CHARTER TOWNSHIP OF VAN BUREN PLANNING COMMISSION AGENDA Wednesday, August 26, 2020 – 7:30 PM REMOTE MEETING

To mitigate the spread of COVID-19, protect the public health, and provide essential protections to Van Buren Township residents; Van Buren Township's scheduled regular Planning Commission meetings beginning May 27th, 2020 will be conducted remotely in compliance with the State of Michigan Governor's Executive Orders regarding remote public meetings until further notice.

- Join by weblink: https://zoom.us/j/93194669507
- Or dial in by phone: +13126266799,,93194669507# or +19294362866,,93194669507#
- Webinar ID: 931 9466 9507

For instructions on how to join a Zoom meeting, make a public comment, ADA information, and virtual meeting compliance from the State please click here.

CALL TO ORDER:

ROLL CALL:

APPROVAL OF AGENDA:

MINUTES:

ITEM #1: Approval of minutes from the regular meeting of August 12, 2020.

CORRESPONDENCE:

PUBLIC HEARING:

ITEM #1: CASE 19-040 — CLOVER DEVELOPMENT - PUBLIC HEARING FOR PROPOSED

SENIOR HOUSING FACILITY.

TITLE: THE APPLICANT, CLOVER COMMUNITIES OF VAN BUREN LLC, IS REQUESTING

SPECIAL LAND USE APPROVAL FOR THE CONSTRUCTION OF A PROPOSED SENIOR

HOUSING FACILITY WITH 125 INDEPENDENT SENIOR HOUSING UNITS.

LOCATION: The property located on the west side of Belleville Road, between Taylor Road

and Ecorse and is zoned C-2 (Extensive Highway Business) District. The parcel is +/-17.7 acres in area including a +/-15.8 acre development site and a +/-1.9 acre

out parcel.

ACTION ITEMS: A. Planning Commission Opens Public Hearing.

B. Public Comment.

C. Planning Commission Adjourns Public Hearing.

NEW BUSINESS:

ITEM #1: CASE 20-019 – GILBERT HOMES COUNTRY WALK – SITE PLAN AMENDMENT.

TITLE: THE APPLICANT, GILBERT HOMES, IS REQUESTING AN AMENDMENT TO THE

APPROVED COUNTRY WALK SITE PLAN FOR REVISED SINGLE-FAMILY

ARCHITECTURAL ELEVATIONS.

LOCATION: THE UNFINISHED COUNTRY WALK SUBDIVISION IS THE SUBJECT OF THE REQUEST.

THE DEVELOPMENT IS LOCATED ON THE EAST SIDE OF MARTINSVILLE ROAD,

NORTH OF SAVAGE ROAD.

ACTION ITEMS: A. Presentation by the applicant.

B. Presentation by the Township Staff.

C. Planning Commission discussion.

D. Planning Commission considers action on the architectural approval.

ITEM #2: CASE 20-023 – GILBERT HOMES ARLENE ARBORS – SITE PLAN AMENDMENT.

TITLE: THE APPLICANT, GILBERT HOMES, IS REQUESTING AN AMENDMENT TO THE

APPROVED ARLENE ARBORS SITE PLAN FOR REVISED SINGLE-FAMILY

ARCHITECTURAL ELEVATIONS.

LOCATION: THE UNFINISHED ARLENE ARBORS SUBDIVISION IS THE SUBJECT OF THE

REQUEST. THE DEVELOPMENT IS LOCATED BETWEEN SUMPTER ROAD AND

MARTINSVILLE ROAD, SOUTH OF SAVAGE ROAD.

ACTION ITEMS: A. Presentation by the applicant.

B. Presentation by the Township Staff.

C. Planning Commission discussion.

D. Planning Commission considers action on the architectural approval.

GENERAL DISCUSSION:

ADJOURNMENT:

CHARTER TOWNSHIP OF VAN BUREN PLANNING COMMISSION - VIRTUAL MEETING ON ZOOM August 12, 2020 MINUTES - DRAFT

Prior to the start of the meeting, the public was given instructions on how to take part in the meeting.

Chairperson Thompson called the meeting to order at 7:30 p.m.

ROLL CALL:

Present: Franzoi, Jahr, Boynton, Kelley, Atchinson, Budd and Thompson.

Excused: None.

Staff: Director Power, Director Best and Secretary Harman. **Planning Representatives:** McKenna Associate, Vidya Krishnan.

Applicant(s) in Attendance: None.

Audience: Five (5).

APPROVAL OF AGENDA:

Motion Boynton, Kelley second to approve the agenda of August 12, 2020 as presented.

Roll Call:

Yeas: Kelley, Atchinson, Budd, Boynton, Jahr, Franzoi and Thompson.

Nays: None. Absent: None. Motion Carried.

APPROVAL OF MINUTES:

Motion Boynton, Franzoi second to approve the regular meeting minutes of July 22, 2020 as presented.

Roll Call:

Yeas: Jahr, Boynton, Kelley, Atchinson, Budd, Franzoi and Thompson.

Nays: None. Absent: None. Motion Carried.

OLD BUSINESS:

ITEM #1: RM, MULTIPLE DWELLING RESIDENTIAL DISTRICT AMENDMENTS.

TITLE: PROPOSED AMENDMENTS WOULD ALLOW FOR SINGLE-FAMILY DETACHED

DWELLINGS AT A DENSITY OF 6-7 UNITS PER ACRE AS A PERMITTED LAND USE BY RIGHT IN THE RM, MULTIPILE DWELLING RESIDENTIAL DISTRICT AND WOULD CONTEMPLATE DIMENSIONAL REQUIREMENTS FOR THESE DETACHED SINGLE-FAMILY DWELLINGS. THE AMENDMENTS WILL BE TO SECTION 3.107(B) AND 3.107(E) – RM, MULTIPLE DWELLING RESIDENTIAL DISTRICT – PERMITTED USES

AND DIMENSION REGULATIONS,

Director Power gave a brief overview of the detached single-family dwellings in the RM Zoning District and displayed the Future Land Use map. The Planning Commission is asked to continue considering zoning ordinance amendments which allow for a new categorization of detached single-family residential structures to be permitted in the RM-Multiple Family zoning district that have higher density than single-family residential and lower density than multiple family residential at 6-7 units per acre. There are 112 acres of undeveloped property in the RM District excluding the utility corridor and Harbour Club Golf Course, the undeveloped properties are either zoned or planned RM. Director Power discussed comparison projects for development, the Belleville Lake Condo project on Liberty Street and Cherry Hill Village in Canton Township. Cherry Hill Village units range from 4-12 units per acre and the Belleville Lake Condo project is approximately 6.7 units per acre. Other considerations include are the Belleville Lake Shoreline Ordinance impacts and the application of BLB district rights and restrictions under RM zoning. The Planning Commission is being asked to identify preferences, consider whether to accept the use, set the density, discuss related zoning ordinance adjustments and set a public hearing date.

Vidya Krishnan of McKenna Associates presented her RM (Multiple Family) District Amendment letter dated 8-5-20. The Planning Commission at the 7-22-20 meeting had directed her to provide details from a comparable development (Cherry Hill Village), located in Canton Township. Cherry Hill Village, a very large pedestrian friendly development is 338 acres with 11 tracts of land. The density varies with the Village core area having a density of 12-units per acre and the Village edge area having 4-5 units per acre. The architecture is strictly regulated with specific design regulations for smaller lots and smaller lots all have access mandated off a rear alleyway. The front setback is reduced and units have porches. The Cherry Hill Village area is designated as an overly district with specific standards set forth in the Zoning Ordinance. Mrs. Krishnan's review letter displays photographs of the different units and identifies the varying lot sizes.

Commissioners discussed the following questions and comments:

- Inquired if staff had reached out to a real estate agent to see how many days homes are typically on the market in Cherry Hill Village. The homes in Cherry Hill Village homes range from \$320,000-\$500,000, nothing lasts long on the market as the development is close to schools and the downtown area.
- Commissioner likes the look of the Cherry Hill Village homes with the garage in the back.
- Inquired if there could be a breakdown of the lot sizes, possibly having some 6-unit and some 7-unit lots. Staff informed that they generally stick to a consistent 1 set standard.
- Is Cherry Hill Village is a PRD? Yes, Cherry Hill Village is a PRD and is based on the Master Plan. It is also an overlay district that is part of the zoning ordinance.
- Why is the Harbour Club Golf Course excluded from the RM District acreage that could be developed? Director Power stated that it currently has a use assignment but can be included in that acreage.
- Commissioner dislikes the look of Cherry Hill Village, likes brick to the belt all the way around, likes the wider lots (6-units/acre) or a possible combination of lot sizes.
- Commissioners agreed they like the larger lots or a mixture of lot sizes and the garage in the back.
- Commissioner inquired what the criteria was to put in the ordinance to allow the larger lots. Asked staff for a list of items to earn the higher density.

- Why not make developments a PRD? A PRD is predominantly single-family detached and a lengthy process. Possibly use tools of the PRD.
- Commissioner would like to see some 7-unit per acre and 6-unit per acre, possibly a way
 to work with developers on criteria, no backyards facing the road and see market trends
 on the size of houses.
- The Township is missing middle sized housing types, concerned that adding to the RM District may lose sight of the goal to acquire middle sized housing types. Why not consider making the changes to R1-B District? Commissioner expressed concern of the change and possibility of it affecting the rest of the ordinance. Director Power advised the Master Plan sets the parameters for density. The RM District was a logical place to include multifamily residential dwellings. Vidya Krishnan informed that staff looked at single-family residential and looked at possible points of conflict throughout the ordinance. The change to the RM District corrects a lot of existing non-conforming structures within the Township.
- Commissioners expressed the importance of side yard setbacks and dislike of narrow side
 yards, the need to think seriously about what other structures will be allowed in those
 districts. Including a unit depth to width ratio, architectural standards, taking a look at
 accessory structures in general and including some of the aspects of a PRD.

Director Best informed the Commission that the selection of the RM District was to have a different type of product and cleanup non-conforming structures at the same time. The 116 acres vacant in the RM District, the parcels are smaller in size so a traditional style apartment complex would fit but would be tight, this provides another option for development. The amendment is not specific to one development, it is for the Township as a whole.

Commissioners asked staff to do more research before setting a public hearing, more attention to details are needed before moving forward. Director Power will set up a working meeting right away. Staff will bring information back to a Planning Commission meeting in September.

GENERAL DISCUSSION:

Director Power informed that the next Planning Commission meeting is August 26, 2020 and the agenda will go out next week.

ADJOURNMENT:

Motion Boynton, Jahr second to adjourn the meeting at 8:40 p.m. Motion Carried.

Respectfully submitted,

Christina Harman Recording Secretary



Memo

TO: Van Buren Township Planning Commission

FROM: Dan Power - Director of Planning and Economic Development

RE: SPR 19-040 - Clover Development - Public Hearing for Proposed

Senior Housing Facility

DATE: August 20, 2020

Applicant Beth Ernat of Clover Communities Van Buren LLC seeks to construct a senior housing development with 125 independent senior housing units. The proposed +/- 45,860 square foot, 3-story building is located on the west side of Belleville Road between Tyler Road and Robson Road on a +/- 17.7-acre site including a +/- 15.8-acre development site and a +/- 1.9-acre out parcel. The subject property, 8470 Belleville Road (Parcel ID# 83 036 99 0002 702), is zoned C-2 – Extensive Highway Business District and also in the Belleville Road Overlay District (BROD).

Senior housing is a Special Land Use in the C-2 District. The proposed Special Land Use requires a public hearing. This hearing is being held in accordance with Article 12, Chapter 3 of the Zoning Ordinance (Administrative Procedures - Special Land Use Review).

The public hearing notice for this request was published for the August 26, 2020 Planning Commission meeting agenda. Preliminary project submittals are available for the public to review. At this time, the applicant has agreed to postpone consideration for action on both the special land use and preliminary site plan request by the Planning Commission in order to give additional time for staff review. At the meeting on August 26th, I recommend that the public hearing should be opened but should not be closed and should be adjourned to a future date as early as the regular meeting on September 9, 2020, at which time the Planning Commission may re-open the public hearing and act on the special land use and preliminary site plan requests.

Thank you for your consideration.

Sincerely,

Dan Power, AICP

Planning and Economic Development Director

Public Services Department Charter Township of Van Buren CC: Vidya Krishnan – Van Buren Charter Township Principal Planner / Planning Consultant – McKenna Associates

Matthew Best, M.S. - Public Services Director, Van Buren Charter Township

Beth Ernat – Clover Communities of Van Buren, LLC

CLOVER SENIOR HOUSING 8470 BELLEVILLE ROAD VAN BUREN TOWNSHIP WAYNE COUNTY, MI PARCEL ID: 83-036-99-002-702

PRELIMINARY SITE PLANS

ECORSE RD GR 95 141 AND TO SOLE SITE OR 95 141 OR

THE CONTROL OF THE CO

Call before you

DEVELOPMENT TEAM

DEVELOPER

CLOVER DEVELOPMENT
348 HARRIS HILL RD,
WILLIAMSVILLE, NY 14221
CONTACT: BETH ERNAT
PHONE: 734-346-0246
EMAIL: benat@clovergroupinc.com

CIVIL ENGINEER

ATWELL, LLC
TWO TOWNE SQUARE, SUITE 700
SOUHTFIELD, MI 48076
CONTACT: JARED KIME, P.E.
PHONE: (248) 447-2000
EMAIL: ikime@atwell-group.com

PARCEL DESCRIPTION

SCHEDULE A EXHIBIT "A" LEGAL DESCRIPTION PER ALTA COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELTY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO.: A0743131, COMMITMENT DATE: AUGUST 13, 2019:

LAND SITUATED IN THE TOWNSHIP OF VAN BUREN, COUNTY OF WAYNE, STATE OF MICHIGAN, DESCRIBED AS FOLLOWS:

THE MORTH 1/2 OF THE MORTHEAST 14 OF THIS SOUTHEAST 14 OF SECTION 9, TOWN 3 SOUTH, RANGE B EAST, VAN BURBEN TOWNSHIP WANNE GOUNT, MICHARDA SECREBE AS BESENNING AT THE SAST 11 CORRERO OF SAID SECTION 9. THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SECTION 9, 3 SOUTHERLY ALONG THE SAST LINE OF SAID SECTION 9, 3 SOUTHERLY SAST LINE OF SAID SECTION 9. SOUTHERLY ALONG THE SAST LINE OF SAID SECTION 9, 3 LINE SECTION 9. A DISTANCE OF TEXT SAST LINE OF SAID SECTION 9. A DISTANCE OF TEXT AND WEST 14 LINE OF SAID SECTION 9. A DISTANCE OF SAID SECTION 9. A DISTANCE OF TEXT LINE OF SAID SECTION 9. A DISTANCE OF TEXT LINE OF SAID SECTION 9. A DISTANCE OF TEXT SAST LINE SAST LINE OF SAID SECTION 9. A DISTANCE OF TEXT SAST LINE SAST LINE OF SAID SECTION 9. A DISTANCE OF TEXT SAST LINE SAST LINE OF SAID SECTION 9. A DISTANCE OF TEXT SAST LINE SA

EXCEPTING THEREFROM THE EASTERLY 60 FEET OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION AS CONVEYED BY DEED RECORDED AT LIBER 53416, PAGE 329

FLOODPLAIN NOTE

PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) MAP (MAP NO. 26163C0351E, AN UNPRINTED PANEL DATED 02-02-2012, THE SITE LIES WITHIN ZONE X WHICH ARE AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

WETLANDS

PER THE NATIONAL WETLANDS INVENTORY WETLANDS MAPPER, NO REGULATED WETLANDS ARE LOCATED ON-SITE.

