# **MEMORANDUM**



TO: CITY OF NOVI PLANNING COMMISSION

FROM: DIANA SHANAHAN, PLANNER

THROUGH: BARBARA MCBETH, AICP, CITY PLANNER

**SUBJECT:** JSP17-37 ARMENIAN CHURCH AND CULTURAL CENTER:

FINAL SITE PLAN AND SPECIAL LAND USE EXTENSION

**DATE:** SEPTEMBER 24, 2025

The subject property is located in Section 12, on the north side of Twelve Mile Road and east of Meadowbrook Road, within the residential acreage (RA) zoning district. The site is approximately 19.30 acres.

The applicant, Armenian Community Center of Greater Detroit, is proposing the development of a church and cultural center with associated accessory uses, including a multipurpose hall, café, religious education rooms, an Armenian Genocide Memorial, and a recreational facility. The project is proposed to be constructed in three phases, with all sitework to be completed in the initial phase and buildings to be completed in multiple phases.

The Planning Commission held a public hearing on October 11, 2017 and approved:

- Special Land Use Permit (Place of Worship in a residential district, daycare in a residential district)
- Preliminary Site Plan
- Phasing Plan
- Wetland Permit
- Woodland Permit
- Stormwater Management Plan

A second public hearing was held on October 14, 2020, at which time the Planning Commission approved:

- A revised Special Land Use Permit (Place of Worship in a residential district, daycare in a residential district, Armenian Genocide Memorial structure exceeding height limit)
- A revised Preliminary Site Plan

Final Site Plan approval was granted on November 1, 2021, followed by Final Stamping Set approval on November 11, 2021. Per Zoning Ordinance Section 6.1.6, Final Stamping Set approval is valid for two years. An applicant may extend the site plan for one year up to three times after the initial two years. The November 11, 2021 approval expired on November 10, 2023. Two prior one-year extensions have been granted, with the second extension set to expire on November 10, 2025.

The applicant is requesting a third one-year extension of Final Site Plan, Special Land Use, Phasing Plan, Wetland Permit, Woodland Permit, and Stormwater Management Plan until

November 10, 2026, as they are not yet ready to commence construction on the development citing economic conditions.

At this time, the Planning staff is not aware of any changes to the ordinances, or surrounding land uses, which would affect the approval of the requested extension for one year. <u>Approval of the extension is **recommended**.</u>

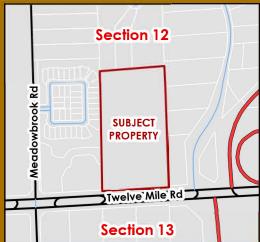
The following items are attached to this memo:

- 1. Letter of request for extension dated August 4, 2025 from Julian Wargo Jr., PE.
- 2. A copy of the approved Final Stamping Set
- 3. Action Summary from October 14, 2020 Planning Commission meeting
- 4. Minutes from October 14, 2020 Planning Commission meeting

# <u>MAPS</u> Location Zoning **Future Land Use Natural Features**

# ARMENIAN CHURCH AND CULTURAL CENTER LOCATION MAP





## **LEGEND**

Subject Property



# City of Novi

Community Development Department City Hall / Civic Center 45175 Ten Mile Road, Novi, MI 48375 cityofnovi.org

Map Author: Diana Shanahan
Project: Armenian Church and Cultural Center

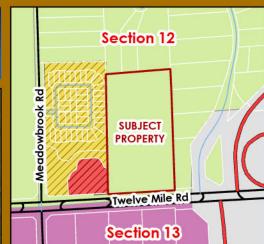
Date: 8/7/25 Version #: 1



#### MAP INTERPRETATION NOTICE

Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.

# ARMENIAN CHURCH AND CULTURAL CENTER **ZONING MAP** Beacon Hill Meadows Condo Hummingdale Blvd



## **LEGEND**

Subject Property

Planned Rezoning Overlay (PRO)

**B-3: General Business** 

OST: Office Service Technology

R-4: One-Family Residential

RA: Residential Acreage



# City of Novi

**Community Development Department** City Hall / Civic Center 45175 Ten Mile Road, Novi, MI 48375 cityofnovi.org

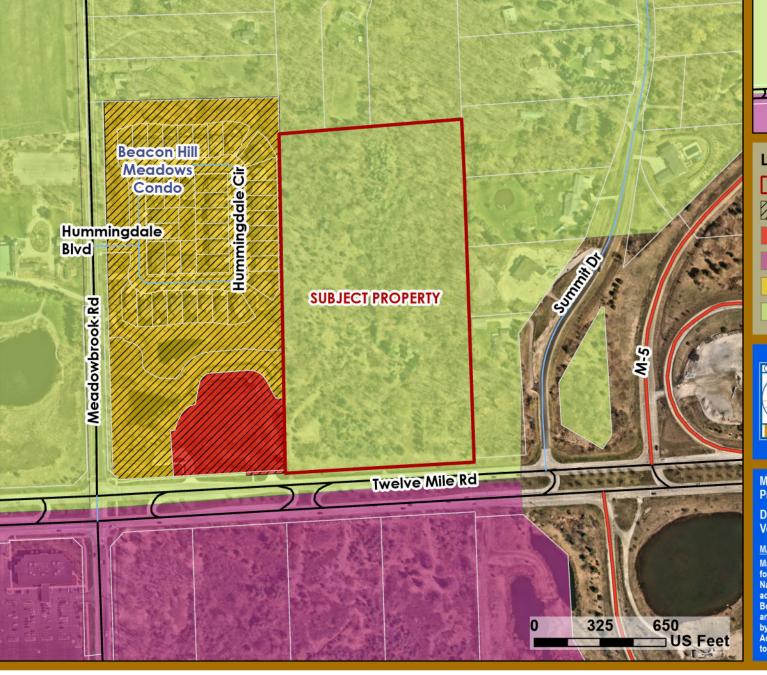
Map Author: Diana Shanahan Project: Armenian Church and Cultural Center

Date: 8/7/25 Version #: 1

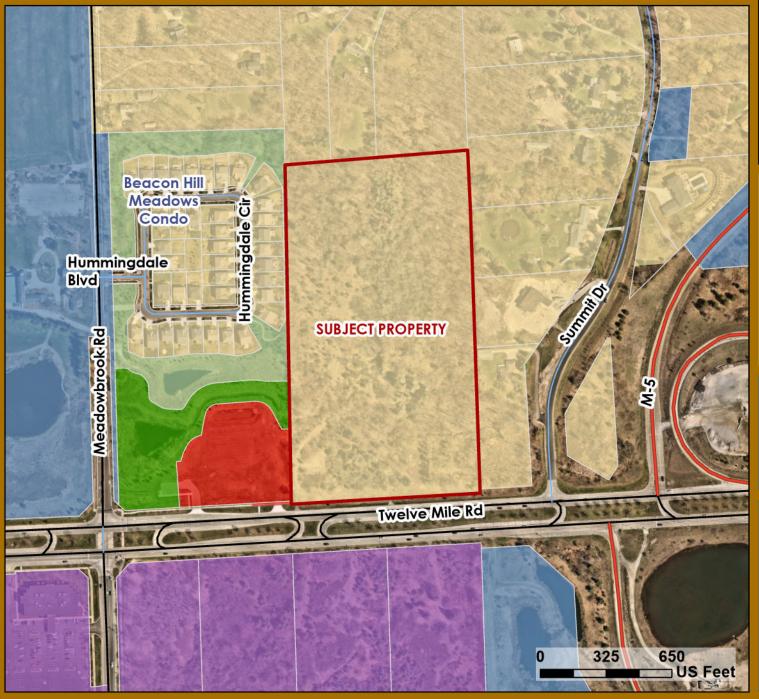


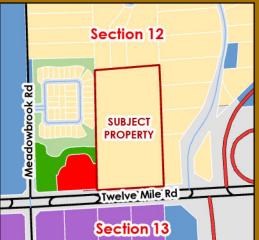
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# ARMENIAN CHURCH AND CULTURAL CENTER FUTURE LAND USE MAP





#### **LEGEND**

- Subject Property
- Single Family
- Public Park
- Private Park
- Public/Quasi-Public
- General Mixed-Use
- Community Commercial



## City of Novi

Community Development Department City Hall / Civic Center 45175 Ten Mile Road, Novi, MI 48375 cityofnovi.org

Map Author: Diana Shanahan Project: Armenian Church and Cultural Center

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# ARMENIAN CHURCH AND CULTURAL CENTER NATURAL FEATURES MAP





# **LEGEND**

Subject Property

Woodlands

Wetlands



# City of Novi

Community Development Department City Hall / Civic Center 45175 Ten Mile Road, Novi, MI 48375 cityofnovi.org

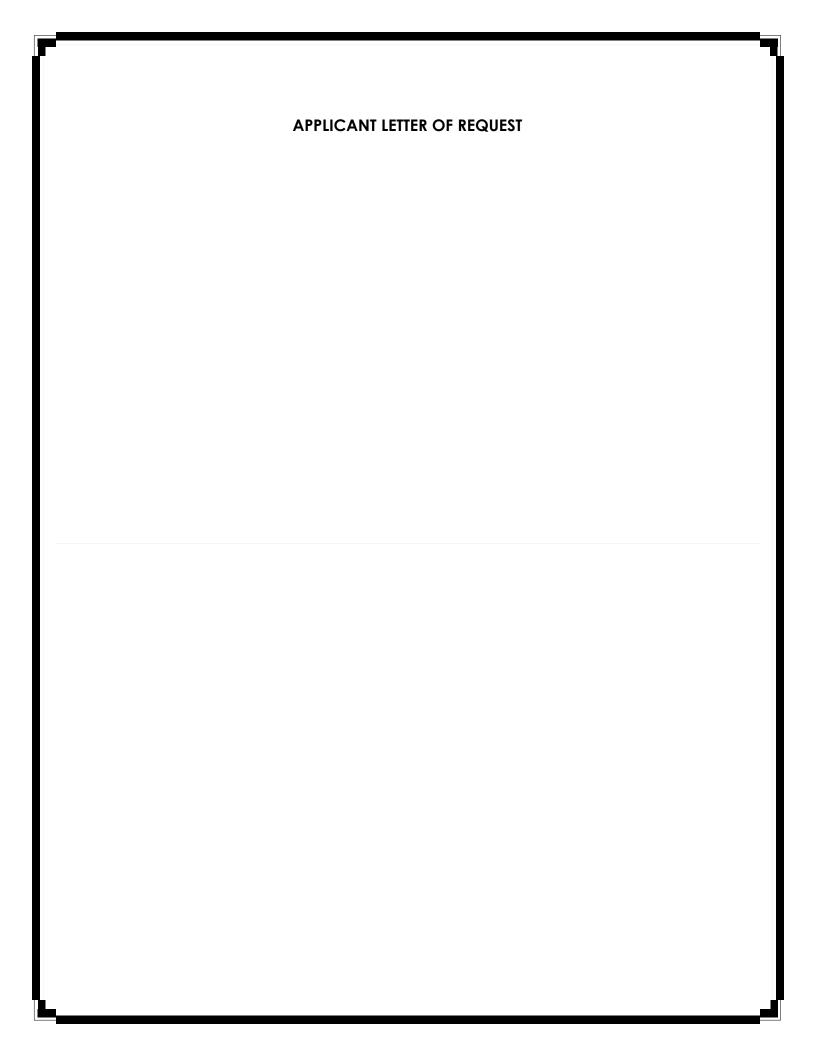
Map Author: Diana Shanahan Project: Armenian Church and Cultural Center

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## Consulting Civil Engineers

55800 Grand River Avenue, Suite 100 New Hudson, Michigan 48165-9318 248.437.5099 · 248.437.5222 fax www.zeimetwozniak.com

August 4, 2025

Ms. Barbara McBeth, Senior Planner City of Novi Community Development 45175 Ten Mile Rd. Novi, MI 48375

Re:

Third Stamping Set Extension for Armenian Church and Cultural Center City File No. JSP17-0037

Dear Ms. McBeth:

On behalf of our client, the Armenian Community Center of Greater Detroit, we are requesting a third 1-year extension from the Planning Commission for the Special Land Use, Preliminary Site Plan, Wetland Permit, Woodland Permit, and Stormwater Management Plan for this project.

The Final Stamping Set was originally approved on November 1, 2021, and two previous extensions have been granted.

The project start has been delayed due to economic conditions.

Based upon our recent concept plan review meeting held on July 29, 2025 with your staff, we are anticipating that construction will commence around Spring, 2026.

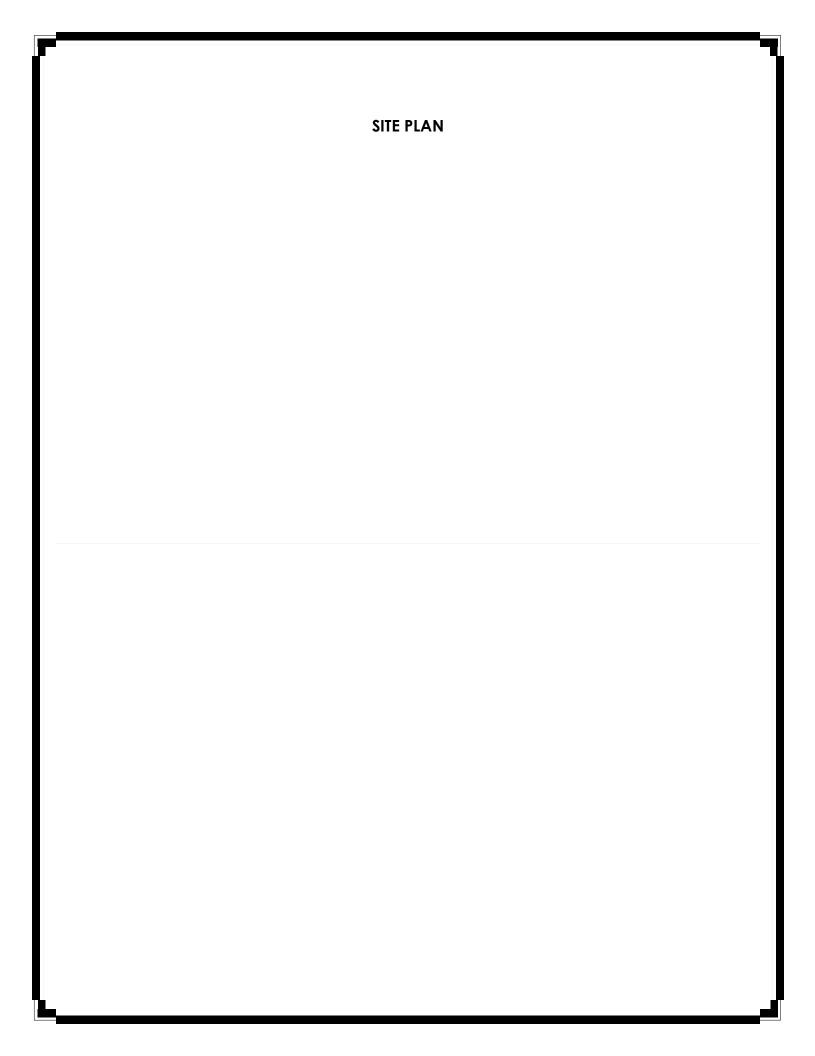
We appreciate your consideration and cooperation. Please contact us if you have any questions or comments.

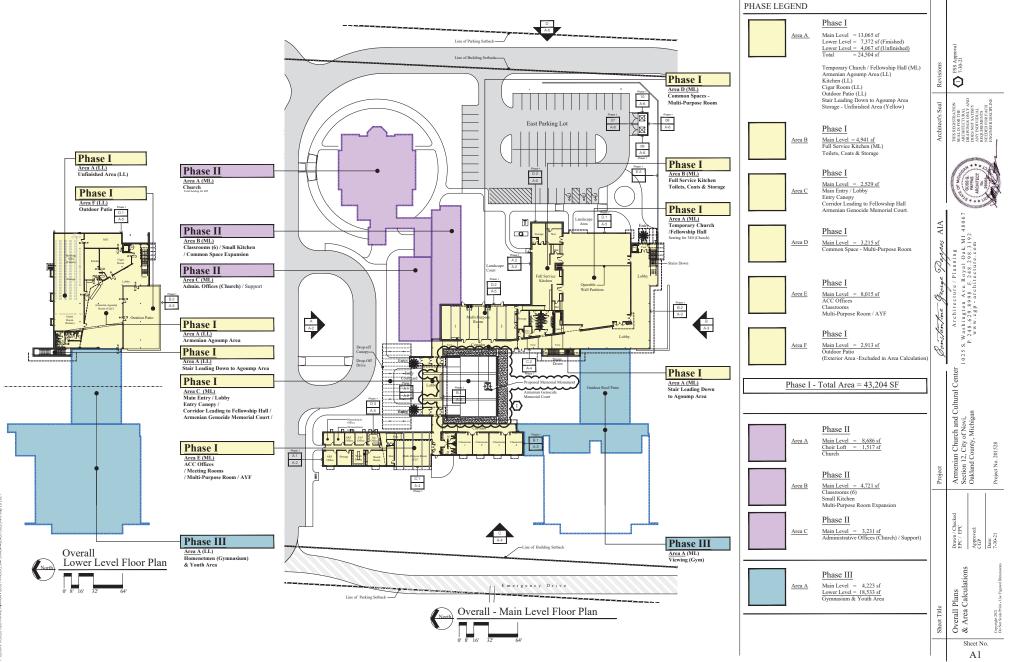
Very truly yours,

Julian J. Wargo, Jr., PE

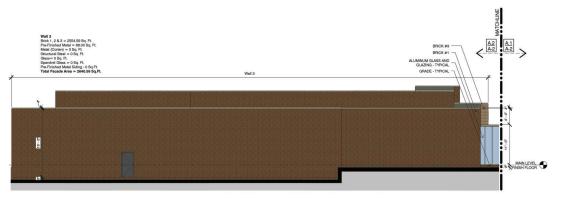
Project Engineer

J:14109.Letter44

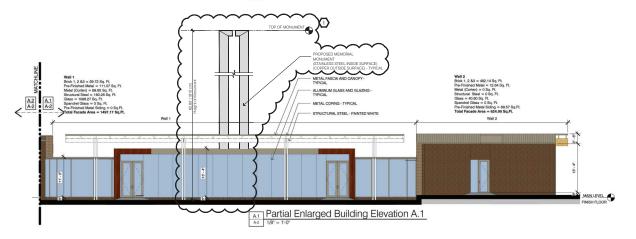


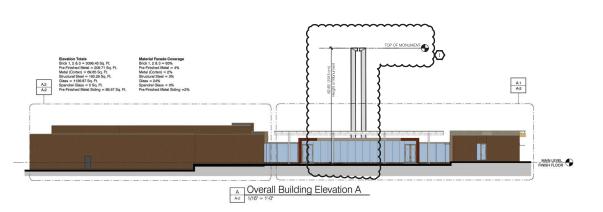


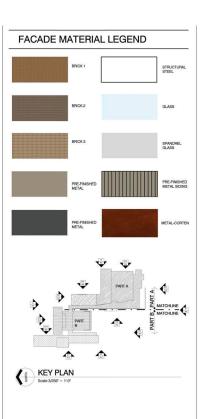
SDSK/PROJ201528 - APMENJAN04 - SD/01 - MODELJA-PLANS N-SD-201528



# Partial Enlarged Building Elevation A.2 | Partial Enlarged Building Elevation A.2





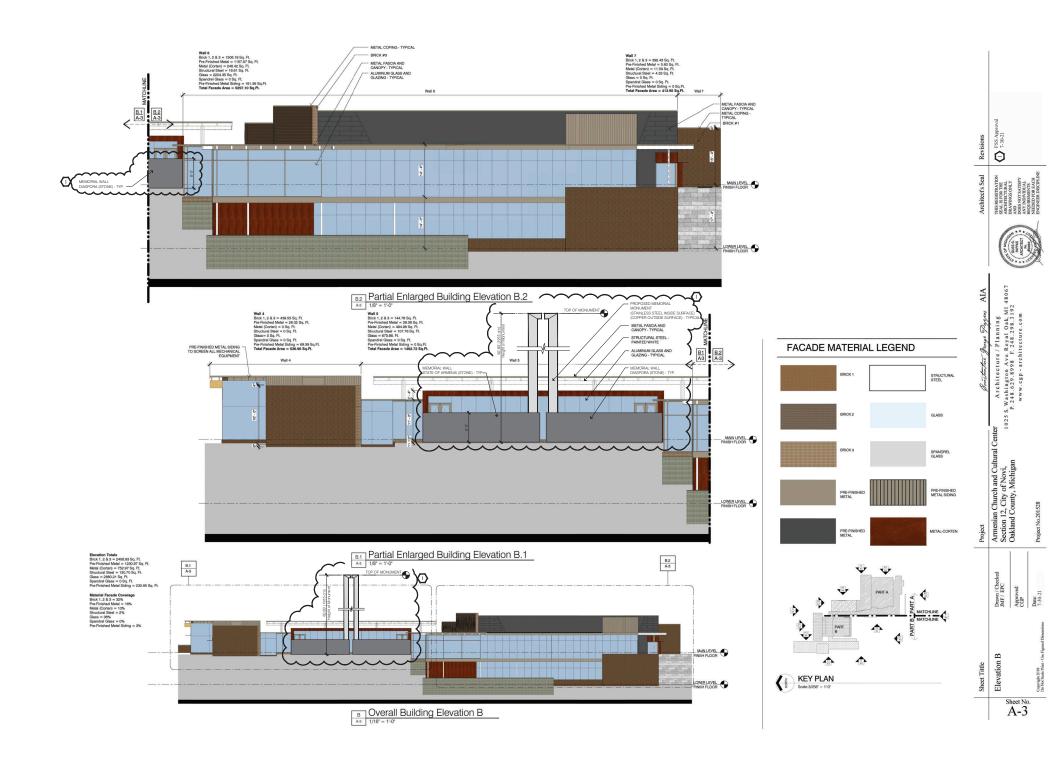


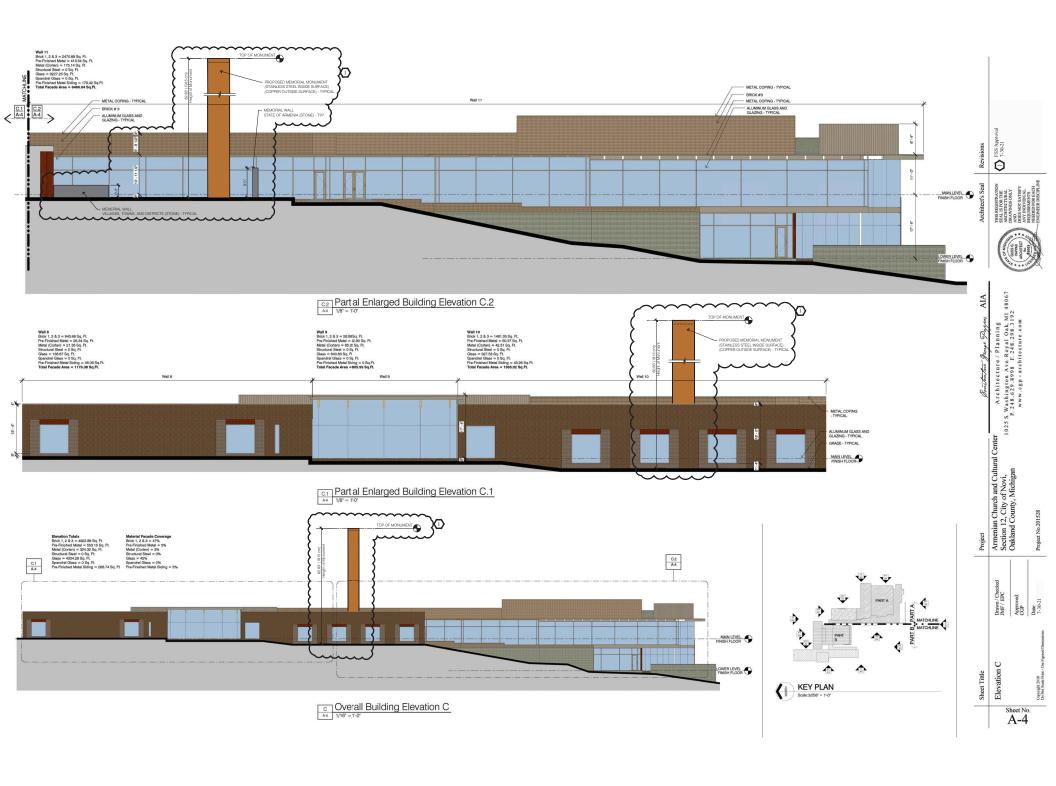


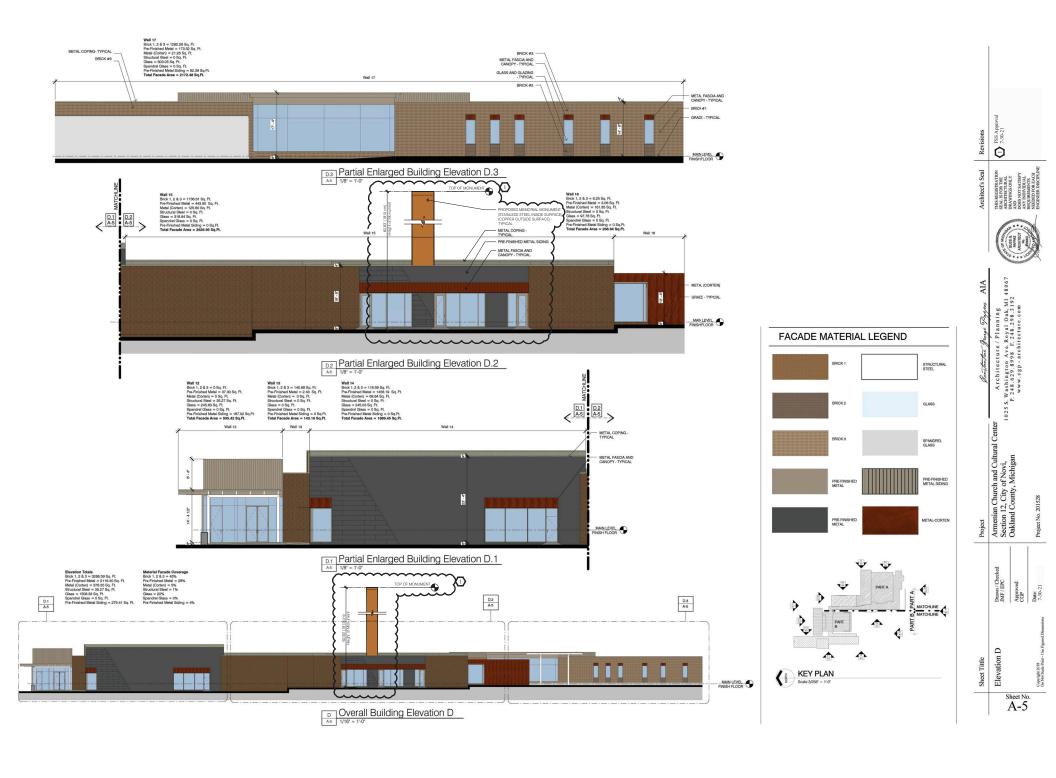
Revisions

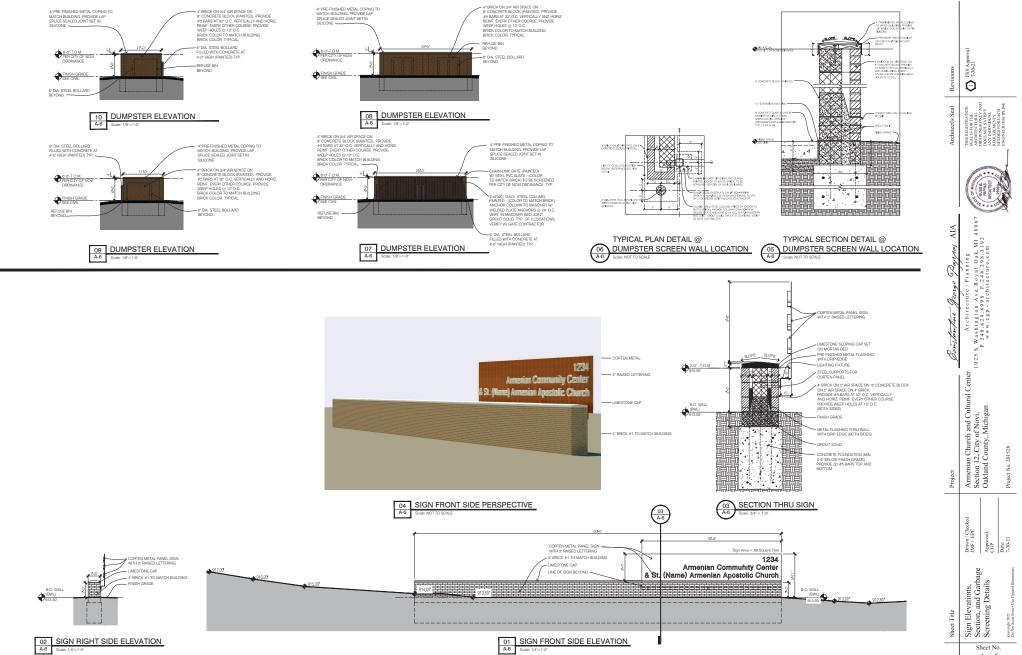
Architect's Seal

THIS REGISTRATION
SEAL IS FOR THE
ARCHITECTURAL
DERAWINGS ONLY
AND
DOES NOT SATISFY
ANY NONVIDUAL
REQUIREMENTS
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ENGINEER DENTS







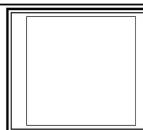


Sheet No. A-6

#### **Facade Materials**



Brick #1 Manufacturer: Cloud Ceramics Color: Kansa Gold Velour



**Structural Steel** Color: Painted (Color Selected By Architect)

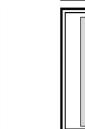
Revisions

T-30-21

Drawn / Checked JMF/ EPC Approved: CGP

Sheet No. A-7





Spandrel Glass Color: White

Color: Clear or Slightly Tinted

Glass



Brick #3 Manufacturer: Yankee Color: Beige Smooth





Metal - Corten

**Pre-Finished Metal** Color: Champagne

# FINAL SITE PLAN

# FOR PHASE 1 OF

# ARMENIAN CHURCHAND CULTURAL CENTER

# SECTION 12, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN CITY FILE NO. JSP17-0037

#### OWNER:

ARMENIAN CULTURAL CENTER 19310 FORD RD. DEARBORN, MI 48128 (313) 336-6200 RAFFI OURLIAN

#### **ARCHITECT:**

CONSTANTINE GEORGE PAPPAS, AIA ARCHITECTURE/PLANNING 1025 S. WASHINGTON AVE. ROYAL OAK, MI 48067 (248) 629-8998 GUSS G. PAPPAS

#### CIVIL ENGINEER:

ZEIMET WOZNIAK AND ASSOCIATES 55800 GRAND RIVER AVE, SUITE 100 NEW HUDSON, MICHIGAN 48165 (248) 437-5099 JULIAN J. WARGO, P.E.

