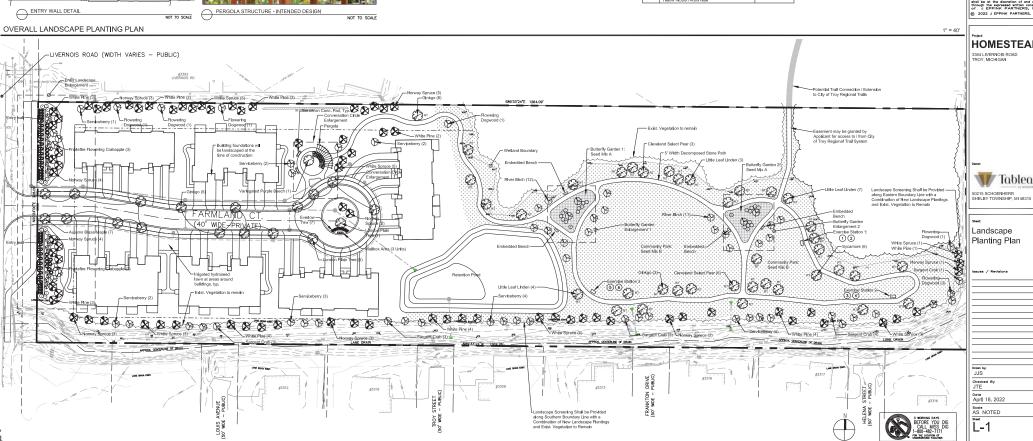
Rhino Low Grow/Low Profile Wildflower Mit (Seed Mitx A)
Great performing mitx of annuals and perennials, Grows, 12-18" tall, Seed at 8-12 # / Ac
Seed varieties:
Bachelor Button dwt., Siberian Wallflower, Farewell to Spring dwf., Chinese Houses, Lacel Coreopsis dwf., Plains Coreopsis dwf., Chinese, Forget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

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

Annuas and referensist; seed at E-12#/Acre
Seed varieties:
New England Aster, Cornflower, Siberjan Wallflower, Lance
leaf, Coreopals, Flains Coreopals, Larkspur, Sweet William,
Purple Coneflower, Perennial Galllarda, Annual Galllarda,
Annual Baby's Breath, Blue Flax, Perennial Lupine, Dwarf Evening Primrose, Corn Poppy, Prairie Coneflower, Clasping, Coneflower, Black Eyed Susan, Catchfly

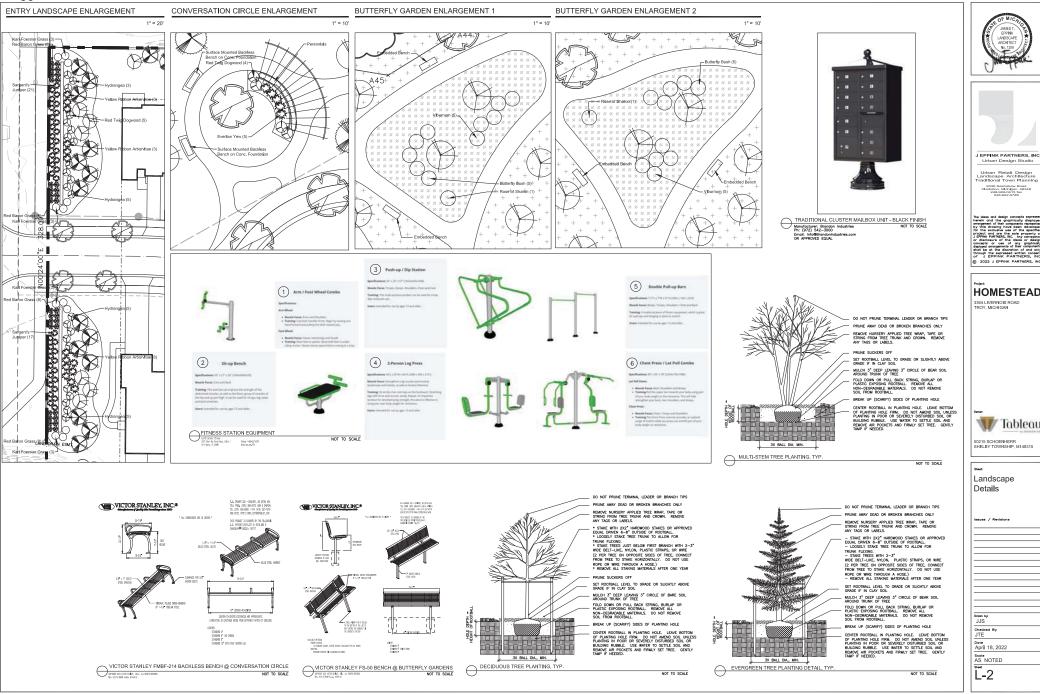
J EPPINK PARTNERS, INC Urban Design Studio

or the exclusive use of the specified project makes the sale property of J EPPIK PARTNERS, Nr. Any conveyance or disclosure of the Ideas or design companies or design companies or design companies or the Ideas or design companies that the order of the companies that the order of the companies of J EPPIK PARTNERS, INC of J EPPIK PARTNERS, INC © 2022 J EPPINK PARTNERS, INC











J EPPINK PARTNERS, INC

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

**HOMESTEAD** 3364 LIVERNOIS ROAD TROY, MICHIGAN



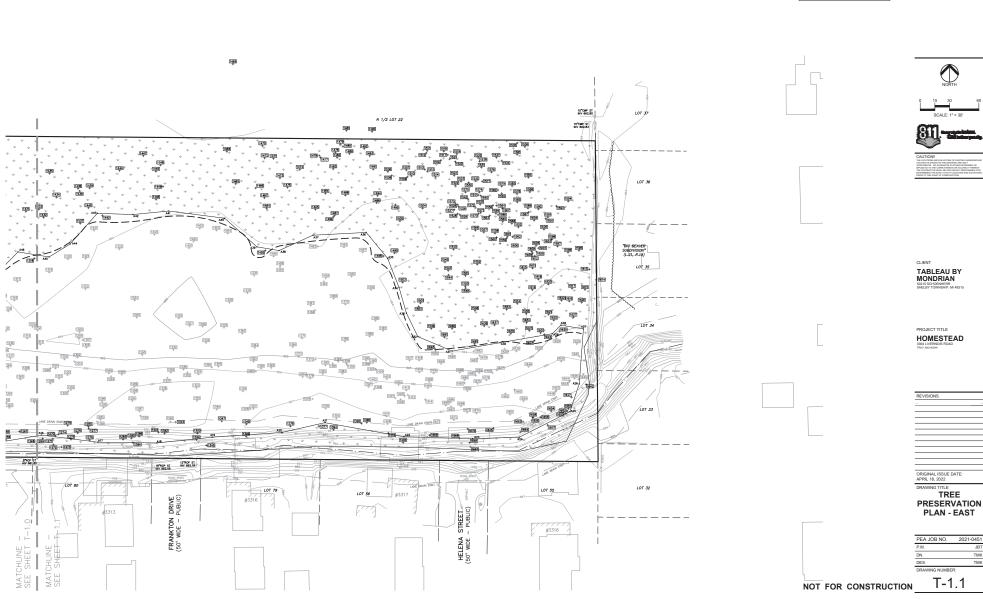
Landscape Details

Issues / Revisions



λΞς GROUP ± 844.813.2949 www.peagroup.com









TAG	CODE	DBH	COMMON NAME	LATIN NAME	COND	COMMENTS	CLASS	SAVE / REMOVE	ON-SITE	REPLACE
1001	SM	7	Silver-Maple	Ager-saccharinum	Fair	COMMENTO	INVASIVE	R	¥	
1002	SM	44	Silver-Maple Silver-Marie	Acer-saccharinum	Fair		INVASIVE	R	¥	-
1003	SM	44 Z	Silver-Maple Silver-Maple	Acer-saccharinum Acer-saccharinum	Fair		INVASIVE INVASIVE	R	¥	-
1005	SM	12	Silver-Maple	Ager saccharinum	Good		INVASIVE	R	¥	-
1006	NM	8	Norway Maple	Acer platanoides	Good		INVASIVE	R	¥	-
1007	SM	46 8	Slack-Willow- Silver Maple	Salix-rigra Acer saccharinum	Fair		INVASIVE INVASIVE	R S	¥	
1009	SM	7	Silver Maple	Ager saccharinum	Fair		INVASIVE	8	Y	
1010	SM	12	Silver Maple	Ager saccharinum	Good		INVASIVE	8	N	-
1011	SM	10	Silver Maple Silver Maple	Acer saccharinum Acer saccharinum	Fair		INVASIVE INVASIVE	8	Y	
1013	BX	45	Box-elder	Acer negundo	Fair		INVASIVE	R	¥	
1014	SM	44	Silver-Maple	Aper-saccharinum	Fair		INVASIVE	R	¥	-
1015	BWW	19	Black-Willow Box-eider	Salix-nigra Acer-negundo	Fair	×2	INVASIVE INVASIVE	R	¥	
1017	BX	7.	Box-eider	Acer negundo	Poor		INVASIVE	R	¥	-
1018	BAAN	17	Black-Willow-	Salix-nigra	Fair		INVASIVE	R	¥	
1019	SM	6 12	Silver-Maple Silver-Maple	Aper-saccharinum Aper-saccharinum	Fair		INVASIVE INVASIVE	R	¥	
1021	SM	45	Silver-Maple	Aper-sacoharinum	Fair		INVASIVE	R	¥	-
1022	SM	18	Silver-Maple	Ager-saccharinum	Fair		INVASIVE	R	¥	
1023	E BX	6	American-Em Box-eider	Umus americana Acer-negundo	Good Very Poor		INVASIVE INVASIVE	R	¥	-
1025	BX	6	Box-eider	Acer negundo	Fair		INVASIVE	R	*	-
1026	SM	19	Silver-Maple	Ager-saccharinum	Good		INVASIVE	R	¥	-
1027	SM	24 48	Silver-Maple Silver-Maple	Ager-saccharinum Ager-saccharinum	Good		INVASIVE INVASIVE	R	¥	
1029	BX	6	Box-eider	Acer negundo	Fair		INVASIVE	R	*	-
1030	SM	12	Silver-Maple	Ager-saggharinum	Good		INVASIVE	R	¥	
1031	SM	7	Silver-Maple	Aper-sappharinum	Poor		INVASIVE	R	¥	
1032	SM	11	Silver-Maple Silver-Maple	Aper-saccharinum Aper-saccharinum	Good		INVASIVE INVASIVE	R	¥	
1034	E	42	American Em	Umus americana	Fair		INVASIVE	R	¥	-
1035	SM	14	Silver Maple	Ager-saggharinum	Good		INVASIVE	R	¥	
1036	BX BX	6 12	Box-elder Box-elder	Acer-negundo Acer-negundo	Very-Poor Fair		INVASIVE INVASIVE	R	¥	-
1037	MW	28	White Malberry	Monus-alba	Poor	×2	INVASIVE	R	¥	-
1039	BX	10	Box-elder	Acer-negundo	Poor		INVASIVE	R	¥	-
1040	BX	17	Box-elder	Acer-negundo	Poor		INVASIVE	R	¥	
1041	PN SM	8 40	Pin Cherry Silver-Maple	Prunus-pennsylvanica Acer-saccharinum	Poor		WOODLAND	R	¥	
1043	BX	8	Box-eider	Acer negundo	Fair		INVASIVE	R	¥	
1044	MW	8	White Mulberry	Morus-alba	Fair		INVASIVE	R	¥	
1045	MAV BX	8 2	White Mulberry Box elder	Morus-alba	Fair		INVASIVE INVASIVE	R	¥	
1048	SM	, Z	Silver-Maple	Acer-negundo Acer-saccharinum	Poor		INVASIVE	R	*	-
1048	SM	13	Silver-Maple	Ager-saggharinum	Good		INVASIVE	R	¥	-
1049	SM	8	Silver-Maple	Acer-saccharinum	Fair		INVASIVE	R	¥	-
1050	SM	46	Silver-Maple Silver-Maple	Aper-sacoharinum Aper-sacoharinum	Good		INVASIVE	R	¥	
1052	SM	12	Silver-Maple	Ager saggharinum	Fair		INVASIVE	R	¥	-
1063	SM	15	Silver Maple	Aper-sacoharinum	Good	*1	INVASIVE	R	¥	-
1064	SM	13 44	Silver-Maple Silver-Maple	Acer-saccharinum Acer-saccharinum	Fair		INVASIVE INVASIVE	R	¥	-
1055	SM	7	Silver-Maple	Ager-saccharinum	Fair		INVASIVE	R	¥	
1067	SM	12	Silver-Maple	Aper-saccharinum	Good		INVASIVE	R	¥	
1068	SM	6	Silver-Maple Silver-Maple	Aper-sacoharinum	Good		INVASIVE INVASIVE	R	¥	
1060	SM	40	Silver-Maple	Acer-saccharinum Acer-saccharinum	Good		INVASIVE	R	¥	
1061	SM	18	Silver-Maple	Ager-saccharinum	Fair		INVASIVE	R	¥	-
1062	SM	18	Silver-Maple	Aper-saccharinum	Good		INVASIVE	R	¥	-
1063	SM E	14	Silver-Maple American-Em	Acer-saccharinum Umus-americana	Good		INVASIVE INVASIVE	R	¥	
1065	E	6	American Em	Umus americana	Fair		INVASIVE	R	¥	-
1066	SM	6	Silver Maple	Ager-saccharinum	Good		INVASIVE	R	¥	
1067	BX BX	8 21	Box-eider Box-eider	Acer-negundo	Fair Poor		INVASIVE INVASIVE	R	¥	-
1068	BX	10	Box-eider Box-eider	Acer-negundo Acer-negundo	Very-Poor		INVASIVE	R	¥	-
1070	SM	6	Silver-Maple	Aper-saccharinum	Good		INVASIVE	R	¥	-
1071	BX	12	Box-elder	Acer negundo	Fair		INVASIVE INVASIVE	R	¥	-
1072	BWW	21 8	Black-Willow- Box-eider	Salix-riigra Acer-negundo	Fair	*1	INVASIVE	R	¥	H .
1074	MAN	7	White Mulberry	Morus-alba	Good		INVASIVE	R	¥	-
1075	BAW	17	Black Willow	Salix-nigra	Fair		INVASIVE INVASIVE	R R	¥	-
1076	BIANV	49	Stack-Willow-	Salix-rigra Salix-rigra	Very Poor Poor	×2	INVASIVE	R	¥	
1078	PN	8	Pin Cherry	Prunus pennsylvanica	Fair	- Ne	WOODLAND	R	¥	REPLACE
1079	SM	15	Silver Maple	Acer-saccharinum	Good		INVASIVE	R	¥	
1080	CT SM	23	Cottonw ood	Populus deltoides	Good		INVASIVE INVASIVE	8	Y	-
1081	SM	8	Silver Maple Silver Maple	Ager saccharinum  Ager saccharinum	Good		INVASIVE	5	Y	-
1083	SM	14	Silver Maple	Ager saccharinum	Good		INVASIVE	8	Υ	-
1084	NM SM	8	Norway-Maple Silver Maple	Acer platanoides	Good		INVASIVE INVASIVE	R	¥	
1085	SM	46	Silver Maple Silver-Maple	Acer saccharinum Acer saccharinum	Fair		INVASIVE	S R	¥	-
1087	СТ	19	Cottonw ood	Populus deltoides	Good		INVASIVE	8	Y	-
1088	SM	9	Silver-Maple	Ager saccharinum	Fair		INVASIVE	R	¥	-
1089	CT GT	9 49	Cottonwood Cottonwood	Populus deltoides Populus deltoides	Fair		INVASIVE INVASIVE	S R	Y	1
1091	CT	16	Cottonwood	Populus deltoides	Good		INVASIVE	8	Y	<u> </u>
1092	BWW	20	Black Willow	Salix nigra	Fair	x1	INVASIVE	8	Y	-
1093	SM	10	Silver Maple	Acer saccharinum	Fair		INVASIVE	8	Y	-
1094	SM	15	Silver Maple Silver Maple	Acer saccharinum  Acer saccharinum	Good	×2	INVASIVE	s	Y	-
1096	SM	9	Silver Maple	Ager saccharinum	Fair		INVASIVE	8	Y	
1097	SM	10	Silver Maple	Ager-saccharinum	Good		INVASIVE	R	¥	-
1098	SM	10 20	Silver-Maple Cottonwood	Acer-saccharinum Populus deltoides	Good		INVASIVE INVASIVE	R S	¥	1
1100		11	Silver Maple	Ager saccharinum	Good		INVASIVE	8	Ÿ	