PERMIT MATRIX

 TYPE
 ISSUED BY
 STATUS
 NOTES

 SITE CONSTRUCTION
 TOWNSHIP
 TOWNSHIP

 ROW CONSTRUCTION PERMIT
 WAYNE CO. DPS

 WATER MAIN
 EGLE

 SANITARY SEWER
 EGLE

 STORM WATER
 WAYNE CO. DPS AND

 VAN BUREN TOWNSHIP

WAYNE COUNTY LRM

SURVEY DATUM

SOIL EROSION PERMIT

VERTICAL DATUM IS BASED ON NAVD 88, CONVERSION FACTOR TO NGVD 29 SHALL BE 0.436, NGVD 29= NAVD 88 + 0.436

SHEET INDEX

C00 COVER SHEET

C01 TREE SURVEY

C02 TREE LIST

COA LAYOUT PLAN

C05 PRELIMINARY GRADING & SOIL EROSION CONTROL PLAN

C06 PRELIMINARY UTILITY PLAN

206 PRELIMINARY UTILITY PL

C07 LANDSCAPE PLAN

C08 LANDSCAPE DETAILS

ATTACHED PLANS

ALTA SURVEY

ALTA SURVEY

EAST / WEST ELEVATION

NORTH ELEVATION

SOUTH ELEVATION

GARAGE ELEVATION

GOVERNING AGENCIES / UTILITY CONTACTS

PLANNING

VAN BUREN TOWNSHIP PLANNING & ECONOMIC DEVELOPMENT 46425 TYLER RD VAN BUREN TWP, MI 48111 CONTACT: MATT BEST PHONE: 734-699-9600 EMAIL: mbest @vanburen-mi.org

WATER & SEWER

VAN BUREN TOWNSHIP PUBLIC SERVICES 46425 TYLER ROAD VAN BUREN TWP., MI 48111 PHONE: 734-699-8900

RIGHT-OF-WAY

WAYNE COUNTY DPS CONSTRUCTION PERMITS OFFICE 33809 MICHIGAN AVENUE WAYNE, MI 48184 CONTACT: HIKMAT KASSEM PHONE: (734) 595-6504 EMAIL: hkassem@co.wayne.mi.us

SOIL EROSION

WAYNE COUNTY LRM 3600 COMMERCE COURT, BLDG. E WAYNE, MI 48184 PHONE: 734-326-4421

STORMWATER

WAYNE COUNTY DPS
CONSTRUCTION PERMITS OFFICE
33809 MICHIGAN AVENUE
WAYNE, MI 48184
CONTACT: HIKMAT KASSEM
PHONE: (734) 595-6504
EMAIL: hkassem@co.wavne.mi.us

DATA / TELEPHONE

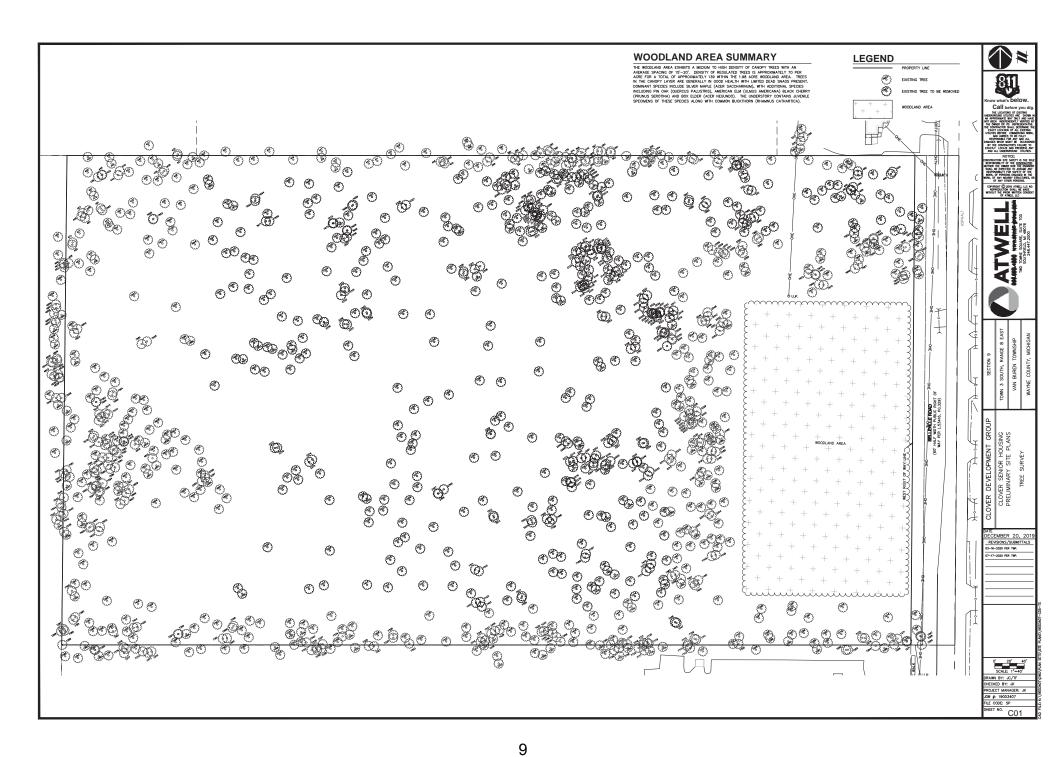
AT&T CONTACT: LINDA DENNISUK PHONE: 248-456-8256 EMAIL: Id2154@att.com

ELECTRIC/GAS

DTE ENERGY 1 ENERGY PLAZA DETROIT, MI 48226 PHONE: 800-477-4747 DECEMBER 20, 201
REWISIONS/SUBMITIALS
03-16-2020 PER TWP.