#### LANDSCAPE **ARCHITECT:**

DEAK PLANNING + DESIGN 143 CADYCENTER # 79 NORTHVILLE MI 48167 (248) 444-7892 STEVE DEAK, RLA

#### **SURVEYOR:**

SUJAK ENGINEERING 4031 COOLIDGE HIGHWAY TROY, MI 48098 (248) 885-8431 TEON C. SUJAK. PE

#### **WETLANDS CONSULTANT:**

KING & MacGREGOR ENVIRONMENTAL, INC. 43050 FORD ROAD, SUITE 130 CANTON, MI 48187 (734) 354-0594 WOODY HELD

	SHEET INDEA
EYING	STANDARD DETAILS:
TOPOGRAPHIC AND TREE SURVEY	C-18 CITY OF NOVI SANITAR

CIVIL ENGINEERING SITE IMPROVEMENTS

DIMENSION SITE PLAN

LAND BANKED DIMENSION AND SITE PLAN

PAVING AND SIGNAGE PLAN SITE PREPARATION PLAN

GRADING AND DRAINAGE PLAN

GRADING AND DRAINAGE PLAN C-4.1 GRADING AND DRAINAGE PLAN

C-4.2 GRADING AND DRAINAGE PLAN

GRADING AND DRAINAGE DETAIL GRADING AND DRAINAGE DETAILS

12 MILE ROAD ENTRANCE DETAILS

12 MILE ROAD PATHWAY DETAILS

STORM SEWER PLAN

STORM SEWER PLAN STORM SEWER PLAN

C-53 STORM SEWER PLAN

STORM SEWER PROFILES

C-6.1 STORM SEWER PROFILES TOWNLINE DRAIN AND WETLAND DETAILS

STORM AREA PLAN

SANITARY SEWER AND WATER MAIN PLAN SANITARY SEWER AND WATER MAIN PLAN

SANITARY SEWER AND WATER MAIN PLAN

SANITARY SEWER AND WATER MAIN PLAN

SANITARY SEWER PROFILE AND SAN WM STRUCTURE TABLE

WATER MAIN PROFILES C-11.1

WATER MAIN PROFILES C-11.2

EROSION CONTROL PLAN EROSION CONTROL PLAN

EROSION CONTROL PLAN

EROSION CONTROL PLAN

EROSION CONTROL DETAILS & MAINTENANCE SCHEDULES

C-14 CONSTRUCTION NOTES

CONSTRUCTION DETAILS

RETAINING WALL DETAILS

PAVEMENT MARKING DETAILS

SIDEWALK RAMP DETAILS

TRAFFIC CONTROL DETAILS

## SHEET INDEX:

Y SEWER DETAILS (1/3)

CITY OF NOVI SANITARY SEWER DETAILS (2/3) CITY OF NOVI SANITARY SEWER DETAILS (3/3)

CITY OF NOVI WATERMAIN DETAILS (1/5)

CITY OF NOVI WATERMAIN DETAILS (2/5)

CITY OF NOVI WATERMAIN DETAILS (3/5)

CITY OF NOVI WATERMAIN DETAILS (5/5) CITY OF NOVI STORM SEWER DETAILS (1/2)

CITY OF NOVI STORM SEWER DETAILS (2/2)

OCWRC STORM DRAIN NOTES AND DETAILS (1/1)

CITY OF NOVI PAVING DETAILS (LOF 2)

CITY OF NOVI PAVING DETAILS (2 OF 2)

SOIL EROSION AND SEDIMENTATION

CONTROL DETAILS

#### ARCHITECTURE

OVERALL PLANS & AREA CALCULATIONS

ELEVATION A

ELEVATION B

ELEVATION (

ELEVATION D SIGN ELEVATIONS, SECTION, AND GARBAGE

SCREENING DETAILS

FACADE MATERIALS

LANDSCAPE DATA

LANDSCAPE PLAN

LP-3 LANDSCAPE PLAN

LANDSCAPE PLAN

LP-5 LANDSCAPE DETAIL PLANS

LANDSCAPE DETAIL PLANS

WOODLAND IMPACT PLAN

WOODLAND IMPACT PLAN

WOODLAND INVENTORY

WP\_4 WOODLAND INVENTORY

OVERALL IRRIGATION PLAN

IRRIGATION PLAN

IRRIGATION PLAN IR-3 IRRIGATION PLAN IR-4

IRRIGATION DETAIL PLANS

PE1-11 ELECTRICAL SITE LIGHTING SPECIFICATIONS

#### SITE LIGHTING

ELECTRICAL SITE PLAN

PE1-10 ELECTRICAL PHOTOMETRIC SITE PLAN

STANDARD BARRIER FREE (INCL. 3 VAN ACCESSIBLE)

PROPOSED USE:

GROSS SITE AREA:

BUILDING SETBACKS:

BUILDING HEIGHT:

PARKING SETBACKS

PARKING SCHEDULE

DENSITY / AREA CALCULATIONS

75 FT WHEN ABUTTING RESIDENTIAL DISTRICTS

SPACES (TO BE CONSTRUCTED H PHASE I)

CHURCH AND CULTURAL CENTER WITH CHILDCARE CENTER

840.738 SE (19.30 ACRES)

\*\* SAME AS BUILDING FRONT YARD SETBACK - CAN NOT PARK IN FRONT OF BUILDI REQUIRED:

R-A (RESIDENTIAL ACREAGE) - SPECIAL LAND USE IS REQUIRED

3.91% 1.84% 2.19% 7.94%

265 SPACES (TO BE CONSTRUCTED

ARKING NOIE; HE OWNER OF THE PROPERTY SHALL REPORT ANY PROPOSED CHANGE IN USE CCUPANCY FOR FURTHER EVALUATION OF LAND BANK PARKING, LAND BANK PACES MAY BE INSTALLED PRIOR TO CHANGE IN USE OR OCCUPANCY IF

APPROVAL DATE PERMIT NUMBER CONSTRUCTION/REVIEW/ FINAL STAMPING

PENDING PSE20-0008 CITY S.E.S.C. PERMI MEGLE LWMD PERMIT P41002271V.1 MEGLE SANITARY PERMIT

MEGLE WATER PERMIT O.C.W.R.C. SANITARY PERMIT 7/24/19 201900375 2/13/20 RCOC ROW PERMIT PROW20-064 CITY WETLANDS PERMIT PWT19-0012

CONFORM TO THE CURRENT CITY OF NOVI

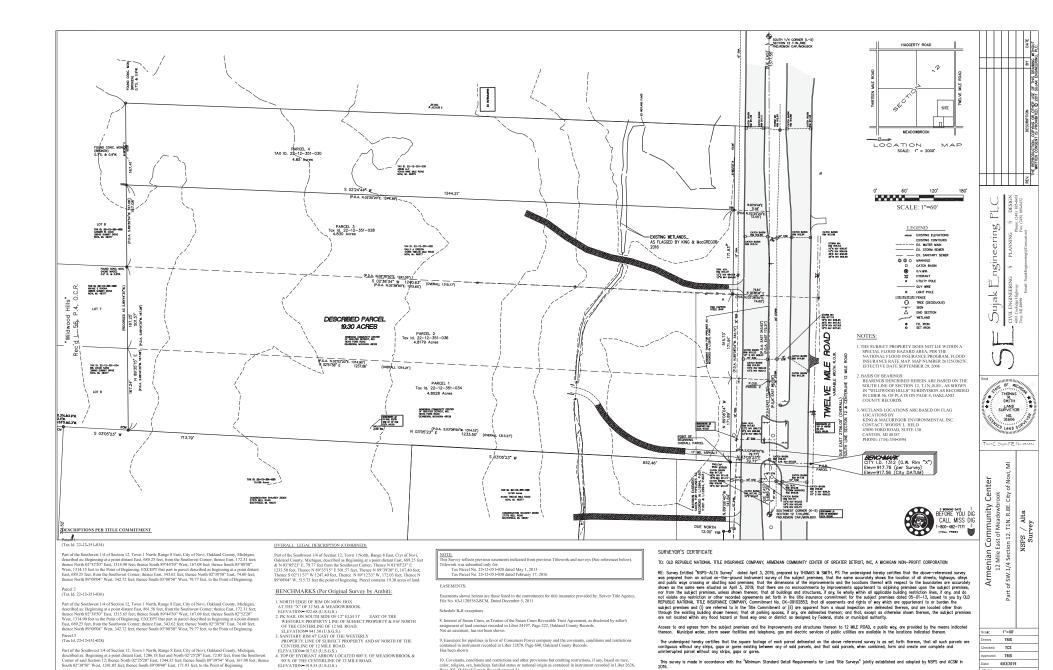


NOT FOR CONSTRUCTION SIDWELL #22-12-351-028, -030, -034, -036

CITY WOODLANDS PERMI

COVER SHEET
I CHURCH AND CULTURAL (
CITY OF NOW, OAKLAND COUNTY, IN ARMENIAN SECTION 12

2 2 2



10. Covenants, conditions and restrictions and other provisions but omitting restrictions, if any, based on race, color, religion, sex, handicap, familial status or national origin as contained in instrument recorded in Liber 2626, Page 102, Oakland County Records (Agreet 2)
Not an easement, has not been shown.

11. Covenants, conditions and restrictions and other provisions but omitting restrictions, if any, based on race, color, religion, sex, handicap, familial status or national origin as contained in instrument recorded in Liber 3101, Page 176, Oakland Coumty Records (purel 1)
Not an easterness, has not been shown.

Part of the Southwest 1/4 of Section 12, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan, described as: Beginning at a point distant East, 1206.18 feet and North 02°252° East, 12.05 feet, from the Southwest Corner of said Section 12; thence North 02°252° East, 12.43 5 feet, thence South 89°354° West, 16.70 feet; thence South 02°358'06° West, 1241.05 feet; thence South 89°0640° East, 171.93 feet, to the Point of Beginning.

BENCHMARKS (City):

CHISSLED "X" ON NORTH SIDE OF GATE VALVE RIM - CITY I.D. 1312 ELEVATION= 917.76 (PER ESTABLISHED SURVEY DATUM ELEVATION= 917.56 (PER CITY DATUM)

TCS

TMS

4/03/2019

16-078

CS1.0

This survey is made in accordance with the "Minimum Standard Detail Requirements for Land Title Surveys" jointly established and adopted by NSPS and ACSM in 2016.

DATED: April 3, 2019

THOMAS M SMITH, PS 31606

SIDWELL #22-12-351-028, -030, -034, -036

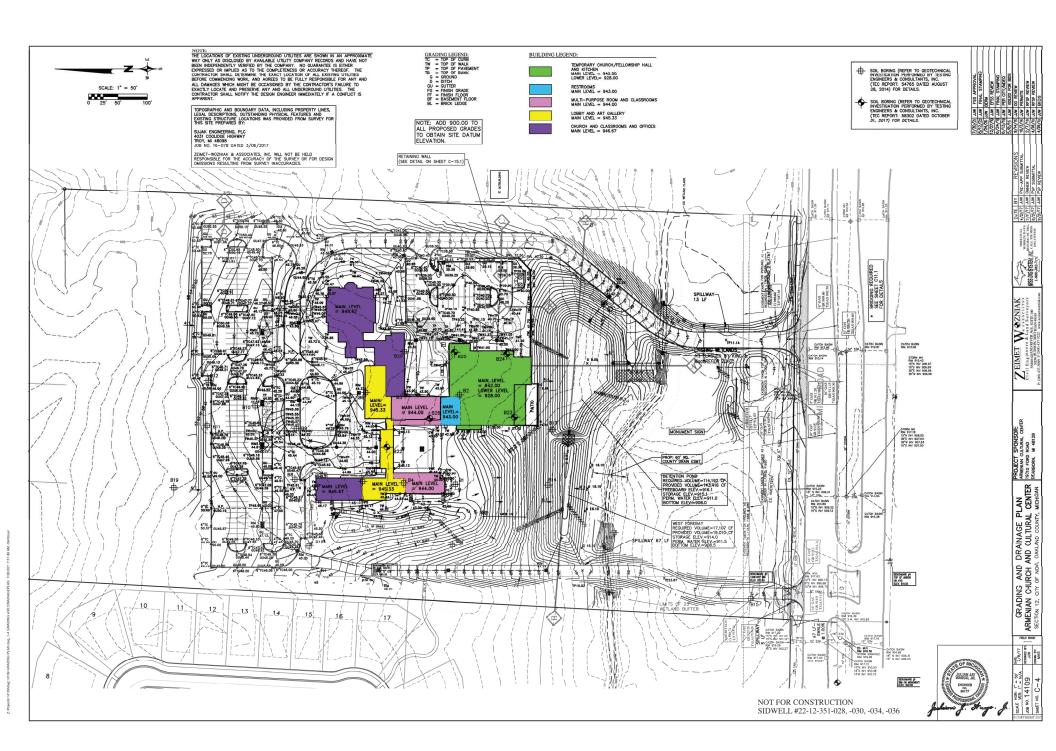
Pojecisti 4109/dvgit 4109 ALT DWENSION PLAT,dwg, C-1.1 LAVD BANKED DWENSION ANDSITE PLAN, 772/2021 7-46:37 AM, ddimbyer

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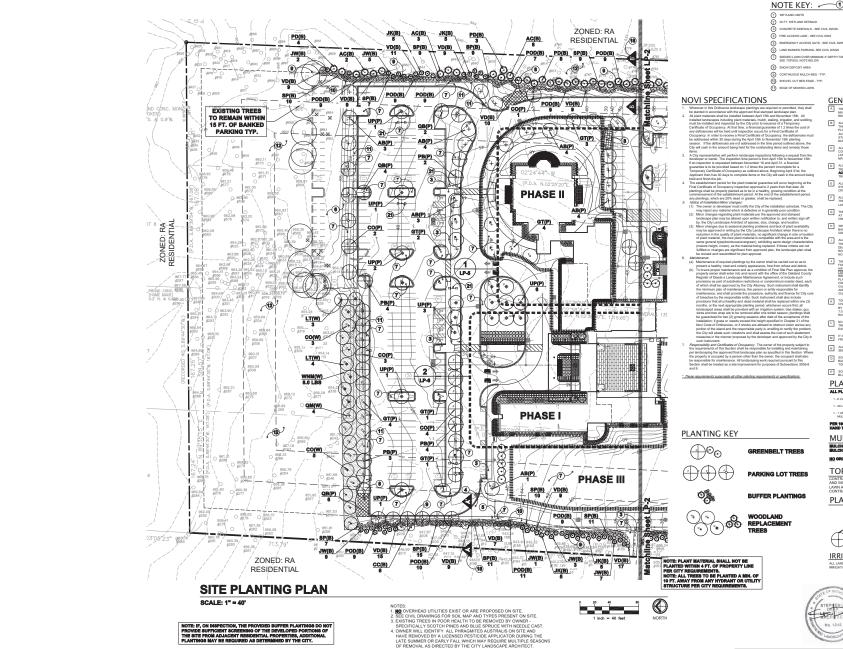
7/30/21 JJW F 8/12/22 JJW F 12/27/31 JJW F 5/8/15 JJW F 10/3/19 JJW F 4/11/19 JJW F 4/126/19 JJW F 4/26/19 JJW F 4/26/19 JJW F

JUW JUW

WORKEG DAYS
WORKEG DAYS
BEFORE COUDG,
CALL TRE MISS
DIG SISTEM



MATCH LINE (SEE SHEET C-4.3)



NOTE KEY: 1



PLANNING + DESIGN

orthville mi 48167 [T] 866 355-4204

NOT TO BE USED AS CONSTRUCTION DRAWING

(12) UNDISTURBED AREA 25' CLEAR VISION TRIANGLE

(4) 2" DIA EGGSTONE OVER FILTER MA

PROJECT SIGN - SEE ARCH DRAWINGS

PROPOSED BIKE RACKS - SEE CIVIL DWGS CROSS SECTION - SEE SHEET LEA

(9) PROJECT SIGN & WALL - SEE ARCH DWGS

DUMPSTER ENCLOSURE - SEE ARCH, DWGS.

LIGHT POLE LOCATION TYP.

MORKING DAYS
MORKING DAYS
BEFORE YOU DIG.
CALL THE MINS
DIG SYNTEM

\*ZNIAK

E PLAN CULTURAL LAND COUNTY,

LANDSCAPE F CHURCH AND C CITY OF NOW, OAKLAN

ARMENIAN SECTION 12, 0

FIELD BOOK

SCALE HOR: 1"
JOB NO. DPD—
SHEET NO. LP

GENERAL PLANTING REQ.:

THE WORK SHALL CONSIST OF PROVIDING ALL NECESSARY MATERIAL, LABOR, EQUIPMENT, TOOLS, AND SUPERVISION REQUIRED FOR THE COMPLETION AS SHOWN ON THE DRAW ALL PLANT MATERIALS SHALL CONFORM TO THE TYPE STATED THE PLANT LIST. SIZES SHALL BE THE MINIMUM STATED ON TH PLANT LIST OR LARGER. ALL MEASUREMENTS SHALL BE IN

F ALL EVERGREEN TREES SHALL BE HEAVILY BRANCHED AND FULL TO THE GROUND, SYMMETRICAL IN SHAPE AND NOT SHEARED FOR THE LAST FIVE GROWING SEASONS.

H WHEN THE PLANT HAS BEEN PROPERLY SET, THE PIT SHALL BACKFILLED WITH A TOPSOIL AND NATIVE SOIL MIXTURE, GRADUALLY FILLING, PATTING AND SETTLING WITH WATER

THE CONTRACTOR AGREES TO GUARANTER ALL PLANT IN FOR THE PERIOD OF TWO GY THE AGENERAL ALL PLANT MAY NOT THE PERIOD OF TWO GY THE AGENERAL ALL PLANT AND THE AGENERAL AGENERAL

K TOPSOIL SHALL BE FRIABLE, FERTILE TOPSOIL OF CLAY LOAM CHARACTER CONTAINING AT LEAST 5% BUT NOT MORE THAN 20%

M IT IS MANDATORY THAT POSITIVE DRAINAGE IS PR FROM ALL BUILDINGS, WALKS AND PAVED AREAS.

O SOD/ SEED LAWN AREAS - ALL LAWN AREAS BETWEEN CURBS AND BUILDINGS OR BETWEEN BUILDINGS, DISK SOIL TO 4" DEEP BEFORE TOPPONE IN ACPMENT

P SOD SHALL BE TWO YEAR OLD "BARONICHE BLUE GRASS GROWN IN A SOD NURSERY C

#### PLANT MIX

ALL PLANTING/ PERENNIAL BEDS TO

1 - 6 CU FT. QTY. OF COMPOST

1 - 1 LB BAG SHEMINS 13-13-13 MULTI PURPOSE FERTILIZER

#### PER 100 SQ FT BED AREA. HAND TILL BITO SOIL TO A DEPTH OF 12" MI

#### MULCH

#### NO GROUND WOOD PALETTE MULCH PERM

#### PLANT KEY

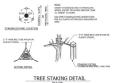
IRRIGATION



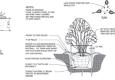


deakplanningdesign.com

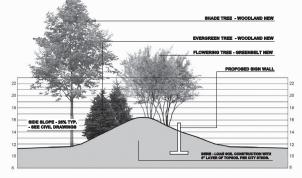












SECTION C-C'



SHRUB PLANTING DETAIL

Nate 1074 de se 15 Kellings Tes en Beller photograde These Depates Mah (56532) Logh (3631.0) Majorine No. (364g Majorine)

EVERGREEN TREE PLANTING DETAIL

AIC RANTING RET SERV. RECORNET MASS OF TO ACCOUNT DECIDUOUS TREE PLANTING DETAIL
NOTE: REMOVE ROOT BALL SOIL NOT TO SOME

	_	
AND N		

Stormuniar Seed Mix	ANKET ENTIRE AREA		- NCLUDE 8150
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Permanent Gramos/Bodoos		Name of Street	Permanent Greener
Permanant Grander Geogra Carer crisatella	Constant Out Serine	1.00	Boutelous curtipenduls
	Crested Ovel Sedge Bottlehnish Serine	2.00	Career app.
Career funda			Dirmuz canadensiz
Cerex sulpinoidea	Brown Fox Sedge	6.00	Koeleria cristata
Elymus viginicus	Virginia Wild Rye		Parsicum vigatum
Dycerie striate	Fowl Manna Grassa	1.25	Schlachnium acopanium
luncus effusus	Common Rush	1.00	
funcus faneyr	Tomey's Rush	0.25	
Leenie aryzoidez	Rice Cut Grass	1.00	Temporary Cover:
Panicum vigatum	Switch Grass	8.00	Avena zativa
Scripus atoviens	Dark Green Rush	1.00	Latium multifarum
Scipus суретия	Wool Grass	0.50	
Scipus fluviatilis	River Bulrush	0.25	
Scriptor varietus	Great Bulrush	6.00	Forbes
	Total	40.35	Anemone cylindrice
			Asclepius tuberose
Tempemey Covers			Aster ericoldes
Evene pative	Common Out	360.00	
alum mutillasum	Annual Rya	100.00	Aster novee-emplaie Septiale lactes
	Total	400.00	
			Chamascriste fesciculate Corecosis lenceolete
Forbs & Shrober			Coreopaia renceolera Coreopaia pelmete
Mame son	Water Plantain (Various Mix)	4.25	Onles cendids
Asclepies incernete	Swamp Milkweed	1.50	Dales purpures
Bidens soo	Bidena (Various Mix)	2.00	Echineces purpures
Helenium autumnale	Spectowert	2.00	Ermaim succitatum
Luccopus americanus	Common Water Hosebourd	0.25	Lespediste capitate
Mimulus ringens	Monkey Flower	1.00	Lights aspect
Parthosom sorbides	Ditch Stonecrop	0.50	Lupinus perennis
Poliponum pensidienicum	Pinkweart	4.00	Advanceds fireboliness
Rusheckie subtomentose	Sweet Black-Eved Susan	1.00	Plerthenium (steps/folium
Sagittaria latifolia	Common Armshead	1.00	Peratemon digitals
Sama febacana	Wild Senne	1.00	Pscnanthemum singinians
		2.00	Platibide pinnete
Thatetom dasycapum	Purple Meadow Rue Total		Rudbeckie hide
	Total	20.00	Ababeckir zubtamentaru
			Silohium integrifolium
DUSION C	ONTROL BLA	NIZET	Silphium tempiratrineceur
LINGSION C	ON INOL BLA	I IIII	Solideor nemonetr
			Solideon rigida

ME Complete	\$150 Erosion Control Blanket	
	Status del to a novince protecte and 4 NON-agricultural above with intendenal surgicultural set of the very depending upon design conditions, set gauge private bookers, and develops. The service and the off deliberation with the edition and of the rest. The service that we assert on the flag and belieful source with	NATIVE SEEDING MAINTENAN

#### SEED MIX NOTES

r cudipendula	Side Oats Grama	10.00				
2	Prairie Carex Mix	4.00				
anadensiz	Carsada Wild Rye	32.00	DI AM	T I 191	- Greenbelt	
printete	June Grass	1.00		1 200		
ségature	Switch Grass	1.00	QUAN.	KEY	COMMON BOTANICAL NAME	
yelum acopaelum	Little Bluestern	32.00				
	Total	00.00	•	PP(0)	Groon Sprace Place peoples	
ey Cover:			7	POSS	Disak Hills Geruss	
No.	Common Out	360.00	-		Pleas passenge Descript	
ubilitarium.	Arrend thus	100.00		ALIM	Downy Serviceberry	
	Total	400.00		ALUN	Amelianthy houts	
			17	CIC(G)	Kousa Dogwood	
culination	ThimbleWeart	0.50			Comes kosse	
Διάνεσαν	Butterly MikWeed	2.00	4	SHREDDI	ID HARD BARK MULCH (C.Y.)	
wider	Heath Anter	0.25				
rist	Smooth Blue Aster	0.75				
ne-englise	New England Aster	0.25				
iscler	White Wild Indigo	2.00				
vista fasninulata	Partridge Pea	14.00	PLAN	IT LIS1	- Woodland Phase 1	
r /enceplete	Sand Corecosis	5.00			COMMON BOTANICAL NAME	Ŧ
r palmete	Prairie Corecosia	1.00	QUAN.	KEY	COMMON NOTANICAL NAME	
notate	White Prairie Clover	1.50	22	COM	Morthern Heekhorry	
The code of	Pumle Preirie Closer	1.50			Colife continuists	
# DUTDUTE#	Broad-Leaved Purple Coneflower	7.00	20		BurrOok	
succifolium	Rattlearuke Master	2.50	20	CHICKE)		
or capitate	Round-Head Bush Clover	2.00			Granus manualps	
Dese	Rough Blazing Star	0.50	48	LTON	Tulip Tree	
www.x	Wild Lupine	2.00			Lithehados fellebre	
fixtures	Wild Bergamot	0.75	38	CROSS	Desamo White Colt	
en integnifolium	Wild Quinine	1.00		-	Grantes Moder	
on distribute	Fosplove Beard Tonque	0.50				
municipis muni	Common Mountain Mint	1.00		Perm	White Survey	
pinnete	Yellow Coneflower	4.00			Pleas please	
ir hitir	Black-Eyed Susan	5.00	19	PROPO	White Pine	
suchnemotous si	Sweet Black-Eyed Susan	1.00			Place sinker	
integrifolium	Rosin Weed	3.00	88.6		Woodland Materalizations life	ŧ
terebirdhineceum	Prairie Dock	0.50				2
nemoraliz	Old-Field Goldenrod	0.50	21	BUREDO	ID HARD BARK BULCH (C.Y.)	
rigide	Stiff Goldenrod	1.00				
ntia ohiemzia	Common Spiderwort	0.75				
app.	Ironweed (Various Mix)	1.75				
ahum siginlenum	Culvers Root	0.25				
	Total	69.75	PLAN	T LI81	- Detention Beain Shr	3
			-	-	COMMON BOTANICAL NAME	

<u>AT</u>	<u>IVE</u>	SEE	DING	MAI	NTEN	NANC	洭
			, native areas she growth reache				imes
			n grower reacts				

OLLDING WANTE CANOL			Aronis as Trimole Boosts'			10		
owing season, native axess should be moved a minimum of four times 4"-5" when the growth reaches 10"-12". Selective herbicide	76		Red Celer Dogwood Comes carles	90" ML	Cont	8	80.00	ŀ
nd pulling may be needed to control unwanted weed populations. If a set high enough, a string trimmer may be used.	72	VT	Belley Compact Viburnum Hillerman Affahan Stafey Company	30" ld.	Comt.	8	80.00	F
d growing season, native areas should be moved a minimum of two about 5" when the growth reaches 107-15". Selective harbicide and outline may be needed to control unwanted wed occulations.	12.0	meta	Desis Otopo Bood Mix	12.5 Ibalos.	LBO.		300.00	ŀ
oving season it should be apparent if some areas need reseeding.	27	SHREDDE	D HARD BARK BULCH (C.Y.)			8	36.00	1
owing season it should be apparent it some areas need researing.						T	CTAL	

NOTE:

1. CONTRACTOR TO VERIFY ALL PLANT QUANTITIES ON PLANS.

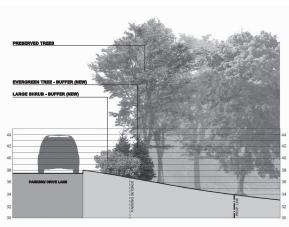
2. PLANT SPECIES SELECTIONS PROVIDED TO MEET CITY REQUIREMENTS.