1101 1102 1103	SM									
		9	Silver Maple	Acer saccharinum	Good		NVASNE	s	Y	
1103	SM	13	Silver-Maple	Acer-saccharinum	Fair		MVASN/E	R	¥	
	8E	15	Siberian Elm	Umus pumla	Fair		NVA8NE	R	¥	
1104	BWW	20	Black Willow	Salix nigra	Fair		INVASNE	5	Y	-
4105	E	45	American-Em	Umus-americana	Fair		INVASNE	R	¥	
1106	BX	8	Box elder	Aper negundo	Poor		NVASNE	8	Y	
1107	8M	11	Silver Maple	Acer saccharinum	Good		NVA8NE	8	Y	
1108	SM	18	Silver Maple	Acer saccharinum	Good		INVASNE	s	Y	
1109	SM	15	Silver Maple	Acer saccharinum	Good		INVASIVE	s	Y	
1110	BX	13	Box-elder	Acer-negundo	Fair		NVASNE	R	¥	
1111	86	17	Siberian Em	Umus pumla	Fair		NVASNE	R	¥	
1112	8x	13	Box elder	Aper-negundo	Fair		INVASIVE	R	*	<u> </u>
1113	BWW		Black-Wlow					R	* ×	-
		30		Salx-nigra	Fair		NVASNE			-
1114	8X	44	Box-elder	Acer-negundo	Poor		NVASNE.	R	¥	
1115	SM S	17	Silver-Maple	Acer-saccharinum	Fair		NVASNE.	R	¥	
1116	BWW	18	Black-Willow	Salix nigra	Poor		INVASNE	R	¥	-
1117	BX	9	Box elder	Aper negundo	Fair		INVASME	s	Y	-
1118	BX	9	Box-elder	Acer-negundo	Fair		*WASNE	R	¥	
1119	SM	7	Silver Maple	Acer saccharinum	Fair		NVA8NE.	8	Y	
1120	SM	8	Silver Maple	Acer saccharinum	Fair		INVASNE	8	Y	-
1121	BWW	14	Black Willow	Salix nigra	Fair		INVASNE	5	Y	
1122	SM	6	Silver Maple	Acer saccharinum	Fair		NVASNE	8	Y	
1123	SM	16	Silver Maple	Ager-saggharinum	Good		NVASNE	R	¥	
1124	SM	9	Silver Maple	Acer saccharinum	Fair		NVASNE	8	Y	
1125	SM	6	Silver Maple				NVASNE	s	Ÿ	<u> </u>
1125		0		Acer saccharinum	Fair				Y	-
	SM	12	Silver Maple	Acer saocharinum	Good		NVASNE	8		
1127	SM	7	Silver Maple	Acer saccharinum	Fair	x1	NVASNE	8	Y	· ·
1128	EE	17	Siberian Elm	Umus pumila	Good		NVASNE	8	Y	
1129	СТ	23	Cottonw ood	Populus deltoides	Good		NVASNE	s	Y	<u> </u>
1130	BMM	14	Black-Wlow	Salix nigra	Poor		NVASNE	R	¥	
1131	8X	10	Box-elder	Aper-negundo	Fair		NVASNE.	R	¥	
1132	8X	۵	Box-elder	Acer-negundo	Fair		INVASIVE	R	¥	
1133	8X	6	Box-elder	Aper-negundo	Poor		INVASNE	R	¥	
1134	BWW	13	Black Wlow	Salix nigra	Very Poor	dead	NVASNE	R	¥	
1135	BWW	13	Black-Wlow	Salx nigra	Fair		NVASNE	R	¥	
1136	BX	11	Box-elder	Ager-negundo	Fair		NVASNE	R	*	l :
1137	BWW	47	Black-Willow	Salx nigra	Poor		NVASNE	R	*	<u> </u>
4437 4438	BWW	13	Black-Wlow		Very Poor	dend	NVASNE NVASNE	R	*	<u> </u>
1138	BWW	18	Black-Wlow Black-Wlow	Salix nigra		dead	NVASNE NVASNE	R	¥	<u> </u>
	SM SM			Salix nigra	Fair	x1			¥	-
1140		13	Silver-Maple	Acer-saccharinum	Fair	×4	INVASIVE	R		-
1141	BWW	48	Black-Willow	Salix nigra	Fair		INVASNE	R	¥	-
1142	BMM	16	Black-Wlow	Salix nigra	Fair		NVASNE	R	Ψ.	-
1143	BX	8	Box-elder	Acer-negundo	Fair		NVASNE.	R	¥	
1144	BX	16	Box-elder	Acer-negundo	Good		NVASNE.	R	¥	-
1145	BWW	14	Black-Willow	Salix nigra	Fair	142	INVASNE	R	¥	
1145	BX	47	Box-elder	Acer-negundo	Fair		INVASNE	R	¥	
1147	GA	6	Green Ash	Fraxinus pennsylvanica	Fair		NVASNE	R	¥	
1148	BX	7	Box-elder	Aper-negundo	Poor		INVASIVE	R	¥	<u> </u>
1149	SM	9	Silver-Maple	Ager-separation	Good		INVASIVE	R	*	<u> </u>
	EE.			Acer-saccrannum	Fair			R	* ×	-
4450		42	Siberian Em	Umus-pumla			NVASNE			
1151	BWW	19	Black-Wlow	Salix nigra	Fair	x3	NVASNE.	R	¥	
1152	SM	10	Silver-Maple	Acer-saccharinum	Fair		₩A8NE	R	¥	-
4453	SM	8	Silver-Maple	Acer-saccharinum	Poor		INVASNE	R	¥	-
4454	Œ	16	Siberian Elm	Umus-pumla	Fair		INVASIVE	R	¥	-
1155	EE.	26	Siberian Em	Umus pumla	Good		INVASNE	R	¥	
1198	BX	12	Box-elder	Aper-negundo	Fair		NVASNE.	8	¥	
1157	BHAN	17	Black-Willow	Salix niona	Fair	×1	NVASNE	B	¥	
4458	8X	7	Box-elder	Acer-negundo	Fair		NVASNE	R	¥	_
1159	BX	9	Box elder	Ager-negundo	Fair		NVASNE			<u> </u>
1160										<u> </u>
				Morus-alba	Fair			R	¥	
	MW	6	White Mulberry				NVA8NE	R	¥	-
1161	8x	٥	Box-elder	Aper-negundo	Fair		NVASNE NVASNE	R	¥	-
1181 1182	BX MW	6	Box-elder White Mulberry	Morus-alba	Fair		NVASNE NVASNE NVASNE	R R	*	-
1161 1162 1163	MAV BX	9 6 7	Box-elder White Mulberry Box-elder	Morus-alba Acer-negundo	Fair Very-Poor		NVASVE NVASVE NVASVE	R R R	* * *	
1161 1162 1163 1164	BX MW BX NM	9 6 7 8	Box elder White Mulberry Box elder Norway-Maple	Morus-alba Acer-negundo Acer-platanoides	Fair Very Poor Good		NVASVE NVASVE NVASVE NVASVE	R R R R	* * * * * * * * * * * * * * * * * * *	
1181 1162 1163 1184 1185	BX MW BX NM SM	9 6 7 8	Box-elder White Mulberry Box-elder	Morus-alba Acer-negundo	Fair Very Poor Good Good		INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE	R R R R	* * * * *	-
1181 1162 1163 1184 1185	BX MW BX NM	9 6 7 8	Box elder White Mulberry Box elder Norway-Maple	Morus-alba Acer-negundo Acer-platanoides	Fair Very Poor Good		NVASVE NVASVE NVASVE NVASVE	R R R R	* * * * * * * * * * * * * * * * * * *	-
1181 1162 1163 1184 1185 1186	BX MW BX NM SM	9 6 7 8	Box elder White Mulberry Box elder Norway-Maple Silver-Maple	Morus alba Acer-negundo Acer-piatanoides Acer-saccharinum Acer-negundo	Fair Very Poor Good Good Poor		INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE	R R R R	* * * * *	
1181 1162 1163 1184 1185 1186 1167	BX MW BX NM SM BX	9 6 7 8 12 7	Box elder White Mulberry Box elder Norway-Maple Silver-Maple Box elder	Morus-alba Acer-negundo Acer-pistanoides Acer-saccharinum Acer-negundo Acer-negundo	Fair Very Poor Good Good Poor Poor		NVASVE NVASVE NVASVE NVASVE NVASVE NVASVE	R R R R	* * * * * * * * * * * * * * * * * * *	
1181 1162 1163 1184 1185 1185 1167 1168	BX MAV BX NM SM BX BX BX	9 6 7 8 12 7 9	Box elder White Mulberry Box elder Norw ay-Maple Silver-Maple Box elder Box elder Box elder	Morus-alba Acer-negundo Acer-pistanoides Acer-sacoharinum Acer-negundo Acer-negundo Acer-negundo	Fair Very-Poor Good Good Poor Poor Good		NVASVE NVASVE NVASVE NVASVE NVASVE NVASVE NVASVE NVASVE	R R R R R R R R R R R R R R R R	* * * * * * * * * * * * * * * * * * *	
1181 1162 1163 1184 1185 1185 1167 1167 1168	BX MAY BX NM SM BX BX BX BX	9 6 7 8 12 7 9 23	Box-eider White Mulberry Box elder Norw ay Maple Silver-Maple Box-eider Box-eider Box-eider Silver-Maple	Monus-alea Acer-negundo Acer-pistanoides Acer-saccharinum Acer-negundo Acer-negundo Acer-negundo Acer-negundo Acer-saccharinum	Fair Very Poor Good Good Poor Poor Good Good		WASNE	R R R R R R	* * * * * * * * * * * * * * * * * * *	-
1181 1162 1163 1184 1185 1185 1167 1168 1169 1170	BX MW BX NM SM BX BX BX BX BX BX	9 6 7 8 12 7 9 23 10	Box elder White Multerry Box elder Box elder Silver-Maple Box elder Box elder Silver-Maple Box elder Box elder Silver-Maple	Monus-alba Acer-negundo Acer-pistanoides Acer-pistanoides Acer-segundo Acer-negundo Acer-negundo Acer-negundo Acer-segundo Acer-segundo Acer-segundo Acer-negundo	Fair Very Poor Good Good Poor Poor Good Good Fair	vi.	NVASVE NVASVE NVASVE NVASVE NVASVE NVASVE NVASVE NVASVE NVASVE NVASVE NVASVE	R R R R R R R R R R R R R R R R R R R	* * * * * * * * * * * * * * * * * * *	-
1161 1162 1163 1164 1165 1167 1168 1168 1169 1170	BX MW BX NM SM BX BX BX SM BX	9 6 7 8 12 7 9 23 19 25	Box elder White Multerry Box elder Norw ay-Maple Sitver-Maple Box elder Box elder Box elder Box elder Box elder Sitver-Maple Box elder Sitver-Maple	Morus alba Aoer negundo Aoer pistonides Aoer sacoharinum Aoer negundo	Fair Very Poor Good Good Poor Roor Good Good Fair Fair	×ŝ	WASNE WASNE WASNE WASNE WASNE WASNE WASNE WASNE WASNE WASNE WASNE	R R R R R R R R R R R R R R R R R R R	* * * * * * * * * * * * * * * * * * *	
1181 1462 1163 1184 1185 1185 1187 1188 1189 1470 1471	BX MW BX NM BX BX BX BX SM BX SM BX	9 6 7 8 12 7 9 23 19 25 20 9	Box elder White fablicerry Box elder Norw ay-Mopte Silver-Maple Box elder Box elder Box elder Box elder Box elder Silver-Maple Box elder Silver-Maple Silver-Maple Silver-Maple	Morus alba Acer negundo Acer pistanoides Acer pistanoides Acer accolharinum Acer negundo Acer negundo Acer negundo Acer sacciharinum Acer sacciharinum Acer sacciharinum Acer sacciharinum Acer sacciharinum Acer sacciharinum	Fair Very-Poor Good Good Poor Poor Good Good Fair Fair Fair	×į	NVASVE	R R R R R R R R R	* * * * * * * * * * * * * * * * * * *	
1181 1162 1163 1184 1185 1185 1186 1167 1168 1169 1170 1171 1172	BX MW BX NM BX BX BX BX SM BX SM BX SM BX	9 6 7 8 12 7 9 23 10 25 20 9	Box-elder White Mulcerry Box elder Norw ay-Maple Silver-Maple Box-elder Box-elder Box-elder Box-elder Silver-Maple Silver-Maple American-Erm	Morus alba Acer negundo Acer pistanoides Acer saccharinum Acer negundo Acer negundo Acer negundo Acer negundo Acer negundo Acer saccharinum Acer saccharinum Acer accharinum Acer accharinum Acer accharinum Acer accharinum	Fair Very-Poor Good Good Peor Poor Good Good Fair Fair Fair Good	xt	NVASVE	R R R R R R R R R R R R R R R R R R R	* * * * * * * * * * * * * * * * * * *	
1181 1162 1163 1184 1185 1186 1167 1168 1189 1170 1172 1173 1174	BX MW BX NM BX	9 6 7 8 12 7 9 23 19 25 20 9 7	Box edder Mitter Bullberry Box edder Norw ay Misple Silver-Mapie Box edder Box edder Box edder Box edder Silver-Mapie Box edder Silver-Mapie Box edder Silver-Mapie Silver-Map	Morus alba Acer-negundo Acer pistanoides Acer-saccharinum Acer-negundo Acer-negundo Acer-negundo Acer-acocharinum	Fair Very-Poor Good Good Peor Good Good Fair Fair Fair Good Fair	χŝ	PWASNE	R R R R R R R R R R	* * * * * * * * * * * * * * * * * * *	
1181 1162 1163 1184 1185 1186 1167 1168 1169 1170 1171 1172 1173 1174	BX MW BX NM BX	9 6 7 8 12 7 9 23 19 25 20 9 7 22	Box 46der White Mullberry Box 46der Norw ay Majole Silver-Mujole Box 46der Box 46der Box 46der Box 46der Box 46der Box 46der Box 46der Box 46der Angele Silver-Mujole Silver-Mujole Silver-Mujole Silver-Mujole Silver-Mujole	Mons-alica Acer-negundo Acer-pistanoides Acer-sacolharinum Acer-negundo Acer-negund	Fair Very-Poor Good Good Poor Good Good Fair Fair Fair Good Fair Good	×ŧ	NVASVE	R R R R R R R R R R R R R R R R R R R	* * * * * * * * * * * * * * * * * * *	
1181 1462 1463 1164 1185 1186 1196 1196 1197 1197 1170 1172 1173 1174 1176	BX MW BX NM SM BX BX BX BX SM BX SM	9 6 7 8 12 7 9 23 19 25 20 9 7 22 13	Box elder White Mullerry Box elder Norm sy Mople Shive Maple Box elder Box elder Box elder Box elder Shive Maple Shive Maple Shive Maple Shive Maple Shive Maple Shive Maple Shive Maple Shive Maple	Monse alba Acer negundo Acer pistenoides Acer saccinarinum Acer negundo Acer saccinarinum Acer negundo Acer n	Fair Very-Poor Good Good Poor Good Good Fair Fair Good Fair Fair Good Fair Good Fair Good Food Good Food Good Food Good Food Good Food Good	xi	NVASHE	R R R R R R R R R R R R R R R R R R R	*  *  *  *  *  *  *  *  *  *  *  *  *	
1181 1163 1163 1184 1188 1186 1167 1168 1169 1172 1172 1173 1174 1174 1177	BX MW BX NM BX BX BX BX BX BX SM BX SM SM SM SM SM SM SM SM	9 6 7 8 8 12 7 9 23 10 25 20 9 7 22 43 44 10	Box 46der White Mullberry Box 46der Norw sy Majole Silver-Napise Box 46der Box 46der Silver-Majole Box 46der Silver-Majole Silver-Majole Silver-Majole Silver-Majole Silver-Majole Silver-Majole Silver-Majole Silver-Majole	Monre alba Acer pagundo Acer pagundo Acer pagundo Acer pagundo Acer pagundo Acer A	Fair Very Poor Good Good Peor Good Good Fair Fair Good Fair Good Fair Good Fair Good Fair	xi	NVASHE	R R R R R R R R R R R R R R R R R R R	* * * * * * * * * * * * * * * * * * *	
1181 1163 1163 1184 1185 1167 1168 1169 1172 1173 1174 1174 1175 1177 1178	BX MW BX NM BX BX BX BX BX BX SM BX SM	9 6 7 8 12 7 9 9 23 10 25 20 9 7 22 43 14 10 6	Box elder White Mulberry Box elder Norw sy Mujde Silver Mujde Box elder Box elder Box elder Box elder Silver Mujde Silver Mujde	Monre alba Acer paparoles Acer paparole Acer paparol	Fair Very-Poor Good Good Poor Foor Good Good Fair Fair Good Fair Good Fair Fair Fair Good Fair Fair	xi	NVASHE	R R R R R R R R R R R R R R R R R R R	*  *  *  *  *  *  *  *  *  *  *  *  *	
1181 1163 1163 1184 1185 1167 1168 1169 1172 1173 1174 1174 1175 1177 1178	BX MW BX NM BX BX BX BX BX BX SM BX SM SM SM SM SM SM SM SM	9 6 7 8 8 12 7 9 23 10 25 20 9 7 22 43 44 10	Box 46der White Mullberry Box 46der Norw sy Majole Silver-Napise Box 46der Box 46der Silver-Majole Box 46der Silver-Majole Silver-Majole Silver-Majole Silver-Majole Silver-Majole Silver-Majole Silver-Majole Silver-Majole	Monre alba Acer pagundo Acer pagundo Acer pagundo Acer pagundo Acer pagundo Acer A	Fair Very Poor Good Good Peor Good Good Fair Fair Good Fair Good Fair Good Fair Good Fair	×i	NVASHE	R R R R R R R R R R R R R R R R R R R	* * * * * * * * * * * * * * * * * * *	
1181 1162 1163 1164 1168 1166 1166 1167 1168 1170 1172 1173 1174 1174 1177 1177 1177 1178	BX MW BX NM BX BX BX BX BX BX SM BX SM	9 6 7 8 12 7 9 9 23 10 25 20 9 7 22 43 14 10 6	Box elder White Mulberry Box elder Norw sy Mujde Silver Mujde Box elder Box elder Box elder Box elder Silver Mujde Silver Mujde	Monre olde  Acer especial  Acer espe	Fair Very-Poor Good Good Poor Foor Good Good Fair Fair Good Fair Good Fair Fair Fair Good Fair Fair	×4	NVASHE	R R R R R R R R R R R R R R R R R R R	*  *  *  *  *  *  *  *  *  *  *  *  *	
1181 1162 1163 1164 1168 1166 1166 1167 1168 1170 1172 1173 1174 1175 1177 1177 1178 1179 1179	BX MW BX NM BX BX BX BX BX BX SM BX SM	9 6 7 8 12 7 9 23 19 25 20 9 7 22 43 14 10 6	Box eldder  White Mulberry  Box elder  Norwa y-Muple  Box elder  Norwa y-Muple  Box elder  Box elde	Monre alba Acer paparoles Acer paparole Acer paparol	Fair Very-Poor Good Good Fair Fair Good Good Fair Fair Good Fair Fair Fair Fair Fair Fair	xt	NVASHE		*  *  *  *  *  *  *  *  *  *  *  *  *	
1181 1162 1163 1184 1185 1185 1186 1187 1188 1189 1172 1172 1173 1174 1177 1178 1177 1178 1178 1179 1179 1179	BX MW BX NM BX	9 6 7 8 142 7 9 23 140 25 20 9 7 22 43 41 40 6 44 43 8	Box elder White Mulberry Box elder Norwa y-Muple Box elder Norwa y-Muple Box elder	Menur alba Acer registro Acer patanosise Acer sacchiarinum Acer sa	Fair Very-Poor Good Good Feor Good Good Good Good Fair Fair Good Fair Good Fair Good Good Fair Good Good Fair Fair Good Good Fair Fair	xi	RVASHE	R R R R R R R R R R R R R R R R R R R	**  **  **  **  **  **  **  **  **  **	
1181 1162 1163 1184 1185 1186 1186 1187 1188 1189 1170 1172 1173 1174 1177 1178 1177 1178 1179 1179 1180 1180 1180 1180 1180 1180 1180 118	BX MW BX NM BX SM BX SM BX SM BX SM	9 8 12 7 9 23 19 25 20 9 7 22 24 43 14 14 15 6 44 43	Box elder White Mulberry Box elder Flore ay Magle Box elder Flore ay Magle Box elder Box Box elder	Morre alba Acer appurab Acer piptanoises Acer piptanoises Acer sepurab Acer acer Acer secondariemen Acer engundo Acer acer Acer secondariemen Acer engundo Acer acer Acer secondariemen Acer acer Acer secondariemen Acer acer Acer secondariemen Acer acer Acer secondariemen Acer acer Acer Acer Acer Acer Acer Acer Acer A	Fair Very-Poor Good Good Peor Roor Good Fair Fair Good Fair Fair Good Fair		NVASHE	展	*  *  *  *  *  *  *  *  *  *  *  *  *	
1181 1162 1163 1184 1185 1186 1186 1187 1188 1199 1170 1172 1173 1174 1177 1178 1177 1178 1178 1178 1178	BX MW BX MM BX MM BX BX BX BX SM BX SM	9 8 12 7 9 23 19 25 20 9 7 22 23 14 10 6 11 14 13 6 14 13 6	Box elder White Mulberry Box elder Norm ay Majob Box elder Box eld	Minus edito Acer esignation Acer politamiostes Acer politamiostes Acer secondarium Acer espurido Acer esponimium Acer espo	Fair Very-Poor Good Good Poor Poor Good Good Fair Fair Good Good Fair Fair Good Good Good Fair Fair Good Good Fair Fair Good Good Fair Fair Good Good Fair Fair Good Good Good Good Good Good Good Goo	x1 x1 x2	NVASIVE		*  *  *  *  *  *  *  *  *  *  *  *  *	
1181 1162 1163 1184 1185 1186 1186 1187 1188 1199 1172 1173 1174 1177 1177 1177 1178 1178 1178 1181 1181 1181	BX MW BX NM BX SM BX BX BX SM BX SM BX SM BX SM BX SM SM SM SM SM BX SM	9 8 7 8 12 7 9 23 25 20 9 7 22 43 44 40 6 44 43 47	Box elder  White Abbreys  Box elder  Box eld	Minus alba  Acer registrolates  Acer sepolatrinolate  Acer	Fair Very-Poor Good Good Peer Poor Good Good Fair Fair Good Fair Good Fair Good Fair Good Fair Good Fair Good Fair Fair Good Fair Fair Fair Good Good Fair Fair Good Good Good Good Good Good Good Goo		NVASIVE		**  **  **  **  **  **  **  **  **  **	
1181 1462 1163 1184 1185 1195 1195 1196 1198 1199 1172 1172 1173 1174 1177 1177 1178 1179 1179 1179 1180 1190 1191 1191 1191 1191 1191 119	BX MW BX NM BX BX BX BX BX BX SM SM SM SM SM E E SM	9 6 7 8 8 12 7 9 23 10 25 20 9 7 22 23 14 14 14 14 14 14 14 14 14 14 14 14 14	Box elder  White Abbiers  Box elder  Soven Mayas  Soven Mayas  Soven Mayas  Box elder  Box elder  Box elder  Box elder  Box elder  Soven Mayas  Sove	Minus edito Acer esignatio Acer politariosites Acer politariosites Acer secondarionan Acer escondarionan	Fair Very-Poor Good Good Fair Fair Good Good Fair Fair Good Good Fair Fair Good Fair Good Fair Fair Good Good Fair Good Good Fair	×2	NVASHE		**  **  **  **  **  **  **  **  **  **	
1181 1462 1163 1184 1185 1195 1195 1196 1198 1199 1172 1172 1173 1174 1177 1177 1178 1179 1180 1181 1180 1181 1180 1181 1181 118	BX BX BX BX BX BX BX BX BX SM BX SM BX SM BX SM E E SM	9 6 7 8 8 12 23 19 25 20 9 7 22 23 14 14 14 14 14 14 14 14 14 14 14 14 14	Box elder  White Abbigson  Box elder  Norw ay Mispla  Silver Major  Box elder  Silver Major  Box elder  Silver Major  Silver	Monre alba Acer registroides Acer polatroides Acer polatroides Acer sepontiment Acer registroides Acer agonomient Acer registroides Acer registroide Acer regis	Fair Very Pbor Good Good Peor Good Good Fair Fair Fair Fair Good Fair Good Fair Good Good Fair Good Good Fair Good Good Fair Good Good Good Good Good Good Good Goo		NVASIVE		**  **  **  **  **  **  **  **  **  **	
1181 1162 1163 1164 1184 1185 1186 1180 1177 1172 1173 1174 1177 1177 1178 1178 1178 1178 1178	BX MW BX	9 6 7 8 8 12 7 9 23 149 25 20 7 22 43 44 40 6 6 44 43 47 42 42 43 44 44 44 43 44 44 44 44 44 44 44 44	Box elder White Authory Box elder Box elder Box elder Box elder Box adapta Box elder	Minus alba  Acer asparado  Acer pistanostes  Acer asportuno  Acer pistanostes  Acer asportuno	Fair Very / Poor Good Good Poor Good Fair Fair Good Good Fair Fair Good Good Fair Good Good Good Good Good Good Good Goo	×2	RVASIVE RVASIV		*  *  *  *  *  *  *  *  *  *  *  *  *	
1181 11962 11963 11984 11985 11985 11985 11987 11978 11979 11974 11974 11978 11978 11979 11980 11981 11982 11983 11984 11985 11985 11986 1	BX B	9 6 7 8 8 12 9 23 19 25 20 9 7 7 22 43 11 10 6 41 43 43 47 42 20 46 46 46 46 46 47 47 48 48 48 48 48 48 48 48 48 48 48 48 48	Box elder  White Abbiers  Box elder  Box eld	Minus adia  Acer aggindo  Acer pistanostes  Acer asophirinum   Acer asophirinum   Acer asophirinum   Acer asophirinum   Acer asophirinum   Acer asophirinum   Acer asophirinum   Acer asophirinum   Acer asophirinum   Acer asophirinum   Acer asophirinum   Acer asophirinum   Acer asophirinum   Acer asophirinum   Acer asophirinum   Acer asophirinum   Acer asophirinum   Acer asophirinum   Acer asophirinum    Acer asophirinum    Acer asophirinum    Acer asophirinum    Acer asophirinum    Acer asophirinum    Acer asophirinum    Acer asophirinum    Acer asophirinum    Acer asophirinum    Acer asophirinum    Acer asophirinum    Acer asophirinum    Acer asophirinum    Acer asophirinum    Acer asophirinum    Acer asophirinum     Acer asophirinum     Acer asophirinum     Acer asophirinum     Acer asophirinum     Acer asophirinum     Acer asophirinum     Acer asophirinum      Acer asophirinum     Acer asophirinum	Feir Very Poor Good Good Peor Good Good Feir Fair For Good Feir Good Fair Fair Good Good Fair Fair Good Good Fair Fair Good Fair Fair Good Fair Fair Good Good Good Good Good Good	x2	RVASBUE NVASHE		**  **  **  **  **  **  **  **  **  **	
1181 1462 1463 1184 1185 1186 1186 1187 1188 1189 1470 1471 1172 1173 1174 1475 1176 1177 1178 1478 1478 1483 1483 1483 1483 1483 1483 1483 148	BX B	9 6 7 8 8 12 7 9 23 19 9 25 20 9 7 22 43 11 10 6 44 13 8 8 47 42 20 43 44 44 43 44 44 44 45 46 46 46 46 46 46 46 46 46 46 46 46 46	Box elder White Abbright Box elder B	Minus abla  Acer appundo  Acer polatriostes  Acer appundo  Acer polatriostes  Acer appundo  Acer acer  Acer acer  Acer   Acer  Acer    Acer   Acer   Acer   Acer   Acer   Acer   Acer   Acer   Acer    Acer   Acer   Acer   Acer   Acer   Acer   Acer   Acer   Acer    Acer   Acer    Acer    Acer    Acer    Acer    Acer    Acer	Feir Very-Poor Good Good Feir Fair Good Good Feir Good Good Feir Good Good Feir Good Good Good Feir Good Good Good Feir Good Good Good Feir Fair Good Good Good Feir Fair Good Good Feir Fair Good Good Feir Feir Good Good Feir Feir Good Good Good Good Feir Feir Feir Feir Feir Feir Feir Feir	×2	RVASSVE		**  **  **  **  **  **  **  **  **  **	
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1184 1462 1163 1184 1185 1186 1186 1186 1186 1186 1186 1180 1470 1471 1172 1173 1474 1475 1190 1181 1181 1181 1183 1184 1184 1185 1186 1188 1188	BX B	9 6 7 8 8 12 7 9 23 19 9 25 20 9 7 22 43 11 10 6 44 13 8 8 47 42 20 43 44 44 43 44 44 44 45 46 46 46 46 46 46 46 46 46 46 46 46 46	Dos elder Wilder Aufleren Dos elder Wilder Aufleren Dos elder Dos elder Schor ay Migde Dos elder Schor and Migde Dos elder Migde Elder Migde Dos elder Migde Eld	Minus abla  Acer appundo  Acer polatriostes  Acer appundo  Acer polatriostes  Acer appundo  Acer acer  Acer acer  Acer   Acer  Acer    Acer   Acer   Acer   Acer   Acer   Acer   Acer   Acer   Acer    Acer   Acer   Acer   Acer   Acer   Acer   Acer   Acer   Acer    Acer   Acer    Acer    Acer    Acer    Acer    Acer    Acer	Feir Very-Poor Good Good Feir Fair Good Good Feir Good Good Feir Good Good Feir Good Good Good Feir Good Good Good Good Good Good Good Feir Fair Good Good Good Feir Fair Good Good Feir Fair Good Good Feir Feir Good Good Feir Feir Good Good Good Good Feir Feir Feir Feir Feir Feir Feir Feir	x2	NVASIVE		**  **  **  **  **  **  **  **  **  **	
1184 1462 1163 1184 1186 1186 1186 1186 1186 1186 1180 1471 1172 1173 1474 1475 1474 1477 1478 1478 1479 1481 1481 1482 1483 1484 1483 1484 1483 1484 1485 1486 1487 1488 1487 1488	BX B	9 6 7 8 8 12 9 23 19 9 2 2 2 2 2 2 3 4 3 4 4 4 4 4 4 4 4 4 4 4	Box elder Wilder Aufleren Stere Ster	More order Anne regionó Anne plannoles Anne anneles Anneles Anne annele	Filer  Overy Poor  Good  Good  Good  Filer  Fair  Good  Good  Filer  Fair  Good  Good  Good  Filer  Filer  Good  Good  Filer  Good  Filer  Filer  Good  Filer  Filer  Filer  Good  Filer  Good  Filer  Filer  Good  Good  Good  Good  Good  Filer  Filer  Filer  Filer  Filer  Filer  Filer  Filer  Good  Goo	x2	RVASBUE RVASBU		* * * * * * * * * * * * * * * * * * *	
1184 1462 1163 1184 1185 1495 1497 1188 1190 1477 1172 1173 1474 1475 1177 1478 1478 1479 1481 1482 1483 1484 1483 1484 1485 1485 1485 1486 1487 1488 1488 1488 1488 1488 1488 1488	BX MMY BX SM BX SM BX SM BX SM	9 6 7 8 8 142 7 9 9 23 24 25 20 9 7 22 22 43 14 10 6 6 14 14 14 14 14 14 14 14 14 14 16 16 16 16 16 16 16 16 16 16 16 16 16	Box elder Wilste Abshares Dox elder Wilste Abshares Dox elder Dox elder Sore Abshares Dox elder Sore Abshares Dox elder Dox elder Box el	More when Anne regarded Anne passaches Anne passaches Anne sacchimitation Anne sacchimit	Fair Coord C	x2 x2 x2	NAVASHE		Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y	
1184 1482 1482 1483 1484 1486 1486 1487 1488 1470 1470 1471 1472 1473 1474 1475 1478 1478 1483 1483 1483 1483 1483 1483 1483 148	BX MMY BX SM BX SM BX SM BX SM	9 6 7 8 8 142 7 9 9 23 25 20 9 7 7 22 43 44 44 43 44 47 42 20 46 47 48 48 48 48 48 48 48 48 48 48 48 48 48	Dos editor  White Adulance  Box editor  Bo	More election of the control of the	Fair Good Good Good Good Good Good Good Goo	x2	RYASBUE RYASBU		Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y	
1184 1184 1184 1186 1186 1186 1186 1186	BX MW MY SM SM BX	9 6 7 8 8 142 7 9 223 249 25 20 22 24 3 44 40 44 43 43 44 45 46 43 8 8 44 45 46 46 46 46 46 46 46 46 46 46 46 46 46	Box elder Withte Adultery Dox elder Withte Adultery Dox elder Withte Adultery Dox elder Service Adulter Service Adulter Service Adulter Service Adulter Service Adulter Service Adulter Dox elder Box elder Box elder Box elder Box elder Serve Mayle	More of the Market State o	Feir Very Poor Good Good Good Good Good Good Good G	x2 x2 x2	NYASHE		Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y	
1481 1482 1493 1496 1496 1496 1497 1472 1472 1472 1473 1474 1475 1476 1476 1477 1478 1498 1498 1498 1498 1498 1498 1498 1498 1498 1498 1498	BX MW MX BX MX BX	9 6 7 8 8 12 7 9 23 25 20 9 9 7 7 22 24 43 44 44 43 44 45 46 46 47 48 48 48 48 48 48 48 48 48 48 48 48 48	Dos eider Wichte Abderey Dos eider Wichte Abderey Dos eider Wichte Abderey Dos eider Stewart S	More electrical and a contract of the contract	Fair	x2 x2 x2	NVASHE		Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y	
1184 1482 1183 1184 1186 1186 1187 1187 1187 1172 1172 1173 1173 1174 1177 1177 1177 1177 1177	BX MW BX SM BX	9 6 7 7 8 8 12 7 9 23 23 19 25 20 9 9 7 7 22 43 10 6 6 44 14 14 45 20 46 46 47 46 46 46 46 46 46 46 46 46 46 46 46 46	Box editor  White Multiprogram  Box editor  Annotation Birn  Birnor Multiprogram  Birnor M	More who was a common of the c	Fair Age of the Age of	x2 x2 x2	RYVASHE		Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y	
1194 1196 1196 1196 1196 1196 1196 1196	BX MW MW SM BX	9 8 12 7 7 8 8 12 3 14 14 14 14 14 14 14 14 14 14 14 14 14	Box older  White fall-limits of  Box older	More when the American Market State of the Am	Fair According to the Control of	x2 x2 x2	NO.500 NO		Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y	
1184 1482 1183 1184 1186 1186 1187 1187 1187 1172 1172 1173 1173 1174 1177 1177 1177 1177 1177	BX MW BX SM BX	9 6 7 7 8 8 12 7 9 23 23 19 25 20 9 9 7 7 22 43 10 6 6 44 14 14 45 20 46 46 47 46 46 46 46 46 46 46 46 46 46 46 46 46	Box editor  White Multiprogram  Box editor  Annotation Birn  Birnor Multiprogram  Birnor M	More who was a common of the c	Fair Age of the Age of	x2 x2 x2	RYVASHE		Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y	

