PLANNING COMMISSION
MEETING AGENDA
REGULAR MEETING

500 W. Big Beaver
Troy, MI 48084
(248) 524-3364
www.troymi.gov
planning@troymi.gov

John J. Tagle, Chair, Donald Edmunds, Vice Chair
Steve Gottlieb, Michael W. Hutson, Tom Krent, Philip Sanzica
Gordon Schepke, Robert Schultz and Thomas Strat

January 14, 2014 **7:00 P.M.** **Council Chambers**

1. ROLL CALL

2. APPROVAL OF AGENDA

3. APPROVAL OF MINUTES – December 10, 2013 Regular Meeting

4. PUBLIC COMMENTS – For Items Not on the Current Agenda

REZONING REQUESTS

5. PUBLIC HEARING - REZONING APPLICATION (File Number Z 745) – Proposed Amber Town Center Townhomes and Lofts, West side of Livernois, North of Town Center (3409 Livernois), Section 21, From O (Office) District to BB (Big Beaver) District

6. PUBLIC HEARING - REZONING APPLICATION (File Number Z 739) – Proposed Professional/Medical Building, West of Rochester, South side of Colebrook (3545 Rochester Road), Section 22, From R-1C (One Family Residential) District to CB (Community Business) District

ZONING ORDINANCE TEXT AMENDMENT

7. PUBLIC HEARING - ZONING ORDINANCE TEXT AMENDMENT (File Number ZOTA 246) – Assisted Living Facilities

PRELIMINARY SITE PLAN REVIEW

8. PRELIMINARY SITE CONDOMINIUM PLAN REVIEW – Proposed Hunters Park, 21 units/lots, East side of John R between Tucker and Mayflower (5390 John R), Section 12, Currently Zoned R-1C (One Family Residential) District

OTHER BUSINESS

9. PUBLIC COMMENTS – For Items on Current Agenda

10. PLANNING COMMISSION COMMENTS

ADJOURN

NOTICE: *People with disabilities needing accommodations for effective participation in this meeting should contact the City Clerk by e-mail at clerk@troymi.gov or by calling (248) 524-3317 at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations.*

Chair Tagle called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on December 10, 2013 in the Council Chamber of the Troy City Hall.

1. ROLL CALL

Present:
Donald Edmunds
Michael W. Hutson
Edward Kempen
Tom Krent
Philip Sanzica
Gordon Schepke
Robert Schultz
Thomas Strat
John J. Tagle

Also Present:
R. Brent Savidant, Planning Director
Ben Carlisle, Carlisle/Wortman Associates, Inc.
Allan Motzny, Assistant City Attorney
Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

Resolution # PC-2013-12-094
Moved by: Schultz
Seconded by: Sanzica

RESOLVED, To approve the Agenda as prepared.

Yes: All present (9)

MOTION CARRIED

3. APPROVAL OF MINUTES

Resolution # PC-2013-12-095
Moved by: Edmunds
Seconded by: Kempen

RESOLVED, To approve the minutes of the November 26, 2013 Special/Study meeting as published.

Yes: All present (9)

MOTION CARRIED

4. PUBLIC COMMENTS – Items not on the Agenda

There was no one present who wished to speak.

SPECIAL USE REQUEST AND PRELIMINARY SITE PLAN REVIEW

5. PUBLIC HEARING – SPECIAL USE AND PRELIMINARY SITE PLAN REVIEW (File Number SU 411) – Proposed The Alan Group Office, Southeast Corner of Bellingham and Brinston (PID# 88-20-26-428-031), Section 26, Currently Zoned IB (Integrated Industrial and Business) District

Mr. Carlisle reviewed the Special Use Request and Preliminary Site Plan application. He stated that the parking requirements are met, a correction to his report dated November 28, 2013. Mr. Carlisle recommended approval of the Special Use Request and Preliminary Site Plan application conditioned on the applicant addressing the items identified in his report as part of the Final Site Plan submittal.

Scott Bowers of Bowers and Associates Architects was present to represent the applicant. He addressed details of the screen wall and displayed color renderings, elevations and color samples.

There was discussion on:
- Screen wall; i.e., brick mold, poured on site, opacity of gates.
- Accolades to applicant on proposed development.

PUBLIC HEARING OPENED

No one was present to speak.

PUBLIC HEARING CLOSED

Resolution # PC-2013-12-096
Moved by: Sanzica
Seconded by: Krent

RESOLVED, That Special Use Approval and Preliminary Site Plan Approval for the proposed office building and outdoor storage yard, located at the southeast corner of Bellingham and Brinston (PID# 88-20-26-428-031), Section 26, Currently Zoned IB (Integrated Industrial and Business) District be granted, subject to the following conditions:

1. Relocate the handicapped parking adjacent to the building.
2. Correct the location of bike parking.
3. Submit outdoor storage wall detail.
4. Submit color details.

Yes: All present (9)

MOTION CARRIED

REZONING REQUEST

6. PUBLIC HEARING – REZONING APPLICATION (File Number Z 745) – Proposed Amber Town Center Townhomes and Lofts, West side of Livernois, North of Town Center (3409 Livernois), Section 21, From O (Office) District to BB (Big Beaver) District

Mr. Carlisle reviewed the Rezoning Request application. He informed the Board the Rezoning Request only is before the Board this evening; the conceptual site plan provided by the applicant is illustrative only and should not be considered in the Board's decision. Mr. Carlisle recommended approval of the Rezoning Request for the reasons as stated in his report, dated December 5, 2013.

Mr. Hutson advised the Board that his firm in previous years has represented the applicant but he feels there is no conflict of interest on his part. It was the consensus of the Board that no conflict of interest exists.

Present were the applicant, Jerome Amber of Amber Properties Company, and Dennis Cowan of Plunkett Cooney.

Mr. Cowan said his firm is excited to represent the Amber Properties Company proposed development in Troy. He said contact was made with the property owners within the radius of the public hearing notification and to date no responses or comments were received. Mr. Cowan stated that Amber Properties Company develops residential only.

Mr. Amber briefly shared the history of his company and property ownership in nearby communities. He addressed the tenant draw, architecture and style of the proposed development. Mr. Amber said if the rezoning request is approved, it is his intent to submit a Preliminary Site Plan application in time for the Planning Commission meeting scheduled in February.

There was discussion on:

- Subject property as relates to Master Plan and Office district designation.
- Proposed five-story building height in relation to adjacent properties.
- Rezoning Request only before Board; not conceptual site plan.
- Walkability / attraction to Civic Center area.

Mr. Amber circulated pictures of an existing development in Royal Oak and addressed the five-story building height. He said a line of sight outline demonstrating the shadowing effect would be provided at the time of site plan review.

PUBLIC HEARING OPENED

Craig Goldin of Cosmetic Dentistry Institute, 3415 Livernois, voiced opposition to the proposed rezoning. He voiced concerns with the building height as relates to shadowing effect, street visibility and setbacks.

PUBLIC HEARING CLOSED

Discussion continued on:

- Allowable building heights and required setbacks for Office and Big Beaver zoning districts.
- Double frontage of subject property; applicant determines front, side yards.
- Flexible uses allowed in the Big Beaver zoning district.
- Parcel(s) inclusive of the Big Beaver zoning designation in the Master Plan.
- Intent of Zoning Ordinance to place building closer to street.
- Challenge of infill development.

Mr. Carlisle addressed the conceptual site plan in terms of building form, parking and proposed site access point. He indicated those details would be considered during site plan review, provided the Rezoning Request is approved, and he is confident the issues could be resolved. Mr. Carlisle also noted that the applicant would be encouraged to pull the building closer to the presence on Town Center.

Mr. Savidant said the proposed Rezoning Request would be announced to the City Council at their December 16 meeting and a Public Hearing would be scheduled on January 13, 2014.

Resolution # PC-2013-12-097
Moved by: Edmunds
Seconded by: Strat

RESOLVED, That the Planning Commission hereby recommends to the City Council that the O (Office) to BB (Big Beaver) rezoning request, located on the west side of Livernois, north of Town Center (3409 Livernois), in Section 21, being approximately 1.22 acres in size, be approved, for the following reasons:

1. The request complies with the Master Plan.
2. The Form-Based District would permit greater flexibility in use and development of the property.
3. The abundance of Office District property in the City has been well documented.
4. The rezoning would be compatible with surrounding zoning and land use.
5. The site can be adequately served with municipal water and sewer.

Discussion on the motion on the floor.

Mr. Schultz said he would not support the rezoning request because he has serious concerns with the type of use and development that could end up on the property. He does not think the proposed development is a good and reasonable development as outlined, and would have preferred that a conditional rezoning application be submitted by the applicant.

Vote on the motion on the floor.

Yes: Edmunds, Hutson, Kempen, Krent, Strat, Tagle
No: Sanzica, Schepke, Schultz

MOTION CARRIED

Mr. Schultz said his earlier comments reflect the basis for his no vote.

Mr. Schepke said he has concerns with the building height and potential of other uses on the property.

Mr. Sanzica said he would have preferred more plan details and would have considered a conditional rezoning request.

ZONING ORDINANCE TEXT AMENDMENT

7. ZONING ORDINANCE TEXT AMENDMENT (File Number ZOTA 246) – Assisted Living Facilities/Site Plan Review Standards

Mr. Carlisle reviewed five recommendations for the Board's consideration to address Zoning Ordinance language relating to the potential development of assisted living facilities.

A brief discussion followed.

Chair Tagle opened the floor for public comment.

Omar Shouhayib, 4254 Beach, addressed development projects relating to elderly care and apartment/loft style residential.

Chair Tagle closed the floor for public comment.

Mr. Savidant said he would prepare appropriate draft Zoning Ordinance language and schedule a Public Hearing for the proposed Zoning Ordinance Text Amendment.

OTHER BUSINESS

8. PUBLIC COMMENTS – For Items on Current Agenda

There was no one present who wished to speak.

9. PLANNING COMMISSION COMMENTS

There were general Planning Commission comments.

Mr. Kempen announced his term has expired and he was not reappointed to the Board. He thanked his fellow commissioners for the enjoyable experience and their support.

Board members commended and thanked Mr. Kempen for his service to the Board.

Holiday wishes were exchanged.

The Regular meeting of the Planning Commission adjourned at 8:40 p.m.

Respectfully submitted,

_____
John J. Tagle, Chair

_____
Kathy L. Czarnecki, Recording Secretary

G:\Planning Commission Minutes\2013 PC Minutes\Draft\2013 12 10 Regular Meeting_Draft.doc

DATE: January 9, 2013

TO: Planning Commission

FROM: R. Brent Savidant, Planning Director

SUBJECT: PUBLIC HEARING - REZONING APPLICATION (File Number Z 745) – Proposed Amber Town Center Townhomes and Lofts, West side of Livernois, North of Town Center (3409 Livernois), Section 21, From O (Office) District to BB (Big Beaver) District

The applicant, Amber Properties Company, seeks a rezoning of the subject parcel from O (Office) District to BB (Big Beaver) District. The Planning Commission held a public hearing on this item on December 10, 2013 however the 300-foot mailing list was incorrect. Therefore the Planning Commission must hold a public hearing that complies with public notice requirements.

The site is within the Big Beaver classification in the City of Troy Master Plan. This classification supports residential development along the Big Beaver Corridor.

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

Please be prepared to discuss this item at the January 14, 2014 Planning Commission Regular meeting.

Attachments:

1. Maps
2. City of Troy Master Plan (excerpt)
3. Report prepared by Carlisle/Wortman Associates, Inc.
4. Public comment

G:\REZONING REQUESTS\Z 745 Amber Town Center Townhomes and Lofts\PC Memo 01 14 2014.doc

PROPOSED RESOLUTION

REZONING APPLICATION (File Number Z 745) – Proposed Amber Town Center Townhomes and Lofts, West side of Livernois, North of Town Center (3409 Livernois), Section 21, From O (Office) District to BB (Big Beaver) District

Resolution # PC-2014-01-
Moved by:
Seconded by:

RESOLVED, That the Planning Commission hereby recommends to the City Council that the O to BB rezoning request, located on the west side of Livernois, north of Town Center (3409 Livernois), in Section 21, being approximately 1.22 acres in size, be approved, for the following reasons:

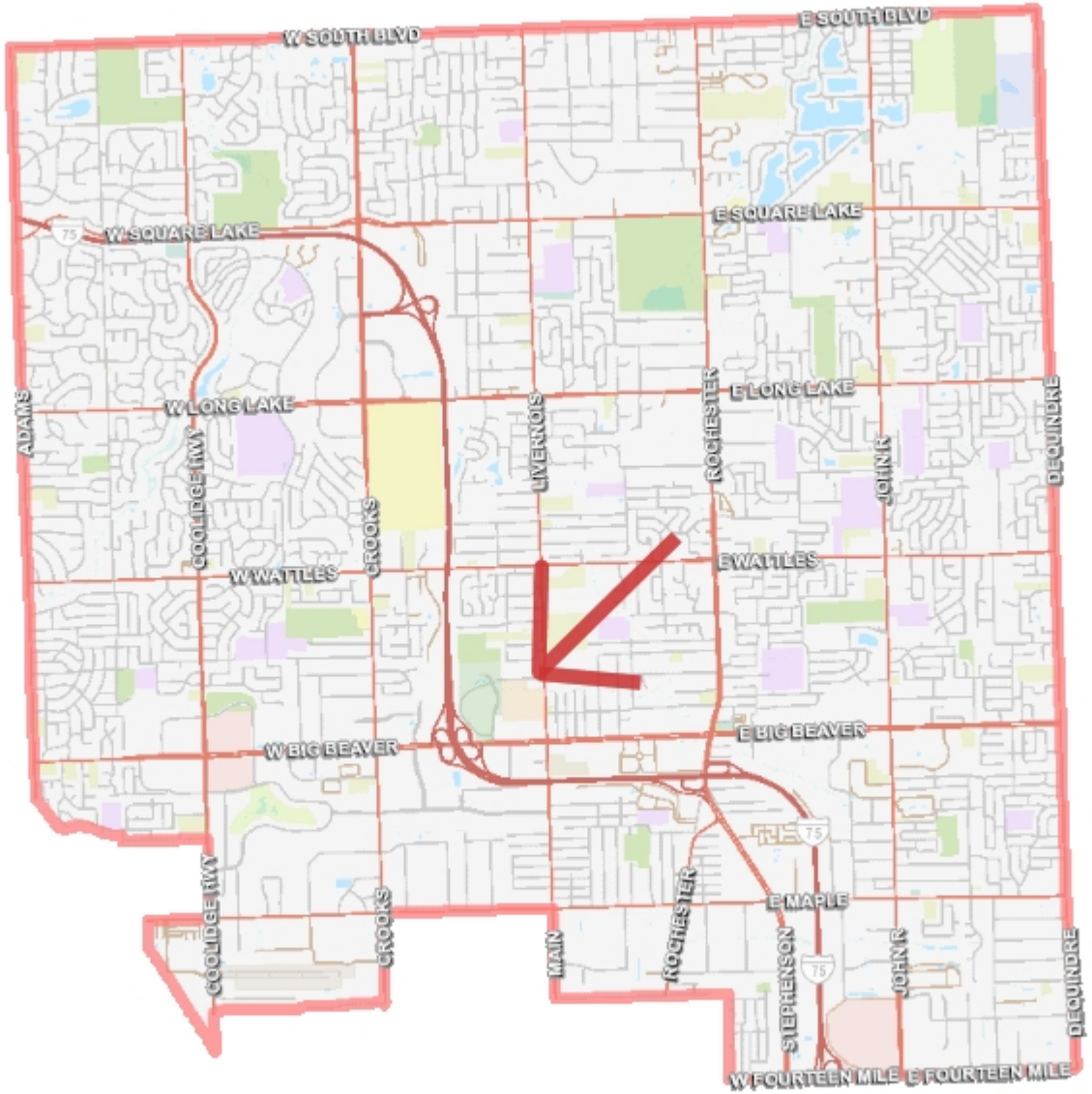
1) The request complies with the Master Plan
2) The Form-Based District would permit greater flexibility in use and development of the property.
3) The abundance of Office District property in the City has been well documented.
4) The rezoning would be compatible with surrounding zoning and land use.
5) The site can be adequately served with municipal water and sewer.

Yes:
Absent:

MOTION CARRIED / FAILED

G:\REZONING REQUESTS\Z 745 Amber Town Center Townhomes and Lofts\Proposed PC Resolution 01 14 2014.doc

City of Troy GIS Online



15,568 0 7,784 15,568 Feet

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

Z 745, Amber Town Center

City of Troy Planning Department

Legend:

Street Name Text

188 0 94 188 Feet

Scale 1: 1,128

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.

Printed: 11/19/2013

Z 745, Amber Town Center

City of Troy Planning Department

Legend:

Street Name Text

Form Based Zoning (Current)

- (PUD) Planned Unit Development
- (CF) Community Facilities District
- (EP) Environmental Protection District
- (BB) Big Beaver Road (Form Based)
- (MR) Maple Road (Form Based)
- (NN) Neighborhood Nodes (A-U)
- (CB) Community Business
- (GB) General Business
- (IB) Integrated Industrial Business District
- (O) Office Building District
- (OM) Office Mixed Use
- (P) Vehicular Parking District
- (R-1A) One Family Residential District
- (R-1B) One Family Residential District
- (R-1C) One Family Residential District
- (R-1D) One Family Residential District
- (R-1E) One Family Residential District
- (RT) One Family Attached Residential Distric
- (MF) Multi-Family Residential
- (MHP) Manufactured Housing
- (UR) Urban Residential
- (RC) Research Center District
- (PV) Planned Vehicle Sales

226 0 113 226 Feet

Scale 1: 1,353

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.

Printed: 11/11/2013

Big Beaver Road: A World Class Boulevard

- ***Home to large, landmark projects and mixed-use regional destinations.***
- ***Central gathering area of the community.***
- ***A collection of international corporations, local companies, and establishments which complement these high-visibility uses.***

The Big Beaver Road corridor is responsible for the first impression many people have throughout Michigan when they think of the City of Troy. The high-rise buildings, Somerset Collection, and its immediate proximity to I-75 are frequently the main elements visitors remember about the Corridor and the City. **In order to remain competitive and continue to be a leader in economic development in Southeast Michigan, Troy must plan for this Corridor to evolve in light of a changing economy.** In that spirit, the City adopted the key concepts of the Big Beaver Corridor Study in 2006:

- Gateways, Districts and Transitions
- Trees and Landscape as Ceilings and Walls
- Walking Becomes Entertainment - Much to Observe & Engage In
- Mixing the Uses Turns on the Lights - Energetic Dynamic of Mixed Uses with a Focus on Residential
- The Automobile & Parking are No Longer #1.
- Civic Art as the Wise Sage of the Boulevard

The uses and character of this future land use category are driven by the recommendations of the Big Beaver Corridor Study and subsequent efforts of the Planning Commission to create new zoning techniques to implement those recommendations.

This Study provided a comprehensive analysis of the existing and potential characteristics of this important area. The planned future land uses in the Big Beaver Corridor are in large part considered mixed-use, to allow for a wave of new residential development and the redevelopment of individual sites to make a more meaningful contribution to the quality of life of the City. The main difference between the various mixed-use districts planned in the Study is building height. The intended characteristics of the various districts are also very different, and are the topic of in-depth analysis in the Study. Some important recommendations of that Study are listed below.

- Moving toward the creation of distinct physical districts by building from lot line to lot line along the right-of-way rather than continuing to be a collection of isolated towers.
- Becoming flexible with land use relationships. The use of vertically integrated mixed-use commercial, office and residential towers should be promoted. The use of prominent ground floor retail, restaurants and cafes allows visual interest and activity for visitors and residents.
- Contain parking in structures that are shared by surrounding developments. Do not allow off-street parking to be visible from major thoroughfares.
- Landscape Big Beaver and intersecting thoroughfares with rows of mature trees.

DESIGN CONCEPT

- This will be a vibrant high-rise business and residential district.
- Pedestrian use will be promoted through massive landscaping, wide sidewalks, outdoor cafes, and public art.
- The Big Beaver Corridor Study and Big Beaver Development Code provide for a specific land development pattern.
- Architectural design must create an interesting visual experience for both sidewalk users at close range and for those viewing the skyline from a distance.

SITE DESIGN ATTRIBUTES

- Parking should be located in rear yards.
- Development should include intense street tree planting along Big Beaver.
- Cafes, plazas, parks and similar amenities to draw pedestrians will be encouraged.
- Buildings will frame the street network by building to the front and side property lines. Exceptions for cafes, plazas and access roads may be permitted.

BUILDING DESIGN ATTRIBUTES

- Buildings should rise in height toward Crooks Road in the east-west direction.
- Buildings should rise in height toward Big Beaver in the north-south direction.
- Ground level stories should be a minimum of twelve feet in height; with large expanses of transparent glass.
- Fenestration at the ground level should be highlighted through the use of awnings, overhangs or trim detailing, and building caps or roofs should provide a visually interesting skyline.

Big Beaver Corridor Study; Birchler Arroyo Associates, Inc.

Concept Sketch from the Big Beaver Corridor Study; Birchler Arroyo Associates, Inc.

CARLISLE | WORTMAN associates, inc.
605 S. Main Street, Ste. 1
Ann Arbor, MI 48104
(734) 662-2200
(734) 662-1935 Fax

Date: December 5, 2013

Land Use and Zoning Analysis
For
Amber Properties - Troy, Michigan

GENERAL INFORMATION

Applicant	Amber Properties
Project Name:	Amber Town Center
Location:	Northwest Corner of Town Center Dr. and Livernois Rd.
Zoning:	O, Office Building District
Action Requested:	Rezoning to Big Beaver Formal Based District
Required Information:	Provided

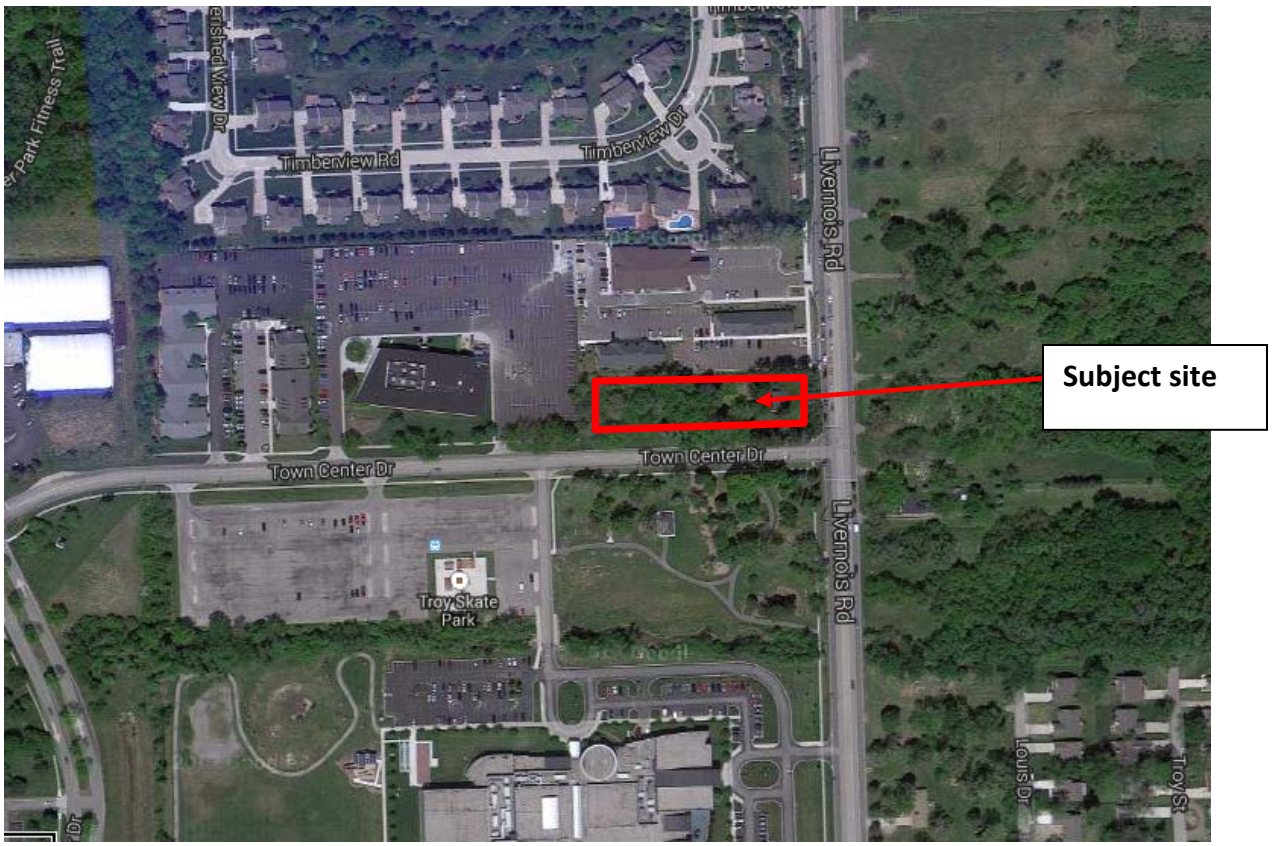
SITE DESCRIPTION

The applicant is requesting a rezoning of a 1.21 acre vacant parcel from O – Office to Big Beaver (Form Based) District. The applicants' intent is to construct a residential project on the property which would be permitted in the Big Beaver District, based on the site and street types.

Although a concept plan has been supplied, it is purely illustrative. A more detailed site plan and other documents are required for preliminary site plan approval.

NEIGHBORING ZONING AND LAND USE

The neighboring zoning and use to the north and west are Office, to the south is Community Facilities, and used as a park and across Livernois is residential but largely vacant.



MASTER PLAN

The site is located within the area designated as Big Beaver in the Master Plan. The Big Beaver designation responds to the recommendations set forth in the Big Beaver Corridor Study, which promotes higher density, vertically integrated mixed-use commercial, office, and residential uses. The Plan encourages increased residential units along and in proximity to Big Beaver. Development of residential uses should be designed with a strong orientation towards the roadway corridor to support pedestrian activity and frame the street.

Neighboring zoning, land use, and master plan designations are summarized in the following chart:

	NORTH	South	East	West
Zoning	O	CF	R-1F	O
Land Use	Office	Park	Vacant/Res.	Office
Master Plan	Big Beaver	Public	Residential	Big Beaver

NATURAL RESOURCES

The site is vacant and appears to have been previously graded. There, it is devoid of any significant natural features.

DEVELOPMENT POTENTIAL

The City has an abundance of land zoned and used for office purposes. With the current vacancy rate, it is unlikely that office use of the property is reasonable.

The full development potential of the site within the form based district will be determined through submission of a site plan. However, this specific property is required to be designated as a Site Type C using Town Center (a collector) as its principal frontage. Therefore, residential use is permitted. In addition, Building Forms A-D are permitted.

TRAFFIC IMPACT AND SITE ACCESS

Due to the principal and sole access from Town Center, traffic impact is not expected to be an issue. The location of access points on Town Center Drive will be reviewed during the site plan review process. Cross-access to the north will be required in order to distribute traffic.

ESSENTIAL FACILITIES AND SERVICES

The site is served by municipal water and sewer. All utility locations, as well as stormwater management will be considered during site plan review.

OTHER

The applicant has submitted a Concept Plan. A Concept Plan is illustrative and not required to provide the detail necessary for a site plan review. If the rezoning is granted, the applicant is encouraged to thoroughly review the building form requirements as set forth in Section 5.03 and design standards set forth in Section 5.04 E. The Concept Plan does not reflect consideration of all of these standards, including parking location along Livernois, ground story activation, and pedestrian orientation. These are details that will be considered during the site plan review process, provided the rezoning is approved.

RECOMMENDATIONS

We would recommend approval of the subject rezoning for the following reasons:

1) The request complies with the Master Plan
2) The Form-Based District would permit greater flexibility in use and development of the property.
3) The abundance of Office District property in the City has been well documented.

4) The rezoning would be compatible with surrounding zoning and land use.
5) The site can be adequately served with municipal water and sewer.

Please contact me if you have any questions.

CARLISLE/WORTMAN ASSOC., INC.
Richard K. Carlisle, PCP, AICP
President

225-02-1336

From:	Debra
To:	Planning
Subject:	Planning File No. Z 745 Amber Town Center Townhomes and Lofts
Date:	Wednesday, January 08, 2014 5:31:20 PM

Planning Department -

I am writing on behalf of Mr. and Mrs. William Black who reside at 3364 Livernois. They wish to express their concerns regarding the consideration of the re-zoning for the Amber Town Center Townhomes and Lofts.