3. DO NOT USE DWARF SPECIES OF CORNUS SERICEA.

an	T LIST	- Parking Lot Phase 2				
AN.	KEY	COMMON BOTANICAL NAME	SEZE	SPEC.	UNIT	TOTAL
	AMP)	Autumn Blass Maple Assr.z. Sament Nations Blass'			6 400.00	8 1,000,00
	GT(P)	Skyline Thomisse Honeylocust disalisis & Skydler*			\$ 400.00	\$ 2,000.00
	OHREDDE	D HARD BARK BULCH (C.Y.)			8 96.00	8 38.00
					TOTAL:	8 4,000,00

м.	KEY	COMMON BOTANICAL NAME	SEZE	SPEC.	UNIT	TOTAL
	AC(B)	Consolor Fir	7 M.	BAB	8 225.00	8 0,778.00
		Abbe essentr				
	PG(B)	White-Eproce	7 M.	BAB	\$ 225.00	8 1,030.00
		Pleas phone				
	PD(B)	Black Hills Opruss	7 M.	BAB	\$ 225.00	8 6,178.00
		Phon & Denoute'				
	PROD	White Pine	T'ML	BAB	8 335.00	\$ 1,030,00
		Phon edubor				
	COM	Hantom Rodbud Goods assessments	T'ML	BAB	\$ 200,00	\$ 1,000.00
						8 1,369,61
	JIC(III)	Kettleet Junptper	O'M.	848		\$ 1,300.00
	-	White Blue Junior	er be.			8 1,000.00
	- Jenne)	Janisana Wildish Alar'	e m.	1000		5 1.00U.0
	BODES.	Diable Minebark	26" ht.	-		8 7,000,00
	PODIES	Physosome a Dhibb'		- Comm		
	8990	Man Kim Lileo	20" 14.	Comt.	8 8840	8 7.000.00
		Antique a. Miles Kiles'				
1	VD(B)	Arrowwood Viburnum	98" ML	Cont.	\$ 80.00	\$ 0,000.00
		Memor dedelor				
	SHREDDI	ID HAND BARK MULCH (C.Y.)			\$ 35.60	\$ 1,040.00
					TOTAL:	\$ 47,348.00

8.Y. = LB8./ (LB8. PER AC. - I.E. 37.7) x 43,660 / 9 EXAMPLE: 58.6 LB8. / 37.7 x 43,560 / 9 = 7,523 8.Y.



SECTION B-B'

SECTION A-A'





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**FOUNDATION PLANTING DETAIL** LP-2,3 SCALE: 1" = 20"

QUAN.	KEY	COMMON/BOTANICAL NAME	SIZE	SPEC.		UNIT		TOTAL
2	LT	Tulip Tree  Littledandron dolpriere	2.5" cal.	BAB	*	400.00	8	800.00
224	AML	Low Scape Black Choksberry Aronie m. Low Scape Mound	24" ht.	Cont.		50.00	8	11,200.00
64	PO	Coppertine' Hinebark Pitywoospuse o. Coppertine'	30" hL	Cont	*	80.00	8	3,200.00
130	PV	Shenandoah Switchgrass Panalouar v. Shenandoah*	8 gal.	Cont.	8	18.00	8	1,060.00
48	PVH	Heavy Metal Suffeigrass Pannicum v. Neavy Metal	8 gal.	Cont.	8	18.00	8	045.00
840	НА	Zohar Sunflower Hallesthus a. Zohar'	1 gal.	Cont.	8	18.00	8	12,600.00
101	8AJ	Autumn Joy Sedum Sedum s. 'Autumn Joy'	1 gal.	Cont.	8	15.00	8	2,415.00
2.6	MHM	Woodland NaturalizeSeed Mix	17.7 Ibefee	LBS.	8	300.00	8	780.00
43	SHREDDI	ED HARD BARK MULCH (C.Y.)			8	35.00	8	1,605.00
1,308	SHEDED	LAWN (B.Y.)			8	8.00	8	8,024.00
					1	OTAL:	8	39,019.00

MAN.	KEY	COMMON BOTANICAL NAME	SIZE	SPEC.		UNIT		TOTAL
•	AL	Downy Serviceberry Amelenablar Jeonie	6" Int.	BAB	8	280.00	8	2,280.00
61	DK	Kodiak Orango Bush Honeyeuolds Diarrelle Josésere Kodiak Orango'	24" ht.	Cont.	8	80.00	8	3,000.0
76	88	Shirobana Spirea Spires J. Shirobana'	24" ML	Cont.		80.00		3,780.0
41	VT	Compact American Cranberry Bush Viberness & Compactum'	24" ht.	Cont.	8	80.00		2,000.0
10	WF	Spilled Wine' Welgela Highels £ Spilled Hitre'	24" ht.	Cont	8	80.00		500.0
	TD	Dense Your Taxase x m. Denselbranis*	30" ML	DAB	8	80.00		480.0
30	PA	Karley Rose Dwarf Fountain Grass Panahedum a. Karley Rose	1 gel.	Cont	8	16.00	8	570.0
263	100	Haloyon Hosta Hosta Nakyon'	1 gel.	Cont	8	16.00	8	3,795.0
21	SHREDDI	ED HARD BARK MULCH (C.Y.)			8	96.00	8	788.0
1,543	SEEDED!	LAWN (B.Y.)			8	3.00	8	4,829.0
		ED HARD BARK MULCH (C.Y.)					00	00 8

NOTE:
1. CONTRACTOR TO VERIFY ALL PLANT QUANTITIES
ON PLANS.
2. PLANT SPECIES SELECTIONS PROVIDED TO MEET
CITY REQUIREMENTS.
3. DO NOT USE DWARF SPECIES OF CORNUS SERICEA.

QUAN.	KEY	COMMON BOTANICAL NAME	SIZE	SPEC.	u	NIT	T	OTAL	QUAN.	KEY	COMMON/ BOTANICAL NAME	SIZE	SPEC.	U	INIT	TOTAL
4	oc	Firespire American Hornbeam Corplese a. Firespire'	2" cal.	BAB		128.00	8	1,300.00	288	TH	Histor Year Texase x. as. Histor	36" M.	Cont.	8	50.00	\$ 11,900.00
2	GT	Styline Honeylocust Glodinis & Styline'	3" cal.	BAB		00.00	8	800.00	23	то	Dark Green Arborvites These occubiosade Nigre*	8º ML	BAB	8	50.00	\$ 1,180.00
1	PB	European Beech Fegue sylvadice 'Tribolor'	2" cal.	DAB		128.00	8	826.00	61	PA	Karley Rose Dwarf Fountain Grass Fenniseium a. Karley Rose	1 gal.	Cont	8	18.00	\$ 916.00
2	UP	Princeton Elm Ulimus americans Princetos'	3" Cel.	DAB		100.00		800.00	28	PV	Shenandoah Switchgrass Panatoum v. Shenandoah'	3 gel.	Cont.		15.00	8 390.00
•	AG	Autumn Brillance Serviceberry Amelenehler x g. Xeriumn Brillance	6, PF	DAB		250.00		2,280.00	79	PVH	Heavy Metal Switchgrass Panalogue v. Neovy Metal*	3 gal.	Cont.		15.00	8 1,188.00
122		Low Scape Black Chokeberry Aronie m. Low Scape Mound	26° hL	Cont.		80.00	8	6,100.00	448	8H	Tera Prairie Dropesed Sporoboker A. Tere*	1 gal.	Cont.	8	15.00	\$ 0,000.00
81		Little Lime Hydrangea Hydrangea p. T.100 Lime'	30" ML	Cont.	8	80.00	8	2,880.00	200	AM	Millennium Ornemenial Onion Allian Millennium	1 gal.	Cont	8	15.00	\$ 4,000.00
191	PO	Coppertine' Ninebark Physicoarpus a. Coppertine'	30" hL	Cont	8	80.00	8	0,000,00	128	нн	Helayon Hoste Noste Malayon'	1 gel.	Cont	8	18.00	8 1,890.00
130	WF	Spilled Wine' Welgela Welgels £ Spilled Wine'	24" hL	Cont.	8	80.00		0,000,00	128	8AJ	Autumn Joy Sedum Sedum e. 'Autumn Joy'	1 gal.	Cont.		15.00	8 1,820.00
101	TD	Denos Year Texto x.m. Denosibranio*	30" HL	DAB		50.00	8	5,050.00								
80	SHREDDE	D HARD BARK MULCH (C.Y.)			8	35.00	8	2,800.00								
9,492	SEEDED L	CY.8) MMA			8	3.00	81	8,470.00								

NOTE KEY: 🗂

- ① CONCRETE SIDEWALK SEE CIVIL DWG
- (2) FIRE ACCESS LANE SEE CIVIL DWS
- 3 SEEDED LAWN OVER MINIMUM 4" DEPTH TOPSOL. SEE TOPSOL NOTE BELOW
- SHOVEL CUT BED EDGE TYP.
- 7 4" RYERSON STEEL EDGING, # THICK
- (8) PROPOSED BIKE RACKS SEE CIVIL DWGS

#### GENERAL PLANTING REQ.:

- K TOPSOIL SHALL BE FRIABLE, FERTILE TOPSOIL OF CLAY LOAM CHARACTER CONTAINING AT LEAST 5% BUT NOT MORE THAN 20%
- M IT IS MANDATORY THAT POSITIVE DRAINAGE IS PR FROM ALL BUILDINGS, WALKS AND PAVED AREAS.
- N ALL PLANTING BEDS SHALL RECEIVE 4" SHREDDED BARK MULCH. SEE SPECIFICATIONS.
- O SOD/ SEED LAWN AREAS ALL LAWN AREAS BETWEEN CURBS AND BUILDINGS OR BETWEEN BUILDINGS, DISK SOIL TO 4" DEEP BEFORE TOROIL PIL ACRESMY.
- P SOD SHALL BE TWO YEAR OLD "BARONCHERIADELPHI" KENTUCKY BLUE GRASS GROWN IN A SOD NURSERY ON LOAM SOIL.

#### PLANT MIX ALL PLANTING/PERENNIAL BEDS TO RECEIV

- 1 40 LB BAG DRIMANURE
- 1 1 LB BAG SHEMINS 13-13-13

#### PER 100 SQ FT BED AREA. HAND TILL BITO SOIL TO A DEPTH OF 12" M MULCH

#### MULCH TO BE DOUBLE SH MULCH

#### NO GROUND WOOD PALETTE MULCH PERM

#### **TOPSOIL**

#### PLANT KEY



#### IRRIGATION





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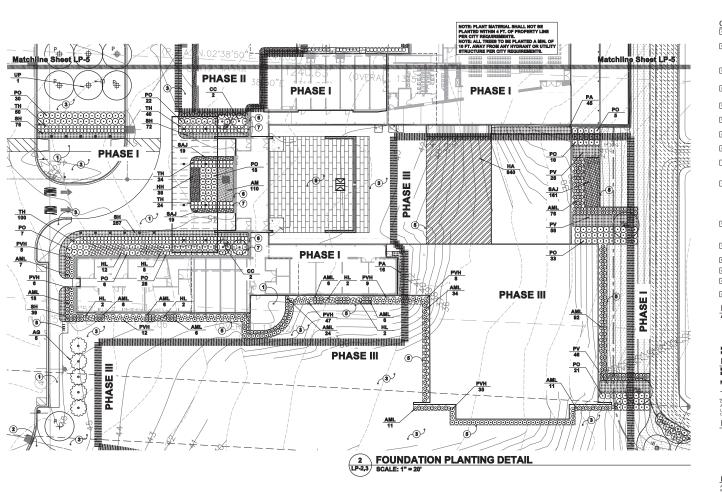
AZNIAK

MORKING DAYS
WORKING DAYS
REFORE YOU DIG.
CALL THE MINS
DIG SYNTEM

LANDSCAPE DETAIL PLANS ARMENIAN CHURCH AND CULTURAL SECTION 12, CITY OF NOW, OAKLAND COUNTY,

FIELD BOOK

SCALE HOR: 1"
JOB NO. DPD-1
SHEET NO. LP-



NOTE KEY: 🗂

- ① CONCRETE SIDEWALK SEE CIVIL DWG (2) FIRE ACCESS LANE - SEE CIVIL DWS
- 3 SEEDED LAWN OVER MINIMUM 4" DEPTH TOPSOL. SEE TOPSOL NOTE BELOW
- SHOVEL OUT BED EDGE TYP.

- 7 4" RYERSON STEEL EDGING, # THICK
- (8) PROPOSED BIKE RACKS SEE CIVIL DWGS

#### GENERAL PLANTING REQ .:

INSTANCTORY OF THE PALL OF THE

AZNIAK

LANDSCAPE DETAIL PLANS ARMENIAN CHURCH AND CULTURAL SECTION 12, CITY OF NOY1, OAKLAND COUNTY, I

FIELD BOOK

- K TOPSOIL SHALL BE FRIABLE, FERTILE TOPSOIL OF CLAY LOAM CHARACTER CONTAINING AT LEAST 5% BUT NOT MORE THAN 20%

- P SOD SHALL BE TWO YEAR OLD "BARONICHE BLUE GRASS GROWN IN A SOD NURSERY C

#### PLANT MIX ALL PLANTING/ PERENNIAL BEDS TO RE

- 1 40 LB BAG DRIMANURE
- 1 1 LB BAG SHEMINS 13-13-13

## PER 100 SQ FT BED AREA. HAND TILL BITO SOIL TO A DEPTH OF 12" M

#### MULCH

#### NO GROUND WOOD PALETTE MULCH PE

#### PLANT KEY



#### IRRIGATION

- NOTES.

  1. MO OVERHEAD UTILITIES EXIST OR ARE PROPOSED ON SITE.

  2. SEE OVIL DRAWINGS FOR SOIL MAP AND TYPES PRESENT ON SITE.

  2. SEE OVIL DRAWINGS FOR SOIL MAP AND TYPES PRESENT ON SITE.

  3. EXISTING THESE IN POOR HEALT TO BE REMOVED BY OF WOMEN.

  4. OWNER WILL DEATHEY ALL. PHRAGMITES AUSTRALES ON SITE AND HAVE REMOVED BY A LICENSED PSETICIDE APPLICATOR DURING THE LATE SUMMER OR EARLY FALL WHICH MAY REQUIRE MULT THE SEASO!

  OF REMOVAL AS DIRECTED BY THE CITY LANDSCAPE ARCHITECT.

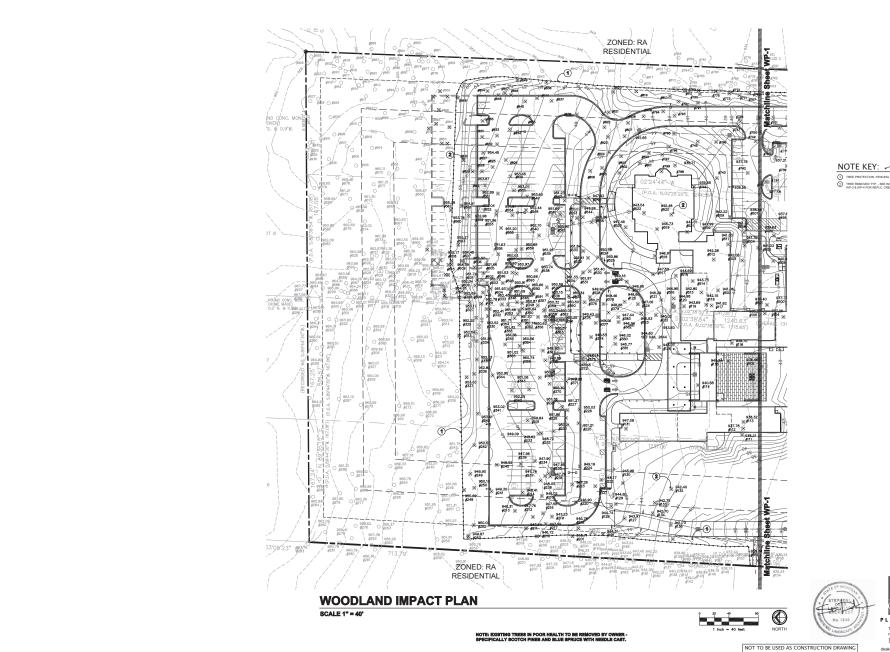




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NOTE KEY: 1

TREE PROTECTION FENCING - SEE CIVIL DRAWINGS

TREE REMOVED TYP. - SEE INVENTORY LIST SHEETS
WP-3 & WP-4 FOR REPLC. CREDITS PER TREE

EIMET W &ZNIAK

CENTER

WOODLAND IMPACT PLAN ARMENIAN CHURCH AND CULTURAL SECTION 12, CITY OF NOW, OMKLAND COUNTY,

FIELD BOOK

PLANNING + DESIGE SCALE HOR: 1 VER: 1 JOB NO. DPD-1 143 cadycentre #79 northville, mi 48167 [T] 866 355-4204 deakplanningdesign.com