1202 1203 1204	8	28	Box-eider American-Em	Acer-negundo Umus-americana	Very-Poor Good		INVASIVE	R	¥	
										<u> </u>
	BX	9	Box-elder	Acer-negundo	Very Poor		INVASIVE	R	¥	-
7204	BX	20	Box-eider	Acer-negundo	Good		INVASIVE	R	¥	
4205	E	45	American-Em	Umus americana	Good		INVASIVE	R	¥	
1206	ε	15	American-Em	Umus-americana	Fair		INVASIVE	R	¥	
1207	BX	10	Box-elder	Acer-negundo	Fair		INVASIVE	R	¥	
1208	BW	9	Black Walnut	Augians-nigra	Good		WOODLAND	R	¥	REPLACE
1200	SM	44	Silver Maple	Acer-saccharinum	Fair	×4	INVASIVE	R	¥	
1210	BX	6	Box-elder	Acer-negundo	Poor		INVASIVE	R	· v	_
1211	E	8	American-Em	Umus-americana	Fair		INVASIVE	R	- ×	-
	BW	15	American Em		Good	×1	WOODLAND	S S		<u> </u>
1212				Juglans nigra					Y	
1213	BW	10	Black Walnut	Juglans nigra	Good		WOODLAND	s	Y	
1214	SM	10	Silver Maple	Ager saccharinum	Fair		INVASIVE	8	Y	
1215	Ε	10	American Em	Ulmus americana	Fair		INVASIVE	8	Y	
1216	ε	10	American Em	Umus americana	Fair		INVASIVE	s	Y	
4247	SM	46	Silver-Maple	Ager-sacobarinum	Fair		INVASIVE	R	¥	
1218	BX	8	Box-elder	Acer-negundo	Fair		INVASIVE	B	×	
1219	BX	8	Box-elder	Acer negundo	Fair		INVASIVE	R	¥	
									-	-
1220	BX	9	Box elder	Acer negundo	Fair		INVASIVE	8	Y	· ·
1221	BX	8	Box-eider	Acer-negundo	Fair		INVASIVE	R	¥	
1222	86	19	Siberian Bm	Umus pumia	Fair		INVASIVE	R	¥	
1223	BX	6	Box-elder	Acer-negundo	Fair		INVASIVE	R	¥	
1224	BX	6	Box-eider	Acer-negundo	Fair		INVASIVE	R	¥	
4225	8X	9	Box-eider	Acer negundo	Fair		INVASIVE	R	¥	· ·
1226	SM	13	Silver-Maple	Ager-saccharinum	Fair		INVASIVE	R	¥	
1227	SM	10	Silver-Maple	Ager-saccharinum	Good		INVASIVE	R	¥	
1228	BX	9	Box-eider	Acer-negundo	Fair		INVASIVE	R	×	١.
1229	BE	2	Siberian-Bm	Umus-pumia	Poor		INVASIVE	R		<u> </u>
1220	SM	6			Poor		INVASIVE	R	¥.	<u> </u>
			Silver Maple	Ager-saccharinum						· ·
1231	BX	7	Box-elder	Acer-negundo	Fair		INVASIVE	R	¥	-
4232	SM	15	Silver-Maple	Aper-sacoharinum	Good		INVASIVE	R	¥	
4233	BWW	44	Black-Willow-	Salx-rigra	Poor		INVASIVE	R	¥	L :
1234	BWW	12	Black-Willow-	Salix nigra	Poor		INVASIVE	R	¥	
1235	BAW	17	Black-Willow-	Salix-nigra	Fair		INVASIVE	R	¥	
1238	BX	6	Box-elder	Acer-negundo	Poor		INVASIVE	R	¥	
1237	BX	6	Box eider	Acer negundo	Fair		INVASIVE	R	¥	
1238	BWW	13	Black Willow	Salix nigra	Very Poor		INVASIVE	R	¥	H :
1239	BANNA	7.2	Box elder				INVASIVE	R		<u> </u>
1239	BWW	14	Black-Willow	Acer-negundo	Poor		INVASIVE	R	¥	<u> </u>
	BAW			Salix-riigra			INVASIVE	R	¥	-
1241		6	Silver-Maple	Aper-saccharinum	Good				-	
1242	BX	10	Box-eider	Acer negundo	Poor		INVASIVE	R	Y.	
1243	BX	6	Box-elder	Acer-negundo	Poor		INVASIVE	R	¥	
1244	BX	6	Box-elder	Acer-negundo	Fair		INVASIVE	R	¥	I -
1245	BX	44	Box-eider	Acer-negundo	Fair		INVASIVE	R	¥	
1246	BWW	16	Black Willow	Salix-nigra	Very Poor		INVASIVE	R	Y.	
1247	E	8	American-Em	Umus-americana	Eak		INVASIVE	R	×	
1248	SM SM	8	Silver Maple	Acer saccharinum	Fair		INVASIVE	8	Y	<u> </u>
										-
1249	SM	8	Silver Maple	Acer saccharinum	Fair		INVASIVE	s	Y	
1250	BX	42	Box-eider	Acer-negundo	Very Poor		INVASIVE	R	¥	
1251	BAVA	32	Black Willow	Salix nigra	Fair		INVASIVE	8	Y	
1282	86	16	Siberian-Bm	Umus-pumila	Poor		INVASIVE	R	¥	
1253	SM	6	Silver Maple	Acer saccharinum	Fair		INVASIVE	8	Y	
1254	SM	6	Silver Maple	Acer saccharinum	Fair		INVASIVE	8	Y	
1255	BWW	10	Black Willow	Salix nigra	Fair		INVASIVE	8	Y	
1256	ст	24	Cottonw ood	Populus deltoides	Good		INVASIVE	8	· ·	
1257	SM	9	Silver Maple	Ager saccharinum	Good		INVASIVE	8	-	_
1258	SM	9	Silver Maple	Ager saccharinum	Fair		INVASIVE	s		<u> </u>
1259	BX	8			Fair		INVASIVE	8	Y	-
			Box elder	Acer negundo						
1260	BX	8	Box elder	Acer negundo	Poor		INVASIVE	8	Y	
1261	BX	6	Box-elder	Acer-negundo	Fair		INVASIVE	R	¥	
4262	BW	43	Black Walnut	-Auglans-nigra	Good		WOODLAND	R	¥	REPLACE
1263	SM	14	Silver-Maple	Ager-saccharinum	Fair		INVASIVE	R	¥	
1284	BW	14	Black Walnut	Jugians-nigra	Good		WOODLAND	R	¥	REPLACE
1285	BWW	16	Stack-Willow-	Salix-nigra	Very Poor		INVASIVE	R	¥	
1266	BWW	44	Black-Willow-	Salx-nigra	Very Poor		INVASIVE	R	¥	
1267	SM	10	Silver Maple	Ager saccharinum	Fair		INVASIVE	8	Y	
1268	SM	6	Silver Maple	Ager saccharinum	Fair		INVASIVE	8	Y	
1200	SM	7	Silver Maple	Acer saccharinum	Fair		INVASIVE	8	· ·	1 i
1270	CT	15	Cottonwood	Populus deltoides	Good		INVASIVE	s	-	<u> </u>
1270	BX	15	Box elder		Good	-	INVASIVE INVASIVE	8	Y	<u> </u>
				Acer negundo		-				· ·
1272	CT	15	Cottonw ood	Populus deltoides	Good		INVASIVE	8	Y	· ·
1273	SM.	10	Silver Maple	Ager saccharinum	Fair		INVASIVE	8	Y	-
1274	CT	21	Cottonw ood	Populus deltoides	Good	×1	INVASIVE	s	Y	
1275	SM	9	Silver Maple	Acer saccharinum	Good		INVASIVE	8	Y	
1276	CT	26	Cottonw ood	Populus deltoides	Good		INVASIVE	8	Y	
	SM	10	Silver Maple	Ager saccharinum	Good		INVASIVE	8	Y	1 -
1277	SM	10	Silver Maple	Aper saccharinum	Good		INVASIVE	s	Y	
			Box elder	Acer negundo	Poor		INVASIVE	s	Y	
1277	BX	8			Poor		INVASIVE	8	Y	
1277 1278	BX	12	Box elder	Acer negundo					- v	١.
1277 1278 1279 1280	BX	12	Box elder		Fair		INVASIVE	R		
1277 1278 1279 1280 1281			Box elder Black-Willow	Salix-nigra	Fair		INVASIVE INVASIVE	R	*	
1277 1278 1279 1280 1281 4282	BX BWW SW	12 21 40	Box elder Black Willow Silver-Maple	Saix-rigra Acer-saccharinum	Good		INVASIVE INVASIVE	R	* ×	-
1277 1278 1279 1280 1281 1282 1283	BX BAAV SM SM	12 21 40 10	Box elder Black-Willow- Silver-Maple Silver Maple	Salix-nigra Acer-saccharinum Acer saccharinum	Good		INVASIVE INVASIVE	R S	¥ Y	-
1277 1278 1279 1280 1281 1282 1283 1284	BX BWW SM SM SM	12 21 40 10 16	Box elder Black Willow Silver Maple Silver Maple Silver Maple	Salix-nigra Acer-saccharinum Acer-saccharinum Acer-saccharinum	Good Good		INVASIVE INVASIVE INVASIVE	R S S	Y	-
1277 1278 1279 1280 1281 1282 1283 1284 1285	BX BAAV SM SM SM SM	12 21 40 10 16 7	Box elder Black-Willow- Silver-Maple Silver-Maple Silver-Maple Silver-Maple	Salix-rigra Acer-saccharinum Acer-saccharinum Acer-saccharinum Acer-saccharinum	Good Good Fair		INVASIVE INVASIVE INVASIVE INVASIVE	8 8 8	Y	-
1277 1278 1279 1280 1281 1282 1283 1284 1285 1288	BX BMAN SM SM SM SM SM	12 21 40 10 16 7 8	Box elder Black Welow Silver Maple Silver Maple Silver Maple Silver Maple Silver Maple Box elder	Salix-rigra Ader-saccharinum Ader-saccharinum Ader-saccharinum Ader-saccharinum Ader-negundo	Good Good Fair Poor		INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE	8 8 8 8	Y	1
1277 1278 1279 1280 1281 1282 1283 1284 1285 1286 4287	BX BWAV SM SM SM SM BX BX	12 21 40 10 16 7 8	Box elder  Stack Willow  Silver Maple  Silver Maple  Silver Maple  Silver Maple  Box elder  Black Walnut	Salix-rigra Acer-saccharinum Acer-saccharinum Acer-saccharinum Acer-saccharinum Acer-saccharinum Acer-saccharinum Acer-saccharinum	Good Good Fair Poor Good		INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE WGGGLAND	R S S S R	Y Y Y	REPLACE
1277 1278 1279 1280 1281 1283 1283 1284 1285 1286 1287 1288	BX BMAN SM SM SM SM SM SM SM BX BX BW	12 21 40 10 16 7 8 40 40	Box elder Black-Willow Silver Maple Silver Maple Silver Maple Silver Maple Block Welnut Black-Welnut Black-Willow	Salik-nigra Acer-saccharinum Acer saccharinum Acer saccharinum Acer saccharinum Acer saccharinum Acer saccharinum Acer negundo Jugans-nigra Salik-nigra	Good Good Fair Poor Good Fair		INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE WGGGLAND INVASIVE	R S S S R R	* Y	REPLACE
1277 1278 1279 1280 1281 1282 1283 1284 1285 1286 4287	BX BWAV SM SM SM SM BX BX	12 21 40 10 16 7 8	Box elder  Stack Willow  Silver Maple  Silver Maple  Silver Maple  Silver Maple  Box elder  Black Walnut	Salix-rigra Acer-saccharinum Acer-saccharinum Acer-saccharinum Acer-saccharinum Acer-saccharinum Acer-saccharinum Acer-saccharinum	Good Good Fair Poor Good	x4	INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE WGGGLAND	R S S S R	Y Y Y	REPLACE
1277 1278 1279 1280 1281 1283 1283 1284 1285 1286 1287 1288	BX BMAN SM SM SM SM SM SM SM BX BX BW	12 21 40 10 16 7 8 40 40	Box elder Black-Willow Silver Maple Silver Maple Silver Maple Silver Maple Block Welnut Black-Welnut Black-Willow	Salik-nigra Aoer-saccharinum Aoer-saccha	Good Good Fair Poor Good Fair		INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE WGGGLAND INVASIVE	R S S S R R	* Y	REPLACE
1277 1278 1279 1280 1281 1282 1283 1284 1285 1286 1288 1288 1288 1289	BX BANV SM SM SM SM BX BX BX BANV BANV BANV	12 21 40 10 16 7 8 40 14 12	Box elder Black-Wilsow Silver Maple Silver Maple Silver Maple Silver Maple Box elder Black-Welnut Black-Wilsow Black-Wilsow Black-Wilsow	Salik-nigra Ader-saccharinum Ader saccharinum Ader saccharinum Ader saccharinum Ader negundo Jugians-nigra Salik-nigra Salik-nigra Salik-nigra	Good Good Fair Poor Good Fair Very-Poor	x1 x2	INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE	R S S S S R R R R R	* * * * * * * * * * * * * * * * * * *	REPLACE
1277 1278 1279 1280 1281 1283 1283 1284 1285 1285 1286 4287 1288 4289 4290 4291	BX BMAV SM SM SM SM BX BX BW BMAV BMAV BMAV BMAV	12 21 40 10 16 7 8 40 14 12 14	Box elder Black-Willow Silver Maple Silver Maple Silver Maple Silver Maple Silver Maple Box elder Black-Willow Black-Willow Black-Willow Black-Willow Black-Willow Black-Willow Black-Willow	Salik-nigra Ader-sascharinum Ader-sascha	Good Good Good Fair Poor Good Fair Very-Poor Fair Poor		INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE WOODLAND INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE	R S S S R R R R R R	* * * * * *	REPLACE
1277 1278 1279 1280 1281 1282 1283 1284 1285 1285 1286 4287 1288 1289 1290 4291	BX BANV SM SM SM SM BX BX BANV BANV BANV BANV BANV BANV	12 21 40 10 16 7 8 40 14 12 44 49 14	Box elder Black Willow Silver Mapile Silver Mapile Silver Mapile Box elder Black Welnut Black Willow Black Willow Black Willow Black Willow Black Willow Black Willow	Salik-rigra Ader-saccharinum Ader saccharinum Ader saccharinum Ader saccharinum Ader saccharinum Ader saccharinum Salik-rigra Salik-rigra Salik-rigra Salik-rigra Salik-rigra Salik-rigra	Good Good Good Fair Poor Good Fair Very-Poor Fair Poor		INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE WOODLAND INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE	R S S S R R R R R R R R R R	* * * * * * * * * * * * * * * * * * *	REPLACE
1277 1278 1279 1280 1281 1282 1283 1284 1285 1285 1286 1288 1289 1289 1290 1490 1490 1490 1490 1490	BX BAW SM SM SM SM BX BW BAW BAW BAW BAW BAW BAW BAW BAW BAW	12 21 40 10 16 7 8 40 14 12 14 49 14 8	Box elder Black Willow Silver Mapile Silver Mapile Silver Mapile Blox Mapile Box elder Black Willow Black Willow Black Willow Box elder Black Willow Box elder Black Willow Box elder Black Willow Box elder	Salik-rigra Ader-saccharinum Ader saccharinum Ader saccharinum Ader saccharinum Ader saccharinum Ader saccharinum Ader saccharinum Ader negundo Jugians-nigra Salik-rigra Salik-rigra Ader negundo Salik-rigra Ader negundo	Geed Good Good Fair Poor Geed Fair Very-Poor Fair Poor Fair Poor		IMASVE	R S S S R R R R	* * * * * *	REPLACE
1277 1278 1279 1280 1281 1282 1283 1284 1285 1285 1286 4287 1288 1289 1299 1499 1499 1499 1499 1499 1499 149	BX BANV SM SM SM SM BX BX BAN BANV BANV BANV BANV BANV BANV BX BANV BX BANV BX	12 21 40 10 16 7 8 40 14 12 14 49 14 8 31	Box eider Basok Willow Sölver Mapile Sölver Mapile Sölver Mapile Sölver Mapile Box eider Blook Willow Blook Willow Black Willow Blook Willow Box eider Blook Willow Box eider Black Willow	Saliv-rigra Ader-saccharhum Ader saccharhum Ader negundo Saliv-rigra Saliv-rigra Saliv-rigra Ader-negundo Saliv-rigra Ader-negundo Saliv-rigra	Geed Good Good Fair Poor Good Fair Very-Poor Fair Poor Fair Poor Fair	*2	IMMASVE	R S S S S R R R R R R R R R R R R R R R	* * * * * * * * * * * * * * * * * * *	REPLACI
1277 1276 1279 1280 1281 1283 1284 1285 1285 1286 1289 1289 1289 1299 1299 1299 1299 1299	BX BYANV SM SM SM SM BX BYAN BYANV	12 21 10 10 16 7 8 40 14 14 49 14 8 31	Box elder Black Willow Black Willow Black Willow Black Willow Black Wallow Black Willow Black Willow Black Willow Black Willow Box elder Black Willow Black Black Willow Black	Salle-règra Ader saccharhum Ad	Geed Good Good Fair Poor Good Fair Very-Poor Fair Poor Fair Poor Fair Poor Fair Poor Fair Fair		IMMASVE	R S S S R R R R R R	* * * * * * * * * * * * * * * * * * *	REPLACE
1277 1278 1279 1280 1281 1283 1283 1284 1285 1285 1286 1289 1289 1290 1291 1292 1293 1294 1294 1294 1295 1296 1296 1296	BX BANV SM SM SM SM BX BX BANV BANV BANV BANV BANV BANV BANV BANV	12 21 40 10 16 7 8 40 14 12 14 49 14 8 31 46 6	Box elder Black Willow Silver Mapile Silver Mapile Silver Mapile Silver Mapile Box elder Black Willow Black Willow Black Willow Black Willow Box elder Black Willow	Saliu-rigra Ader-sadohrihum Ader sadohrihum Ader sadohrihum Ader sadohrihum Ader sadohrihum Ader sadohrihum Ader sadohrihum Ader negundo - Jugaren rigra Saliu-rigra Saliu-rigra Ader-negundo Saliu-rigra Ader-negundo Saliu-rigra Ader-negundo Saliu-rigra Ader-negundo Saliu-rigra Fadorus-penengundo Fa	Geed Good Good Fair Poor Good Fair Very-Poor Fair Poor Fair Poor Fair Fair Fair Fair Fair Fair	*2	IMMASVE	R S S S R R R R R R R	* * * * * * * * * * * * * * * * * * *	REPLACE
1277 1278 1279 1280 1281 1282 1283 1284 1285 1286 1286 1289 1289 1289 1290 1292 1293 1294 1292 1293 1294 1294 1295 1296 1297	BX BANV SM SM SM SM BX BX BANV BANV BANV BANV BANV BANV BANV BANV	12 21 40 10 16 7 8 40 14 12 14 49 14 8 31 46 6	Box elder Black Willow Block Willow Block Willow Block Willow Block Maple Block Wallow Black Willow Green Ach Black Willow Green Ach Black Willow Bl	Salis-regia Acer sacchierhum Acer regiand Acer regiand Salis-regia Salis-regia Salis-regia Acer regiando Salis-regia Salis-regia Acer regiando Salis-regia Salis-regia Acer regiando Salis-regia	Geed Good Good Fair Poor Geed Fair Poor Fair Fair Poor	*2	IMMASVE	R S S S R R R R R R R R R R R R R R R R	* * * * * * * * * * * * * * * * * * *	REPLACI
1277 1278 1279 1280 1281 1282 1283 1284 1285 1286 1288 1289 1289 1290 1291 1292 1292 1293 1294 1292 1293 1294 1295 1296 1297 1298	BX BAAV SM SM SM SM SM SM BW BAAV BAAV BAAV BAAV BAAV BAAV BAAV B	12 21 49 10 16 7 8 40 14 12 14 49 14 8 31 46 6	Box elder Black Willow Black Willow Black Willow Black Maple Black Maple Box elder Black Willow	Salis regra Acer saccharham Acer regardo Julgiane regra Salis regra Acer regardo Acer regardo Acer regardo Acer regardo	Geed Good Good Fair Poor Geed Fair Very-Poor Fair Poor Fair Poor Fair Poor Fair Fair Fair Fair Fair Poor Fair	*2	IMMASVE	R S S S S R R R R R R R R R R R R R R R	* * * * * * * * * * * * * * * * * * *	REPLACI
1277 1278 1279 1280 1281 1282 1283 1284 1285 1285 1288 1289 1289 1290 1291 1292 1292 1292 1293 1294 1296 1297 1298 1298 1299 1298 1299 1298	BX BANV SM SM SM SM SM SM BX BANV BANV BANV BANV BANV BANV BANV BANV	12 21 49 10 16 7 8 40 14 12 14 49 14 8 31 46 6 13	Box elder Black Willow Silver Mapile Silver Mapile Silver Mapile Silver Mapile Box elder Black Willow Black Willow Black Willow Black Willow Box elder Black Willow	Salls regin Aper saccharemun Salls regin Salls regin Salls regin Salls regin Salls regin Salls regin Aper saccharemun Aper saccharemun Aper saccharemun Salls regin Salls regin Aper saccharemun	Geed Good Good Fair Poor Geed Fair Poor Fair Fair Poor	*2	IMMASVE	R S S S R R R R R R R R R R R R R R R R	* * * * * * * * * * * * * * * * * * *	REPLACE
1277 1278 1279 1280 1281 1282 1283 1284 1285 1286 1286 1289 1289 1289 1289 1299 1299 1299 1299	BX BANV SM SM SM SM SM SM BX BANV BANV BANV BANV BANV BANV BANV BANV	12 21 49 10 16 7 8 40 14 12 14 49 14 8 31 46 6	Box elder Black Willow Black Willow Black Willow Black Maple Black Maple Box elder Black Willow	Salis-regia Acer sacchierhum Acer regiand Acer regiand Salis-regia Salis-regia Salis-regia Acer regiando Salis-regia Salis-regia Acer regiando Salis-regia Salis-regia Acer regiando Salis-regia	Geed Good Good Fair Poor Geed Fair Very-Poor Fair Poor Fair Poor Fair Poor Fair Fair Fair Fair Fair Poor Fair	*2	IMMASVE	R S S S S R R R R R R R R R R R R R R R	* * * * * * * * * * * * * * * * * * *	REPLACE