NO SCALE

DRAWN BY: JC/TF
CHECKED BY: JK
PROJECT MANAGER: JK
JOB #: 19003407
FILE CODE: SP
SHEET NO. COO



	Tree Tag#	Scientific Name	Common Name	DBH (Inches)	Condition	Exempt Tree F	To Be	Tree	Scientific Name	Common Name	DBH (Inches)	Condition	Exempt Tree	To Be	Tree		Common Name	DBH (Inches)	Condition	Exempt	To Be	Tree Tor #	Scientific Name	Common N
	7281 7282	Acer rubrum	Red Maple	9.5 10	Good	Tree F	semovea	Tag # 7411	Quercus velutina	Black Oak	11.5 13.5	Fair	Iree	Y	Tag # 7541	Quercus palustris	Pin Oak American Sycamore	12	Fair	Iree	Kemovea	7702 7703	Prunus serotina Acer saccharinum	Black Chei Silver Mag Silver Mag
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	7796	Acer negundo	Box Elder Maple Sugar Maple	10.5	Fair Fair	Y		7415	Acer negundo Acer negundo	Box Elder Maple Box Elder Maple	7	Fair	Y	Y	7545	Ulmus americana	American Elm Eastern Cottonwood	8 34	Fair			7706	Acer saccharum Platanus occidentalis	Sugar Mag
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	7289	Malus spp. Fraxinus pennsylvanica	Apple Green Ash	10	Poor Fair	Y		7419	Acer negundo Acer negundo	Box Elder Maple Box Elder Maple	6.5	Good	Y	Y	7548 7549 7550	Prunus serotina	Red Oak Black Cherry	36.5 6.5	Fair			7710 7711	Prunus serotina Prunus serotina	Black Cher Black Cher Black Cher
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	7297	Rhamnus cathartica Acer saccharinum	Common Buckthorn Silver Maple	6	Good	Y		7427 7428	Acer negundo Acer negundo	Box Elder Maple Box Elder Maple	5.5 9	Poor	Y		7557 7558	Acer saccharinum Acer saccharum Prunus serotina	Silver Maple Sugar Maple	7	Fair Fair Fair	Y		7718 7719	Prunus serotina Prunus serotina	Black Che
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	7320 7321	Quercus palustris Prunus serotina	Pin Oak Black Cherry	15	Poor Poor	Y		7450 7451	Acer saccharinum	Black Cherry Silver Maple	15 21	Fair	Y		7575 7580	Acer rubrum	Red Maple Red Maple	10	Good			7912 7913	Ulmus pumila Prunus serotina	Siberian E Black Che Black Che
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	7324	Prunus serotina Quercus palustris	Black Cherry Pin Oak	10	Poor Good	Y		7454	Acer saccharinum Acer saccharinum	Silver Maple Silver Maple	13	Fair Fair	Y		7585	Acer rubrum Acer rubrum	Red Maple Red Maple	8	Good			7916	Acer negundo	Box Elder M Box Elder M Box Elder M
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	7329 7330	Quercus palustris Quercus palustris Quercus palustris	Pin Oak Pin Oak	8.5	Good	Y		7459	Ulmus americana Ulmus americana	American Elm American Elm	5 7.5	Fair Fair			7585	Acer rubrum Acer rubrum	Red Maple Red Maple	6.5	Good			7921 7922	Acer negundo Acer negundo Ulmus pumila	American I Box Elder M Box Elder M Siberian E
	7331	Quercus palustris Prunus seratina	Bio Onk	22 C	Good			7461 7462	Quercus alba	White Oak Black Cherry	7 6.5	Fair			7591 7592	Acer rubrum	Red Maple Red Maple	8	Good			7923 7924	Prunus serotina Ulmus pumila	Black Cher
	7332 7333 7334	Prunus serotina Prunus serotina	Black Cherry Black Cherry Black Cherry	8.5	Fair Fair Fair			7463 7464	Prunus serotina Platanus occidentalis	Black Cherry American Sycamore	85	Fair		Y	7599 7594	Acer rubrum	Red Maple Tulip Tree	8.5 11.5	Good			7925	Acer negundo Acer negundo	Box Elder M Box Elder M
	7335	Quercus palustris Quercus palustris	Pin Oak	18	Good			7465 7466	Platanus occidentalis	American Sycamore American Sycamore	9.5	Good Good Fair			7595 7596	Acer rubrum Acer rubrum	Red Maple Red Maple	5 5.5	Good			7926 7927 7928	Quercus palustris Acer negundo	Box Elder M Box Elder M Pin Oak Box Elder M
	7337 7338 7339	Quercus palustris Quercus palustris	Pin Oak Pin Oak Pin Oak	7.5	Good Good Good			7467 7468	Quercus palustris Prunus serotina	Pin Oak Black Cherry	8	Good		Υ	7597 7598	Acer rubrum Acer rubrum	Red Maple Red Maple	10.5 7.5	Good			7929 7930	Acer negundo Acer negundo Ulmus pumila	Box Elder M Box Elder M Siberian E
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	7341 7342	Quercus palustris Quercus palustris	Pin Oak Pin Oak Pin Oak	14	Good Good Good			7471	Prunus serotina Prunus serotina	Black Cherry	11	Fair	Y	Y	7601 7600	Quercus palustris	American Elm Pin Oak	11.5 5.5	Fair			7934	Acer saccharum Acer saccharum	Sugar Map
	7342 7343 7344	Quercus palustris Quercus alba	White Oak	9	Good			7474	Quercus palustris Prunus serotina Prunus serotina	Pin Oak Black Cherry	8.5	Good Poor	Y	Y	7603 7604	Quercus palustris	Pin Oak Pin Oak	6.5	Fair Fair			793S 7936 7937 7938	Quercus rubra Allanthus altissima	Red Oal Tree of Hea
	7345 7346	Prunus avium Quercus palustris	Sweet Cherry Pin Oak	- 5	Good	Y		7476	Prunus serotina Prunus serotina	Black Cherry Black Cherry Black Cherry	6	Poor Poor Poor	Ÿ	Y	7606	Acer rubrum Quercus palustris Quercus palustris	Red Maple Pin Oak Pin Oak	10.5 14 5.5	Fair Fair Good			7938 7939	Acer saccharum Acer saccharum Acer saccharum	Tree of Hea Sugar Map Sugar Map Sugar Map
	7347 7348 7349	Prunus serotina Quercus palustris	Black Cherry Pin Oak	12	Poor Good	Y		7478 7479	Prunus serotina Prunus serotina	Black Cherry Black Cherry	8.5	Poor	Y	Y	7606 7606	Ulmus americana	American Elm Red Manie	5 5.5	Poor	Y		7940	Acer saccharum	Sugar Map Sugar Map Sugar Map Tree of Hea Tree of Hea Box Elder M
	7350 7351	Acer saccharum Ulmus americana Prunus serotina	Sugar Maple American Elm Black Cherry	8	Good Fair Fair			7400	Oncorre secondo o	Black Cherry American Elm	8.5 8.5 11.5	Poor	Y	Y	7610 7611	Acer rubrum Acer rubrum	Red Maple Red Maple Red Maple	5	Good			7942 7943	Acer saccharum Allanthus altissima Allanthus altissima	Tree of Hea
	7352	Acer sacchanum	Sugar Maple Black Cherry	5 6.5	Good			7482 7483	Ulmus americana Platanus occidentalis Prunus serotina	American Sycamore Black Cherry	11.5 7.5	Poor Fair	Y	Y	7612 7613	Acer rubrum Acer rubrum	Red Maple Red Maple	6.5	Good			7944	Acer negundo Primus seration	
	7353 7354 7355	Quercus palustris Prunus serotina	Pin Oak Black Cherry	8 7.5	Good			7484 7485	Prunus serotina Prunus serotina	Black Cherry	12.5	Fair	Y	Y	7614 7615	Acer rubrum Acer rubrum	Red Maple Red Manle	7.5	Good			7946 7947	Allanthus altissima Prunus serotina Prunus serotina	Tree of Hea Black Che Black Che
	7356	Acer negundo Prunus serotina	Box Fider Manie	11	Poor Poor Fair	Y		7486 7487	Prunus serotina Prunus serotina	Black Cherry Black Cherry Black Cherry	8 8	Poor Poor Poor	Y	Y	7616 7613	Populus tremuloides Acer rubrum	Quaking Aspen Red Maple	10.5	Good			7949	Arianthus aitissima	Tree of Hea
	7358 7359 7360	Acer saccharum Prunus serotina	Black Cherry Sugar Maple Black Cherry	5.5	Fair Good			7488 7489	Prunus serotina	Black Cherry Black Cherry	7	Poor	Y	Y	7618 7619	Acer rubrum	Red Maple Red Maple	7.5	Good			7950 7951	Allanthus altissima Allanthus altissima	Tree of Hea Tree of Hea Tree of Hea
	7361	Prunus serotino	Black Cherry Black Cherry Pin Oak	9.5	Good Fair Fair			7490 7491	Prunus serotina Prunus serotina	Black Cherry Black Cherry Black Cherry	7	Fair Fair Fair		Y	7652	Ulmus pumãa Ulmus pumãa	Siberian Elm Siberian Elm	6 12.5 9.5	Good	Y		7952 7953	Alianthus aitissima Alianthus aitissima	Tree of Hea
	7362 7363	Prunus serotina Quercus palustris	Black Cherry Pin Oak	6 10 10	Fair Fair			7493	Prunus serotina Prunus serotina Juniperus virginiana	Black Cherry Black Cherry Red Cedar	6.5	Poor Good	Y	Y	7655 7656	Ulmus pumila Acer negunda Ulmus pumila	Siberian Elm Siberian Elm Box Elder Maple Siberian Elm	9.5 5 5.5	Good	Y	Y	7955	Allanthus altissima Allanthus altissima Allanthus altissima	Tree of Hea
	7363 7364 7365	Prunus serotina	Black Cherry Black Cherry	6	Paor	Y		7496 7496	Prunus serotina Prunus serotina	Black Cherry Black Cherry	7 9.5	Fair	v	Y	7657	Acer negundo	Roy Elder Manle	6	Good	Y	Y	7957	Allanthus altissima Allanthus altissima Allanthus altissima	Tree of Hea Tree of Hea Tree of Hea
	7366 7367 7368	Quercus alba Celtis accidentalis	White Oak Hackberry White Oak	0.5	Fair Fair			7497	Prunus serotina Prunus serotina	Black Cherry Black Cherry	8 6	Poor Fair Poor	Y	Y	7656	Acer negundo Ulmus pumão	Siberian Elm Box Elder Maple Siberian Elm	8 11	Good	Y	Y	7959	Allanthus altissima Allanthus altissima	Tree of Hea
	7369 7370	Quercus alba Celtis accidentalis Quercus velutina	Hackberry Black Oak	11	Fair Fair Fair			7499 7500	Prunus serotina	Black Cherry Black Cherry	13.5	Fair		Y	7660 7661	Acer negundo	Box Elder Maple American Elm	9 7	Good	Y	Y	7961	Allanthus alticulma	True of Man
l	7371	Ulmus americana Quercus velotina	American Elm	5.5	Fair Fair			7501 7502	Crataegus spp. Prunus serotina	Hawthorn Black Cherry Black Cherry	6 11	Fair Fair Fair		Y	7662 7663	Acer negundo Acer negundo	Box Elder Maple Box Elder Maple Box Elder Maple	7.5	Fair Fair	Y	Y	7963 7964	Alianthus aitissima Alianthus aitissima	Tree of Hea Tree of Hea Tree of Hea
	7373 7374	Quercus rubra Quercus palustris Quercus palustris	Red Oak Pin Oak	8 9	Fair Fair			7503 7504	Prunus serotina Prunus serotina	Black Cherry	13 5	Fair		Y	7664 7665	Ulmus pumila	Siberian Elm	7 10.5	Good	Y	Y	7965	Prunus serotina Alianthus altissima	Black Chei Tree of Hea
	7376	Quercus palustris	Pin Oak Pin Oak	5	Fair Fair			7505 7506 7507	Prunus avium Prunus serotina Prunus serotina	Sweet Cherry Black Cherry	9	Poor Poor	Y	Y	7666 7667	Acer negundo Acer negundo	Box Elder Maple Box Elder Maple	10	Poor Good	Y	Y	7967 7968	Prunus serotina Alianthus aitissima	Black Chei Tree of Hea
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	7393 7394 7396 7396	Quercus palustris	American Elm Pin Oak	9.5	Fair Fair Fair	\Box		7524 7525 7526	Quercus palustris Quercus velutina Prunus avium	Pin Oak Black Oak Sweet Cherry	6.5	Poor Fair	Y	Y	7685 7686 7687	Ulmus pumila Acer negunda Quercus muehlenbergii	Siberian Elm Box Elder Maple Chinkapin Oak	6	Good Poor Fair	Y	Y	7097	Allanthus altissima Allanthus altissima	Tree of Hea
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	7400 7401 7402	Prunus seratina Ulmus americana Ulmus americana	American Elm American Elm	- 8	Poor Poor	Y		7531 7532	Platanus occidentalis Platanus occidentalis	American Sycamore	5.5	Fair		Y	7692 7693	Acer negundo Acer negundo	Box Elder Maple	8 5.5	Good	Y	Y	7993 7994	Quercus palustris Quercus palustris Quercus palustris	Pin Oak Pin Oak
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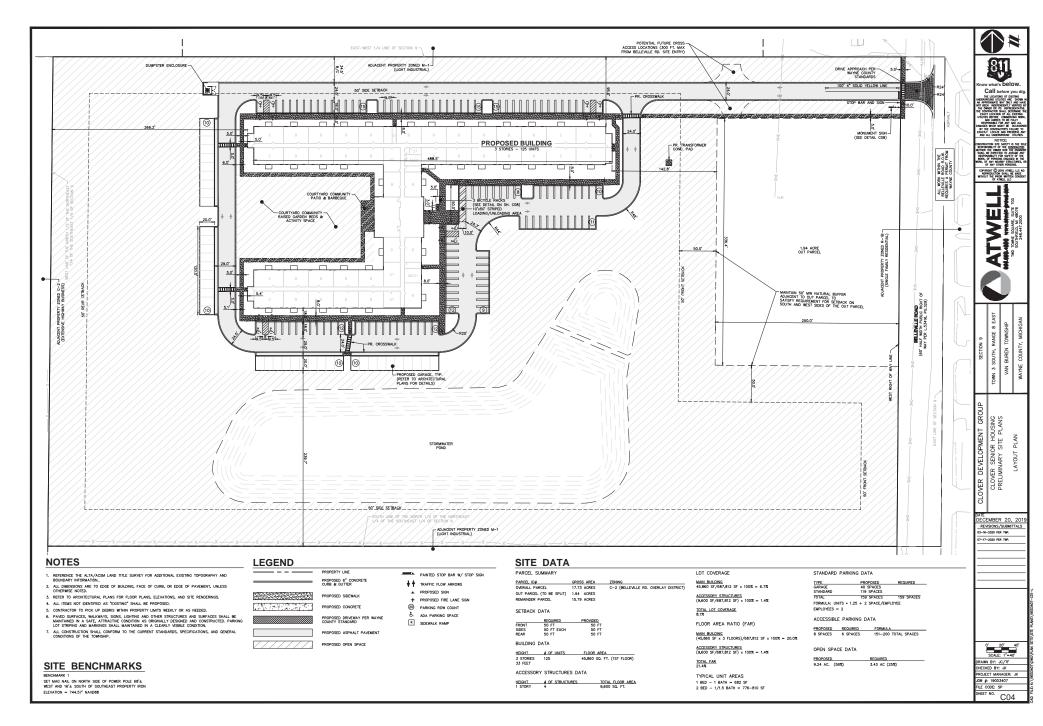
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Acer rubrum Acer rubrum Acer rubrum Acer rubrum Acer rubrum Prunus serotina Acer rubrum	Red Maple Red Maple Red Maple Red Maple Black Cherry Red Maple	6.5 5.5 6 10.5 5.5 10.5 7 9 8 7.5	Good Good Good Good Good Good Good				Acer negundo Morus alba	Box Elder Maple	15.5 7.5 7.5	Good	γ	
Acer rubrum Prumos serotina Acer rubrum Prumos serotina Acer rubrum Prumos serotina Acer rubrum	Red Maple Red Maple Black Cherry Red Maple Red Maple Black Cherry Red Maple Red Maple Red Maple Red Maple Red Maple Red Maple Red Maple Red Maple Red Maple	6 10.5 5.5 10.5 7 9 8 7.5 9	Good Good Good Good Good		_	7901 7902	Morus alba Acer negundo Acer negundo	Pin Oak Box Elder Maple White Mulberry Box Elder Maple Box Elder Maple	7.5	Poor Good Fair	Y	Y
Prunus serotina Acer rubrum	Black Cherry Red Maple Red Maple Black Cherry Red Maple	5.5 10.5 7 9 8 7.5 9	Good Good Good			7902	Acer peguado	Box Elder Manle	10	Good	Y	Y
Acer rubrum Prumus serotina Acer rubrum	Red Maple Black Cherry Red Maple Red Maple Red Maple Red Maple Red Maple Red Maple Red Maple	7 9 8 7.5	Good			7904 7905 7906	Acer negundo Acer negundo Ulmus pumila	Box Elder Maple Box Elder Maple Siberian Elm	6.5	Fair Fair Good	Y Y	Y
Acer rubrum	Red Maple Red Maple Red Maple	9				7907	Acer negundo	Box Elder Maple Box Elder Manle	7	Good	Y	Y
Acer rubrum	Red Maple Red Maple Red Maple	9	Good Good			7909 7910 7911	Acer negundo Acer negundo	Box Elder Maple Box Elder Maple	9	Good Good Good	Y	Y
Acer rubrum Acer rubrum Acer rubrum Acer rubrum	Red Maple		Good			7911 7912 7913	Ulmus pumila	Siberian Elm	7.5	Good	Y	Y
Acer rubrum	Parl Maple	5 6.5 7.5	Good Good Good			7913 7914	Prunus serotina Prunus serotina Acer negundo Acer negundo	Black Cherry Black Cherry Box Elder Maple	18 9	Good	v	Y
	Red Maple	7.5 8 8	Good			7914 7915 7916 7917	Acer negundo Acer negundo Acer negundo	Box Elder Maple Box Elder Maple Box Elder Maple	9	Good Good Good	Y	Y
Acer rubrum Acer rubrum	Red Maple	11	Good				Acer negundo Ulmus americana	Box Elder Maple	5	Good	Ý	Y
Acer rubrum Acer rubrum	Red Maple Red Maple	8 6.5	Good Good			7919 7920 7921	Acer negundo Acer negundo	American Elm Box Elder Maple Box Elder Maple	10.5	Good	Y	Y
Acer rubrum Acer rubrum	Red Maple Red Maple	8	Good			7922	Ulmus pumila Prunus serotina	Siberian Elm Black Cherry	7 11.5	Good	γ	Y
Acer rubrum Acer rubrum riodendron tulipijera	Red Maple Red Maple	8.5 11.5	Good Good			7924 7925	Ulmus pumila Acer negundo	Siberian Elm Box Elder Maple	6.5 9.5	Good	Υ	Y
Acer rubrum	Red Maple Tulip Tree Red Maple	- 5	G000			7926	Acer negundo Quercus polustris	Box Elder Maple Pin Oak	6.5	Good	γ	Y
Acer rubrum Acer rubrum Acer rubrum	Red Maple Red Maple	5.5 10.5 7.5	Good Good Good			7928 7929	Acer negundo Acer negundo	Box Elder Maple Box Elder Maple	6.5 5.5	Poor Fair	Y	Y
Acer rubrum Prunus serotina	Red Maple Red Maple Black Cherry	6	Good	v		7929 7930 7931 7932	Acer negundo Ulmus pumila Acer saccharum	Box Elder Maple Siberian Elm Sugar Maple	7	Fair Poor Good	Y	Y
Olmus americana Ouercus natustris	American Elm Pin Oak	11.5 5.5	Fair Fair			7022	Acer saccharum	Sugar Manle	6 8	Good		Y
Quercus palustris Quercus palustris Acer rubrum	Pin Oak Pin Oak	6.5 6 10.5	Fair Fair Fair			7934 7935 7936 7937	Quercus rubra Allanthus altissima	Sugar Maple Red Oak Tree of Heaven	36 18	Fair Fair	γ	Y
QUEYEUS PURUSUIS	Red Maple Pin Oak	14	Fair				Acer saccharum Acer saccharum	Tree of Heaven Sugar Maple Sugar Maple	5 7	Fair Fair		
Quercus palustris Ulmus americana	Pin Oak American Elm	5.5 5	Good Poor Good	γ		7939 7940	Acer saccharum Acer saccharum Acer saccharum		9.5 13	Good Good Good		
Acer rubrum Acer rubrum Acer rubrum	Red Maple Red Maple Red Maple	S.S S	Good			7940 7941 7942	Asanthus aitissima	Sugar Maple Sugar Maple Tree of Heaven	7	Good	γ	
Acer rubrum Acer rubrum	Red Maple Red Manle	6.5 6.5	Good Good			7943 7944	Allanthus altissima Acer negundo Romus corotina	Tree of Heaven Box Elder Maple	11 10.5 5.5	Fair Fair	Y	
Acar rubrum	Red Maple Red Maple		Good			7945 7946 7947 7948	Acer negundo Prunus serotina Allanthus altissima Prunus serotina	Black Cherry Tree of Heaven Black Cherry	7	Fair Fair Fair	γ	
Acer rubrum Populus tremuloides Acer rubrum	Red Maple	7.5 10.5 7.5	Good Good Good				Prunus serotina Alianthus altissima	Black Cherry Tree of Heaven	6.5	Poor	Y	Y
Acer rubrum Acer rubrum	Red Maple	5.5 7.5	Good			7950 7951 7952	Allanthus altissima Allanthus altissima Allanthus altissima	Tree of Heaven Tree of Heaven Tree of Heaven	5.5 7.5	Fair Fair Fair	Y	Y
Ulmus pumãa Ulmus pumãa	Siberian Elm Siberian Elm	6 12.5	Good	Y		7953	Alianthus aitissima	Tree of Heaven	9	Fair	Y	
Ulmus pumão Acer negundo	Siberian Elm Box Elder Maple	9.5	Good	Y	Y	7954 7955 7956	Ailanthus aitissima Ailanthus aitissima	Tree of Heaven Tree of Heaven Tree of Heaven	9.5	Fair Fair	Y	
Ulmus pumila Acer negunda Ulmus pumila	Siberian Elm Box Elder Maple Siberian Elm	5.5	Good Good Good Good	Y	Y	7957	Alianthus altissima Alianthus altissima Alianthus altissima	Tree of Heaven	10.5	Fair Good	Y	
Acer negundo Ulmus pumão	Siberian Elm Box Elder Maple Siberian Elm	8 11	Good	Y	Y	7958 7959	Allanthus altissima Allanthus altissima Allanthus altissima	Tree of Heaven Tree of Heaven Tree of Heaven	8.5 7.5 6.5	Fair Fair	Y	
Acer negundo	Roy Eldor Manlo	9 7	Good	Ÿ	Y	7960 7961 7962	Allanthus altissima Allanthus altissima	Tree of Heaven Tree of Heaven	8 9	Poor	Y	
Acer negundo Acer negundo	American Elm Box Elder Maple Box Elder Maple Box Elder Maple	7.5	Good Fair Fair	Y	Y	7963 7964	Allanthus altissima Allanthus altissima	Tree of Heaven	10.5	Poor Poor	Ϋ́Υ	Y
Acer negundo Ulmus pumila		7 10.5	Good	Y	Y	7965 7966 7967	Prunus serotina Alianthus aitissima	Black Cherry Tree of Heaven	6 34.5	Fair Fair	γ	
Acer negundo Acer negundo	Box Elder Maple Box Elder Maple	10	Poor Good Fair	Y	Y	7968	Alianthus aitissima	Tree of Heaven	6 28	Fair	γ	
Prunus serotina Prunus serotina	American Elm Black Cherry Black Cherry	12 13	Good Good		Y	7969 7970	Acer saccharum Populus deltoides	Sugar Maple Eastern Cottonwood	20 35	Fair Fair		
Acer negundo Acer negundo	Boy Elder Marie	6.5	Poor	Y	Y	7971 7972 7973 7974	Populus deltoides Acer negundo Fraxinus americana	Box Elder Maple White Ash Black Cherry	7.5	Poor Fair Fair	Y	
Prunus serotina Ulmus pumila	Box Elder Maple Black Cherry Siberian Elm	6 10.5 10.5	Good	Y	Ý	7974 7974	Prunus serotina Populus deltoides Pinus strobus	Eastern Cottonwood White Pine	28	Fair Fair Good		
Ulmus pumila	Siberian Elm Box Elder Manle	5.5 6.5	Good	Y	Y	7976 7977	Populus deftoides Pinus strobus	Eastern Cottonwood White Pine Red Maple	28	Fair Good Poor		
Prunus serotina Ulmus americano	Black Cherry American Elm	12	Good Good		Y	7975 7976 7977 7978 7979	Alianthus altissima	Tree of Heaven	15	Poor	Y	Y
Prunus serotina	American Elm Black Cherry	7 8	Good		Y		Allanthus altissima	Trop of Hoguen	13	Poor	Y	Y
Prunus serotina Acer negundo Ulmus pumila	Black Cherry Box Elder Maple	13	Good Good Good	Y	γ	7981 7982 7983	Allanthus altissima Acer rubrum Allanthus altissima	Tree of Heaven Red Maple Tree of Heaven White Mulberry	12 10	Fair Fair Fair	γ	
Prunos serouna	Box Elder Maple Siberian Elm Black Cherry Siberian Elm	5.5 12	Good	Y	Y	7984	Prunus seration		16	Poor Fair	Y	Y
Acer negundo	Box Elder Maple	6	Fair	Y	· ·	7986 7987 7988	Allanthus altissima Allanthus altissima Allanthus altissima	Tree of Heaven Tree of Heaven	12.5	Fair Poor	Y	Y
vercus muehlenbergii Ulmus americana Acer negunda	Chinkapin Oak American Elm Box Elder Maple	5 9.5	Fair Fair	Y	Y	7988 7989 7990	Allanthus altissima Allanthus altissima Allanthus altissima	Tree of Heaven Tree of Heaven Tree of Heaven	11 13 13.5	Poor Fair Fair	Y	Y
Acer negundo Acer negundo	Box Elder Maple Box Elder Maple	5.5 9	Good	Y	Y	7901	Quercus palustris	Rin Oak	10	Enir		Y
Acer percento	Box Elder Maple Box Elder Maple Box Elder Maple	8 5.5	Good	Y	Y	7992 7993 7994	Quercus palustris Quercus palustris Quercus palustris	Pin Oak Pin Oak Pin Oak	16 11	Fair Good Good		Y
Acer negundo Acer negundo Ulmus pumlla	Siberian Elm	8.5 6.5	Good	Y	Y	7995	Quercus palustris	Pin Oak Pin Oak	11 9	Good		Y
Acer negundo Acer negundo	Box Elder Maple Box Elder Maple	7.5	Good	Y	γ	7996 7997 7998	Quercus palustris Prunus seratina	Pin Oak Black Cherry	12 10	Good Fair		Y
Acer negundo	American Elm Box Elder Maple Box Elder Maple	6 7 6.5	Good Good	Y	Y	7999 8000	Quercus palustris Acer negundo	Pin Oak Box Elder Maple	9.5 7.5	Good Poor	γ	Y
Acer negundo Malus spp.	Box Elder Maple Apple	9.5	Poor	Ý								