*	Diamete		Health Condition*	Elevation at Base	Remove	Multi Stem Riteplac. Credits	Replacement Credits	Tree ID #	Diameter	Species Name ( Common - Scientific )	Health Condition*	Elevation at Base	Remove	Multi Stem Rteplac. Credits	
+	15 13 15,12,1 28 17	American Elm - Ulmus americana Red Pine - Pinus resinosa 1 Black Cherry - Prunus serotina	Good Dead Good	919.31 927.43 925.80 917.20			0 - Dead	151 152 153 154	34 17,16,12 20,17 14	Basswood - Tiña americana Basswood - Tiña americana Basswood - Tiña americana	Good Fair Fair	936.76 935.87 936.24 935.24			+
	28 17	Black Cherry - Prunus serotne     Siberian Elm - Ulmus pumile     Black Willow - Selix nigre	Fair Very Poor	909.66				155	18	Bitternut Hickory - Carya contiformis Basswood - Tilia americana	Fair Fair				-
+	14 16	Black Willow - Safix riigra Scotch Pine - Pinus sylvastris Scotch Pine - Pinus sylvastris Scotch Pine - Pinus sylvastris	Very Poor Good Fair	910.17 921.95 919.89	R		0	156 157 158	11 10 18	Black Cherry - Prunus serotina Black Cherry - Prunus serotina Basswood - Trite americana	Poor Poor Good	935.39 935.40 935.03			+
	10 10 13		Poor Fair	919.17				159 160 161	23,15,10	Basswood - Tilla americana Apple - Mafus spp. Red Pine - Pinus resinosa	Good	034.88			1
+	12 15	Scotch Pine - Pinus sylvestris Scotch Pine - Pinus sylvestris Scotch Pine - Pinus sylvestris	Poor Fair Good	920.40 921.60 922.63				161 162 163	12 12	Back Cherry - Prunus sercens  Red Fire - Limus rubra	Very Poor Dead Good	931.59			1
	18		Enir	927.28				164 165	9 8	Apple - Malus spp. Eastern Red Cedar - Juniperus virginiana Black Walnut - Juglans nigra	Fair Poor	930.39 926.97 926.98			
+	9 16	Eastern Red Cedar - Juniparus virginiana Eastern Red Cedar - Juniparus virginiana Scotch Pine - Pinus sylvestris Scotch Pine - Pinus sylvestris	Fair Dead Good	923.43 922.77 923.90			0 - Dead	166 167 168	15 22,16	Black Walnut - Juglans nigra Black Cherry - Prunus serotina Bart Pine - Plaus msinosa	Good Very Poor Poor Very Poor	926.98 926.32 924.18			1
	18 9		Good	920.65 923.83 925.10				169	10 12 24,15	Black Cherry - Prunus serotina Rad Pine - Pinus resinosa White Ash - Frazinus americana Black Cherry - Prunus serotina Red Pine - Pinus resinosa					
+	10 12	Eastern Red Cedar - Juniperus virginiana Eastern Red Cedar - Juniperus virginiana Pear - Pyrus spp. Blank Cherry - Prunus serolina	Fair Good Dead	920.88			0 - Dead	171 172 173 174	14 12 14	Red Pine - Pinus resinosa Siberian Etm - Ulmus pumita Red Pine - Pinus resinosa Black Wahut - Juglana nigra	Good Poor Poor	918.45 916.23 915.10	R R		1
	11,10	Peer - Pyrus spp. Black Cherry - Prunus serotine Apple - Malus app. Sootch Pine - Pinus sylvestris Sootch Pine - Pinus sylvestris	Good	918.03 911.57	R		2	175	21	Black Walnut - Juglans nigra Black Cherry - Prunus serotina Basswood - Tilla americana		913.76 917.05 913.94	R		1
+	13 16 13	Black Cherry - Prints syrvestris  Scotch Pine - Prints sylvestris	Fair Dead Fair	913.98 918.79 917.94	R		0 - Dead	176 177 178	20,10 20,19,18 21	Basswood - Trita americana Basswood - Trita americana Black Cherry - Prunus serotina	Very Poor Good Good Fair	913.94 915.85 915.65	R R R	8	+
Ī	12 9	Black Cherry - Prunus serotine Scotch Pine - Pinus sylvestris Scotch Pine - Pinus sylvestris Scotch Pine - Pinus sylvestris	Good Poor Good	917.39 916.72 918.28				179 180 181	14,9 18 11	Basswood - Trille americana Basswood - Trille americana Black Cherry - Phunus sambina Boxelder - Acer negundo Basswood - Trille americana	Fair Fair Fair	912.78 942.23 942.35	Ê		1
	14 9 11	Scotch Pine - Pinus sylvestris Scotch Pine - Pinus sylvestris Scotch Pine - Pinus sylvestris	Very Poor Good	918.28 920.66 921.09 921.17				181 182 183	11 14 12	Basswood - 7/6a americana Basswood - 7/6a americana	Poor	942.32			1
#	8 11 12	Scotch Dine - Pinus sylvastris	Poor Fair Fair	921.50				184 185	13,11	Basswood - Tiña americana Basswood - Tiña americana Basswood - Tiña americana	Good	943.37 943.40 943.82			1
	12 16 10	Scotch Pine - Pinus sylvestris	Fair Fair Very Poor Poor	922.60				186 187 188	11 9 11	Basswood - Tilla americana	Poor Poor Poor	943.82 943.69 943.24			1
1	11 12	Scotch Pine - Pinus sylvestris Scotch Pine - Pinus sylvestris Scotch Pine - Pinus sylvestris Scotch Pine - Pinus sylvestris	Poor Poor Poor	920.96 920.78 921.14				189 190	13,12	Basswood - Title americana Basswood - Title americana	Good	943.67			1
1	12 11 11		Poor	919.26				191 192 193	12 13 12	Basswood - Title americana Basswood - Title americana Basswood - Title americana	Fair Very Poor Fair	944.31 945.31 944.04			1
+	14	Scotch Pine - Pinus sylvestris	Good Good	918.72 916.57 916.94			0 - Dead	195 196 197	28 9	Black Walnut - Juglans nigra	Good Fair Fair	946.01			1
1	13 13 12	Scotch Pine - Pinus sylvestris	Dead Good	914.77 916.19 914.96			0 - Dead	197 198 199	20 12 10	Black Walnut - Juglans nigra Black Walnut - Juglans nigra Black Walnut - Juglans nigra Basswood - Tilla americana		944.98 945.76 946.49 946.33			#
+	11	Scotch Pine - Phrus sylvestris Scotch Pine - Pinus sylvestris Scotch Pine - Pinus sylvestris	Good Fair Dead	914.96 913.89 912.90			0 - Dead	200 201	17,12 11	American Elm - Ulmus americana	Poor Good Poor	946.02 945.71	R		1
	12 13 14	Black Cherry - Prunus serotina	Very Poor Fair	911.72				202 203 204 205	14 12 13	Basswood - 7/0a americana Basswood - 7/0a americana Basswood - 7/0a americana	Good Fair Fair Fair	945.78 946.51 947.15	R		#
#	9 14 10	American Elm - Ulmus americana American Elm - Ulmus americana Scotch Pine - Pinus sylvestris Scotch Pine - Pinus sylvestris	Poor Dead Dead	911.66 913.35 913.28			0 - Dead 0 - Dead	206	12,10	Basswood - Tilke americana Rad Elm - Ullmus rubra Basswood - Tilke americana	Fair	947.15 947.26 947.32			1
	9 19 15,9	Scotch Pine - Pinus sylvestris Eastern Red Cedar - Juniperus virginisna Red Maple - Aper rubrum	Good Very Poor Fair	911.82 911.31 912.65				207 208 209	12 28 14	Black Walnut - Juglans nigra American Elm - Ulimus americana American Elm - Ulimus americana	Good Good Poor	947.92 947.87 947.56			#
+	12	Black Walnut - Juglans nigra Black Walnut - Juglans nigra Black Cherry - Prunus serctina	Good	912.50 914.09				210	16 13		Dead Dead Poor	948.99 947.64 947.76	R		1
1	13,13	Black Wahnt - Juglana nigra Black Wahnt - Juglana nigra Black Cherry - Prunus sercena Black Wahnt - Juglana nigra American Elm - Limus americana White Ash - Frankrus americana	Fair Poor	912.55 912.54 909.10			0 - Dead	212 213 214	10 10 8	Eastern Red Cedar - Juniparus virginiana American Elm - Ulmus americana American Elm - Ulmus americana	Good	948.31	R R R		1
Ŧ	12 13 16	Scotch Pine - Pinus sylvestris Black Cherry - Prunus seročine Scotch Pine - Pinus sylvestris	Good Fair	916.13 918.30 918.99			0.0690	215 216 217	10	American Elm - Ulmus americana American Elm - Ulmus americana American Elm - Ulmus americana	Dead Dead	948.02 947.58 947.09	R R R		7
1	15,11		Fair	918.99 918.87				218	9 21		Poor Good Fair	946.72 947.23 946.90	R R R		
+	15 13 17	Black Cherry - Prunus serotina Black Cherry - Prunus serotina American Elm - Ulmus americana	Good Fair Dead	915.88 913.64			0 - Dead	219 220 221 222	8 9 19	Basswood - Trife americana Eastern Red Cedar - Juniperus virginiona Eastern Red Cedar - Juniperus virginiona Black Cherry - Prunus serolina	Good Dead	946.90 946.88 948.17	R R		1
#	27 30 30	Black Cherry - Prunus serotine	Good Fair Good	916.40 921.35 927.18	R		4	223 224 225	19	Black Walnut - Juglens nigra	Good	947.26	R		1
	10	White Spruce - Picea glauca White Spruce - Picea glauca	Very Poor Very Poor	931.95 932.61	R		0		10 9 11	Eastern Red Cedar - Juniperus virginisna White Ash - Fraxinus americana Eastern Red Cedar - Juniperus virginisna Eastern Red Cedar - Juniperus virginisna	Dead	951.21 950.03 951.86	R R		#
+	10 10 8	White Spruce - Pices glauca	Very Poor Very Poor Very Poor	933.07 933.07 933.81	R R		0	228 229 230	9 11,9	Eastern Red Cedar - Juniperus virginiana Black Cherry - Prunus serotina Siberian Elm - Ulmus pumila	Good Good Good	951.86 951.38 950.21	R	3	1
	11	White Spruce - Picea glauca White Spruce - Picea glauca	Very Poor Poor Very Poor	934.02 934.28 934.68	R		0	231 232 233	9,8 12	Black Cherry - Prunus serotina Apple - Mafus spp. Boxelder - Acer negundo Boxelder - Acer negundo	Fair Very Poor Fair	949.84 948.72 948.62	R R		#
Ŧ	16	White Spruce - Prote gletuce White Spruce - Prote gletuce White Spruce - Prote gletuce Colorado Blue Spruce - Prote pungens Colorado Blue Spruce - Prote pungens Siberian Ein - Ulmus pumila	Fair Poor	935.12 935.53	R		2	234	13,9 13		Good Poor Fair	947.90	R	3	1
	30 8	Siberian Elm - Ulmus pumila Colorado Blue Spruce - Picea pungens Colorado Blue Spruce - Picea pungens	Fair Very Poor Fair	935.82 935.80 936.33	R R		0	236 237 238	9 9 14	American Elm - Ullmus americana Boxelder - Acer negundo Black Walnut - Juglans nigra	Very Poor Good	947.76 947.78 948.04	R R R		#
	13	Siteman Etm - Univas punima Colorado Bisa Spruce - Picea pumpans Colorado Bisa Spruce - Picea pumpans Colorado Bisa Spruce - Picea pumpans Colorado Bisa Spruce - Picea pumpans Bisack Chenry - Pinunus sarrotan Siteman Etm - Ulmus pumilla Sugar Magle - Acor socoharrum Bed Marcia - Alora grantim	Poor	937.13	R R		2 2	239 240	9	Boxester - Acer negando	Poor Poor Good	947.96	R R R		1
+	10 17 32	Siberian Elm - Ulmus perolina Super Maple - Aper spocharum	Fair Very Poor Good	938.27 938.46 936.33	R R		0 4	242 245	14	Black Cherry - Prunus serotina Red Elm - Ullmus rubra Eastern Red Cedar - Juniparus virginiana	Dead Fair	949.30 950.53 952.57	R		
	18	Red Maple - Acer rubrum Norway Maple - Acer platanoides	Fair Poor	934.35 938.21 938.01	R R		2	246 247 248	8 11 13	Eastern Red Cedar - Juniperus wrginlana Eastern Red Cedar - Juniperus wrginlana Scotch Pine - Pinus sylvastris	Fair Good Good	951.68 951.13 950.69	R		1
Ŧ	23 20	Norway Mapie - Acer phismoides Sugar Mapie - Acer seccharum Siberian Elm - Ulmus pumila Siberian Elm - Ulmus pumila	Very Poor Very Poor	938.21	R		0	249 250	10		Good	949.90 950.15	R		-
Ŧ	22,19,14, 15,13,12, 11,11,10	14 Siberian Em - Umus pumila 10 Boxelder - Acer negundo 19 Apple - Maius spp.	Very Poor Very Poor Poor	938.32 940.58 940.24	R	6	0	251 252 253	13 18 8	Black Cherry - Prunus serotina American Etm - Ulmus americana Scotch Pine - Pinus sylvestris White Ash - Fravinus americana	Good Dead	950.02	R R		-
	17	Apple - Malus spp.  Apple - Malus spp.  Siberian Elm - Ulmus pumila  Siberian Elm - Ulmus pumila	Fair Good	939.70 941.62 942.15	R	,	2	255 256 257	12 12 14	Pin Cherry - Prunus pensylvanice Scotch Pine - Pinus sylvestris Sugar Maple - Acer saccharum	Fair Fair Good	960.91 961.53 961.95			1
+	11 12 13	Boxelder - Acer negundo Siberian Elm - Ulmus pumila	Good Good Good	943.69 944.98	R R		2 2 2	258 259	12 10	Sugar Maple - Aper secoharum	Good	951.95 951.91 952.32 956.28			ŧ
	9,8	White Ash - Frazinus americana Eastern Red Cedar - Juniperus virginiana Apple - Malus spp.	Very Poor Good	946.29	R	3	ō	260	13,11	Black Cherry - Prunus serotina Pin Cherry - Prunus pensylvanica Black Cherry - Prunus serotina White Ash - Frazinus americana	Pair Fair				1
#	10 9.8	Pear - Pyrus spp. Pear - Pyrus spp.	Good Fair Fair	946.53 947.05 948.66	R R R	3	1	262 263 264	10 15 12	Sugar Maple - Aper seccharum	Very Poor Dead Good	957.38 956.37 955.78			
	9,8 19 9	Boxelder - Acer negundo Eastern Red Cedar - Juniparus virginiana American Elm - Ulmus americana	Poor Good	948.66 943.07 943.97 944.80	R		2 1 0 - Dead	265 266 267	10 16	Black Cherry - Prunus serotina	Good Fair Good	956.38 956.33 957.18 955.82			1
	11 10 9	American Em - Ulmus americana Eastem Red Cedar - Juniporus wirginiona Pear - Pyrus spp. Siberian Em - Ulmus purmita Siberian Em - Ulmus purmita	Good Poor	945.98	R R R		1 1	268	13 15	Black Locust - Robinia pseudoacacia Eastern Red Cedar - Juniperus virginiana Scotch Pine - Pinus sylvestris	Good				
1	18	Siberian Elm - Ulmus pumila Siberian Elm - Ulmus pumila American Elm - Ulmus americana	Good Fair Dead	942.40 942.75	R		2 2 0 - Dead	272 273 274	9 10 13	White Ash - Fravinus americana Black Cherry - Prunus serotina American Elm - Ulmus americana	Good Good	958.10 960.69 969.32			1
	15 17 13	Siberian Em - Ulmus pumila Siberian Em - Ulmus pumila	Good	941.73 940.57 940.51	R R R		2 2	276 276 277	8	White Ash - Prunius americana Black Cherry - Prunius serotina Black Cherry - Prunius serotina	Very Poor Good	969.85 961.80 960.36			
Ŧ	16 17,16		Poor Fair					278	8 11	Sugar Maple - Aper saccharum  American Fire - Lilmus americana	Good	968.62			1
	13	Basswood - Tifta americana Basswood - Tifta americana Basswood - Tifta americana	Fair Poor Poor	939.86 939.68 939.57				280 281	14,9 11	Black Cherry - Prunus serotina White Ash - Fraxinus americana American Elm - Ulmus americana	Dead Very Poor Dead	969.41 960.39 960.78 962.09			1
Ŧ	27 14 12	Basswood - Title americana	Poor	939.37				282 283 284 285	16 13,10		Enir	962.09			#
	13	Basswood - Triba americana Basswood - Triba americana Basswood - Triba americana	Poor Poor Poor	938.73 938.69 938.19					10 12	Apple - Malus spp. Red Maple - Aper rubrum	Very Poor Fair Good	965.84 963.75 961.31			1
Ŧ	12 19 11	Basswood - Tilla americana Sugar Maple - Acer seccharum White Mulberry - Morus alba Basswood - Tilla americana	Poor Fair Very Poor Very Poor	937.91 938.13				288 289 290	9 10 13	Black Cherry - Prunus serotina Black Cherry - Prunus serotina	Fair Dead Good	964.28 964.92 965.54			1
+	38	Basswood - Tifia americana	Very Poor	937.32				290 291 293	13 26 9	American Elm - Ulmus americana Black Cherry - Prunus serotina	Good	965.30 964.71			#

	neter 9	Species Name ( Common - Scientific ) Pin Cherry - Prunus pensylvanica	Health Condition*	Blevation at Base 966.31	Remove	Multi Stem Rteplac. Credita	Replacement Credits	Tree ID #	Diameter 17	Species Name (Common - Scientific)  Red Pine - Pinus resinosa	Health Condition* Dead	Blevation at Base 930.17	Remove	Rteplac. Credits	0-
-	9	Pin Chery - Perluss planty visited and provided and provi	Fair	967.40				435 436 437 438	11	Red Pine - Pinus resinosa Eastern Red Cedar - Juniperus virginiana	Poor	930.17 931.78 933.27 933.72	R		1
12	,o 2,8	Black Cherry - Prunus serotina	Dead	967.92 967.77 967.58 965.95			0 - Dead 0 - Dead	437	17	Norway Spruce - Prices ables	Good	933.27	R		
11	6	Pin Cherry - Prunus pensylvanica Pin Cherry - Prunus pensylvanica	Dead Fair	967.58 965.96			0 - Dead	439 440	17	Colorado Blue Spruce - Picea pungens Colorado Blue Spruce - Picea pungens	Fair Fair		R		$\vdash$
11,	,11	Aspen - Populus spp.	Enir					441 442	16	Eastern Red Cedar - Junipinans virginisms Norway Spruze – Probe abbes Norway Spruze – Probe abbes Norway Spruze – Probe abbes Colorado Blas Spruze – Proves pomgens Colorado Blas Colorado Bla	Fair Fair Very Poor Poor	932.88	R		
1	1	Aspen - Populus app.	Good Fair Poor	963.48 963.01 963.17				442	10	Colorado Blue Spruce - Picea pungens Colorado Blue Spruce - Picea pungens	Poor Poor	929.39	R		
1:	5	White Spruce - Picea glauca Black Cherry - Prunus serolina	Poor Good	963.17 959.69				443 444 445	8 9	Colorado Blue Spruce - Pices pungens Colorado Blue Spruce - Pices pungens	Poor Very Poor Dead Fair		R		0 -
1	1	Sugar Maple - Aper secoharum	Good Good	959.69 958.84 959.89 960.01 960.09				446 447	9	Colorado Blue Spruce - Pices pungens	Fair	923.54	R		0 -
	8	White Ash - Fraxinus americana	Good Dead	960.01			0 - Dead 0 - Dead	448	8	Colorado Bive Sonuce - Picea outroens	Dead Very Poor	928.89	R		0
11,	.11	White Ash - Fraxinus americana Sugar Maple - Acer seccharum	Dead Good	960.09 956.13			0 - Dead	449 450	9	Colorado Blue Spruce - Picea pungens	Very Poor	930.22	R		
1	8	White Ash - Fraxinus americana Eastern Red Cedar - Juniperus virginiana	Poor Good	954.14				451 452	12	Colorno Bias Space - Proce purpose Norway Magie - Alor pulsimonides Eastern Red Coder - Jumpson surpose Norway Magie - Alor pulsimonides Eastern Red Coder - Jumpson surpose Norway Magie - Alor pulsimonides	Very Poor Very Poor Good Dead	931.95 931.93	R		0
1	7	Sugar Maple - Aper saccharum	Good	953.22 952.54 953.14 954.24 955.03 960.64 958.34				453	8	Colorado Blue Spruce - Picea pungens Colorado Blue Spruce - Picea pungens		931.93	R		0
10	2	Bexelder - Acer negundo Apple - Malus spp.	Poor Good	952.54 953.14	R		2	455 456	17	Colorado Blue Spruce - Picea pungens Colorado Blue Sonuce - Picea curgans	Poor Poor	929.68 932.05 933.61	R		
13,	,11	Black Cherry - Prunus serotina American Firm - Ulmus americana	Dead	954.24			0 - Dead 0 - Dead	457	19	Colorado Blue Spruce - Picea pungens	Poor	935.23	R		
1	1	White Spruce - Picea glauca	Dead Fair	960.64			0 - Dead	457 458 459 460 461	19 15 15	Colorado Blue Spruce - Pices pungens Norway Maple - Acer platanoides	Poor Fair Poor Good Very Poor	934.91	R		$\vdash$
1 1	3	White Spruce - Picea glauca White Spruce - Picea glauca	Very Poor Fair	958.34 958.19				460	30	Red Maple - Aper rubrum	Poor	935.60 934.45 935.66	R		
9	9	White Spruce - Picea glauca	Very Poor Fair	958.19 958.05 956.99				462	8	Eastern Red Cedar - Juniperus virginiana	Very Poor	935.66	R		
	8	White Spruce - Picea glauca	Poor	955.25				463 464	13,10	Norway Maple - Acer platanoides Eastern Red Cedar - Juniperus virginiana	Fair	936.07	R	3	$\vdash$
1 8	8	White Spruce - Pices glaucs White Spruce - Pices glaucs	Poor Fair Poor Poor Good Fair	954.39	R		1	465 466	12 16 21	Red Maple - Acer rubrum	Good Good Fair	935.19 936.49 936.85	R		
1.	2	White Spruce - Pices glaucs	Poor	954.01	R		2	467	9	Magnolia - Magnolia spp.	Fair	936.85	R		+
1:	2	White Spruce - Picea glauca	Fair	952.66 953.17 952.69	R		2	468 469	14 20.14,13,11,10	Norway Maple - Acer platanoides Red Manle - Acer pubrum	Very Poor Fair Good	936.81 937.59 936.37	R	9	F
1 1-	4	White Spruce - Picea glauca American Elm - Ulimus americana	Fair Dead	952.69 952.25	R		0 - Dead	470	20 24,21,16,14,12	Sugar Maple - Acer seccharum	Good	936.37	R	11	
9,	0	Eastern Red Cedar - Juniperus virginiana	Poor Fair	952.25 952.52 952.78	R	3	1	471 472	24,21,16,14,12	Red Maple - Acer rubrum  Colorado Blue Spruce - Picea pungens	Good		R	- 11	$\vdash$
9,	3	Aspen - Populus spp.	Good	062.41	R		2	473	8	Colorado Blue Spruce - Pices pungens	Poor Poor Poor	929.55	R		
9, 1: 11 1: 1:	1.9	White Nac Femen american american american american american american float float - float float	Good Fair Good	952.40 951.85 952.13	R	3	2	475	14,13 12	Colorado Blue Spruce - Pices pungens		931.05 929.55 928.62 928.53	R	1	t
1	0		Poor	952.13	R		1	472 473 474 475 476 477 478	8 15	Norway Magie - Anar platienrodies Eastem Red Code - Lampianus riugimiana Bed Magie - Alor radienta Med Magie - Alor radienta Magreda - Magreda ingo Magreda - Alor radienta Magreda - Alor radienta Magreda - Alor radienta Red Magie - Alor radienta Gelda Magie - Alor radienta Gelda Magie - Alor radienta Colorado Bita Spotso - Pices purgenta	Dead Fair	928.49 927.33	R		0
1	1	American Elm - Ulmus americana Boxelder - Acer negundo	Good	952.13 952.82 953.03 954.22	R		2	478	- 8	Colorado Blue Spruce - Picea pungens	Dead		R		0
11	9	White Ash - Fravinus americana American Elim - Ulinus - americane Boxelder - Acer negundo Sugar Maple - Acer seccharum Pin Cherry - Prunus pensylvanica Black Cherry - Prunus sercotosa White Ash - Fravinus americana	Good	954.22 955.60	R		1	480 481	20 9	Norway Maple - Acer platanoides Colorado Blue Spruce - Picea pungens	Good Dead	926.24 924.30	R R	_	0
1	5	Black Cherry - Prunus serotina	Enir	953.61	R		2	482 483	11 13	Colorado Blue Spruce - Picea pungens	Very Poor	922.87	R		Γ
5	9	White Ash - Franciscus americans Boxelder - Acer negundo Black Cheny - Prunus serotine Boxelder - Acer negundo Aspen - Populus 3pp. White Spruce - Proes gisuce Aspen - Populus 3pp. 1Aspen - Populus 3pp. Aspen - Populus 3pp.	Very Poor Fair Good Fair	953.61 953.02 952.25	R		0 - Diseased	484	14	Nerway Magie - Anar polisionariales Colorinos Blus Ganze - Picosa progress Colorinos Blus Ganze - Picosa progress Colorinos Blus Ganze - Picosa progress Colorinos Blus Sanze - Picosa progress Colorinos Blus Sanze - Picosa progress Colorinos Blus Sanze - Picosa progress Red Magie - Anor radioma R	Very Poor Very Poor Poor Good Fair	924.88	R		
12,	3	Black Cherry - Prunus serotina	Good	962.95 951.36	R	-	3	485 486	16	Norway Maple - Acer platanoides Red Maple - Acer rubrum	Good	919.29 920.80	R	_	+
12,	2	Aspen - Populus spp.	Good Fair		R	3	2	487 488	10	Colorado Blue Spruce - Picea pungens	Very Poor	921.02 919.12	R		
1:	2	White Spruce - Prova grauca Aspen - Populus spp.	Dead	951,69	R		0 - Dead 0 - Dead	489	23 9,8	Red Maple - Aper rubrum	Fair	916.70	R		Ė
	8	1Aspen - Populus spp.	Dead Fair	950.87 951.04	R		0 - Dead	489 490 491 492 493	9,8	Black Cherry - Prunus serotina Red Manie - Aper rubrum	Very Poor Fair Fair Very Poor Good Fair Very Poor Dead	916.70 915.96 914.46	R	_	+
12	2,9	Aspen - Populus spp.		951.14	R	3	2	492	18	Red Maple - Aper rubrum	Fair	912.32 937.48	R		E
12	3		Fair Good Good Poor Good Very Poor Poor	951.48 951.71	R		2	494	13,10	Plum - Prunus spp.  Apple - Malus spp.	Dead Dead		R		0
1-	4	Eastern Red Cedar - Juniperus virginiana	Good	961.42 960.62 950.87	R		2	495 496	13 10.10.9	Apple - Malus spp. Apple - Malus spp.		937.60	R		0
11	0	White Spruce - Picea glauca	Good	950.87	R		1	497	13		Very Poor	939.50	R		
1 1	3	Boxelder - Acer negundo Siberian Elm - Ulmus pumile	Very Poor Poor	950.50 950.25	R		2	498 499 500	26	Red Maple - Acer rubrum	Very Poor Dead Good Good	939.65	R		0
15,	4	Boxelder - Acer negundo	Dead Fair	950.25 950.02 950.37	R		0 - Dead	500 501	26 34 14	Red Maple - Actr rubrum	Good	938.50 937.77 938.40	R		F
15,	6	American Eim - Ulimus americana Estaten Red Cedar - Unimperus viripriama Bowlder - Acer negrondo White Spruce - Picea glauce Bowlder - Acer negrondo Siberian Elm - Ulimus pomifiq Bowlder - Acer negrondo Bowlder - Acer negrondo Bowlder - Acer negrondo Bowlder - Acer negrondo	Poor	950.66	R	-	2	503	12,9,9	Apple - Malus app. Apple - Malus app. Red Maple - Acer rubrum Red Maple - Acer rubrum Siberian Etn - Liftmus purmila Apple - Malus app.		942.08	R	4	
1 1	0	American Elm - Ulmus americana Pin Cherry - Prunus pensylvanica	Fair Fair	951.02 950.74	R		2 0-Exempt	504 506	10 11,8 13	Apple - Malus spp.  Bowlider - Acer regundo  Apple - Malus spp.  Apple - Melus spp.  Apple - Melus spp.	Good Poor Dead Poor Poor Poor	942.08 941.39 940.94	R	3	1
1	9	Атменісая Ет - Штих атменісаль Ріп Січету - Ритицу репурічаліся White Agh - Fravirus атменісаль American Etm - Utimus ammericans Apple - Malux app. Siberian Etm - Utimus pommira Boosbier - Aper engrando Boosbier - Aper engrando Boosbier - Aper engrando	Very Poor Fair	949.90	R		0 - Diseased	506 507 508 509 510 511 512	13	Apple - Malus spp.	Dead	941.22 941.22 942.22 941.99 941.03	R	-	0
2	16	American Elm - Ulmus americana	Good Very Poor	949.89	R		3	509	10,10 12,11,9 13,11,10	Apple - Malus spp.  Apple - Malus spp.	Poor	942.22	R	4	
11	9	White Ash - Fraxinus americana Apple - Malus spp.	Very Poor Good	950.30 948.45	R		0 - Diseased	510 511	13,11,10	Apple - Malus spp. Apple - Malus spp. Apple - Malus spp. Apple - Malus spp.	Poor Very Poor	941.99	R	5	F
1	6	Siberian Elm - Ulmus pumila	Good	948.14	R		2	512	13,10	Apple - Malus spp. Siberian Elm - Ulmus pumila	Very Poor Very Poor Good Good		R		F
1	0	Pear - Pyrus spp.		950.21	R		1	513 514	12 10 10	Siberian Elm - Ulmus pumila	Good	942.80 943.73	R		
1	1	Pear - Pyrus spp. Apple - Malus spp. Siberian Elm - Ulmus pumila	Very Poor Poor Fair Poor Fair Poor Fair	946.06 949.46	R		2	515 516 517 518		White Ash - Fraxinus americana Eastern Red Cedar - Juniparus virginiana	Dead Fair	944.69 944.95 947.59 946.97	R		0
11	0	Pear - Pyrus spp.	Fair	948.88 946.02 945.77	R		1	517	11,8 9,9,8	White Agh - Frazinus americana Eastern Red Cedar - Luniparus virginiana Black Cherry - Prunus serotina Apple - Malus app. Apple - Malus app. Apple - Malus app.	Good Dead	947.59	R	3	
1:	3	Boxelder - Acer negundo	Fair	945.77	R		2	519	9,9,8	Apple - Malus spp. Apple - Malus spp.	Very Poor	946.97	R		0
11	3	Boxelder - Acer negundo Black Cherry - Prunus serotina	Fair	946.94 947.44	R		2	520	10,9,9,8 12,11 10,9,9	Apple - Malus spp.	Poor Poor	945.73 942.48	R	2	-
1	8	Eastern Red Cedar - Juniperus virginiana	Fair	910.97	R		1	522	11,9,9,8,8	Apple - Malus spp.	Very Poor	943.54	R		0
11,10	0,9,9	Siteman Em - Ulmus pumila Pear - Pyrus ago Bosaldar - Acor negundo Bosaldar - Acor negundo Bosaldar - Acor negundo Bosaldar - Acor negundo Black Chery - Purus asorofosa Basic Chery - Purus asorofosa Basic Chery - Purus su	Very Poor Poor	910.54 911.55	R	5		521 522 523 524 525	9,9	Pear - Pyrus spp. Siberian Elm - Ulmus pumile	Fair	947.46	R	3	F
1	1	Boxelder - Acer negundo Norway Maple - Acer nistennisten	Fair	910.00	R R		2	525	10,9,9 11,9,9,8,8 9,9 10 16 10	Apple - Malus spp. Apple - Malus spp. Apple - Malus spp. Apple - Malus spp. Pear - Pyrus spp. Siberian Elm - Ulmus purnile American Elm - Ulmus americana Black Cherry - Prunus serretina Black Cherry - Prunus serretina	Poor Dead Very Poor Fair Fair Good Good	943.01 943.54 947.46 950.75 950.86 949.18	R		F
1	0	Scotch Pine - Pinus sylvestris	Good	910.88	R		1	526 527	10	Black Cherry - Prunus serotine Black Cherry - Prunus serotine			R		
1.	4	Boseper - Acer regundo Noresy Magle - Acer phistenoides Scotch Pine - Pinus sylvestris Scotch Pine - Pinus sylvestris Scotch Pine - Pinus sylvestris Colorado Blue Spruce - Picea pungens Colorado Blue Spruce - Picea pungens Baxelder - Acer regundo	Fair Poor	910.01	R R		2	528 530 531	9	Black Chemy - Phrass serrofins Black Chemy - Phrass serrofins Black Chemy - Phrass serrofins Bowelder - Acer reigundo Colorado Bus Spouce - Picnes pumpens Black Chemy - Phrass serrofins Bowleter - Acer reigundo Siberian Elm - Ulmus pomitis Bowleter - Acer reigundo White Spouce - Picnes glissce Aspen - Populus app Black - Picnes glissce Aspen - Populus app Blackaria Elm - Ulmus pomitis	Poor Fair Good Poor	040.00	R		F
11	6	Colorado Blue Spruce - Picea pungens  Boyekter - Acer provincio	Poor Poor Poor	906.71				531	8	Black Cherry - Prunus serotina	Good	951.40 951.97 951.41 951.84 951.33 950.34	R		
1	6		Poor	906.66				532 533	9	Boxelder - Acer negundo Siberian Elm - Ulmus pumila	Poor Good	951.41	R		F
1-	4	Colorado Blue Spruce - Picea pungens	Very Poor Very Poor	906.97 907.10				532 533 534 535	9	Boxelder - Acer negundo White Sonne - Pione alauna	Poor	951.33	R		
11	6	Colorado Bus Spicos - Piese promjento Colorado Bus Spicos - Piese promjento Colorado Bus Spicos - Piese a promjento Colorado Bus Spicos - Piese a promjento Colorado Bus Spicos - Piese a prompeto Colorado Bus Spicos - Piese a promjento Colorado Bus Spicos - Piese a Piese - Piese - Piese	Very Poor Poor Very Poor	907.16				536	9	White Spruce - Picea glauca		950.34 950.15	R		Ė
1	2	Colorado Blue Spruce - Picea pungens	Very Poor Very Poor Fair	907.41				537 538 539 540 541 542 543	11	Aspen - Populus spp.  Siberian Eim - Ulimus pumila Black Cheny - Prunus serotina Black Cheny - Prunus serotina Black Cheny - Prunus serotina Siberian Eim - Ulimus pumila Black Cheny - Prunus serotina Siberian Eim - Ulimus pumila Black Cheny - Prunus pomilias Black Cheny - Prunus pomilias	Good Good Good	950.15 950.58 950.74 951.26 962.10 961.69 950.90	R	_	F
1	5	Colorado Blue Spruce - Picea pungens Colorado Blue Spruce - Picea pungens	Fair Very Poor	907.46				539	9	Black Cherry - Prunus serotina	Good Good Good Very Poor Fair Fair	951.26	R		
1	3	Colorado Blue Spruce - Picea pungens	Very Poor Very Poor Very Poor Poor	907.43 907.49 907.42				540 541	12 11	Black Cherry - Prunus serotina Black Cherry - Prunus serotina	Good	952.10	R		H
11	6	Colorado Blue Spruce - Picea pungens	Poor Poor	907.71				542	9	Siberian Elm - Ulmus pumila Black Cherry - Pronus services	Very Poor	950.90	R		F
11	0	Colorado Blue Spruce - Picea pungens Colorado Blue Spruce - Picea pungens	Very Poor	907.64				543 544 545	11	Black Cherry - Prunus serotina Boxelder - Acer negundo	Fair Fair	949.26 948.96	R		
1:	4	Colorado Blue Spruce - Picea pungens	Very Poor Very Poor Poor	907.99				545	- 11				R		1
1 1	3	Colorado Blue Spruce - Picea pungens Colorado Blue Spruce - Picea pungens	Very Poor Poor	908.61						Tree invent	ory				
1:	5	American Elm - Ulmus americana American Elm - Ulmus americana	Poor Dead Dead	909.06	R		0 - Dead 0 - Dead			Tree Invent Armentan Community C N. off 12 Mile Rd. E. off City of Novi, Mil Updated October	enter - 20 Acro eadowbrook R	es d			
1	6	Colorado Blue Spruce - Picea pungens	Very Poor	913.10	R		0			City of Novi, Mi	chigan 15 2016				
10 2 13	3.9	Norway Mapie - Acer platanoides Eastern Red Cedar - Juniperus virginiana	Very Poor Good Fair	912.99	R	3	3					_			
1:	3	Colorado Blue Spruce - Picea pungens Weening Willow - Salir habylonina	Poor Very Poor	913.91	R		2			Wike's Tree Surgi John P. Mor	zons, Inc.	-			
1	1	Easim filed Cejat - "Virginosis virginosis Colorado Bio Spicio. Piesa primpras Villegio Villegio - Piesa primpras Villegio Villegio - Salid Ashiphorica Villegio Villegio - Salid Ashiphorica Villegio Villegio - Villegio Villegio - Villegio Villegio - Villegio Villegio - Villegio Piesa Villegio - Villegio Piesa Villegio - Villegio Villegio - Villegio Piesa Villegio - Villegio - Villegio Villegio - Villegio Villegio - Villegio Villegio - Villegio - Villegio Villegio - Villegio Villegio - Villegio	Dead Dead	916.26	R		0 - Dead 0 - Dead			Registered Forester ID # 3301045	- Michigan				
11	0	Colorado Blue Spruce - Picea pungens Colorado Blue Spruce - Picea pungens	Dead Very Poor	916.39	R		0 - Dead 0			-					
	8	Colorado Blue Spruce - Picea pungens	Very Poor	917.66	R		0		Disease	Tree has been determined to have a terminal disease Tree hasing no more than 0 to 15 percent of the carro	such as (but not ) py with leaves	insted to Dut	ch Eim Disea	ise or Emerger As	h Core
1 1	0	Colorado Blue Spruce - Picea pungens Colorado Blue Spruce - Picea pungens	Very Poor	918.65	R		0			d. Tree has been determined to have a terminal disease. Thee hashing no more than 0 to 15 percent of the carbonest determined using international Society of Arbo Tree crown spread visuality estimated at plus or mine.	riculture guideline s 5 feet	(Str Editor)			
11	0	Colorado Blue Spruce - Picea pungens Colorado Blue Spruce - Picea pungens	Fair Very Poor	921 12	R		1 0								
1	1	Colorado Blue Spruce - Picea pungens	Poor	va 1.12	R		2								
1 5	8	Cotorado Blue Spruce - Picea pungens Colorado Blue Spruce - Picea pungens	Very Poor Very Poor	923.15	R		0				0000000				
1	9	Colorado Blue Spruce - Picea pungens	Very Poor		R		0			# 1E O	E MICHIO				
1 1	0	Colorado Blue Spruce - Picea pungens	Poor	923.86	R		1			STATE .	19.3	1			
	4	Colorado Blue Spruce - Picea pungens Colorado Blue Spruce - Picea pungens	Dead	923.79	R R		0 - Dead 2			STE	PHENLI	1		dea	
1-	4									8 1 1 1 1 1					