Mr. and Mrs. William Black are not in favor of a five story residential building at the corner of Town Center Drive and Livernois.

It will greatly affect the traffic flow more than a business would at that corner. It would definitely need to be reviewed for safety because of the park directly across the street and the busy sidewalk crossing. You are already aware that Towncenter Drive accommodates traffic for the city offices, library, tennis courts, outdoor swim area, recreational trails, community center and various businesses. The Towncenter Drive intersection at Livernois and the out let on to Big Beaver are extremely busy already. Why would you want to add "living quarters" to such a congested area?

It will also set the precedence for future development in the area. The undeveloped land across the road may be subject to the same type of structure. It is important to develop residential areas - that is understood - but keep residential as residential. It is not part of the Big Beaver Corridor!

Thank you.

Sincerely,

Mr. and Mrs. William Black

DATE: January 9, 2014

TO: Planning Commission

FROM: R. Brent Savidant, Planning Director

SUBJECT: PUBLIC HEARING – REZONING APPLICATION (File Number Z 739) – Proposed Professional/Medical Building, West of Rochester, South side of Colebrook (3545 Rochester Road), Section 22, From R-1C (One Family Residential) District to CB (Community Business) District

The applicant, MGM Restoration, seeks a rezoning of the subject parcel from R-1C One Family Residential District to CB Community Business District. The vacant lot is approximately 10,500 square feet in area. The applicant indicated their intent to construct a two-story office building on the site. Offices are permitted by right in the CB district; the present R-1C district does not permit offices.

The Planning Commission considered this rezoning on February 14, 2012 and recommended denial of the application, based on the potential for negative impacts on the residential neighborhood to the west. The applicant was encouraged to combine the subject property with the abutting property to the east. The applicant has done so, after a lengthy bidding and acquisition process.

The Master Plan classifies this area as Rochester Road. A description of this classification is attached.

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

Please be prepared to discuss this item at the January 14, 2014 Planning Commission Regular meeting.

Attachments:

1. Maps
2. City of Troy Master Plan (excerpt)
3. Report prepared by Carlisle/Wortman Associates, Inc.
4. Concept drawing
5. Minutes from February 14, 2012 Planning Commission Regular meeting.

G:\REZONING REQUESTS\Z 739 Professional Medical Building Sec 22\2013 Application\PC Memo 01 14 14.doc

PROPOSED RESOLUTION

PUBLIC HEARING – REZONING APPLICATION (File Number Z 739) – Proposed Professional/Medical Building, West of Rochester, South side of Colebrook (3545 Rochester Road), Section 22, From R-1C (One Family Residential) District to CB (Community Business) District

Resolution # PC-2014-01-
Moved by:
Seconded by:

RESOLVED, That the Planning Commission hereby recommends to the City Council that the R-1C to CB rezoning request, located west of Rochester on the south side of Colebrook, within Section 22, being approximately 10,500 square feet in size, be approved for the following reasons:

1) The parcels were combined to create one developable parcel for the purpose of building a medical office. Combining the parcels creates a larger developable parcel that permits a property buffer and transition between the single-family neighborhood to the west and Rochester Road.
2) The request complies with the Master Plan
3) The CB, Commercial Business District would permit greater flexibility in use and development of the property.
4) The site has been vacant for single-family residential use.
5) The rezoning would be compatible with surrounding zoning and land use.
6) The site is adequately served with municipal water and sewer.

Yes:
Absent:

MOTION CARRIED / FAILED

Z 739 Professional/Medical Building

City of Troy Planning Department

Legend:

Street Name Text

169 0 85 169 Feet

Scale 1: 1,015

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.

Printed: 1/10/2014

Z 739 Professional/Medical Building

City of Troy Planning Department

Legend:

Street Name Text

Form Based Zoning (Current)

- (PUD) Planned Unit Development
- (CF) Community Facilities District
- (EP) Environmental Protection District
- (BB) Big Beaver Road (Form Based)
- (MR) Maple Road (Form Based)
- (NN) Neighborhood Nodes (A-U)
- (CB) Community Business
- (GB) General Business
- (IB) Integrated Industrial Business District
- (O) Office Building District
- (OM) Office Mixed Use
- (P) Vehicular Parking District
- (R-1A) One Family Residential District
- (R-1B) One Family Residential District
- (R-1C) One Family Residential District
- (R-1D) One Family Residential District
- (R-1E) One Family Residential District
- (RT) One Family Attached Residential Distric
- (MF) Multi-Family Residential
- (MHP) Manufactured Housing
- (UR) Urban Residential
- (RC) Research Center District
- (PV) Planned Vehicle Sales

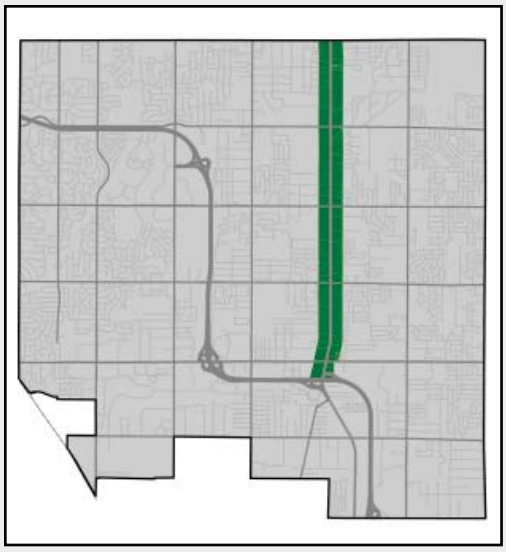
150 0 75 150 Feet

Scale 1: 902

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.

Printed: 12/9/2013

Rochester Road: Green Corridor



- *Regional model for a green corridor*
- *A strong focus on access management*
- *Heightened emphasis on strong stormwater management techniques*
- *Retail catering to regional traffic*
- *Innovative site design techniques applied through PUD use to allow for redevelopment for shallow lots*

Rochester Road carries high volumes of traffic causing backups at intersections. The abutting development pattern from Big Beaver Road north to Long Lake Road is a continuous row of highway-oriented commercial uses. North of Long Lake Road, the land use pattern evolves, becoming a mix of commercial and office near the intersections and older single-family homes and multiple-family complexes in between.

If Rochester Road is to have a defined role and pleasing character in the City, it must undergo a significant transformation over time. Ultimately, the Rochester Road Corridor will become a regional showcase for effective stormwater management and enhancement of the natural environment, while encouraging a combination of high-quality land uses. Effective landscaping focused on native plantings, and improved land use and access management along Rochester will create a green corridor that provides a high level of service for motorists, and which provides an effective natural buffer between high traffic volumes and people visiting adjacent properties. The creation of this green corridor would occur primarily in the right-of-way along road frontages and in the median of a future boulevard.

While the emphasis on innovative stormwater management is specifically called on for the Rochester Road Corridor, new low-impact techniques are to be encouraged elsewhere throughout the City of Troy. As noted in Chapter 7, innovative stormwater management is a priority for the community. Rochester Road will play an important role in this City-wide initiative by proving a regional showcase for such techniques.

New construction along the corridor may include detention and retention basins that work together from site-to-site with other features to create a continuous, linear landscape feature. By connecting properties, the basins create visual relief from traffic. **Low impact development methods will be used throughout the corridor to filter stormwater runoff.** Rochester Road will also be characterized by effective new signage, high-quality lighting, and effective, complementary site and architectural design.

Uses along Rochester Road will include a variety of mixed uses, established in a "pulsing" pattern where the most intense mixed-use or exclusively non-residential development will occur near the Neighborhood Nodes situated along its main intersections. Lower-impact uses, such as small scale retail or condominiums should be encouraged along the corridor frontage between these nodes.

DESIGN CONCEPT

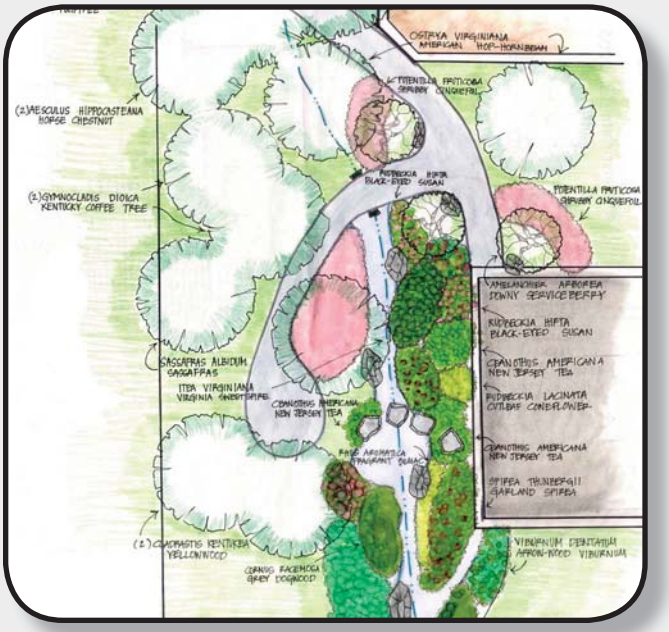
- Commercial strip development should be limited and gradually replaced with mixed use.
- Commercial development should be encouraged to expand in the form of dense multi-story mixed-use concentrations at major intersections. Concentrations are limited to within 1,000 feet of the intersection.
- The areas between nodes should develop as lower-rise office and multiple-family. The height differences encourage a visual "pulse."

SITE DESIGN ATTRIBUTES

- Parking areas should be within rear yards or interior parts of the site. A single row of parking may be appropriate in front and exterior side yards in limited applications.
- Parking will connect to adjacent sites, eventually linking several developments with a rear access lane. The number of drives connecting to Rochester Road should be minimized.
- Defined internal walks will connect the businesses and buildings together.
- Internal walks will be connected to the public sidewalk system.
- Buildings will be separated from street traffic by a greenbelt or sculptural storm water detention basin.
- Height and size of signage will be reduced to contain visual clutter.

BUILDING DESIGN ATTRIBUTES

- The height at nodes will be multi-story not exceeding four stories.
- The height between nodes should not exceed two stories.
- Ground level stories should be, at a minimum, twelve feet in height; with large expanses of transparent glass at intersection nodes.
- Fenestration for the ground level of buildings in nodes will be accentuated through the use of awnings, overhangs or trim detailing.



Design for a Rain Garden in Troy; City of Troy

Lovell Pond in Troy; an example of an innovative, urban stormwater basin; Photo by Jennifer Lawson

CARLISLE | WORTMAN associates, inc.
605 S. Main Street, Ste. 1
Ann Arbor, MI 48104
(734) 662-2200
(734) 662-1935 Fax

Date: February 9, 2012
January 7, 2014

Rezoning Analysis
For
City of Troy, Michigan

Applicant: Steve Muci

Project Name: 970 Colebrook Professional/Medical Building Rezoning

Location: 3545 Rochester Road (formerly 970 Colebrook)

Current Zoning: R-1C, Single Family Residential District

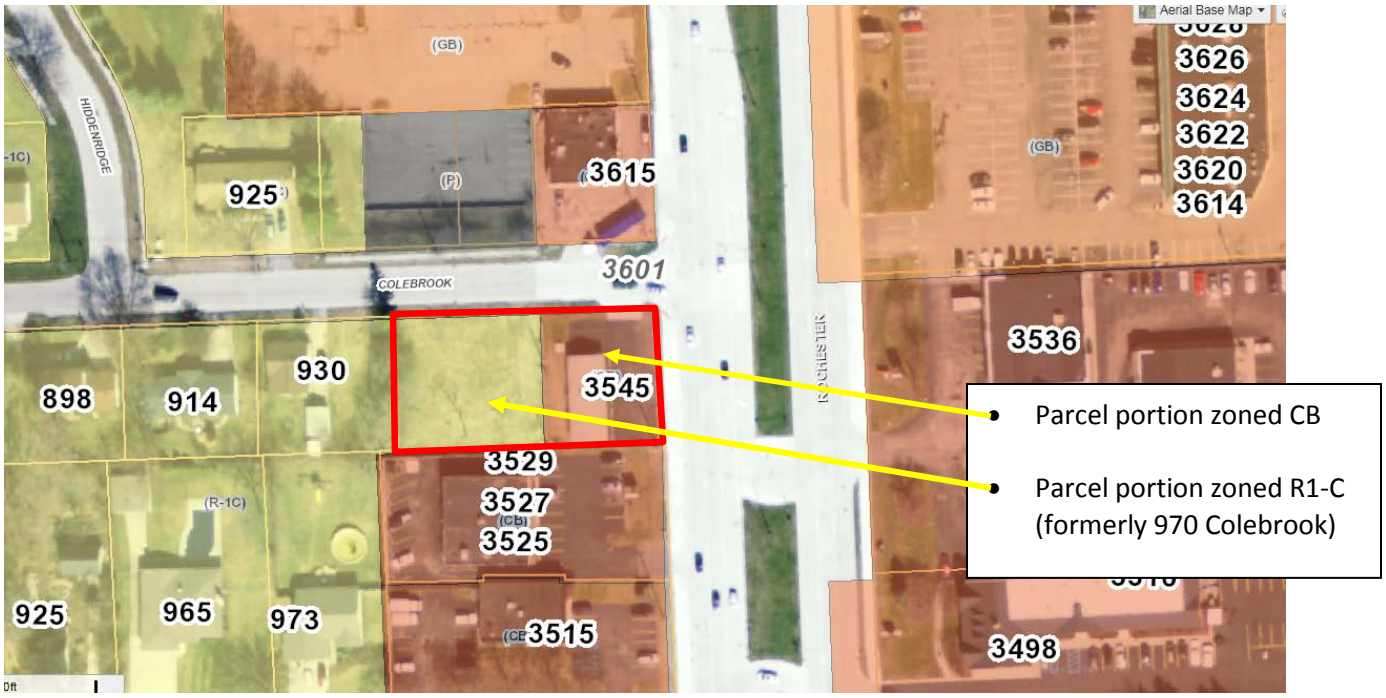
Action Requested: Rezoning to CB, Commercial Business

Required Information: As noted in review.

BACKGROUND

The applicant is seeking the rezoning of a portion of 3545 Rochester Road to develop a medical office building. 3545 Rochester has split zoning. The eastern section of the parcel that fronts on Rochester Road is zoned CB, Commercial Business. The western portion, which was formally 970 Colebrook, has R1-C zoning. In 2012, the applicant had requested a rezoning of 970 Colebrook. The Planning Commission recommended denial of the rezoning request and recommended that the applicant combine with the lot on Rochester to create one developable parcel.

In 2013, the applicant combined the two parcels to create one developable parcel for the purpose of building a medical office. A medical office cannot be built on the combined parcel because the western portion of the parcel is zoned R-1C, Single Family Residential District. The applicant seeks a rezoning of the western portion of the parcel to CB, Community Business District. If the rezoning is approved, the applicant will submit for a site plan review for the medical office building.



ZONING and LAND USE

To the west is a single family home, to the south and east are commercial projects, and to the north is the walled parking lot of a former office building that was approved for a Gaucho Steakhouse development. The zoning, land use and Master Plan designations for the surrounding parcels are shown in the table below:

	Zoning	Land Use	Master Plan
North	P, Parking and GB, General Business	Parking / Commercial	Rochester Road
South	CB, Commercial Business	Commercial	Rochester Road
East	CB, Commercial Business	Commercial	Rochester Road
West	R-1C, One-Family Residential	Single-family homes	Single Family Residential

Since the western parcel has been combined with the portion of the parcel on the Rochester Road, a rezoning would be consistent with surrounding properties.

Items to be Addressed: *None.*

PREVIOUS PLANNING COMMISSION REVIEW

The Planning Commission first considered this rezoning in 2012. Due to potential impacts upon the interior neighborhood including creating an additional curb-cut on Colebrook the application was

recommended for denial. In the deliberation, the Planning Commission noted that they would support the rezoning if the applicant were able to obtain the corner parcel and combine to create one parcel.

In our 2012 staff report we noted that redevelopment of this site for non-residential purposes is appropriate only if the following conditions are met: (1) The proposed use and design does not have a significant negative impact on the abutting residential property and neighborhood; and (2) The site is appropriately screened from the abutting residential property. By combing the two parcels into one developable parcel, the applicant is able to mitigate the two aforementioned concerns.

Items to be Addressed: *None.*

MASTER PLAN

The subject site lies in the Rochester Road future land use category, on the edge of the Single-Family Residential category. The intent of the Rochester Road future land use category is described in the Master Plan as follows:

> *Rochester Road carries high volumes of traffic causing backups at intersections. The abutting development pattern from Big Beaver Road north to Long Lake Road is a continuous row of highway-oriented commercial uses. North of Long Lake Road, the land use pattern evolves, becoming a mix of commercial and office near the intersections and older single-family homes and multiple-family complexes in between.*
>
> *Uses along Rochester Road will include a variety of mixed uses, established in a "pulsing" pattern where the most intense mixed-use or exclusively non-residential development will occur near the Neighborhood Nodes situated along its main intersections. Lower-impact uses, such as small scale retail or condominiums should be encouraged along the corridor frontage between these nodes.*

The Rochester Road category is designed to have "soft edges," that is, it does not closely follow parcel lines and is intended to be applied to a wide variety of sites having access to Rochester Road. Now that the western portion of the parcel has been combined with the corner parcel on Rochester Road, the combined parcel will provide an appropriate transition between Rochester Road and the adjacent single-family residential neighborhood. The proposed rezoning to CB, Commercial Business is consistent with the overall goals of the Master Plan and the specific recommendations for this area.

Items to be Addressed: *None.*

CONCEPTUAL SITE PLAN

The applicant has submitted a conceptual site plan. The submitted site plan is not binding but portrays the conceptual layout that the applicant proposes to develop the site. The applicant has addressed many of the concerns of our previous review and the Planning Commission including:

- Providing only one curb cut on Colebrook
- Placing the building adjacent to Rochester Road
- Placing parking in the rear of the site
- Landscape buffer along western (residential) property line
- Future cross-access to property to the south

Though conceptual site plan and not binding there are requirements in the Zoning Ordinance that will be addressed through the Site Plan review process such as screening and buffering that ensure protection of the adjacent single-family properties.

Items to be Addressed: *None.*

NATURAL RESOURCES

The site is not previously developed, but is essentially devoid of significant natural features. There are some existing overgrown landscaping materials.

Items to be Addressed: *None.*

STANDARDS OF REVIEW

Section 16.03 C. states that a rezoning may only be approved upon a finding and determination that all of the following are satisfied:

1. *The proposed rezoning is consistent with the Master Plan. If the current zoning is in material conflict with the Master Plan, such conflict is due to one of the following:*
    a. *A change in City policy since the Master Plan was adopted.*
    b. *A change in conditions since the Master Plan was adopted.*
    c. *An error in the Master Plan.*

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

3. *Public services and facilities affected by a proposed development will be capable of accommodating service and facility loads caused by use of the development.*

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

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

The rezoning of the subject site to CB, Commercial Business is in compliance with the City of Troy Master Plan. Further, it is consistent with the development pattern of this area of the City, and will not be a detriment to the public health, safety or welfare, and will not burden public services and facilities.

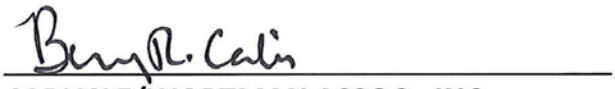
Items to be Addressed: *None.*

SUMMARY

We would recommend approval of the subject rezoning for the following reasons:

1) *The parcels were combined to create one developable parcel for the purpose of building a medical office. Combining the parcels creates a larger developable parcel that permits a property buffer and transition between the single-family neighborhood to the west and Rochester Road.*
2) *The request complies with the Master Plan*

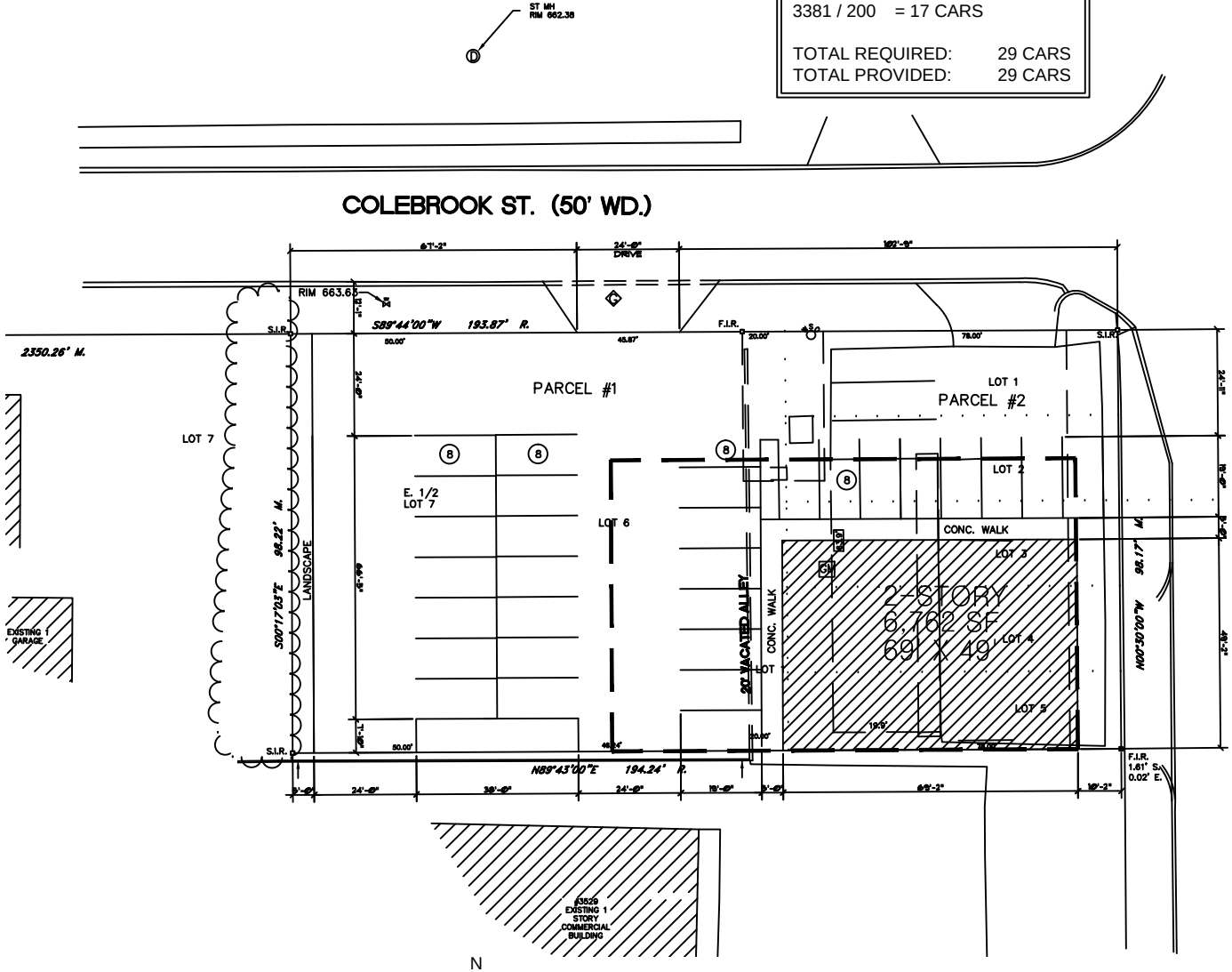
3) *The CB, Commercial Business District would permit greater flexibility in use and development of the property.*
4) *The site has been vacant for single-family residential use.*
5) *The rezoning would be compatible with surrounding zoning and land use.*
6) *The site is adequately served with municipal water and sewer.*



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

PARKING REQUIREMENTS
OFFICE:
3381 / 300 = 12 CARS
MEICAL OFFICE:
3381 / 200 = 17 CARS

TOTAL REQUIRED: 29 CARS
TOTAL PROVIDED: 29 CARS



N

PRELIMINARY SITE PLAN

SCALE: 1" = 40'-0"

REZONING REQUEST

5. PUBLIC HEARING – REZONING APPLICATION (File Number Z 739) – Proposed Professional/Medical Building, South side of Colebrook, West of Rochester Road between Big Beaver and Wattles (970 Colebrook), Section 22, From R-1C (One Family Residential) District to CB (Community Business) District

Zak Branigan summarized the rezoning report.

There was general discussion of this item.

Artur Kokaj, 17106 Addington Drive, Commerce Township, MI, representing the applicant, discussed the project with the Planning Commission.

The conditional rezoning process was discussed with the applicant.

PUBLIC HEARING OPENED

Dennis Bushon, 3515 Rochester Road, encouraged the applicant to combine the subject parcel with the abutting parcel to the east, located on the corner of Colebrook and Rochester Road.

PUBLIC HEARING CLOSED

Mr. Schultz stated the rezoning had the potential to be detrimental to the residential neighborhood to the east.

Chair Maxwell agreed with Mr. Schultz and added that he had concern with the potential negative impacts on the elementary school located in the neighborhood. He stated he would support a rezoning if the subject parcel were to be combined with the property fronting on Rochester Road.

Resolution # PC-2012-02-008
Moved by: Schultz
Seconded by: Krent

RESOLVED, That the Planning Commission hereby recommends to the City Council that the R-1C to CB rezoning request, located west of Rochester on the south side of Colebrook, within Section 22, being approximately 10,500 square feet in size, be denied.

Yes: All present (7)
Absent: Sanzica, Ullmann

MOTION CARRIED

DATE: January 9, 2014

TO: Planning Commission

FROM: R. Brent Savidant, Planning Director

SUBJECT: PUBLIC HEARING - ZONING ORDINANCE TEXT AMENDMENT (File Number ZOTA 246) – Assisted Living Facilities

During the site plan review process for the Oakland Troy Senior Project assisted living facility, many residents expressed concern regarding the potential of an assisted living facility being developed in inappropriate areas, specifically within single-family residential neighborhoods. City Council members expressed the same concern during numerous public meetings. Based on these comments, the development of draft text amendment language is considered a priority by City Council.

The attached memo prepared by Carlisle/Wortman Associates, Inc. summarizes the issue. The Planning Commission discussed this memo at the December 10, 2013 Planning Commission Regular meeting. The board agreed with the recommendations in the memo and directed the Planning Department to put the suggested revisions in ordinance form.

The draft text amendment is attached. The attached map identifies potential assisted living facility sites, should the draft text amendment be approved.

Attachments:

1. Report prepared by CWA
2. Draft text amendment
3. Map

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PROPOSED RESOLUTION

ZONING ORDINANCE TEXT AMENDMENT (File Number ZOTA 246) – Assisted Living Facilities

Resolution # PC-2014-01-
Moved by:
Seconded by:

RESOLVED, That the Planning Commission hereby recommends to the City Council that Articles 2, 4, and 6 of Chapter 39 of the Code of the City of Troy, which includes miscellaneous provisions related to assisted living facilities, be amended as printed on the proposed Zoning Ordinance Text Amendment.

Yes:
No:
Absent:

MOTION CARRIED / DENIED

G:\ZOTAs\ZOTA 246 Assisted Living Facilities\Proposed PC Resolution 01 14 2014.doc

CARLISLE | WORTMAN associates, inc.

605 S. Main Street, Ste. 1
Ann Arbor, MI 48104

(734) 662-2200
(734) 662-1935 Fax

MEMORANDUM

TO: R. Brent Savidant, AICP, Planning Director

FROM: Ben Carlisle, AICP

DATE: December 2, 2013

RE: Assisted Living Zoning Regulations

Due to questions regarding compatibility between Assisted Living Facilities and adjacent single-family properties, the City Council has requested that the Planning Commission review potential Zoning Ordinance amendments. The City Council has requested the Planning Commission to consider these amendments expeditiously so that regulations may be in place prior to the submission of another Assisted Living Facility application. This memo presents recommendations of additional regulations based on review of current regulations, review of best practices, and direction from the City Council and Planning Commission.

CURRENT REGULATIONS:

The current regulations for Assisted Living are controlled by the Use Table as set forth in Section 4.21; Specific Use Standards set forth in Section 6.25; and height, lot coverage and setback requirements of the Multiple Family Districts as set forth in Section 4.08.