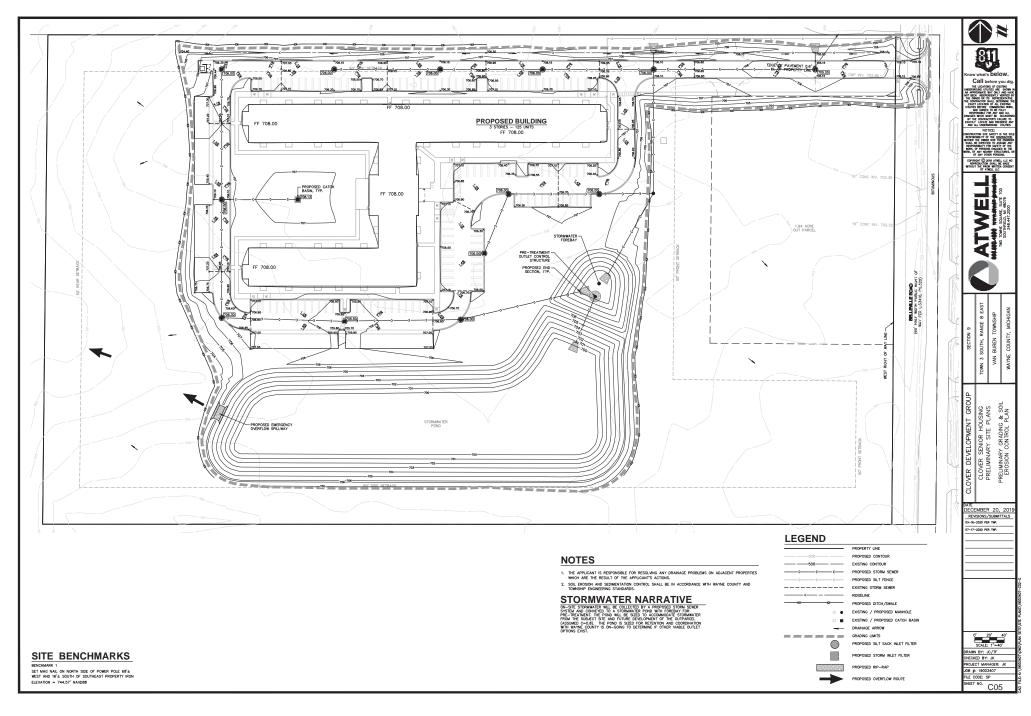


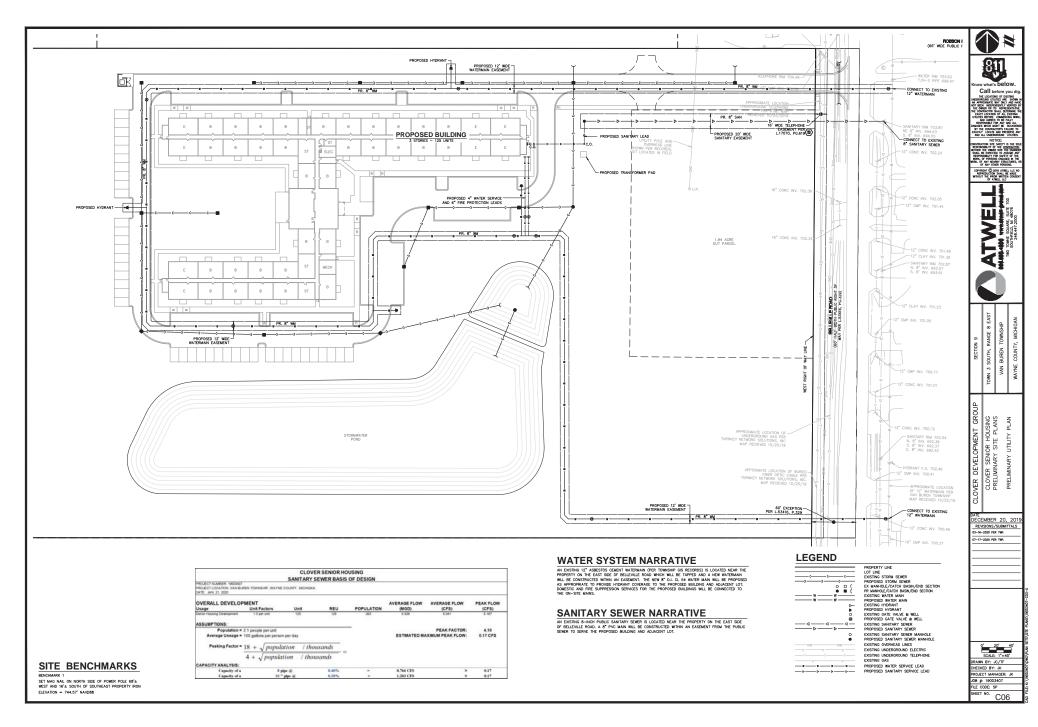
- SUMMARY
- 1. TOTAL TREES REMOVED = 507 TREES
 2. TOTAL EXEMPT TREES (PER CONDITION AND SPECIES) BEING REMOVED = 292 TREES
 3. TOTAL TREES TO BE REPLACED = 507 TREES 292 TREES = 215 TREES