		D. 10: No					
35	17	Red Pine - Pinus resinosa	Dead	930.17	R		0 - Dead
36	11	Eastern Red Cedar - Juniperus virginiene Norway Spruce - Picee ables	Poor	931.78	R		2
137	22 17	Norway Spruce - Micee ables	Good	933.27	R		3
38		Norway Spruce - Picea ables	Fair	933.72	R		2
39	17	Colorado Blue Spruce - Picea pungens	Fair	933.87	R		2
40	14	Colorado Blue Spruce - Picea pungens	Fair	932.88 931.74	R		2
41	16	Colorado Blue Spruce - Picea pungens	Fair		R		2
142	10	Colorado Blue Spruce - Picea pungens	Very Poor	929.39	R		0
143	10	Colorado Blue Spruce - Picea pungens	Poor Very Poor		R		1
144	8	Colorado Blue Spruce - Picea pungens	Very Poor		R		0
145	9	Colorado Blue Spruce - Pices pungens Colorado Blue Spruce - Pices pungens	Dead	923.54	R		0 - Dead
46	9	Colorado Blue Spruce - Pices pungens Colorado Blue Spruce - Pices pungens	Fair		R		1 0 0
47	9	Colorado Blue Spruce - Picea pungens	Dead	928.89	R		0 - Dead
148 149	8	Colorado Blue Spruce - Picea pungens	Very Poor	444.6	R		0
149 150	9 16	Colorado Blue Spruce - Picea pungens Colorado Blue Spruce - Picea pungens	Very Poor Good	930.22	R		0
50 51	16	Colorado Blue Spruce - Picea pungens Colorado Blue Spruce - Picea pungens	Dead	930.92	R		0 - Dead
51 52	12	Colorado Blue Spruce - Picea pungens Colorado Blue Spruce - Picea pungens	Dead Fair	931.95			U - Dead
52	17 8	Colorado Blue Spruce - Picea pungens Colorado Blue Spruce - Picea pungens	Fair Dead	931.93	R		0 - Dead
155	17		Fair	929.68	R		2
156	17	Colorado Blue Spruce - Picea pungens Colorado Blue Spruce - Picea pungens Colorado Blue Spruce - Picea pungens	Poor	933.61	R		2
57	19	Colorado Bise Sprace - Picea purgens	Poor	935.23	R		2
158	15	Colorado Biue Spruce - Picea pungens	Poor	934.91	R		2
59	15	Norway Maple - Acer platanoides	Fair	935.44	R		2
160	30	Red Maple - Aper rubrum	Poor	935.60	R		4
61	21	Norway Maple - Acer platenoides		934.45	R		3
62	8		Very Poor	935.66	R		0
163	13,10	Norway Maple - Aper platenoides	Fair	936.10	R	3	
64	12		Fair	935.97	R		2
165	16		Good	935.19	R		2
166	21	Norway Maple - Acer platanoides Magnolia - Magnolia spp. Norway Maple - Acer platanoides Pagnolia - Magnolia spp. Norway Maple - Acer platanoides	Good	936.49	R		3
67	9	Magnolia - Magnolia spp.	Fair	936.85	R		1
68	14	Norway Maple - Acer platanoides	Very Poor	936.81	R		0
169	20,14,13,11,10		Fair	937.59	R	9	
170	20	Sugar Maple - Acer seccharum	Good	936.37	R		3
171	24.21,16.14,12	Red Maple - Aper rubrum	Good	932.42	R	11	
172	10	Colorado Rive Sonue - Picea ovocens	Fair	931.05	R		1
173	8	Colorado Blue Spruce - Picea pungens Red Pine - Pinus resinosa	Poor	929.55	R		1
74	14,13	Red Pine - Pinus resinose	Poor	928.62	R	4	
75	12	Colorado Blue Spruce - Picea pungens	Poor	928.53	R		2
76	8	Colorado Blue Spruce - Picea pungens	Dead	928.49	R		0 - Dead
177	15	Colorado Bive Sonine - Picea ovocens	Fair	927.33	R		2
178	8	Colorado Blue Spruce - Picea pungens Norway Maple - Acer platanoides	Dead		R		0 - Dead
180	20	Norway Maple - Acer platanoides	Good	926.24	R		3
81	9		Dead	924.30	R		0 - Dead
82	11	Colorado Blue Spruce - Pices pungens	Very Poor		R		0
83	13		Very Poor	922.87	R		0
84	14	Colorado Blue Spruce - Picea pungens	Poor	924.88	R		2
85	16	Norway Maple - Acer platanoides	Good	919.29	R		2
186	22		Fair	920.80	R		
187	10	Colorado Blue Spruce - Picea pungens	Very Poor Fair	921.02	R		0
88	13	Colorado Blue Spruce - Picea pungens	Fair	919.12	R		2
189	23		Fair	916.70	R		3
90	9,8	Black Cherry - Prunus serotina	Very Poor	915.96	R		0
91	26	Red Maple - Aper rubrum	Good	914.46	R		3
92	18	Red Maple - Aper rubrum		912.32	R		2
193	53	Weeping Willow - Salix babylonica Plum - Prunus app.	Very Poor Dead	937.48	R		0
94	13,10	Plum - Prunus spp.	Dead	939.15	R		0 - Dead
195	13 10.10.9	Apple - Malus spp. Apple - Malus spp.	Dead	937.60	R		0 - Dead 0 - Dead
196	10,10,9	Apple - Malus spp. Apple - Malus spp.	Dead	939.63	R		0 - Dead 0
197 198	13	Apple - Malus app.	Very Poor Dead	939.50	R		
198	26	Apple - Malus spp. Red Maple - Acer rubrum	Cond		R		0 - Dead
99	26 34	Red Maple - Acer rubrum	Good	936.50 937.77	R		3 4
00	14	Siberian Elm - Ulmus pumila		937.77			2
01	12,9,9	Apple - Malus spp.	Good	938.40	R	- 4	- 4
103	12,9,9		Good	942.00	R	- "	1
104	11.8	Apple - Malus app.	Poor	941.39	R	3	-
105	11,0		Dead	938.88	R	-	0 - Dead
107	10.10	Apple - Malus app.  Apple - Malus app.	Poor	941.22	R	3	U - D680
108	12,11,9	Apple - Maius spp.  Apple - Maius spp.	Poor	941.22	R	4	_
10	13,11,10		Poor	941.99	R	5	-
111	13,11,10	Apple - Majus spp.		941.99	R	- 0	0
112	13.10	Apple - Malus spp. Apple - Malus spp.	Very Poor	941.03	R		0
113	12	Siberian Elm - Ulmus pumila	Very Poor Good	942.80	R		2
14	10	Siberian Elm - Ullmus pumila	Good	943.73	R		1
15	10	White Ash - Fraxinus americana	Dead	944 69	R		0 - Dead
16	8	Fastern Red Cedar - Juniperus virginiana	Fair	944.95	R		1
17	11,8	Black Cherry - Prunus serotina	Good	947.59	R	3	
18	9,9,8	Black Cherry - Prunus serotina Apple - Maius spp.	Dead	946.97	R		0 - Dead
19	10,9,9,8		Very Poor	945.73	R		0
20	12,11	Apple - Majus spp.		942.48	R	2	
21	10,9,9	Apple - Malus app.	Dead	943.01	R		0 - Dead
22	11,9,9,8,8	Apple - Malus spp.	Very Poor	943.54	R		0
23	9,9	Pear - Pyrus son.	Fair	947.46	R	3	
24	10	Siberian Elm - Ulmus pumile American Elm - Ulmus americana	Fair	950.75	R		1
25	16	American Elm - Ullmus americana	Good	950.86	R		2
26	10	Black Cherry - Prunus serotine	Good	949.18	R		1
27	10	Black Cherry - Prunus serotine	Good	948.95	R		1
28	9	Boxelder - Acer negundo	Poor	949.90	R		1
30	11	Colorado Blue Spruce - Picea pungens	Fair	951.40	R		2
31	8	Black Cherry - Prunus serotina Boxelder - Acer negundo	Good	951.97	R		1
32	9	Boxelder - Acer regundo	Poor	951.41	R		1
33	9	Siberian Elm - Ulmus pumila	Good	951.84	R		1
34	9	Boxelder - Acer negundo	Poor	951.33	R		1
35	9	White Spruce - Picea glauca	Poor	950.34	R		1
36	9	White Spruce - Picea glauca Aspen - Populus spp.	Poor	950.15	R		1
37	11	Aspen - Populus spp.	Good	950.58	R		2
38	12	Siberian Elm - Ullmus pumila Black Cherry - Prunus serotina	Good	950.74	R		2
39	9	Black Cheny - Prunus serotina	Good	951.26	R		1
	12		Good	962.10	R		2
41	11	Black Cherry - Prunus serotina	Good	951.69	R		2
42	9	Black Cherry - Prunus sercicine Black Cherry - Prunus sercicine Siberian Elm - Ulimus pumilia Black Cherry - Prunus sercicine	Very Poor Fair	950.90	R		0
43	9	Black Cherry - Prunus serotina		950.07	R		1
	11	Black Cherry - Prunus serotina Boxelder - Acer negundo	Fair	949.26	R		2
44				948.96	R		2
			Fair	948.96	R		



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CIVII Engineers & Land Surveyors

WOODLAND INVENTORY LIST PROJECT SPONSOR:
ARMENIAN CHURCH AND CULTURAL CENTER 1990 FOR GONDA
SECTION 12, CITY OF NOW, OARLAND COUNTY, MICHIGAN