CLIENT

TABLEAU BY MONDRIAN 50215 SCHOENHERR SHELBY TOWNSHIP, MI 48315

PROJECT TITLE HOMESTEAD 3364 LIVERNOIS ROAD TROY, MICHIGAN

ORIGINAL ISSUE DATE:
APRIL 18, 2022

DRAWING TITLE

TREE

PRESERVATION

LIST

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

1301	BWW	11	Black-Willow Black-Willow	Salix-nigra Salix-nigra	Poor Poor		INVASIVE INVASIVE	R R	*	-
1303	BAAV	16	Black Willow	Salix nigra	Poor		MARNE	R	* ×	-:-
1304	8x	6	Box eider	Acer-negundo	Fair		INVASIVE	R	¥	
1305	BX	8	Box eider	Acer negundo	Poor		INVASIVE	R	¥	-
1306	SM	10	Silver-Maple	Ager-saccharinum	Fak		INVASIVE	R	¥	
1307	SM.	18	Silver Maple	Ager-saccharinum	Good		INVASIVE	R	¥	
4308 4309	SM	45 43	Silver-Mapre Black-Willow	Acer-saccharinum Salk-nigra	Fair		INVASIVE INVASIVE	R	¥	-
1310	BANA	14	Black-Willow	Salk-rigra	Fair		INVASIVE	R	¥	
1311	BAAV	12	Black Willow	Salix-riigra	Poor		INVASVE	R	¥	
1312	SM	47	Silver-Maple	Aper-saccharinum	Good		INVASIVE	R	¥	-
4343	BWW	45	Black-Willow	Salix-nigra	Poor		INVASIVE	R	¥	-
1314	SM	12	Silver-Maple	Acer-saccharinum	Fair		INVASIVE	R	¥	
1315	SM	9	Silver-Maple	Acer-saccharinum	Very Poor		INVASIVE	R	¥	
1316 1317	E BW	42	American-Em Black-Walnut	Umus americana	Poor Good		INVASIVE WOODLAND	R	¥	
1318	GA	9	Green Ash	Augians-nigra Fraxinus pennsylvanica	Poor		INVASIVE	8	Y	REPLACE
1319	MW	9	White Mulberry	Morus alba	Fair		INVASIVE	R	¥	
1320	ε	12	American-Elm	Umus-americana	Fair		INVASIVE	R	¥	-
1321	BW	42	Black Walnut	Jugians-nigra	Good		WOODLAND	R	¥	REPLACE
1322	Ε	7	American Em	Umus americana	Fair		INVASIVE	R	¥	
1323	Ε	12	American Em	Umus-americana	Good		INVASIVE	R	¥	
1324 1325	BW	41 42	Black Walnut	Jugians-nigra Acer-negundo	Good		WOODLAND	R	¥	REPLACE
1326	BX	7.	Box-eider Box-eider	Acer negundo	Fair		INVASIVE	R	¥	
1327	BX	12	Box-eider	Acer negundo	Poor		INVASIVE	R	¥	
1328	BK	10	Box-eider	Acer negundo	Fair		INVASIVE	R	¥	
1329	SM	9	Silver-Maple	Acer-saccharinum	Very Poor	dead	INVASIVE	R	¥	-
1330	BW	12	Black Walnut	Jugians-nigra	Good		WOODLAND	R	Y	REPLACE
1331	BW	12	Black Walnut Black Willow	Jugians-nigra	Good		WOODLAND	R R	¥	REPLACE
4332 4333	BWW	10	Black-Willow Box-eider	Salix-nigra	Poor		INVASIVE INVASIVE	R	¥	
4333	BK BK	9	Black Walnut	Acer-negundo Augians-nigra	Good		WOODLAND	R	¥.	REPLACE
1335	BW	16	Black Walnut	Jugians-nigra	Fair		WOODLAND	R	¥	REPLACE
1336	BX	13	Box-eider	Acer-negundo	Fair		INVASIVE	R	¥	
4337	BX	40	Box-eider	Acer-negundo	Poor		INVASIVE	R	¥	-
1338	BX	12	Box-elder	Acer negundo	Fair	×t	INVASIVE	R	¥	- 1
1339	BX	12	Black Walnut	Acer negundo	Very Poor		INVASIVE	R	¥	
1340	SM	6 11	Silver Maple	Augians-nigra Acer saccharinum	Fair		WOODLAND INVASIVE	R S	¥	REPLACE
1341	SM	11	Silver Maple Silver Maple	Ager saccharinum  Ager saccharinum	Good		INVASIVE INVASIVE	8	Y	
1343	BX	12	Box elder	Acer negundo	Very Poor		INVASIVE	8	Ÿ	
1344	8M	12	Silver Maple	Ager saccharinum	Good		INVASIVE	8	Y	
1345	SM	7	Silver Maple	Acer saccharinum	Good		INVASIVE	s	Y	-
1345	Œ	19	Siberian-Bm	Umus-pumia	Fair		INVASIVE	R	¥	-
1347	BX BX	16	Box elder	Acer negundo	Fair		INVASIVE INVASIVE	8	Y	
1348	BX SM	14	Box elder Silver Maple	Acer negundo Acer saccharinum	Fair		INVASIVE INVASIVE	8	Y	-
1350	BX BX	7	Box elder	Acer negundo	Fair		INVASIVE INVASIVE	s	Y	
1351	BWW	14	Black Willow	Salik nigra	Poor	×1	INVASIVE	R	¥	
1352	BAW	18	Black-Willow	Salik-nigra	Poor		INVASIVE	R	¥	
1353	8X	45	Box eider	Acer negundo	Very-Poor		INVASIVE	R	¥	
4354	BWW	45	Black-Willow	Salix-rrigra	Fair	×4	INVASIVE	R	¥	-
1355	BX	11	Box-elder	Acer negundo	Fair	x1	INVASIVE	R	¥	
1356 1357	BWW	24 6	Black-Walnut	Salix-nigra	Poor Good		INVASIVE WOODLAND	R R	¥	REPLACE
4358	BX	9	Box-eider	Augians-nigra Acer-negundo	Poor		INVASIVE	R	Y.	REPLACE
1359	BW	9	Black Walnut	Jugians-nigra	Good		WOODLAND	R	¥	REPLACE
1380	BAW	18	Black-Willow	Salix-nigra	Fair	×1	INVASIVE	R	¥	
1381	BAW	10	Stack-Willow	Salix-riigra	Poor		INVASIVE	R	¥	
4362	BWW	42	Black-Willow	Salix-nigra	Poor	×4	INVASVE	R	¥	-
1363	BX	6	Box-elder	Acer negundo	Poor		INVASIVE	R	Y	
1384	BWW	6 15	Black Walnut Black Willow	Jugians-nigra	Good	*1	WOODLAND	R	¥	REPLACE
4385 4386	BWW	46 44	Black-Willow Box elder	Salix-riigra Acer-negundo	Poor	×1	INVASIVE INVASIVE	R	¥	+
1367	GA.	6	Green-Ash	Fraxinus pennsylvanica	Fair		INVASIVE	R	¥	
1368	BX	22	Box-eider	Acer negundo	Fair		INVASIVE	R	¥	
1389	GA	6	Green-Ash	Fraxinus pennsylvanica	Poor		INVASIVE	R	¥	-
4370	BW	44	Black Walnut	Jugians-nigra	Good		WOODLAND	R	¥	REPLACE
1371	BW	10	Black Walnut	Jugians-nigra	Good		WOODLAND	R	¥	REPLACE
1372 1373	BWW	18	Black Willow Black Walnut	Salik-nigra Jugians-nigra	Poor Good		INVASIVE WOODLAND	R R	¥	REPLACE
1374	BW	44	Black Walnut	Jugians-nigra	Poor		WOODLAND	R	¥	- LIFE
1375	BX	47	Box-eider	Acer negundo	Fair		INVASIVE	R	¥	
1376	BK	15	Box elder	Acer negundo	Poor		INVASIVE	8	Y	-
1377	BX	11	Box elder	Acer negundo	Fair		INVASIVE	8	Y	-
4378	BX	44	Box-eider	Acer negundo	Fair		INVASIVE	R	¥	- 1
1379	BWW	9 21	Black Walnut Black Willow	Augians-nigra Salix-nigra	Good		WOODLAND	R R	¥	REPLACE
1380	BWW	21 11	Black Willow Black Walnut	Salix-nigra Jugians-nigra	Very Poor		WOODLAND	R	¥	
1381	BWW	43	Black-Willow	Salix-nigra	Poor		INVASIVE	R	¥	
1383	BX	7	Box-eider	Acer negundo	Poor		INVASIVE	R	¥	-
1384	844	12	Black Walnut	Jugians-nigra	Poor		WOODLAND	R	¥	
1385	BX	7	Box-elder	Acer-negundo	Fair		INVASIVE	R	¥	-
1386	BW	40	Black Walnut	Jugians-nigra	Fair		WOODLAND	R	¥	REPLACE
1387	BW	7	Black Walnut	Jugians-nigra	Fair		WOODLAND	R	¥.	REPLACE
1388	BW	9	Black Walnut Black Willow	Jugians-nigra Salix-nigra	Fair Poor		WCCDLAND	R R	¥	REPLACE
1380	BX	9	Box-eider	Acer negundo	Fair		INVASIVE	R	¥	
1381	BX	10	Box-eider	Acer negundo	Poor		INVASIVE	R	¥	-
1392	BWW	47	Black Willow	Salix-nigra	Fair		INVASIVE	R	¥	
1393	ε	11	American Elm	Umus americana	Fair		INVASIVE	R	¥	
1394	BX	9	Box elder	Acer negundo	Fair		INVASIVE	s	Y	- 1
1395	BX	15	Box elder Box elder	Acer negundo	Fair Fair		INVASIVE INVASIVE	8	Y	-
1395	E E	13	Box elder American Elm	Acer negundo Umus americana	Fair Very-Poor	×S	INVASIVE INVASIVE	S R	¥	
1398	BX	7	Box eider	Acer negundo	Fair		INVASIVE	R	¥	
1300	BWW	9	Black-Willow	Salix nigra	Poor		INVASIVE	R	¥	
1400	BWW	10	Black Willow	Salik-nigra	Poor	×1	INVASIVE	R	¥	

Medical Content   Medical Co											
March   Sept	1401	BWW	43	Black-Willow-	Salix-nigra	Fair		INVASIVE	R	¥	-
March   Marc	4400				Cally store					v	
March   Marc					oak-nya					-	-
Method   Montage   September   September							×1				-
1906   B.     Boue elege					Acer-negundo			INVASIVE		¥	-
1500   1500	1405	BWW	43	Black-Willow-		Poor		INVASIVE	R	¥	-
March   Marc	1405	DV	- 6	Dov elder		Eak		BAVA GAVE	D	v	
March   Marc											_
1906   S.   17											-
March   March   Format	1408	BW	7	Black Walnut	Jugians-nigra	Good		WOODLAND	R	¥	REPLACE
March   March   Format	1409	SM	13	Silver Maple	Acer saccharinum	Good		INVASIVE	8	Y	-
March   Marc	1440										
March   Marc	1410							INVAOVE			
March   Marc										¥	REPLACE
Math	1412	BX	7	Box-eider	Acer-negundo	Poor		INVASIVE	R	¥	-
Math	1443	BEAAA	40	Black Miles	Salv.ninra	Date		BAVA SAVE	D	×	
March   Marc					aaw mgra					-	
March   Marc											
March   Marc	1415	BAW	47	Black-Willow-	Salix-nigra	Fair		INVASIVE	R	¥	
March   Marc	1416	RX	8	Box-eider		Fair		BALASME	- R	×	
Management   Man											
March   Sept					Salx-rigra						-
1906   1906	1418	BAW	15	Black-Willow-	Salix-riigra	Fak		INVASIVE	R	¥	
150   150	1419	BAAV	15	Stack Willow	Salik-nigra	Fair		INVASIVE	R	¥	-
150   150											
1422   B.D.   B.D.   Bot effect											-
1.500   1.50		BX	10	Box elder	Acer negundo	Fair			5	Y	
1.500   1.50	1422	BX	6	Box elder	Acer negundo	Fair		INVASIVE	8	Y	
1545   156	1423	RW	13	Rinck Wintout	Audians nigra	Good		WOODLAND	R	×	BEB ACE
1500   150					Annual Control						
1.50   1.50					Acer negundo		×1				-
1407   1507   1509	1425			Box elder	Acer negundo					N	-
1427   156	1425	BX	15	Box elder	Acer negundo	Fair		INVASIVE	8	Y	
1409   100	1427	014				Enk		BALA GAZE		~	
1906   1906   7											
1906   1906					Jugrans nigra					Y	
Section   Sect	1429	BX	7	Box elder	Acer negundo	Poor		INVASIVE		Y	
Section   Sect	1430	SM	8	Silver Mapin	Ager saccharinum	Fair		INVASIVE	8	Y	
Section   Parameter   Parame											_
Section   Page   Page										-	
State   Part		GA				Fair				Y	
State   Part	1433	GA	6	Green Ash	Fraxinus pennsylvanica	Good			s	Y	
1.50   E. P.   Decision										v	
Section   Sect	1404							-wnowE			<u> </u>
1-20   1-20			- 6	Box elder		Very Poor				Y	
1427   CT   15	1438	SM	7	Silver Maple	Acer saccharinum	Good		INVASIVE	8	Y	
1985   17	1437		15							V	
1906   190							-				
Section   Proceedings											
Method   1					Ager saccharinum	Good		INVASIVE		Y	
Method   1	1440	BW	7	Riank Walnut	-kurians ninna	Good		WOODLAND	8	v	
March   Marc											000 100
Section   Sect										-	REPLACE
Section   Sect	1442	SM	11	Silver Maple	Acer saccharinum	Good		INVASIVE	8	Y	
Section   Sect	1443	BW	15	Black Walnut	Jugians-nigra	Good		WOODLAND	R	¥	REPLACE
March   Marc											
March   Marc										- 1	-
March   Marc								INVASIVE		Y	-
1400   1500	1445	E	19	American Elm	Ulmus americana	Very Poor	dead	INVASIVE	8	Y	-
Section   Proceedings	1447	584	14	Silver Manie	Aper saccharinum		v1	INVASIVE	8	Y	
Section   Sect											
Mathematics				DOX GIGGS						,	
March   Marc				Silver Maple							
Mathematics	1450	BW	8	Black Walnut	Jugians-nigra	Good		WOODLAND	R	¥	REPLACE
March   Marc	1451	TN	7	Thorogonala/Maw thorog	Crananaus son	Enk		WOODLAND	D	v	DED ACE
											TOPOTOL
Section   Part											-
1505   150	4453	SM	7	Silver-Maple	Aper-sacoharinum	Good		INVASIVE	R	¥	-
1505   150	1454	GA	9	Green-Ash	Fraxinus pennsylvanica	Good		INVASIVE	R	¥	-
Sept.   Sept	1455	DW	15	Direct Walnut	Audiana nigra	Eak		WOODLAND		v	
Memory   M											
Sept.   Sept			13							¥	
SEASON   Color   Col	1457	8W	12	Black Walnut	Jugians-nigra	Fair		WOODLAND	R	¥	REPLACE
Sept.	1458	BW	- 6	Black Walnut	Audians-nigra	Fair		WOODLAND	R	¥.	REPLACE
Memory   March   Mar					Province a session disease.					v	
Memory   March   Mar											
Memory   M											
March   Marc	1461	BW	12	Black Walnut	Jugians-nigra	Good		WOODLAND	R	¥	REPLACE
Medical Content   Medical Co	1462	BW		Black Walnut		Fair		WOODLAND	R	¥	REPLACE
March   Marc					cogano rigita						
March   Marc										*	MEMAGE
Section   Sect	1484	SM	12	Silver Maple	Acer saccharinum	Good		INVASIVE	8	Y	-
Section   Sect	1485	N.S	18	Silver Maple	Ager saccharinum	Good	×1	INVASIVE	8	Y	
March   Marc											
1988   12   American Em   Universementary   Far   1994-2015   5   V   V   V   V   V   V   V   V							-				
1400   150   7   Short Maps   Anne sencherum   Feet   150											
1400   150   7   Short Maps   Anne sencherum   Feet   150			12		Ulmus americana	Fair	1				
150   150	1489	SM	7	Silver Maple	Aper saccharinum	Fair		INVASIVE	8	N	
1471   288   10   Sher Higher   Anne seccherum   Good   NAADVE   5   Y   1   1   1   1   1   1   1   1   1			21		A new consultation						
1472   586   23   Sheer Higher   Anne searcherum   Cool										7	<u> </u>
1477   257   25				Silver Maple						Y	
1477   257   25	1472	SM	13	Silver Maple	Ager saccharinum	Good		INVASIVE	8	Y	
1546   E.   13	1479	SM		Silver Maple				INVASNE	8	Y	
1477   158   10   Short Mape   Acet acceleration   Fac   140,000   150,000											
150   150								1537 A 1537 FT			<u> </u>
1477   584   10   Store Higher   Aces accolare units   Cool   SAADVE   5   V   V   V   V   V   V   V   V   V	1474										
1577   356   19   Short Mapps	1474 1475	SM	10	Silver Maple				INVASIVE	8	Y	
1577   356   19   Short Mapps	1474 1475	SM	10	Silver Maple				INVASIVE	8	Y	-
	1474 1475 1476	SM	10	Silver Maple Silver Maple	Ager saccharinum	Good		INVASIVE INVASIVE	8	Y	
1400   1400   22   Store Margin   Anne socionarium   Good   EAASUE   8   V   1	1474 1475 1476 1477	SM SM SM	10 12 10	Silver Maple Silver Maple Silver Maple	Acer saccharinum Acer saccharinum	Good		INVASIVE INVASIVE INVASIVE	8 8 8	Y Y Y	
1490   280   22   Shee Mage   Aces accolarum   Good   19AASUE   8   Y   -	1474 1475 1476 1477 1478	SM SM SM SM	10 12 10 19	Silver Maple Silver Maple Silver Maple Silver Maple	Acer saccharinum  Acer saccharinum  Acer saccharinum	Good Good Good		INVASIVE INVASIVE INVASIVE INVASIVE	8 8 8	Y Y Y	
1481   E   0	1474 1475 1476 1477 1478	SM SM SM SM	10 12 10 19	Silver Maple Silver Maple Silver Maple Silver Maple Silver Maple	Acer saccharinum Acer saccharinum Acer saccharinum Acer saccharinum	Good Good Good Good		INVASIVE INVASIVE INVASIVE INVASIVE	8 8 8 8	Y Y Y	
Mode	1474 1475 1476 1477 1478 1479	SM SM SM SM SM SM	10 12 10 19 19	Silver Maple Silver Maple Silver Maple Silver Maple Silver Maple Silver Maple	Acer saccharinum  Acer saccharinum  Acer saccharinum  Acer saccharinum  Acer saccharinum	Good Good Good Good Good		INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE	\$ 8 8 \$ \$	Y Y Y Y	-
1403   28   12   Store Higher   Anne secchemon   Good   MAASWE   5   V   - 1	1474 1475 1476 1477 1478 1479	SM SM SM SM SM SM	10 12 10 19 19	Silver Maple Silver Maple Silver Maple Silver Maple Silver Maple Silver Maple	Acer saccharinum  Acer saccharinum  Acer saccharinum  Acer saccharinum  Acer saccharinum	Good Good Good Good Good		INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE	\$ 8 8 \$ \$	Y Y Y Y	-
See   See	1474 1475 1476 1477 1478 1479 1480	SM SM SM SM SM SM SM	10 12 10 19 19 22 6	Silver Maple Silver Maple Silver Maple Silver Maple Silver Maple Silver Maple American Elm	Acer saccharinum Acer saccharinum Acer saccharinum Acer saccharinum Acer saccharinum Umus americana	Good Good Good Good Good Fair		INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE	\$ 8 8 8 8	Y Y Y Y	
1406   20	1474 1475 1476 1477 1478 1479 1480 1481 1482	SM SM SM SM SM SM SM SM	10 12 10 19 19 22 6	Silver Maple Silver Maple Silver Maple Silver Maple Silver Maple Silver Maple American Em Silver Maple	Acer saccharinum Acer saccharinum Acer saccharinum Acer saccharinum Acer saccharinum Umus americana Acer saccharinum	Good Good Good Good Good Fair Good		INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE	\$ 8 8 8 8 8 8 8	Y Y Y Y	-
1455   GA	1474 1475 1476 1477 1478 1479 1480 1481 1482	SM SM SM SM SM SM E SM E	10 12 10 19 19 22 6 15	Silver Maple Silver Maple Silver Maple Silver Maple Silver Maple Silver Maple American Em Silver Maple Silver Maple	Acer saccharinum Acer saccharinum Acer saccharinum Acer saccharinum Acer saccharinum Umus americana Acer saccharinum Acer saccharinum	Good Good Good Good Good Fair Good Good		IMASIVE IMASIVE IMASIVE IMASIVE IMASIVE IMASIVE IMASIVE IMASIVE	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	Y Y Y Y Y Y Y Y Y Y Y Y Y Y	
	1474 1475 1476 1477 1478 1479 1480 1481 1482	SM SM SM SM SM SM E SM E	10 12 10 19 19 22 6 15	Silver Maple Silver Maple Silver Maple Silver Maple Silver Maple Silver Maple American Em Silver Maple Silver Maple	Acer saccharinum Acer saccharinum Acer saccharinum Acer saccharinum Acer saccharinum Umus americana Acer saccharinum Acer saccharinum	Good Good Good Good Good Fair Good Good		IMASIVE IMASIVE IMASIVE IMASIVE IMASIVE IMASIVE IMASIVE IMASIVE	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	Y Y Y Y Y Y Y Y Y Y Y Y Y Y	
1877   1878   12   Sher Mage   Anne seccherum   Good   SAADME   5   V   -	1474 1475 1476 1477 1478 1479 1480 1481 1482 1483	SM SM SM SM SM SM SM SM SM	10 12 10 19 19 22 6 15 12	Silver Maple American Em Silver Maple Silver Maple Silver Maple Silver Maple	Acer saccharinum Acer saccharinum Acer saccharinum Acer saccharinum Acer saccharinum Ulmus americana Acer saccharinum Acer saccharinum Acer saccharinum Acer saccharinum	Good Good Good Good Fair Good Good Good		INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE	\$ 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8	Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y	
1480   161   162   164   164   165   164   165	1474 1475 1476 1477 1478 1479 1480 1481 1482 1483 1484 1485	SM SM SM SM SM SM E SM SM SM SM	10 12 10 19 19 22 6 15 12	Silver Maple Silver Maple Silver Maple Silver Maple Silver Maple Silver Maple American Em Silver Maple Silver Maple Silver Maple Silver Maple Silver Maple Creen Ash	Acer saccharinum Fraxinus pennsylvarica	Good Good Good Good Fair Good Good Good Fair		INVASVE INVASVE INVASVE INVASVE INVASVE INVASVE INVASVE INVASVE INVASVE INVASVE INVASVE INVASVE INVASVE	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y	
1480   158	1474 1475 1476 1477 1478 1479 1480 1481 1482 1483 1483 1485 1495	SM SM SM SM SM SM SM SM SM SM SM SM	10 12 10 19 19 22 6 15 12 11 6	Silver Maple	Acer saccharinum	Good Good Good Good Fair Good Good Good Fair Good		INVASVE INVASVE INVASVE INVASVE INVASVE INVASVE INVASVE INVASVE INVASVE INVASVE INVASVE INVASVE INVASVE INVASVE INVASVE	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	Y Y Y Y Y N Y Y Y Y Y Y Y Y Y Y	-
1490   584   15   Store Magin   Acer sectorerum   Good   \$AAADVE   8   V   - V	1474 1475 1476 1477 1478 1479 1480 1481 1482 1483 1483 1485 1495	SM SM SM SM SM SM SM SM SM SM SM SM	10 12 10 19 19 22 6 15 12 11 6	Silver Maple	Acer saccharinum	Good Good Good Good Fair Good Good Good Fair Good		INVASVE INVASVE INVASVE INVASVE INVASVE INVASVE INVASVE INVASVE INVASVE INVASVE INVASVE INVASVE INVASVE INVASVE INVASVE	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	Y Y Y Y Y N Y Y Y Y Y Y Y Y Y Y	-
	1474 1475 1476 1477 1478 1479 1480 1481 1482 1483 1484 1485 1486	SM SM SM SM SM E SM SM SM SM SM SM SM	10 12 10 19 19 22 6 15 12 11 6 12	Silver Maple American Elm Silver Maple American Elm Silver Maple Creen Ash Silver Maple Creen Ash Silver Maple Silver Maple Silver Maple Silver Maple	Acer saccharinum Frasinus pernaylvarica Acer saccharinum Acer saccharinum	Good Good Good Good Good Good Good Good		INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE	\$ 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8	Y Y Y Y Y N Y Y Y Y Y Y Y Y Y Y	
1401   582   24   Store Major   Anne sectimentum   Good   BAASIVE   5   Y   - 1	1474 1475 1476 1477 1478 1479 1480 1481 1482 1483 1484 1485 1488	SM SM SM SM SM E SM SM SM SM SM SM SM SM	10 12 10 19 19 22 6 15 12 11 6 12 11	Silver Mapie	Acer saccharinum Frasinus pennsylvarica Acer saccharinum Acer saccharinum Acer saccharinum	Good Good Good Good Fair Good Good Good Good Good Good Good Goo		INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE	\$ 8 8 8 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y	-
1452   E   31	1474 1475 1476 1477 1478 1479 1480 1481 1482 1483 1484 1485 1485 1487 1488 1489	SM SM SM SM SM SM SM SM SM SM SM SM SM S	10 12 10 19 19 22 8 15 12 11 6 12 12 12 14	Giver Maple Silver Maple Silver Maple Silver Maple Silver Maple Silver Maple Silver Maple American Em Silver Maple	Acer saccharisum Acer saccharisum Acer saccharisum Acer saccharisum Acer saccharisum Umus americana Acer saccharisum	Good Good Good Good Fair Good Good Good Good Good Good Good Goo		INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE	6 8 8 5 5 6 8 8 6 5 6 6 8 6 6 6 6 6 6 6	Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y	
1452   E   31	1474 1475 1476 1477 1478 1479 1480 1481 1482 1483 1484 1485 1485 1487 1488 1489 1490	SM SM SM SM SM SM SM SM SM SM SM SM SM S	10 12 10 19 19 22 8 15 12 11 8 12 12 14 15 17	Giver Mapie Silver Mapie Silver Mapie Silver Mapie Silver Mapie Silver Mapie Silver Mapie American Em Silver Mapie	Acer saccharisum	Good Good Good Good Good Good Good Good		INVASIVE	6 8 8 5 6 6 8 8 5 6 6 8 8 5 5 6 6 8 8 5 5 6 6 8 8 5 5 6 6 6 8 8 5 5 6 6 6 8 5 5 6 6 6 8 5 5 6 6 6 8 5 5 5 6 6 6 8 5 5 5 5	Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y	
1403   250   10   Short fage   Ann seachersrun   Coold   \$1,40,500E   5   V   - V	1474 1475 1476 1477 1478 1479 1480 1481 1482 1483 1484 1485 1485 1487 1488 1489 1490 1491	SM SM SM SM SM SM SM SM SM SM SM SM SM S	10 12 10 19 19 22 8 15 12 11 6 12 12 12 14 15 17	Giver Mapie Silver Mapie Silver Mapie Silver Mapie Silver Mapie Silver Mapie Silver Mapie American Em Silver Mapie	Acer saccharisum	Good Good Good Good Good Good Good Good		INVASIVE INVASIVE	6 8 8 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6	Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y	
1464   GA   7   Green Ah   Franca persystemal   Far   SNADME   5   Y   - 1	1474 1475 1476 1477 1478 1479 1480 1481 1482 1483 1484 1485 1485 1487 1488 1489 1490 1491	SM SM SM SM SM SM E SM SM SM SM SM SM SM SM SM SM SM SM SM	10 12 10 19 19 22 8 15 12 11 6 12 12 12 14 15 17	Gilver Mapte	Acer saccharhum Acer saccharhum Acer saccharhum Acer saccharhum Acer saccharhum Ulfrus americana Acer saccharhum Ulfrus americana Acer saccharhum	Good Good Good Good Good Good Good Good		INVASIVE INVASIVE	6 8 8 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6	Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y	
1465   CA   5   Green Anh   Francis pereys/moral   Far   \$ANASMYE   S   Y	1474 1475 1476 1477 1478 1479 1480 1481 1482 1483 1484 1485 1485 1487 1488 1489 1490 1491 1492	SM SM SM SM SM SM SM SM SM SM SM SM SM S	10 12 10 19 19 22 8 15 12 11 6 12 12 14 15 17 24	Giver Mapie	Acer sacchairum Acer sacchairu	Good Good Good Good Good Good Good Good		INVASIVE	6 6 8 8 5 6 6 8 8 8 8 8 8 8 8 8 8 8 8 8	Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y	
1495   Col.   7   Oreen AN   Fiziones persylvanica   Fair   NNADIVE   S   Y	1474 1475 1476 1477 1478 1479 1480 1481 1482 1483 1484 1485 1487 1488 1499 1490 1491 1492 1493	SM S	10 12 10 19 19 22 8 15 12 11 6 12 12 14 15 17 24 13	Silver Mapie	Acer sochairum	Good Good Good Good Fair Good Good Good Good Good Good Good Goo		INVASIVE	6 6 6 8 8 8 8 6 6 6 8 8 8 8 8 8 8 8 8 8	Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y	
1495   Col.   7   Oreen AN   Fiziones persylvanica   Fair   NNADIVE   S   Y	1474 1475 1476 1477 1478 1479 1480 1481 1482 1483 1484 1485 1486 1487 1488 1489 1490 1491 1492 1493	SM S	10 12 10 19 19 22 6 15 12 11 6 12 12 14 15 17 24 13 10 7	Gilver Magne Silver Magne	Acer sacchairum Acer sacchairu	Good Good Good Good Fair Good Good Good Good Good Good Good Goo		INVASIVE INVA	6 6 6 8 8 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6	Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y	
1407   8W   12   Block-Vollinut   Julgians riigira   Good   WOCCOLAND   R   Y   REFLACE   REFL	1474 1475 1476 1477 1478 1479 1480 1481 1482 1483 1484 1485 1486 1487 1488 1489 1490 1491 1492 1493	SM S	10 12 10 19 19 22 6 15 12 11 6 12 12 14 15 17 24 13 10 7	Gilver Magne Silver Magne	Acer sacchairum Acer sacchairu	Good Good Good Good Fair Good Good Good Good Good Good Good Goo		INVASIVE INVA	6 6 6 8 8 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6	Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y	
1408         BW         8         Black Walnut         Juglans nigra         Good         WCCQLAND         S         Y         -           1499         SM         10         Silver Maple         Acer saccharinum         Fair         INVASIVE         S         Y         -	1474 1475 1476 1477 1478 1479 1480 1481 1482 1483 1484 1485 1490 1490 1491 1492 1493 1494 1494 1494	SM S	10 12 10 19 19 22 6 15 12 11 6 12 12 14 15 17 24 13 10 7	Gilver Mapie Green Ash	Acer soccharium Umus americana Acer soccharium Trazinia pennsylvenica	Good Good Good Good Good Good Good Good		INVASIVE	6 6 6 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8	Y Y Y Y Y N N Y Y Y Y Y Y Y Y Y Y Y Y Y	
1499 SM 10 Silver-Maple Ager-saccharinum Fair INVASIVE S Y -	1474 1475 1476 1477 1478 1479 1480 1481 1482 1483 1484 1485 1486 1487 1489 1490 1491 1492 1493 1494 1493 1494 1493 1494 1495 1495	SM SM SM SM SM SM SM SM SM SM SM SM SM S	10 12 10 19 19 22 6 15 12 11 6 12 11 12 12 14 15 17 7	Giver Mapie Silver Mapie	Acer sacchairum Acer sacchairu	Good Good Good Good Good Good Good Good		INVASIVE	6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6	Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y	-
	1474 1475 1476 1477 1478 1479 1480 1481 1482 1483 1484 1485 1486 1487 1489 1490 1491 1492 1493 1494 1493 1494 1495 1495 1496 1497	SM S	10 12 10 19 19 22 6 15 12 11 6 12 11 14 15 17 24 13 10 7	Gilver Magne Green Ash Green Ash Green Ash Green Ash Green Ash	Аог восолитист  Трассии регозуманов  Трассии регозиманов  Трассии регози  Трассии регозиманов  Тр	Good Good Good Good Good Good Good Good		INVASIVE	5 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6	Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y	
	1474 1475 1476 1477 1476 1479 1480 1481 1482 1483 1484 1485 1489 1490 1490 1491 1492 1493 1494 1493 1494 1495 1494 1495 1498 1498	SM S	10 12 10 19 19 22 6 15 12 11 6 12 12 14 15 17 24 13 10 7 7 7	Shore Magin Shore	Acer sechenrum Aere s	Good Good Good Good Good Good Good Good		INVASIVE	5 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6	Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y	
	1474 1475 1476 1477 1476 1479 1480 1481 1482 1483 1484 1485 1489 1490 1490 1491 1492 1493 1494 1493 1494 1495 1494 1495 1498 1498	SM S	10 12 10 19 19 22 6 15 12 11 6 12 12 14 15 17 24 13 10 7 7 7	Shore Magin Shore	Acer sechenrum Aere s	Good Good Good Good Good Good Good Good		INVASIVE	5 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6	Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y	
	1474 1475 1476 1477 1476 1479 1480 1481 1482 1483 1484 1485 1489 1490 1491 1492 1493 1494 1494 1495 1494 1495 1498 1498 1498 1498 1498 1498 1498 1498	SM S	10 12 10 19 19 22 6 15 12 11 16 12 12 14 15 17 24 13 10 7 7 7 7 12 8 8	Shore Magin Shore	Aper sapocharium Aper s	Good Good Good Good Good Good Good Good		INVASIVE	5 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6	Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y	