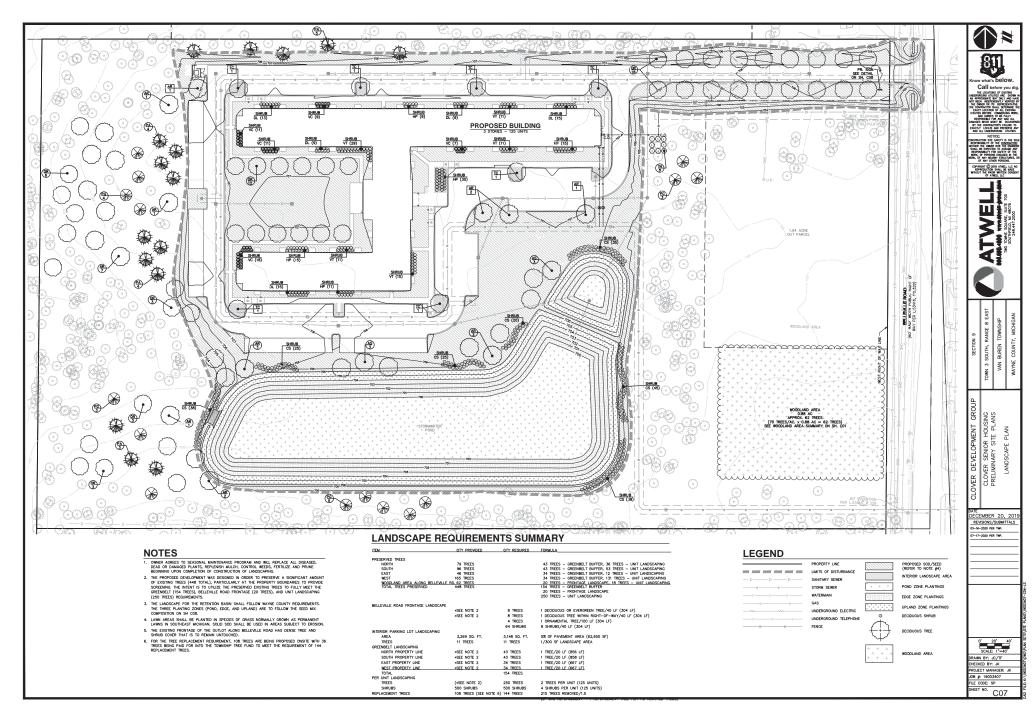
Ţ	ree Scientific Nam 324 Prunus serotin	2 Black Cherry	DBH (Inches)	Conditio	on Exempt To Be Tree Removed	Tree Tag # 454	Scientific Name Acer negundo	Common Name Box Elder Maple	e (Inche	S) Condition	Exempt To Be Tree Y Removed	2083 U.	cientific Name Imus americana	Common Nam American Elm	e (Inches)	Condition Fair Fair Fair	xempt To I	Be Tre Tag 221				DBH (Inches) 6	Condition Tre	pt To Be Removed	Tree Tag# 2343	Scientific Name Ulmus pumila	Common Name Siberian Elm	DBH (Inches)	Condition Tn	mpt To	To Be emoved Y		1
	325 Alianthus altissii 326 Alianthus altissii	na Tree of Heaver na Tree of Heaver	9.5	Good Poor Poor	Y	455 456	Ulmus americana Quercus palustris	American Elm Pin Oak	7.5	Good		2084 Aii 2085 Aii	anthus altissima anthus altissima anthus altissima	Tree of Heave		Fair Fair	Y Y	221	4 Qu 5 Qu	vercus velutina vercus palustris	Pin Oak	12	Good		2343 2344 2345	Ulmus pomila Ulmus pomila	Siberian Elm	9.5	Fair 1	-	Y Y		
	327 Allanthus altissii 328 Acer negundo	nσ Tree of Heaver Box Elder Maple	e 6.5	Poor Good	Y	457	Prunus serotina Prunus serotina	Black Cherry Black Cherry American Elm	12	Good Good Good			anthus altissima	Tree of Heave	115	Fair	Y Y	221	7 Ailo	vercus palustris anthus altissima	Pin Oak Tree of Heaven	8.5	Good Y		2346 2347	Prunus serotina Prunus serotina	Black Cherry Black Cherry Pin Oak	9.5	Fair Fair		Y	1	811
	328 Acer negunda 329 Allanthus altissi 330 Juglans nigra 331 Juglans nigra	Box Elder Mapli ma Tree of Heaver Black Walnut Black Walnut	5.5	Good	Y	460	Ulmus americana Ulmus americana Quercus palustris	American Elm American Elm Pin Oak Black Cherry	5.5	Good		2089 C	Malus spp. eltis occidentalis eltis occidentalis anthus altissima	Apple Hackberry Hackberry	6 85	Good Good Fair	1 Y	221	9 Qu	anthus altissima vercus palustris vercus palustris runus serotina	Pin Oak Black Charns	6	Good		2348	Prunus serotina Prunus serotina Quercus polustris Acer negundo Acer negundo	Box Elder Maple Box Elder Maple	9	Poor 1	Y	Y Y	4	
	332 Quercus rubro	Red Oak	18	Fair	Y	462 463	Prunus serotina Prunus serotina	Black Cherry Black Cherry	6.5			2092 Q	wercus paiustris	Pin Oak	n 9	Face	Y Y	222									Box Elder Maple	9 5			Y Y	· ·	what's below. all before you dig.
	333 Quercus palusti 334 Ulmus americai 335 Allanthus altissii	a American Elm πα Tree of Heaver	15	Good Good Good Fair	Y Y	464 465	Quercus palustris Acer negundo	Black Cherry Pin Oak Box Elder Maple	5.5 le 8	Good	Y	2093 Q	vercus palustris	Din Oak	8 8	Good	Y	223	3 Ailo 4 Ailo	anthus altissima anthus altissima anthus altissima	Tree of Heaven Tree of Heaven	8	Fair Y		2352 2353	Acer negundo Prunus serotina Prunus serotina	Black Cherry Black Cherry	7 5.5	Poor 1	Y	Y Y	THE L UNDERSTOOT AN APPROX	CONTRACTOR'S FALLER TO
	336 Quercus rubro 337 Prunus serotin	Red Oak Black Cherry	13	Good	Υ	466 467	Vimus pumila	Siberian Elm	e 9.5 5.5	Good	Y	2095 Q 2096 Q	vercus paiustris	Pin Oak Pin Oak Pin Oak Pin Oak Black Cherry	6 8.5		Y	222	5 Alla	anthus altissima anthus altissima anthus altissima	Tree of Heaven Tree of Heaven	7.5	Fair Y		2354	Prunus serotina	Black Cherry Box Elder Manle	7.5	Poor 1	Y	Y Y	NOT BEEN THE OWNER THE CONTRA	NDEPENDENTLY VERIFIED BY K OR ITS REPRESENTATIVE. ACTOR SHALL DETERMINE THE OCATION OF ALL EVISTANIA
	338 Prunus serotin 339 Prunus serotin	g Black Cherry	10	Fair Fair	V	468	Ulmus americana Prunus serotina	American Elm Black Cherry		Poor Good		2098 0	wercus natustris	Black Cherry Pin Oak Pin Oak	5.5	Good Good Good	Y	222							2356 2357	Prunus serotina Prunus serotina Acer negundo Quercus polustris	Black Cherry Black Cherry Box Elder Maple Pin Oak	9.5	Poor 1	Y	Y Y	UTILITES &	EFORE COMMONONS WORK, AGREES TO BE FULLY ISBLE FOR ANY AND ALL
	340 Prunus serotin 341 Prunus serotin	2 Black Cherry	18	Fair Fair		470	Ulmus americana Ulmus americana	American Elm American Elm Pin Oak	5.5	Good		2100 F	vercus palustris Trunus serotina	Black Cherry Tree of Heave	5.5	Fair Fair	Y	222	9 Allo	anthus altissima anthus altissima anthus altissima anthus altissima vercus palustris vercus palustris	Tree of Heaven Tree of Heaven	8	Good Y		2358	Acer negundo Quercus palustris	Box Elder Maple Pin Oak	6	Poor 1	Y	Y	BY THE C EXACTLY II AND ALL	ONTRACTOR'S FALURE TO LOCATE AND PRESERVE ANY UNDERGROUND UTILITIES.
	342 Quercus palusti 343 Quercus palusti 344 Quercus velutir	is Pin Oak	10	Fair Fair Fair		473	Quercus palustris Ulmus americana Quercus palustris	Pin Oak American Elm Pin Oak	8	Fair Good		2102	anthus altissima Acer negundo Acer negundo	Box Elder Mapl	e 6	Fair Fair	Y Y	223	2 Qu	vercus palustris runus seratina	Pin Oak	14	Good		2300	Pronus serounu	Black Cherry Black Cherry Black Cherry				Y	CONSTRUCTIO	NOTICE: ON SITE SAFETY IS THE SOLE
	345 Quercus palusti 346 Prunus serotin	is Pin Oak	10	Good	#	475	Acer negundo Acer saccharum	Box Elder Maple Sugar Maple		Good Good Fair	Y	2104 Ail	anthus altissima uercus palustris	Tree of Heave	7 6	Enir	V V	223	A Co	altic occidentatic	Haddonne	E .	Good		2363	Prunus serotina Prunus serotina Acer negundo Acer negundo Prunus serotina Prunus serotina	Box Elder Maple Box Elder Maple	6.5	Poor 1	Y Y	Y Y	METHER THE SHALL BE PESPONSE	NOTICE: ON SITE SAFETY IS THE SOLE BUTTY OF THE CONSTRUCTOR: IN OWNER HOR THE ENGINEER EXPECTED TO ASSUME ANY BUTTY FOR SAFETY OF THE PERSONS DISASED IN THE WIT HEARIN'S TRULTURES, OR ANY OTHER PERSONS.
	347 Quercus velutir 348 Pinus sylvestri	σ Black Oak	23	Good		476 477	Ulmus americana Allanthus altissima	American Elm Tree of Heaver	10	Fair Poor	YY	2106 AV	anthus altissima anthus altissima	Tree of Heave	n 6	Fair Fair Fair	Y Y	223	6 Pi	runus seratina runus seratina Acer negundo	Black Cherry Box Elder Maple	12 5	Fair Y		2365 2366	Prunus serotina Prunus serotina	Black Cherry Black Cherry	10.5	Fair Fair	-	Y Y	WORK, OF A	AT HEARBY STRUCTURES, OR ANY OTHER PERSONS.
	349 Quercus palusti 350 Quercus palusti	is Pin Oak	15.5	Good		478 479	Allanthus altissima	Tree of Heaver	n 8	Poor	YYY	2108 Ail	anthus altissima anthus altissima	Tree of Heave	7 7	Poor	1 1	223	9 Qu	vercus velutina	Pin Oak	17	Fair	Y			Pin Oak Pin Oak	8.5	Fair Fair		Y Y	REPROD WINDUT TO	HT (**) 2018 ATMELL LLC NO EULCTION SHALL BE MADE THE PRICE WESTEN CONSENT OF ATMELL LLC
	351 Quercus palusti 352 Quercus palusti	is Pin Oak	5 12 11.5	Good		480	Allanthus altissima Allanthus altissima	Tree of Heaver	n 7	Poor Good Fair	Y Y	2110 Q 2111 AU	uercus palustris anthus altissima	Pin Oak Tree of Heave	11 n 8	Good Fair Fair	Y Y	224	0 Pr	vercus palustris runus seratina runus seratina runus seratina runus seratina	Black Cherry Black Cherry	12	Fair Fair	Y	2368 2369 2370	Quercus palustris Prunus serotina Ulmus pumila	Black Cherry Siberian Elm Pin Oak	7 5	Fair Y	Y	Y Y Y		11
	353 Quercus palusti 354 Prunus serotin 355 Prunus serotin	2 Black Cherry	10	Good		482	Allanthus altissima Allanthus altissima Allanthus altissima	Tree of Heaver Tree of Heaver Tree of Heaver	n 10	Fair Fair Fair	YYY	2112 AU 2113	anthus altissima anthus altissima Acer negundo Acer negundo	Box Elder Mapi Box Elder Mapi	e 5.5	Poor Fair	Y Y		3 Plate	anus occidentalis A vercus palustris	merican sycamore	8.5	Fair	Y	2372	Quercus palustris Ulmus pumila Prunus seratina	Pin Oak Siberian Elm Black Cherry	5.5	Poor Y	Y	Y	-	
	356 Quercus velutir 357 Quercus palusti	σ Black Oak	9.5	Good		485	Allanthus altirrima	Tree of Measure	n 10.5	Fair	Y	2115	Acer negundo Acer negundo	Box Elder Mapi	e 5.5	Poor	YY		4 Us	vercus paiustris vercus velutina Quercus alba	Black Oak White Oak	8.5 7	Good	Y	2374	Acer negundo	Black Cherry Box Elder Maple Siberian Elm Black Cherry	5 7.6	Fair)	Y	Y	1 7	-1 F E8
	358 Quercus palusti 359 Allanthus altissi	is Pin Oak no Tree of Heaver	8	Good	Y	487	Prunus serotina Allanthus altissima Allanthus altissima	Tree of Heaver	n 7.5	Good	Y Y	2117 2118 Ail	Acer negundo anthus altissima anthus altissima	Box Elder Mapl Tree of Heave Tree of Heave	e 6	Fair Poor Poor	Y Y	224	7 Qu	vercus palustris vercus palustris	Black Oak White Oak Pin Oak Pin Oak	6 9	Good Poor Y	Y	2376	Ulmus pumila Prunus serotina Prunus serotina	Black Cherry Black Cherry	8 12	Fair Fair		Y Y	1 1	₩ \$ 350 0
	360 Acer negundo 361 Prunus serotin	Box Fider Manie	6.5	Good Fair Fair		489 490	Allanthus altissima	Tree of Heaver	n 9.5	Good	YY	2120 707	uperus virginiana	Red Legar	n 6	Fair	Y	224	9 Qu 0 Qu					Y	2378	Prunus serotina	Black Cherry	13	Fair		Y Y		
	 362 Quercus polusti 363 Quercus polusti 	Black Cherry S Pin Oak S Pin Oak	5.5 5	Fair Good	Y	491 492	Allanthus altissima Allanthus altissima	Tree of Heaver	n 10 n 13.5	Fair Good	Y Y	2122 All	runus seratina anthus altissima	Black Cherry Tree of Heave	5 n 6.5	Fair Fair	Y Y	225	2 Qu	vercus palustris vercus palustris	Pin Oak Pin Oak Pin Oak Pin Oak Pin Oak Pin Oak	7 5.5	Fair Fair	Y	2380 2381	Ulmus pumila Prunus serotina Prunus serotina	Pin Oak Siberian Elm Black Cherry	11.5	Fair)	Y	Y Y		TWO TOWN SOUNDS: STEET TWO TOWN SOUNDS: STEET SOUNDS: STEE
	363 Quercus palusti 364 Acer negunda 365 Allanthus altissii	na Tree of Heaver	8.5	Good	Y	494	Allanthus altissima	Tree of Heaver	n 9	Fair	YY	2123 All 2124 All	anthus altissima anthus altissima	Tree of Heave	n 5.5 n 8.5 n 7	Poor Fair	Y Y	225	4 Qu	vercus palustris vercus palustris	Pin Oak Pin Oak	9 5	Fair Fair	Y	2383	Prunus serotina	Black Cherry Black Cherry Pin Oak	10.5	G000	\pm	Y Y Y Y	1	3 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5
	366 Allanthus altissis 367 Celtis occidenta	Sc Hackbarns	5.5			495 496 497	Allanthus altissima Allanthus altissima	Tree of Heaven	n 11	Good	YY	2126 All	anthus altissima anthus altissima anthus altissima	Tree of Heave	n 6.5	Poor Poor	Y Y		5 Qu 6 Pr					Y	2384	Quercus palustris Prunus serotina	Black Cherry	13	Good		Y Y	- ■	4
	368 Alianthus altissis 369 Celtis accidenta 370 Alianthus altissis	Tree of Heaver S Hackberry Tree of Heaver	17	Good	Y	498	Allanthus altissima Allanthus altissima Allanthus altissima	Tree of Heaver Tree of Heaver Tree of Heaver	n 12.5	Poor	YY	2128 F	runus seratina anthus altissima anthus altissima	Black Cherry Tree of Heave Tree of Heave	5.5	Fair	Y		7 Qu 8 Qu	vercus palustris vercus palustris	Black Cherry Pin Oak Pin Oak Pin Oak	10	Fair Fair	Y		Prunus serotina Prunus serotina Prunus serotina Prunus serotina Prunus serotina	Black Cherry Black Cherry Black Cherry	10.5	Fair Fair		Y Y		
	371 Prunus serotin 372 Alianthus altissis	2 Black Cherry Tree of Heaver	6 5.5	Good	- ·	500	Allanthus altissima		n 13	Fair	Y Y	2130 All 2131 All	anthus altissima anthus altissima	Tree of Heave	n 7	Poor Poor Poor	Y Y	226	0 Qu		Pin Oak			Y	2389	Prunus serotina Ulmus numila	Black Cherry Siberian Elm Black Cherry	10	Fair Fair	v .	Y Y		
	373 Allanthus altissii 374 Prunus serotin 375 Celtis occidenta	no Trop of House	5.5	Good	Y Y Y	2002	Prunus serotina Prunus serotina Prunus serotina	Black Cherry Black Cherry Black Cherry		Entr	V	2132 All	anthus altissima anthus altissima	Tree of Heave	n 7.5	Poor Poor	Y Y	226	2 Qu 3 Qu	vercus palustris vercus velutina vercus palustris	Black Oak Pin Oak Pin Oak	5.5 6.5	Good Good	Y	2391	Prunus serotina Ulmus pumila Prunus serotina Acer negundo Acer negundo	Black Cherry Box Elder Maple	5 7	Fair Poor Y	Y	Y Y	- '¶	
	376 Aisanthus altissis	na Iree of Heaver	10.5	Good	Ψ.	2004	Prunus serotina	Black Cherry Black Cherry	5.5 5.5	Fair Fair	Y Y	2134 All 2135 All	anthus altissima anthus altissima Trunus seratina	Tree of Heave	n 7 n 8.5	Poor	Y Y	226	4 Qu	vercus palustris Quercus alba	White Oak	5	Good	Y			Box Elder Maple Box Elder Maple	8 7	Poor Y	Y	Y Y	H	$\overline{}$
	377 Alianthus altissii 378 Alianthus altissii	no Tree of Heaver		Good	Y	2006 2007	Prunus serotina					2137 Ail	anthus altissima	Tree of Heave	5.5 n 6	Poor Fair	Y Y	226	6 Pi	runus serotina runus serotina	Black Cherry Black Cherry	7 10	Fair Fair	Y	2395 4801	Acer negundo Acer negundo Acer negundo	Box Elder Maple Box Elder Maple	7.5 9.5	Poor 1	Y Y	Y	11	EAST
	379 Allanthus altissii 380 Crataegus spp	. Hawthorn	5.5	Good Good		2008	Prunus serotina Quercus palustris	Black Cherry Pin Oak Pin Oak Pin Oak	9.5	Good		2129 6	anthus altissima Trunus seratina	Black Cherry	12	Poor Fair Poor Fair	Y Y	226	9 Qu	runus seratina runus seratina vercus palustris	Pin Oak	6	Fair Good	Y	4802 4803	Acer negunda Ulmus americana Ulmus americana	Box Elder Maple American Elm American Elm	8	Fair Y	Y			∞ \frac{1}{2} \cong
	381 Crataegus spp 382 Crataegus spp	. Hawthorn	5	Good		2010	Quercus palustris Quercus palustris Quercus palustris	Pin Oak Pin Oak	10.5	Good		2141 AU 2142	anthus altissima anthus altissima Acer negundo	Black Cherry Tree of Heaver Tree of Heaver Box Elder Mapl	n 6	Fair Poor	Y Y	227	1 4					Y	4804	Ulmus americana Papulus tremuloides	Quaking Aspen	5.5	Fair Fair			6	TOWNSHIP Y, MICHIGA
	383 Crataegus spp 384 Añanthus altissii 385 Añanthus altissii	nσ Tree of Heaver	5.5	Good	Y Y Y Y	2013	Prunus serotina Acer negundo	Black Cherry Box Elder Maple		Fair		2143 Ail	anthus altissima anthus altissima	Tree of Heave	n 5.5	Poor	Y Y		3 Qu	vercus palustris vercus palustris iperus virginiana	Pin Oak	7	Good	Y	4807	Papulus tremuloides Ulmus americana Papulus tremuloides Acer rubrum Platanus occidentalis	American Elm Quaking Aspen Red Maple	5.5	Fair Fair				~ ~ ~
	385 Alianthus aftissi 386 Alianthus aftissi 387 Quercus palust	no Tree of Heaver	5.5	Fair	Y Y	2015	Rhamnus cathartica Acer negundo	Common Bucktho Box Elder Maple	om 6	Fair Poor Poor	Y Y	2145 All 2146	anthus altissima Juglans nigra	Tree of Heave	n 5.5	Poor Fair	Y Y	227	5 Qu	vercus palustris vercus palustris	Pin Oak Pin Oak	7 5	Good	Y			American Sycamore Tulip Tree	8.5	Fair Excellent			×	
	389 Quercus policit	ir Pin Oak	7 7	Good Good	Y	2017 2018	Allanthus altissima Allanthus altissima	Tree of Heaver	n 10 n 12	Fair	Y Y	2147 C	etis occidentalis eltis occidentalis	Hackberry	5.5	Fair Fair	Y	227	7 Ps	runus seratina runus seratina	Box Elder Maple Pin Oak Pin Oak Red Cedar Pin Oak Pin Oak Biack Cherry Black Cherry Black Cherry	5	Poor Y Good	Y	4811 4812	Populus tremuloides Acer saccharinum	Quaking Aspen Silver Maple Silver Maple	7.5	Good Y			11	VAN 3 S
	390 Allanthus altissii 391 Ulmus americai	Tree of Heaver American Elm Tree of Heaver	13	Good Good Fair	Υ	2019	Allanthus altissima Allanthus altissima	Tree of Heaver Tree of Heaver	n 12 n 6	Fair Fair	Y Y	2150 68	anthus altissima anthus altissima	Tree of Heave	. 7	Poor Poor			D P2	runus seratina runus seratina runus seratina	Black Cherry Black Cherry Black Cherry Pin Oak Pin Oak	13 15	Poor Y Fair	Y	4813 4814	Populus tremuloides Acer saccharinum Acer saccharinum Prunus serotina	Brack Cherry	11 12	Good 1	Y		11	VAN WAYNE
	393 Ananthus ditissi	no Tree of Heaver	5.5	Good	Y	2021	Allanthus altissima Allanthus altissima Allanthus altissima	Tree of Heaver Tree of Heaver Tree of Heaver	n 8.5 n 6.5	Fair Fair Fair	Y Y	2151 All 2152 All	anthus altissima anthus altissima anthus altissima	Tree of Heave Tree of Heave Tree of Heave	n 6	Poor Poor Poor Poor	Y Y Y Y Y Y Y Y	228	1 Qu	vercus palustris vercus palustris	Pin Oak Pin Oak	5	Good	Y			Red Maple American Sycamore	5.5	Fair Fair	\pm		\vdash	
	394 Quercus palusti 395 Prunus serotin 396 Quercus velutir	2 Black Cherry	10.5	Good		2024	Allanthus altissima Allanthus altissima Allanthus altissima	Tree of Heaver Tree of Heaver	0 65	Fair Fair	YYY			Siberian Flm	n 5.5	Poor	v v	228	3 Qu 4 Pr		Pin Oak Black Cherry Pin Oak	8 10 5	Fair	Y	4817	Platanus occidentalis Acer rubrum Acer rubrum	Red Maple Red Maple	12	Fair Fair			۵	
	396 Quercus velutir 397 Prunus serotin 398 Quercus palusti	g Black Cherry	9.5	Good Good Good	#	2026	Allanthus altissima Allanthus altissima Acer negundo	Tree of Heaver Tree of Heaver Box Elder Maple	n 6.5	Fair	Y Y	2156 2157 F	Ulmus pumila runus seratina	Siberian Elm Black Cherry Tree of Heave	13 5.5	Fair Poor Poor	Y Y	228	6 Pr	runus serotina mus americana	brack Cherry	/	Fair		4820	Ulmus americana	American Elm	5	Fair Fair Fair			GROUP	() ()
13	399 Quercus palusti	is Pin Oak	10.5	Good		2028	Allanthus altissima	Tree of Heaver	n 6	Fair Fair	Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y	2158 All 2159 A	Dimus pumilo Dimus pumilo Prunus seratina anthus altissima Prunus seratina	brack Cherry	0.0	Fair	Y	228	8 40	er soccharioum	Silver Manle	5.5	Enir V	Y	4822 4823	Populus tremuloides Quercus polustris Acer rubrum Acer rubrum	Quaking Aspen Pin Oak Red Maple	5.5	Poor Y	Y			IOR HOUSING SITE PLANS LUST
E.	401 Quercus velutir 402 Prunus serotin	a Black Oak Black Cherry is Pin Oak	6.5 8	Good	Y	2030 2031	Ailanthus altissima Ailanthus altissima	Tree of Heaver Tree of Heaver	0 14			2100 AU	Acor nooundo	Tree of Heave Box Elder Mapl	0 0 0	Fair Poor	V V	225	0 Plate 1 Qu	er saccharinum anus occidentalis A vercus palustris	merican Sycamore Pin Oak	10 5.5	Good	Y	4824 4825	Acer rubrum Acer rubrum	Red Maple Red Maple	12	Good Good			OPMENT	호 H
	403 Quercus palusti 404 Prunus serotin	is Pin Oak Black Cherry	6.5	Good		2032	Acer negundo Prunus serotina	Box Elder Maple Black Cherry	le 16.5	Fair Fair	Y Y	2162 2163 All	Acer negundo anthus altissima Ulmus pumila Morus alba	Box Elder Mapl Tree of Heaver Siberian Elm White Mulberr	e 6 n 8.5	Fair Fair Fair	Y Y	220	2 P	runus pumilo runus sernitina	Black Cherry	7.5	Fair Y	Y	4826 4827	Acer rubrum Orden	Red Maple Red Maple	7.S 5.S	Good			M.	SITE
	405 Prunus serotin 406 Prunus serotin	n Black Cherry	7	Good		2034	Allanthus altissima Allanthus altissima Allanthus altissima	Tree of Heaver Tree of Heaver Tree of Heaver	n 6.5	Fair Fair	Y Y	2165	Morus alba	White Mulbern Box Elder Mapl	y 7.5	Fair Fair	YY	225	4 Pr 5 Ao	runus seratina rer saccharinum rulus tremuloides	Silver Maple	7.5	Fair Y		4828 4829	Acer rubrum Acer rubrum	Red Maple Red Maple Black Cherry	11 6	Good Good Good			VELO	E ZĒ
Ė	407 Quercus velutir 408 Quercus palusti	is Pin Oak	7.5	Good Good Good		2037	Alanthus altissima Acer negundo Allanthus altissima Allanthus altissima	Box Elder Maple Tree of Heaver Tree of Heaver	e 6	Fair	YYY	2167	Acer negundo Acer negundo Prunus seratina wercus palustris anthus altissima	Boy Flder Mani	0 6	Poor	V V	229	6 Pop 7 Ao	ulus tremuloides per saccharinum	Quaking Aspen Silver Maple	12	Good Y		4830 4831	Prunus serotina Acer rubrum	Ned Maple	7.5	Good			DEV	CLOVER SENIC PRELIMINARY :
Ė	409 Quercus palusti 410 Quercus velutir 411 Quercus palusti	a Black Oak	11.5	Good		2039	Allanthus altissima Ulmus pumila	Tree of Heaver Siberian Elm	n 8	Fair	Y Y	2169 Q	uercus palustris anthus altissima	Black Cherry Pin Oak Tree of Heave	11.5 n 11.5	Poor Fair Fair	Y	229	9 Ao	er saccharinum er saccharinum er saccharinum	Silver Maple	5	Good Y		4833	Prunus serotina		6	Good			2	EL P.
	412 Quercus muehlent 413 Ulmus america	ergii Chinkapin Oak ia American Elm is Pin Oak	5 5.5	Good	Ψ.	2041	Allanthus altissima Ulmus pumila	Trop of Manuar	0.6	Fair	Y	2172 Ail	anthus altissima	Tree of Heave	n 12.5	Poor	Y	230	1 Qu	er saccharinum vercus palustris vercus palustris Acer negundo	Pin Oak Pin Oak	6 8.5	Good	Y	4835 4836	Quercus rubra Acer rubrum	Black Cherry Black Oak Red Oak Red Maple	10	Fair Fair			OVER	익똢
	414 Quercus palusti 415 Ulmus america	a American Elm	10 5.5	Good		2043 2044	Allanthus altissima Prunus serotina	Siberian Elm Tree of Heaver Black Cherry Black Cherry	n 8	Fair Fair	Y	2173 Ail 2174	anthus altissima Morus alba	Tree of Heave White Mulberr	n 6 y 5	Poor Poor Fair	Y	230							4837 4838	Prunus serotina Quercus velutina Quercus robra Acer rubrum Prunus serotina Prunus serotina Acer rubrum		8.5 10	Fair Fair	-		딩	
	416 Quercus palusti 417 Prunus seratin	is Pin Oak o Black Cherry	9.5 5.5	Good	Y Y	2045 2046	Prunus serotina Allanthus altissima			Fair	Y	2175 Pc 2176 F	Morus alba opulus deltaides trunus seratina			Poor	Y	230	5 Qu 6 Qu	vercus palustris vercus palustris vercus palustris verthus altissima verthus altissima	Pin Oak Pin Oak	7.5	Fair Fair	Y	4839 4840	Acer rubrum Acer rubrum	Black Cherry Red Maple Red Maple Black Cherry	33 14.5	Good Good			DATE	
Ė	418 Quercus muehlent 419 Ulmus america 420 Acer negunda	ergii Chinkapin Oak ia American Elm Box Elder Mapli	21.5	Poor	Y	2047 2048 2049 2050	Juglans nigra Alanthus altissima Alanthus altissima	Black Walnut Tree of Heaver Tree of Heaver Black Walnut	n 13.5	Fair Fair	Y	2178 4	runus serotina cer saccharum	Black Cherry Sugar Maple Tree of Heave Tree of Heave Tree of Heave	8.5	Fair Fair	v .	230	7 Ailo 8 Ailo	anthus altissima anthus altissima	Tree of Heaven Tree of Heaven	6.5	Fair Y Poor Y	Y	4840 4841 4842	Prunus serotina Prunus serotina						DECEM	MBER 20, 2019 SONS/SUBMITTALS
Ė	421 Cettis accidenta 422 Prunus seratin	us Hackberry	6	Good		2050	Juglans nigra Prunus serotina	Black Walnut Black Cherry	6	Fair Fair		2180 AU	anthus altissima anthus altissima anthus altissima	Tree of Heave	n 17	Fair Fair Poor	Y	230							4843 4844 4845	Prunus serotina Prunus serotina Acer rubrum	Black Cherry Black Cherry Red Maple	7.5	Good			03-16-20	020 PER TWP.
	423 Quercus muehlend 424 Quercus palusti	ergii Chinkapin Oak	8 10.5	Good Good Good	##	2052	Prunus avium Allanthus altissima	Sweet Cherry Tree of Heaver	10 n 10	Fair	· ·	2182 F	trunus serotina eltis occidentalis	Hackberry	15 6	Poor Fair	Y	231	2 Ailo	vercus palustris vercus palustris anthus altissima anthus altissima	Tree of Heaven	5.5	Poor Y	Y	4846	Prunus serotina Quercus alba	Black Cherry White Oak	13.5	Good			07-17-20	020 PER TWP.
	425 Quercus muehlend 426 Quercus velutir	vergii Chinkapin Oak	14.5	Good	##	2054 2055	Allanthus altissima Allanthus altissima	Tree of Heaver Tree of Heaver Box Elder Maple	n 6	Fair Fair	Y Y Y	2184 All 2185 F	anthus altissima trunus serotina trunus serotina	Tree of Heave Black Cherry Black Cherry	n 13	Fair Fair Fair	Y	231	5 6	Acer negundo	Siberian Elm Box Elder Maple	8.5	Fair Y	Y				6.5	Good Good				
	427 Quercus muehlent 428 Quercus muehlent	ergii Chinkapin Oak ernii Chinkanin Oak	19.5	Good		2056 2057	Prunus serotina	Black Cherry	7	Fair		2187 AV	anthus altissima	Tree of Heave	n 9	Fair	Υ	231	6 A	Aper negundo	Box Elder Maple Tree of Heaven Pin Oak	5.5	Poor V	Y	4850 4851	Prunus serotina Acer rubrum Acer rubrum Acer rubrum Ulmus americana	Black Cherry Red Maple Red Maple	6.5 14	Good Good			1—	
	429 Ulmus americai 430 Acer negundo	Box Elder Mapli is Pin Oak	6 e 6	Good	Ψ.	2058 2059	Prunus serotina Prunus serotina Allanthus altissima	Black Cherry Black Cherry	5.5	Fair Fair		2189 Ail	runus seratina anthus altissima	Black Cherry Tree of Heave		Fair Fair	Y	231	9 4	Acer negundo	Box Elder Maple	- 6	Fair Y	Y	4852 4853	Acer rubrum Ulmus americana	American Elm	5.5 5.5	Good Good				
Ė	432 Quercus palusti	is Pin Oak	9.5	Good Fair Good Good	##	2060	Prunus serotina	Black Cherry Tree of Heaver Black Cherry	10.5	Fair Fair Fair	Y	2191 A 2191 A	cer saccharum trunus serotina cer saccharinum	Sugar Maple Black Cherry Silver Maple	16	Fair Fair Fair	γ	232	1 1	Acer negundo	Black Walnut	6.5	Poor Y	Y	4854 4855	Quercus palustris Acer rubrum Quercus alba Prunus serotina Acer rubrum Prunus serotina	Pin Oak Red Maple	6.5	Good			\vdash	
	433 Celtis occidenta 434 Prunus serotin 435 Quercus pakst	2 Black Cherry is Pin Oak	7.5 7.5	Good Fair Good		2062	Ulmus pumila Allanthus altissima Prunus serotina	Tree of Heaver	n 7	Poor Fair Good	YY	2194 F	runus serotina	Black Cherry	8	Fair Fair	Y	232	2 A	Acer negundo vercus palustris Acer negundo	Pin Cak	5 11	Good Poor	Y	4856 4857	Quercus alba Prunus serotina	White Oak Black Cherry Red Maple	16 8.5	Good	\pm			
Ė	436 Prunus serotin 437 Prunus serotin	2 Black Cherry	11	Good	##	2065	Allanthus altissima Allanthus altissima	Tree of Heaver	n 11	Good	Y Y Y Y Y	2195 U 2196 Q	lmus americana vercus palustris	American Elm Pin Oak	6.5	Fair Good		232	5 A	ncer negunao	Black Charge	- 5	Good Y	T V			Black Cherry Black Cherry	5	Good Good	\pm			
	438 Ulmus americas 439 Prunus serotin	α American Elm Black Cherry	5.5	Good		2068	Allanthus altissima Allanthus altissima	Tree of Heaver	n 5.5	Fair	7 7	2197 U 2198 G	lmus americana vercus velutina	American Elm Black Oak	5 15	Fair Fair		232	7 4	Acer negundo Acer negundo	Black Cherry Box Elder Maple Box Elder Maple	7 5	Good Y Poor V	Y		Quercus robro Acer robrom Acer robrom	Red Oak Red Maple	31.5	Fair Good	+			
	440 Ouercus palysti	is Pin Oak	5.5	Good		2069 2070 2071	Allanthus altissima	Tree of Heaver	n 5	Fair	Y Y	2199 Q 2200 F	vercus palustris Trunus serotina	Pin Oak Black Cherry	17.5 10	Fair Fair		232	9 P	runus seratina Acer negundo	Box Elder Maple Box Elder Maple Black Cherry Box Elder Maple	8.5	Poor Y Poor Y	Y	7267	Acer rubrum raxinus pennsylvanica	Red Maple Green Ash	5	Good S	y			
E	441 Quercus muehlent 442 Quercus palusti 443 Ulmus american	ισ American Elm	5.5	Good Good Good	+==	2071 2072	Acer negundo	Tree of Heaver Box Elder Maple	n 5	Fair Poor	Y Y Y Y Y Y	2201 A	cer saccharinum cer saccharinum cer saccharinum	Silver Maple Silver Maple Silver Maple	7 11	Good Fair Fair	Y	233	1 Pr	runus serotina	Black Cherry	5.5	Poor Y	- V	7269	Acer saccharum Acer saccharum	Sugar Maple	11.5	Good	\pm			20' 40'
	444 Quercus palusti 445 Quercus velutir	is Pin Oak	14 7	Good		2073 2074	Juglans nigra	Siberian Elm Black Walnut	5.5	Good	Y Y	2204 A	cer saccharinum	Silver Maple	- 6	Fair	Y	233	3 P	runus seratina Ulmus pumila runus seratina	Black Cherry Siberian Elm	6 5	Fair Poor Y	Y	7271 7271	Acer saccharinum Acer saccharum	Sugar Maple Silver Maple Sugar Maple	18.5	Fair 1	Y			20' 40' SCALE: 1"=40'
E	446 Quercus palusti 447 Quercus palusti	is Pin Oak is Pin Oak	7.5	Good		2075	Quercus palustris Allanthus altissima	Pin Oak Tree of Heaver	6.5	Good Good	Y Y	2206 A	cer saccharinum cer saccharinum cer saccharinum	Silver Maple	8 9	Fair Fair Fair	Y	233	6 P	runus serotina	Black Cherry	7	Fair	Y	7272 7274 F	Acer saccharinum raxinus pennsylvanica	Green Ash	8.5	Fair 1	Y	_	DRAWN 6	BY: JC/TF
Ė	448 Ulmus americas 449 Quercus muehlenč 450 Quercus palusti	a American Elm ergil Chinkapin Oak		Good Good		2077 2078 2079	Allanthus altissima Prunus seratina Allanthus altissima Allanthus altissima	Black Cherry Tree of Heaver	6.5 n 9.5	Poor	Y Y	2208 A	er saccharinum er saccharinum trunus seratina	Silver Maple Silver Maple Black Cherry	7 7	Fair Fair Fair	Y	233	7 Pr	runus seratina runus seratina	Black Cherry Black Cherry	8 8	Fair Fair	Y	7275 7276	Acer saccharinum Maius spp.	Silver Maple Apple	21 8	Fair 1			PROJECT	D BY: JK T MANAGER: JK
Ë	451 Rouncer carntin	15 Pin Oak 2 Black Cherry Red Maple 2 Black Cherry	7.5	Good	#	2080	Allanthus altissima	Tree of Heaver	n 6	Good	Y Y	2210 U	runus americana runus seratina	American Elm Black Cherry	9.5	Fair Good		233	9 Pr	runus seratina runus seratina runus seratina	Black Cherry	7.5	Fair Poor	Y	7277	Malus spp. Malus spp. Malus spp. Malus spp.	Apple Apple Apple Apple Apple	21	Fair 1 Fair 1 Fair 1	Y		JOB #: 1	19003407 DE: SP
	-10070111	- Start Charge	13	Good		2082	Allanthus altissima Ulmus pumila	Siberian Elm	9.5	Fair	YY	2212 F	runus serotina	Black Cherry	9.5	Good		234	1 /	Acer negundo Ulmus pumila	Box Elder Maple	5.5	POOF Y	Y	7280	Ulmus americana Acer saccharinum						SHEET N	