EACHION 12, CITY OF NOW, OARLAND COUNTY, MICHION COUNTY, MI

8/25/17 8/25/17 SLD CRAWN BT: SLD SCALE HOR: 1" = 100 No. 100 No

Diamete	Species Name (Common - Scientific)  American Elm - Ulinus americana Black Cherry - Prunus serofina Sugar Mayle - Aore secondarum Black Cherry - Prunus serofina White Ash - Francina americana Sibersian Elm - Ulinus pumilia	Health Condition*	Elevation at Base	Remove	Nuits Stem Rteplac. Credits Replacement Credits	Tree ID #	Diameter	Species Name ( Common - Scientific )	Health Condition*	Elevation at Base Remove	Multi Stem Rteplac. Credits	Replacement Credits	Tree ID #	Diameter	Species Name (Common - Scientific )	Health Condition*	Elevation at Base	1 R
15,12 10	American Elm - Ulmus americana Black Cherry - Prunus serotina	Fair Good	947.92 951.23	R R	4 1	691 692 693 694	8 13	Black Cherry - Prunus serotina Black Cherry - Prunus serotina	Poor Good Fair Poor				831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846	8	Boxetier - Aper negundo Seniceberry - Amelanchier spp. Red Maple - Aper rubrum Black Cherry - Prunus seročina Black Cherry - Prunus seročina Black Cherry - Prunus seročina Red Maple - Aper rubrum	Very Poor Good		Ŧ
12	Sugar Maple - Acer seccharum Black Cherry - Prunus sercena	Good	952.44 953.65	R	2 1	693	10	Black Cherry - Prunus serotina American Elm - Ulmus americana American Elm - Ulmus americana American Elm - Ulmus americana American Elm - Ulmus americana	Fair				833 834	13	Red Maple - Acer rubrum Black Cherry - Prunus serceina	Good Good Fair	_	Ŧ
10	White Ash - Fraxinus americana Siberian Fim - Ulmus oumila	Poor	953.26	R	1 0 - Dead	695 696 697 698 699	15	American Elm - Ulmus americana American Elm - Ulmus americana	Good Dead			0 - Dead	835	11	Black Cherry - Prunus serotina Black Cherry - Prunus serotina	Good Fair Good Fair	-	Ŧ
12	American Elm - Ulmus americana America - Malius son	Dead	952.04	R	0 - Dead 0 - Dead 3	697	10	Black Cherry - Prunus serotina	Fair	R R		1 2	837	11	Red Maple - Appropriate Black Cherry - Propos semina	Good	_	
16	Boxelder - Acer negundo	Fair Fair Fair	951.20	R	2	699	9	American Elm - Ulmus americana	Good Poor	R		1 0 - Dead	839	12	Basswood - Tilla americana Black Choru - Propus remina	Good Fair Fair	_	+
9	Bugs frags. And sectional sign frags. And sectional sign with a first partial structure americans. Bleen film of the first partial structure americans. Bleen film of the first partial structure and	Dead	951.63	R	0 - Dead	700 701	15	Black Cherry - Prunus serotins Black Wahut - Juglens nigre American Eim - Umus americans Black Cherry - Prunus serotins Black Cherry - Prunus serotins Black Cherry - Prunus serotins	Dead Dead	R		0 - Dead	841	13	Black Clary - Printial selection Black Clary - Printial selection American Etn. Ultrus americana Francisco Etn. Ultrus americana Glago Blacks - Area sociolomic Black Clary - Printial selection Black Clary	Fair		+
8	American Elm - Ulmus americana	Good Dead Fair Fair	953.76	R	0 - Dead	702 703	14		Very Poor Fair	R		0	842 843	11,10 12	Pin Cherry - Prunus pensylvanica	Good	_	
10	White Ash - Fraxinus americana Black Cherry - Prunus serotina	Fair	954.51 955.38	R	1 1	704 705 706 707 708 709 710	11	Boxelder - Acer negundo Black Walnut - Juglans nigra American Elm - Ulmus americana	Good Dead	R	-	2	844 845	9	American Elm - Ulmus americana American Elm - Ulmus americana	Poor Fair	_	
10	Black Cherry - Prunus serotina Black Cherry - Prunus serotina	Good	955.21 958.43	R	1 1	706 707	15	American Elm - Ulmus americana Norway Maple - Acer platanoides	Dead	R		0 - Dead	846 847	10,10	Sugar Maple - Acer seccherum Black Cherry - Prunus serotine	Good Fair	-	Ŧ
11,8	Black Cherry - Prunus serotine	Good	959.35 960.40	-		708	10	Norwy Magie - And pilatinosides Black Cheny - Phonus secolor	Good	R		1 0	848	11	Sugar Maple - Aper seccharum  Black Cherry - Princes sembre	Good	_	#
9	Black Cherry - Prunus serotina	Good	960.93 959.33			710	13,12	Black Cherry - Prunus serotina	Very Poor Fair Fair	R	4		849 850 851	10	Norway Maple - Acer platenoides	Good	=	#
14 8	Siberian Elm - Ulmus pumila	Good	958.87			711 712 713 714 715 716 717 718 719 720 721	16	Black Cherry - Prunus serotina Black Cherry - Prunus serotina	Fair	R		2	852	16,12	Black Cherry - Prunus serotina	Poor	_	+
16 11	Sugar Meple - Acer saccharum Black Cherry - Prunus serceina	Good Fair	960.11 961.31			713	9	Boxelder - Acer negundo White Ash - Fravinus americana	Good Dead Very Poor Fair	R		0 - Dead 0 - Diseased	853 854 855	11	Sugar Maple - Appr spocharum Sugar Maple - Appr spocharum	Good	+	Ŧ
12	Black Cherry - Prunus serotina Asnen - Populus son	Good	961.30 961.99			715	10,9,9	Black Cherry - Prunus serceina	Fair	R	4	0 - Distance	855	14	Black Cherry - Prunus serotina Bitternut Hickory - Carya cordiformis	Enir	_	7
11,8	Black Cherry - Prunus serotina Apple - Malus spp. Black Cherry - Prunus serotina Red Maple - Acor rubrum	Very Poor	963.00 961.96			716	9	Apple - Maius spp.	Good Fair	R		1	856 857 858 859 860 861 862 863	12	Bitternut Hickory - Carya cordiformis Bitternut Hickory - Carya cordiformis	Fair Good Fair	_	#
11	Black Cherry - Prunus serotina	Fair	961.21			718	10	Black Cherry - Prunus serotina Black Cherry - Prunus serotina	Good Good Good	R R		1	859	16		Fair	=	#
13	Black Cherry - Prunus serotina	Good	959.46 958.65			720	9 8	American Elm - Ulmus americana Black Cherry - Prunus serotina	Good	R		1	860 861	9	Bildernut Hickory - Carya confilormis Bildernut Hickory - Carya confilormis Black Chenry - Prunus serotina Sugar Magle - Aper secondarum Black Chenry - Prunus serotina Black Chenry - Prunus serotina Red Magle - Aper nobrum	Fair Good Very Poor Good Fair Fair		$\pm$
10	Black Cheny - Prunus serotina Black Cheny - Prunus serotina White Ash - Fraxinus americana	Fair Very Poor	958.59		0 - Diseased	722 723	8	Black Cherry - Prunus serotina	Good Fair Fair				862 863	9 18	Sugar Maple - Acer seccherum Black Cherry - Prunus serolina	Good	+	+
9	White Ash - Fraxinus americana	Dead	960.00 960.98 965.45 964.67		0 - Dead	724	9	Black Cherry - Prunus serotina	Fair				864	14	Black Cherry - Prunus serotina	Fair	_	#
10	Pin Cherry - Prunus pensylvanica	Poor	964.67			724 725 726	8 8	Black Cherry - Prunus serotina Boxelder - Acer negundo	Good Very Poor Good	R R R		0	865 866 867 868 869	15	Sugar Maple - Aper saccharum	Good	_	#
10,8	Aspen - Populus spp.  Aspen - Populus spp.	Fair	964.41			727 728	11 8	Black Walnut - Juglans nigra American Elm - Ullmus americana	Good Very Poor	R		2 0 - Diseased	868	10	Black Cherry - Prunus serotina	Fair	_	+
9	Aspen - Populus spp. Aspen - Populus spp.	Very Poor Fair Fair Fair Good Fair Very Poor Dead Good Poor Fair Fair Poor	964.24 963.96			729	9 25	Black Walnut - Juglans nigra American Elin - Llimus americana Sugar Maple - Acer saccharum Black Walnut - Juglans nigra	Good	R		0 - Diseased 1	869 870	10	American Elm - Ulmus americana American Elm - Ulmus americana	Dead Dead	$\pm$	f
10	Aspen - Populus spp. White Spruce - Picea glauca	Good	963.88	R	1	731	12	American Elm - Ulmus americana	Good Very Poor Good Good Good			2	871 872	13	Red Maple - Aper rubrum Black Cherry - Prunus seretina American Elm - Ulmus americana Sugar Maple - Aper seccharum	Good Good Fair Dead Dead Good Fair	+	4
11	Back Chary, "Finance medicine," While Jack Private americans. While Jack Private americans. Blown Eds. Ultrus punish. Blown Eds. Ultrus punish. Blown Eds. Ultrus punish. Blown Preparlet stage. Angelow Preparlet stage. Ang	Good Poor Very Poor Dead S Poor S Fair Fair	950.66 950.68	R	0 0 - Dead	727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742	12	Black Walnut - Juganis nigra Americane Elm - Ulmus americana Norway Mapla - Acer platanoides Siberian Elm - Ulmus pumilla American Elm - Ulmus americana Siberian Elm - Ulmus poumilla	Good Poor Good Poor Fair	R		2	870 871 872 873 874 875 876 877	13	American Ein- Ulmus ammericana Bugar Hughe, Aver ascohrammer Red Ciki- Guercean nöre Grag Mogle. Aver ascohrammer Bellenn Hischop. Carry accordiomia Bellenn Hischop. Parisant associata Bellen Charry. Primaria associata Blad Charry. Primaria associata Primaria accidenta Blad Charry. Primaria associata Blad Charry. Pr	Good Good Good Very Poor Poor Good	=	4
14	Colorado Blue Spruce - Picea punger	s Poor	950.97	R	2	734 735	8 16	American Elm - Ulmus americana Siberian Elm - Ulmus pumila	Good	R		1 2	875	11	Sugar Maple - Acer seccharum	Good	_	1
17	Aspen - Populus spp.	a Fair Fair	950.93 951.53	R	2 2	736	16	Black Cherry - Prunus serotina American Elm - Ulmus americana	Fair Very Poor	R		2 0 - Diseased	876 877	10	Bitternut Hickory - Carya cordiformis	Poor Poor	+	1
9 13,9	Aspen - Populus spp. Aspen - Populus spp.	Very Poor Dead Poor Fair Fair Very Poor Good Fair Good Very Poor Very Poor	950.91	R	3	738	12	American Ein- Ulmus anmericana Gloquian Cen - Ulmus pomitis Black Cheny - Pinnus serocina Memoricana - Ulmus americana Globeran Ein - Ulmus americana Globeran Ein - Ulmus americana Globeran Ein - Ulmus americana Based - Acur negrondo Aspen - Populus spo American Ein - Ulmus americana Black Cheny - Pinnus serocina American Ein - Ulmus americana Black Cheny - Pinnus serocina Black Cheny - Pinnus serocina	Very Poor Good	R		0	878 879	14	Bitternut Hickory - Carya cordiformia Bitternut Hickory - Carya cordiformia	Good Very Poor		1
12	White Spruce - Picea glauca Aspen - Populus spo	Fair	951.93	R	2	739 740	14	Boxelder - Acer negundo	Very Poor	R		0		18	Black Chany - Prunus serotina Bitternut Hickory - Carva contis-	Fair	=	4
9	Aspen - Populus spp.	Very Poor	06170	R	0	741 742	8 8	Aspen - Populus spp. American Elm - Ulmus americana	Good Good Fair	R		1 1	880 881 882 883 884 885	8	Black Cherry - Prunus serotine	Very Poor Fair Poor Poor Fair Fair Poor Fair Fair	#	
10	Aspen - Populus app.  Aspen - Populus app.	Very Poor Very Poor Fair  Poor Poor Fair Poor Poor Poor Poor	951.93	R	1	743	16,16 8	Black Cherry - Prunus serotina American Fim - Ulmus americana	Fair	R	4	1	884	13	Black Cherry - Prunus serotina	Fair		
14		8 Poor 8 Poor	951.66 952.37	R	2 2	744 745 746 747	8	Black Cherry - Prunus serotina	Good	R		1	886	13	Bitternut Hickory - Carya cordiformis Bitternut Hickory - Carya cordiformis	Poor	+	+
15,11	Colorado Blue Spruce - Picea punger Colorado Blue Spruce - Picea punger	8 Fair 8 Poor	954.45 955.17	R	4	746	12	Black Cherry - Prunus serotina American Elm - Ulmus americana	Good	R		2	887 888 889	14	Black Cherry - Prunus sercena Black Cherry - Prunus sercena	Poor	=	4
11	Colorado Blue Spanos - Pices cusper	9 Door	064.70	R	2	748 749 750 751 762 763 754 755 756 757 758 760 761 762	11	American Elm - Ulmus americana Black Cherry - Prunus serolina	Good Poor Poor Good Fair Good Very Poor Very Poor Fair Good Good Good Fair Fair Fair Fair	R		2	889	24	Black Cherry - Prunus serotina American Elm - Ulmus americana	Fair Fair Fair	_	I
14	Colorado Blue Spruce - Picea punger Colorado Blue Spruce - Picea punger Colorado Blue Spruce - Picea punger	8 Very Poor 8 Poor 8 Poor	956.33	R	2	750 751	11	Black Cherry - Prunus serciona Black Cherry - Prunus serciona Black Cherry - Prunus serciona American Elm - Ulmus americana	Dead	R		0 - Dead	890 891 892	15	Black Cherry - Prunus serotina Basswood - Trita americana	Fair		
13	Colorado Blue Spruce - Pices punger Colorado Blue Spruce - Pices punger	8 Poor 8 Poor 9 Poor	956.21 956.50 954.38	R	2 2	752	13	Aracican Film. Climica americana Black Chery. Primuta serceira Black Chery. Primuta serceira Black Chery. Primuta serceira Black Chery. Primus serceira Aracican Elm. Climica serceira Aracican Elm. Climica serceira Bassanod. "Filia americana Black Walnut." Jugleton riigra Bassanod." Filia americana Black Walnut." Jugleton riigra Black Walnut." Jugleton riigra Bassanod." Filia americana Bassanod." Filia americana Bassanod." Filia americana Bassanod." Filia americana Bassanod." Filia americana	Good	R		2	892 893	11	Basswood - Tilla americana American Elm - Ulimus americana	Fair Poor	+	+
11 8	Colorado Blue Spruce - Misia pungar Colorado Blue Spruce - Picea pungar Colorado Blue Spruce - Picea pungar Colorado Blue Spruce - Picea pungar White Spruce - Picea glauca White Ash - Frankhus americana	9 Poor 9 Very Poor Poor		R	2	754	10	Black Cherry - Prunus serotina	Very Poor	R		0	893 894 895 896 897 898 899 900 901 902 903 904 905	14,12,9	American Elm - Ulmus americana Black Cherry - Prunus serolina American Elm - Ulmus americana	Poor Fair Poor	+	-
8	White Spreas. Prince prices: Bideard Res. Prince prices: Prin	Poor Very Poor	953.87 954.67	R	1 0 - Diseased	755 756	14	American Elm - Ulmus americana	Poor Poor	R		0	896 897	16	Sugar Maple - Aser seccharum	Good	=	4
8	Colorado Blue Spruce - Picea punger	s Fair	958.23	- "	0 000000	757 758	11,10	Basswood - Tilia americana Basswood - Tilia americana	Fair Fair				898	10	Red Maple - Aber rubrum  American Elm - Ulmus americana  Black Cherry - Prunus sercicana  Sugar Maple - Acer seccharum  American Elm - Ulmus americana	Fair Poor Good	_	1
8	White Spruce - Picea glauca White Spruce - Picea glauca	Fair	955.79			759	35	Black Walnut - Juglans nigra	Good				900	19	Sugar Maple - Aper secoherum	Good	_	1
10	White Spruce - Pices glaucs White Spruce - Pices glaucs	Poor Very Poor S Fair Fair Fair Fair Fair Foor Good 8 Fair	956.42 958.21 960.13			761	12	Black Wahut - Juglans nigra	Fair				901	11	Sugar Magle - Acer secofarem Armstran Elim - Ultimus americana Black Cherry - Prunus serothera Black Cherry - Prunus serothera Black Cherry - Prunus serothera Sugar Magle - Acer secofarem Black Cherry - Prunus serothera Sugar Magle - Acer secofarem Black Cherry - Prunus serothera Black Cherry - Prunus serothera Black Cherry - Prunus serothera Sugar Magle - Acer secofarem Sugar Magle - Acer secofarem Red Magle - Acer recordera Red Magle - Acer reform Averacian Elim - Ultimus americana	Good Poor Fair	+-	+
8	White Spruce - Picea glauca Siberian Elm - Ulmus pumila	Poor	960.13 961.62 964.28			763	9	Basswood - Tilla americana Basswood - Tilla americana	Fair				903 904	10	Black Cherry - Prunus serolina Sugar Maple - Aper secoharum	Fair	-	-
14	Colorado Blue Spruce - Pices punger	8 Fair	964.28			764 765	13,12	Basswood - Tilia americana Basswood - Tilia americana	Fair Poor				905	21,11	Sugar Maple - Acer seccharum Black Cherry - Prunus semtina	Good Good Good	=	4
14	Colorado Blue Spruce - Picea punger	8 Very Poor 8 Fair 8 Fair	962.87 962.98			766	13	Basswood - Tiña americana Basswood - Tiña americana Basswood - Tiña americana	Poor Fair Poor	R		2	907	11	Sugar Maple - Aper saccharum	Good	$\perp$	
9	Colorado Blue Spruce - Picea punger Colorado Blue Spruce - Picea punger	s Fair s Very Poor	962.98			768	21	Ressured - Tilla americana	Good	n n			908	17	Sugar Maple - Acer saccharum	Good	_	
11	Colorado Blue Spruce - Picea punger Colorado Blue Spruce - Picea punger	S Very Poor S Poor S Poor Fair S Fair	960.67			769	12	Basswood - Trika americana Basswood - Trika americana Basswood - Trika americana	Good Very Poor Fair Fair Poor				910 911 912 913	12 20	Red Maple - Acer rubrum	Fair Good	+	-
9	Aspen - Populus spp. Colorado Blue Sonupe - Picea punger	Fair S Fair	961.36 960.69			771	13		Fair Poor	R		2	912	10	American Elm - Ulmus americana Black Cherry - Prunus serotina	Good Fair Poor Poor	-	-
13	Colorado Blue Spruce - Picea punger	s Fair	961.08			773	8 10	Basswood - Trile americana Basswood - Trile americana Basswood - Trile americana Basswood - Trile americana	Very Poor Poor Fair	R		0	914	12	Black Cherry - Prunus serotina	Poor	=	_
16	Colorado Blue Spruce - Picea punger	9 Poor 9 Good	960.39 959.36			775	13	Basswood - Tilia americana	Fair	R		2	914 915 916 917 918 919 920	15	Black Cherry - Prunus serctine	Good Fair	_	_
28 16	Boxelder - Acer negundo	Very Poor Poor Fair				777	13	Basswood - Title americana	Fair Fair				917	15	Black Cherry - Prunus serolina Black Cherry - Prunus serolina	Very Poor Fair Poor Fair		
12,12,1	Cottonwood - Populus deltoides  Cottonwood - Populus deltoides	Fair				778	9 11	Basswood - Tilia americana Basswood - Tilia americana	Good				919 920	17	Black Cherry - Prunus serotina Black Cherry - Prunus serotina	Poor	+	-
14	Cottonwood - Populus deltoides Boxelder - Acer negundo	Good Good Fair				780 781	12	Basswood - Tiña americana Basswood - Tiña americana	Poor Good Poor Poor				921 922	13	Bitternut Hickory - Carya cordiformis Bitternut Hickory - Carya cordiformis	Fair	-	
10	Boxelder - Acer regundo  American Elm - Ulmus americana	Fair			0 - Dead	764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 778 778 778 778 781 782 783	16	Besswood - Triba americana Besswood - Triba americana	Good Good Poor				923 924	9	Bed Magin - Acer rohom Arendon Ein - Christopher - Acer rohom Arendon Ein - Christopher - Prunts arendon Bisk Chery - Prunts arendon Bisker Chery - Prunts arendon Bisker Mitscho, Carya confolimies Bisk Chery - Prunts arendon Bistem Mitscho, Carya confolimies Bisker Chery - Prunts arendon Bistem Mitscho, Carya confolimies Bisker Chery - Carya confolimies	Very Poor	-	_
12	Black Walnut - Juglens nigre Black Willow - Selix nigre	Fair Fair Dead Good Fair			0 - Deal0	784	12	Basswood - Tifle americana Basswood - Tifle americana	Poor				925 926	11,10	Bitternut Hickory - Carya condiformis Black Cherry - Prunus serotina Black Cherry - Prunus serotina	Good Poor	_	_
10	Boxelder - Acer negundo	Poor Poor				785 786 787	14	Basswood - Tilla americana	Fair				927	11	Black Cherry - Prunus serotina Black Cherry - Prunus serotina American Elm - Ulmus americana	Very Poor Poor Poor	$\pm$	
20,16,11,	10 Baxelder - Acer negundo Black Cherry - Prunus sercena	Poor Very Poor		R	0	787 788	10	Basswood - Tilia americana Basswood - Tilia americana	Poor Very Poor				928 929 930	14 25		Poor Fair Fair	$\pm$	
8	Black Cherry - Prunus serotine Black Cherry - Prunus serotine Cottonwood - Populus delitoides	Poor Good				789 790	14,13,9	Basswood - Tilla americana Basswood - Tilla americana	Good	R	5	1	930	8 11	American Elm - Ulmus americana Black Cherry - Prunus serotina	Fair Poor	+-	
15	Black Cherry - Prunus serotina Boxelder - Acer negundo	Poor				791	14,10	Basewood - Trike americane Black Cherry - Prunus serorians Busger Mapele - Ance secontamint Bessewood - Trike americana Bowelter - Acor maggundo Bowelter - Acor maggundo Bowelter - Acor maggundo	Very Poor Good Poor Good Fair Fair Fair Good Good Poor	R	3	1	931 932 933 934 935 936 937	18	Black Cherry - Prunus serotine American Elm - Ulmus americana Black Cherry - Prunus serotina American Elm - Ulmus americana	Poor Fair Fair Fair Good Poor Fair	$\vdash$	_
12,10	Boxelder - Acer negundo	Very Poor				793	8	Black Cherry - Prunus serotina	Fair	R		1	934	22	Black Cherry - Prunus serotina	Fair	_	
12,10	Boxelder - Acer negundo Boxelder - Acer negundo	Very Poor Good				794 795	10	Sugar Maple - Acer seccharum	Fair Good	R		1	935 936	9	American Elm - Ulmus americana Sugar Maple - Acer seccharum	Good	+	
12	American Elm - Ulmus americana Red Maple - Acer rubrum	Poor				796 797	17,11	Basswood - Tilla americana Boxelder - Acer negundo	Good	R	4	2	937 938	9	Apple - Malus spp. Boxelder - Acer negundo	Poor Fair	_	
9 14,13	Bouster - Acer respunds  Bouster - Acer respunds  Text Madage - Acer refund  Bischana Cim - Ulmas purella  Bischana Cim - Ulmas purella  Arrelcana Ein - Ulmas mercena  Bed Magie - Acer rachum  Bed Magie - Acer	Very Poor Poor Good Poor Fair Very Poor Poor Poor Poor Poor Poor Poor Poor			0 - Dead 0 - Dead 0 - Dead	788 789 790 791 792 793 794 795 796 797 798 800 801 802 803 804	11	Black Cherry - Printer semiles		R		2	938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956	9 R	American III. 1 (Unit a mendicata III. 1 (Unit a mendicata III. 1 (Unit a mendicata III. 2 (Unit a III. 2 (Unit	Good	-	_
9	American Elm - Ulmus americana	Dead			0 - Dead	800	13	Boxelter - Acor rangundo Black Cherry - Prinus serorian Boxelter - Acor rangundo Siberian Elm - Ulmus pumila White Asih - Frazirus americana Baswaco - Tiña americana Sugar Magle - Acor saccharum Black Cherry - Prinus serorian Black Cherry - Prinus serorian Black Cherry - Prinus serorian	Good	R		2	941	9	American Elm - Ulmus americana	Good Poor Good Fair Fair Poor Good Fair Very Poor Fair Fair Fair Fair Fair	$\perp$	_
31,9	Red Maple - Aper rubrum	Good				801 802	9	White Ash - Fraxinus americana	Poor Fair	R		0-Exempt	943	9	Boxelder - Acer negundo	Fair	+	-
9	Red Maple - Acer rubrum Red Maple - Acer rubrum	Poor Very Poor				803 804	10 9,8	Basswood - Tilia americana Sugar Maple - Acer secoharum	Good Very Poor	R		0	944 945	8 9	American Elm - Ulimus americana	Poor Good	$\pm$	
24 13	Red Maple - Aper rubrum Red Maple - Aper rubrum	Poor Good	=			805	11 20,17	Sugar Maple - Aper seccharum Black Cherry - Prunus serotine	Good	R		2	946 947	8 9	White Spruce - Picea glauca White Ash - Fraxinus americana	Fair Very Poor		-
15,11	Red Maple - Aper rubrum	Good				806 807	10	Sugar Maple - Aper secoherum		R	_	1 2	948	8 8	Black Cherry - Prunus serotina Eastern Red Cedar - Juniperus viminion	Fair 9 Fair	=	
26	Cottonwood - Populus deltoides	Fair				808 809	11	Black Cherry - Prunus seroline Black Cherry - Prunus seroline Black Cherry - Prunus seroline Boxelder - Aper negundo Black Cherry - Prunus seroline Basswood - Tribe americane Basswood - Tribe americane	Good Poor Poor Poor Good	R		2	950	8	Black Cherry - Prunus serotine	Fair	-	
9 16,15	Basswood - Tiña americana Basswood - Tiña americana					810 811	9 8	Black Cherry - Prunus serolina Basswood - Title americana	Poor	R		1 1	951 952	12 8	Siberian Elm - Ulmus pumila	Good		
16,15 15,15 11,8	Basswood - Tiña americana Basswood - Tiña americana Basswood - Tiña americana	Good Good Fair				812	15	Basswood - Tilia americana Basswood - Tilia americana	Good				953 954	9 8	White Ash - Fraxinus americana Aspen - Populus spp.	Good Poor Poor Poor Fair Poor Good Poor	+-	
15	Basswood - Tilla americana Basswood - Tilla americana	Good Fair Fair Poor				813 814	11	Basswood - Tilia americana	Good Poor Good Good Good				955	8	Aspen - Populus spp. Aspen - Populus spp.	Poor	=	
8	Basswood - Tilia americana	Fair				815 816	13	Basswood - Tilia americana Basswood - Tilia americana	Good				957	9	Aspen - Populus spp.	Poor	$\pm$	
12	Basswood - Tiña americana Basswood - Tiña americana	Poor Good				817 818	9	Basswood - Tilia americana American Elm - Ulmus americana Basswood - Tilia americana Basswood - Tilia americana	Good				959	8 8	Aspen - Populus spp.	Good	$\pm$	١
20,16	Basswood - Tilla americana	Good				818 819	18	Basswood - Trita americana	Good Good Fair	R		2		8 8	Aspen - Populus spp.  Aspen - Populus spp.  Black Cherry - Prunus serotina  White Ash - Fraxinus americana	Poor	-	
15,13	Basswood - Trife americana Basswood - Trife americana Basswood - Trife americana	Fair			0 - Dead	820 821	11,10	Sugar Maple - Acer saccharum	Good	R R	3	1	962	9	White Ash - Fravious americana	Good Fair Fair	=	
10	Basswood - Tilla americana Basswood - Tilla americana	Good Good Fair Fair Dead Good Fair			0 - Dead	822 823 824	8 16,15,12	Basswood - Title americana Black Cherry - Prunus serotna Sugar Maple - Acer saccharum American Elm - Ulmus americana Black Cherry - Prunus serotna Black Cherry - Prunus serotna	Good Fair Fair	R	6	1	964	9	Black Cherry - Prunus seroline Sugar Maple - Acer seccherum American Elm - Ulmus americana	Good Good	+	-
10 16,13	Basswood - Tiëa americana Basswood - Tiëa americana	Fair Good				824 825	8	Black Cherry - Prunus serotina Sugar Maple - Acer seccharum	Good Good Good Good Fair	R		1	960 961 962 963 964 965 966 967 968 969	9 8			$\pm$	
9	Black Walnut - Juglans nigra American Elm - Ulmus americans	Fair Good Very Poor Very Poor Good Poor				826 827	10	Black Cherry - Prunus serotina Black Cherry - Prunus serotina	Good	R		1	967 968	8	Aspen - Populus spp. Eastern Red Cedar - Juniperus virginion Scotch Pine - Pinus sylvestris Eastern Red Cedar - Juniperus virginion	Fair 9 Fair	+	_
23	Basswood - Tilia americana Black Cherry - Prunus serotina	Good				827 828 829 830	11	Black Cherry - Prunus seroena Black Cherry - Prunus seroena	G000	K P	_	- 1	969	8	Scotch Pine - Pinus sylvestris	Poor		J

Replacemen Credits		Tree ID #	Diameter	Species Name ( Common - Scientific )	Health Condition*	Elevation at Base	Remove	Multi Stem Rteplac. Credits	Replacement Credits
_	0	971	- 8	Black Walnut - Juglans nigra	Good				
_	1	972	9	Cottonwood - Populus deltoides	Good				
	2	973	- 8	Tree of Heaven - Ailanthus altissima	Good				
	2	974	- 8	American Elm - Ulmus americana	Fair				
	2	975	- 8	Eastern Red Cedar - Juniperus virginiana	Good				
	1	976	8	Eastern Red Cedar - Juniperus virginiana	Fair				
	2	977	8	Basswood - Tilia americana	Fair				
	1	978	9	Basswood - Tillia americana	Fair				
		979	- 8	Basswood - Tilla americana	Fair				
		980	9	Basswood - Tilla americana	Fair				
		981	- 8	Apple - Malus spp.	Good				
		982	8	Black Walnut - Juglans nigra	Poor				
		983	8	Black Cherry - Prunus serotina	Fair				
	1	984	B	Eastern Red Cedar - Junipenus virginiana	Fair				
	1	985	В	White Ash - Fraxinus americana	Fair				
	1	986	9	Sugar Maple - Acer saccharum	Good				
		987	9	American Elm - Ulmus americana	Good				
	2	988	9	American Elm - Ulmus americana	Good				
	1	989	8	Aspen - Populus sop.	Fair			_	
		990	8	Aspen - Populus sop.	Fair				
_		991	8	Aspen - Populus spp.	Fair				
		992	9	Cottonwood - Populus deltoides	Good				
_		993	8	Aspen - Populus sop.	Poor			_	
_	2	994	8	Aspen - Populus spp.	Fair			_	
_	2	995	8	Pin Cherry - Prunus pensylvanica	Poor				
_		996	8	Pin Cherry - Prunus pensylvanica	Fair			_	
_		997	9	Sugar Maple - Acer saccharum	Good				
-		998	8	White Ash - Fraxinus americana	Very Poor				0 - Disease
-		999	9	Sugar Maple - Acer saccharum	Good				0 0 0 0 0 0 0 0
_		1000	9	Red Maple - Aper rubrum	Good				
-	1	1001	8	American Fim - Ulmus americana	Good				
-	2	1002	9	Sugar Maple - Acer seccharum	Good				
-	2	1002	10	American Elm - Ulmus americana	Good				
-	2	1003	9	Black Cherry - Prunus serotina	Good				
-	2	1005	10	Black Walnut - Juglans nigra	Good			_	
-	1	1006	9	Red Maple - Acer rubrum	Good				
-	1	1007	8	American Fim - Ulmus americana	Good				
-	0 - Dead	1009	9	American Elm - Ulmus americana	Good				
	0 - Dead	1000	8	Black Cherry - Prunus serotina	Poor				
-	2	1008						-	_

Wike's Tree Surgeons, Inc.
John P. Moses
Registered Forester - Michigan
ID #3301045988

Diseased. The two soon determined to tour a termine disease such as (but not include to Cutch Emil Essale of Emiliar Ash Doner Death Technique in the Cutch and Cutch Control Control



deak PLANNING + DESIGN 143 cadycentre #79 northville, mi 48167 [T] 866 355-4204

NOT TO BE USED AS CONSTRUCTION DRAWING

0 - Diseased

deakplanningdesign.com

FELD BOOK SCALE HOR: 1" = 04/25/17 VRR 1" = 05/25/17 VRR 1" = 0.08 NO. DPD-121701 RESIDE NO. SLD RESIDE NO. WPD-4 RESI

WOODLAND INVENTORY LIST ARMENIAN CHURCH AND CULTURAL CENTER SECTION 12, CITY OF NOVI, OMILIAND COUNTY, MICHIGAN

ZEIMET WAS DIAKE

PROJECT SPONSOR:
ARMENIAN CULTURAL CENTER
19310 FORD ROAD
DEARBORN, MI 48128



WILL WELL 

| DATE | BY | REVISIONS | 6/24/19 | AB | STAMPING SETS | 7/30/21 | AB | FSS APPROVAL

MISS DIGSTRIEF INC. THREE BYTT

W CNIAK

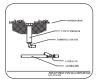
EIMET

CENTER

OVERALL IRRIGATION PLAN ARMENIAN CHURCH AND CULTURAL ( SECTION 12, CITY OF NOW, OAKLAND COUNTY, IA

FIELD BOOK

SCALE TO UDB NO.







#### **OVERALL IRRIGATION PLAN**

5 Е

SCALE: 1" = 80"



ROA

MILE

EVE

TWEL

NOTES:

1. Refer to the specifications for institution details and descriptions, as well as, construction.

2. All work shall be in complicions with all local, states, and federal codes and ordinances.

3. All electrical connections shall be made using in 1874-64 spices life.

3. All electrical connections shall be made using in 1874-64 spices life.

4. All polyshiphers lateral pipe domps shall be statistics after lateral topic.

5. All polyshiphers lateral pipe domps shall be statistics at least even peor type domps, Lotteral connections and the state of th

7. All sprinter heads shall be mounted on 2 elbow poly swing joints as specified.

8. Contractor to verify final controller location with owner's authorized representative prior to

bandelistics. Ownly, and consistent occurrent vision to these to substitute in representative print.

All pile not stated descriptions of CRIZ I (see specifications), and all pile not state of the pile of the p

13. Total poper to the construction and profession of the construction of the construc

health.

18. Landscope and turf grass shall be irrigated separately.

19. Rotors and spray zones may not be combined to operate at the same time.

20. When specified, follow manufacturer's product recommendations concerning proper installation of water flow sensors. Allow proper straight pipe distances before and after flow sensors.

PIPE SIZE CHART
0-12 GPM = 1\* DIAMETER POLYETHYLENE PIPE
12-24 GPM = 1 1\* DIAMETER POLYETHYLENE PIPE
24-30 GPM = 1 1/2\* DIAMETER POLYETHYLENE PIPE 30-60 GPM = 2" DIAMETER POLYETHYLENE PIPE

RRIGATION LEGEND: Hunter PROS-12-cv FIXED SFRAY FOF-UF (I2") B IO Series B I2 Series B Series B Strip Series FIXED SPRAY POP-UP (I2") w/ specialty nozzle

1.2' radius nozzle

2.4' radius nozzle PRO6-12-cv PROS-04 PRS40-CV Ø MF1000 ⊕ MF2000 ○ MF3000 Ø MF36550/MFLc(Rc)IS ⊗ MF3500 ⊕ ELECTRIC MASTER VALVE - 2° ELECTRIC VALVE WITH EZ DECODERS ICV- AS ADJ Series @ QUICK COUPLER VALVE HQ 44 RC ELECTRIC CONTROLLER HCC W/ EZ DECODER ISOLATION GATE VALVE (LINE SIZE) M RAIN SENSOR DEVICE (Install at all controller locations) SOLAR SYNC (wireless) POINT OF CONNECTION TO WATER SOURCE See note this sheet PVC MAINLINE, SDR, 26: BE, Size on shown POLYETHYLENE PIPE, 100#, NSF APPROVED, Size as show PVC SLEEVES - SDR 21 - Size as shown VALVE DESIGNATION: WATER REQUIREMENTS: 50 6FM e 60 PSI Controller and Station Number Valve Size Gallons Per Minut

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**1** 

DRIP IRRIGATION LEGEND: LOW VOLUME CONTROL ZONE LVCZ-10075LF AIR RELIEF VALVE
 LINE FLUSHING VALVE TI 050MFV-1 - DRIPPERLINE: Landscape zones 18" row spacing NOTES:

INSTALL A 2" MASTER VALVE AND HINTER FLOW CLIK PER MANUFACTURER RECOMMENDATIONS.

COORDINATE FINAL IRRIGATION CONTROLLER LOCATION WITH OWNER'S REPRESENTATIVE PRIOR TO INSTALLING. HARDWIRE CONTROLLER TO NEAREST CIRCUIT PANEL MITH A 120Y POWER CONNECTION. INSTALL ALL WIRES IN CONDUIT AND

CONTROLLEN TO MANEST CIRCUIT FAME. IN IT A JULY POWER CORNECTION. INSTALL ALL WRISE IN CORDUIT AND PRIVE CORNECTION. INSTALL ALL WRISE IN CORDUIT AND PRIVE CORDUIT HOUSE AND ALL WRISE IN CORDUIT AND ALL WRISE IN CORDUIT AND ALL WRISE IN CORDUIT AND ALL WRISE IN ALL

1, Install 12"x12"x12" sump of pea gravel below all line flushing valves for

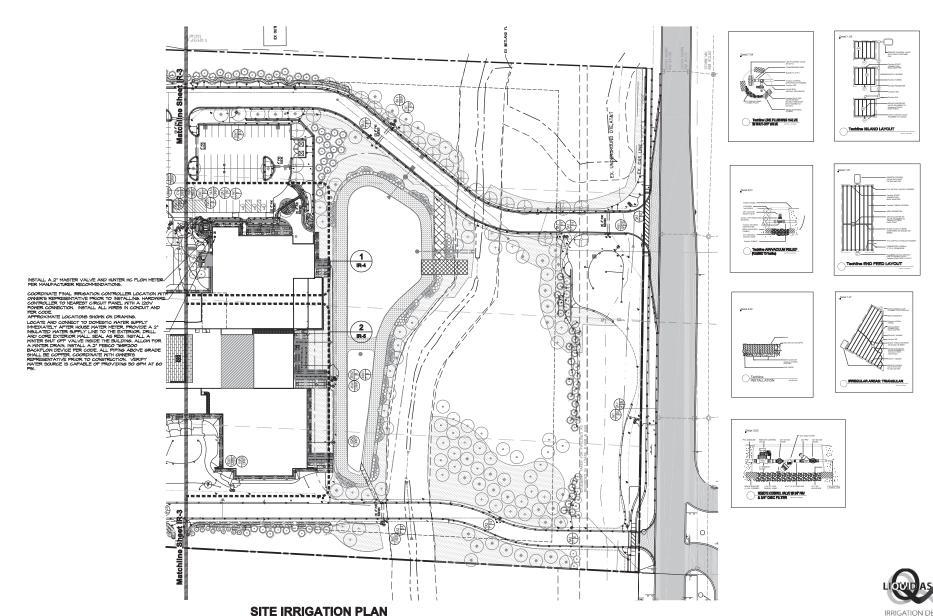
adequate drainage.

2. Install techline above grade in the shrub beds and use techline staples as recommended within the specifications. Shrub beds cover techline with 3" mulch. Perennials beds cover techline with 1-1/2" mulch.