Regulations Summary:

- Permitted use in R1 A-E, Single-Family Residential; RT, One-Family Attached Residential; MF, Multi-Family Residential; UR, Urban Residential; CF, Community Facility; CB, Commercial Business; GB, General Business; IB, Integrated Business, and OM, Office Mixed Use.
- Density requirements:
    - 2,000 sq/ft lot area per unit for one bedroom
    - 2,500 sq/ft lot area per unit for two bedrooms
- Maximum height: 2 stories and 25-feet
- Setbacks:
    - Front, Side, and Rear: 30 feet
- Lot Coverage: 35%
- Parking Locations
    - Not permitted in front yard
    - Setback at least 20 feet from side and rear property lines

RECOMMENDATIONS FOR CONSIDERATION

A tenant of the Zoning Ordinance is the protection of single-family residential properties. In order to better protect single-family residential properties, we recommend the Planning Commission consider the following amendments to regulate Assisted Living Facilities:

1. Amend Definition of Assisted Living to Include Memory Care. Adding memory care to the Assisted Living definition would clarify the components that are permitted under Assisted Living use category.

2. Require Assisted Living as a Special Use in all R1 Districts. A Special Use permit requires notification and a public hearing. Furthermore, a Special Use permit allows the Planning Commission to review the project under the Special Use standards, which ensure mitigation of impacts upon adjacent properties.

3. Require that all Assisted Living facilities be located adjacent to major arterial and that all site access is located off a major arterial. Such requirement would 1) ensure that these facilities are located on major mile roads, which can accommodate increased site activity including traffic; 2) ensure that those facilities are not located in the interior of a single-family subdivision; and 3) reduce neighborhood cut-through traffic.

4. Require a minimum of three (3) acres per site. Requiring a minimum of three (3) acres per site will ensure that sites are large enough to provide adequate transitions, buffers, and setbacks. In discussion with Assisted Living developers and operators, they note that sites less than three (3) acres are typically not market feasible for such use due to their limited size.

5. Require a 50-foot greenbelt buffer adjacent to any land zoned or used for residential purposes. This buffer is similar to what is required for Places of Worship. Such buffer will provide an appropriate transition to adjacent single-family properties.

The attached map indicates the potential properties upon which an Assisted Living Facility could be developed.

RECOMMENDED TROY ZONING AMENDMENT:

New language is underlined. Removed language is ~~struck through~~.

Section 2.02: Definition:

ASSISTED LIVING: A dependent elderly housing facility without cooking facilities and only central dining service. Limited medical care, including memory care, may be provided. ~~is available.~~

Section 4.21: Use Table:

The table is as follows:

	R1A-R1E	RT	MF	UR	MHP	CF	EP	CB	GB	IB	O	OM	RC	PV	P
Senior assisted/independent living	~~P~~, S	~~P~~, S	P	P	NP	~~P~~, S	NP	P	P	P	NP	P	NP	NP	NP
For Comparison Purposes Only															
Multiple-family dwellings (2-8 stories)	NP	NP	P	P	NP	NP	NP	NP	NP	P	NP	NP	NP	NP	NP
Convalescent centers	NP	NP	S	S	NP	P	NP	P	P	P	P	P	NP	NP	NP
Adult foster care, family home	P	P	P	P	P	P	NP	NP	NP	NP	NP	NP	NP	NP	NP
Adult foster care, Small group home	S	S	S	S	S	S	NP	NP	NP	NP	NP	NP	NP	NP	NP
Adult foster care, large group home	S	S	S	S	S	S	NP	NP	NP	NP	NP	NP	NP	NP	NP
Adult foster care, congregate facility	S	S	S	S	S	S	NP	NP	NP	NP	NP	NP	NP	NP	NP

Section 6.25: Specific Use Standards:

A. The maximum allowable density varies by housing type, but shall not exceed the following:
   1. Dwellings may be provided for as single-family detached, two-family or multiple-family units. When such dwellings contain kitchens, the minimum site area requirements for purposes of calculating density shall be as follows:
      i. Dwelling Unit Size Site Area/Unit (Square Feet)
      ii. Efficiency/one (1) bedroom 2,000
      iii. Two (2) bedroom 2,500
      iv. Each additional bedroom 500 additional
   2. Where facilities do not contain kitchen facilities within individual dwelling units, the site area per bed shall be one thousand five hundred (1,500) square feet.
B. Height, lot coverage and setback requirements of the MF Districts as set forth in Section 4.08, Multiple Family Residential Requirements shall apply.
C. Parking is not allowed in any required front yard. Parking is permitted in side and rear yards provided a minimum twenty (20) foot setback is observed.

D. The maximum linear length of an uninterrupted building façade facing public streets, residentially zoned or used property, and/or parks shall be thirty (30) feet. Façade articulation or architectural design variations for building walls facing the street are required to ensure that the building is not monotonous in appearance. Building wall offsets (projections and recesses); cornices, varying building materials or pilasters shall be used to break up the mass of a single building.
E. The drop-off / pick-up of residents shall be provided at the front entrance of the building with a covered canopy.
F. The minimum lot area shall be three (3) acres.
G. Frontage on major arterial street shall be required. All site access must be provided on a major arterial street.
H. A 50-foot greenbelt buffer shall be provided adjacent to any land zoned or used for residential purposes. Such greenbelt shall be maintained as landscaped open space and shall not include any buildings, parking, or drive-aisles.

Section 4.08: Multiple Family:

No recommended amendments**.**

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

Attachment:
1. Map

CITY OF TROY

AN ORDINANCE TO AMEND
CHAPTER 39 OF THE CODE
OF THE CITY OF TROY
PLANNING COMMISSION PUBLIC HEARING DRAFT

The City of Troy ordains:

Section 1. Short Title

This Ordinance shall be known and may be cited as an amendment to Chapter 39, Zoning Ordinance, of the Code of the City of Troy.

Section 2. Amendment

Chapter 39 of the Code of the City of Troy is amended as follows

Revise the following definition in Section 2.02 to read as follows:

ASSISTED LIVING: A dependent elderly housing facility without cooking facilities in individual rooms and with only central dining service. Limited medical care ~~is available~~, including memory care, may be provided.

Revise the following table in Section 4.21 to read as follows:

	R1A-R1E	RT	MF	UR	MHP	CF	EP	CB	GB	IB	O	OM	RC	PV	P
Senior assisted/independent living	~~P~~, S	~~P~~, S	P	P	NP	~~P~~, S	NP	P	P	P	NP	P	NP	NP	NP

Revise Section 6.25 to read as follows:

A. The maximum allowable density varies by housing type, but shall not exceed the following:
    1. Dwellings may be provided for as single-family detached, two-family or multiple-family units. When such dwellings contain kitchens, the minimum site area requirements for purposes of calculating density shall be as follows:
        i. Dwelling Unit Size Site Area/Unit (Square Feet)
        ii. Efficiency/one (1) bedroom 2,000
        iii. Two (2) bedroom 2,500
        iv. Each additional bedroom 500 additional

2. Where facilities do not contain kitchen facilities within individual dwelling units, the site area per bed shall be one thousand five hundred (1,500) square feet.

B. Height, lot coverage and setback requirements of the MF Districts as set forth in Section 4.08, Multiple Family Residential Requirements shall apply.
C. Parking is not allowed in any required front yard. Parking is permitted in side and rear yards provided a minimum twenty (20) foot setback is observed.
D. The maximum linear length of an uninterrupted building façade facing public streets, residentially zoned or used property, and/or parks shall be thirty (30) feet. Façade articulation or architectural design variations for building walls facing the street are required to ensure that the building is not monotonous in appearance. Building wall offsets (projections and recesses); cornices, varying building materials or pilasters shall be used to break up the mass of a single building.
E. The drop-off / pick-up of residents shall be provided at the front entrance of the building with a covered canopy.
F. <u>The minimum lot area shall be three (3) acres.</u>
G. <u>Frontage on a major arterial street shall be required. All site access shall be provided on a major arterial street.</u>
H. <u>A 50-foot greenbelt buffer shall be provided adjacent to any land zoned or used for residential purposes. Such greenbelt shall be maintained as landscaped open space and shall not include any buildings, parking, or drive-aisles.</u>

<u>Section 3. Savings</u>

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.

<u>Section 4. Severability Clause</u>

Should any word, 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 5. 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, MI, on the _____ day of _____, 2013.

_____
Dane Slater, Mayor

_____
Aileen Bittner, City Clerk

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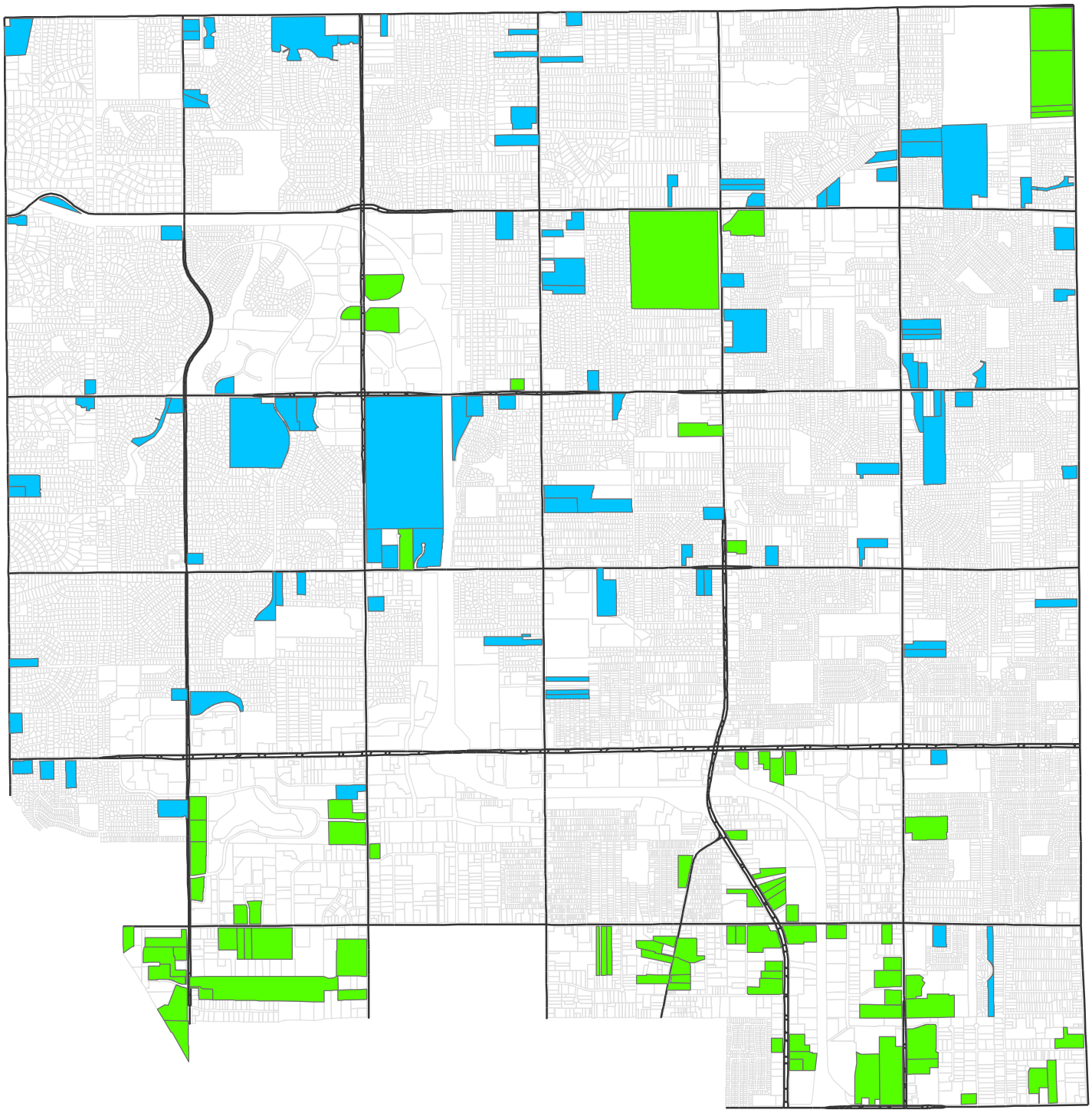
POTENTIAL ASSISTED LIVING FACILITY SITES



Legend

- Special Use
- Permitted Use
- Major Arterial

Based on proposed minimum development standards including location on major arterial and 3-acre minimum site

12/04/2013

DATE: January 10, 2014

TO: Planning Commission

FROM: R. Brent Savidant, Planning Director

SUBJECT: PRELIMINARY SITE CONDOMINIUM PLAN REVIEW – Proposed Hunters Park, 21 units/lots, East side of John R between Tucker and Mayflower (5390 John R), Section 12, Currently Zoned R-1C (One Family Residential) District

The petitioner Mondrian Properties Hunters Park LLC submitted the above referenced Preliminary Site Plan Approval application for a 21-unit site condominium. The property is currently zoned R-1C (One Family Residential) District. The Planning Commission is responsible for granting Preliminary Site Plan Approval for site condominium applications.

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 recommends approval of the project, as noted.

Attachments:

1. Maps
2. Report prepared by Carlisle/Wortman Associates, Inc.

cc: Applicant
File/Hunters Park Site Condominium

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PROPOSED RESOLUTION

PRELIMINARY SITE CONDOMINIUM PLAN REVIEW – Proposed Hunters Park, 21 units/lots, East side of John R between Tucker and Mayflower (5390 John R), Section 12, Currently Zoned R-1C (One Family Residential) District

Resolution # PC-2014-01-
Moved by:
Seconded by:

RESOLVED, That Preliminary Site Condominium Approval, pursuant to Article 8 and Section 10.02 of the Zoning Ordinance, as requested for Hunters Park Site Condominium, 21 units/lots, East side of John R, between Tucker and Mayflower, Section 12, Currently Zoned R-1C (One Family Residential) District, be granted, subject to the following:

1. Identify landscape treatment of the stub
2. Update site date calculations

_____) or

(denied, for the following reasons: _____) or

(postponed, for the following reasons:_____)

Yes:
No:
Absent:

MOTION CARRIED / FAILED

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Hunters Park Site Condominium

City of Troy Planning Department

Legend:

Street Name Text

413 0 207 413 Feet

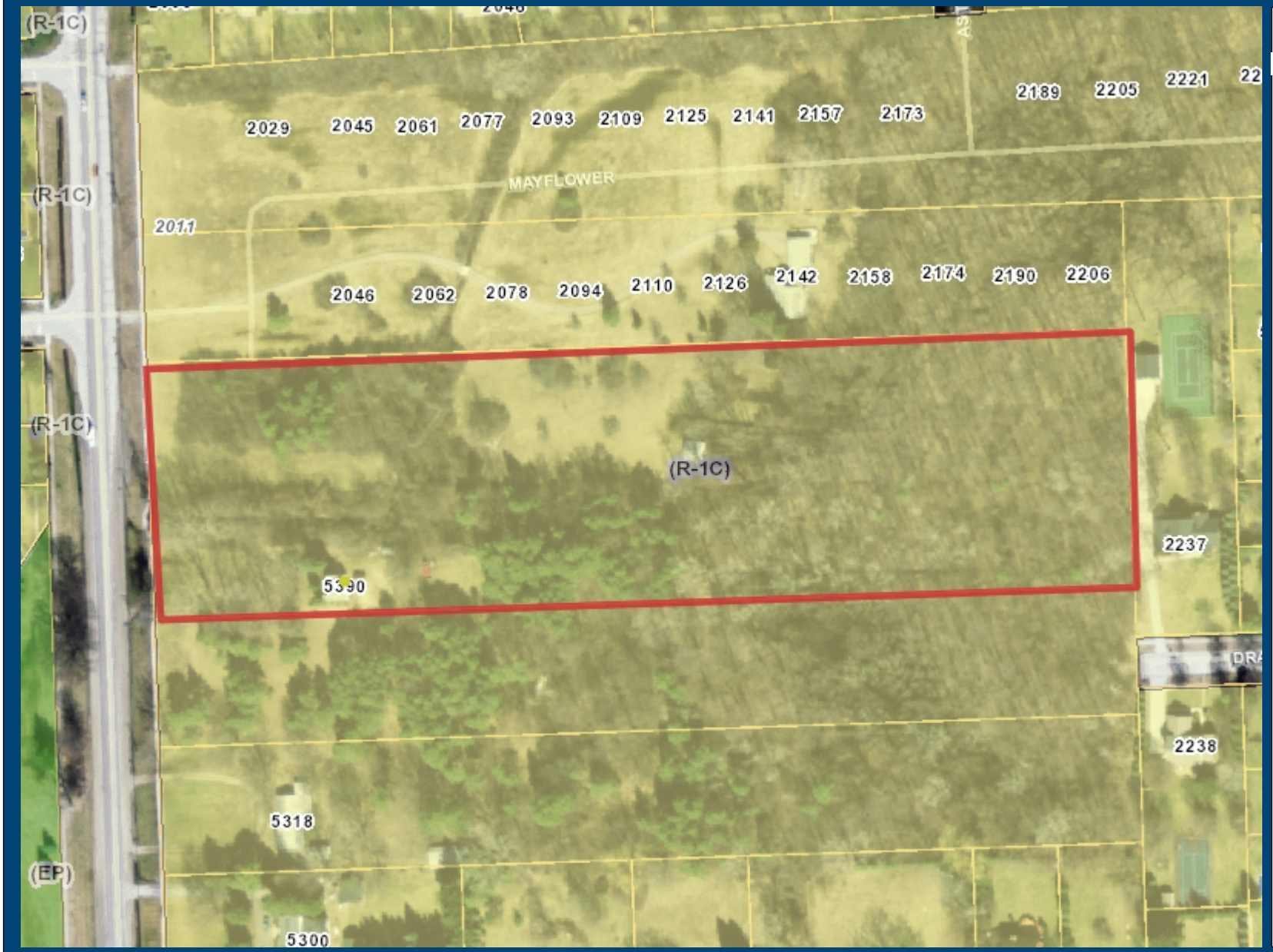
Scale 1: 2,481

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.

Printed: 11/14/2013

Hunters Park Site Condominium

City of Troy Planning Department



Legend:

Street Name Text

Form Based Zoning (Current)

- (PUD) Planned Unit Development
- (CF) Community Facilities District
- (EP) Environmental Protection District
- (BB) Big Beaver Road (Form Based)
- (MR) Maple Road (Form Based)
- (NN) Neighborhood Nodes (A-U)
- (CB) Community Business
- (GB) General Business
- (IB) Integrated Industrial Business District
- (O) Office Building District
- (OM) Office Mixed Use
- (P) Vehicular Parking District
- (R-1A) One Family Residential District
- (R-1B) One Family Residential District
- (R-1C) One Family Residential District
- (R-1D) One Family Residential District
- (R-1E) One Family Residential District
- (RT) One Family Attached Residential Distric
- (MF) Multi-Family Residential
- (MHP) Manufactured Housing
- (UR) Urban Residential
- (RC) Research Center District
- (PV) Planned Vehicle Sales

470 0 235 470 Feet

Scale 1: 2,819

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.

Printed: 11/14/2013

CARLISLE | WORTMAN associates, inc.
605 S. Main Street, Ste. 1
Ann Arbor, MI 48104
(734) 662-2200
(734) 662-1935 Fax

Date: January 3, 2014

Site Condominium Review
For
City of Troy, Michigan

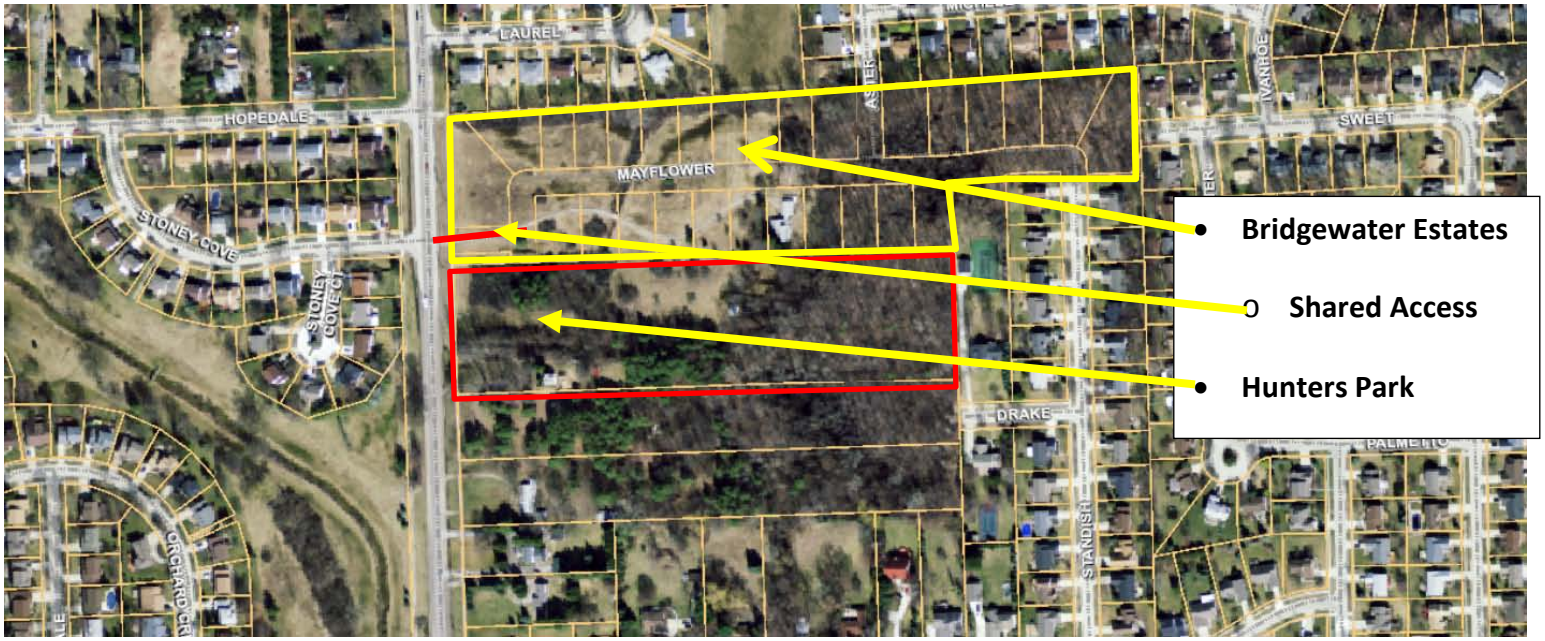
Applicant:	Joe Maniaci
Project Name:	Hunters Park
Plan Date:	November 15, 2013
Location:	East side of John R Road
Zoning:	R1-C, One-family Residential District
Action Requested:	Site Condominium Approval

PROJECT AND SITE DESCRIPTION

We are in receipt of a site condominium application which includes a site plan, landscape plan, topographic survey, and application forms. The proposed development is a twenty-one (21) unit single family detached site condominium project on a 7.92 acre site. The proposed residential use is permitted in the R-1C District. The project shares access off John R. Road with the Bridgewater Estates site condominium development to the north. The development of Hunters Park includes the development of a new public road.

Location of Subject Property:

East side of John R Road.



Size of Subject Property:

The parcel is 7.92 acres in area

Current Use of Subject Property:

The subject property has one (1) existing home.

Current Zoning:

The property is currently zoned R-1C One-family Residential District.

Surrounding Property Details:

Direction	Zoning	Use
North	R-1C, One-family Residential District	Single-family homes
South	R-1C, One-family Residential District	Single-family homes
East	R-1C, One-family Residential District	Single-family homes
West	R-1C, One-family Residential District	Single-family homes

SITE ARRANGEMENT, ACCESS, and CIRCULATION

The applicant is applying the lot size averaging option, permitted and regulated by Section 10.01. The lots range in size between 10,197 to 17,403 square feet and the average lot size is 11,007 square feet. The proposed lots are regular in shape, allow for adequate setbacks, and permit sufficient space for the homes and ingress and egress for each unit.

The project shares access off John R. Road with the Bridgewater site condominium development to the north. The development will be served by a new public road, which runs perpendicular to John R. Road. The new road is stubbed at the end to provide access should the parcels to the south ever be developed. The applicant should incorporate some type of landscape treatment to both improve the visual appearance of the stub and prevent motorists from driving into the adjacent property to the south.

Items to be Addressed: *Identify landscape treatment of the stub.*

AREA, WIDTH, HEIGHT, SETBACKS

Required and Provided Dimensions:

Table 4.06.C establishes the requirements for the R-1C District. The requirements and the proposed dimensions are as follows:

	Required:	Provided:	Compliance:
Front	30 feet	30 feet	Complies
Rear	40 feet	40 feet	Complies
Side	10 feet	10 feet	Complies
Average Lot Size per Unit*	10,500 sq/ft w/sewer	11,007 sq/ft	Complies
Minimum Lot Size*	9,450 sq/ft	10,197 sq/ft	Complies
Lot Width*	76.5 feet	85 feet	Complies
Maximum Height	2 ½ stories	2 stories	Complies
Maximum Lot Area Covered by Buildings	30%	24%	Complies
Minimum Floor Area per Unit	1,200 sq/ft	1,714 sq/ft	Complies

*The lot size average option has been applied and Section 10.01 standards have been met.

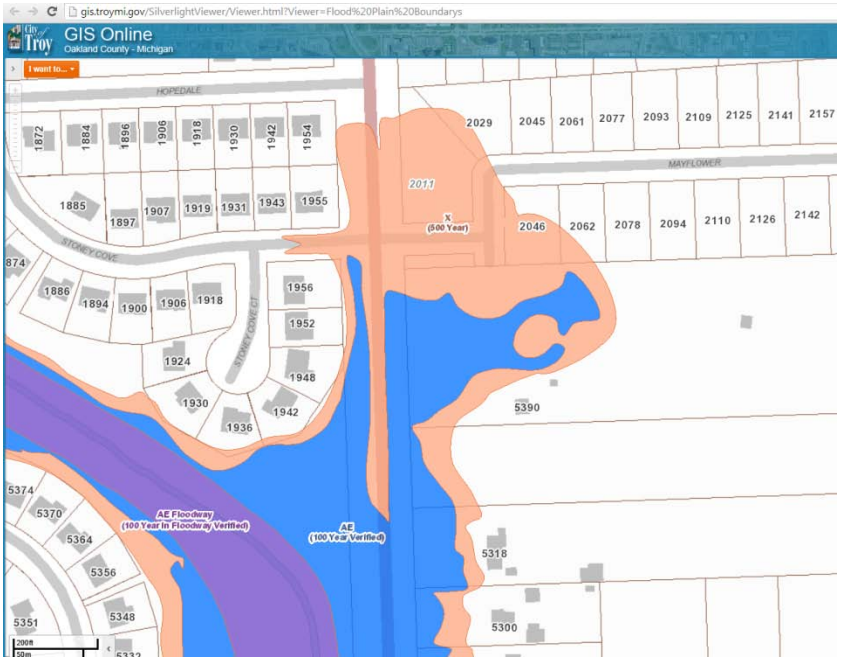
The site data notes twenty-two (22) units, however the Site Plan shows twenty-one (21) units. The site data information needs to be updated.

Items to be addressed: *Update site date calculations.*

NATURAL RESOURCES

Topography – The grading plan shows a gradual slope down from east to west. The proposed detention pond is set in a natural low point.

Woodlands –The site is encumbered with numerous tree cover. The tree survey shows considerable diversity in tree species and many mature trees on the site. The applicant proposes to clear the entire site.



Wetlands/Flood Plan – The front portion of the site is located within the 100 year flood plain. A detailed topographic survey of the site will determine how much of the proposed development is within the 100 year floodplain. Any areas filled within the floodplain would have to provide a compensating cut elsewhere on the site, DEQ permits would have to be obtained and the appropriate FEMA approvals would be required.

The Engineering Department notes that the applicant can provide the compensating cuts within a developable lot. They do not anticipate any significant alteration to the site plan to compensate for any flood plain mitigation.

Items to be Addressed: *None*

LANDSCAPING

The Landscape Plan includes a mixture of evergreen and deciduous trees. All proposed species fall within Troy regulations and are not prohibited. Site condominium and subdivision landscaping are regulated by Section 13.02.F.2.