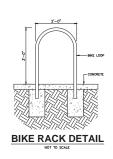












TREE SCHEDULE

INTERIOR PARKING LOT LANDSCAPING REQUIREMENT

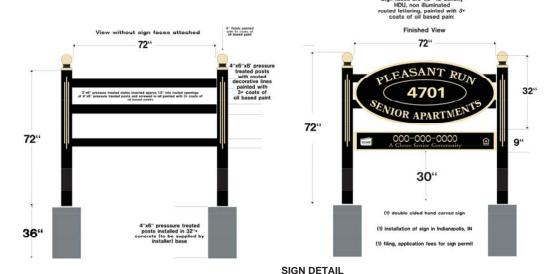
SYMBOL	KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NC
	AR	4	ACER RUBRUM 'RED SUNSET'	RED MAPLE	3" CAL.	В
	TC.	7.	TILIA CORDATA 'GREENSPIRE'	LITTLELEAF LINDEN	3" CAL.	В
TOTAL		11				
REPLACE	MENT RE	OUIREME	NT			

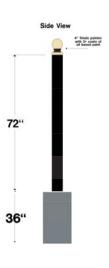
SYMBOL	KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	N
	AR	18	ACER RUBRUM 'RED SUNSET'	RED MAPLE	3" CAL.	В
_	AS	6	ACER SACCHARUM 'GREEN MOUNTAIN'	SUGAR MAPLE	3" CAL.	В
\cap	PA	16	PICEA ABIES	NORWAY SPRUCE	6 FT.	В
\circ	PG	15	PICEA GLAUCA	WHITE SPRUCE	6 FT.	В
	QR	45	QUERCUS RUBRA	RED OAK	3" CAL.	В
	TH	8	THUJA 'GREEN GIANT'	GREEN GIANT ARBORVITAE	6 FT.	В
TOTAL		108				

SHRUB SCHEDULE

UNIT LANDSCAPING REQUIREMENT

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
cs	227	CORNUS SERICEA	RED OSIER DOGWOOD	36"	CONT
DL	61	DIERVILLA LONICERA	BUSH HONEYSUCKLE	36"	CONT
HP	80	HYDRANGEA PANICULATA BOBO	HARDY HYDRANGEA	36"	CONT
VC	55	VIBURNUM CARLESSI 'COMPACTUM'	DWARF KOREAN SPICE VIBURNUM	36"	CONT
VT	77	VIBURNUM TRILOBUM 'COMPACTUM'	DWARF AM, CRANBERRY BUSH	36"	CONT
IATOT	500				





SEED MIX COMPOSITIONS WETLAND SEED MIX (PLANT IN EDGE ZONE) 34,400 SQ FT A composition of wildflowers, sedges, and grasses. Application rate: 3 oz. per 1000 sq. ft. or 7 lbs. per acre. BOTANICAL NAME COMMON NAME Wildflowers
Asclepius Incamata Aster novae-anglae New England Aster

Aster puniceus Swamp Aster Aster puniceus
Aster umbellatus
Eupatorium maculatum
Eupatorium perfoliatum
Euthamia graminifolia Flat-top Aster
Joe-Pye Weed
Boneset
Grassleaved Goldenrod Marsh Blazing Star Swamp Betony Sweet Black-Eyed Susan Rudbeckia subtomentos Silphium serfoliatum

Cupplant
Prairie Dock
Swamp Goldenrod
Ridelf's Goldenrod Silphium terebinthina Solidago patula Solidago riddelli Verbena Hastata Blue Vervain Vernonia missurica Vernonicastrum virgi Sedges/Grasses Iron Weed

Big Bluestem Andropogon gerardii Fringed Sedge Tussock Sedge Wool Grass Scirpus cyperinus Scirpus atrovirens Bulrush

CUSTOM SHORT GRASS SEED MIX (PLANT IN UPLAND ZONE) 20,700 SO, FT

Application rate: 5 oz. per 1000 sq. ft. or 10 lbs. per acre BOTANICAL NAME COMMON NAME Wildflowers Achillea millefolium

Aquilegia canadensis Wild Columbine Butterflyweed Smooth Aster Sand Tickseed Purple Coneflower False Boneset Asclepias tuberosa Aster laevis Coreopsis lanceolata Echinacea purpurea Kuhnia eupatoroide: Monarda Fistulosa Penstemon digitalis Rudbeckia hirta Black-Eyed Susan Solidago speciosa Sedges/Grasses Schzachyrium Scopa Showy Goldenrod Side Oats Grama Bouteloua curtipendula Koeleria Pyramidata

POND ZONE - 46.600 SO FT

Basin mix, up to 3 feet deep. Plant these as bare root or tubers. Spacing can be about 1 plant per 1.4 square feet These are not based on any prefab mix.

BOTANICAL NAME Nuphar advena Nymphaea odorata Schoenoplectus tab Scirpus validus Vellow Pond Like White Water Lily Softstem Bulrush Great Bulrush Polygonum amphibium Carex Lacustris Pontederia Cordata Water smartweed Lake sedge Pickerelweed

NOTE: THE SPECIFIED QUANTITIES AND VARIETIES OF SEEDS AND PLANTING MATERIALS MEET OR EXCEED THE MINIMUM REQUIREMENTS OF WAYNE COUNTY STORM ORDINANCE.

June Grass*



AND ALL UNDEPROCUSE UTUTES.
DASSINUCTION SHE SAFETY IS THE SIGN
RESPONSIBILITY OF THE CONCREMENTION.
RESPONSIBILITY OF THE CONCREMENT
SHALL BE EXPECTED TO ASSUME ANY
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OF ANY MEMBER STRUCTURES.

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ATWELL MANAGEMENT OF THE SOURCE SAFE TO SOURCE SAFE



TOWN 3 SC VAN P

CLOVER DEVELOPMENT GROUP
CLOVER SENIOR HOUSING
PRELIMINARY SITE PLANS DETAILS

DECEMBER 20, 201 REVISIONS/SUBMITTALS

SCALE: N/A

RAWN BY: JC/TF CHECKED BY: JK
PROJECT MANAGER: JK
JOB #: 19003407
FILE CODE: SP

EET NO. COS

Sign faces are 1.5" 18 density



LEGENO - EXTERIOR MATERIALS

COLOR. TO HATCH CITRESS PROM HEATHERPAND, EXTERIOR FORTFOLIO

2) HADEPLAK LAP SONO

EXTERIOR PORTFOLIO SERES VAVO, SONO TRANSPORT

IN HOTES.

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FUTURE D. HAPPTON DAY RECO



VAN BUREN TOWNSHIP SENIOR HOUSING

VAN BUREN TOWNSHIP, MICHIGAN

12/18/19



VAN BUREN TOWNSHIP SENIOR HOUSING

VAN BUREN TOWNSHIP, MICHIGAN

18/19 MUS A RC 50 NOSPH H WILLIAMS AL (76) 831-1

D 2016 BOSSERO MICHIELE P.C.



Memo

TO: Van Buren Township Planning Commission

FROM: Dan Power - Director of Planning and Economic Development

RE: SPR 20-019 Site Plan Amendment for Gilbert Homes regarding New

Architectural Elevations in Country Walk Subdivision

DATE: August 19, 2020

The applicant, Gilbert Homes, is requesting architectural approval for three (3) façade elevation variations of a new home plan for residential dwellings in the Country Walk development. These façade elevations are labeled as "new primary", "new alternate", and "new secondary alternate". They should be compared against the builder's existing portfolio of approved elevations previously approved in 2016 by the Planning Commission labeled "current primary (bay)", "current alternate (porch)", and "current secondary alternate (peak)".

There is an existing Planned Residential Development (PRD) Agreement in place for the property which was approved in 2002 and amended in 2005 which had previously expired. A Memorandum of Understanding (MOU) between Van Buren Township, the Country Walk Three Homeowners Association, the Country Walk Four Homeowners Association, and Blue Country Walk, LLC was executed in July 2015 which outlined the responsibilities of the parties with regards to the completion of the development and required compliance with the PRD agreement.

Gilbert Homes has acquired and built on twelve (12) lots from Blue Country Walk, LLC has recently acquired sixteen (16) additional lots with the intention of building single family homes on these lots. Two (2) of these lots are in Phase III of Country Walk and fourteen (14) are in Phase IV. The submitted new model with three (3) elevation variations is subject to the PRD agreement, the MOU, and the standards of the Zoning Ordinance, specifically section 5.115 which addresses specific architectural standards in these types of development. The following is my review of the submittals based on the conditions in the MOU, the PRD agreement, and the Zoning Ordinance.

Comments

1. Site Plan

The setbacks, as described in the approved site plan for the Country Walk development, depict a front and rear setback of 25' and a required side yard setback of 10'. The lot sizes in the development vary in width from 75' to 61' and in depth from 120' to 125'.

The applicant has submitted dimensions for proposed house plans including front-entry garage and side-entry garage models. The models have dimensions of 40' wide by 44' deep. This will fit on all lots with the required setbacks.

2. Floor Area

The PRD agreement requires that the square footage of homes for the 536 units in the subdivision will average at least 1,750 square feet. According to the plan provided the square footage of the proposed model units will be 2,083 square feet. The "current" model units will be 2,068 square feet. The PRD agreement requires the average, not minimum, square footage to be 1,750 square feet, across the scope of the development. Staff will evaluate what is existing in the development and ensure that the entire development maintains this requirement.

3. Façade Elevations

The Zoning Ordinance and the PRD agreement have specific requirements to ensure that the Township's "Substantially Different" architectural design standard is met. Section j(ix) of the PRD agreement specifically requires that the "Substantially Different" requirement be met by varying the following (2) criteria:

- Roof pitch by varying three or more vertical units in twelve from one another (i.e. 6/12, 9/12, 12/12, etc.)
- Location of major design features relative to main mass by varying the location of at least two major design features that include, but are not limited to dormers, gables, garages (i.e. front-entry versus side-entry), and porches.

The Zoning Ordinance requires that the substantially different requirement be maintained from neighboring lots within three (3) lots of the proposed parcel and within three (3) lots of the property across the street. The Zoning Ordinance clarifies five (5) criteria for evaluating substantial architectural variety, including the <u>roof pitch</u> and <u>design feature</u> criteria identified above. These five (5) criteria are evaluated in reference to the proposed elevations in this report, with emphasis on the <u>roof pitch</u> and <u>design features</u> criteria required for the Country Walk development.

- 1. Roof Style. All principal roofs are proposed as gable roofs.
- 2. Roof Pitch. The design of these elevations' roof pitches should be compared to those of the other previously approved elevations. The proposed roof pitch of this model is 6:12. A 7:12 pitch is used in the previously approved "current" style models. Roof pitch alone is therefore not sufficient to demonstrate substantial architectural variety in accordance with the PRD agreement.
- Exterior Material. Exterior materials include a mix of brick, shake siding, and horizontal and vertical siding. Brick exceeds 50% of the façade wall material.
 Section i(1) of the PRD agreement requires that all 416 detached units feature brick

to the belt on the front and side elevations and requires that on specific lots brick will be required on the rear elevation as well. The proposed elevations meet this requirement.

- 4. <u>Design Features.</u> Among the three elevation variations the applicant proposes, design features differ with respect to the use of rakes or reverse gables, porches, and window styles. See the table on the following page for more information. Based on the existence of two (2) or more design features which vary between the three variations of the proposed elevation and the current model approved for the builder in this development, this criterion is met. If side-entry garage options are proposed, the use of a side entry garage in relation to a neighboring building with a front-entry garage will additionally credit toward the <u>design features</u> requirement.
- 5. <u>Location of Windows and Doors.</u> The doors are centrally located on all variations of the proposed model. A fourth window is added to the front façade above the garage on the "alternate" elevation.