1502 1503							INVASIVE.			
	SM	9 7	Silver Maple Black Walnut	Ager saccharinum	Good		WOOD AND	8	Y	
				Juglans nigra						
1504	GA	7	Green Ash	Fraxinus pennsylvanica	Poor		INVASIVE	s	Y	-
1505	GA	6	Green Ash	Fraxinus pennsylvanica	Good		INVASIVE	s	Y	-
1506	SM	9	Silver Maple	Ager saccharinum	Good		INVASIVE.	8	Y	
1507	E	8	American Elm	Umus americana	Fair		INVASIVE	8	Y	-
1508	SM	13	Silver Maple	Ager saccharinum	Good		INVASIVE	8	Y	-
1509	E	8	American Elm	Umus americana	Good		INVASIVE	8	Y	-
	SM	12	Silver Maple	Ager saccharinum	Good		INVASIVE	8	Y	
1511	Ε	8	American Elm	Umus americana	Fair		INVASIVE.	8	Y	-
1512	SM	19	Silver Maple	Acer saccharinum	Good		INVASIVE	8	v	
1513	E	9	American Elm		Good		INVASIVE	s	Y	-
1010	E	6	American Em	Umus americana Umus americana	Fair		INVASIVE	8	Y	<u> </u>
1514										
1515	SM	12	Silver Maple	Acer saccharinum	Good		INVASIVE	8	Y	
1516	ε	10	American Em	Umus americana	Fair		INVASIVE	8	Y	-
1517	SM	17	Silver Maple	Ager saccharinum	Good		INVASVE	s	Y	-
1518	SM	7	Silver Maple	Ager saccharinum	Good		INVASIVE	8	Y	
1519	SM	11	Silver Maple	Ager saccharinum	Good		INVASIVE	8	Y	-
1520	SM	6	Silver Maple	Acer saccharinum	Good		INVASIVE	8	Y	-
1521	SM	6	Silver Maple	Ager saccharinum	Good		INVASIVE	s	Y	
1522	SM	13	Silver Maple	Ager saccharinum	Good		INVASIVE	8	Y	
1523	SM	13	Silver Maple	Ager saccharinum	Good		INVASIVE	8	Y	
1524	SM	7	Silver Maple	Acer saccharinum	Good		INVASIVE	8	Y	
1525	SM	12	Silver Maple	Acer saccharinum	Good		INVASIVE	8	Ÿ	_
1325	SM						INVASIVE		Y	-
1526		9	Silver Maple	Ager saccharinum	Good			8	Y	
1527	8M	9	Silver Maple	Acer saccharinum	Good		INVASIVE	8	Y	
1528	SM.	10	Silver Maple	Acer saccharinum	Good		INVASIVE	8	Y	
1529	SM	12	Silver Maple	Ager saccharinum	Good		INVASVE	s	Y	
1530	SM	7	Silver Maple	Acer saccharinum	Good		INVASIVE	8	Y	
1531	SM	17	Silver Maple	Ager saccharinum	Good		INVASIVE.	8	Y	
1532	Ε	10	American Elm	Umus americana	Fair		INVASIVE	8	Y	-
1533	ε.	10	American Elm	Umus americana	Poor		INVASIVE	5	Y	
1534	SM	16	Silver Maple	Ager saccharinum	Good		INVASIVE	8	Y	
1535	SM	23	Silver Maple	Ager saccharinum	Good		INVASIVE	8	Y	
1690	E	12	American Em	Umus americana	Fair		INVASIVE	8	Y	<u> </u>
1536	E	6	American Em	Umus americana Umus americana	Good	-	INVASIVE INVASIVE	8	Y	<u> </u>
1537										
1538	SM	12	Silver Maple	Ager saccharinum	Good		INVASIVE.	8	Y	
1539	SM	10	Silver Maple	Ager saccharinum	Good	×2	INVASIVE	8	Y	
	SM	12	Silver Maple	Acer saccharinum	Good		INVASIVE	8	Y	-
1541	SM	8	Silver Maple	Ager saccharinum	Good		INVASIVE	8	Y	-
	SM	7	Silver Maple	Ager saccharinum	Good		INVASIVE	s	Y	-
1543	BW	8	Black Walnut	Jugians nigra	Good		WOODLAND	8	Y	
1544	GA	8	Green Ash	Fraxinus pennsylvanica	Fair		INVASIVE	8	Y	
1545	F	8	American Elm	Umus americana	Fair		INVARINE	8	v	
1545	SM	15	Silver Maple	Ager saccharinum	Good		INVASIVE	8	Y	
1547	844	8	Silver Maple	Ager saccharinum	Good		INVASIVE	8	Y	_
1548	SM	20	Silver Maple	Ager saccharinum	Good		INVASIVE	8	Y	-
1549	SM	13			Good		INVASIVE	8	Y	
			Silver Maple	Acer saccharinum						
1550	SM	8	Silver Maple	Ager saccharinum	Good		INVASIVE	s	Y	
1551	SM	21	Silver Maple	Ager saccharinum	Good		INVASIVE	8	Y	
1552	SM	9	Silver Maple	Ager saccharinum	Good		INVASIVE.	8	Y	-
1553	ε	6	American Em	Umus americana	Good		INVASIVE	8	Y	-
1554	SM	9	Silver Maple	Ager saccharinum	Fair		INVASIVE	s	Y	-
	Ε	8	American Elm	Ulmus americana	Good		INVASIVE.	8	Y	
	E SM	13		Umus americana Acer saccharinum	Good	×1		8	Y	-
1555 1556	8M	13	American Elm Silver Maple	Ager saccharinum	Good	×1	INVASIVE INVASIVE	8	Y	
1555 1556	SM SM	13 12	American Em Silver Maple Silver Maple	Acer saccharinum  Acer saccharinum	Good Good Good	×1	INVASIVE INVASIVE INVASIVE	8 8 8	Y	
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1555   1559   15	SM S	13 12 7 7 8 7 12 9 6 8 18 16 6 28 7 7 14 9 6 15 15 15 15 16 6 6 15 16 17 17 18 18 18 18 18 18 18 18 18 18 18 18 18	Annotesia Dani Shore Magne	Ace sociolerum Ace so	Good   Good	xt	NAMES OF THE PARTY	6 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y	
1555   1557   1557   1557   1557   1557   1557   1558   1557   1558   15	SM	13 12 7 7 12 9 6 8 18 6 9 28 7 7 14 9 6 9 15 15 16 6 7 7 7 14 9 9 15 15 16 16 17 17 18 18 18 18 18 18 18 18 18 18 18 18 18	Annotes and State of Marie Mayor State of Mayor	Ace sociolerum Ace socielerum Ace so	Good   Good	xt	NAMES OF THE PART	6 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y	
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CLIENT

TABLEAU BY MONDRIAN 50215 SCHOENHERR SHELBY TOWNSHIP, MI 48315

HOMESTEAD

ORIGINAL ISSUE DATE:
APPIL 18, 2022

DRAWING TITLE

TREE

PRESERVATION

LIST

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



1601										
	SM	12	Silver Maple	Acer saccharinum	Good		IN/ASI/E	s	Y	
	SM	11	Silver Maple	Acer saccharinum	Good		INVASIVE	8	Y	
1603	SM	10	Silver Maple	Ager saccharinum	Good	×1	INVASIVE	8	Y	
1604	SM	11	Silver Maple	Ager saccharinum	Good		INVASIVE	s	Y	<u> </u>
1605	SM	11	Silver Maple	Acer saccharinum	Good		INVASIVE	8	Y	<del>.</del>
1606	SM	13	Silver Maple	Ager saccharinum	Good		INVASIVE	8	Y	-
1607	SM	8	Silver Maple	Ager saccharinum	Fair		INVASIVE	8	v	-
1608	SM	12	Silver Maple	Ager saccharinum	Good		INVASIVE	8	Y	-
									Y	<u> </u>
1609	SM	16	Silver Maple	Acer saccharinum	Good		INVASIVE	5	Y	
1610	SM	13	Silver Maple	Ager saccharinum	Good		INVASIVE	8	Y	
1611	SM	8	Silver Maple	Acer saccharinum	Fair		INVASIVE	8	Y	
1612	SM	15	Silver Maple	Acer saccharinum	Good		INVASIVE	8	Y	
1613	BWW	18	Black Willow	Salix nigra	Fair		INVASIVE	s	Y	
1614	BWW	24	Black Willow	Salix nigra	Fair		INVASIVE	8	Y	
1615	BX	12	Box elder	Acer negundo	Very Poor		INVASIVE	8	Y	
1616	BX	12	Box elder	Acer negundo	Poor		INVASIVE	s	Y	
1617	BX	16	Box elder	Acer negundo	Poor		INVASIVE	s	Y	
1618	Ε	6	American Em	Umus americana	Fair		INVASIVE	8	Y	_
1619	E	10	American Em	Ulmus americana	Fair		INVASIVE	8	Y	+-
1620	E	8			Fair		INVASIVE	8	1	-
1621		7	American Em American Em	Umus americana	Fair			s	Y	-
				Umus americana			INVASIVE	9		-
1622	Ε	8	American Em	Umus americana	Fair		INVASIVE	8	Y	
1623	Ε	16	American Bm	Umus americana	Fair		INVASIVE	8	Y	
1624	BWW	18	Black Willow	Salix nigra	Fair		INVASIVE	8	Y	
1625	BX	15	Box elder	Acer negundo	Very Poor		INVASIVE	5	Y	
1626	BX	10	Box elder	Acer negundo	Fair		INVASIVE	8	Y	
1627	BX	16	Box elder	Acer negundo	Poor		INVASIVE	8	Y	
1628	BWW	46	Black-Willow	Salix-nigra	Fair		INVASIVE	R	¥	
1629	BX	45	Box-elder	Acer-negundo	Fair		INVASIVE	R	¥	T -
1630	BX	11	Box elder	Acer negundo	Fair		INVASIVE	8	Y	<u> </u>
1631	BWW	12	Black Willow	Salix nigra	Fair		INVASIVE	8	Y	<del>-</del>
1631	BAW	28	Black Willow		Fair		INVASIVE	R	*	Η.
				Salix-nigra					*	H -
1633	BWW	21	Black Willow	Salix nigra	Poor		INVASIVE	s	Y	<b>—</b>
1634	BWW	18	Black Willow	Salix nigra	Fair		INVASIVE	8	Υ	<u> </u>
1635	BWW	15	Black Willow	Salix nigra	Poor		INVASIVE.	8	Y	-
1636	BX	8	Box-elder	Acer-negundo	Fair		INVASIVE.	R	¥	
1637	SM	7	Silver Maple	Acer saccharinum	Fair		INVASIVE	5	Y	
1638	BWW	13	Black Willow	Salix nigra	Fair	×3	INVASIVE.	8	Y	1 -
1639	BAW	18	Black Willow	Salix nigra	Poor		INVASIVE	R	¥	
1640	BX	46	Box-elder	Acer-negundo	Fair		INVASIVE	R	¥	Η.
1641	8W	8	Black-Walnut	Jugians-nigra	Fair		WOODLAND	R	¥	REPL
1642	BX	10	Box elder	Acer negundo	Poor		INVASIVE	8	Y	ND-C
1643	BAW	34	Black-Willow		Poor		INVASIVE INVASIVE	R	*	<u> </u>
				Salix-nigra					×	-
1844	BWW	19	Black-Willow	Salix-nigra	Poor		INVASIVE	R		
1845	BX	8	Box-elder	Acer-negundo	Fair		INVASIVE	R	¥	
1646	BX	6	Box-elder	Acer-negundo	Fair		INVASIVE	R	¥	
1647	BX	10	Box elder	Acer negundo	Poor		INVASIVE	8	Y	
1648	BX	55	Box-elder	Acer-negundo	Poor		INVASIVE	R	¥	
1649	BX	48	Box-elder	Acer-negundo	Fair		INVASIVE	R	¥	
1650	BX	14	Box elder	Acer negundo	Poor		INVASIVE	5	Y	
1651	BX	7	Box elder	Acer negundo	Fair		INVASIVE	8	Y	
1652	SM	16	Silver Maple	Ager saccharinum	Good	x1	INVASIVE	8	Y	Η.
1653	BX	7	Box-elder	Acer-negundo	Poor		INVASIVE	R	¥	_
1654	BX	7	Box elder	Acer negundo	Fair		INVASIVE	5	-	<u> </u>
1655	BX	15	Box elder	Acer negundo	Good		INVASIVE INVASIVE	8	· ·	-
	BX			Acer negundo			INVASIVE INVASIVE		Y	-
1656	BX	15 R	Box elder	Acer negundo	Fair		INVASIVE INVASIVE	8		-
			Box elder	Acer negundo	Very Poor				Y	
1658	BX	16	Box elder	Acer negundo	Fair		INVASIVE	5	Y	
1659	BX	14	Box elder	Acer negundo	Fair		INVASIVE	R	¥	
1660	BX	46	Box-elder	Acer-negundo	Poor		INVASIVE	R	¥	
1661	BX	42	Box-elder	Acer-negundo	Fair		INVASIVE	R	¥	
1662	BX	44	Box-elder	Acer-negundo	Poor		INVASIVE	R	¥	1 -
1663	BX	10	Box elder	Acer negundo	Fair		INVASIVE	8	Y	
1664	BX	12	Box elder	Acer negundo	Fair		INVASIVE	8	v	
1885	BX	19	Box elder	Acer negundo	Poor		INVASIVE	8		
1666	BWW	17	Black Willow	Rate siere	Fair				·	
		6		Salx nigra Umus pumla	1987				Y	-
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1667			Siberian Em		Fair		INVASIVE INVASIVE	8	Y	i
1668	SM	6	Silver Maple	Ager saccharinum	Fair Fair		INVASIVE INVASIVE INVASIVE	S S	Y	
1668 1689	SM	7	Silver Maple Silver Maple	Acer saccharinum  Acer saccharinum	Fair Fair Good		INVASIVE INVASIVE INVASIVE INVASIVE	8 8 8	Y	
1668 1689 1670	SM SM	7	Silver Maple Silver Maple Silver Maple	Acer saccharinum  Acer saccharinum  Acer saccharinum	Fair Fair Good Poor		INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE	\$ 8 8	Y	
1668 1669 1670 4674	SM SM BX	7 7 27	Säver Maple Säver Maple Säver Maple Box elder	Acer saccharinum Acer saccharinum Acer saccharinum Acer negundo	Fair Fair Good Poor Poor		INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE	\$ 8 8 8	A A A	
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1668 1669 1670 1671 1672 1673	SM SM BX BX BX	7 7 27 14 42 44	Siver Maple Siver Maple Siver Maple Box elder Box elder Box elder Box elder	Acer saccharinum Acer saccharinum Acer saccharinum Acer secharinum Acer negundo Acer negundo Acer negundo Acer negundo Acer negundo	Fair Fair Good Poor Poor Fair Fair Fair		INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE INVASIVE	\$ 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8	Y Y Y	
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1701	SC.	8	Scotch Pine	Pinus sylvestris	Poor		WOODLAND	8	Y	
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PEA GROUP 1:844.813.2949 www.peagroup.com

WOODLAND T	REES REMOVE	D: 47	(REPLAC	CE AT 50% OF REMOVED D	BH)
473	DBH x 0.5 =		237"	REPLACEMENT	
WOODLAND T	REES SAVED:	8	(CREDIT	OF 2X DBH)	
78"	DBH x 2 =		156"	CREDIT	
	236.5 -	156		80.5	

32 - 0 = 113" TOTAL DBH REQUIRED FOR REPLACEMENT



CLIENT

TABLEAU BY MONDRIAN 50215 SCHOENHERR SHELBY TOWNSHIP, MI 4831

PROJECT TITLE
HOMESTEAD
3384 LIVERNOIS ROAD

EVISIONS

ORIGINAL ISSUE DATE: APRIL 18, 2022

TREE
PRESERVATION
LIST

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

# memorandum



**Date:** June 15, 2022

To: Bill Huotari, PE

From: Sara Merrill, PE, PTOE

3364 Livernois Road – Homestead Tableau by Mondrian

Anticipated Traffic Impacts

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

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

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

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

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

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

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



# **MEMORANDUM**

Date: July 20, 2022

To: Brent Savidant, Community Development Director

From: G. Scott Finlay, Deputy City Engineer

Cc: William Huotari, City Engineer

Benjamin Carlisle, AICP

Subject: Homestead – Preliminary Site Plan - Floodplain

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

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

Sincerely,

G. Scott Finlay

G. Scott Finlay, P.E.

From: Bela Shah
To: Planning

**Subject:** VOTE NO for Rezoning 3364 LIVERNOIS **Date:** Monday, July 25, 2022 1:20:20 PM

**CAUTION:** This email did not originate from within the City of Troy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Troy City Planning Commission,

My name is Bela Shah, I live at 123 Millstone Drive, Troy, MI 48084.

I STRONGLY OPPOSE the rezoning the lands related to the Homestead Condominiums project (around 3364 Livernois).

This neighborhood was built as single-family residential area, and permitting a dense condominiums development would decrease our property values, disrupt the peace and quiet of my community, and destroy our beloved forest.

Please NO to REZONING!

Thank you

Sincerely Bela Shah

123 Millstone Drive Troy, MI 48084 From: Don Miles
To: Planning

**Subject:** Homestead Condominium Project (around 3364 Livernois)

**Date:** Sunday, July 24, 2022 1:12:41 PM

CAUTION: This email did not originate from within the City of Troy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My name is Donald Miles I live at 3299 Frankton drive. I strongly oppose the rezoning of the lands around 3364 Livernois the Homestead Condominium Project. The lowering of property values and increased traffic along with the inability of current drains to be able to handle flooding and the water run off. Ever since the developing of Big Beaver and Livernois roads the water floods further up the streets in my area. No effort to correct the problem has been made. And to remove 45% of the trees would be detrimental to both the current residents and the Animals that reside there now. There are white and blue herons, deer, wild Turkey, wood ducks as well as ducks that use drainage ditch and small animals and birds. Red fan tailed hawks and horned owl's that live and nest there. It is a wildlife refuge for many animals and birds. Don't allow our quiet neighborhood to be taken from us. Save our Neighborhood and natural resources and animals and birds!!!!!!! Vote NO.