	Required:	Provided:	Compliance:
Frontage Screening	1 tree every 10-feet along John R. Road. 300 feet = 30 trees	30	Compliant
Greenbelt Street Trees	1 tree for every 50 linear feet. 2,228 feet = 45 trees	45	Compliant

Items to be Addressed*: None.*

STORMWATER DETENSION

A stormwater detention area is provided for this property along John R. Road. The size and depth of the detention basin may change based on the required compensation cut as a result of being located within the 100 year floodplain. This is an item that is addressed during the final engineering review.

***Items to be Addressed**: None*

SUBMITTAL REQUIREMENTS

Section 10.02 sets forth the intent and standards for site condominium projects.

1. Intent: The intent of this Section is to regulate site condominium projects to ensure compliance with this Ordinance and other applicable standards of the City, to provide procedures and standards for review and approval or disapproval of such developments, and to insure that each project will be consistent and compatible with other developments in the community.

The proposed site condominium project is consistent and compatible with other developments in the community, and more importantly adjacent properties. The proposed development meets the intent of the Site Condominium section of the ordinance.

Section 10.02.E. regulates physical improvements associated with condominium projects. It requires the following:

1. Principal access and circulation through a site condominium shall be provided by public streets constructed to City standards, within sixty (60) foot wide rights-of-way. Secondary access and circulation through such developments, on which some of the residential parcels may have their sole frontage, may be provided by twenty-eight (28) foot wide streets constructed to City public street standards, within forty (40) foot private easements for public access. **The applicant has provided a 60-foot wide public right-of-way. All lots front on the 60-foot right-of-way.**

2. Principal access to site condominium of five (5) acres or less in area may be provided by way of twenty-eight (28) foot wide streets constructed to City public street standards, within forty (40) foot private easements for public access, when in the opinion of the City Council the property configuration is such that the provision of conforming dwelling unit parcels is impractical. **Not applicable.**

3. All entrances to major or secondary thoroughfares shall include deceleration, acceleration and passing lanes as required by Engineering Standards of the City of Troy. **Satisfied.**

4. Sidewalks shall be constructed, in accordance with City Standards, across the frontage of all dwelling unit parcels. Utilities shall be placed within street rights-of-way, or within easements approved as to size and location by the City Engineer. **Satisfied.**

5. All shall be served by public water, sanitary sewer, storm sewer and detention/retention systems constructed to City standards, at the expense of the developer. Easements over these systems shall be conveyed and recorded before occupancy permits are issued for dwelling units. **The applicant has**

proposed full utilities, but all proposed configurations and easements are subject to approval by the City engineering department.

As noted above, all condominium projects are subject to Section 8.05.A.7, which establishes the requirements for a preliminary site plan submittal. Three additional requirements are specifically identified for residential projects. The three additional requirements, identified in *8.05.A.7.o, include:*

i. Calculation of the dwelling unit density allowable and a statement of the number of dwelling units, by type, to be provided. **Satisfied.**

ii. Topography on site and fifty (50) feet beyond, drawn at two (2) foot contour intervals, with existing drainage courses, flood plains, wetlands, and tree stands indicated. **Satisfied.**

iii. The typical floor plans and elevations of the proposed buildings, with building height(s). **Satisfied.**

Items to be Addressed: *none*

RECOMMENDATIONS

We recommend that the Planning Commission approve the preliminary site condominium application, as conditioned on the applicant satisfying the following requirements as part of the final site plan submittal:

1. *Identify landscape treatment of the stub*
2. *Update site date calculations*

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

#225-02-1334

Cc: Joseph Maniaci (JManiaci@mondrianproperties.com)

PRELIMINARY SITE CONDOMINIUM PLANS FOR

HUNTERS PARK

PART OF THE SW 1/4 OF SECTION 12, T. 2N., R. 11E.,
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

LEGAL DESCRIPTION:

(Per Liberty Title Agency, File Number CM21735, Revision No. 1, Dated December 19, 2012)

The land referred to in this Commitment is described as follows:

Lot 26 and 27, Eyster's John R Acres, a subdivision of part of the Southwest 1/4 of Section 12, T.2N, R.11E, the City of Troy, Oakland County, Michigan, as recorded in Liber 55 of Plats, Page(s) 53, Oakland County Records.

Commonly known as: 5390 John R, Troy, MI 48085.

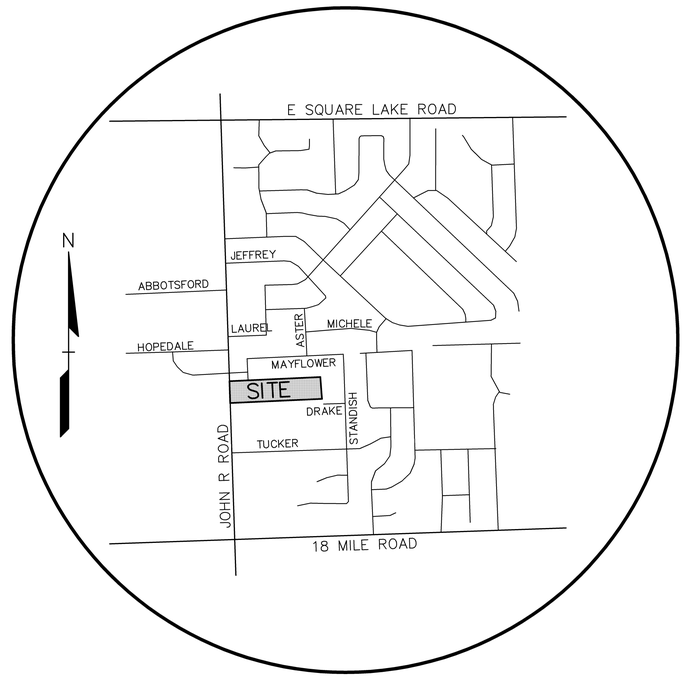
LEGAL DESCRIPTION – AS SURVEYED:

(Per Professional Engineering Associates, Inc.)

Lots 26 and 27 of Eyster's John R Acres, a subdivision of part of the Southwest 1/4 of Section 12, T.2N, R.11E, City of Troy, Oakland County, Michigan, as recorded in Liber 55 of Plats, Page 53, Oakland County Records.

Being more particularly described as:
Commencing at the West 1/4 Corner of said Section 12;
thence along the east–west quarter line of Section 12, N88°02'09"E, 60.04 feet to a point on the east right–of–way line of John R. Road (60 foot half width);
thence along said east right–of–way line S00°02'00"W, 341.19 feet to the northwest corner of Lot 27 of the aforementioned Eyster's John R Acres subdivision and the POINT OF BEGINNING;

thence N89°59'21"E, 1150.84 feet *(platted as EAST, 1150 feet)* along the north line of Lot 27 to the northeast corner of Lot 27;
thence S00°02'57"W, 299.92 feet *(platted as S00°02'W, 300 feet)* along the east line of Lot 27 and the east line of Lot 26 of Eyster's John R Acres to the southeast corner of Lot 26;
thence S89°59'21"W, 1150.76 feet *(platted as WEST, 1150 feet)* along the south line of said Lot 26 to the southwest corner of Lot 26 and the aforementioned east right–of way line of John R. Road;
thence along said east right–of–way line N00°02'00"E, 299.92 feet *(platted as 300 feet)* to the POINT OF BEGINNING; containing 7.92 acres of land, more or less.



LOCATION MAP
NO SCALE

INDEX OF DRAWINGS:

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P–8	TREE LISTING
L–1	PRELIMINARY LANDSCAPE PLAN
A–1	TYPICAL FRONT ELEVATION
A–2	FIRST FLOOR PLAN
A–3	SECOND FLOOR PLAN

DEVELOPER:

MONDRIAN PROPERTIES HUNTERS PARK LLC
50215 SCHOENHERR
SHELBY TOWNSHIP, MI 48315
PHONE: (586) 726–7340
FAX: (586) 726–1932
CONTACT: JOSEPH MANIACI

CIVIL ENGINEER/LANDSCAPE ARCHITECT:

PROFESSIONAL ENGINEERING ASSOCIATES, INC.
2430 ROCHESTER CT., SUITE 100
TROY, MI 48083
PHONE: (248) 689–9090
FAX: (248) 689–1044
CONTACT: JOHN B. THOMPSON, P.E. / JEFFREY J. SMITH, R.L.A.

REVISIONS

No.	BY	CHK	DESCRIPTION	DATE

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Fax: (248) 689-1044
website: www.peainc.com

MONDRIAN PROPERTIES HUNTERS PARK LLC
50215 SCHOENHERR
SHELBY TWP., MI 48315

COVER SHEET
HUNTERS PARK
PART OF THE SW1/4 OF SECTION 12, T.2N., R.11E.,
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

DES.	TMK	DN.	TMK	SUR.	DEC	P.M.	JBT

L:\2013Proj\2013168 HUNTERS PARK\ - JK\Proj Data\Plan Set\1-12\P01-12168.dwg

ORIGINAL
ISSUE DATE: NOV. 15, 2013

PEA JOB NO. 2013-168

SCALE: 1" = 50'

DRAWING NUMBER:
P-1

BENCHMARKS

BM300:
SET GEAR SPIKE IN WEST FACE OF UTILITY POLE, EAST SIDE OF JOHN R. ROAD, NEAR SOUTHWEST CORNER OF PARCEL.
ELEV. = 657.94 (N.A.V.D. 88)

BM301:
SET GEAR SPIKE IN SOUTHWEST FACE OF UTILITY POLE ON SOUTH LINE OF PARCEL, ±700' EAST OF JOHN R. ROAD.
ELEV. = 662.61 (N.A.V.D. 88)

LEGAL DESCRIPTION:

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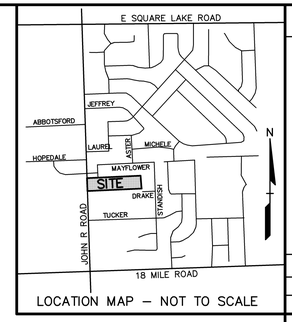
thence along said east right–of–way line N00°02'00"E, 299.92 feet *(platted as 300 feet)* to the POINT OF BEGINNING; containing 7.92 acres of land, more or less.

LEGEND

- IRON FOUND
- IRON SET
- NAIL FOUND
- NAIL & CAP SET
- BRASS PLUG SET
- MONUMENT FOUND
- MONUMENT SET
- SEC. CORNER FOUND
- R RECORDED
- M MEASURED
- C CALCULATED

EXISTING

- ELEC., PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE
- UNDERGROUND CABLE TV, CATV PEDESTAL
- TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
- ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE
- GAS MAIN, VALVE & GAS LINE MARKER
- WATERMAIN, HYD., GATE VALVE, TAPPING SLEEVE & VALVE
- SANITARY SEWER, CLEANOUT & MANHOLE
- STORM SEWER, CLEANOUT & MANHOLE
- COMBINED SEWER & MANHOLE
- CATCH BASIN
- INLET (NO INCOMING LINES)
- YARD DRAIN (2" DIA. & SMALLER)
- POST INDICATOR VALVE
- WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF
- MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE
- UNIDENTIFIED STRUCTURE
- SPOT ELEVATION
- AS BUILT ELEVATION
- CONTOUR LINE
- FENCE
- GUARD RAIL
- STREET LIGHT
- SIGN
- CONCRETE
- ASPHALT
- WETLAND
- GRAVEL SHOULDER

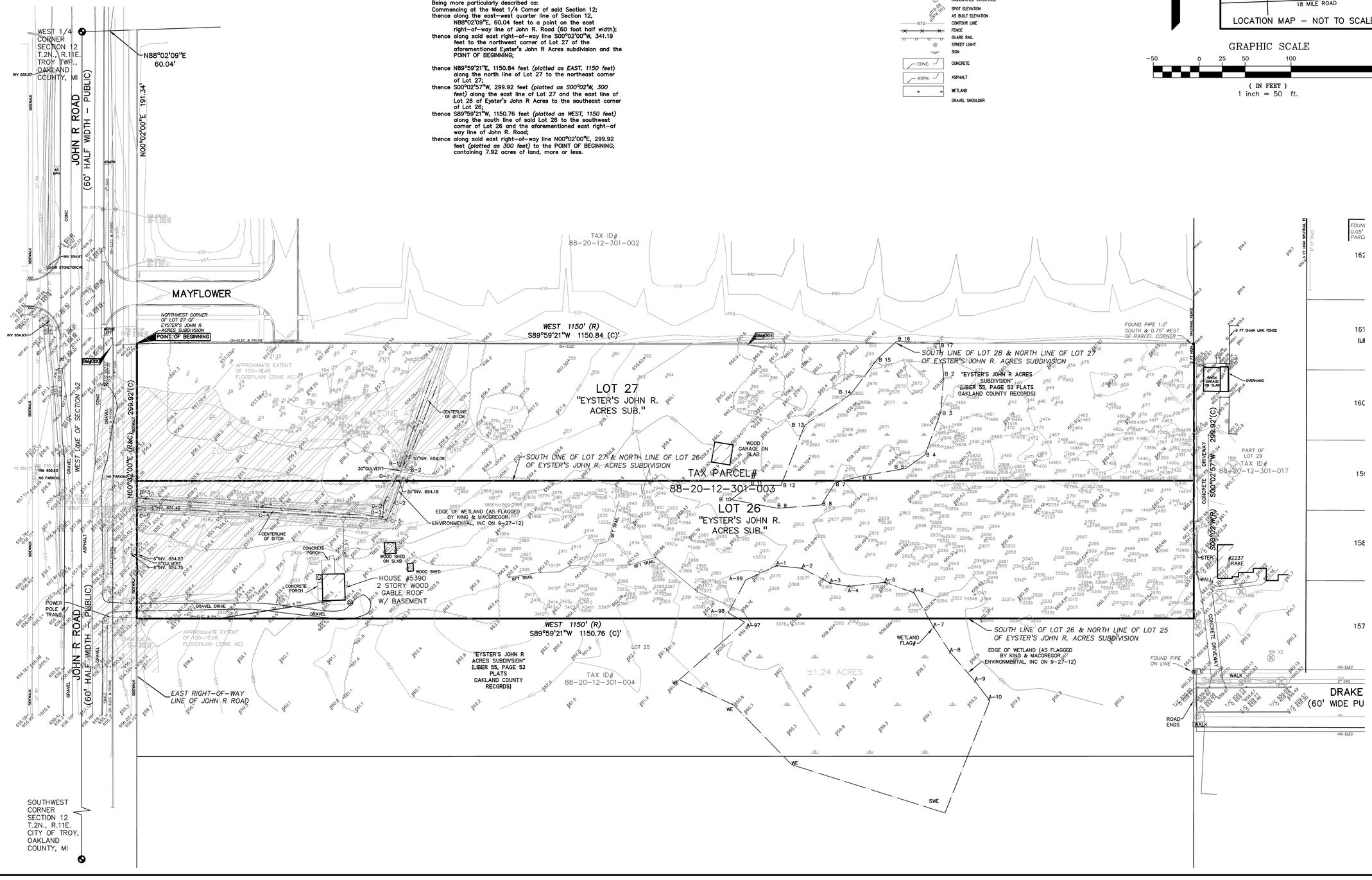


LOCATION MAP – NOT TO SCALE

GRAPHIC SCALE

–50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.



No.	BY	CHK.	DESCRIPTION	DATE

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website: www.peainc.com

MONDRIAN PROPERTIES HUNTERS PARK LLC
5023 S SCHOENHERR
SHELBY TWP., MI 48315

TOPOGRAPHIC SURVEY
HUNTERS PARK
PART OF THE SW 1/4 OF SECTION 12, T.2N., R.11E.,
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

DES.	DN.	CHK.	SUR.	DEC	P.M.	JBT
	TMK	TMK				

ORIGINAL
ISSUE DATE: NOV. 15, 2013

PEA JOB NO. 2013-168

SCALE: 1" = 50'

DRAWING NUMBER:
P-2

SITE DATA:

LOCATION OF PROJECT:
#5390 JOHN R. ROAD (EAST SIDE OF JOHN R. ROAD, NORTH OF E. LONG LAKE)

SIZE OF PROPERTY:
7.92 ACRES

PROPOSED USE OF PROPERTY:
TWENTY-TWO (22) DETACHED, SINGLE FAMILY HOMES

CURRENT ZONING:
R-1C, ONE-FAMILY RESIDENTIAL DISTRICT

SURROUNDING PROPERTY DETAILS:

DIRECTION	ZONING	USE
NORTH	R-1C, ONE-FAMILY RESIDENTIAL DISTRICT	SINGLE-FAMILY HOMES
SOUTH	R-1C, ONE-FAMILY RESIDENTIAL DISTRICT	SINGLE-FAMILY HOMES
EAST	R-1C, ONE-FAMILY RESIDENTIAL DISTRICT	SINGLE-FAMILY HOMES
WEST	R-1C, ONE-FAMILY RESIDENTIAL DISTRICT	SINGLE-FAMILY HOMES

REQUIRED AND PROVIDED LOT DIMENSIONS:

	REQUIRED:	PROVIDED:
FRONT	30 FOOT SETBACK	30 FOOT SETBACK
REAR	40 FOOT SETBACK	40 FOOT SETBACK
SIDES	10 FOOT MIN. (ONE), 20 FOOT TOTAL	10 FOOT MIN. (ONE), 20 FOOT TOTAL
DENSITY (# OF UNITS)	3.1 UNIT/ACRE=39 UNITS	2.65 UNIT/ACRE=21 UNITS
LOT SIZE PER UNIT	10,500 SQ. FT. (FOR PROJECTS W/ SEWER)	10,197 SQ. FT. SMALLEST 11,007 SQ. FT. AVERAGE
MAXIMUM HEIGHT	30 FEET, 2.5 STORY	20'-1/4" FEET, 2 STORY
LOT WIDTH	85 FEET	85 FEET SMALLEST*
MAX. LOT AREA COVERED BY BUILDINGS	30 PERCENT	24 PERCENT
MIN. FLOOR AREA PER UNIT	1,200 SQ. FT.	1714 SQ. FT.

* THE LOT SIZE AVERAGE OPTION HAS BEEN APPLIED PER SECTION 10.02.
MIN. UNIT AREA REQUIRED = 9,450 SQ. FT.
MIN. UNIT WIDTH AT B.L.O.C. SETBACK REQUIRED = 76.50 FEET
(105 FEET FOR CORNER UNITS)

PROJECT AND SITE DESCRIPTION:
PROPOSED CONSTRUCTION OF 21-LOT SINGLE FAMILY DETACHED SITE CONDOMINIUM PROJECT ON THE EAST SIDE OF JOHN R. ROAD. ACCESS TO ALL UNITS WILL BE VIA THE STUB PROVIDED AT MAYFLOWER STREET TO THE NORTH OF THE SITE. THE PROPOSED RESIDENTIAL USE IS PERMITTED BY-RIGHT IN THE R-1C DISTRICT. THE SITE IS CURRENTLY IMPROVED WITH ONE (1) SINGLE-FAMILY HOME, WHICH WILL BE DEMOLISHED. THE SITE IS ENCUMBERED WITH THREE (3) NON-REGULATED WETLANDS AND SIGNIFICANT TREE COVER.

SITE ARRANGEMENT:
THE PROPOSED SITE CONDOMINIUM CONSISTS OF 21 UNITS WITH LOT SIZES RANGING BETWEEN 10,197 SQUARE FEET TO 17,403 SQUARE FEET, WITH AN AVERAGE LOT SIZE OF 11,007 SQUARE FEET. ALL UNITS FRONT ON THE NEW PUBLIC STREET CONNECTION. THE PROPOSED LOTS ARE REGULAR IN SHAPE, ALLOW FOR ADEQUATE SETBACKS, AND PERMIT SUFFICIENT SPACE FOR THE HOMES AND INGRESS AND EGRESS FOR EACH UNIT ACCORDING TO THE LOT SIZING AVERAGING OPTION.

NATURAL RESOURCES:
THE SITE IS CURRENTLY IMPROVED WITH ONE (1) SINGLE-FAMILY HOME, WHICH WILL BE DEMOLISHED. THE SITE IS ENCUMBERED WITH THREE (3) NON-REGULATED WETLANDS AND SIGNIFICANT TREE COVER.

FLOODPLAIN:
ACCORDING TO FEMA FLOODPLAIN MAP 100 YEAR FLOODPLAIN (AE) IMPACTS THE WESTERLY PORTION OF THE DEVELOPMENT. BASED ON CURRENT TOPO DATA THIS IMPACT IS SIGNIFICANTLY REDUCED AND LIMITED TO THE LINEAR DITCH ASSOCIATED WITH BACKWATER FROM AN OFF-SITE 36" STORM SEWER. APPLICATION IS BEING MADE TO FEMA FOR A LOMA.

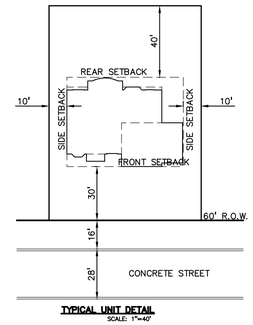
ACCESS AND CIRCULATION:

VEHICULAR ACCESS AND CIRCULATION:
VEHICULAR ACCESS TO ALL UNITS WILL BE VIA A NEW PUBLIC STREET OFF OF THE STUB AT MAYFLOWER STREET TO THE NORTH OF THE SITE. THE NEW ROAD WILL HAVE A SIXTY (60) FOOT WIDE RIGHT-OF-WAY AND WILL HAVE A STUB PROVIDED NEAR THE BACK OF THE SITE TO THE SOUTH FOR FUTURE CONNECTION FOR POSSIBLE SUBDIVISION EXTENSION IF/WHEN FUTURE LOTS ARE DEVELOPED. AN ACCESS DRIVE TO THE STORMWATER DETENTION BASIN IS PROVIDED.

PEDESTRIAN ACCESS AND CIRCULATION:
A 5-FOOT WIDE SIDEWALK IS PROVIDED AT BOTH SIDES OF THE NEW ROAD AND AN 8-FOOT WIDE SIDEWALK IS PROVIDED ALONG JOHN R. ROAD. RAMPS HAVE BEEN INDICATED.

UTILITIES:
UTILITIES ARE PLACED WITHIN STREET RIGHT-OF-WAY, OR WITHIN EASEMENTS APPROVED AS TO SIZE AND LOCATION BY THE CITY ENGINEER.

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



TYPICAL UNIT DETAIL
SCALE: 1"=40'

LEGEND

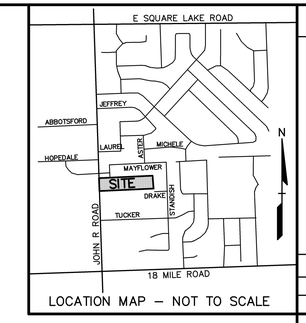
- IRON FOUND
- IRON SET
- NAIL FOUND
- NAIL & CAP SET
- BRASS PLUG SET
- MONUMENT FOUND
- MONUMENT SET
- SEC. CORNER FOUND
- R RECORDED
- M MEASURED
- C CALCULATED

EXISTING / PROPOSED

- ELEC., PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE
- UNDERGROUND CABLE TV, CATV PEDESTAL
- TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
- ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE
- GAS MAIN, VALVE & GAS LINE MARKER
- WATERMAIN, HYD., GATE VALVE, TAPPING SLEEVE & VALVE
- SANITARY SEWER, CLEANOUT & MANHOLE
- STORM SEWER, CLEANOUT & MANHOLE
- COMBINED SEWER & MANHOLE
- CATCH BASIN
- INLET (NO INCOMING LINES)
- YARD DRAIN (2" DIA. & SMALLER)
- POST INDICATOR VALVE
- WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF
- MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE
- UNIDENTIFIED STRUCTURE
- SPOT ELEVATION
- AS BUILT ELEVATION
- CONTOUR LINE
- FENCE
- GUARD RAIL
- STREET LIGHT
- SIGN
- CONCRETE
- ASPHALT
- WETLAND
- GRAVEL SHOULDER

STANDARD DUTY, HEAVY DUTY, DEEP STRENGTH

N



LOCATION MAP - NOT TO SCALE

GRAPHIC SCALE
-50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

LEGAL DESCRIPTION - AS SURVEYED:
(Per Professional Engineering Associates, Inc.)

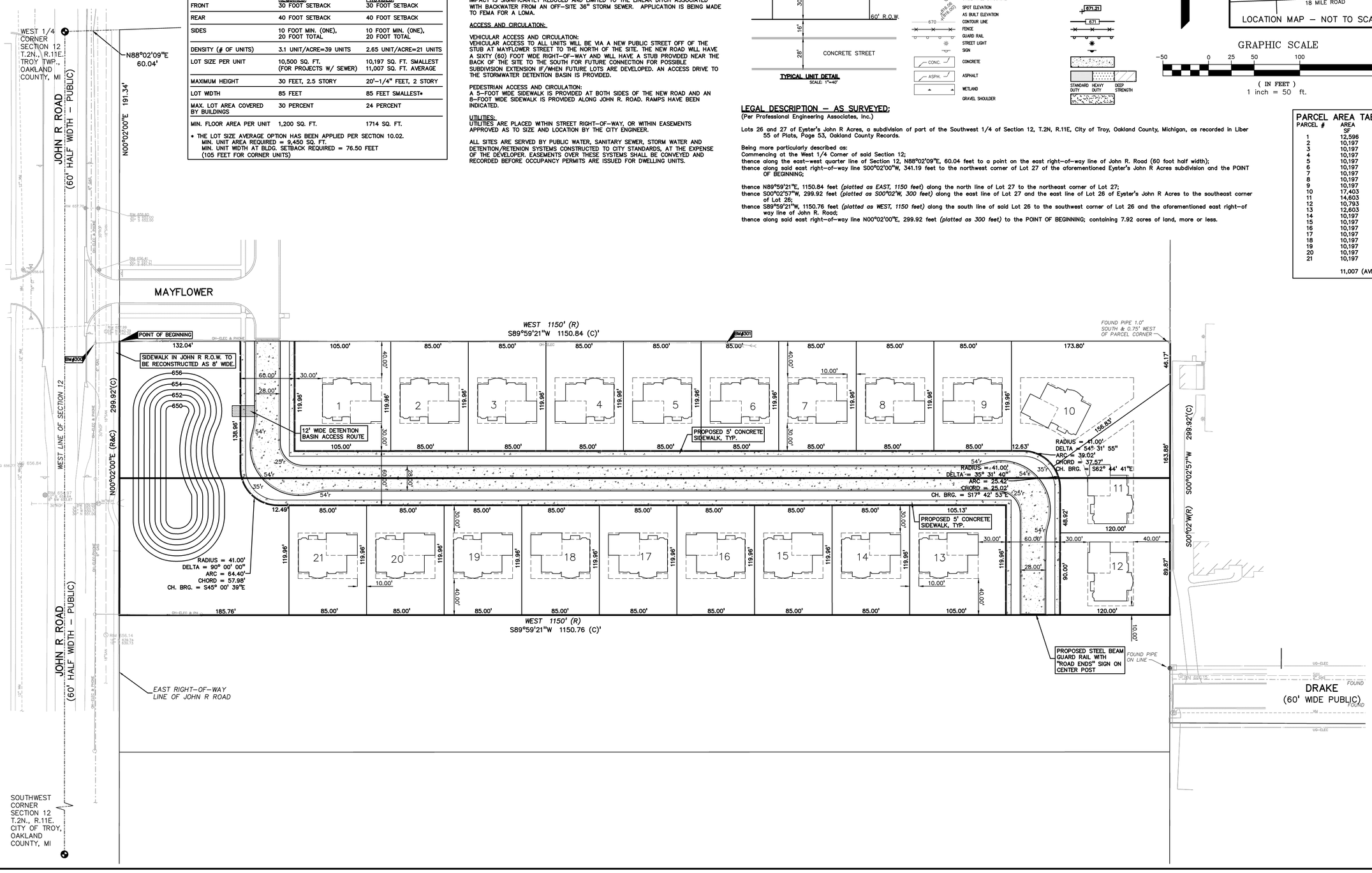
Lots 26 and 27 of Eyster's John R Acres, a subdivision of part of the Southwest 1/4 of Section 12, T.2N, R.11E, City of Troy, Oakland County, Michigan, as recorded in Liber 55 of Plats, Page 53, Oakland County Records.