3. Install Netafim operation pressure indicator flag on all drip zones.

IRRIGATION DESIGN &

WATER MANAGEMENT 4843 Kittery NW Comstock Park, Michigan 49321 Tel. (248) 789-0330 email: obarnes@fadassets.org www.lqdassets.org



SCALE: 1" = 40'

NOT TO BE USED AS CONSTRUCTION DRAWING

IRRIGATION DESIGN &

WATER MANAGEMENT

4843 Kittery NW Comstock Park, Michigan 49321 Tel. (248) 789-0330 email: obarnes@iddassets.org www.lqdassets.org

ZEIMET WAZNIAK

CENTER

IRRIGATION PLAN ARMENIAN CHURCH AND CULTURAL SECTION 12, CITY OF NOVI, OMILIAND COUNTY,

FELD BOOK

SCALE HOR: 1 VER: 1 JOB NO. DPD SHEET NO. ||R

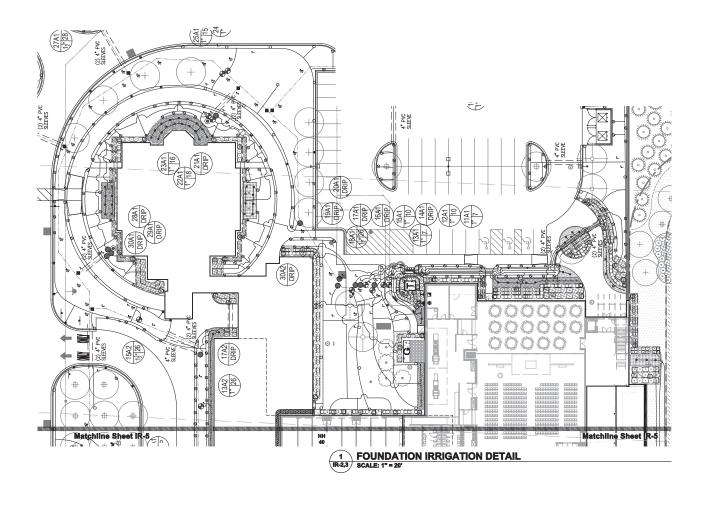
SCALE: 1" = 40'

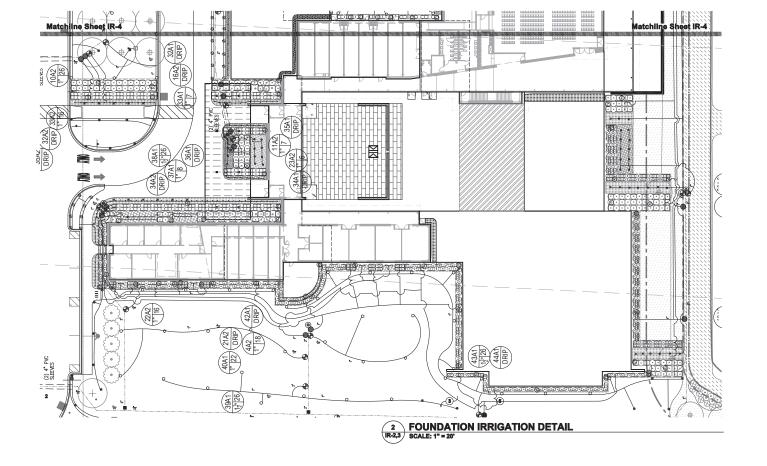






4843 Kittery NW Comstock Park, Michigan 49321 Tel. (248) 789–0330 email: abarnes@kiqdassets.org www.lqdassets.org







# PLANT LIST - Foundation - Phase 2

QUAN.	<u>KEY</u>	COMMON/ BOTANICAL NAME	SIZE	SPEC.		<u>UNIT</u>	TOTAL
9	AL	Downy Serviceberry  Amalanchier laevis	6' ht.	B&B	\$	250.00	\$ 2,250.00
61	DK	Kodiak Orange Bush Honeysuckle Diervilla lonicera 'Kodiak Orange'	24" ht.	Cont.	\$	50.00	\$ 3,050.00
75	SS	Shirobana Spirea Spirea j. 'Shirobana'	24" ht.	Cont.	\$	50.00	\$ 3,750.00
41	VT	Compact American Cranberry Bush Viburnum t. 'Compactum'	24" ht.	Cont.	\$	50.00	\$ 2,050.00
10	WF	Spilled Wine' Weigela <i>Weigela f. 'Spilled Wine'</i>	24" ht.	Cont.	\$	50.00	\$ 500.00
9	TD	Dense Yew Taxus x m. 'Densiformis'	30" ht.	B&B	\$	50.00	\$ 450.00
38	PA	Karley Rose Dwarf Fountain Grass Pennisetum a. 'Karley Rose	1 gal.	Cont.	\$	15.00	\$ 570.00
253	НН	Halcyon Hosta Hosta 'Halcyon'	1 gal.	Cont.	\$	15.00	\$ 3,795.00
21	SHREDDE	D HARD BARK MULCH (C.Y.)			\$	35.00	\$ 735.00
1,543	SEEDED L	AWN (S.Y.)			\$	3.00	\$ 4,629.00
					Т	OTAL:	\$ 21,779.00

# PLANT LIST - Foundation - Phase 3

QUAN.	<u>KEY</u>	COMMON/ BOTANICAL NAME	SIZE SPEC. UNIT		<u>UNIT</u>	<b>TOTAL</b>		
2	LT	Tulip Tree <i>Liriodendron tulipfera</i>	2.5" cal.	B&B	\$	400.00	\$	800.00
224	AML	Low Scape Black Chokeberry Aronia m. 'Low Scape Mound'	24" ht.	Cont.	\$	50.00	\$	11,200.00
64	РО	Coppertina' Ninebark  Physocarpus o. 'Coppertina'	30" ht.	Cont.	\$	50.00	\$	3,200.00
130	PV	Shenandoah Switchgrass Pannicum v. 'Shenandoah'	3 gal.	Cont.	\$	15.00	\$	1,950.00
43	PVH	Heavy Metal Switchgrass Pannicum v. 'Heavy Metal'	3 gal.	Cont.	\$	15.00	\$	645.00
840	НА	Zohar Sunflower <i>Helianthus a. 'Zohar'</i>	1 gal.	Cont.	\$	15.00	\$	12,600.00
161	SAJ	Autumn Joy Sedum Sedum s. 'Autumn Joy'	1 gal.	Cont.	\$	15.00	\$	2,415.00
2.6	WNM	Woodland NaturalizeSeed Mix	37.7 lbs/ac.	LBS.	\$	300.00	\$	780.00
43	SHREDDE	D HARD BARK MULCH (C.Y.)			\$	35.00	\$	1,505.00
1,308	SEEDED L	AWN (S.Y.)			\$	3.00	\$	3,924.00
					Т	OTAL:	\$	39,019.00

### PLANT LIST - Parking Lot Phase 2

SIZE SPEC. UNIT

**TOTAL** 

\$ 400.00 \$ 1,600.00

\$ 400.00 \$ 2,400.00 \$ 35.00 \$ 35.00 TOTAL: \$ 4,035.00

QUAN.	<b>KEY</b>	COMMON/ BOTANICAL NAME	SIZE	SPEC.		UNIT	<u>TOTAL</u>	QUAN.	<b>KEY</b>	COMMON/ BOTANICAL NAME
17		Autumn Blaze Maple Acer x. fremanii 'Autumn Blaze'	3" cal.	В&В	\$	400.00	\$ 6,800.00	4	` '	Autumn Blaze Maple  Acer x. fremanii 'Autumn Blaze'
10	CO(P)	Hackberry Celtis occidentalis	3" Cal.	B&B	\$	400.00	\$ 4,000.00	6		Skyline Thornless Honeylocust Gleditsia t. 'Skyline'
16		Skyline Thorniess Honeylocust Gleditsia t. 'Skyline'	3" cal.	B&B	\$	400.00	\$ 6,400.00	1	SHREDDED	HARD BARK MULCH (C.Y.)
24	. ,	Bloodgood Plane Tree Platanus x. acertfolia 'Bloodgood'	3" Cal.	B&B	\$	400.00	\$ 9,600.00			
24	QB(P)	Swamp White Oak  Quercus bicolor	3" cal.	B&B	\$	400.00	\$ 9,600.00			
22	UP(P)	Princeton Elm Ulmus americana 'Princeton'	3" Cal.	B&B	\$	400.00	\$ 8,800.00			
14	SHREDDED	HARD BARK MULCH (C.Y.)			\$	35.00	\$ 490.00			
					٦	TOTAL:	\$ 45,690.00			

### PLANT LIST - Buffer

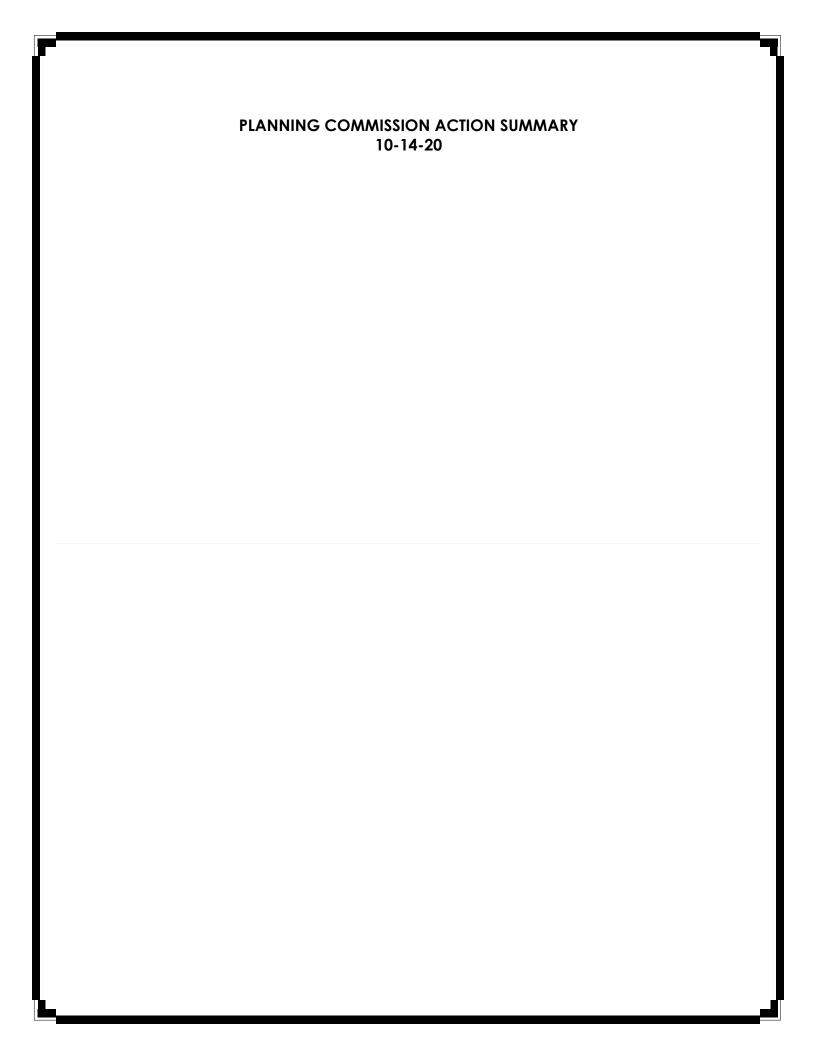
QUAN.	<u>KEY</u>	COMMON/ BOTANICAL NAME	SIZE	SPEC.		<u>UNIT</u>		TOTAL
27	AC(B)	Concolor Fir Ables concolor	7' ht.	B&B	\$	325.00	\$	8,775.00
5	PG(B)	White Spruce Picea glauca	7' ht.	B&B	\$	325.00	\$	1,625.00
19	PD(B)	Black Hills Spruce Picea g. 'Densata'	7' ht.	B&B	\$	325.00	\$	6,175.00
5	PS(B)	White Pine Pinus strobus	7' ht.	B&B	\$	325.00	\$	1,625.00
6	CC(B)	Eastern Redbud Cercis canadensis	7' ht.	B&B	\$	250.00	\$	1,500.00
25	JK(B)	Kettleeri Junpiper  Juniperus 'Ketleerii'	6' ht.	B&B	\$	50.00	\$	1,250.00
32	JW(B)	Witchita Blue Juniper Juniperus 'Witchita Blue'	6' ht.	B&B	\$	50.00	\$	1,600.00
147	POD(B)	Diablo Ninebark <i>Physocarpus o. 'Diablo'</i>	36" ht.	Cont.	\$	50.00	\$	7,350.00
153	SP(B)	Miss Kim Lilac Syringa p. 'Miss Kim'	36" ht.	Cont.	\$	50.00	\$	7,650.00
161	VD(B)	Arrowwood Viburnum Viburnum dentatum	36" ht.	Cont.	\$	50.00	\$	8,050.00
47	SHREDDE	D HARD BARK MULCH (C.Y.)			\$	35.00	\$	1,645.00
					T	OTAL:	\$	47,245.00

## PLANT LIST - Detention Basin Shrubs

QUAN.	<b>KEY</b>	COMMON/ BOTANICAL NAME	SIZE	SPEC.		<u>UNIT</u>	TOTAL
81	AM	Iriquios Beauty Chokeberry Aronia m. 'Iriquois Beauty'	36" ht.	Cont.	\$	50.00	\$ 4,050.00
75	CS	Red Osier Dogwood  Cornus serica	36" ht.	Cont.	\$	50.00	\$ 3,750.00
72	VT	Bailey Compact Viburnum Viburnum trilobum 'Bailey Compact'	36" ht.	Cont.	\$	50.00	\$ 3,600.00
13.6	BSM	Basin Slope Seed Mix	32.5 lbs/ac.	LBS.	\$	300.00	\$ 4,080.00
27	SHREDDE	D HARD BARK MULCH (C.Y.)			\$	35.00	\$ 945.00
					1	OTAL:	\$ 16,425.00

## PLANT LIST - Greenbelt

QUAN.	<b>KEY</b>	COMMON/ BOTANICAL NAME	SIZE	SPEC.		<u>UNIT</u>	<u>TOTAL</u>
9	PP(G)	Green Spruce Picea pungens	7' ht.	B&B	\$	325.00	\$ 2,925.00
7	PD(G)	Black Hills Spruce Picea pungens 'Densata'	7' ht.	B&B	\$	325.00	\$ 2,275.00
9	AL(G)	Downy Serviceberry  Amalanchier laevis	7' ht.	B&B	\$	250.00	\$ 2,250.00
17	CK(G)	Kousa Dogwood Cornus kousa	2.5" cal.	B&B	\$	250.00	\$ 4,250.00
4	SHREDDE	HARD BARK MULCH (C.Y.)			\$	35.00	\$ 140.00
					T	OTAL:	\$ 11,700.00





# PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI
Regular Meeting
October 14th, 2020 7:00 PM
Remote Meeting
45175 W. Ten Mile (248) 347-0475

In accordance with **OPEN MEETINGS ACT, MCL 15.261, ET SEQ., AS AMENDED**, this meeting was held remotely.

### **CALL TO ORDER**

The meeting was called to order at 7:04 PM.

### **ROLL CALL**

Present: Member Avdoulos, Member Ferrell, Member Lynch, Member Maday,

Absent: Member Dismondy, Chair Pehrson

Staff: Barbara McBeth, City Planner; Lindsay Bell, Senior Planner; Christian

Carroll, Planner; Madeleine Kopko, Planning Assistant; Rick Meader, Landscape Architect; Elizabeth Saarela, City Attorney; Doug Necci,

Façade Consultant

### APPROVAL OF AGENDA

Moved by Member Lynch and seconded by Member Maday.

### **PUBLIC HEARINGS**

### 1. 1585 PARAMOUNT STREET, PWD20-0006, WOODLAND USE PERMIT REQUEST

Public hearing at the request of Yen Cheng for consideration of a request for a Woodland Use Permit at 1585 Paramount Street. This property is also known as Lots 85-88, Cenaqua Shores Subdivision, which is located north of Thirteen Mile Road, west of Novi Road in Section 2 of the City. The applicant is proposing to remove thirty-three (33) regulated woodland trees (twenty two on-site, eleven off-site) in order to construct a single family residential structure.

In the matter of 1585 Paramount Street, PWD20-0006, motion to table the Woodland Use Permit to the end of the meeting to give time to the applicant to fix internet connection issues. *Motion carried 4-0*.

### 2. PARK PLACE LOT 29, PWD20-0005, WOODLAND USE PERMIT REQUEST

Public hearing at the request of David and Lillian Barach for consideration of a request for a Woodland Use Permit at 50820 Applebrooke Drive. This property is also known as Lot 29, Park Place Subdivision, which is located south of Nine Mile Road, east of Napier Road in Section 31 of the City. The applicant is proposing to remove five (5) regulated woodland trees in order to construct a pool.

In the matter of Park Place Lot 29, PWD20-0005, motion to approve the Woodland Use

Permit subject either to payment for the Woodland Replacement Credits into the City's Tree fund or subject to the planting of woodland replacement trees on site as shown on a woodland replacement plan, and any other conditions as listed in the Environmental Consultant's review letter. *Motion carried 4-0*.

### 3. CASA LOMA UNIT 4 (PHASE II), PBR20-0228, WOODLAND USE PERMIT REQUEST

Public hearing at the request of Compo Builders Inc. for consideration of a request for a Woodland Use Permit at 47685 Casa Loma Court. This property is also known as Unit 4, Casa Loma Subdivision, which is located north of Eight Mile Road, west of Beck Road in Section 32 of the City. The applicant is proposing to remove an additional nine (9) regulated woodland trees in order to construct a single-family residential structure and a pool.

In the matter of Casa Loma Lot 4 Phase II, PBR20-0228, for the removal of nine regulated woodland trees within an area mapped as City Regulated Woodland motion to approve the Woodland Use Permit subject either to payment for the Woodland Replacement Credits into the City's Tree fund or subject to the planting of woodland replacement trees on site as shown on a woodland replacement plan, and any other conditions as listed in the Environmental Consultant's review letter. *Motion carried 4-0*.

### 4. BOLINGBROOKE LOT 15, PWD20-0007, WOODLAND USE PERMIT REQUEST

Public hearing at the request of Bashar Yalldo for consideration of a request for a Woodland Use Permit at 43854 Bolingbrooke Lane. This property is also known as Lot 15, Bolingbrooke Estates Subdivision, which is located north of Twelve and a Half Mile Road, west of Old Novi Road in Section 10 of the City. The applicant is proposing to remove twenty-five (25) regulated woodland trees in order to construct a pool.

In the matter of Bolingbrooke Lot 15, PWD20-0007, motion to approve the Woodland Use Permit for the removal of eleven regulated woodland trees, subject to planting the replacement trees on site where feasible as shown on a woodland replacement plan, to be reviewed and approved by the city's staff and consultants, and where not feasible, paid into the tree fund. *Motion carried 4-0*.

### 5. ANU SUSHI JSP20-25

Public hearing at the request of Anu Sushi for Special Land Use and Preliminary Site Plan approval. The subject property contains 2.68 acres and is located in Section 26, on the west side of Meadowbrook Road, south of Ten Mile Road. The site is known as the Peach Tree Shopping Center. The applicant is proposing to move into a tenant space in the center as a carry-out restaurant, which is a Special Land Use in the B-1 Zoning District. The applicant is not proposing any exterior changes to the site or building.

In the matter of Anu Sushi JSP20-25, motion to approve the Special Land Use permit based on the following findings:

- a. Relative to other feasible uses of the site:
  - i. The proposed use will not cause any detrimental impact on existing thoroughfares in terms of overall volumes, capacity, safety, vehicular turning patterns, intersections, view obstructions, line of sight, ingress and egress, acceleration/deceleration lanes, off-street parking, off-street loading/unloading, travel times and thoroughfare level of service. Although there may be additional traffic relative to the commercial use, the proposed use is not anticipated to generate large volumes of traffic. The site plan shows that the shopping center contains adequate parking.
  - ii. The proposed use will not cause any detrimental impact on the capabilities of

public services and facilities, including water service, sanitary sewer service, storm water disposal and police and fire protection to service existing and planned uses in the area, because the shopping center will continue to be served by public water and sewer systems and there is adequate service to manage the increase in use of the site from an additional tenant in the building.

- iii. The proposed use is compatible with the natural features and characteristics of the land, including existing woodlands, wetlands, watercourses, and wildlife habitats because the applicant is not proposing to remove any regulated trees or impact wetland areas.
- iv. The proposed use is compatible with adjacent uses of land in terms of location, size, character, and impact on adjacent property or the surrounding neighborhood, because the proposed use will appear much the same as it does currently while providing an additional restaurant for the surrounding area and visitors to the shopping center.
- v. The proposed use is consistent with the goals, objectives, and recommendations of the City's Master Plan for Land Use, because it complies with the goal that recommends supporting growth of existing businesses.
- vi. The proposed use will promote the use of land in a socially and economically desirable manner, because Anu Sushi is an unique restaurant that will be able to provide the shopping center with additional foot traffic and will provide the surrounding area with another restaurant option.
- vii. The proposed use is listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this ordinance, and is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located.
- b. Relative to Section 4.91 of the Zoning Ordinance:
  - i. The hours of operation of any such restaurant shall not extend beyond the hours of 7 a.m. to 10 p.m., except that deliveries only may take place until 1 a.m.
  - ii. There shall be no outdoor food preparation of any kind. All such activity must occur inside the building.

This motion is made because the plan is otherwise in compliance with Article 3.1.10, Article 4, Article 5 and Article 6 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 4-0*.

In the matter of Anu Sushi JSP20-25 motion to approve the Preliminary Site Plan based on and subject to the following:

- a. The findings of compliance with Ordinance standards in the planning review letter and the conditions listed in those letters being addressed on the Final Site Plan; and
- b. Relative to Section 4.91 of the Zoning Ordinance:
  - i. The hours of operation of any such restaurant shall not extend beyond the hours of 7 a.m. to 10 p.m., except that deliveries only may take place until 1 a.m.
  - ii. There shall be no outdoor food preparation of any kind. All such activity must occur inside the building.

This motion is made because the plan is otherwise in compliance with Article 3, Article 4, and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 4-0.* 

### 6. ARMENIAN GENOCIDE MEMORIAL JSP 17-37

Public hearing at the request of Armenian Cultural Center for revised Special Land Use and revised Preliminary Site Plan approval. The subject property is located in Section 12, on the north side of Twelve Mile Road and east of Meadowbrook Road, in Residential Acreage (RA) zoning district. The project area is approximately 19.30 acres. The applicant previously received

approval of a church and cultural center with accessory uses such as day care center, multipurpose hall, café, religious educational rooms, and recreational facility. The applicant is now seeking approval of a proposed Armenian Genocide Memorial structure within the courtyard. The previous Planning Commission approval stipulated that Special Land Use approval would be required if a structure did not meet the height limits of the Ordinance.

In the matter of Armenian Church Genocide Memorial JSP17-37, motion to approve the Special Land Use Permit to allow a Place of Worship and daycare based on and subject to the following:

- a. The proposed use will not cause any detrimental impact on existing thoroughfares (no additional traffic will be generated by the monument);
- b. The proposed use will not cause any detrimental impact on the capabilities of public services and facilities (based on Engineering review);
- c. The proposed use is compatible with the natural features and characteristics of the land (because the addition of the monument is within the courtyard and does not impact natural features);
- d. The proposed use is compatible with adjacent uses of land (because the proposed use conforms to the requirements of Places of Worship and the monument will be a reasonable distance from adjacent properties and will limit the hours of illumination);
- e. The proposed use is consistent with the goals, objectives, and recommendations of the City's Master Plan for Land Use (the project creates an aesthetically pleasing development);
- f. The proposed use will promote the use of land in a socially and economically desirable manner (as the proposed use will promote cultural awareness and education);
- g. The proposed use is (1) listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this Ordinance, and (2) is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located.

This motion is made because the plan is otherwise in compliance with Article 3, Article 4, Article 5, and Article 6 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion Carried 4-0*.

In the matter of Armenian Church Genocide Memorial JSP17-37, motion to approve the revised Preliminary Site Plan based on and subject to the following:

- a. The primary use of 'Church' will be established prior to any other accessory uses proposed.
- b. A Section 9 Façade waiver to allow the use of Flat metal panels to exceed the 50% maximum permitted by the ordinance (100% Stainless Steel proposed on the North and South, 100% Copper on the East and West) because the design utilizes high quality materials and is consistent with the intent and purpose of the Façade Ordinance, which is hereby granted;
- c. A waiver per Section 5.7.3.M to allow the decorative lighting proposed to project upward to illuminate the monument structure, as the light will not project onto adjacent residential properties, and will be turned on from dusk to 11:00 p.m., with possible extended hours for culturally significant holidays, which is hereby granted;
- d. A Zoning Board of Appeals determination per Section 3.23.3 to allow a height of 62.83 feet for a public monument, or a variance from Section 3.1.1.E to increase the maximum permitted height for the genocide memorial (35 feet allowed, 62.83 feet proposed);
- e. The findings of compliance with Ordinance standards in the staff and consultant review letters and the conditions and the items listed in those letters being addressed on the Final Site Plan.

This motion is made because the plan is otherwise in compliance with Article 3, Article 4,

and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 4-0.* 

### 7. 1585 PARAMOUNT STREET, PWD20-0006, WOODLAND USE PERMIT REQUEST

Public hearing at the request of Yen Cheng for consideration of a request for a Woodland Use Permit at 1585 Paramount Street. This property is also known as Lots 85-88, Cenaqua Shores Subdivision, which is located north of Thirteen Mile Road, west of Novi Road in Section 2 of the City. The applicant is proposing to remove thirty-three (33) regulated woodland trees (twenty two on-site, eleven off-site) in order to construct a single family residential structure.

In the matter of 1585 Paramount Street, PWD20-0006, motion to approve the Woodland Use Permit for the removal of twenty-two on-site regulated woodland trees, subject to planting the replacement trees on site where feasible as shown on a woodland replacement plan, to be reviewed and approved by the city's staff and consultants, and where not feasible paid into the tree fund. *Motion carried 4-0*.

### MATTERS FOR CONSIDERATION

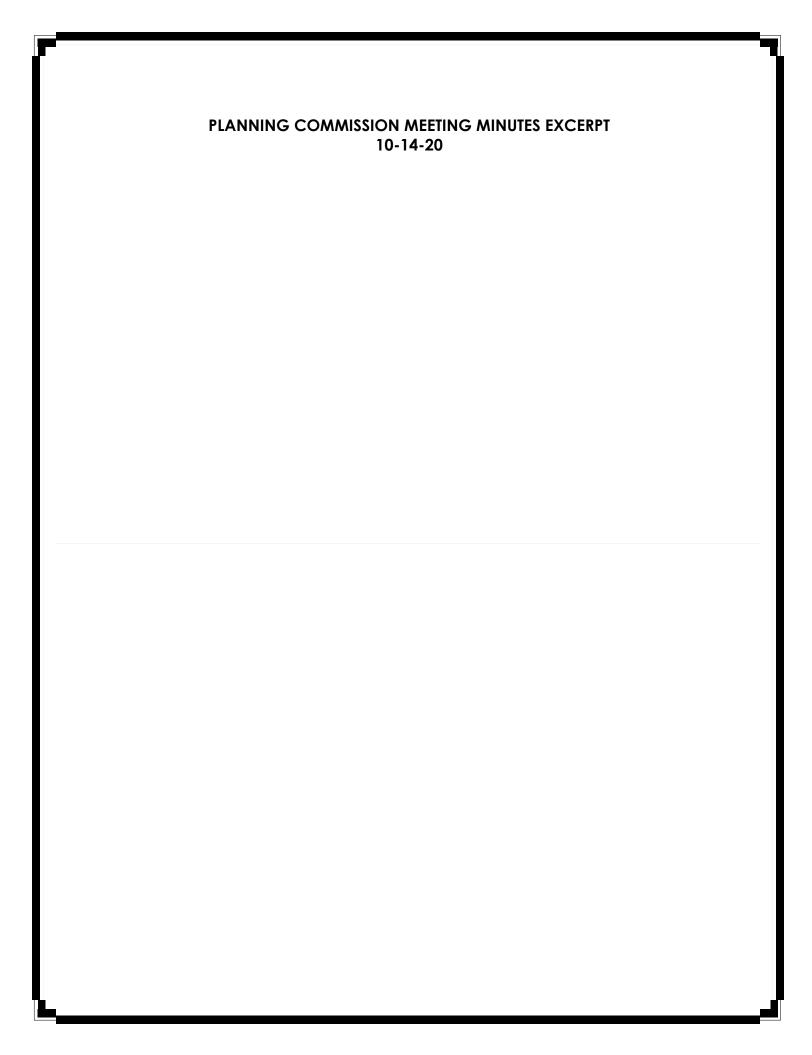
### 1. APPROVAL OF THE SEPTEMBER 16, 2020 PLANNING COMMISSION MINUTES.