Sent from my iPhone

From: Odeta Fecani
To: Planning

**Subject:** NO to rezoning of Livernois court **Date:** Friday, July 22, 2022 6:39:38 PM

CAUTION: This email did not originate from within the City of Troy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Troy Planning Commission,

My name is Odeta Fecani. I live at 3312 Louis Dr, Troy MI 48083, closest house to the land in question. I strongly oppose the rezoning of the lands related to the Livernois court project (around 3364 Livernois). This neighborhood was built as a single-family residential area, and permitting a multi family residential development would decrease our property values, disrupt the peace and quiet of my community, and destroy our beloved forest. We need more green spaces in Troy, not less.

In addition to that Wattles elementary school, which my son attends, will not be able to accommodate the extra students without compromising quality by increasing class sizes. They don't have the space for extra classrooms.

Please say NO to rezoning.

Sincerely, Odeta Fecani 3312 Louis Dr, Troy, MI

Sent from my iPhone

From: Kevin Gameing
To: Planning
Subject: Don't cut trees

**Date:** Monday, July 25, 2022 11:33:24 AM

CAUTION: This email did not originate from within the City of Troy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi there I live in francton dr 3270 I'm 13 teen my childhood was messing around in the river and playin there I don't want to see that go and I know I'm not the only one plz don't cut the trees because it's not just affecting me it's affecting everybody there are hundreds of animals and living organisms there where are all those animals going to go? you guys might say another place with grass but then there just gonna cut those trees at the end they won't have a place to stay those trees aren't just home to animals I know those trees play a huge part in our ecosystem and oxygen

From: Rolando Garay
To: Planning
Subject: opposing rezoning

**Date:** Sunday, July 24, 2022 11:59:16 AM

CAUTION: This email did not originate from within the City of Troy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

dear troy planning commission my name is rolando i oppose the homestead condominium project around 3364 livernois i have been living here my whole life i am 16 years old and i'm truly disappointed do you not own a house in this area the flooding is bad it has caused many damages to my neighbors property does that not mean anything to you probably not because you're trying to rezone this area for a second time when they already lost the first time it makes my neighbors and my family feel let down that there aren't people representing this part of the neighborhood do you not care about the flooding issues that the citizens of troy specifically in this area face to whoever is in charge of these decisions i ask to put yourself in the shoes of my next door neighbor who had his new car damaged by the flood issues in this area instead of making it worse why don't you guys get behind the citizens and help us with the flood issues THE ENTIRETY OF FRANKTON DR OPPOSES THIS SHAMEFUL PROJECT

Sent from my iPhone

From: Rolando Garay
To: Planning

**Subject:** Opposing rezoning

**Date:** Monday, July 25, 2022 1:58:32 PM

CAUTION: This email did not originate from within the City of Troy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

dear troy planning commission my name is Rolando I have a 2 sons i oppose the homestead condominium project around 3364 livernois i have been living here my whole life i was here before lot of these buildings were even a thought in you're minds i'm truly disappointed troy is beautiful for it's nature and family setting you guys have already built many restaurants down the road from me leave our homes alone in this area the flooding is bad it has caused many damages to my neighbors property and mine too you probably don't know because you're trying to rezone this area for a second time when they already lost the first time it makes my neighbors and my family feel let down my neighbors and I have chatted we are a close community they have lived here since before my house was even built they are distraught that Troy continues this they have seen many kids from this neighborhood grow up and play in those woods to you it might not mean a lot but I hope I can see the next generation continue in those woods many Troy citizens on Facebook groups have said that they feel let down not just from this project but from others some comments said "there turning Troy into warren" never would I want Troy to be like warren other comments said "it's shameful to see a town that started from farmers destroy the very own nature that helped bring Troy to what it is now"THE ENTIRETY OF FRANKTON DR OPPOSES THIS SHAMEFUL PROJECT

From: David Henson
To: Planning

**Subject:** Rezoning the lands around 3364 Livernois **Date:** Monday, July 25, 2022 2:19:55 PM

Attachments: <u>image001.png</u>

**CAUTION:** This email did not originate from within the City of Troy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Troy Planning Commission,

My name is Leonard David Henson. I live at 3273 Helena Dr Troy MI 48083. I strongly oppose the rezoning of the lands related to the Homestead Condominium Project (near 3364 Livernois). My neighborhood was built as a single-family residential area. Permitting a condominium development would decrease our property values, disrupt the peace and quiet of our neighborhood, disrupt our forest and make it no longer a single-family residential area. Please NO to REZONING!

Sincerely,

Leonard D. Henson 3273Helena Dr

### David Henson | JR Automation

Site Manager
C: +1 (248) 688-7001

jrautomation.com | Sign up for our e-newsletter



From: Colleen Hickman
To: Planning
Subject: No rezoning

**Date:** Saturday, July 23, 2022 12:17:20 PM

**CAUTION:** This email did not originate from within the City of Troy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Troy Planning Commission,

My name is Colleen Hickman. I live at 1242 Dickens Dr, Troy, Ml.

I strongly oppose the rezoning of the lands related to the Livernois court project (around 3364 Livernois). This neighborhood was built as a single-family residential area, and permitting a multi-family attached residential development would decrease the property values, disrupt the peace and quiet of the community, and destroy our beloved forest. We need more green spaces in Troy, not less.

In addition to that, Wattles Elementary School will not be able to accommodate the extra students without compromising quality by increasing class sizes. They don't have the space for extra classrooms.

Please say NO to rezoning.

Sincerely, Colleen Hickman 1242 Dickens Dr Troy, Mi. 48083 From: Linda Pierfelice
To: Planning
Subject: RE: condo project

**Date:** Sunday, July 24, 2022 2:37:22 PM

**CAUTION:** This email did not originate from within the City of Troy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Troy planning commission,

My name is James Horne and I live at 3151 Helena Troy. I strongly oppose the rezoning the land related to the Homestead Condominiums Project around 3364 Livernois. This neighborhood was built as a single family residential area, and permitting a dense condominium development would decrease our property values, disrupt the peace and quiet of my community, and destroy our so beloved forest that I love so much! Please say NO to REZONING!

I have lived here for 12 years and have enjoyed countless hours sitting across the drain and watching the wildlife. Mostly the beautiful Whitetail deer population. Where will these deer go? They will be pushed out into traffic and cause many accidents and even injuries or deaths! I strongly urge you to save our precious wildlife and wetlands!

Sincerely James Horne 3151 Helena Troy, MI. 48083 248-918-3818

From: <u>Idalia Garay</u>
To: <u>Planning</u>
Subject: Rezoning

**Date:** Sunday, July 24, 2022 12:21:52 PM

CAUTION: This email did not originate from within the City of Troy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My name is Idalia i live on frankton dr a street where the flooding is bad we found out about you're plans to take away our forest through our neighbors we noticed activities going on in the woods like pink Marks on the tree it makes me sad to think you would let this happen again when we already voted no the first time do whats right and represent the citizens of troy not a big money investor that could care less about our flooding issues we the citizens of troy are not going to let you guys do whatever you want when the consequences would be against us we have created a group that will oppose these efforts OUR VOICES WILL BE HEARD DO NOT SUPPORT THE REZONING

Enviado desde mi iPhone

From: Jimmy?
To: Planning

Subject:Please NO REZONING - 3364 LivernoisDate:Sunday, July 24, 2022 3:02:53 PM

**CAUTION:** This email did not originate from within the City of Troy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Troy City Planning Commission,

My name is Jimmy Shah, I live at 3270 Louis Dr, Troy 48083.

I strongly oppose the rezoning the lands related to the Homestead Condominiums project (around 3364 Livernois).

This neighborhood was built as single-family residential area, and permitting a dense condominiums development would decrease our property values, disrupt the peace and quiet of my community, and destroy our beloved forest.

Please NO to REZONING!

Thank you

Sincerely

Jimmy Shah 3270 Louis Dr Troy, MI 48083 From: Jen DiPerna
To: Planning

**Subject:** Rezoning Opposition for 3364 Condo Plans **Date:** Monday, July 25, 2022 12:03:49 PM

CAUTION: This email did not originate from within the City of Troy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern,

My name is Jen DiPerna and I'm a resident at 654 Troywood Dr. Troy, MI 48083. We've lost a lot of quality people in our city to other cities that hold more opportunities. Our nature trail is one thing that was developed that kept us from moving. We use it often and enjoy the quiet, peaceful, not overcrowded walk/bike rides.

There are so many condos and we don't like our city as much as we did 15 years ago when we moved in. The condos are a We were drawn here because of the green space. We had 4 foxes living..LIVING on our dirt road this summer. That is a red flag to halt the builds here. It's temporary money that, while attractive in the moment, could be the same decision that moves more families out of Troy costing the city more money in the long run. We need to hold onto the quality of the city, which is being botched by all these builds. We're a community, we're all in this together.

Respectfully, Jen D. Sent from my iPhone From: Odeta Fecani
To: Planning

Subject: Say NO to rezoning on Livernois court/ North of Big Beaver

**Date:** Friday, July 22, 2022 10:57:41 PM

CAUTION: This email did not originate from within the City of Troy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Troy Planning Commission,

My name is Kozeta Fecani. I live at 3312 Louis Dr, Troy MI 48083, closest house to the land in question. I strongly oppose the rezoning of the lands related to the Livernois court project (around 3364 Livernois). This neighborhood was built as a single-family residential area, and permitting a multi family residential development would decrease our property values, disrupt the peace and quiet of my community, and destroy our beloved forest. We need more green spaces in Troy, not less.

Wattles Elementary School will be more crowded too, larger class sizes, and I oppose that because my grandson goes there.

Please say NO to rezoning.

Sincerely, Kozeta Fecani 3312 Louis Dr, Troy, MI

Sent from my iPhone

From: Garima Kumar
To: Planning
Subject: NO to Rezoning

**Date:** Sunday, July 24, 2022 1:45:06 PM

CAUTION: This email did not originate from within the City of Troy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Troy Planning Commission,

My name is Garima Kumar. I live at 3223 Helena Ave, Troy, MI. I strongly oppose the rezoning of the lands related to the Homestead Condominiums project (around 3364 Livernois). This neighborhood was built as a single-family residential area, and permitting a multi-family attached residential development would decrease our property values, disrupt the peace and quiet of my community, and destroy our beloved forest. Please say NO to rezoning.

Sincerely,

Garima Kumar 3223 Helena Ave Troy, MI 48083 From: Dan L
To: Planning

**Subject:** Homestead Condos Project - Livernois **Date:** Monday, July 25, 2022 10:43:14 AM

**CAUTION:** This email did not originate from within the City of Troy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Troy Planning Commission,

My name is Dan Letwin. I live at 3235 Helena St, Troy, MI 48083. I'm reaching out to oppose the rezoning of the lands related to the Homestead Condos Project (around 3364 Livernois). This neighborhood was built as a single-family residential area, and permitting a dense condo development would decrease our property values, disrupt peace and destroy forest in the area. Please reconsider your plan.

Thank you,

--

### Daniel Letwin

E: letwin.dan@gmail.com

From: Elizabeth L
To: Planning

**Subject:** Opposition to Rezoning (Homestead Condos)

**Date:** Monday, July 25, 2022 1:40:54 PM

**CAUTION:** This email did not originate from within the City of Troy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Troy Planning Commission,

My name is Elizabeth Leung. I live at 398 Tanner Drive. I strongly oppose the rezoning of the lands related to the Homestead Condos Project. (around 3364 Livernois) The neighborhood was built as a single-family residential area, and permitting a dense condo development would decrease property values, disrupt the peace and quiet of the community, and destroy even MORE of the very little green space we have left in this city! **Please say NO to REZONING!** The rezoning in this city is becoming ridiculous and making me, and many others, reconsider every reason we chose to move to this city!

Sincerely an upset resident, Elizabeth Leung 398 Tanner Drive From: Katie MacFarland
To: Planning

**Subject:** Opposition to Rezoning (Homestead Condominiums)

**Date:** Saturday, July 23, 2022 2:27:34 PM

**CAUTION:** This email did not originate from within the City of Troy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Troy Planning Commission,

My name is Katie MacFarland. I am a resident of Troy, and strongly oppose the rezoning the lands related to the Homestead Condominiums Project (around 3364 Livernois). This neighborhood was built as a single-family residential area, and permitting dense condominium development would decrease the property values, disrupt the peace and quiet of the community, and destroy the beloved forest. Please say NO to REZONING!

Sincerely, Katie MacFarland 5820 Patterson Drive Troy, MI 48085 From: dawn miles
To: Planning

**Subject:** Rezoning for Homestead Condominiums **Date:** Sunday, July 24, 2022 12:33:22 PM

**CAUTION:** This email did not originate from within the City of Troy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am writing you today as I<u>strongly oppose</u> the rezoning of land for the above named project. We purchased our home on Frankton Drive because it was a peaceful place to live, and it was meant for single family residences.

My concerns are the decreasing of our property values, danger to wildlife, increased flooding potential damage to our foundation as nearby lands will have to re settle, and increased traffic on already busy streets.

Please let my voice be heard. Sincerely, Dawn Miles 3299 Frankton Dr Troy MI 48083 From: MARILYN O"BRIEN

To: Planning

**Subject:** Rezoning - PIN 88-20-22-301-007, 008, 009 of Section 22

**Date:** Sunday, July 24, 2022 2:59:39 PM

**CAUTION:** This email did not originate from within the City of Troy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

TO: Members of the Troy Planning Committee
Toby Buechner, Carlton Faison, Michael W. Hutson, Thomas G. Krent, Dave
Lambert, Jayalakshmi, Marianna Perakis, Sadek S. Rahman, and John J. Tagle

Thank you for the opportunity to address the issue of rezoning of the property known as the Livernois Court Project (PIN 88-20-22-301-007, 008, 009 of Section 22) (Conditional Rezoning CR JPLN2022-001 - Proposed Homestead Condominiums, from One Family Residential District to One Family Attached Residential District.

My name is Marilyn B. O'Brien. I live at 4225 Bristol Drive with my husband and adult daughter. We are vehemently opposed to the rezoning of the property as described above.

May I direct your attention to the City of Troy Master Plan (unanimously accepted by the City Council in 2016 under Resolution 2016-08-140). Please see Chapter 7 - Green City: Responsibility to Natural & Energy Resources, page 49, last paragraph: The value of home sites adjacent to open space, parks, wetlands, greenbelts, and other green amenities is greater, all things being equal to similar sites not adjacent to such amenities.

Rezoning the aforementioned property, albeit it from single family dwellings to family attached dwellings - will certainly have an adverse effect on the value of all the home sites surrounding this property, including - perhaps - a lower assessment value.

Further in the document, the Master Plan calls for means for the preservation of natural features. It is woefully silent on the wildlife in the City, except as it pertains to city parks. I suppose the 'park" wildlife that is being considered is squirrels and chipmunks, and maybe raccoons and possums. The Master Plan does not address the larger wildlife, like deer and coyotes. The aforementioned property is home to a large number of deer and coyotes. When the original developer of the property commenced to bulldoze trees, etc., the deer and coyote population started moving into the residential areas in the autumn of 2019. These animals are being displaced all over Troy - at alarming rates.

See the Master Plan on the preservation of trees. Troy has been a recognized "Tree City" for 25 years. Conservationists recognize the value of trees in keeping the environment and air quality clean. Large scale removal of trees will likely occur with the development of said property.

There has to be a better solution for the development of this land. Why haven't those residents who live directly east and south of this property (particularly around Wattles

Elementary) been consulted on what might be acceptable for land development?

Troy is losing its 'green spaces', through - sometimes unnecessarily - development.

We ask you vote NO on the rezoning of this property!

Thank you for your time and service to the City.

Sincerely, Marilyn O'Brien From: <u>Diane Paul</u>
To: <u>Planning</u>

**Subject:** Opposition to Rezoning (Homestead Condominiums)

**Date:** Monday, July 25, 2022 12:17:00 PM

**CAUTION:** This email did not originate from within the City of Troy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

### **Dear Troy Planning Commission**

Our names are Mark and Diane Paul. We live at 3844 Root Drive in Troy for 36 years. We STRONGLY OOPOSE the rezoning of the lands related to the Homestead Condominiums Project (around 3364 Livernois). This neighborhood was built as a SINGLE FAMILY residential area. Permitting a dense condominium development will disrupt the peace and quiet of this long time residential community, as well as the quiet of the Anthology Senior Living Center. This is so unfair to the families that have made their home on these streets for so many years. It will destroy our beloved forest. There is SO little greenspace left in Troy. Please don't destroy this peaceful small area of land left in the city.

Please say NO to REZONING.

Also, please note there WILL be a higher risk of flooding for the area.

Sincerely,

Mark and Diane Paul 3844 Root Drive Troy, MI 48083 From: John Phillips
To: Planning

**Subject:** Livernois and Big Beaver rezoning for Homestead Condo Project

**Date:** Sunday, July 24, 2022 1:53:52 PM

CAUTION: This email did not originate from within the City of Troy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Troy Planning Commission,

My name is John Phillips, I spoke at the last rezoning meeting for this property the last time it came up for rezoning. I would also like to comment on this new attempt at rezoning.

I met online with the company that is planning the condo development. They seem like a good company. Their plan is to market these condo's to the 50+ age group. After talking and then receiving their information packet with all the details of what is planned, I can not support the rezoning of this land.

First off they(developer) are planning on deforesting the wetlands. Grading down 1/3 of the area so that they can build up where they plan to build the condo building. This would decimate the natural wildlife that currently resides in the wetlands, result in possible flooding and/or swamp being created. If this turns into a swamp then wetlands would be changed from its current natural environment.

They also plan on a retention "pool" for rain run off from their complex. Not sure how the "pool/pond" would work as the only other source of water is the drain that runs along the property line to the south. Overflow would have to flow into the current drain and as we have seen from the build up along Big Beaver the drain is having a hard time supporting that additional load. Adding the additional roads/condos/etc would limit the amount of water the wetlands can absorb thus resulting in additional run off required.

Their plan is also to put in walking trains around the park area created by the dig down. It did not sound like they will be paved/blacktopped though so not sure how they will "survive" when nature tries to take back the area. Walking paths around/in the wetlands/swamp created would be an insect nightmare. Any method to reduce the insect population would dramatically affect the current ecosystem of the wetlands(disrupt the food chain).

In their plan where they will be digging down to allow for build up for the condos is to make them "parks" but not maintain them(plan is for prairie grass to be planted). This doe not provide home/shelter/cover for the wildlife currently residing in the wooded area. All the trees in the dig area(AGED trees mind you) would have to be removed in order to reduce ground level. The deforestation would result in a change of the wetlands natural habitat and possibly it's retention capabilities

for rain/water.

As I said at the start of this email, their plan is for 50+ residents to move in to these condo's so targeting the seniors. But if you look at their plans, EVERY, and I mean every building configuration has stairs....So any forward looking senior would see that as a major disadvantage to moving into a "final move" condo. Stairs are the bane of seniors once they hit a certain age point.

I would recommend keeping this as 3 single home plots and allowing single home dwellings to be built at the road. Not disturbing the wetlands that allows for the natural beauty that exists there.

We have already cut paths into the woods for the "Troy Trails" let us not interfere with the natural wildlife currently residing there. Give them a place to live too.

Lastly this area provides a green space that keeps our homes cooler in the summer....trees/winds cool the air, heat is not absorbed into roofs/streets.

Any one heard of global warming? Tree/forest GOOD....roads/homes bad.

Thank you for your time,

John Phillips

3302 Frankton Dr

Troy MI, 48083

(1 house away from the drain and the wetlands beyond)

From: <u>Linda Pierfelice</u>
To: <u>Planning</u>

**Subject:** proposed condo complex on Livernois **Date:** Sunday, July 24, 2022 3:36:46 PM

**CAUTION:** This email did not originate from within the City of Troy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Troy Planning Commission,

My name is Linda Pierfelice. I live at 3151 Helena. I strongly oppose the rezoning of the lands related to the Homestead Condominiums Project. This neighborhood was built as a single family residential area and permitting a dense condominium development would decrease our property values, disrupt peace and quiet of my community and destroy our beloved forest. I enjoy watching the deer in the nearby woods, and if this is rezoned, the deer will have nowhere to go, will be killed on the roads, or possibly killing residents while driving. I say NO to rezoning.

From: Ron Schwark
To: Planning

**Subject:** Homestead condominium project around 3364 Livernois

**Date:** Sunday, July 24, 2022 11:59:47 AM

CAUTION: This email did not originate from within the City of Troy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

#### Dear Troy Planning Commission,

We are Ron and Beth Schwark. We live at 3252 Frankton Dr. We strongly oppose the rezoning the lands related to the Homestead Condominium Project around 3364 Livernois. Our neighborhood is a single family residential area. We have lived here for over 30 years and watched as you have allowed our wooded areas to be torn down and put up concrete buildings. Troy has so many condos, apartments and homes, that we don't need anymore. Once before we along with many others in the area opposed a single story senior home on Livernois, but some how we ended up with a 2-story building and a dog park. Go figure, it was more important to get the money for the city than how the neighborhood felt. Our point is simple, please listen to us this time as condominiums will take away from our green space, wooded area, increase flooding in the creek and cause more congestion on Livernois. Please say NO and stick with it. Do not be greedy. We have enough places for people to eat, drink and live in Troy. We are a cement city with little green spaces.

Thank you

Ron and Beth Schwark 3252 Frankton Dr Troy, MI 48083 Sent from my iPhone From: HIREN SHAH
To: Planning

Subject: NO REZONING - 3364 Livernois

Date: Sunday, July 24, 2022 3:00:11 PM

**CAUTION:** This email did not originate from within the City of Troy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Troy City Planning Commission,

My name is Hiren Shah, I live at 3270 Louis Dr, Troy 48083.

I strongly oppose the rezoning the lands related to the Homestead Condominiums project (around 3364 Livernois).

This neighborhood was built as single-family residential area, and permitting a dense condominiums development would decrease our property values, disrupt the peace and quiet of my community, and destroy our beloved forest.

Please NO to REZONING!

Thank you

Sincerely Hiren Shah 3270 Louis Dr Troy, MI 48083 From: Sanjay Shah
To: Planning

**Subject:** NO REZONING - 3364 Livernois **Date:** Monday, July 25, 2022 1:09:45 PM

CAUTION: This email did not originate from within the City of Troy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Troy City Planning Commission,

My name is Sanjay Shah, I live at 123 Millstone Drive, Troy, MI 48084.

I strongly oppose the rezoning the lands related to the Homestead Condominiums project (around 3364 Livernois). This neighborhood was built as single-family residential area, and permitting a dense condominiums development would decrease our property values, disrupt the peace and quiet of my community, and destroy our beloved forest. Please NO to REZONING!

Thank you

Sincerely Sanjay Shah

123 Millstone Drive Troy, MI 48084 From: PAULETTE SHAW
To: Planning

**Subject:** Opposition to Rezoning (Homestead Condos) **Date:** Monday, July 25, 2022 11:35:20 AM

**CAUTION:** This email did not originate from within the City of Troy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Troy Planning Commission,

My name is Paulette Shaw. I live at 3861 Jennings Dr, 48083. My husband and I strongly oppose the rezoning the lands related to the Homestead Condo Project (approx 3364 Livernois). This neighborhood was built as a single-family residential area, and permitting a dense condo development would decrease our property values, disrupt the peace and quiet of my community, and destroy our beloved trees and forest areas. Please say NO to REZONING!

Thank you

Paulette & Neal Shaw 3861 Jennings Dr, Troy, MI 48083 317-332-8160 From: G Stormer
To: Planning

**Subject:** Opposition to Homestead Condominiums (near 3364 Livernois)

**Date:** Monday, July 25, 2022 2:22:18 PM

**CAUTION:** This email did not originate from within the City of Troy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Troy planning Commission,

My name is Gavin Stormer and I live at 3254 Helena Dr, I strongly oppose the rezoning of the lands related to the Homestead Condominiums Project.

This neighborhood was built as a single family residential area, and permitting a large development like this is highly likely to impact the value of the homes and disrupt the normal peace and quiet currently enjoyed by it's residents.

It will also destroy the wooded area that the residents have also enjoyed for many years whilst increasing the likelihood of increased flooding risk and property damage, my house has been shown on Troy city maps as a flood plain, destroying the wooded area will clearly increase the likelihood of my house being damaged by flood water.

Please NO to REZONING!!!!

With best regards,

**Gavin Stormer** 

Sent with Proton Mail secure email.

From: Odeta Fecani
To: Planning

Subject: Say NO to rezoning on Livernois court, north of Big Beaver

**Date:** Friday, July 22, 2022 10:55:24 PM

CAUTION: This email did not originate from within the City of Troy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Troy Planning Commission,

My name is Thomaq Fecani. I live at 3312 Louis Dr, Troy MI 48083, closest house to the land in question. I strongly oppose the rezoning of the lands related to the Livernois court project (around 3364 Livernois). This neighborhood was built as a single-family residential area, and permitting a multi family residential development would decrease our property values, disrupt the peace and quiet of my community, and destroy our beloved forest. We need more green spaces in Troy, not less.

Wattles Elementary School will be more crowded too, larger class sizes, and I oppose that because my grandson goes there.

Please say NO to rezoning.