Being more particularly described as:
Commencing at the West 1/4 Corner of said Section 12;
thence along the east-west quarter line of Section 12, N88°02'09"E, 60.04 feet to a point on the east right-of-way line of John R. Road (60 foot half width);
thence along said east right-of-way line S00°02'00"W, 341.19 feet to the northwest corner of Lot 27 of the aforementioned Eyster's John R Acres subdivision and the POINT OF BEGINNING;

thence N89°59'21"E, 1150.84 feet *(platted as EAST, 1150 feet)* along the north line of Lot 27 to the northeast corner of Lot 27;
thence S00°02'57"W, 299.92 feet *(platted as S00°02'W, 300 feet)* along the east line of Lot 27 and the east line of Lot 26 of Eyster's John R Acres to the southeast corner of Lot 26;
thence S89°59'21"W, 1150.76 feet *(platted as WEST, 1150 feet)* along the south line of said Lot 26 to the southwest corner of Lot 26 and the aforementioned east right-of way line of John R. Road;
thence along said east right-of-way line N00°02'00"E, 299.92 feet *(platted as 300 feet)* to the POINT OF BEGINNING; containing 7.92 acres of land, more or less.

PARCEL AREA TABLE

PARCEL #	AREA SF
1	12,596
2	10,197
3	10,197
4	10,197
5	10,197
6	10,197
7	10,197
8	10,197
9	10,197
10	17,403
11	14,603
12	10,793
13	12,603
14	10,197
15	10,197
16	10,197
17	10,197
18	10,197
19	10,197
20	10,197
21	10,197
	11,007 (AVE.)



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Troy, MI 48083-1872
Phone: (248) 689-9090
Fax: (248) 689-1044
website: www.peainc.com

No.	BY	CHK	DESCRIPTION	DATE

REVISIONS

MONDRIAN PROPERTIES HUNTERS PARK LLC
52615 SCHOENHERR
SHELBY TWP., MI 48315

PRELIMINARY SITE PLAN
HUNTERS PARK
PART OF THE SW 1/4 OF SECTION 12, T.2N., R.11E.
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

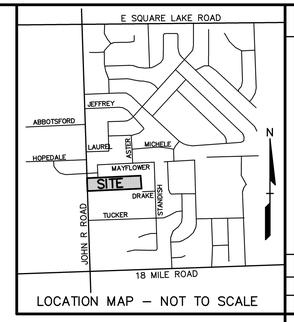
DES.	TMK	DN.	TMK	SUR.	DEC	P.M.	JBT

ORIGINAL
ISSUE DATE: NOV. 15, 2013
PEA JOB NO. 2013-168
SCALE: 1" = 50'
DRAWING NUMBER:
P-3

LEGEND

- IRON FOUND
- IRON SET
- NAIL FOUND
- NAIL & CAP SET
- BRASS PLUG SET
- MONUMENT FOUND
- MONUMENT SET
- SEC. CORNER FOUND
- R RECORDED
- M MEASURED
- C CALCULATED

EXISTING		PROPOSED
—OH—ELEC—	ELEC., PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE	
—UG—CATV—	UNDERGROUND CABLE TV, CATV PEDESTAL	
—UG—PHONE—	TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE	
—UG—ELEC—	ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE	
	GAS MAIN, VALVE & GAS LINE MARKER	
	WATERMAIN, HYD., GATE VALVE, TAPPING SLEEVE & VALVE	C.O.
	SANITARY SEWER, CLEANOUT & MANHOLE	C.O.
	STORM SEWER, CLEANOUT & MANHOLE	
	COMBINED SEWER & MANHOLE	
	CATCH BASIN	
	INLET (NO INCOMING LINES)	
Y.D.	YARD DRAIN (2" DIA. & SMALLER)	Y.D.
	POST INDICATOR VALVE	
	WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF	
	MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE	
	UNIDENTIFIED STRUCTURE	
659.38	SPOT ELEVATION	671.21
659.08	AS BUILT ELEVATION	
670	CONTOUR LINE	671
	FENCE	
	GUARD RAIL	
	STREET LIGHT	
	SIGN	
CONC.	CONCRETE	
ASPH.	ASPHALT	STANDARD DUTY / HEAVY DUTY / DEEP STRENGTH
	WETLAND	
	GRAVEL SHOULDER	



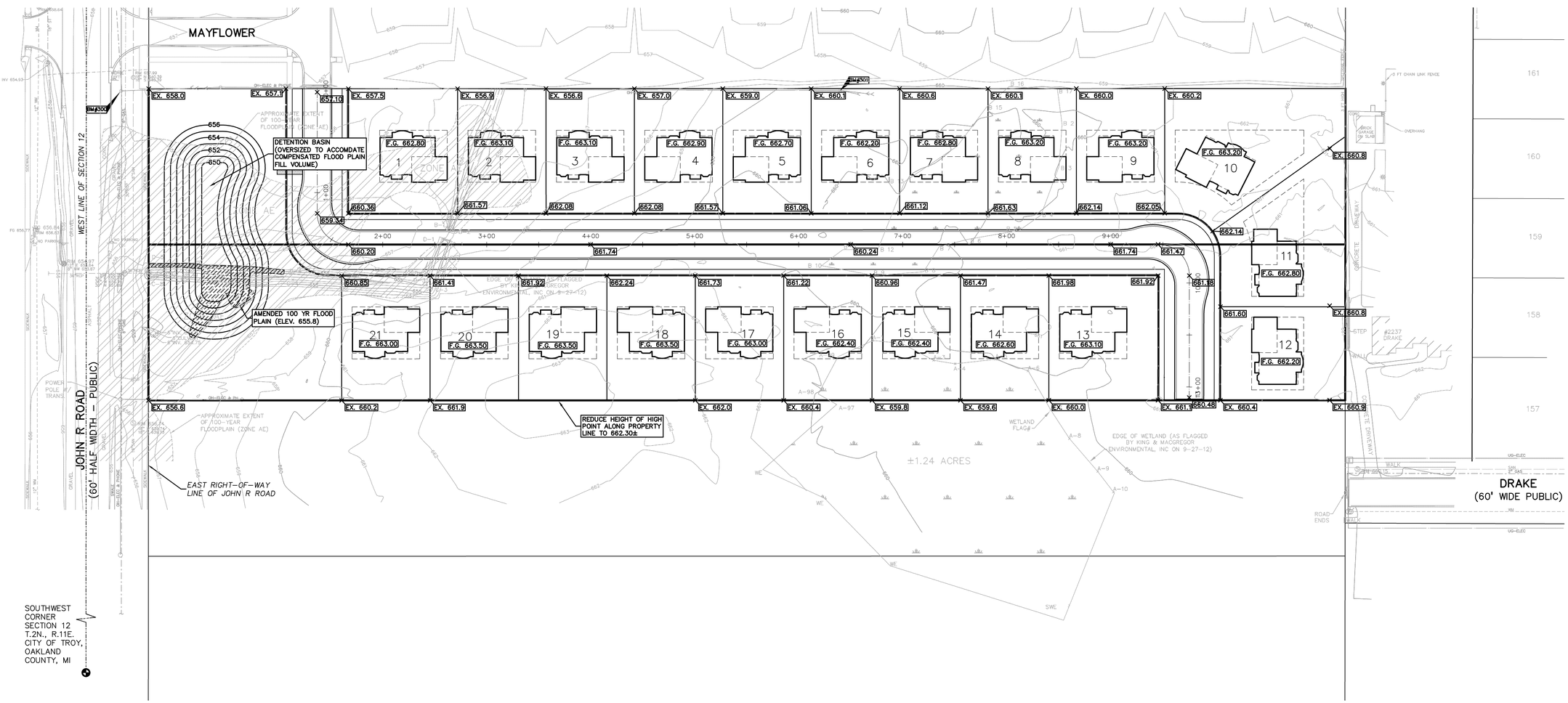
LOCATION MAP – NOT TO SCALE

GRAPHIC SCALE

−50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

NOTE:
DEVELOPER CURRENTLY IN PROCESS OF SUBMITTING APPLICATION FOR LETTER OF MAP AMENDMENT (LOMA) TO FEMA BASED ON CURRENT TOPOGRAPHICAL SURVEY DATA.



No.	BY	CHK	DESCRIPTION	DATE

REVISIONS

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MONDRIAN PROPERTIES HUNTERS PARK LLC
5925 E SCHOENHERR
SHELBY TWP., MI 48315

PRELIMINARY GRADING PLAN
HUNTERS PARK

PART OF THE SW 1/4 OF SECTION 12, T.2N., R.11E.
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

DES.	TMK	DN.	TMK	SUR.	DEC	P.M.	JBT

ORIGINAL
ISSUE DATE: NOV. 15, 2013

PEA JOB NO. 2013-168

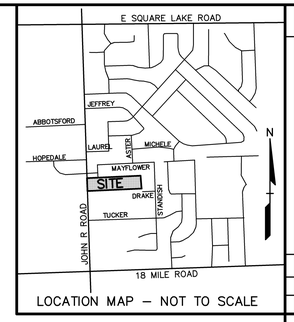
SCALE: 1" = 50'

DRAWING NUMBER:
P-4

LEGEND

- IRON FOUND
- IRON SET
- NAIL FOUND
- NAIL & CAP SET
- BRASS PLUG SET
- MONUMENT FOUND
- MONUMENT SET
- SEC. CORNER FOUND
- R RECORDED
- M MEASURED
- C CALCULATED

EXISTING		PROPOSED
—OH—ELEC—	ELEC., PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE	
—UG—CATV—	UNDERGROUND CABLE TV, CATV PEDESTAL	
—UG—PHONE—	TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE	
—UG—ELEC—	ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE	
	GAS MAIN, VALVE & GAS LINE MARKER	
	WATERMAIN, HYD., GATE VALVE, TAPPING SLEEVE & VALVE	C.O.
	SANITARY SEWER, CLEANOUT & MANHOLE	C.O.
	STORM SEWER, CLEANOUT & MANHOLE	
	COMBINED SEWER & MANHOLE	
	CATCH BASIN	
	INLET (NO INCOMING LINES)	Y.D.
Y.D.	YARD DRAIN (2" DIA. & SMALLER)	Y.D.
	POST INDICATOR VALVE	
	WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF	
	MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE	
	UNIDENTIFIED STRUCTURE	
671.23	SPOT ELEVATION	671.21
671.08 / 670.07	AS BUILT ELEVATION	
670	CONTOUR LINE	671
	FENCE	
	GUARD RAIL	
	STREET LIGHT	
	SIGN	
CONC.	CONCRETE	
ASPH.	ASPHALT	STANDARD DUTY / HEAVY DUTY / DEEP STRENGTH
	WETLAND	
	GRAVEL SHOULDER	



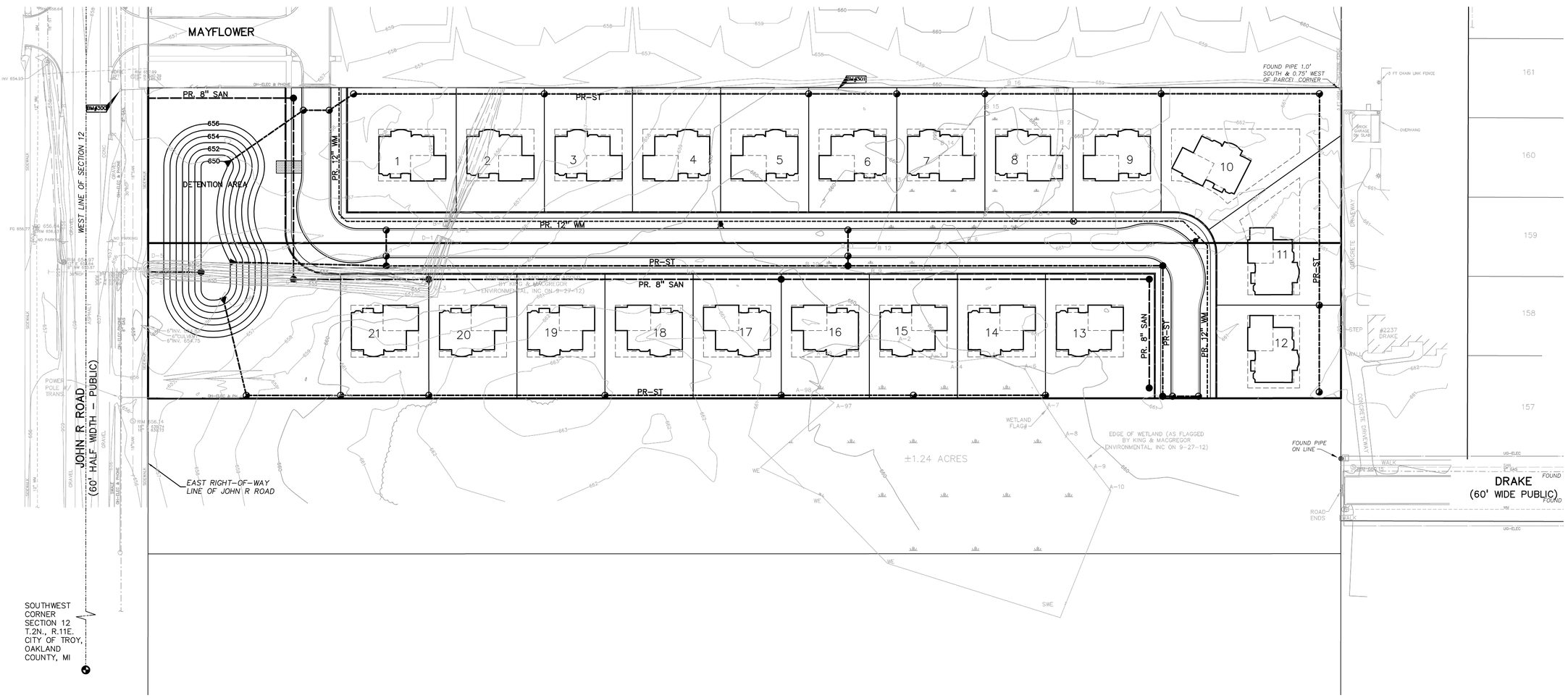
LOCATION MAP – NOT TO SCALE

N

GRAPHIC SCALE

−50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.



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MONDRIAN PROPERTIES HUNTERS PARK LLC
5925 S SOUTHFIELDER
SHELBY TWP., MI 48315

PRELIMINARY UTILITY PLAN
HUNTERS PARK
PART OF THE SW 1/4 OF SECTION 12 T.2N., R.11E.,
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

DES.	TMK	DN.	TMK	SUR.	DEC	P.M.	JBT

Y:\2013Proj\2013168 HUNTERS PARK\ - JB\dwg\Site Plan\P-5\ 2013171-13168.dwg

ORIGINAL
ISSUE DATE: NOV. 15, 2013

PEA JOB NO. 2013-168

SCALE: 1" = 50'

DRAWING NUMBER:
P-5

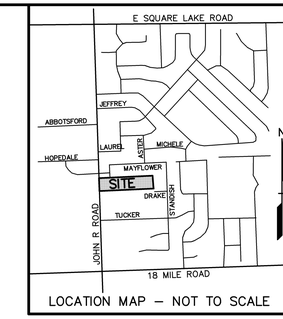
LEGEND

- IRON FOUND
- IRON SET
- NAIL FOUND
- NAIL & CAP SET
- BRASS PLUG SET
- MONUMENT FOUND
- MONUMENT SET
- SEC. CORNER FOUND
- R RECORDED
- M MEASURED
- C CALCULATED

EXISTING

- ELEC., PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE
- UNDERGROUND CABLE TV, CATV PEDESTAL
- TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
- ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE
- GAS MAIN, VALVE & GAS LINE MARKER
- WATERMAIN, HYD., GATE VALVE, TAPPING SLEEVE & VALVE
- SANITARY SEWER, CLEANOUT & MANHOLE
- STORM SEWER, CLEANOUT & MANHOLE
- COMBINED SEWER & MANHOLE
- CATCH BASIN
- INLET (NO INCOMING LINES)
- Y.D. YARD DRAIN (2" DIA. & SMALLER)
- POST INDICATOR VALVE
- WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF
- MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE
- UNIDENTIFIED STRUCTURE
- 876.68 / x876.07 SPOT ELEVATION
- AS BUILT ELEVATION
- 670 CONTOUR LINE
- FENCE
- GUARD RAIL
- STREET LIGHT
- SIGN
- CONC. CONCRETE
- ASPH. ASPHALT
- WETLAND
- GRAVEL SHOULDER

N



LOCATION MAP – NOT TO SCALE

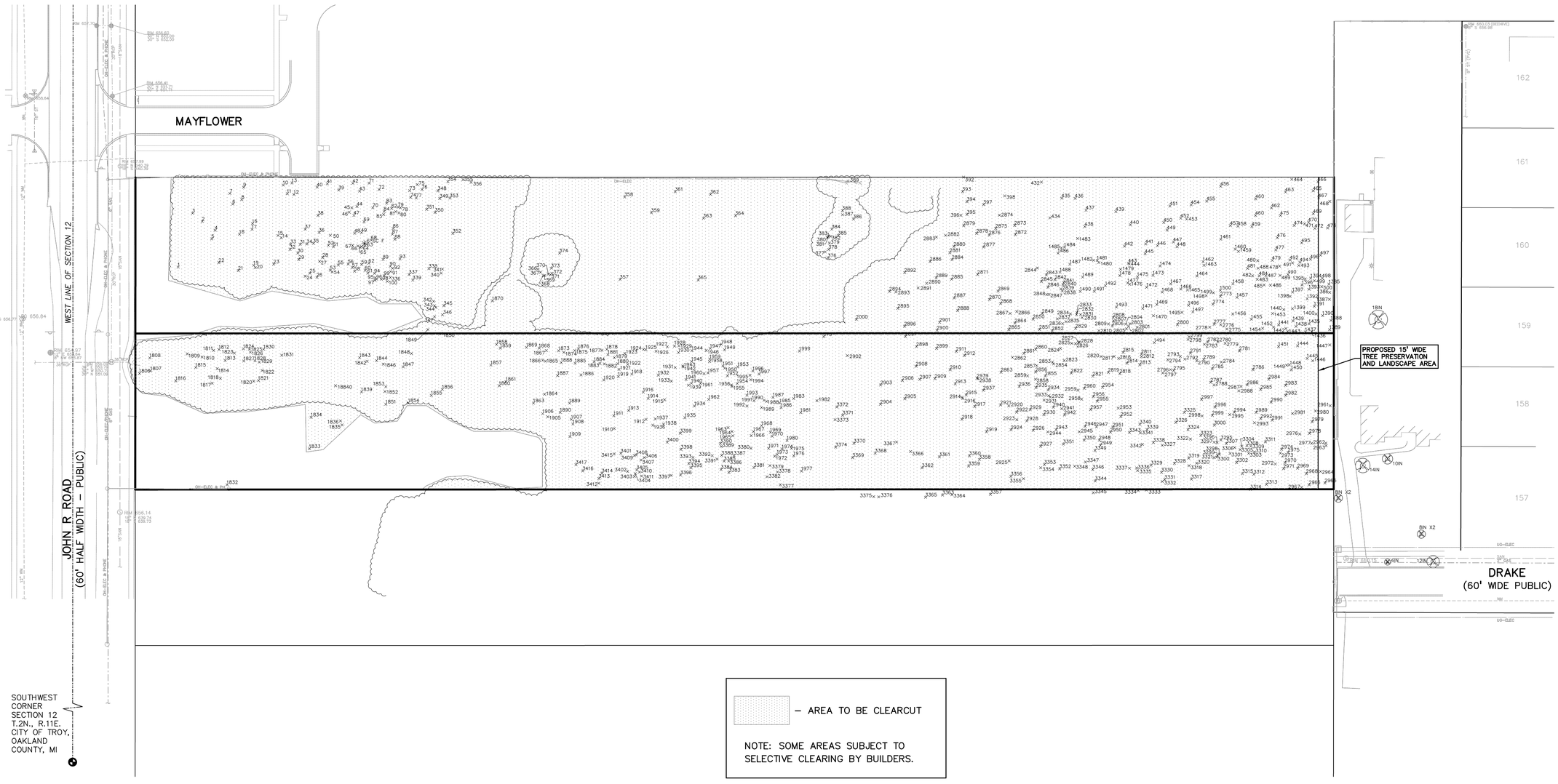
GRAPHIC SCALE

–50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

No.	BY	CHK.	DESCRIPTION	DATE

REVISIONS



– AREA TO BE CLEARCUT

NOTE: SOME AREAS SUBJECT TO SELECTIVE CLEARING BY BUILDERS.

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MONDRIAN PROPERTIES
KOFFIS SCHOENHERR
SPELSY TWP., MI 48315

PRELIMINARY TREE PRESERVATION PLAN
HUNTERS PARK
PART OF THE SW1/4 SECTION 12, T.2N., R.11E.,
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

DES.	TMK	DN.	TMK	SUR.	DEC	P.M.	JBT

L:\2013Proj\2013168 KOFFIS FHBC - JBT Proj\Dwg Files\12-2-13 TREE-12168.dwg

ORIGINAL
ISSUE DATE: NOV. 15, 2013

PEA JOB NO. 2013-168

SCALE: 1" = 50'

DRAWING NUMBER:
P-6

TAG NO.	CODE	DBH	COMMON NAME	LATIN NAME	COND	COMMENT
1	CA	6	Crab Apple	Malus caronaria	GOOD	X2
2	E	5	American Elm	Ulmus americana	GOOD	
3	CA	4	Crab Apple	Malus caronaria	GOOD	X3
4	CA	5	Crab Apple	Malus caronaria	GOOD	
5	E	4	American Elm	Ulmus americana	POOR	
6	SC	9	Scotch Pine	Pinus sylvestris	FAIR	
7	CA	4	Crab Apple	Malus caronaria	FAIR	X2
8	E	5	American Elm	Ulmus americana	GOOD	
9	PR	4	Pear	Pyrus communis	FAIR	X5
10	E	4	American Elm	Ulmus americana	GOOD	
11	PN	4	Pin Cherry	Prunus pennsylvanica	GOOD	X2
12	SM	4	Silver Maple	Acer saccharinum	GOOD	
13	E	4	American Elm	Ulmus americana	GOOD	
14	PN	4	Pin Cherry	Prunus pennsylvanica	FAIR	X3
15	CA	5	Crab Apple	Malus caronaria	FAIR	
16	E	5	American Elm	Ulmus americana	GOOD	
17	PR	4	Pear	Pyrus communis	GOOD	
18	PN	4	Pin Cherry	Prunus pennsylvanica	GOOD	X2
19	BC	5	Wild Black Cherry	Prunus serotina	GOOD	
20	CA	5	Crab Apple	Malus caronaria	GOOD	
21	PN	4	Pin Cherry	Prunus pennsylvanica	FAIR	
22	E	7	American Elm	Ulmus americana	GOOD	
23	BC	6	Wild Black Cherry	Prunus serotina	GOOD	
24	SC	10	Scotch Pine	Pinus sylvestris	GOOD	
25	SC	8	Scotch Pine	Pinus sylvestris	FAIR	
26	BC	8	Wild Black Cherry	Prunus serotina	GOOD	
27	SC	8	Scotch Pine	Pinus sylvestris	FAIR	
28	SC	7	Scotch Pine	Pinus sylvestris	FAIR	
29	SC	8	Scotch Pine	Pinus sylvestris	GOOD	X2
30	SC	4	Scotch Pine	Pinus sylvestris	POOR	
31	E	4	American Elm	Ulmus americana	GOOD	
32	SC	8	Scotch Pine	Pinus sylvestris	GOOD	
33	SC	8	Scotch Pine	Pinus sylvestris	GOOD	X2
34	E	5	American Elm	Ulmus americana	GOOD	
35	E	6	American Elm	Ulmus americana	GOOD	
36	SC	8	Scotch Pine	Pinus sylvestris	GOOD	
37	SC	7	Scotch Pine	Pinus sylvestris	GOOD	
38	SC	9	Scotch Pine	Pinus sylvestris	GOOD	
39	E	4	American Elm	Ulmus americana	GOOD	
40	E	4	American Elm	Ulmus americana	GOOD	
41	E	4	American Elm	Ulmus americana	GOOD	
42	SC	7	Scotch Pine	Pinus sylvestris	POOR	
43	BC	4	Wild Black Cherry	Prunus serotina	GOOD	
44	CA	5	Crab Apple	Malus caronaria	GOOD	X2
45	SC	8	Scotch Pine	Pinus sylvestris	GOOD	
46	SC	7	Scotch Pine	Pinus sylvestris	GOOD	
47	SC	5	Scotch Pine	Pinus sylvestris	POOR	
48	SC	5	Scotch Pine	Pinus sylvestris	POOR	
49	SC	8	Scotch Pine	Pinus sylvestris	GOOD	
50	SC	9	Scotch Pine	Pinus sylvestris	GOOD	X2
51	E	4	American Elm	Ulmus americana	FAIR	
52	E	9	American Elm	Ulmus americana	GOOD	
53	SC	4	Scotch Pine	Pinus sylvestris	POOR	
54	SC	8	Scotch Pine	Pinus sylvestris	GOOD	
55	SC	4	Scotch Pine	Pinus sylvestris	GOOD	
56	SC	7	Scotch Pine	Pinus sylvestris	GOOD	
57	SC	10	Scotch Pine	Pinus sylvestris	GOOD	
58	E	8	American Elm	Ulmus americana	GOOD	
59	SC	8	Scotch Pine	Pinus sylvestris	FAIR	
60	SC	6	Scotch Pine	Pinus sylvestris	GOOD	X2
61	SC	6	Scotch Pine	Pinus sylvestris	GOOD	
62	SC	7	Scotch Pine	Pinus sylvestris	FAIR	
63	SC	6	Scotch Pine	Pinus sylvestris	FAIR	
64	SC	6	Scotch Pine	Pinus sylvestris	FAIR	
65	SC	7	Scotch Pine	Pinus sylvestris	FAIR	
66	SC	7	Scotch Pine	Pinus sylvestris	GOOD	
67	SC	6	Scotch Pine	Pinus sylvestris	FAIR	
68	SC	8	Scotch Pine	Pinus sylvestris	FAIR	
69	SC	10	Scotch Pine	Pinus sylvestris	GOOD	
70	BC	5	Wild Black Cherry	Prunus serotina	GOOD	
71	SC	6	Scotch Pine	Pinus sylvestris	GOOD	
72	SC	8	Scotch Pine	Pinus sylvestris	GOOD	
73	BC	4	Wild Black Cherry	Prunus serotina	GOOD	
74	E	7	American Elm	Ulmus americana	GOOD	
75	BC	5	Wild Black Cherry	Prunus serotina	FAIR	
76	E	6	American Elm	Ulmus americana	GOOD	
77	BC	6	Wild Black Cherry	Prunus serotina	FAIR	
78	PR	5	Pear	Pyrus communis	GOOD	
79	BC	7	Wild Black Cherry	Prunus serotina	GOOD	
80	BC	7	Wild Black Cherry	Prunus serotina	FAIR	
81	BC	4	Wild Black Cherry	Prunus serotina	GOOD	
82	SC	6	Scotch Pine	Pinus sylvestris	FAIR	
83	BC	5	Wild Black Cherry	Prunus serotina	GOOD	
84	SC	8	Scotch Pine	Pinus sylvestris	GOOD	
85	E	7	American Elm	Ulmus americana	GOOD	
86	BC	7	Wild Black Cherry	Prunus serotina	FAIR	
87	E	5	American Elm	Ulmus americana	GOOD	
88	PR	5	Pear	Pyrus communis	GOOD	
89	BC	9	Wild Black Cherry	Prunus serotina	FAIR	
90	E	6	American Elm	Ulmus americana	GOOD	
91	E	4	American Elm	Ulmus americana	GOOD	
92	BC	5	Wild Black Cherry	Prunus serotina	FAIR	
93	CA	4	Crab Apple	Malus caronaria	FAIR	X2
94	BC	8	Wild Black Cherry	Prunus serotina	GOOD	
95	BC	5	Wild Black Cherry	Prunus serotina	FAIR	
96	E	8	American Elm	Ulmus americana	POOR	
97	E	7	American Elm	Ulmus americana	POOR	
98	E	4	American Elm	Ulmus americana	GOOD	
99	E	5	American Elm	Ulmus americana	GOOD	
100	E	4	American Elm	Ulmus americana	GOOD	