Motion to approve the September 16, 2020 Planning Commission Meeting Minutes. *Motion carried 4-0*.

### **ADJOURNMENT**

The meeting was adjourned at 9:09 PM.

\*Actual language of the motion subject to review.





# PLANNING COMMISSION MINUTES

CITY OF NOVI
Regular Meeting
October 14th, 2020 7:00 PM
Remote Meeting
45175 W. Ten Mile (248) 347-0475

In accordance with Open Meetings Act, MCL 15.261, ET SEQ., as amended, this meeting was held remotely.

### **CALL TO ORDER**

The meeting was called to order at 7:04 pm.

### **ROLL CALL**

Present: Vice Chair Avdoulos, Member Ferrell, Member Lynch, Member Maday

Absent: Chair Pehrson, Member Dismondy

Staff: Barbara McBeth, City Planner; Lindsay Bell, Senior Planner; Christian

Carroll, Planner; Madeleine Kopko, Planning Assistant; Rick Meader, Landscape Architect; Elizabeth Saarela, City Attorney; Doug Necci, City

Façade Consultant

### PLEDGE OF ALLEGIANCE

Vice Chair Avdoulos led the meeting attendees in the recitation of the Pledge of Allegiance.

### APPROVAL OF AGENDA

Moved by Member Lynch and seconded by Member Maday.

VOICE VOTE TO APPROVE THE OCTOBER 14, 2020 PLANNING COMMISSION AGENDA MOVED BY MEMBER LYNCH AND SECONDED BY MEMBER MADAY.

Motion to approve the October 14, 2020 Planning Commission Agenda. Motion carried 4-0.

### **AUDIENCE PARTICIPATION**

Stephanie McMullen, 41548 Tamara, said my husband and I live behind the proposed sushi restaurant. We are opposed because we get a lot of trash behind that wall like beer bottles and Little Caesars boxes, for example. I think there's other locations in Novi where this could go. Is there going to be an alcohol license? Where are they going to keep their trash bin? Is there going to be a fish smell? What are the hours going to be? I also think that with everything that's been going on in a pandemic, why would we open another restaurant when there's a massive virus going around?

Vice Chair Avdoulos said we appreciate your comments. This topic will be coming up soon in one of the public hearing items.

Seeing no one else wished to speak, Vice Chair Avdoulos closed the audience participation.

### **CORRESPONDENCE**

There was no correspondence.

### **COMMITTEE REPORTS**

There were no Committee Repots.

### **CITY PLANNER REPORT**

No City Planner Report.

### **CONSENT AGENDA - REMOVALS AND APPROVALS**

Nothing was on the Consent Agenda.

### **PUBLIC HEARINGS**

### 1. 1585 PARAMOUNT STREET, PWD20-0006, WOODLAND USE PERMIT REQUEST

Public hearing at the request of Yen Cheng for consideration of a request for a Woodland Use Permit at 1585 Paramount Street. This property is also known as Lots 85-88, Cenaqua Shores Subdivision, which is located north of Thirteen Mile Road, west of Novi Road in Section 2 of the City. The applicant is proposing to remove thirty-three (33) regulated woodland trees (twenty two on-site, eleven off-site) in order to construct a single family residential structure.

City Planner McBeth said we sent a revised memo to the Planning Commission today. It has an updated suggested motion and some further description of the actual request. The plans presented show removal of trees on the residential lot as well as proposed removal of some trees within the City's right-of-way on both Paramount and Lashbrook Street. On further analysis, staff is recommending that the Planning Commission consider the requested tree removals only on the lot itself. The Planning Commission is not authorized to approve the removal of off-site woodland trees, so the revised suggested motion had been sent to you late this afternoon. I will now turn it over to Christian Carroll.

Planner Carroll said this request is by Yen Cheng to remove thirty-three regulated woodland trees. Twenty-two are on-site and eleven are off-site as Barb had mentioned. The applicant is preserving twenty-two remaining trees on the property that are regulated woodland trees. The site is located near Thirteen Mile Road and Novi Road. It's zoned R-4, One-Family Residential, and all the surrounding properties are zoned R-4 as well. The future land use for the area is single-family. It should be noted that the plot plan that was provided does not necessarily reflect the accurate removals and preservation that's proposed by the applicant, but the tree survey does indicate where the trees are located. The most accurate list is within ECT's review letter. The review letter that was revised, was provided yesterday and it confirms that the applicant is proposing to remove thirty-three trees and of the thirty-three proposed for removal, again, twenty-two are on-site and eleven are off-site. However, none of the proposed off-site removals may be removed as part of this permit as Barb had eluded to. Exceptions have been made to allow off-site removals with the adjacent property owner's permission and in instances where construction or revised grading has been authorized. Therefore, staff recommends that only twenty-two of the thirty-three woodland trees be approved for removal That would require thirty-nine woodland replacement credits and there is a suggested motion within the memo for reference.

Vice Chair Avdoulos asked if the applicant would like to address the Planning Commission.

Hearing none, Vice Chair Avdoulos said this is a public hearing, if anyone in the audience wishes to address the Planning Commission you may do so now.

review as set forth in the various zoning districts of this ordinance, and is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located.

- b. Relative to Section 4.91 of the Zoning Ordinance:
  - i. The hours of operation of any such restaurant shall not extend beyond the hours of 7 a.m. to 10 p.m., except that deliveries only may take place until 1 a.m.
  - ii. There shall be no outdoor food preparation of any kind. All such activity must occur inside the building.

This motion is made because the plan is otherwise in compliance with Article 3.1.10, Article 4, Article 5 and Article 6 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 4-0*.

ROLL CALL VOTE TO APPROVE THE PRELIMINARY SITE PAN PERMIT FOR PROJECT ANU SUSHI, JSP20-25 MADE BY MEMBER FERRELL AND SECONDED BY MEMBER MADAY.

In the matter of Anu Sushi JSP20-25 motion to approve the Preliminary Site Plan based on and subject to the following:

- a. The findings of compliance with Ordinance standards in the planning review letter and the conditions listed in those letters being addressed on the Final Site Plan; and
- b. Relative to Section 4.91 of the Zoning Ordinance:
  - i. The hours of operation of any such restaurant shall not extend beyond the hours of 7 a.m. to 10 p.m., except that deliveries only may take place until 1 a.m.
  - ii. There shall be no outdoor food preparation of any kind. All such activity must occur inside the building.

This motion is made because the plan is otherwise in compliance with Article 3, Article 4, and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 4-0*.

### 6. ARMENIAN GENOCIDE MEMORIAL JSP 17-37

Public hearing at the request of Armenian Cultural Center for revised Special Land Use and revised Preliminary Site Plan approval. The subject property is located in Section 12, on the north side of Twelve Mile Road and east of Meadowbrook Road, in Residential Acreage (RA) zoning district. The project area is approximately 19.30 acres. The applicant previously received approval of a church and cultural center with accessory uses such as day care center, multipurpose hall, café, religious educational rooms, and recreational facility. The applicant is now seeking approval of a proposed Armenian Genocide Memorial structure within the courtyard. The previous Planning Commission approval stipulated that Special Land Use approval would be required if a structure did not meet the height limits of the Ordinance.

Planner Bell said as you stated the 19.3-acre site is located on the north side of Twelve Mile Road, east of Meadowbrook Road. The zoning of adjacent parcels are OST, Office Service Technology, to the south and R-4, Single Family, and B-3, General Business to the east. To the north and west are areas zoned RA, Residential Acreage, and developed with single family homes.

Some of you may recall that the Armenian Church and Cultural Center came before the Planning Commission for Site Plan and Special Land Use in October of 2018. That request was approved, with a stipulation that if the church or monument structure did not meet the height limitations of the district, the project should return to the Planning Commission for revised Special Land Use approval. The proposed Armenian Genocide Memorial monument is 6 feet wide and 62.83 feet, or 1,915 cm, which exceeds the 35-foot height permitted in the RA district. The height of the monument represents the year the genocide began, 1915. The applicant will need a determination or variance from the Zoning Board of Appeals for the proposed height.

Planner Bell continued to say the monument would be located in the central area of the site, within the courtyard. No new parking, traffic circulation, landscaping, or utility work is proposed with this change, and no additional natural features will be impacted. The structure is composed of stainless steel and copper panels, which is an overage of flat metal panels on all elevations. Our façade consultant recommends approval of a Section 9 façade waiver. The structure is also proposed to be lit with upward projecting lights. The top of the memorial restricts the projection of light into the sky but does not completely obscure it. As designed, a ray of light would project above the structure. The Planning Commission may waive the cut-off requirement in this case if it determines it otherwise meets the considerations for lighting plan review, which were included in the packet. The applicant has proposed to limit the hours the structure will be lit from dusk to 11 pm, however they request extended hours for culturally significant holidays. This is included in the proposed motion and may be amended at your discretion. The applicant has also included some additional details of the proposed lighting in their response letter. The applicant has provided perspective drawings that illustrate how the monument would appear from surrounding properties and other vantage points.

The Planning Commission is asked to hold the public hearing and approve or deny the Special Land Use permit and revised Site Plan. The applicant and their team are present tonight to tell you more about their plans.

Constantine G. Pappas, Architect, said it seems like every time were getting ready to start our project something always comes up. This time it's the coronavirus, hopefully once we get through this, we'll be ready to go. We do have our stamped set in our possession right now so this would be an amendment to the original site plan to allow the monument. Hayg put together a very nice explanation on the history of the Armenian Genocide and what it represented as far as the Armenian Culture. We think this could be a very powerful monument into this space. I am here to answer any questions that you may have as well as Evans.

We tried to take cross sections throughout the site. This is going to be seen from the property to the west and we're about 300 feet away from that property, to the east we are about 540 feet away from the property and to the very north, I would say were about 650-700 feet from the property line and in fact the grades along the northern side is all heavily rooted in front of the memorial itself all the way to the back of the property where there's 15-20 foot heights. So you can see that we took a cross section of the properties and you can hardly see the memorial at all with all the trees there right now. We would like the lighting to be on during those hours, but we're open to suggestions form the Planning Commission and we have a few small events four to five times a year we may ask to keep it on a little longer.

Evans Caruso, Architect, said I just wanted to add something about the dimensions that you see when it was read that 62.83 foot dimension is specific to the year 1915 of the Genocide so they're a little bit odd dimensions, but their critical to what this is historically about.

Vice Chair Avdoulos said this is a public hearing if anyone in the audience would like to address the Planning Commission on this item you may do so now.

William DeDecker, president of Beacon Hills Meadows HOA, said we're the subdivision that abuts the west side of this proposal. Pulte did not disclose any of this to us when we were buying our property that this Armenian Center was going to be built here. So, we as residents of our subdivision have a lot of questions about noise, traffic, about lighting. We see there's going to be an expansion of this for this structure with lights that will be on until eleven o'clock at night. I don't know how much that's going to bother the people that live along that side of our subdivision. I don't personally live on that side of the subdivision, but our residents on that side had a lot of concerns about the size of this

structure and the lighting.

We also had a lot of questions about what's going on in this property, we don't know anything about it or the activities that will be going on. There's a service road that runs on the west side and there were some concerns by some of our residents here that when the church gets out people will be using that service road to exit. Will they have access to it? Then, the buffer zone walking along that sidewalk, there's some big beautiful trees over there we would certainly hope that those are preserved and we would hope there would be some additional evergreen trees arborvitae or something that would retain its leaf structure throughout the year not just in the summer especially in the winter to block the noise that would be coming through there as well. I don't know if it would be appropriate to have another meeting between the Armenian Cultural Center and some of our residents, we would just need a half hour of your time for our residents to ask some questions and to get an understanding of what this property is all about. Expanding the property and adding this structure with the light on until eleven o'clock at night, I personally wouldn't mind, but I don't know if the other residents in the subdivision would mind that have children.

Seeing no one else wished to speak, Vice Chair Avdoulos asked for the written correspondence.

Planning Assistant Kopko said there was one letter received from Robert and Roxanne Jones, 27968 Hummingdale Circle, who object because the area is a residential neighborhood, and it would be appropriate to leave it that way.

Vice Chair Avdoulos closed the public hearing and turned it over to the Planning Commission for their consideration.

Member Lynch said I think we're only approving the special land permit. I think this project has been approved for two years.

Vice Chair Avdoulos said correct.

Member Lynch said all these items are a matter of public record and I think all the landscape drawings are with the City. As far as the homeowner's association goes and I don't know what the responsibility of Pulte is, but I think all the information is available at the City if they want to look at it. As far as this particular structure, this is what we're considering tonight, the project has already been approved. So really what we're faced with tonight is approving this memorial structure. The first thing is and since this structure is located so internal to the entire site, granted you have to get a variance from the variance committee, but I don't see an issue with that. How tall is it going to be again?

Constantine G. Pappas, Architect, said 62.83 feet.

Member Lynch said okay and there is some religious significance to that?

Constantine G. Pappas, Architect, said well what is significant about it is it's the year the Armenian Genocide actually started which was 1915 and went to about 1924. So, it has significance of when the atrocity started, and we thought we would use that as a symbolic feature for the design.

Member Lynch said here's why I'm asking. I'm really looking forward to seeing the completion of this entire project. I did a lot of research when you first came to the City with your initial project and I did not realize the genocide with the Armenian People. To be quite honest with you I'm very excited about this project, it's very well done, I think your building plans and landscaping plans were exquisite. As far as the structure, my personal feeling is that since it's so eternal, if it was on the edge of the site I would probably be concerned, but since it's so eternal to such a large site I'm really not that

concerned about it. The lighting I think will be tastefully done, it's not like it's the Twin Towers in New York, but there is going to be a light there which I understand. I remember when we approved another religious site, there were certain things that were important to the religion that really I have no say in. So there's law on what I can and can't approve. I don't know, Beth, if the 62.83 falls into that category. It seems to me there's some significance to that and I don't want to break the law by rejecting it, which I'm not going to reject it. I support the project, I think its tastefully done, its internal to the site, no big deal, but I guess my question to our legal council is, my understanding is as far as the law goes we really can't say too much about something that's significant to a religion.

City Attorney Beth Saarela said yes, you're talking about the religious land use. I haven't heard that they this is a requirement of their religion, they've said this is more from a historical perspective of the Armenian Genocide so I don't know that they've filled out their application and incorporated this as a religious land use. I guess we would have to get more detail from them on that. This has more of a historical significance to their heritage.

Member Lynch said okay I'm glad you said that because I certainly don't want to violate any laws. My opinion is based on the design of the entire site which is all a matter of public record. The addition of this monument will only enhance the site and not detract from the site. It's certainly not going to cause more traffic. I guess I would like to hear a little bit more about the lighting but being so internal to the site I just don't see how that could be a problem and I will support this. I think it's going to be spectacular and I'm glad you came to Novi.

Constantine G. Pappas, Architect, said I would like to add a couple of other things, if you look on sheet 4 page 4 there's some computer images that we added in the upper left hand corner where you can kind of get an idea of what the effect is. I want everyone to understand that the lighting will be subtle. What we're doing is forcing the light right through the middle of it. It's supposed to be a memorial, not a used car sales lot so you know there's history and significance here. We think this could be a very powerful element within the City of Novi. We would also like to add for the gentleman of the adjoining property, we could always meet to discuss any issues. Everything that was on the drawings was either requested by the City of Novi. The amount of landscaping is over the top and Rick can speak to that. Were excited about this and hope you can support it.

Evans Caruso, Architect, said just to make a point for the resident next door, when you look at the image right now on the screen that's literally looking from the property to the south. That parcel right there is from that resident's point of view. Its fully landscaped pretty much a berm covering that whole area. You can't even see through that and that's not even matured yet. So those are things we wanted to show the city and the residents.

Constantine G. Pappas, Architect, said and by the way all the existing landscape material we're trying to keep as much of that there as possible, we're not planning on tearing all that out. Our concept is to augment what is there right now.

Member Lynch said I appreciate it. I did look at the rendering and it is a muted light beam that I see there. I personally have no issue with this project and am looking forward to its completion.

Member Maday said I just want to reiterate were not approving this land for development. It's been approved and everything is at the city if anyone wants to look at it. I really appreciate the applicant addressing the resident that's on the call with us tonight and your willingness to be open and forth right with the properties adjoining to make them more comfortable with the development. The fact that this is going to be a monument, it's going to add to the facility, it's got a significant historical aspect to it, it's going to be turned off by 11 o'clock unless otherwise approved, and the fact that it's just a single stream of light shining upward and not outward towards the adjacent properties, I'm in

favor of this.

Vice Chair Avdoulos said before we have a motion I would like to echo the comments from the previous Planning Commissioners and I have known Gus and Evans personally for many years and they always put together a very good product. As indicated, this is going to be a subtle monument. It has a lot of historical significance to it, not only it's the Armenian Genocide, but a lot of other ethnic groups along that area also were impacted by it, so I think this is going to be a really good landmark monument for this city. The architecture of it is very subtle with the stainless steel and copper and I'm glad Doug looked at it and recommended a façade waiver. The light is going to be subtle to it. I think it's a great thing and I appreciate the process we're going through to get this within the city and getting it approved and allowing the community to start building their center.

Motion made by Member Lynch and seconded by Member Ferrell.

ROLL CALL VOTE TO APPROVE THE SPECIAL LAND USE PERMIT FOR PROJECT ARMENIAN GENOCIDE MEMORIAL, JSP17-37, MADE BY MEMBER LYNCH AND SECONDED BY MEMBER FERRELL.

In the matter of Armenian Church Genocide Memorial JSP17-37, motion to approve the Special Land Use Permit to allow a Place of Worship and daycare based on and subject to the following:

- a. The proposed use will not cause any detrimental impact on existing thoroughfares (no additional traffic will be generated by the monument);
- b. The proposed use will not cause any detrimental impact on the capabilities of public services and facilities (based on Engineering review);
- c. The proposed use is compatible with the natural features and characteristics of the land (because the addition of the monument is within the courtyard and does not impact natural features);
- d. The proposed use is compatible with adjacent uses of land (because the proposed use conforms to the requirements of Places of Worship and the monument will be a reasonable distance from adjacent properties and will limit the hours of illumination);
- e. The proposed use is consistent with the goals, objectives, and recommendations of the City's Master Plan for Land Use (the project creates an aesthetically pleasing development);
- f. The proposed use will promote the use of land in a socially and economically desirable manner (as the proposed use will promote cultural awareness and education);
- g. The proposed use is (1) listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this Ordinance, and (2) is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located.

This motion is made because the plan is otherwise in compliance with Article 3, Article 4, Article 5, and Article 6 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion Carried 4-0.* 

ROLL CALL VOTE TO APPROVE THE REVISED PRELIMINARY SITE PLAN PERMIT FOR PROJECT ARMENIAN GENOCIDE MEMORIAL, JSP17-37, MADE BY MEMBER LYNCH AND SECONDED BY MEMBER FERRELL.

In the matter of Armenian Church Genocide Memorial JSP17-37, motion to approve the revised Preliminary Site Plan based on and subject to the following:

- a. The primary use of 'Church' will be established prior to any other accessory uses proposed.
- b. A Section 9 Façade waiver to allow the use of Flat metal panels to exceed the 50% maximum permitted by the ordinance (100% Stainless Steel proposed on the North and South, 100% Copper on the East and West) because the design utilizes high quality materials and is consistent with the intent and purpose of the Façade Ordinance, which is

hereby granted;

- c. A waiver per Section 5.7.3.M to allow the decorative lighting proposed to project upward to illuminate the monument structure, as the light will not project onto adjacent residential properties, and will be turned on from dusk to 11:00 p.m., with possible extended hours for culturally significant holidays, which is hereby granted;
- d. A Zoning Board of Appeals determination per Section 3.23.3 to allow a height of 62.83 feet for a public monument, or a variance from Section 3.1.1.E to increase the maximum permitted height for the genocide memorial (35 feet allowed, 62.83 feet proposed);
- e. The findings of compliance with Ordinance standards in the staff and consultant review letters and the conditions and the items listed in those letters being addressed on the Final Site Plan.

This motion is made because the plan is otherwise in compliance with Article 3, Article 4, and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 4-0*.

### 1. 1585 PARAMOUNT STREET, PWD20-0006, WOODLAND USE PERMIT REQUEST

Public hearing at the request of Yen Cheng for consideration of a request for a Woodland Use Permit at 1585 Paramount Street. This property is also known as Lots 85-88, Cenaqua Shores Subdivision, which is located north of Thirteen Mile Road, west of Novi Road in Section 2 of the City. The applicant is proposing to remove thirty-three (33) regulated woodland trees (twenty two on-site, eleven off-site) in order to construct a single family residential structure.

The Planning Commission continued the discussion from this matter which had been tabled earlier in the meeting in order to allow the applicant time to resolve technical difficulties.

Member Lynch said what I was trying to get across in my initial assessment of the project is, will the applicant be willing to plant the trees on site versus giving the money to the tree fund?

Applicant Yen Cheng said no, we can't because we are building a house where there's a lot of trees right where the house and the driveway are proposed to be built. The City and Environmental Consultant already agreed to what trees are proposed to be cut. I'm willing to pay the City the tree replacement credits, but in the future after we build the house we plan to do the landscaping and in the landscape plan we can consider where and how many trees we need to replace. That's our second plan, but right now with our first plan we just wanted to pay the replacement credits.

Member Lynch said yes, I think we're talking about the same thing, I think right now I don't have a problem with you cutting down the trees to put the house there. I absolutely understand you can't build the house with the trees there. My question to you is instead of writing the check to the City, you're going to have to put landscaping in anyway.

Applicant Yang Wang said there's a big difference. We followed the city's regulations that we pay into the tree fund. This way it is easy, and I can't guarantee after we build the house we can get all the trees put back on the lot. Plus, when you build a house it takes up space.

Member Lynch said I understand that.

Applicant Yang Wang said I think it would make it easier to follow the regulation from the City to pay into the fund.

Member Lynch said okay well then let me clarify, that is not the only regulation, to pay the tree fund. The regulation is, and the Planning Commission can do this, I'm asking you if you're willing to do this instead of requiring you. When you put your landscaping in, would you be willing to spend the money

putting the trees around your property instead of putting the money in the tree fund? The tree fund, yes, is a regulation if you can't put the trees on site, then yes, you have to give the money to the city, my question to you are is are you willing to plant enough trees or as many trees as you can on site instead of just writing a check to the City?

Applicant Yang Wang said I don't think that is possible. It's hard for us to guarantee anything for now.

Member Lynch said okay here's where I'm getting at-I want to verify that you don't have to pay the tree fund right up front. They're going to have to put a landscaping plan together.

Applicant Yen Cheng said we cannot put replacements in the front and we cannot get a permit, so we have to pay up front to get a tree removal permit then we can start to build the house. After we build the house we can do the landscaping plan and in the landscape plan we will figure out where and how many trees we can replace and replant, but it's not impossible to plant the same amount of trees that I have to cut.

Member Lynch said okay I see what you're saying. How about if we do this, if I word this approval that you'll plant as many as you feasibly can on site and then the ones you can't, you can write a check to the City tree fund. Is that acceptable?

Applicant Yang Wang said that just makes everything hard. It will make everything easier to pay up front.

Member Lynch said okay I guess then maybe I don't know how the process works. Barb, can you help with this? It's my understanding that they must pay up front and you keep that money in escrow.

City Planner McBeth said yes, so typically if the permit is granted and the agreement is to pay into the City's Tree Fund that money can be accepted once the permit is approved and drawn up. If there's going to be plantings on site then there will be additional financial guarantees that would need to be put aside to make sure that the health of the trees remain good for the first couple of growing seasons and if it does maintain its health then that money can be refunded to the applicant. If it doesn't, then they may have to go through another round of plantings to maintain a healthy tree.

Applicant Yen Cheng said yes, that is the rule we are trying to follow.

Member Lynch said I'm still not understanding. I understand the ease of paying into the City Tree Fund. That's typically what we do. So, you're going to take thirty-three trees out and give the city money and then you don't have to worry about it anymore? We've consistently throughout these projects have required the applicant, even tonight, to put the money in escrow and then when they go to plant the trees, they can plant as many as you can feasibly on site, then the rest can go into the tree fund. I want to make the same motion that I made and be consistent with what we made for the rest of the people that came before us asking to remove trees. What I'm getting from the applicant, maybe we're misunderstanding each other is that they just want to pay into the tree fund and be done with it. I, as a Planning Commissioner, want to be consistent on how we apply this standard to everybody and just tonight we approved two projects where they are going to cut down some trees and we told them to plant as many as you can on site and then what you can't plant, pay into the tree fund. Why is this project any different?

Vice Chair Avdoulos said so a question to the City Attorney- we have a motion; can we add that stipulation just like we did previously? The applicant is to look at planting what is feasible on their property that meets the Ordinance.

City Attorney Beth Saarela said yes, exactly. We did modify somebody else's motion to add that to plant whatever is feasible on the property subject to review and approval by the landscape architect and or woodland consultant. Its only twenty-two trees, it's not all thirty-three because some of them are in the right of way.

Vice Chair Avdoulos said right, so Member Lynch you could structure that motion to reflect that and then we could discuss it.

Member Lynch said I wanted to be exactly consistent. I mean, our job is to be consistent and I don't want to make a motion for one property owner that's inconsistent with the same motion on the same night that were making for another property. So, let me make the motion and we can amend it as we see fit.

Motion made by Member Lynch and seconded by Member Maday.

ROLL CALL VOTE TO APPROVE THE REQUESTED WOODLAND REMOVAL PERMIT MADE BY MEMBER LYNCH AND SECONDED BY MEMBER MADAY.

In the matter of 1585 Paramount Street, PWD20-0006, motion to approve the Woodland Use Permit for the removal of twenty-two on-site regulated woodland trees, subject to planting the replacement trees on site where feasible as shown on a woodland replacement plan, to be reviewed and approved by the city's staff and consultants, and where not feasible paid into the tree fund. *Motion carried 4-0*.

### MATTERS FOR CONSIDERATION

1. APPROVAL OF THE SEPTEMBER 16, 2020 PLANNING COMMISSION MINUTES.

Motion made by Member Lynch and Member Maday.

ROLL CALL VOTE TO APPROVE THE SEPTEMBER 16, 2020 PLANNING COMMISSION MEETING MINUTES MADE BY MEMBER LYNCH AND SECONDED BY MEMBER MADAY.

Motion to approve the September 16, 2020 Planning Commission Meeting Minutes. *Motion carried 4-0*.

#### SUPPLEMENTAL ISSUES

There were no supplemental issues.

### **AUDIENCE PARTICIPATION**

Dan Curmi, 42762 Wimbleton Way, said I just had a comment on the first case that just became the last case. We live in the property just east of that proposal. As the first person mentioned, we have flooding issues here as well. So as far as the trees that are going to be removed, that is a concern for us and as your Member Lynch mentioned, we would fully support having the additional trees added. The flooding seems to be towards the east and that's from my perspective. I don't know if that is at all possible with a driveway going in and the home. I don't what their goal is there know with the drainage. I would very much like to point that out that that is a concern for us. We're all in support of a nice home going in there, I don't have a problem with that, but flooding is a big concern. We have a very wet backyard already and we love the proposal of the trees being added back on site and not into a fund.

### **ADJOURNMENT**

Motion to adjourn made by Member Lynch and seconded by Member Maday.

Motion to adjourn the October 14th Planning Commission meeting. *Motion carried 4-0*.

The meeting was adjourned at 9:09 pm.