Sincerely, Thomaq Fecani 3312 Louis Dr, Troy, MI From: Mark F Miller

To: <u>ELIZABETH SCHWARK</u>

Cc: City Manager Distribution Group; Brent Savidant; Aileen Dickson; Jackie Ferencz

Subject: RE: Vote NO to Rezoning (CRJPLN2022-001, Homatead Condominiums)

**Date:** Thursday, August 11, 2022 9:07:23 AM

#### Dear Elizabeth:

I am responding to your email to City Council. City Management takes care of the day to day functions of the City. Therefore, we appreciate and thank your public comment. We will ensure your email is part of the public record.

Mark F. Miller AICP

City Manager | City of Troy

O: 248.524.3351

C: 248.763.3241

----Original Message-----

From: ELIZABETH SCHWARK <schwarkie1@sbcglobal.net>

Sent: Wednesday, August 10, 2022 11:31 PM

To: City Council Email < CityCouncilEmail@troymi.gov>

Subject: Vote NO to Rezoning (CRJPLN2022-001, Homatead Condominiums)

CAUTION: This email did not originate from within the City of Troy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear City Council,

I sent the following letter in July to hopefully get the planning commission to not rezone the condominiums for Mondrian to build in the forested area. I understand that they want to build 6, two story buildings for a total of 30 units which will be rental apartments. Please review my letter with my concerns and upsets. I also think that another set of apartments is unnecessary as just recently the old Suite hotel just south of I-75 off Livernois will be apartments.

Please vote NO.... We need green space. We need nature. Troy has way to many brick and mortar buildings. Turn the old K-Mart into something. It's been empty for how many years. But let's keep nature and green space. Please don't approve this.

Thank you

Ron and Beth

Dear Troy Planning Commission,

We are Ron and Beth Schwark. We live at 3252 Frankton Dr. We strongly oppose the rezoning the lands related to the Homestead Condominium Project around 3364 Livernois. Our neighborhood is a single family residential area.

We have lived here for over 30 years and watched as you have allowed our wooded areas to be torn down and put up concrete buildings. Troy has so many condos, apartments and homes, that we don't need anymore. Once before we along with many others in the area opposed a single story senior home on Livernois, but some how we ended up with a 2-story building and a dog park. Go figure, it was more important to get the money for the city than how the neighborhood felt. Our point is simple, please listen to us this time as condominiums will take away from our green space, wooded area, increase flooding in the creek and cause more congestion on Livernois. Please say NO and stick with it. Do not be greedy. We have enough places for people to eat, drink and live in Troy. We are a cement city with little green spaces.

Thank you

Ron and Beth Schwark 3252 Frankton Dr Troy, MI 48083 Sent from my iPhone

Sent from my iPhone

From: Mark F Miller

To: <u>Aileen Dickson</u>; <u>Brent Savidant</u>; <u>Jackie Ferencz</u>

**Subject:** FW: Vote NO to Rezoning (CP JPLN2022-001, Homestead Condominiums)

**Date:** Monday, August 15, 2022 2:02:04 PM

Attachments: image001.png

image002.png image003.png image004.png image005.png image006.png

#### Public comment on a future item.



Mark F. Miller AICP
City Manager | City of Troy
O: 248.524.3351
C: 248.763.3241

From: Paola Quijano <paola.mirandaquijano@gmail.com>

Sent: Monday, August 15, 2022 1:41 PM

**To:** City Council Email < CityCouncilEmail@troymi.gov>

**Subject:** Vote NO to Rezoning (CP JPLN2022-001, Homestead Condominiums)

**CAUTION:** This email did not originate from within the City of Troy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I STRONGLY oppose rezoning the lands related to Mondrian's Homestead Condominiums developments near 3364 Livernois. This is a forested wetland past FEMA's flood line borders. The surrounding neighborhoods, where I currently reside, were built for SINGLE-FAMILY homes NOT condominiums. Permitting Mondrian to cut down the forest to build a dense development will increase the terrible flooding problems in this area that already exists, decrease property value, and destroy the forest/green place that belongs to nature. Please vote NO to REZONING! This is an issue that directly affects me and my property, we will not give up! See you at the council meetings where I will continue to say, "NO TO REZONING!!"

Sincerely concerned citizens,

Paola & Allan Padilla, 3216 Louis Ave Troy, Mi 48083

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(	Above	space	tor	recording	purposes.

### CONDITIONAL REZONING AGREEMENT

#### RECITALS

- A. Tableau is currently the fee owner of certain vacant real property which is located on the east side of Livernois and north of Big Beaver, City of Troy, Oakland County, Michigan, more particularly described on Exhibit A, attached hereto ("Property").
- B. Tableau intends to improve and develop the Property as a residential attached condominium development.
- C. The Property is presently zoned R-1E (One Family Residential). In order to facilitate the development, Tableau desires to have the Property rezoned from R-1E (One Family Residential) to RT (One Family Attached Residential District) under the Troy Zoning Code.
- D. As part of approval of this Agreement, which will result in the Property to be zoned RT (One Family Attached Residential District), Tableau offers and agrees to make the improvements, proceed with the project and comply with document submission dates and/or project completion dates, as described in this Agreement and any incorporated documents. Any conditions, representations or promises included in the Agreement have been voluntarily offered by Tableau to induce the City to rezone the land to the proposed classification. Tableau and the City agree that the rezoning and the terms of this Agreement provides for: (i) the promotion of the public health, safety and welfare; (ii) compatibility with the Master Plan; (iii) compliance with all terms and conditions of the

1

zoning district to which the land is to be rezoned, except as otherwise allowed in the Agreement; (iv) the accommodation of service and facility loads for public services and facilities affected by the proposed development; (v) compatibility with adjacent uses of land; and (vi) other legitimate objectives authorized under the Michigan Planning Enabling Act, MCL 125.3801, et. seq., the Michigan Zoning Enabling Act, MCL 125.3101, et. seq. and Chapter 39, Section 16.04 of the City of Troy Zoning Ordinance. The burden of the conditions on Tableau is roughly proportionate to the burdens being created by the development, and to the benefit which will accrue to Property as a result of the requirements represented in the project and/or development.

- F. For the purpose of confirming the rights, obligations and restrictions in connection with the improvements and development to be undertaken on the Property, the parties have entered into this Agreement. The rezoning of the Property to RT (One Family Attached Residential District) shall become effective as set out in Section 4.1 of this Agreement. Once this Agreement is approved by the Troy City Council, it shall be binding upon the City, Tableau, and their agents, successors and assigns. The City's Zoning District Map shall be updated to reflect the amendment to the Zoning Ordinance and the District Map within a reasonable period of time after the effective date of the rezoning. This Conditional Rezoning Agreement is being proposed by Tableau and entered into voluntarily by Tableau and the City.
- G. Tableau has voluntarily offered to enter into this Conditional Rezoning Agreement consistent with the Zoning Enabling Act, as defined in Article 1 of this Agreement and the City of Troy Zoning Ordinance, Chapter 39, Section 16.04 (Conditional Rezoning Procedures).
- H. This Conditional Rezoning Agreement is made by the City pursuant to authority granted to the City under MCLA §125.3405, as amended.
- I. The City's Planning Commission, at its July 26<sup>th</sup>, 2022, meeting, adopted a resolution recommending to the City Council that Tableau's RT rezoning request, which incorporates Site Plan approval, be granted.
- J. The City, by action of its City Council at its meeting of \_\_\_\_\_\_\_, 2022, adopted a resolution and has accepted the offer of Tableau to enter into this Conditional Rezoning Agreement, which incorporates Site Plan approval.

NOW, THEREFORE, Tableau and the City for the good and valuable consideration outlined in this Agreement, the receipt and sufficiency of which are hereby acknowledged, agree as follows:

### ARTICLE 1 DEFINITIONS AND COVENANTS

- 1.1 "Conditional Rezoning Agreement Documents" shall mean Chapter 39, Section 16.04 of the City's Zoning Ordinance, as amended, this Agreement and the Site Plan (see Section 2.4).
- 1.2 "Improvements" means (a) acquisition of building permits; (b) submission of required site bonds to City; and (c) on-site improvements on the exterior Property such as landscaping.
- 1.3 "Troy Zoning Code" means Chapter 39 of the Code of Ordinances of the City of Troy.
- 1.4 "Zoning Enabling Act" means State of Michigan's Act 110 of the Public Acts of 2006, as amended (MCLA §125.3101, et. seq., as amended).

## ARTICLE 2 <u>DESCRIPTION OF DEVELOPMENT</u>

- 2.1 <u>Development Description</u>. The development involves the construction of 30 attached condominium units within 6 buildings on the Property, as described as Exhibit A attached.
- 2.2 <u>Development Parcel</u>. The Property is described on Exhibit A, attached hereto and also constitutes the property to be rezoned.
- 2.3 <u>Current Ownership of Property</u>. The Property is currently owned by Tableau.
- 2.4 <u>Site Plan</u>. The drawings and submittals for the Property which constitute the Site Plan and related plans are identified and attached hereto as Exhibit B ("Site Plan").
- 2.5 <u>Development Documents</u>. The Property shall be developed and improved only in accordance with the Conditional Rezoning Agreement Documents.

## ARTICLE 3 CONDITIONS FOR REZONING

3.1 <u>Rezoning</u>. In consideration for the City's rezoning of the Property from their current classification of R-1E (One Family Residential) to RT (One Family Attached Residential District), Tableau voluntarily offers and agrees to be bound by the conditions which have been incorporated into the Site Plan.

- 3.2 <u>Representation</u>. Tableau represents and confirms that the Property shall not be used or developed in a manner inconsistent with the conditions placed on rezoning as set out in this Agreement.
- 3.3 <u>Expiration</u>. Tableau shall be subject to the expiration of the provisions of Section 16.04.E. of the Troy Zoning Ordinance and Section 6.2 of this Agreement.

### 3.4 Conditions Offered by Tableau:

- 1. The development shall conform to RT Zoning;
- 2. The development shall be limited to a maximum of 6-buildings with 30 total units:
  - 3. The Maximum building height shall not exceed 2 stories or 30' in height;
  - 4. The maximum percentage of lot covered by buildings will be thirty percent (30%);
- 5. The building materials shall be a mix of brick, asphalt shingles, plank siding, with variety of color palates and durable, low-maintenance materials;
- 6. Each Unit shall have a minimum of a one-car garage on the first level of each unit;
  - 7. Additional features and amenities:
    - a. Community Park & Gathering Area;
    - b. Walking Trails Internal & External Sidewalks;
    - c. Ability to Connect to Troy Trails;
    - d. Exercise & Fitness Stations;
    - e. Butterfly Gardens;
    - f. Park Benches;
    - g. Livernois Frontage Landscape & Decorative Stone Walls;
    - h. Landscape Boundary Buffer Plantings & Preservation of Natural Features;
  - 8. Significant tree plantings & re-forestation;
- 9. No exterior refuse containers shall be used. Individual waste and recycling containers shall be stored in each unit's garage and placed at the curb on collection days in accordance with City ordinances;
  - 10. Minor modifications to the site plan shall be reviewed, and if appropriate,

administratively approved by the Community Development Director (Any such minor changes are those that in the City's discretion would not adversely or substantially affect the conditions of the re-zoning or the site plan).

11. Tableau shall grant an easement for public ingress and egress to the City of Troy over the walking path connecting to Livernois Road (as depicted on Exhibit B hereto).

### ARTICLE 4 REZONING

4.1 <u>Resolution and Zoning Map Amendment</u>. Directly after City Council's approval of this Conditional Rezoning Agreement, City Council shall pass a Resolution rezoning the Property to RT (One Family Attached Residential District) under the Troy Zoning Code. That Resolution shall also state that the Zoning Map shall be amended to reflect a new zoning classification. The Planning Director shall take necessary action to amend the Zoning Map to the new classification along with a relevant designation that will provide reasonable notice of the Conditional Rezoning Agreement. The Conditional Rezoning Approval and the amendment to the Zoning Map shall not become effective until the Conditional Rezoning Agreement is recorded with the Oakland County Register of Deeds and a certified copy of the Agreement is filed with the City Clerk.

# ARTICLE 5 DEVELOPER'S RIGHTS, OBLIGATIONS AND PROPERTY RESTRICTIONS

- 5.1 Right to Develop. Tableau shall have the right to develop the Property in accordance with the Conditional Rezoning Agreement Documents. The Site Plan included in the Conditional Rezoning Agreement Documents is deemed approved and in compliance with the conditions as stated in Section 3.1. If development and/or actions are undertaken on or with respect to the Property in violation of the Conditional Rezoning Agreement, such development and/or actions shall constitute a violation of the City of Troy Code of Ordinances and deemed a nuisance per se. In such cases, the City may issue a stop work order relative to the Property and seek any other lawful remedies. Until curative action is taken to bring the Property into compliance with the Conditional Rezoning Agreement, the City may withhold or, following notice and an opportunity to be heard, revoke permits and certificates in addition to or in lieu of such other lawful action to achieve compliance.
- 5.2 <u>Compliance with Agreement</u>. All development, use, and improvement of the Property shall be subject to and in accordance with this Agreement, the Conditional Rezoning Agreement Documents, all applicable City Ordinances, and shall also be subject to and in accordance with all other approvals and permits required under applicable City Ordinances and State law.

- 5.3 <u>Compliance with City Ordinances</u>. Tableau shall comply with the City Code of Ordinances, make any necessary application for permits and obtain any necessary approvals and permits for the development of the Property, including signage.
- 5.4 Amendment to Plans. In the event that during the course of final site plan review, building permits review or construction and development of the Property, the City's Planning Department or Building Department determine that the engineering or building plans, as submitted by Tableau, shall need to vary from the approved Site Plan, then the Building Department and/or Planning Department shall be empowered to administratively approve such change or variance, consistent with City Ordinances, without amending this Agreement, provided that such changes or variances are consistent with the Conditional Rezoning Agreement Documents and are determined to be minor in nature by the Planning Director. Notwithstanding the foregoing, any change that affects Section 3.4, 1 through 11, of this Agreement shall require an amendment of the Agreement.

### ARTICLE 6 THE CITY'S RIGHTS AND OBLIGATIONS

- 6.1 <u>Police Powers</u>. The action of the City in entering into this Conditional Rezoning Agreement is based upon the understanding that the intent and spirit of the police power objectives of the City relative to the Property are embodied in the Conditional Rezoning Agreement Documents and those powers are assured based upon the development and/or undertakings on the Property. The City is thus achieving its police power objective and has not, by this Agreement, bargained away or otherwise compromised any of its police power objectives.
- 6.2 <u>Expiration</u>. Conditional Rezoning approval shall expire following a period of two (2) years from the effective date of the rezoning as set out above unless progress has been diligently pursued and substantial completion has occurred in accordance with permits issued by the City. The City shall have the sole discretion to determine if progress has been diligently pursued by Tableau. The City, through its employees and agents, shall at all times be allowed to enter onto the Property to determine the progress of the development.
- 6.3 <u>Enforcement</u>. The City may initiate legal action for the enforcement of any of the provisions, requirements, and obligations set forth in the Conditional Rezoning Agreement. In the event the City obtains any relief as a result of such litigation, Tableau shall pay all court costs and attorney fees incurred by the City in connection with such suit.
- 6.4 <u>Non-Compliance</u>. If Tableau is developing the Property in non-compliance with the Conditional Rezoning Agreement, the City may issue a stop work order as to any or all aspects of the Development; may deny the issuance of any requested building permit or certificate of occupancy within any part or all of the Development regardless of

whether the Developer is the named applicant for such permit or certificate of occupancy; and may suspend further inspections of any or all aspects of the Development.

6.5 <u>Compliance</u>. To the extent the Conditional Rezoning Agreement Documents deviate from the City of Troy Development Standards, Zoning Ordinance or other City ordinances, or any amendments thereto, the Conditional Rezoning Agreement Documents shall control. All improvements constructed in accordance with the Conditional Rezoning Agreement Documents shall be deemed to be conforming under the Zoning Ordinance and in compliance with all ordinances of the City.

### ARTICLE 7 GENERAL PROVISIONS

- 7.1 <u>The City's Representations and Warranties</u>. The City represents and warrants to Tableau as follows:
  - a. <u>Authority</u>. The City has the authority to enter into this Conditional Rezoning Agreement and to perform and carry out all obligations, covenants and provisions hereof. The City's authority shall be evidenced by appropriate resolutions.
  - b. <u>Transfer of Ownership</u>. The transfer of title of the Property from Tableau to an entity in which the principals of Tableau do not have an ownership interest, if such transfer is made prior to substantial completion of the Improvements, shall not constitute an event of default under this Conditional Rezoning Agreement;
  - c. <u>Compliance</u>. The Conditional Rezoning Agreement complies with the requirements of City Ordinances, including the Troy Zoning Code.
  - d. <u>Sole Authority</u>. The City Council is the sole and appropriate municipal body to enter into the Conditional Rezoning Agreement with Tableau.
  - e. <u>Plan Review</u>. The City will timely review the plans and documents submitted for building permits, public utilities and signage, and any amendments thereto submitted by Tableau to achieve the purposes of this Conditional Rezoning Agreement.
  - f. <u>Use</u>. The intended land use for the Property is a permissible use under the Troy Zoning Code and Troy Master Plan.
  - g. <u>Validity of Use</u>. In the event that the Troy Zoning Code is amended such that the use provided for in this Conditional Rezoning

Agreement for the Property is no longer a permitted use of right in the RT (One Family Attached Residential District) District, the use provided for in this Conditional Rezoning Agreement and continuation of that use shall be governed by the provisions of Troy's Zoning Ordinance governing non-conforming lots uses and structures currently set forth in Article 14 of the Zoning Ordinances.

- h. Restraints. Neither the execution nor delivery of this Conditional Rezoning Agreement nor the consummation of the transaction contemplated hereby is in violation of any provision of any existing law or regulation, order or decree of any court or governmental entity, the City's Charter, or any agreement to which the City is a party or by which it is bound.
- j. <u>Litigation</u>. The City has no notice of and there is no pending or threatened litigation, administrative action or examination, claim or demand before any court or any federal, state or municipal governmental department, commission, board, bureau, agency or instrumentality thereof which would affect the City or its principals from carrying out the covenants and promises made herein.
- 7.2 <u>Tableau's Representations and Warranties</u>. Tableau represents and warrants to the City as follows:
  - a. <u>Organization</u>. Tableau has all requisite power and authority to own and operate its assets and properties, to carry on business as now being conducted, and to enter into and perform the terms of the Conditional Rezoning Agreement.
  - b. <u>Authorization</u>. The execution and delivery of this Conditional Rezoning Agreement and consummation of the transactions contemplated hereby have been duly authorized by Tableau.
  - c. <u>Restraints</u>. Neither the execution nor delivery of this Conditional Rezoning Agreement nor the consummation of the transaction contemplated hereby is in violation of any provision of any existing law or regulation, order or decree of any court or governmental entity, Tableau's organizational documents, or any agreement to which the Tableau is a party or by which it is bound.
  - d. <u>Disclosure</u>. No representation or warranty by Tableau, or any statement or certificate furnished to the City pursuant hereto or in connection with the transactions contemplated hereby, contains or will contain any untrue statement of a material fact or will omit to state any fact necessary to make the statements contained herein or therein not misleading.

- e. <u>Litigation</u>. Tableau has no notice of and there is no pending or threatened litigation, administrative action or examination, claim or demand before any court or any federal, state or municipal governmental department, commission, board, bureau, agency or instrumentality thereof which would affect Tableau or its principals from carrying out the covenants and promises made herein.
- f. <u>Financial</u>. Tableau is financially able to develop the Property.
- g. <u>Compliance with Laws</u>. Tableau shall comply with all Laws and all City ordinances applicable to the construction, ownership, maintenance, operation and use of the Property.
- 7.3 <u>Effective Date</u>. The effective date of this Conditional Rezoning Agreement is the date the Agreement is recorded with the Oakland County Register of Deeds and a certified copy of the Agreement is filed with the City Clerk in accordance, with the Zoning Ordinance, whichever date is later.

## ARTICLE 8 NOTICES

All notices, consents, approvals, requests and other communications, herein collectively called "Notices," required or permitted under this Conditional Rezoning Agreement shall be given in writing and signed by an authorized representative of the City or Tableau. Notices permitted or required shall be deemed sufficient if (a) mailed by certified or registered mail, return receipt requested, (b) personally delivered, (c) sent by overnight courier, or (c) sent by e-mail to a party as follows:

To City: Planning Director

City of Troy

500 W. Big Beaver Road Troy, Michigan 48084 Tel: (248) 524-3364

Email: SavidantB@troymi.gov

With a Copy to: City Attorney

City of Troy

500 W. Big Beaver Road Troy, Michigan 48084 Tel: (248) 524-3320

Email: bluhmlg@troymi.gov

To Tableau: Joseph Maniaci Tableau by Mondrian LLC

50215 Schoenherr

Shelby Township, Michigan 48315

Tel: (248) 726-7340

Email: jmaniaci@mondrianproperties.com

With a copy to: Mark J. Abdo

Attorney at Law

12900 Hall Road, Suite 403

Sterling Heights, Michigan 48313

Tel: (586) 412-1900

Email: markabdolaw@gmail.com

All such notices, certificates or other communications shall be deemed duly given (a) when delivered in person, (b) upon confirmation of receipt when transmitted by electronic mail but only if followed by transmittal by overnight courier or hand delivery on the next Business Day, (c) upon receipt after dispatch by registered or certified mail, postage prepaid or (d) on the next Business day if transmitted by overnight courier. Any party may by notice given under this Conditional Zoning Agreement designate any further or different addresses or recipients to which subsequent notices, certificates or communications hereunder shall be sent.

## ARTICLE 9 MISCELLANEOUS

- 9.1 <u>Non-Liability of City, Officials and Employees</u>. No City official, officer, employee, board member, city council member, elected or appointed official, attorneys, consultants, advisors, agents and representatives, shall be personally liable to Tableau for any default or breach by the City of any obligation under this Conditional Rezoning Agreement or in any manner arising out of the performance of this Conditional Rezoning Agreement by any party.
- 9.2 <u>Successors/Provisions Running With the Land</u>. This Conditional Rezoning Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns. The provisions of Sections 3.1, 3.4, and 5.1 of this Conditional Rezoning Agreement shall be deemed benefits and burdens which shall run with the Property.
- 9.3 Recording. This Conditional Rezoning Agreement shall be recorded with the Oakland County Register of Deeds at the expense of Tableau within a reasonable time not to exceed thirty days after the Public Hearing where Troy City Council members vote to approve the Agreement. The original Site Plan documents, drawings and submittals referenced in Section 2.4 are not required to be recorded except those copies which are referenced in and attached as Exhibit B if this Agreement and the City shall maintain such documents in its books and records. Within fourteen days after recording, Tableau shall provide the City Clerk with a certified copy of the Agreement as recorded, showing the

date of recording, liber and page numbers.

- 9.4 <u>Complete Agreement</u>. This Conditional Rezoning Agreement constitutes the entire agreement between the parties with respect to the subject of this Conditional Rezoning Agreement and it may not be amended or its terms varied except in writing and signed by the required parties, except for matters pursuant to Section 5.4 above.
- 9.5 <u>Conflicts</u>. In the event of conflict between the provisions of this Conditional Rezoning Agreement and the provision of the Troy Zoning Code, the provisions of this Conditional Rezoning Agreement shall prevail.
- 9.6 <u>Default Remedies of Tableau</u>. The City shall not be in default in any term or condition of this Agreement unless and until Tableau has provided the City with written notice that the City has failed to comply with an obligation under this Agreement, and the City has failed to cure such failure within thirty (30) days of the written notice, unless the nature of the noncompliance is such that it cannot be cured with due diligence within such period, in which case the City has failed to commence the cure within such period and thereafter diligently pursued the cure. In the event of a default, Tableau' sole remedy at law or in equity shall be the right to seek specific performance as to the issuance of approvals, consents, or the issuance of building permits required by the City pursuant to this Conditional Rezoning Agreement.
- 9.7 <u>Default Remedies of City</u>. Tableau shall not be in default in any term or condition of this Agreement unless and until the City has provided Tableau with written notice that Tableau has failed to comply with an obligation under this Agreement, and Tableau has failed to cure such failure within thirty (30) days of the written notice, unless the nature of the noncompliance is such that it cannot be cured with due diligence within such period, in which case Tableau has failed to commence the cure within such period and thereafter diligently pursued the cure. In the event of a default, the City's sole remedy at law or in equity shall be the right to seek specific performance of the obligations of Tableau pursuant to this Conditional Rezoning Agreement.
- 9.8 <u>Third-Party Beneficiaries</u>. No term or provision of this Conditional Rezoning Agreement is intended to be, or shall be, for the benefit of any person not a party to the Agreement, and no such person shall have any right or cause of action hereunder.
- 9.9 <u>Severability</u>. The invalidity or any article, section, subsection, clause or provision of this Agreement shall not affect the validity of the remaining articles, sections, subsections, clauses, or provisions hereof, which shall remain valid and enforceable to the fullest extent permitted by law.
- 9.10 <u>Waiver of Breach</u>. A party to this Agreement does not waive any default, condition, promise, obligation, or requirement applicable to any other party hereunder, unless such waiver is in writing, signed by an authorized representative of that party, and

expressly stated to constitute such waiver. Such waiver shall only apply to the extent given and shall not be deemed or construed to waive any such or other default, condition, promise, obligation, or requirement in any past or future instance. No failure of a party to insist upon strict performance of any covenant, agreement, term or condition of this Conditional Rezoning Agreement or to the exercise of any right or remedy in the event of a default shall constitute a waiver of any such default in such covenant, agreement, term, or condition.

- 9.11 Governing Law. This Conditional Rezoning Agreement shall be governed by, construed and enforced in accordance with the laws of the State of Michigan. Tableau agrees, consents, and submits to the personal jurisdiction of any competent court of jurisdiction in Oakland County, Michigan, for any action brought against it arising out of this Conditional Rezoning Agreement. Tableau also agrees that it will not commence any action against the City because of any matter whatsoever arising out of, or relating to, the validity, construction, interpretation and enforcement of this Agreement in any courts other than those who have jurisdiction in Oakland County, Michigan.
- 9.12 Reasonableness. After consulting with their respective attorneys, Tableau and City confirm that this Agreement is authorized by and consistent with all applicable state and federal law and the United States and Michigan Constitutions, that the terms of this Agreement are reasonable, that they shall be estopped from taking a contrary position in the future, and that each shall be entitled to injunctive relief to prohibit any actions by the other inconsistent with the terms of this Agreement. Tableau and the City fully accept and agree to the final terms, conditions, requirements and obligations of the Agreement and all Conditional Rezoning Agreement Documents, and shall not be permitted in the future to claim that the effect of the Agreement and the Conditional Rezoning Agreement Documents result in an unreasonable limitation upon uses of all or a portion of the Property, or claim that enforcement of any of the Agreement and the Conditional Rezoning Agreement Documents causes an inverse condemnation or taking of all or a portion of the Property. Furthermore, it is agreed that the improvements and undertakings set forth in the Agreement and the Conditional Rezoning Agreement Documents are roughly proportional to the burden being created by the development, and to the benefit which will accrue to the Property as a result of the requirements represented by the development.

9.13 <u>Counterparts</u>. This Agreement may be executed in multiple counterparts, each of which shall be deemed an original and all of which shall constitute one agreement. The signature of any party to any counterpart shall be deemed to be a signature to, and may be appended to, any other counterpart.

	TABLEAU BY MONDRIAN LLC, a Michigan limited liability company
Witness	By:
STATE OF MICHIGAN ) SS. COUNTY OF OAKLAND )	
	Rezoning Agreement was acknowledged before me this seph Maniaci, as Manager of Tableau of Mondrian
	, Notary Public, County, Michigan Acting in Oakland County My Commission Expires:
	CITY OF TROY, MICHIGAN, a Michigan municipality
Witness	By: Ethan Baker Its: Mayor
Witness	By: Aileen Dickson Its: City Clerk

STATE OF MICHIGAN )	
) SS. COUNTY OF OAKLAND )	
2 2	oning Agreement was acknowledged before me this ker on behalf of the City of Troy, a Michigan
	, Notary Public
	County, Michigan Acting in Oakland County
	My Commission Expires:
STATE OF MICHIGAN ) ) SS. COUNTY OF OAKLAND )	
6 6	oning Agreement was acknowledged before me this Dickson on behalf of the City of Troy, a Michigan
	, Notary Public
	County, Michigan Acting in Oakland County
	My Commission Expires:

Prepared by and recorded return to:

Mark J. Abdo Attorney at Law 12900 Hall Road, Suite 403 Sterling Heights, Michigan 48313

## Exhibit A

## **LEGAL DESCRIPTION**

(Per Oakland County On-line tax assessing)

PARCEL ID 20-22-301-007 T2N, R11E, SECTION 21 & 22 SUPERVISOR'S PLAT NO. 26, SOUTH 1/2 OF LOT 22 EXCEPT WEST 20 FEET

PARCEL ID 20-22-301-008 T2N, R11E, SECTION 21 & 22 SUPERVISOR'S PLAT NO. 26, LOT 21 EXCEPT WEST 20 FEET

PARCEL ID 20-22-301-009 T2N, R11E, SECTION 21 & 22 SUPERVISOR'S PLAT NO. 26, LOT 20 EXCEPT WEST 20 FEET

# Legal Description (Overall Property as Surveyed by PEA Group)

All of Lots 20 and 21 together with the south half of Lot 22, except the west 20 feet of said Lots, of "Supervisor' Plat No. 26" as recorded in Liber 57, Page 59, Oakland County Records, being a subdivision of part of the E1/2 of the E1/2 of section 21, and Part of the NW1/4 of the SW1/4 of Section 22, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan. Said lots being more particularly described as: Commencing at the West ½ Corner of said Section 22; thence along the west line of said section S00°24'00"W, 1047.66 feet to the westerly extension of the south line of said Lot 20, also being the extension of the north line of "Eysters Beaver Gardens" as recorded in Liber 26, Page 14, Oakland County Records; thence along said line, S89°33'24"E, 73.00 feet to the east line of Livernois Road, 73 feet half width and the Point of Beginning; thence along said east line N00°24'00"E, 328.09 feet to the north line of the south half of said Lot 22, as previously established; thence along said north line S89°33'24"E, 1264.09 feet to the east line of said "Supervisor's Plat No. 26"; thence along said east line S00°30'14"E, 328.13 feet to the southeast corner of said Lot 20, also being the northeast corner of Lot 55 of said "Eysters Beaver Gardens"; thence along the south line of said Lot 20, also being the north line of said "Eysters Beaver Gardens" N89°33'24"W, 1269.26 feet to the aforementioned east line of Livernois Road and the Point of Beginning. Containing 9.540 acres of land, more or less.

## Exhibit B

The Site Plan and related plans referenced in Section 2.4 of the Conditional Rezoning Agreement are maintained in the records of the City of Troy, Michigan and are identified as follows:

## Index of Drawings

Sheet #	Sheet Name	Issue/Revision Date
P-1.1	Topographic Survey – West	revised 8/23/2022
P-1.2	Topographic Survey – East	revised 8/23/2022
P-2.0	Preliminary Site Plan	revised 8/23/2022
P-3.0	Preliminary Grading Plan	revised 8/23/2022
P-4.0	Preliminary Utility Plan	revised 8/23/2022
P-5.0	Preliminary Pathway Plan	revised 8/23/2022
L-1	Landscape Planting Plan	revised 8/23/2022
L-2	Landscape Details	revised 8/23/2022
T-1.0	Tree Preservation Plan – West	revised 8/23/2022
T-1.1	Tree Preservation Plan -East	revised 8/23/2022
T-1.2	Tree Preservation List	revised 8/23/2022
T-1.3	Tree Preservation List	revised 8/23/2022
T-1.4	Tree Preservation List	revised 8/23/2022

# **SECTION 7: PDF OF SITE PLAN FOR SUBMIT:** PRELIMINARY SITE PLANS

# HOMESTEAL

CITY OF TROY, OAKLAND COUNTY, MICHIGAN 3364 LIVERNOIS ROAD







LANDSCAPE ARCHITECT

LANDSCAPE ARCHITECT

ARCHITECT

PEA GROUP
2498 ROCHESTER COURT, STE. 100
TROY, M 46983-1872
CONTACT. JOHN B. THOMPSON, PE
PHONE. B44 S17, 2349
EMAIL. JTHOMPSON/@PEAGROUP.COM

TABLEAU BY MCNDRAN 50216 SCHOENHERR SHELBY TWP., M 46316 CCNTACT: JOE MANACI PHONE: 588,728,7350 EMAL: JMANIACI@MONDRAN

CIMIL ENGINEER

OWNER/APPLICANT/DEVELOPER

DESIGN TEAM

PEAGROUP
48 W. GRAND
48 W. GRAND
61 W. A 4823
62 COUNTAT. MAREERY DIETZEL RLA
62 PHONE 844 81,2399
FMAIL KOETZEL ROM
F

MARTINI SAMARTINO DESIGN GROUP 200 EL LONG LAKE ROAD, SUITE 200 TROY, MI 48085 CONTACT. PAUL SAMARTINO PHONE: 248,524,6446 EMALE PSAMARTINO@HOTMAL.COM

	INDEX OF DRAWINGS
NUMBER	TITLE
	COVER SHEET
P.1.1	TOPOGRAPHIC SURVEY-WEST
P-12	TOPOGRAPHIC SURVEY-EAST
P 2.0	PRELIMINARY SITE PLAN
P 3.0	PRELIMINARY GRADING PLAN
P 4 0	PRELIMINARY UTILITY PLAN
P 5.0	PRELIMINARY PATHWAY PLAN
Ξ	LANDSCAPE PLANTING PLAN
2	LANDSCAPE DETAILS
T-10	TREE PRESERVATION PLAN - WEST
1.1.1	TREE PRESERVATION PLAN - EAST
T-12	TREE PRESERVATION LIST
113	TREE PRESERVATION LIST
T-1.4	TREE PRESERVATION LIST





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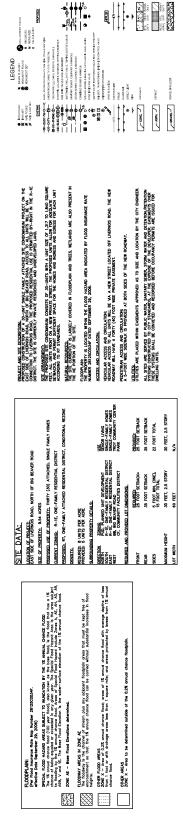
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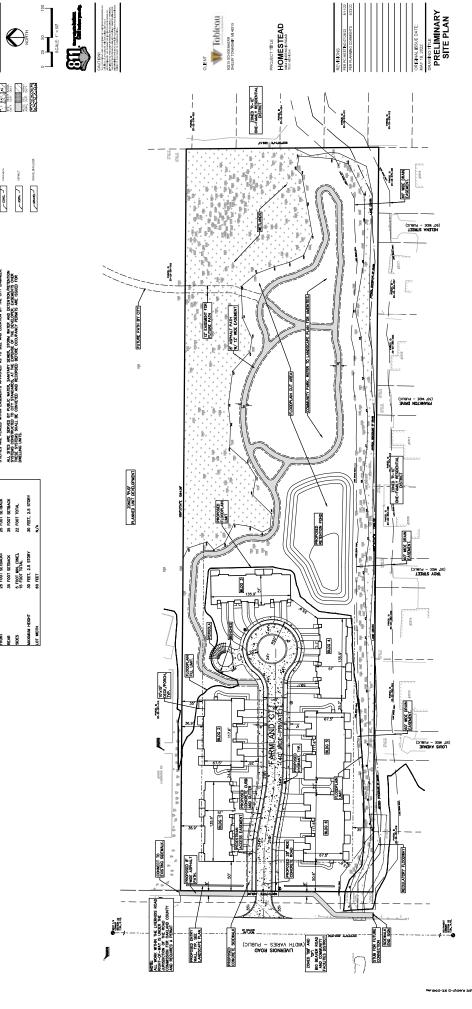
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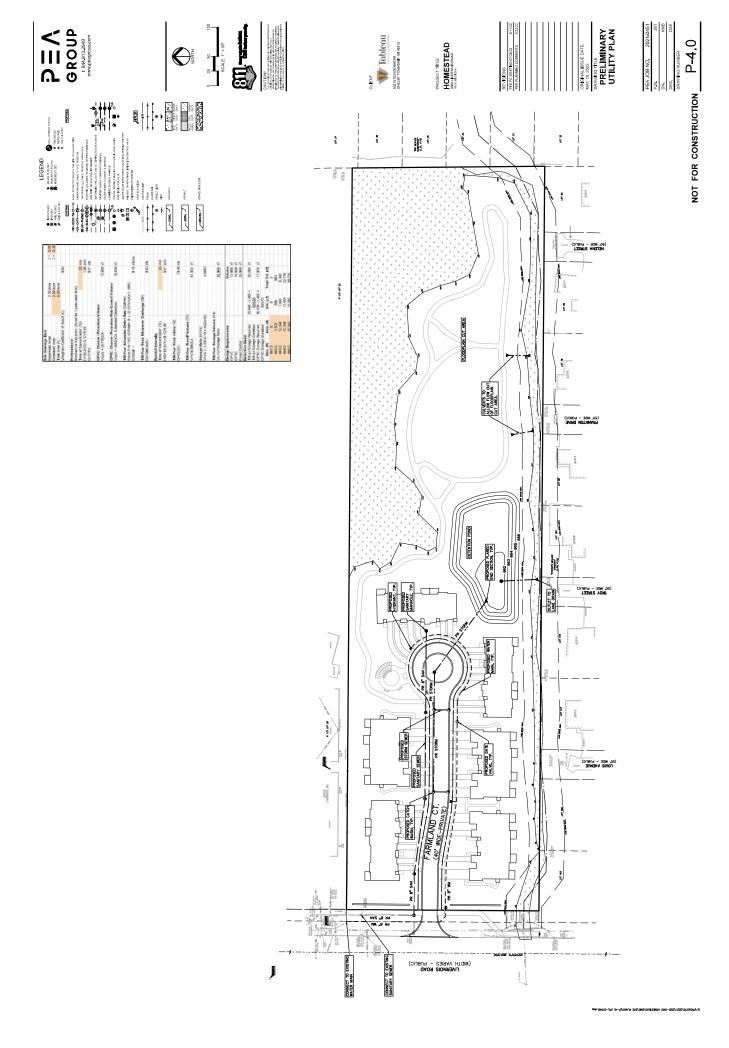
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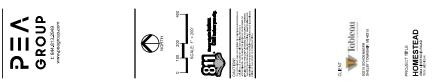
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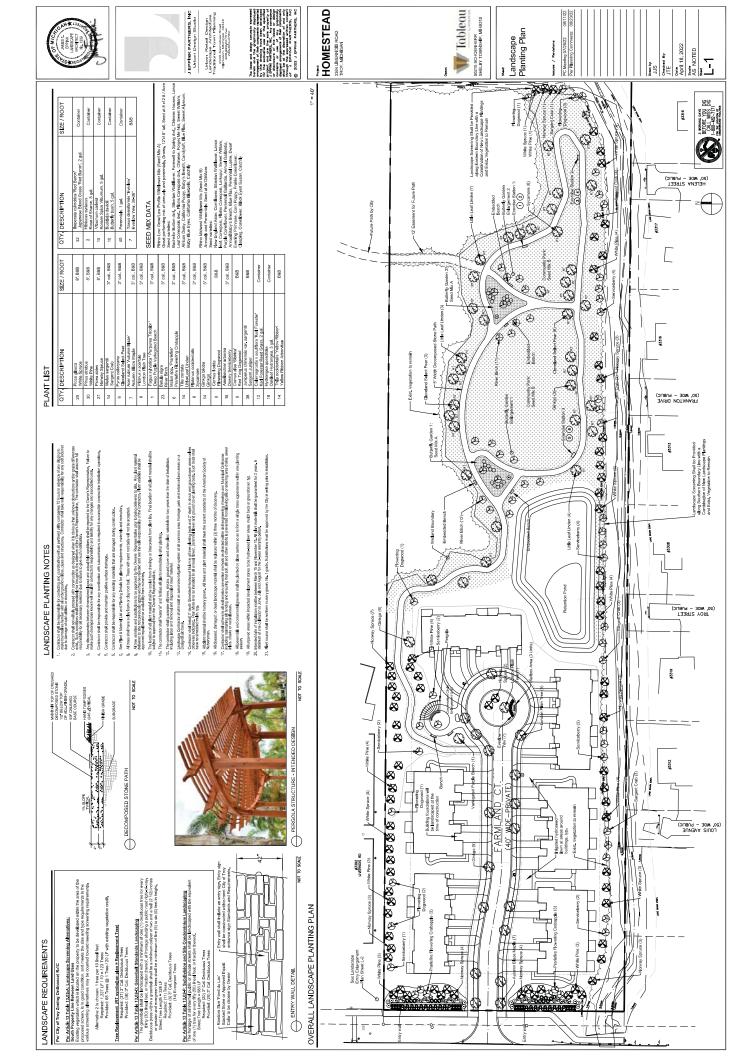
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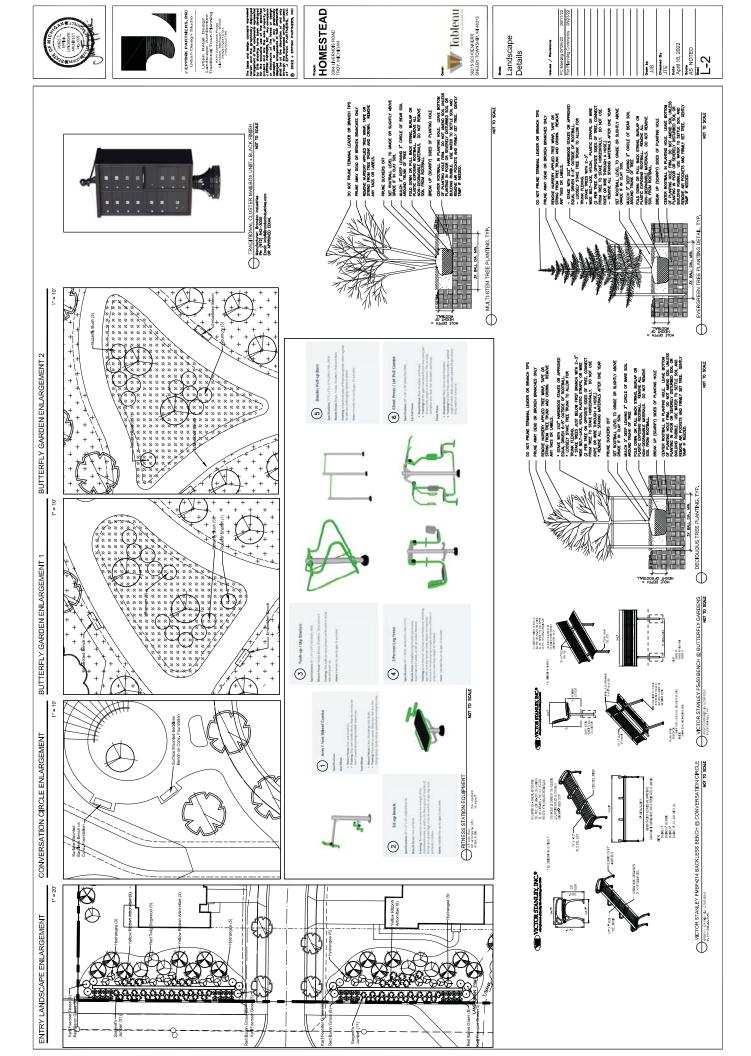
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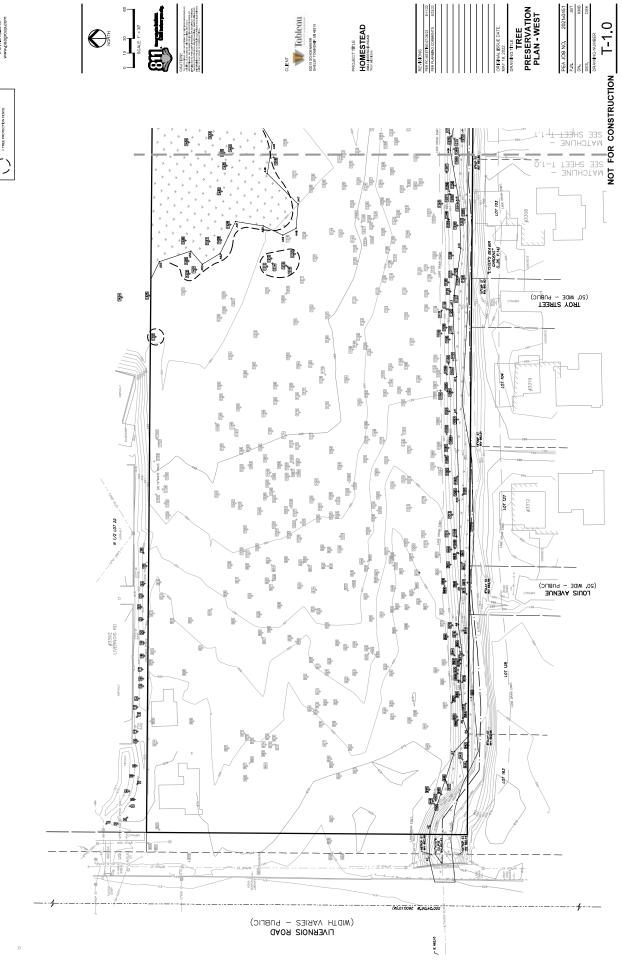
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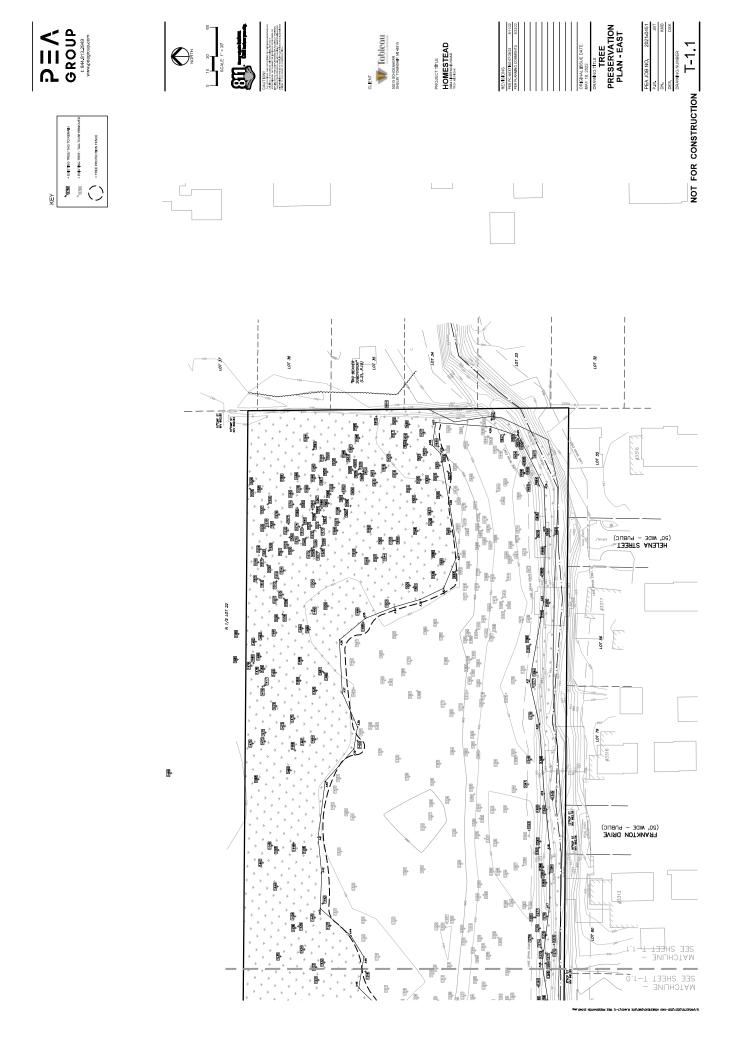
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PROJECT TITLE
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REVISIONS	PER PC MEET NG 07/26/22	PER PLANNING COMMENTS					

ORIGINAL ISSUE DATE: MAY 18, 2022	DRAWING TITLE TREE PRESERVATION LIST
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JOB NO 2021-0451

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NOT FOR CONSTRUCTION

## CITY OF TROY AN ORDINANCE TO AMEND CHAPTER 39 OF THE CODE OF THE CITY OF TROY

The City of Troy ordains:

## Section 1. Short Title

This Ordinance shall be known and may be cited as the \_\_\_\_\_ amendment to the Zoning District Map of the Code of the City of Troy.

## Section 2. Amendment

Section 4.02 of Chapter 39 is hereby amended to permit the zoning map of said code to be, and the same is hereby amended to delineate the subject parcel as RT (One Family Attached Residential), specifically parcels 88-20-22-301-007, 88-20-22-301-008 and 88-20-22-301-009.

The subject property is located on the east side of Livernois, north of Big Beaver, in section 22, within the R-1E (One Family Residential) District, being approximately 9.54 acres in size.

## Section 3. Repeal

All ordinances or parts of ordinances in conflict herewith are hereby repealed only to the extent necessary to give this ordinance full force and effect.

## Section 4. Savings

All proceedings pending, and all rights and liabilities existing, acquired or incurred, at the time this Ordinance takes effect, are hereby saved. Such proceedings may be consummated under and according to the ordinance in force at the time such proceedings were commenced. This ordinance shall not be construed to alter, affect, or abate any pending prosecution, or prevent prosecution hereafter instituted under any ordinance specifically or impliedly repealed or amended by this ordinance adopting this penal regulation, for offenses committed prior to the effective date of this ordinance; and new prosecutions may be instituted and all prosecutions pending at the effective date of this ordinance may be continued, for offenses committed prior to the effective date of this ordinance, under and in accordance with the provisions of any ordinance in force at the time of the commission of such offense.

## Section 5. Severability Clause

Should any work, phrase, sentence, paragraph or section of this Ordinance be held invalid or unconstitutional, the remaining provision of this ordinance shall remain in full force and effect.

## Section 6. Effective Date

This amendment to the Zoning Ordinance shall take effect seven (7) days after publication, which shall be published within 15 days of adoption, as required the Michigan Zoning Enabling Act (Act 110 of 2006).

This Ordinance is enacted by the Council of the City of Troy, Oakland County, Michigan, at a regular meeting of the City Council held at City Hall, 500 W. Big Beaver, Troy, Michigan, on Monday, the 12<sup>th</sup> day of July, 2021.

Ethan Baker, Mayor	
M. Aileen Dickson, MMC, CMMC City Clerk	

**PUBLISHED:**