TAG NO.	CODE	DBH	COMMON NAME	LATIN NAME	COND	COMMENT
336	BC	5	Wild Black Cherry	Prunus serotina	FAIR	
337	BC	8	Wild Black Cherry	Prunus serotina	GOOD	
338	E	4	American Elm	Ulmus americana	FAIR	
339	BC	5	Wild Black Cherry	Prunus serotina	GOOD	
340	E	4	American Elm	Ulmus americana	POOR	
341	BC	7	Wild Black Cherry	Prunus serotina	FAIR	
342	BX	6	Box elder	Acer negundo	GOOD	
343	E	5	American Elm	Ulmus americana	GOOD	
344	E	4	American Elm	Ulmus americana	FAIR	
345	E	6	American Elm	Ulmus americana	FAIR	
346	E	4	American Elm	Ulmus americana	GOOD	
347	E	7	American Elm	Ulmus americana	POOR	
348	E	6	American Elm	Ulmus americana	GOOD	
349	BC	7	Wild Black Cherry	Prunus serotina	FAIR	
350	BC	6	Wild Black Cherry	Prunus serotina	FAIR	
351	BC	5	Wild Black Cherry	Prunus serotina	POOR	
352	E	4	American Elm	Ulmus americana	POOR	
353	BC	7	Wild Black Cherry	Prunus serotina	POOR	
354	BC	4	Wild Black Cherry	Prunus serotina	GOOD	
355	PN	4	Pin Cherry	Prunus pennsylvanica	GOOD	
356	BC	4	Wild Black Cherry	Prunus serotina	GOOD	
357	PR	9	Pear	Pyrus communis	GOOD	
358	CA	9	Crab Apple	Malus caronaria	FAIR	X5
359	AP	6	Domestic Apple	Malus sylvestris	GOOD	X3
360	PR	4	Pear	Pyrus communis	GOOD	X2
361	PR	4	Pear	Pyrus communis	FAIR	X3
362	AP	7	Domestic Apple	Malus sylvestris	POOR	X2
363	AP	10	Domestic Apple	Malus sylvestris	GOOD	X2
364	AP	5	Domestic Apple	Malus sylvestris	FAIR	X3
365	AP	9	Domestic Apple	Malus sylvestris	POOR	
366	RM	7	Red Maple	Acer rubrum	GOOD	
367	E	7	American Elm	Ulmus americana	FAIR	
368	PN	4	Pin Cherry	Prunus pennsylvanica	GOOD	
369	BC	7	Wild Black Cherry	Prunus serotina	GOOD	
370	RM	6	Red Maple	Acer rubrum	GOOD	
371	PN	5	Pin Cherry	Prunus pennsylvanica	GOOD	
372	PN	5	Pin Cherry	Prunus pennsylvanica	GOOD	
373	E	9	American Elm	Ulmus americana	GOOD	
374	PN	5	Pin Cherry	Prunus pennsylvanica	GOOD	
375	WO	9	White Oak	Quercus alba	GOOD	
376	BX	5	Box elder	Acer negundo	POOR	
377	E	5	American Elm	Ulmus americana	POOR	
378	BX	4	Box elder	Acer negundo	FAIR	
379	CT	5	Cottonwood	Populus deltoides	FAIR	
380	CT	6	Cottonwood	Populus deltoides	POOR	
381	CT	7	Cottonwood	Populus deltoides	GOOD	
382	CT	7	Cottonwood	Populus deltoides	FAIR	
383	CT	7	Cottonwood	Populus deltoides	GOOD	
384	CT	9	Cottonwood	Populus deltoides	GOOD	X2
385	E	5	American Elm	Ulmus americana	POOR	
386	E	4	American Elm	Ulmus americana	POOR	
387	E	4	American Elm	Ulmus americana	POOR	
388	AA	6	Tree-of-Heaven	Ailanthus Altissima	GOOD	
389	BC	9	Wild Black Cherry	Prunus serotina	GOOD	
390	BC	8	Wild Black Cherry	Prunus serotina	FAIR	
391	RC	9	Red Cedar	Juniperus virginiana	GOOD	
392	RM	8	Red Maple	Acer rubrum	GOOD	
393	RM	4	Red Maple	Acer rubrum	GOOD	
394	RM	7	Red Maple	Acer rubrum	GOOD	
395	RM	4	Red Maple	Acer rubrum	GOOD	
396	RM	5	Red Maple	Acer rubrum	GOOD	
397	RM	4	Red Maple	Acer rubrum	GOOD	
398	RM	5	Red Maple	Acer rubrum	GOOD	
399	RM	5	Red Maple	Acer rubrum	GOOD	
432	RM	8	Red Maple	Acer rubrum	GOOD	X2
433	RM	4	Red Maple	Acer rubrum	GOOD	
434	RM	6	Red Maple	Acer rubrum	GOOD	
435	RM	6	Red Maple	Acer rubrum	GOOD	
436	RM	6	Red Maple	Acer rubrum	GOOD	
437	RM	6	Red Maple	Acer rubrum	GOOD	
438	RM	4	Red Maple	Acer rubrum	GOOD	
439	RM	7	Red Maple	Acer rubrum	GOOD	
440	RM	7	Red Maple	Acer rubrum	GOOD	
441	D	5	Dogwood	Cornus florida	GOOD	X2
442	D	4	Dogwood	Cornus florida	GOOD	
443	D	5	Dogwood	Cornus florida	GOOD	
444	RM	6	Red Maple	Acer rubrum	GOOD	
445	RM	7	Red Maple	Acer rubrum	GOOD	
446	RM	5	Red Maple	Acer rubrum	GOOD	
447	RM	8	Red Maple	Acer rubrum	GOOD	
448	CT	10	Cottonwood	Populus deltoides	GOOD	
449	WO	7	White Oak	Quercus alba	GOOD	
450	RM	5	Red Maple	Acer rubrum	GOOD	
451	WO	8	White Oak	Quercus alba	GOOD	
452	RM	4	Red Maple	Acer rubrum	GOOD	
453	WO	8	White Oak	Quercus alba	GOOD	
454	RM	10	Red Maple	Acer rubrum	GOOD	X2
455	RM	10	Red Maple	Acer rubrum	GOOD	
456	BC	5	Wild Black Cherry	Prunus serotina	GOOD	
457	BC	4	Wild Black Cherry	Prunus serotina	GOOD	
458	BC	4	Wild Black Cherry	Prunus serotina	GOOD	
459	BC	8	Wild Black Cherry	Prunus serotina	GOOD	
460	BC	4	Wild Black Cherry	Prunus serotina	GOOD	
461	BC	5	Wild Black Cherry	Prunus serotina	GOOD	
462	RM	5	Red Maple	Acer rubrum	GOOD	
463	RM	6	Red Maple	Acer rubrum	GOOD	
464	RM	4	Red Maple	Acer rubrum	GOOD	
465	RM	5	Red Maple	Acer rubrum	GOOD	
466	RM	6	Red Maple	Acer rubrum	GOOD	
467	RM	5	Red Maple	Acer rubrum	GOOD	

TAG NO.	CODE	DBH	COMMON NAME	LATIN NAME	COND	COMMENT
468	RM	7	Red Maple	Acer rubrum	GOOD	
469	RM	5	Red Maple	Acer rubrum	GOOD	
470	RM	5	Red Maple	Acer rubrum	GOOD	
471	SS	7	Sassafras	Sassafras albidum	GOOD	
472	WO	7	White Oak	Quercus alba	GOOD	
473	WO	9	White Oak	Quercus alba	GOOD	
474	SS	8	Sassafras	Sassafras albidum	GOOD	
475	RM	4	Red Maple	Acer rubrum	GOOD	
476	SS	6	Sassafras	Sassafras albidum	GOOD	
477	SS	9	Sassafras	Sassafras albidum	GOOD	
478	SS	6	Sassafras	Sassafras albidum	GOOD	
479	CT	9	Cottonwood	Populus deltoides	GOOD	
480	CT	9	Cottonwood	Populus deltoides	GOOD	
481	D	6	Dogwood	Cornus florida	GOOD	
482	BC	6	Wild Black Cherry	Prunus serotina	GOOD	
483	D	6	Dogwood	Cornus florida	GOOD	
484	RM	8	Red Maple	Acer rubrum	GOOD	
485	RM	9	Red Maple	Acer rubrum	GOOD	
486	D	6	Dogwood	Cornus florida	GOOD	
487	BC	8	Wild Black Cherry	Prunus serotina	GOOD	
488	RM	9	Red Maple	Acer rubrum	GOOD	
489	D	4	Dogwood	Cornus florida	GOOD	
490	RM	7	Red Maple	Acer rubrum	GOOD	
491	SS	6	Sassafras	Sassafras albidum	GOOD	
492	SS	7	Sassafras	Sassafras albidum	GOOD	
493	SS	8	Sassafras	Sassafras albidum	GOOD	
494	SS	7	Sassafras	Sassafras albidum	GOOD	
495	WO	9	White Oak	Quercus alba	GOOD	
496	SS	7	Sassafras	Sassafras albidum	GOOD	
497	D	6	Dogwood	Cornus florida	GOOD	X2
498	SS	6	Sassafras	Sassafras albidum	GOOD	
499	SS	7	Sassafras	Sassafras albidum	GOOD	
500	D	5	Dogwood	Cornus florida	GOOD	
1385	D	5	Dogwood	Cornus florida	GOOD	
1386	RM	8	Red Maple	Acer rubrum	GOOD	X2
1387	RM	5	Red Maple	Acer rubrum	GOOD	
1388	D	5	Dogwood	Cornus florida	GOOD	
1389	D	5	Dogwood	Cornus florida	GOOD	
1390	RM	10	Red Maple	Acer rubrum	GOOD	
1391	D	7	Dogwood	Cornus florida	GOOD	
1392	RM	7	Red Maple	Acer rubrum	GOOD	
1393	D	5	Dogwood	Cornus florida	GOOD	
1394	SS	6	Sassafras	Sassafras albidum	GOOD	
1395	RM	5	Red Maple	Acer rubrum	GOOD	
1396	RM	5	Red Maple	Acer rubrum	GOOD	
1397	RM	7	Red Maple	Acer rubrum	GOOD	
1398	D	4	Dogwood	Cornus florida	GOOD	
1399	D	6	Dogwood	Cornus florida	GOOD	
1400	D	4	Dogwood	Cornus florida	POOR	
1435	D	5	Dogwood	Cornus florida	GOOD	X2
1436	RM	5	Red Maple	Acer rubrum	POOR	
1437	BC	8	Wild Black Cherry	Prunus serotina	GOOD	
1438	D	6	Dogwood	Cornus florida	GOOD	
1439	D	7	Dogwood	Cornus florida	GOOD	
1440	BC	7	Wild Black Cherry	Prunus serotina	GOOD	
1441	CT	9	Cottonwood	Populus deltoides	GOOD	
1442	RM	10	Red Maple	Acer rubrum	GOOD	
1443	D	4	Dogwood	Cornus florida	GOOD	
1444	CT	8	Cottonwood	Populus deltoides	GOOD	
1445	RM	4	Red Maple	Acer rubrum	GOOD	
1446	RM	4	Red Maple	Acer rubrum	GOOD	X2
1447	SM	9	Silver Maple	Acer saccharinum	GOOD	X3
1448	RM	5	Red Maple	Acer rubrum	GOOD	
1449	CT	9	Cottonwood	Populus deltoides	GOOD	
1450	RO	6	Red Oak	Quercus rubra	GOOD	
1451	CT	9	Cottonwood	Populus deltoides	GOOD	
1452	E	6	American Elm	Ulmus americana	GOOD	
1453	D	7	Dogwood	Cornus florida	GOOD	
1454	RM	7	Red Maple	Acer rubrum	GOOD	X2
1455	BC	6	Wild Black Cherry	Prunus serotina	GOOD	
1456	CT	7	Cottonwood	Populus deltoides	GOOD	
1457	D	4	Dogwood	Cornus florida	GOOD	
1458	RM	6	Red Maple	Acer rubrum	GOOD	
1459	RM	8	Red Maple	Acer rubrum	GOOD	
1460	RM	5	Red Maple	Acer rubrum	GOOD	
1461	RM	4	Red Maple	Acer rubrum	GOOD	
1462	RM	8	Red Maple	Acer rubrum	GOOD	
1463	D	4	Dogwood	Cornus florida	GOOD	
1464	RM	4	Red Maple	Acer rubrum	GOOD	X2
1465	BC	8	Wild Black Cherry	Prunus serotina	GOOD	
1466	D	6	Dogwood	Cornus florida	FAIR	
1467	D	7	Dogwood	Cornus florida	FAIR	X2
1468	RM	4	Red Maple	Acer rubrum	GOOD	
1469	D	7	Dogwood	Cornus florida	GOOD	
1470	I	4	Ironwood	Ostrya virginiana	GOOD	
1471	BC	7	Wild Black Cherry	Prunus serotina	FAIR	
1472	RM	7	Red Maple	Acer rubrum	GOOD	
1473	D	6	Dogwood	Cornus florida	GOOD	
1474	BC	6	Wild Black Cherry	Prunus serotina	GOOD	X2
1475	D	6	Dogwood	Cornus florida	FAIR	X2
1476	D	7	Dogwood	Cornus florida	POOR	
1477	D	8	Dogwood	Cornus florida	GOOD	
1478	BC	5	Wild Black Cherry	Prunus serotina	POOR	
1479	RM	6	Red Maple	Acer rubrum	GOOD	
1480	RM	6	Red Maple	Acer rubrum	GOOD	X2
1481	RM	5	Red Maple	Acer rubrum	GOOD	
1482	RM	4	Red Maple	Acer rubrum	GOOD	
1483	RM	4	Red Maple	Acer rubrum	GOOD	
1484	RM	8	Red Maple	Acer rubrum	FAIR	
1485	RM	7	Red Maple	Acer rubrum	GOOD	

TAG NO.	CODE	DBH	COMMON NAME	LATIN NAME	COND	COMMENT
1486	RM	10	Red Maple	Acer rubrum	GOOD	
1487	RM	4	Red Maple	Acer rubrum	GOOD	
1488	RM	7	Red Maple	Acer rubrum	GOOD	
1489	RM	9	Red Maple	Acer rubrum	FAIR	
1490	RM	6	Red Maple	Acer rubrum	GOOD	
1491	D	7	Dogwood	Cornus florida	FAIR	
1492	SH	6	Shagbark Hickory	Carya ovata	GOOD	
1493	RM	4	Red Maple	Acer rubrum	GOOD	
1494	D	6	Dogwood	Cornus florida	FAIR	
1495	D	6	Dogwood	Cornus florida	FAIR	
1496	BC	5	Wild Black Cherry	Prunus serotina	GOOD	
1497	D	6	Dogwood	Cornus florida	FAIR	
1498	D	5	Dogwood	Cornus florida	FAIR	
1499	D	8	Dogwood	Cornus florida	FAIR	X2
1500	D	4	Dogwood	Cornus florida	GOOD	
1806	CA	4	Crab Apple	Malus caronaria	GOOD	
1807	E	4	American Elm	Ulmus americana	GOOD	
1808	E	5	American Elm	Ulmus americana	GOOD	
1809	E	4	American Elm	Ulmus americana	GOOD	
1810	TH	7	Thornapple/Hawthorne	Cragaegus spp.	POOR	
1811	BX	5	Box elder	Acer negundo	GOOD	
1812	E	5	American Elm	Ulmus americana	FAIR	
1813	E	7	American Elm	Ulmus americana	GOOD	
1814	E	4	American Elm	Ulmus americana	GOOD	
1815	E	5	American Elm	Ulmus americana	GOOD	
1816	E	4	American Elm	Ulmus americana	GOOD	
1817	E	6	American Elm	Ulmus americana	GOOD	
1818	NM	7	Norway Maple	Acer platanoides	POOR	
1819	BP	5	Balsam Poplar	Populus balsamifera	FAIR	
1820	E	5	American Elm	Ulmus americana	GOOD	
1821	E	4	American Elm	Ulmus americana	POOR	
1822	BC	8	Wild Black Cherry	Prunus serotina	FAIR	
1823	E	4	American Elm	Ulmus americana	POOR	X2
1824	BC	7	Wild Black Cherry	Prunus serotina	GOOD	
1825	BX	6	Box elder	Acer negundo	GOOD	
1826	E	8	American Elm	Ulmus americana	GOOD	
1827	E	4	American Elm	Ulmus americana	FAIR	
1828	E	5	American Elm	Ulmus americana	FAIR	
1829	E	5	American Elm	Ulmus americana	FAIR	
1830	BC	4	Wild Black Cherry	Prunus serotina	POOR	
1831	BC	5	Wild Black Cherry	Prunus serotina	FAIR	
1832	RM	5	Red Maple	Acer rubrum	GOOD	
1833	SC	7	Scotch Pine	Pinus sylvestris	FAIR	
1834	SC	10	Scotch Pine	Pinus sylvestris	GOOD	
1835	RC	5	Red Cedar	Juniperus virginiana	GOOD	X4
1836	RC	7	Red Cedar	Juniperus virginiana	GOOD	X3
1837	RC	9	Red Cedar	Juniperus virginiana	GOOD	
1838	RC	10	Red Cedar	Juniperus virginiana	GOOD	X2
1839	BW	4	Black Willow	Salix nigra	FAIR	X2
1840	CA	5	Crab Apple	Malus caronaria	FAIR	X2
1841	E	7	American Elm	Ulmus americana	POOR	
1842	E	5	American Elm	Ulmus americana	POOR	
1843	E	7	American Elm	Ulmus americana	FAIR	
1844	E	4	American Elm	Ulmus americana	FAIR	
1845	E	5	American Elm	Ulmus americana	POOR	
1846	E	5	American Elm	Ulmus americana	POOR	
1847	E	10	American Elm	Ulmus americana	GOOD	
1848	BC	5	Wild Black Cherry	Prunus serotina	POOR	
1849	E	4	American Elm	Ulmus americana	GOOD	
1850	E	6	American Elm	Ulmus americana	GOOD	
1851	MR	5	Red Mulberry	Morus rubra	FAIR	
1852	E	4	American Elm	Ulmus americana	FAIR	
1853	BX	7	Box elder	Acer negundo	FAIR	X2
1854	BX	4	Box elder	Acer negundo	FAIR	
1855	RM	5	Red Maple	Acer rubrum	GOOD	
1856	BC	8	Wild Black Cherry	Prunus serotina	GOOD	
1857	RM	10	Red Maple	Acer rubrum	GOOD	
1858	SC	5	Scotch Pine	Pinus sylvestris	POOR	X2
1859	RM	4	Red Maple	Acer rubrum	GOOD	
1860	PN	4	Pin Cherry	Prunus pennsylvanica	FAIR	
1861	E	4	American Elm	Ulmus americana	FAIR	
1862	RM	5	Red Maple	Acer rubrum	GOOD	
1863	RM	5	Red Maple	Acer rubrum	GOOD	
1864	BC	4	Wild Black Cherry	Prunus serotina	FAIR	
1865	SC	6	Scotch Pine	Pinus sylvestris	FAIR	
1866	SC	8	Scotch Pine	Pinus sylvestris	FAIR	
1867	SC	10	Scotch Pine	Pinus sylvestris	FAIR	
1868	RM	6	Red Maple	Acer rubrum	GOOD	
1869	RM	4	Red Maple	Acer rubrum	GOOD	
1870	E	4	American Elm	Ulmus americana	GOOD	
1871	E	4	American Elm	Ulmus americana	FAIR	
1872	PN	8	Pin Cherry	Prunus pennsylvanica	GOOD	
1873	E	6	American Elm	Ulmus americana	GOOD	
1874	E	8	American Elm	Ulmus americana	GOOD	
1875	E	4	American Elm	Ulmus americana	GOOD	
1876	SC	10	Scotch Pine	Pinus sylvestris	FAIR	
1877	NM	4	Norway Maple	Acer platanoides	GOOD	
1878	NM	5	Norway Maple	Acer platanoides	GOOD	
1879	SC	5	Scotch Pine	Pinus sylvestris	FAIR	
1880	SC	5	Scotch Pine	Pinus sylvestris	FAIR	
1881	WO	6	White Oak	Quercus alba	POOR	
1882	SC	5	Scotch Pine	Pinus sylvestris	FAIR	
1883	SC	6	Scotch Pine	Pinus sylvestris	FAIR	
1884	SC	10	Scotch Pine	Pinus sylvestris	FAIR	
1885	E	6	American Elm	Ulmus americana	GOOD	
1886	E	5	American Elm	Ulmus americana	GOOD	
1887	SM	8	Silver Maple	Acer saccharinum	GOOD	X2
1888	SM	7	Silver Maple	Acer saccharinum	GOOD	X6
1889	NM	4	Norway Maple	Acer platanoides	GOOD	
1890	BC	4	Wild Black Cherry	Prunus serotina	FAIR	

TAG NO.	CODE	DBH	COMMON NAME	LATIN NAME	COND	COMMENT
1905	SC	4	Scotch Pine	Pinus sylvestris	POOR	
1906	SC	7	Scotch Pine	Pinus sylvestris	GOOD	
1907	SC	6	Scotch Pine	Pinus sylvestris	POOR	
1908	SC	10	Scotch Pine	Pinus sylvestris	FAIR	
1909	BX	6	Box elder	Acer negundo	GOOD	
1910	SC	9	Scotch Pine	Pinus sylvestris	FAIR	
1911	SC	10	Scotch Pine	Pinus sylvestris	FAIR	
1912	RM	5	Red Maple	Acer rubrum	GOOD	
1913	BX	6	Box elder	Acer negundo	GOOD	
1914	SC	9	Scotch Pine	Pinus sylvestris	GOOD	
1915	BX	4	Box elder	Acer negundo	POOR	
1916	SC	7	Scotch Pine	Pinus sylvestris	FAIR	
1917	BX	7	Box elder	Acer negundo	FAIR	X2
1918	E	8	American Elm	Ulmus americana	POOR	
1919	E	5	American Elm	Ulmus americana	GOOD	
1920	SC	8	Scotch Pine	Pinus sylvestris	GOOD	
1921	SC	4	Scotch Pine	Pinus sylvestris	FAIR	
1922	E	4	American Elm	Ulmus americana	GOOD	
1923	E	7	American Elm	Ulmus americana	POOR	X3
1924	BC	5	Wild Black Cherry	Prunus serotina	FAIR	
1925	SC	4	Scotch Pine	Pinus sylvestris	FAIR	
1926	SC	7	Scotch Pine	Pinus sylvestris	FAIR	
1927	SS	4	Sassafras	Sassafras albidum	GOOD	
1928	SS	4	Sassafras	Sassafras albidum	GOOD	
1929	SS	4	Sassafras	Sassafras albidum	GOOD	
1930	E	9	American Elm	Ulmus americana	GOOD	X2
1931	RM	5	Red Maple	Acer rubrum	GOOD	
1932	BC	9	Wild Black Cherry	Prunus serotina	GOOD	
1933	D	4	Dogwood	Cornus florida	POOR	X2
1934	BX	5	Box elder	Acer negundo	FAIR	
1935	SC	8	Scotch Pine	Pinus sylvestris	GOOD	
1936	SC	9	Scotch Pine	Pinus sylvestris	FAIR	
1937	RM	5	Red Maple	Acer rubrum	GOOD	
1938	BX	4	Box elder	Acer negundo	FAIR	
1939	SC	10	Scotch Pine	Pinus sylvestris	GOOD	
1940	SC	7	Scotch Pine	Pinus sylvestris	FAIR	
1941	RM	4	Red Maple	Acer rubrum	GOOD	
1942	SC	6	Scotch Pine	Pinus sylvestris	FAIR	
1943	SC	7	Scotch Pine	Pinus sylvestris	FAIR	
1944	SS	9	Sassafras	Sassafras albidum	GOOD	
1945	SC	6	Scotch Pine	Pinus sylvestris	FAIR	X3
1946	SS	4	Sassafras	Sassafras albidum	GOOD	
1947	SS	5	Sassafras	Sassafras albidum	GOOD	
1948	SS	4	Sassafras	Sassafras albidum	GOOD	
1949	WO	7	White Oak	Quercus alba	GOOD	
1950	E	7	American Elm	Ulmus americana	GOOD	
1951	E	5	American Elm	Ulmus americana	GOOD	
1952	WO	7	White Oak	Quercus alba	FAIR	
1953	RM	6	Red Maple	Acer rubrum	GOOD	
1954	SC	7	Scotch Pine	Pinus sylvestris	POOR	
1955	SC	6	Scotch Pine	Pinus sylvestris	GOOD	
1956	SC	4	Scotch Pine	Pinus sylvestris	POOR	
1957	RM	6	Red Maple	Acer rubrum	GOOD	
1958	SC	5	Scotch Pine	Pinus sylvestris	POOR	
1959	SC

TAG NO.	CODE	DBH	COMMON NAME	LATIN NAME	COND	COMMENT
2777	E	4	American Elm	Ulmus americana	GOOD	
2778	RM	10	Red Maple	Acer rubrum	GOOD	
2779	SS	6	Sassafras	Sassafras albidum	FAIR	
2780	SS	7	Sassafras	Sassafras albidum	FAIR	
2781	RO	6	Red Oak	Quercus rubra	GOOD	
2782	SS	4	Sassafras	Sassafras albidum	GOOD	
2783	CT	9	Cottonwood	Populus deltoides	GOOD	
2784	RM	5	Red Maple	Acer rubrum	GOOD	
2785	RM	7	Red Maple	Acer rubrum	GOOD	
2786	D	4	Dogwood	Cornus florida	FAIR	
2787	RM	5	Red Maple	Acer rubrum	GOOD	
2788	RM	6	Red Maple	Acer rubrum	GOOD	X2
2789	RM	5	Red Maple	Acer rubrum	GOOD	
2790	BC	5	Wild Black Cherry	Prunus serotina	GOOD	
2791	SC	5	Scotch Pine	Pinus sylvestris	POOR	
2792	SS	5	Sassafras	Sassafras albidum	FAIR	
2793	SC	7	Scotch Pine	Pinus sylvestris	POOR	
2794	PB	4	Paper Birch	Betula papyrifera	GOOD	
2795	RM	4	Red Maple	Acer rubrum	GOOD	
2796	BC	4	Wild Black Cherry	Prunus serotina	GOOD	
2797	RM	7	Red Maple	Acer rubrum	GOOD	X3
2798	BC	4	Wild Black Cherry	Prunus serotina	GOOD	
2799	RO	8	Red Oak	Quercus rubra	GOOD	
2800	PB	4	Paper Birch	Betula papyrifera	FAIR	X2
2801	RM	4	Red Maple	Acer rubrum	GOOD	
2802	RM	5	Red Maple	Acer rubrum	GOOD	
2803	SS	7	Sassafras	Sassafras albidum	GOOD	
2804	SM	6	Silver Maple	Acer saccharinum	GOOD	
2805	SM	5	Silver Maple	Acer saccharinum	GOOD	
2806	SM	6	Silver Maple	Acer saccharinum	GOOD	
2807	D	8	Dogwood	Cornus florida	GOOD	
2808	RM	8	Red Maple	Acer rubrum	GOOD	
2809	RM	5	Red Maple	Acer rubrum	GOOD	
2810	RM	6	Red Maple	Acer rubrum	GOOD	X2
2811	PB	4	Paper Birch	Betula papyrifera	GOOD	
2812	RO	7	Red Oak	Quercus rubra	GOOD	
2813	BC	7	Wild Black Cherry	Prunus serotina	GOOD	
2814	PB	5	Paper Birch	Betula papyrifera	GOOD	
2815	SS	4	Sassafras	Sassafras albidum	GOOD	
2816	PB	5	Paper Birch	Betula papyrifera	FAIR	
2817	PB	4	Paper Birch	Betula papyrifera	GOOD	
2818	RM	5	Red Maple	Acer rubrum	FAIR	
2819	RM	6	Red Maple	Acer rubrum	GOOD	
2820	BC	5	Wild Black Cherry	Prunus serotina	GOOD	
2821	RM	8	Red Maple	Acer rubrum	GOOD	X2
2822	RM	6	Red Maple	Acer rubrum	GOOD	
2823	SC	8	Scotch Pine	Pinus sylvestris	POOR	
2824	RM	5	Red Maple	Acer rubrum	GOOD	
2825	SC	5	Scotch Pine	Pinus sylvestris	POOR	
2826	SC	6	Scotch Pine	Pinus sylvestris	GOOD	
2827	CT	8	Cottonwood	Populus deltoides	GOOD	
2828	SS	7	Sassafras	Sassafras albidum	GOOD	
2829	SM	5	Silver Maple	Acer saccharinum	GOOD	
2830	RM	5	Red Maple	Acer rubrum	GOOD	X2
2831	RM	5	Red Maple	Acer rubrum	GOOD	
2832	D	4	Dogwood	Cornus florida	GOOD	
2833	BC	7	Wild Black Cherry	Prunus serotina	GOOD	
2834	RM	10	Red Maple	Acer rubrum	GOOD	
2835	RM	9	Red Maple	Acer rubrum	GOOD	
2836	SM	9	Silver Maple	Acer saccharinum	GOOD	
2837	RM	5	Red Maple	Acer rubrum	POOR	
2838	SM	7	Silver Maple	Acer saccharinum	GOOD	
2839	RM	6	Red Maple	Acer rubrum	GOOD	
2840	D	5	Dogwood	Cornus florida	GOOD	
2841	SM	9	Silver Maple	Acer saccharinum	GOOD	
2842	SM	9	Silver Maple	Acer saccharinum	GOOD	
2843	RM	6	Red Maple	Acer rubrum	GOOD	
2844	SM	6	Silver Maple	Acer saccharinum	GOOD	
2845	RM	9	Red Maple	Acer rubrum	GOOD	
2846	BC	6	Wild Black Cherry	Prunus serotina	FAIR	
2847	SM	9	Silver Maple	Acer saccharinum	GOOD	
2848	RM	5	Red Maple	Acer rubrum	GOOD	
2849	SM	9	Silver Maple	Acer saccharinum	GOOD	
2850	SM	5	Silver Maple	Acer saccharinum	GOOD	
2851	RM	6	Red Maple	Acer rubrum	GOOD	
2852	SM	9	Silver Maple	Acer saccharinum	GOOD	X3
2853	BC	5	Wild Black Cherry	Prunus serotina	FAIR	
2854	RM	5	Red Maple	Acer rubrum	GOOD	
2855	BC	5	Wild Black Cherry	Prunus serotina	GOOD	
2856	BC	4	Wild Black Cherry	Prunus serotina	GOOD	
2857	BC	6	Wild Black Cherry	Prunus serotina	GOOD	
2858	CT	9	Cottonwood	Populus deltoides	GOOD	X2
2859	BC	5	Wild Black Cherry	Prunus serotina	GOOD	
2860	D	5	Dogwood	Cornus florida	GOOD	
2861	BC	8	Wild Black Cherry	Prunus serotina	GOOD	
2862	SS	7	Sassafras	Sassafras albidum	GOOD	
2863	RM	6	Red Maple	Acer rubrum	FAIR	
2864	SM	6	Silver Maple	Acer saccharinum	GOOD	
2865	E	4	American Elm	Ulmus americana	GOOD	X2
2866	RM	5	Red Maple	Acer rubrum	GOOD	
2867	RM	9	Red Maple	Acer rubrum	GOOD	
2868	D	6	Dogwood	Cornus florida	GOOD	
2869	SM	10	Silver Maple	Acer saccharinum	GOOD	X2
2870	RM	10	Red Maple	Acer rubrum	GOOD	
2871	E	5	American Elm	Ulmus americana	POOR	
2872	WO	9	White Oak	Quercus alba	GOOD	
2873	E	4	American Elm	Ulmus americana	GOOD	
2874	WO	7	White Oak	Quercus alba	GOOD	
2875	WO	10	White Oak	Quercus alba	GOOD	
2876	WO	10	White Oak	Quercus alba	GOOD	