Table of Gilbert Homes Models in Country Walk Phases III and IV

	Label	Roof	Roof	Exterior materials observations	Davis of Salaras	Window	
	Labei	style	pitch	(other than brick)	Design features	# of windows (front)	Door relation to mass
	Primary			Non-garage: Minor horizontal siding on upper level	Bay window		
	"Bay" Design	Gable	7:12	Garage: Brick and horizontal siding	4	Center	
				No shutters on windows	No porch		
Existing	Alternate			Non-garage: Major horizontal siding on upper level	No bay window		
LXISTING	"Porch"	Gable	7:12	Garage: Horizontal and shake siding	Rake only over one window	3	Center
	Design			Shutters on windows	Full porch		
	Secondary			Non-garage: Horizontal siding on upper level	Bay window		
	Alternate "Peak"	Gable	7:12	Garage: Horizontal and shake siding	Rake across front façade	3	Center
	Design			Shutters on windows	Partial porch		
	Primary	Gable	6:12	Shake and horizontal siding	Full porch Two rakes over top floor No rake over door	3	Center
New	Alternate	Gable	6:12	Vertical and horizontal siding	Half porch Two rakes over top floor No rake over door	4	Center
	Secondary Alternate Gable 6:12		6:12	Horizontal siding	No porch Single rake over top floor Rake over door	3	Center

5. Side-Entry Garages

The PRD agreement requires that at least 30% of the single-family detached units have side-entry garages and specifically indicates which lots are required to have side entry garages. The proposed elevations must include a side-entry garage where it is required on any of the lots in Country Walk Phases III and IV, pursuant to the requirement that a minimum of 30% of all units in the Country Walk development are side-entry garages.

Recommendations

Staff recommends that the Planning Commission approve the site plan amendment to the Country Walk development for the addition of the proposed "new primary", "new alternate", and "new secondary alternate" elevations, to be built by Gilbert Homes based on the following conditions:

- 1. Township Planning Staff shall review each application for a new single-family home in the Country Walk development in order to determine that the new home meets the required setbacks and that the elevation meets the Township's "Substantially Different" architectural design standards set forth in the PRD agreement.
- The proposed elevations must include a side-entry garage where it is required on any of the lots in Country Walk Phases III and IV, pursuant to the requirement that a minimum of 30% of all units in the Country Walk development are side-entry garages.

Thank you for your consideration.

Sincerely,

Dan Power, AICP

Planning and Economic Development Director

Public Services Department

Charter Township of Van Buren

CC: Vidya Krishnan – Van Buren Charter Township Principal Planner / Planning Consultant – McKenna Associates

Matthew Best, M.S. - Public Services Director, Van Buren Charter Township Brad Gilbert – Gilbert Homes



Memo

TO: Van Buren Township Planning Commission

FROM: Dan Power - Director of Planning and Economic Development

RE: SPR 20-023 Site Plan Amendment for Gilbert Homes regarding New

Architectural Elevations in Arlene Arbors Subdivision

DATE: August 19, 2020

The applicant, Gilbert Homes, is requesting architectural approval for three (3) façade elevation variations of a new home plan for residential dwellings in the Arlene Arbors development. These façade elevations are labeled as "new primary", "new alternate", and "new secondary alternate", and should be compared against the builder's existing portfolio of approved elevations previously approved in 2017-2018 by the Planning Commission labeled "current primary (bay)", "current alternate (porch)", and "current secondary alternate (peak)".

There is an existing Planned Residential Development (PRD) Agreement in place for the property which was approved in 1999. This plan is subject to the PRD agreement, and the standards of the Zoning Ordinance, specifically section 5.115 which addresses specific development standards for single family dwellings in site condominiums and subdivisions. The following is my review of the architectural plans based on the Zoning Ordinance and PRD agreement:

Comments

1. Site Plan

The setbacks, as described in the approved site plan for the Arlene Arbors development, depict a front yard setback of 25', a rear yard setback of 35', and a required side yard setback of 10'. The lots sizes in the development are approximately 70' in width and 120' in depth.

The submitted plans depict the widths of 40' and depths of 44'. Based on this the provided plans have sufficient width that will fit within the setbacks on the parcels in the Arlene Arbors development.

2. Floor Area

According to the plan provided the square footage of the proposed "new" model elevation will be 2,083 square feet. The "current" units will be 2,068 square feet. The PRD agreement does not require dwelling square footages which are different from the

Zoning Ordinance. The minimum required home square footage is therefore 1,800 square feet per the R1-A zoning district requirements. Based on the floor plans exceeding 1,800 square feet of floor dwelling area, the standard in the Zoning Ordinance has been met.

3. <u>Façade Elevations</u>

The Zoning Ordinance requires that the substantially different requirement be maintained from neighboring lots within three (3) lots of the proposed parcel and within three (3) lots of the property across the street. The Zoning Ordinance clarifies five (5) criteria for evaluating substantial architectural variety. These five (5) criteria are evaluated in reference to the proposed elevations in this report, below.

- 1. Roof Style. All principal roofs are proposed as gable roofs.
- 2. Roof Pitch. The design of these elevations' roof pitches should be compared to those of the other previously approved elevations. The proposed roof pitch of this model is 6:12. A 7:12 pitch is used in the previously approved "current" style models. Roof pitch therefore cannot count as a substantially different architectural feature.
- 3. Exterior Material. Exterior materials include a mix of brick, shake siding, and horizontal and vertical siding. The Zoning Ordinance requires that at least 50% of the total wall area of residential structures to be brick or stone. This requirement has been met by the provided plans.
- 4. <u>Design Features.</u> Among the three model varieties the applicant proposes, design features differ with respect to the use of rakes or reverse gables, porches, and window styles. See the table on the following page for more information. Based on the existence of two (2) or more design features which vary between the three variations of the proposed elevation and the current model approved for the builder in this development, this criteria is met. Where side-entry garage options are proposed, the use of a side entry garage in relation to a neighboring building with a front-entry garage will additionally credit toward the <u>design features</u> requirement.
- 5. <u>Location of Windows and Doors.</u> The doors are centrally located on all variations of the proposed "new" model. There is an additional window above the garage in the proposed "new alternate" model.

5. <u>Side-Entry Garages</u>

The Zoning Ordinance requires that a minimum of 30% of all structures within a subdivision or site condominium development have a garage door oriented to an area other than the front lot. Based on this, a minimum of 11 of 38 lots in the subdivision will be required to have a side or rear entry garage. Currently 7 of the developed lots

have side entry garages. This would mean that 4 additional lots will be required to have a side entry garage. The provided plans depict an option for a side entry garage, but do not provide the required elevations. Based on this the applicant will need to ensure the use of at least 4 side entry garages on the remaining eight lots which are being developed.

Table of Gilbert Homes Models in Arlene Arbors

		Roof	Roof	Exterior materials observations		Window				
	Label	style	pitch	(other than brick)	Design features	# of windows (front)	Door relation to mass			
	Primary			Non-garage: Minor horizontal siding on upper level	Bay window					
	"Bay" Design	Gable	7:12	Garage: Brick and horizontal siding	4	Center				
				No shutters on windows	utters on windows No porch					
Existing	Alternate			Non-garage: Major horizontal siding on upper level	No bay window					
zxioiiig	"Porch"	Gable	7:12	Garage: Horizontal and shake siding	Rake only over one window	3	Center			
	Design			Shutters on windows	Full porch					
	Secondary			Non-garage: Horizontal siding on upper level	Bay window					
	Alternate "Peak"	Gable	7:12	Garage: Horizontal and shake siding	Rake across front façade	3	Center			
	Design			Shutters on windows	Partial porch					
	Primary	Gable	6:12	Shake and horizontal siding	Full porch Two rakes over top floor No rake over door	3	Center			
New	Alternate	Gable	6:12	Vertical and horizontal siding	Half porch Two rakes over top floor No rake over door	4	Center			
	Secondary Alternate Gable 6:12		6:12	Horizontal siding	No porch Single rake over top floor Rake over door	3	Center			

Recommendations

Staff recommends that the Planning Commission approve the site plan amendment to the Country Walk development for the addition of the proposed "new primary", "new alternate", and "new secondary alternate" elevations, to be built by Gilbert Homes based on the following conditions:

1. Township Planning Staff shall review each application for a new single-family home in the Country Walk development in order to determine that the new home meets the required

20-023 – Gilbert Homes Arlene Arbors Elevations August 20, 2020

- setbacks and that the elevation meets the Township's "Substantially Different" architectural design standards set forth in the PRD agreement.
- 2. The applicant will need to ensure the use of at least 4 side entry garages on the remaining eight lots which are being developed.
- 3. The applicant should confirm they have a current architectural approval from the Home Owners Association of Arlene Arbors.

Thank you for your consideration.

Sincerely,

Dan Power, AICP

Planning and Economic Development Director

Public Services Department

Charter Township of Van Buren

CC: Vidya Krishnan – Van Buren Charter Township Principal Planner / Planning Consultant – McKenna Associates

Matthew Best, M.S. - Public Services Director, Van Buren Charter Township

Brad Gilbert - Gilbert Homes



Country Walk / Arlene Arbors Architectural Approval Presentation for



Planning Commission

Gilbert Homes is seeking approval to build 3 elevations in Country Walk and Arlene Arbors.

- We have previously built 12 homes in Country Walk.
- We own 16 lots for future construction in Country Walk and 8 lots in Arlene Arbors.
- New lots recently acquired are in close proximity to existing homes.
- Multiple elevations are needed to ensure architectural diversity.
- These new elevations have all been previously built in Townsend Park and were approved by the planning commission during the May 23, 2018 meeting.



Side Entry Garage Requirements

Country Walk

- PRD designates which lots will have side-entry garages.
- 1 of our currently owned lots requires a side-entry garage.

Arlene Arbors

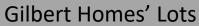
- 4 of 8 lots to be built will have side-entry garages to comply with neighborhood requirements.
- Which lots will be side-entry will be determined at the time permits are applied for.





Country Walk









Completed homes (12)



Future construction (16)



Arlene Arbors

← N





Future construction (8)





Current Primary Elevation

Front-Entry Garage









Current Alternate Elevation

Front-Entry Garage









Current Secondary Alternate Elevation

Front-Entry Garage









Primary, Alternate, and Second Alternate Comparison











New Primary Elevation

Front-Entry Garage



Side-Entry Garage







New Alternate Elevation

Front-Entry Garage









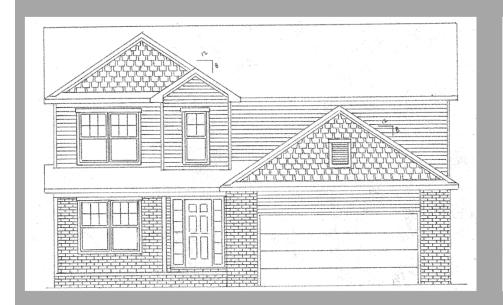
New Second Alternate Elevation







Primary, Alternate, and Second Alternate Comparison





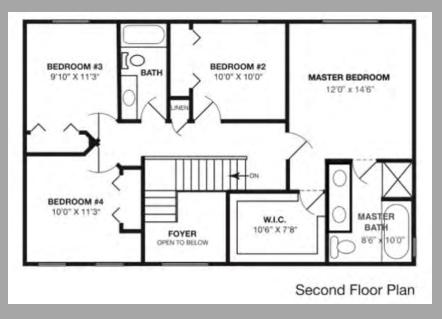






Current Elevation Floor Plan



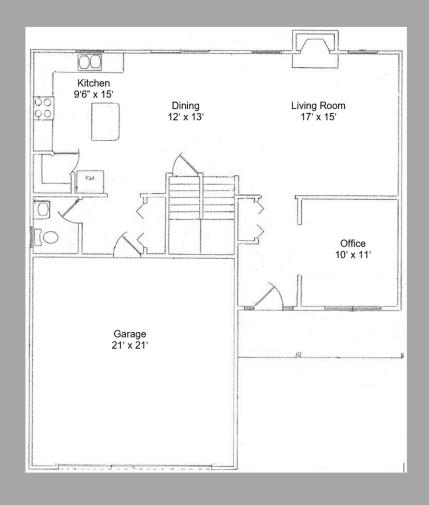


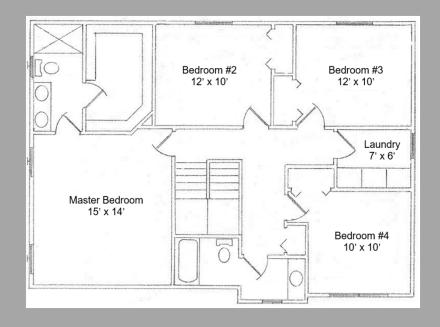
- 2068 square feet.
- Side-entry garage elevations have the same plan with the exception of the garage door location.





New Elevation Floor Plan





- 2083 square feet.
- Side-entry garage elevations have the same plan with the exception of the garage door location.

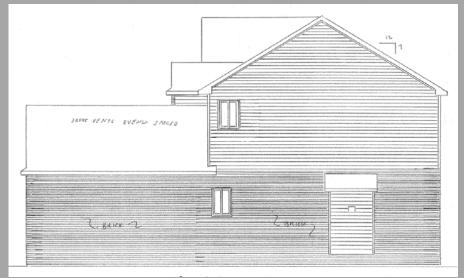


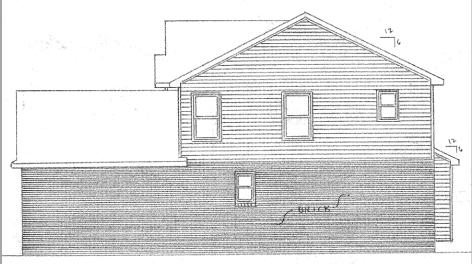


Roof Pitch

Current Elevation: 12/7

New Elevation: 12/6









Questions?

Contact:

Gilbert Homes, Inc.

(248) 661-6022

Brad.gilberthomes@gmail.com

www.gilberthomebuilders.com





TOWNSHIP HALL
3040 NORTH PROSPECT STREET
COR. PROSPECT & CHERRY HILL RDS.
YPSILANTI, MICHIGAN 48198
TELEPHONE: (734) 482-6099
FAX: (734) 482-3842

CHARTER TOWNSHIP OF SUPERIOR

WASHTENAW COUNTY, MICHIGAN

TO:

Contiguous Municipal Legislative Body, SEMCOG, WATS, Washtenaw County Board of Commissioners, Public Utilities, Railroad Company, and others required to be noticed.

П

FROM:

Superior Charter Township Planning Commission

DATE:

July 31, 2020

RE:

NOTICE OF INTENT TO UPDATE THE MASTER PLAN

In accordance with the Michigan Planning Enabling Act (PA 33 of 2008 as amended), Superior Township is preparing an update to the existing Master Plan and requests your cooperation and comment on the Plan. Please note that all submittals of this Plan are to be made electronically via e-mail unless we hear otherwise from those being sent notice.

Please be aware that you will be receiving a digital draft of the update for comment upon completion of the draft plan. Hard (paper) copies may be provided upon request. At the time the Master Plan update is ready for your review, we will provide a second notice and directions on where to send comments and time limits for doing so.

We thank you for your consideration in this matter. If you have any questions or comments on the Superior Township Master Plan update process, please contact:

Master Plan Amendment Superior Charter Township 3040 North Prospect Ypsilanti, MI 48198

-OR-

Ben Carlisle, AICP Township Planning Consultant Carlisle/Wortman Associates, Inc. 117 N. First St., Suite 70 Ann Arbor, MI 48104

Sincerely,

David Guenther, Planning Commission Chair Superior Township