TAG NO.	CODE	DBH	COMMON NAME	LATIN NAME	COND	COMMENT
2877	C	6	Catalpa	Catalpa speciosa	GOOD	
2878	D	6	Dogwood	Cornus florida	GOOD	
2879	RM	8	Red Maple	Acer rubrum	GOOD	
2880	RM	4	Red Maple	Acer rubrum	GOOD	
2881	RM	4	Red Maple	Acer rubrum	GOOD	X2
2882	RM	4	Red Maple	Acer rubrum	FAIR	
2883	RO	9	Red Oak	Quercus rubra	GOOD	
2884	RM	9	Red Maple	Acer rubrum	GOOD	
2885	RM	9	Red Maple	Acer rubrum	GOOD	
2886	WO	5	White Oak	Quercus alba	FAIR	
2887	E	6	American Elm	Ulmus americana	GOOD	
2888	RM	7	Red Maple	Acer rubrum	GOOD	
2889	SM	10	Silver Maple	Acer saccharinum	GOOD	
2890	SM	8	Silver Maple	Acer saccharinum	GOOD	
2891	SM	4	Silver Maple	Acer saccharinum	GOOD	
2892	RM	7	Red Maple	Acer rubrum	GOOD	
2893	RM	4	Red Maple	Acer rubrum	GOOD	
2894	RM	6	Red Maple	Acer rubrum	GOOD	
2895	D	10	Dogwood	Cornus florida	GOOD	
2896	WO	6	White Oak	Quercus alba	FAIR	
2897	WO	6	White Oak	Quercus alba	FAIR	
2898	SM	5	Silver Maple	Acer saccharinum	GOOD	X3
2899	RM	9	Red Maple	Acer rubrum	GOOD	
2900	E	7	American Elm	Ulmus americana	GOOD	
2901	E	4	American Elm	Ulmus americana	GOOD	
2902	SM	5	Silver Maple	Acer saccharinum	GOOD	
2903	CT	9	Cottonwood	Populus deltoides	GOOD	
2904	BX	5	Box elder	Acer negundo	FAIR	
2905	SM	9	Silver Maple	Acer saccharinum	GOOD	X2
2906	PN	4	Pin Cherry	Prunus pennsylvanica	POOR	X2
2907	RM	8	Red Maple	Acer rubrum	GOOD	X2
2908	RM	8	Red Maple	Acer rubrum	GOOD	
2909	BC	5	Wild Black Cherry	Prunus serotina	GOOD	
2910	RM	7	Red Maple	Acer rubrum	GOOD	
2911	BC	4	Wild Black Cherry	Prunus serotina	GOOD	
2912	BC	6	Wild Black Cherry	Prunus serotina	FAIR	
2913	RM	5	Red Maple	Acer rubrum	GOOD	X2
2914	RM	4	Red Maple	Acer rubrum	GOOD	
2915	CT	7	Cottonwood	Populus deltoides	POOR	
2916	BC	4	Wild Black Cherry	Prunus serotina	POOR	
2917	BC	4	Wild Black Cherry	Prunus serotina	POOR	
2918	BC	5	Wild Black Cherry	Prunus serotina	POOR	
2919	RM	7	Red Maple	Acer rubrum	GOOD	
2920	PB	4	Paper Birch	Betula papyrifera	GOOD	
2921	RM	4	Red Maple	Acer rubrum	FAIR	
2922	RM	6	Red Maple	Acer rubrum	GOOD	
2923	BC	6	Wild Black Cherry	Prunus serotina	FAIR	
2924	BC	4	Wild Black Cherry	Prunus serotina	POOR	
2925	SM	6	Silver Maple	Acer saccharinum	GOOD	
2926	RM	6	Red Maple	Acer rubrum	GOOD	
2927	BC	4	Wild Black Cherry	Prunus serotina	GOOD	
2928	CT	7	Cottonwood	Populus deltoides	GOOD	
2929	BC	6	Wild Black Cherry	Prunus serotina	GOOD	
2930	BC	4	Wild Black Cherry	Prunus serotina	GOOD	
2931	RM	6	Red Maple	Acer rubrum	GOOD	
2932	RM	5	Red Maple	Acer rubrum	GOOD	
2933	RM	6	Red Maple	Acer rubrum	GOOD	
2934	RM	6	Red Maple	Acer rubrum	GOOD	
2935	SC	7	Scotch Pine	Pinus sylvestris	FAIR	
2936	CT	4	Cottonwood	Populus deltoides	GOOD	
2937	BC	4	Wild Black Cherry	Prunus serotina	POOR	
2938	SM	4	Silver Maple	Acer saccharinum	POOR	X2
2939	CT	10	Cottonwood	Populus deltoides	FAIR	
2940	CT	9	Cottonwood	Populus deltoides	GOOD	
2941	BC	4	Wild Black Cherry	Prunus serotina	GOOD	
2942	RM	9	Red Maple	Acer rubrum	GOOD	
2943	SM	5	Silver Maple	Acer saccharinum	GOOD	X3
2944	CT	10	Cottonwood	Populus deltoides	FAIR	
2945	RM	4	Red Maple	Acer rubrum	GOOD	
2946	SM	6	Silver Maple	Acer saccharinum	GOOD	
2947	BC	6	Wild Black Cherry	Prunus serotina	GOOD	
2948	WO	4	White Oak	Quercus alba	GOOD	
2949	PB	10	Paper Birch	Betula papyrifera	FAIR	
2950	CT	10	Cottonwood	Populus deltoides	GOOD	
2951	RM	8	Red Maple	Acer rubrum	GOOD	
2952	RM	5	Red Maple	Acer rubrum	GOOD	X2
2953	RM	7	Red Maple	Acer rubrum	GOOD	
2954	RM	4	Red Maple	Acer rubrum	FAIR	
2955	CT	5	Cottonwood	Populus deltoides	GOOD	
2956	CT	9	Cottonwood	Populus deltoides	FAIR	
2957	SM	6	Silver Maple	Acer saccharinum	GOOD	
2958	RM	4	Red Maple	Acer rubrum	GOOD	X2
2959	RM	8	Red Maple	Acer rubrum	GOOD	
2960	CT	7	Cottonwood	Populus deltoides	FAIR	
2961	D	7	Dogwood	Cornus florida	GOOD	
2962	RM	8	Red Maple	Acer rubrum	GOOD	
2963	D	5	Dogwood	Cornus florida	GOOD	
2964	D	5	Dogwood	Cornus florida	GOOD	
2965	RM	5	Red Maple	Acer rubrum	GOOD	
2966	D	5	Dogwood	Cornus florida	GOOD	
2967	RM	4	Red Maple	Acer rubrum	GOOD	
2968	RM	8	Red Maple	Acer rubrum	GOOD	X3
2969	CT	9	Cottonwood	Populus deltoides	GOOD	
2970	SM	6	Silver Maple	Acer saccharinum	GOOD	
2971	CT	6	Cottonwood	Populus deltoides	GOOD	
2972	SC	10	Scotch Pine	Pinus sylvestris	FAIR	
2973	D	5	Dogwood	Cornus florida	GOOD	
2974	BC	5	Wild Black Cherry	Prunus serotina	GOOD	
2975	PB	5	Paper Birch	Betula papyrifera	POOR	
2976	PB	4	Paper Birch	Betula papyrifera	POOR	

TAG NO.	CODE	DBH	COMMON NAME	LATIN NAME	COND	COMMENT
2977	SM	4	Silver Maple	Acer saccharinum	GOOD	
2978	BC	4	Wild Black Cherry	Prunus serotina	GOOD	
2979	BC	4	Wild Black Cherry	Prunus serotina	GOOD	
2980	SM	8	Silver Maple	Acer saccharinum	GOOD	
2981	RM	4	Red Maple	Acer rubrum	GOOD	
2982	RM	5	Red Maple	Acer rubrum	GOOD	
2983	CT	9	Cottonwood	Populus deltoides	GOOD	
2984	RM	6	Red Maple	Acer rubrum	GOOD	
2985	RM	4	Red Maple	Acer rubrum	GOOD	
2986	RM	8	Red Maple	Acer rubrum	GOOD	X2
2987	RM	4	Red Maple	Acer rubrum	GOOD	
2988	RM	7	Red Maple	Acer rubrum	GOOD	
2989	BC	4	Wild Black Cherry	Prunus serotina	FAIR	
2990	RM	7	Red Maple	Acer rubrum	GOOD	
2991	SM	9	Silver Maple	Acer saccharinum	GOOD	X3
2992	RM	5	Red Maple	Acer rubrum	GOOD	
2993	RM	6	Red Maple	Acer rubrum	GOOD	
2994	BC	5	Wild Black Cherry	Prunus serotina	FAIR	
2995	RM	5	Red Maple	Acer rubrum	GOOD	X2
2996	CT	8	Cottonwood	Populus deltoides	FAIR	
2997	RM	6	Red Maple	Acer rubrum	GOOD	X2
2998	RM	6	Red Maple	Acer rubrum	GOOD	X3
2999	PB	4	Paper Birch	Betula papyrifera	FAIR	
3000	RM	4	Red Maple	Acer rubrum	FAIR	X4
3295	RM	5	Red Maple	Acer rubrum	GOOD	
3296	PB	5	Paper Birch	Betula papyrifera	FAIR	
3297	PB	5	Paper Birch	Betula papyrifera	GOOD	
3298	SS	6	Sassafras	Sassafras albidum	GOOD	
3299	SS	7	Sassafras	Sassafras albidum	GOOD	
3300	SS	6	Sassafras	Sassafras albidum	GOOD	
3301	BC	5	Wild Black Cherry	Prunus serotina	GOOD	
3302	SS	4	Sassafras	Sassafras albidum	GOOD	
3303	SS	4	Sassafras	Sassafras albidum	GOOD	
3304	SS	5	Sassafras	Sassafras albidum	GOOD	
3305	SS	5	Sassafras	Sassafras albidum	GOOD	
3306	SM	6	Silver Maple	Acer saccharinum	GOOD	
3307	PB	5	Paper Birch	Betula papyrifera	GOOD	
3308	SS	8	Sassafras	Sassafras albidum	GOOD	
3309	SS	6	Sassafras	Sassafras albidum	GOOD	
3310	SS	6	Sassafras	Sassafras albidum	GOOD	
3311	SM	4	Silver Maple	Acer saccharinum	GOOD	
3312	SS	5	Sassafras	Sassafras albidum	GOOD	
3313	SS	4	Sassafras	Sassafras albidum	GOOD	
3314	SS	5	Sassafras	Sassafras albidum	GOOD	
3315	PB	5	Paper Birch	Betula papyrifera	FAIR	
3316	RM	8	Red Maple	Acer rubrum	FAIR	
3317	PB	4	Paper Birch	Betula papyrifera	FAIR	
3318	PB	4	Paper Birch	Betula papyrifera	GOOD	
3319	RM	5	Red Maple	Acer rubrum	GOOD	X2
3320	PB	5	Paper Birch	Betula papyrifera	GOOD	
3321	SS	4	Sassafras	Sassafras albidum	GOOD	
3322	PB	6	Paper Birch	Betula papyrifera	GOOD	
3323	PB	7	Paper Birch	Betula papyrifera	GOOD	
3324	PB	7	Paper Birch	Betula papyrifera	GOOD	
3325	RM	4	Red Maple	Acer rubrum	GOOD	
3326	SM	8	Silver Maple	Acer saccharinum	GOOD	X2
3327	RM	6	Red Maple	Acer rubrum	GOOD	
3328	RM	4	Red Maple	Acer rubrum	GOOD	X2
3329	PB	7	Paper Birch	Betula papyrifera	GOOD	
3330	CT	8	Cottonwood	Populus deltoides	GOOD	
3331	RM	6	Red Maple	Acer rubrum	GOOD	
3332	PB	5	Paper Birch	Betula papyrifera	GOOD	
3333	D	7	Dogwood	Cornus florida	FAIR	
3334	D	7	Dogwood	Cornus florida	GOOD	
3335	PB	5	Paper Birch	Betula papyrifera	GOOD	
3336	RM	4	Red Maple	Acer rubrum	GOOD	
3337	SM	8	Silver Maple	Acer saccharinum	GOOD	
3338	BC	4	Wild Black Cherry	Prunus serotina	GOOD	
3339	RM	4	Red Maple	Acer rubrum	GOOD	
3340	RM	7	Red Maple	Acer rubrum	GOOD	
3341	CT	8	Cottonwood	Populus deltoides	GOOD	
3342	RM	5	Red Maple	Acer rubrum	GOOD	X2
3343	RM	5	Red Maple	Acer rubrum	FAIR	
3344	D	7	Dogwood	Cornus florida	GOOD	
3345	SM	6	Silver Maple	Acer saccharinum	GOOD	
3346	RO	6	Red Oak	Quercus rubra	GOOD	
3347	SM	6	Silver Maple	Acer saccharinum	GOOD	
3348	SM	4	Silver Maple	Acer saccharinum	GOOD	
3349	RO	4	Red Oak	Quercus rubra	GOOD	
3350	SM	5	Silver Maple	Acer saccharinum	GOOD	
3351	RM	7	Red Maple	Acer rubrum	GOOD	
3352	PB	4	Paper Birch	Betula papyrifera	FAIR	
3353	CT	9	Cottonwood	Populus deltoides	GOOD	
3354	CT	7	Cottonwood	Populus deltoides	GOOD	
3355	SM	6	Silver Maple	Acer saccharinum	GOOD	
3356	SM	5	Silver Maple	Acer saccharinum	GOOD	
3357	SM	4	Silver Maple	Acer saccharinum	GOOD	
3358	SM	5	Silver Maple	Acer saccharinum	GOOD	
3359	SM	4	Silver Maple	Acer saccharinum	GOOD	
3360	CT	10	Cottonwood	Populus deltoides	GOOD	
3361	SM	4	Silver Maple	Acer saccharinum	GOOD	
3362	SM	5	Silver Maple	Acer saccharinum	GOOD	
3363	SM	8	Silver Maple	Acer saccharinum	FAIR	X2
3364	SM	7	Silver Maple	Acer saccharinum	GOOD	X3
3365	SM	8	Silver Maple	Acer saccharinum	GOOD	
3366	SM	10	Silver Maple	Acer saccharinum	GOOD	
3367	CT	10	Cottonwood	Populus deltoides	FAIR	
3368	SM	4	Silver Maple	Acer saccharinum	GOOD	
3369	SM	7	Silver Maple	Acer saccharinum	GOOD	
3370	SM	8	Silver Maple	Acer saccharinum	GOOD	

TAG NO.	CODE	DBH	COMMON NAME	LATIN NAME	COND	COMMENT
3371	RM	5	Red Maple	Acer rubrum	GOOD	
3372	E	6	American Elm	Ulmus americana	GOOD	
3373	BC	4	Wild Black Cherry	Prunus serotina	GOOD	
3374	SM	5	Silver Maple	Acer saccharinum	GOOD	X2
3375	E	6	American Elm	Ulmus americana	GOOD	
3376	E	4	American Elm	Ulmus americana	GOOD	
3377	SM	6	Silver Maple	Acer saccharinum	GOOD	
3378	SC	7	Scotch Pine	Pinus sylvestris	POOR	
3379	SC	8	Scotch Pine	Pinus sylvestris	GOOD	
3380	RM	9	Red Maple	Acer rubrum	GOOD	X3
3381	SC	6	Scotch Pine	Pinus sylvestris	GOOD	
3382	SC	10	Scotch Pine	Pinus sylvestris	FAIR	
3383	SC	10	Scotch Pine	Pinus sylvestris	GOOD	
3384	SC	6	Scotch Pine	Pinus sylvestris	GOOD	
3385	SC	6	Scotch Pine	Pinus sylvestris	FAIR	
3386	SC	6	Scotch Pine	Pinus sylvestris	GOOD	
3387	SC	7	Scotch Pine	Pinus sylvestris	FAIR	
3388	SC	6	Scotch Pine	Pinus sylvestris	FAIR	
3389	SC	8	Scotch Pine	Pinus sylvestris	GOOD	
3390	SC	8	Scotch Pine	Pinus sylvestris	GOOD	
3391	SC	7	Scotch Pine	Pinus sylvestris	FAIR	
3392	SC	8	Scotch Pine	Pinus sylvestris	GOOD	
3393	SC	4	Scotch Pine	Pinus sylvestris	POOR	
3394	BC	4	Wild Black Cherry	Prunus serotina	GOOD	
3395	BC	6	Wild Black Cherry	Prunus serotina	GOOD	
3396	BC	5	Wild Black Cherry	Prunus serotina	GOOD	
3397	BC	4	Wild Black Cherry	Prunus serotina	GOOD	
3398	WO	4	White Oak	Quercus alba	GOOD	
3399	SC	10	Scotch Pine	Pinus sylvestris	FAIR	
3400	BX	7	Box elder	Acer negundo	GOOD	
3401	SC	6	Scotch Pine	Pinus sylvestris	GOOD	
3402	SC	9	Scotch Pine	Pinus sylvestris	FAIR	
3403	SC	8	Scotch Pine	Pinus sylvestris	FAIR	
3404	SC	4	Scotch Pine	Pinus sylvestris	POOR	
3405	SC	7	Scotch Pine	Pinus sylvestris	FAIR	
3406	SC	7	Scotch Pine	Pinus sylvestris	FAIR	
3407	SC	7	Scotch Pine	Pinus sylvestris	GOOD	
3408	SC	5	Scotch Pine	Pinus sylvestris	FAIR	
3409	SC	6	Scotch Pine	Pinus sylvestris	FAIR	
3410	SC	9	Scotch Pine	Pinus sylvestris	GOOD	
3411	SC	6	Scotch Pine	Pinus sylvestris	GOOD	
3412	SC	8	Scotch Pine	Pinus sylvestris	GOOD	
3413	SC	5	Scotch Pine	Pinus sylvestris	FAIR	
3414	SC	4	Scotch Pine	Pinus sylvestris	GOOD	
3415	SC	7	Scotch Pine	Pinus sylvestris	FAIR	
3416	SC	9	Scotch Pine	Pinus sylvestris	GOOD	
3417	SC	9	Scotch Pine	Pinus sylvestris	GOOD	

No.	BY	CHK	DESCRIPTION	DATE

REVISIONS

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MONDRIAN PROPERTIES
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SHELBY TWP., MI 48315

TREE LISTING
HUNTERS PARK
PART OF THE SW 1/4 OF SECTION 13, T.2N., R.11E.,
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

DES.	TMK	DN.	TMK	SUR.	DEC	P.M.	JBT

J:\2013Proj\2013168 HUNTERS PARK - JB\Dwg\Site Plan\2-P-TL REC 2013-11168.dwg

ORIGINAL
ISSUE DATE: NOV. 15, 2013

PEA JOB NO. 2013-168

SCALE: 1" = 50'

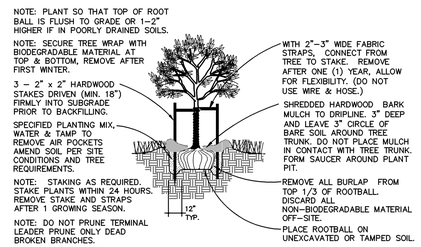
DRAWING NUMBER:
P-8

GENERAL PLANTING NOTES:

1. Landscape contractor shall visit site, inspect existing site conditions and review proposed planting and related work. In case of discrepancy between plan and plant list, plan shall govern quantities. Contact Landscape Architect with any concerns.
2. Contractor shall verify locations of all on site utilities prior to beginning construction on his/her phase of work. Electric, gas, telephone, cable television may be located by calling MISS DIG 1-800-482-7171. Any damage or interruption of services shall be the responsibility of Contractor. Contractor shall coordinate all related activities with other trades on the job and shall report any unacceptable job conditions to Owner's Representative prior to commencing.
3. All plant material to be premium grade nursery stock and shall satisfy American Association of Nurserymen standard for Nursery Stock. All landscape material shall be Northern Grown, No. 1. Grade.
4. Contractor is responsible for verifying all quantities shown on landscape plan prior to pricing the work.
5. The owner's representative reserves the right to reject any plant material not meeting specifications.
6. All single stem shade trees to have straight trunks and symmetrical crowns.
7. All single trunk shade trees to have a central leader; trees with forked or irregular trunks will not be accepted.
8. All multi stem trees shall be heavily branched and have symmetrical crowns. One sided trees or those with thin or open crowns shall not be accepted.
9. All evergreen trees shall be heavily branched and full to the ground, symmetrical in shape and not sheared for the last five growing seasons.
10. All trees to have clay or clay loam balls, trees with sand balls Will Be Rejected.
11. No machinery is to be used within the drip line of existing trees; Hand grade all lawn areas within the drip line of existing trees.
12. All tree locations shall be staked by Landscape Contractor and are subject to the approval of the landscape Architect prior to installation of the plant material.
13. It is mandatory that positive drainage is provided away from from all buildings.
14. All planting beds shall receive 4" shredded hardwood bark mulch, see specifications. Shredded palette and died mulch will not be accepted.
15. All landscaped areas shall receive 3" compacted topsoil.
16. Maintenance: All plant material shall be maintained in good condition by mowing, watering, mulch, etc., so as to present a healthy neat and orderly appearance free from refuse and debris.

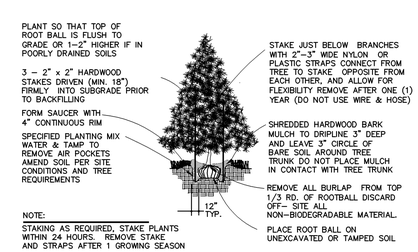
TREE LIST:

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC	COMMENTS
4	AC8	White Fir	*Abies concolor*	8' Ht.	B&B	Non-Native
10	AR2.5	Red Maple	*Acer rubrum*	2.5" Cal.	B&B	Native
7	AS2.5	Sugar Maple	*Acer saccharum 'Green Mountain'*	2.5" Cal.	B&B	Native
21	CO2.5	Common Hackberry	*Celtis occidentalis*	2.5" Cal.	B&B	Native
7	PA8	Norway Spruce	*Picea abies*	8' Ht.	B&B	Non-Native
16	PD8	Black Hills Spruce	*Picea glauca 'Densata'*	8' Ht.	B&B	Native
7	PP8	Colorado Spruce	*Picea pungens*	8' Ht.	B&B	Non-Native
3	QM2.5	Bur Oak	*Quercus macrocarpa*	2.5" Cal.	B&B	Native
10	QR2.5	Red Oak	*Quercus rubra*	2.5" Cal.	B&B	Native
						82% Native Trees



DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE



EVERGREEN TREE PLANTING DETAIL

NOT TO SCALE

Stormwater Seed Mixture by J.F.New p 574-586-2412.
Seed mix includes the following:

BOTANICAL NAME	COMMON NAME
Permanent Grasses	
Carex cristatella	Crested Oval Sedge
Carex lurida	Bottlebrush Sedge
Carex vulpinoidea	Brown Fox Sedge
Glyceria striata	Virginia Wild Rye
Juncus effusus	Common Rush
Juncus torreyi	Torrey's Rush
Leersia oryzoides	Rice Cut Grass
Panicum virgatum	Switch Grass
Scirpus atrovirens	Dark Green Rush
Scirpus cyperinus	Wool Grass
Scirpus fluviatilis	River Bulrush
Scirpus validus	Great Bulrush
Temporary Cover	
Avena sativa	Common Oat
Lolium multiflorum	Annual Rye
Forbs & Shrubs	
Alisma spp.	Winter Plantain Mix
Asclepias incarnata	Swamp Milkweed
Bidens spp.	Bidens Mix
Helenium autumnale	Sneezeweed
Lycopus americanus	Common Water Horehound
Mimulus ringens	Monkey Flower
Penthorum sedoides	Ditch Stonecrop
Polygonum pensylvanicum	Pinkweed
Rudbeckia subtomentosa	Sweet Black-Eyed Susan
Sagittaria latifolia	Common Arrowhead
Senna hebecarpa	Wild Senna
Thalictrum dasycarpum	Purple Meadow Rue

KEY:

= RIGHT OF WAY TREES

= STREET TREES
NOTE: FINAL LOCATION SHALL BE ADJUSTED FOR DRIVEWAYS

= DETENTION BASIN TREES

= NON IRRIGATED SEED LAWN (CONTRACTOR SHALL REPLACE ALL DISTURBED AREAS WITH LAWN. FIELD VERIFY LIMITS OF DISTURBANCE.)

= STORMWATER SEED MIX BY J.F. NEW p. 574-586-2412 STAKED MULCH BLANKET ON BASIN SLOPES

LANDSCAPE CALCULATIONS:
PER CITY OF TROY ZONING ORDINANCE

RIGHT OF WAY / BUFFER ZONE
REQUIRED: 1 TREE / 10 LF
300 LF / 10 LF = 30 TREES

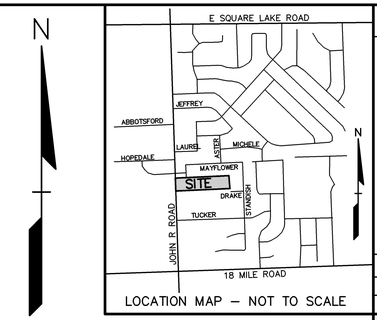
PROVIDED: 30 EVERGREEN TREES

INTERNAL PUBLIC ROADS STREET TREES
REQUIRED: 1 TREE / 50 LF
2228 LF / 50 LF = 45 TREES

PROVIDED: 45 TREES

JOHN R. ROAD ADJACENT TO R.O.W. STREET TREES
REQUIRED: 1 TREE / 50 LF
300 LF / 50 LF = 6 TREES

PROVIDED: 6 TREES



LOCATION MAP - NOT TO SCALE

GRAPHIC SCALE

-50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

LANDSCAPE NOTES:
SITE CONDOMINIUM AND SUBDIVISION LANDSCAPING ARE REGULATED BY SECTION 13.02.F.2. THE PLAN INCLUDES A DIVERSIFIED MIX OF DECIDUOUS AND EVERGREENS. ALL SPECIES FALL WITHIN TROY REGULATIONS AND ARE NOT PROHIBITED.

LANDSCAPE REQUIREMENTS AND TREATMENT ARE:

A. THE FRONTAGE OF ALL INTERNAL PUBLIC OR PRIVATE STREETS SHALL BE LANDSCAPED WITH THE EQUIVALENT OF ONE (1) TREE FOR EVERY (50) LINEAL FEET, OR FRACTION THEREOF. SUCH STREET TREES SHALL MEET THE MINIMUM SIZE, SPACING AND SPECIES REQUIREMENTS SET FORTH IN SECTIONS 13.02.H AND 13.02.I.

BASED ON 2,228 FEET OF INTERNAL PUBLIC ROADS 45 TREES WILL BE PLANTED. THE MIX INCLUDES SUGAR MAPLE, RED MAPLE, HACKBERRY, BUR OAK AND RED OAK.

B. WHERE A SUBDIVISION OR SITE CONDOMINIUM CONTAINS USES WHICH ARE MORE INTENSE OR INCOMPATIBLE WITH ADJOINING PROPERTY, THE SCREENING REQUIREMENTS SET FOR IN SECTION 13.02.B SHALL BE MET. THE PRESERVATION OF EXISTING TREES ALONG PERIMETER BOUNDARIES IS ENCOURAGED REGARDLESS OF WHETHER SCREENING IS REQUIRED.

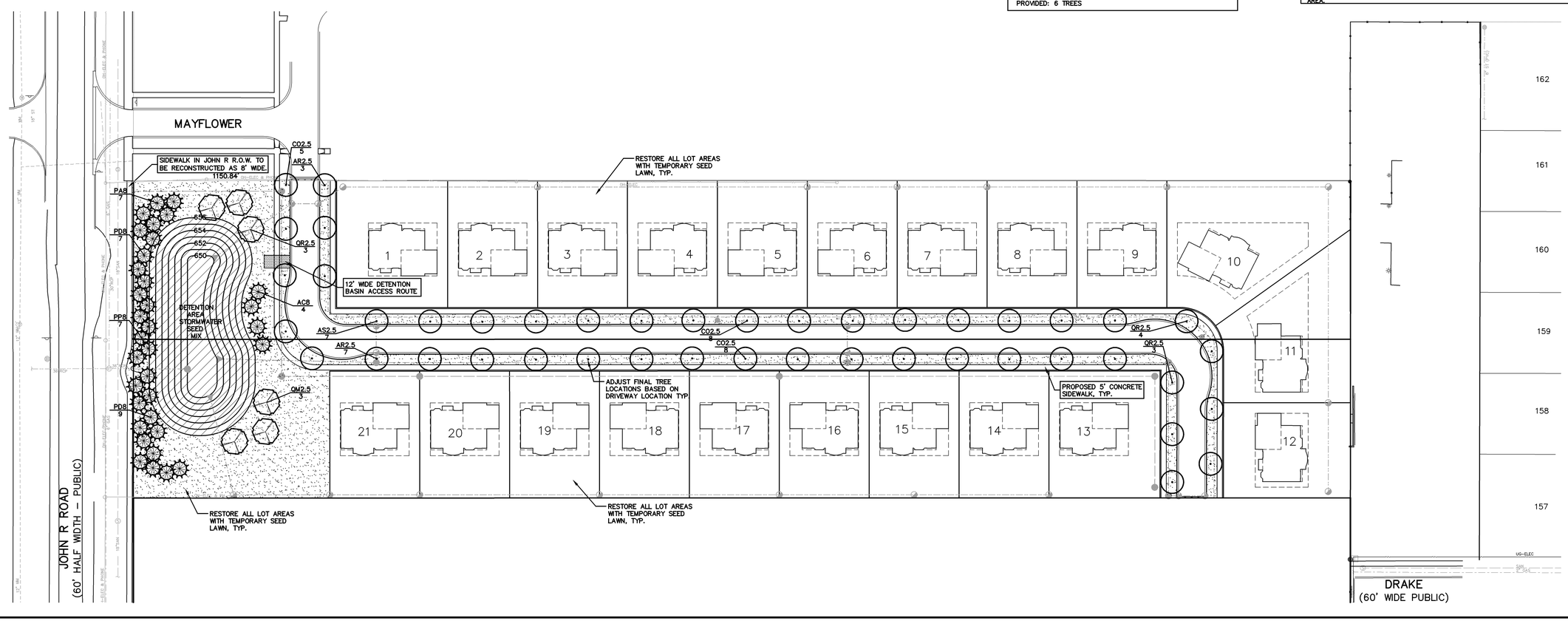
WHILE NOT APPLICABLE, A 15-FOOT BUFFER ALONG THE EAST PROPERTY LINE IS PROVIDED.

C. WHERE A SUBDIVISION OR SITE CONDOMINIUM ABUTS A STREET RIGHT-OF-WAY OF EITHER ONE HUNDRED AND TWENTY (12) OR ONE HUNDRED AND FIFTY (150) FEET AS DESIGNATED IN THE CITY OF TROY MATER PLAN, THE SCREENING ALTERNATIVE NUMBER 2, AS SET FORTH IN TABLE 13.02-1, SHALL BE REQUIRED.

ADJACENT TO JOHN R. ROAD IT IS REQUIRED TO PROVIDE ONE (1) TREE PER FIFTY (50) LINEAR FEET. BASED ON 300 LINEAR FEET 6 TREES ARE REQUIRED. 6 TREES WILL BE PLANTED.

D. A LANDSCAPE PLAN FOR A SUBDIVISION OR SITE CONDOMINIUM DEVELOPMENT SHALL ALSO INCLUDE LANDSCAPING DETAILS OF THE ENTRANCE TO THE DEVELOPMENT, STORMWATER RETENTION AND/OR DETENTION AREAS, COMMUNITY BUILDINGS AND OTHER RECREATIONAL AREAS, AND ANY OTHER SITE IMPROVEMENT WHICH WOULD BE ENHANCED THOUGH THE ADDITION OF LANDSCAPING.

SCREENING AND PLANING DETAILS HAVE BEEN PROVIDED AT THE STORMWATER DETENTION AREA.



No.	BY	CHK	DESCRIPTION	DATE

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PRELIMINARY LANDSCAPE PLAN
HUNTERS PARK
PART OF THE SW 1/4 OF SECTION 12, T. 2N., R. 11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN

DES.	DN.	SUR.	P.M.
TMK	TMK	DEC	JBT

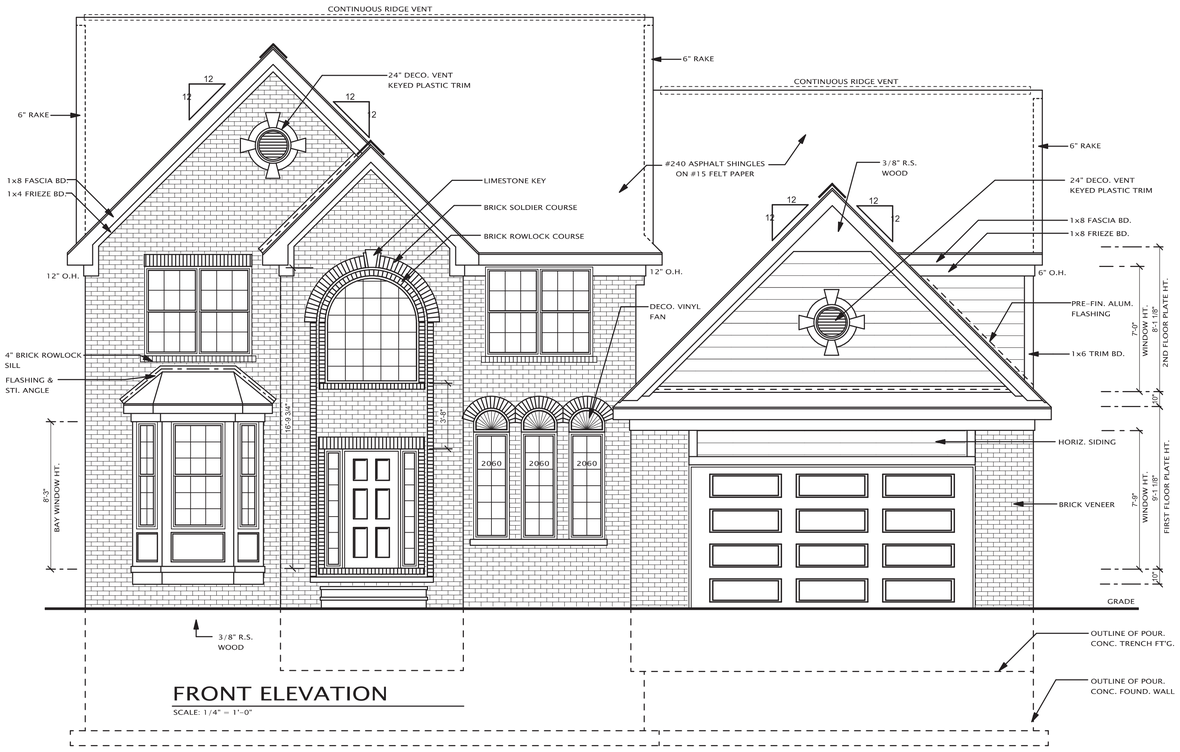
O:\New_2013\2013168 HUNTERS PARK - JA\Dwg\Site Plan\L-1\ LANDSCAPE-13168.dwg

ORIGINAL
ISSUE DATE: NOV. 15, 2013

PEA JOB NO. 2013-168

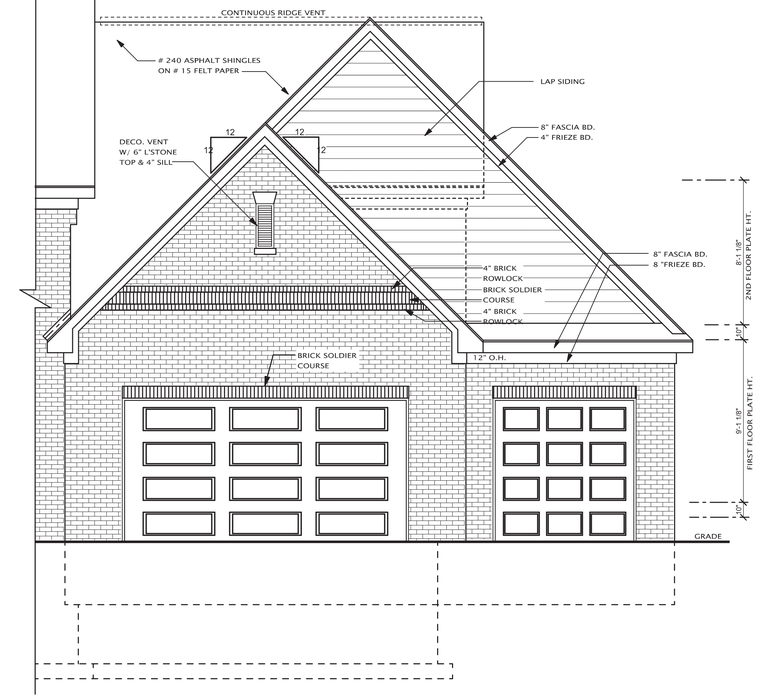
SCALE: 1" = 50'

DRAWING NUMBER:
L-1



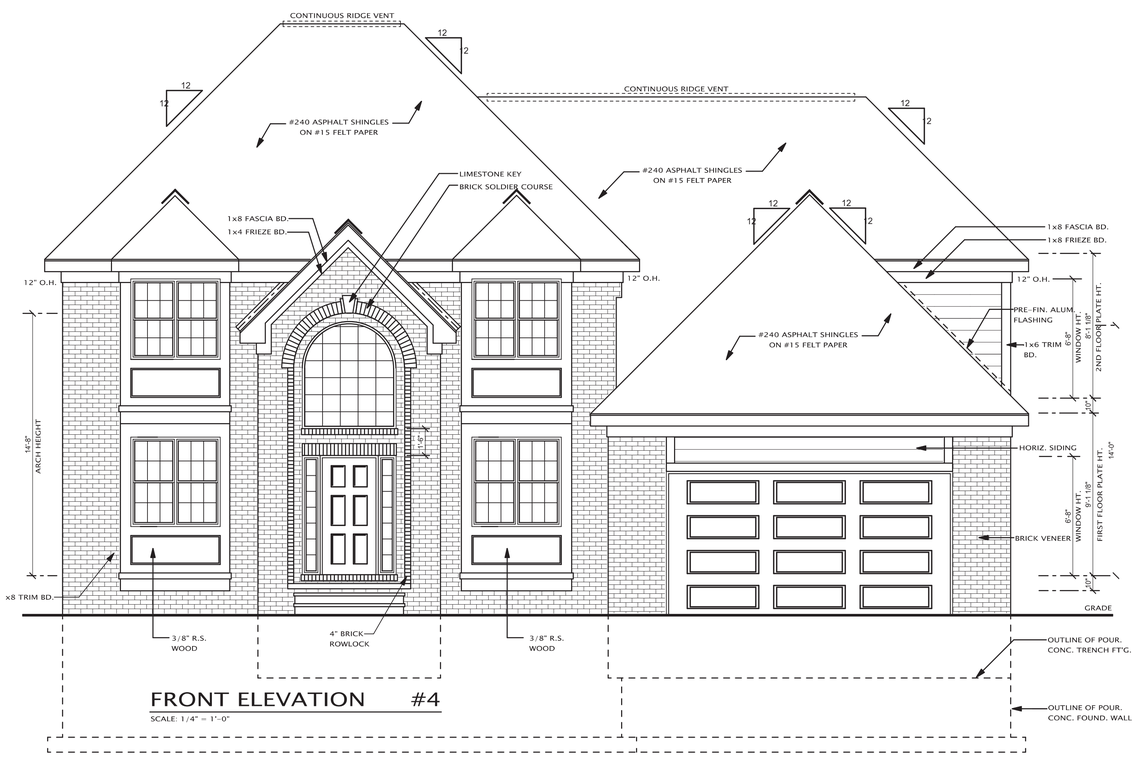
FRONT ELEVATION

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



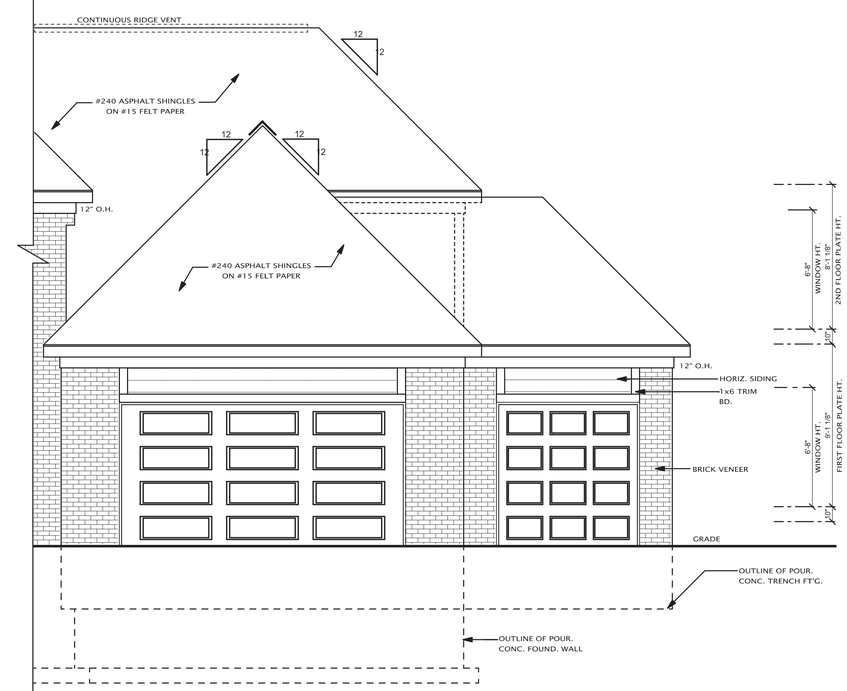
3-CAR FRONT ELEVATION

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



FRONT ELEVATION #4

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



3-CAR FRONT ELEVATION

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

JMP
Design + Build, Inc.
59231 VANDYKE AVE
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TEL 586.286.3010
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JPROSKOP@HOTMAIL.COM

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THE LANDEN "ESTATE"

BUILDER

MONDRIAN PROPERTIES

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Shelby Twp, MI 48315

SHEET TITLE:

FRONT & REAR ELEVATIONS

DATE:	DRAWN BY:
10-2-12 02-1-12 02-20-13	J.M.P.

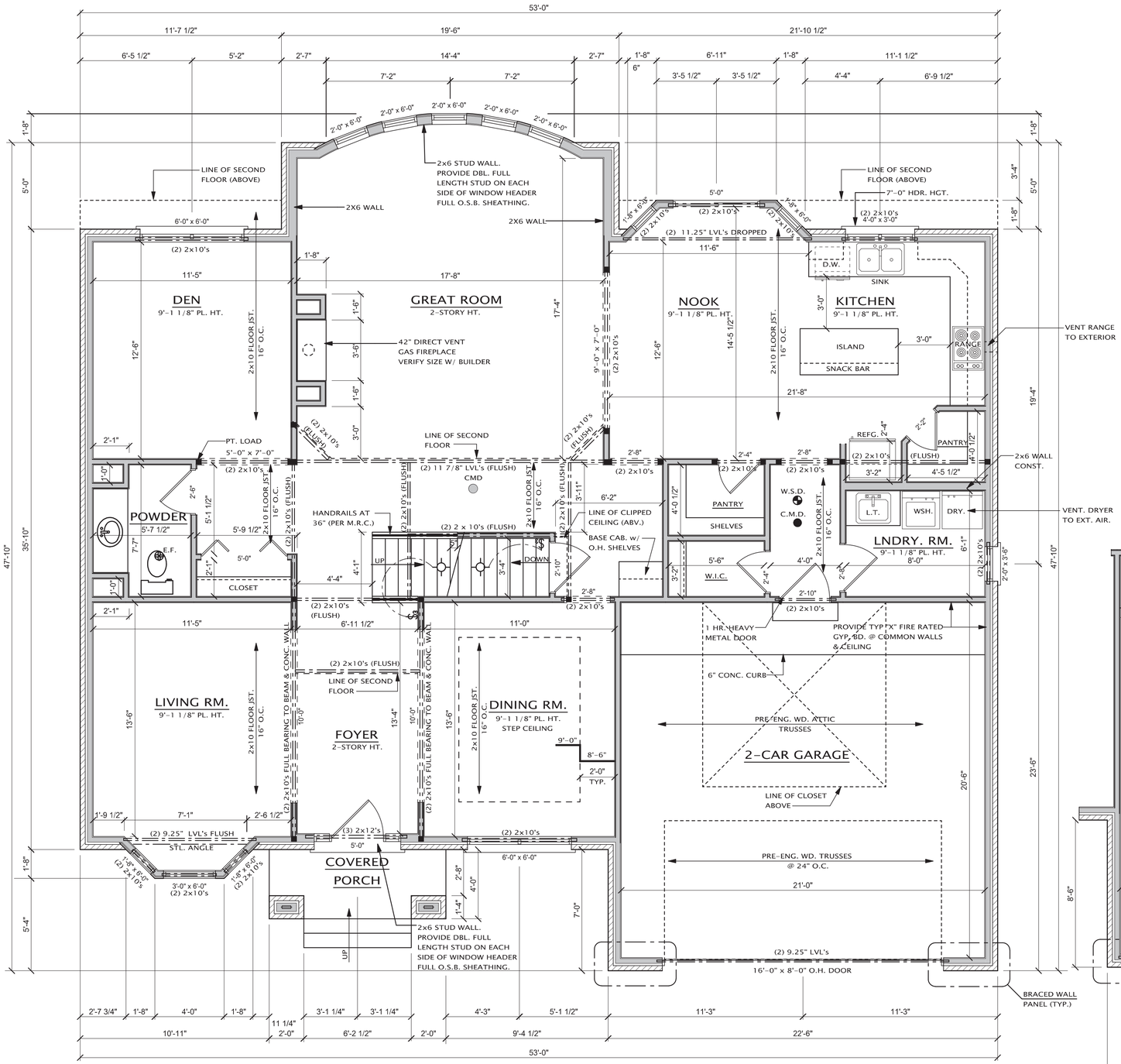
CHECKED BY:

J.M.P.

JOB NUMBER:

12 - 185

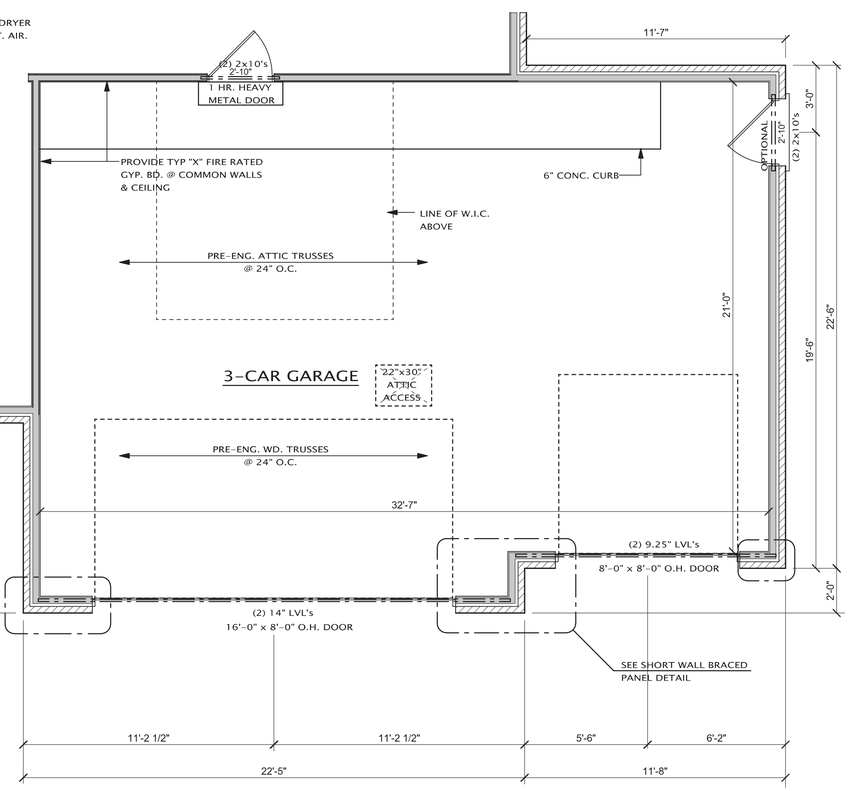
SHEET NUMBER:



FIRST FLOOR PLAN

ELEVATION #3

1ST FLOOR = 1,714 SQ. FT.
SECOND FLOOR = 1,448 SQ. FT.
TOTAL = 3,162 SQ. FT.



OPT. 3-CAR FRONT ENTRY GARAGE

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WASHINGTON TWP., MI 48094
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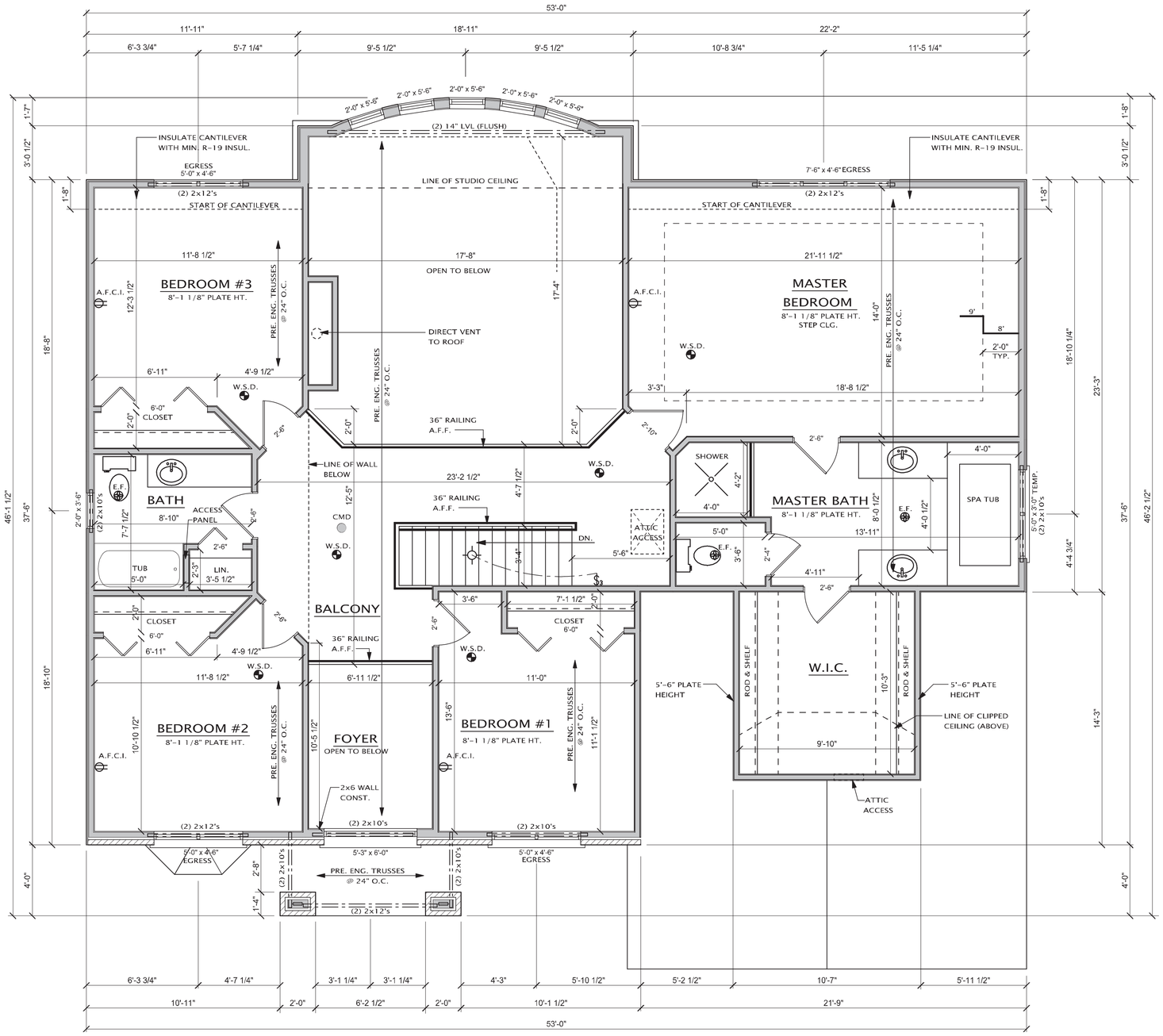
Shelby Twp, MI 48315

SHEET TITLE:
FIRST FLOOR PLAN

DATE:	DRAWN BY:
10-2-12 02-1-12 02-20-13	J.M.P.
	CHECKED BY: J.M.P.
	JOB NUMBER: 12 – 185
	SHEET NUMBER:



SECOND FLOOR PLAN

SECOND FLOOR 1,448 SQ. FT.

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SHEET TITLE:

SECOND FLOOR PLAN

DATE:
10-2-12
02-1-12
02-20-13

DRAWN BY: J.M.P.

CHECKED BY: J.M.P.

JOB NUMBER: 12 - 185

SHEET NUMBER: