Mitchell

3,054-3,239 Sq. Ft. | 4-5 Bedrooms | 2-3 Baths | 1 Half Bath

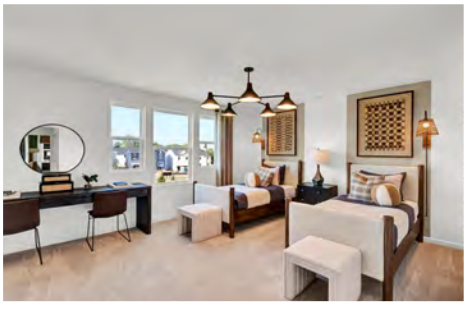






Pulte HOMES



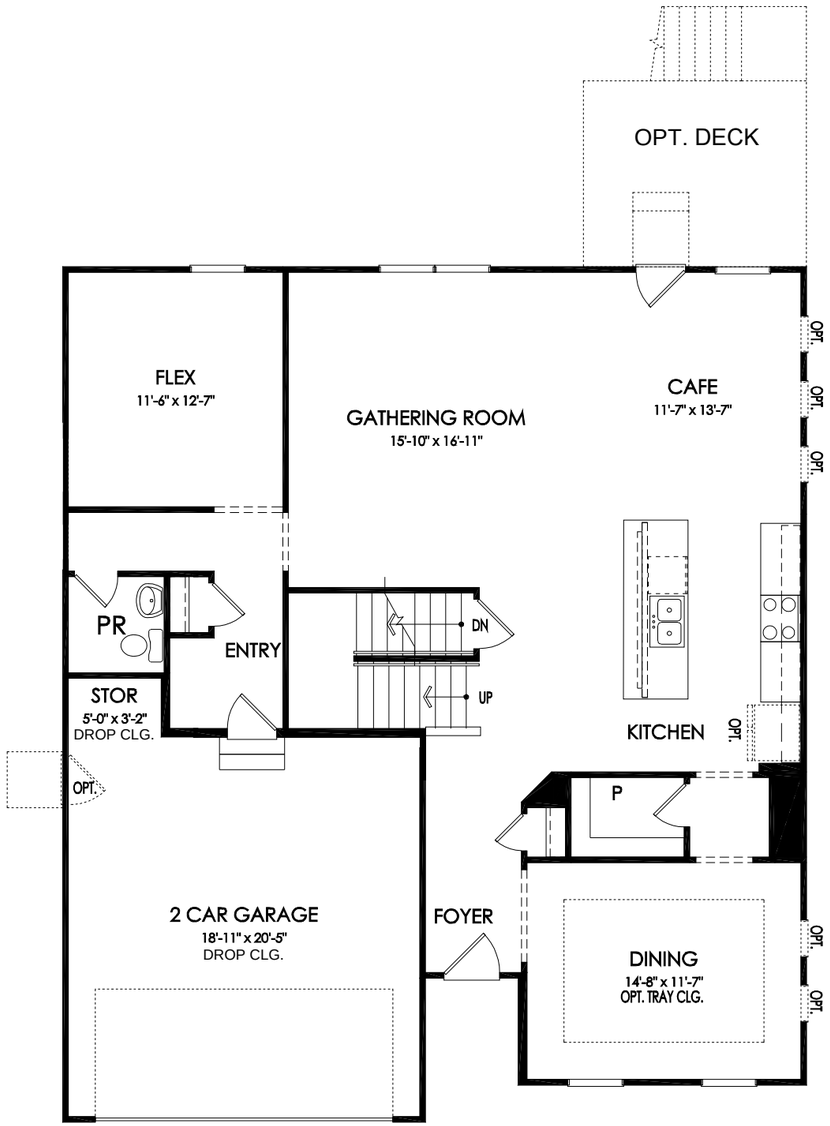


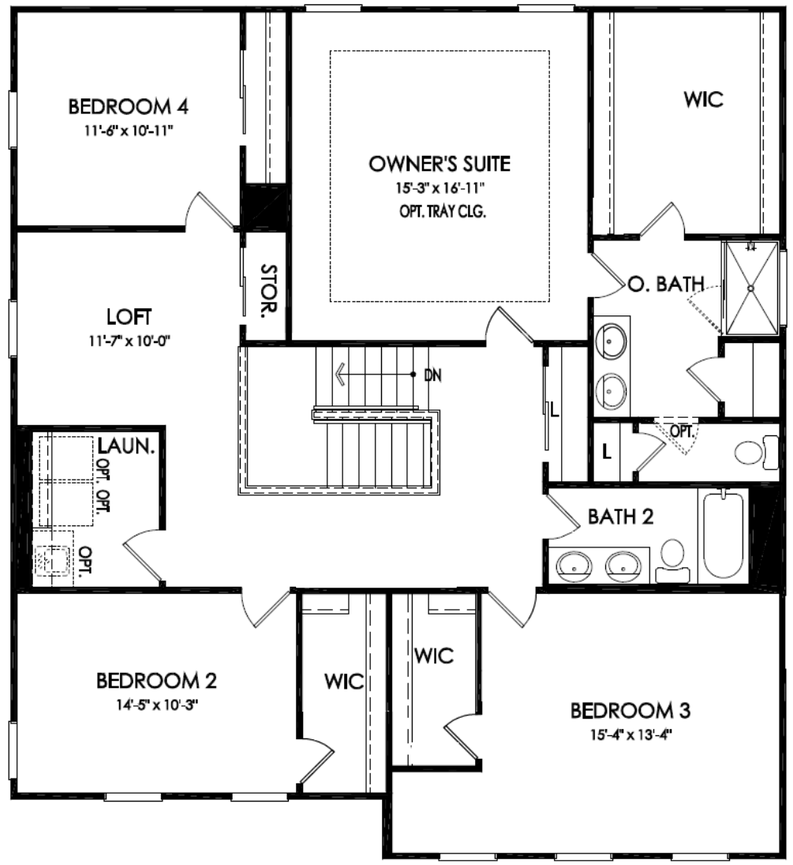


The Mitchell

OPTIONS AND ELEVATIONS

Speak with a sales consultant to review all options and elevations available for this home design at your community. Interactive floorplans are available on Pulte.com.





First Floor

Speak with a sales consultant to learn about all first floor structural options available for this home. All floorplan window locations and sizes are subject change per elevation.

Second Floor

Speak with a sales consultant to learn about all second floor structural options available for this home. All floorplan window locations and sizes are subject change per elevation.

This floorplan is for illustrative purposes only. The elevation you select and local building regulations may require changes to the floorplan shown above. Dimensions, specifications, and options are subject to change without notice. Square footages are approximate. Elevations are the artist's conception and are not intended to show specific detailing. Images are for illustrative purposes only and are not intended to be an actual representation of any particular home, community, neighborhood or the completed improvements being offered. Speak to a sales consultant for complete details. ©2026 Pulte Homes. All rights reserved. Project Contractor and Broker: Pulte Homes of Michigan, LLC, 2800 Livernois Rd, Troy, MI 48083, Contractor License Number: 2102165263

Carlisle | Wortman
ASSOCIATES, INC.
117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

Date: September 10, 2026
Revised: October 2, 2026

Preliminary Site Plan Review
For
Superior Township, Michigan

Applicant:	ECG MacArthur Flats LDHA, LP
Project Name:	Timber Creek Flats
Location:	South side of MacArthur Blvd, west of Stamford Rd/Wiard Blvd
Parcel #:	J-10-35-300-003
Plan Date:	August 7, 2026
Revised:	September 25, 2026
Zoning:	PC, Planned Community
Related Approval:	STPC 26-01 / Ordinance No. 201, adopted June 15, 2026
Action Requested:	Preliminary Site Plan Approval

PROJECT DESCRIPTION

The applicant has submitted a preliminary site plan for the multifamily residential portion of the Timber Creek Planned Community. Timber Creek Flats occupies approximately 18.32 gross acres (14.81 net acres) within the larger parcel and includes 210 attached rental units in six three-story buildings. The proposed mix is 62 two-bedroom units, 106 three-bedroom units, and 42 four-bedroom units. All dwelling units would be income-restricted, creating an opportunity to provide new affordable housing within the Township's Urban Service Area.

The plan shows one 40-unit Type A building containing leasing and amenity space, four 30-unit Type B buildings, and one 50-unit Type C building containing a maintenance area. The proposed buildings contain approximately 286,914 square feet of gross floor area. The plan provides 382 surface parking spaces, a pool, fitness and community space, passive amenity areas, a pergola with picnic and grilling facilities, internal walks, and connections to preserved natural areas.

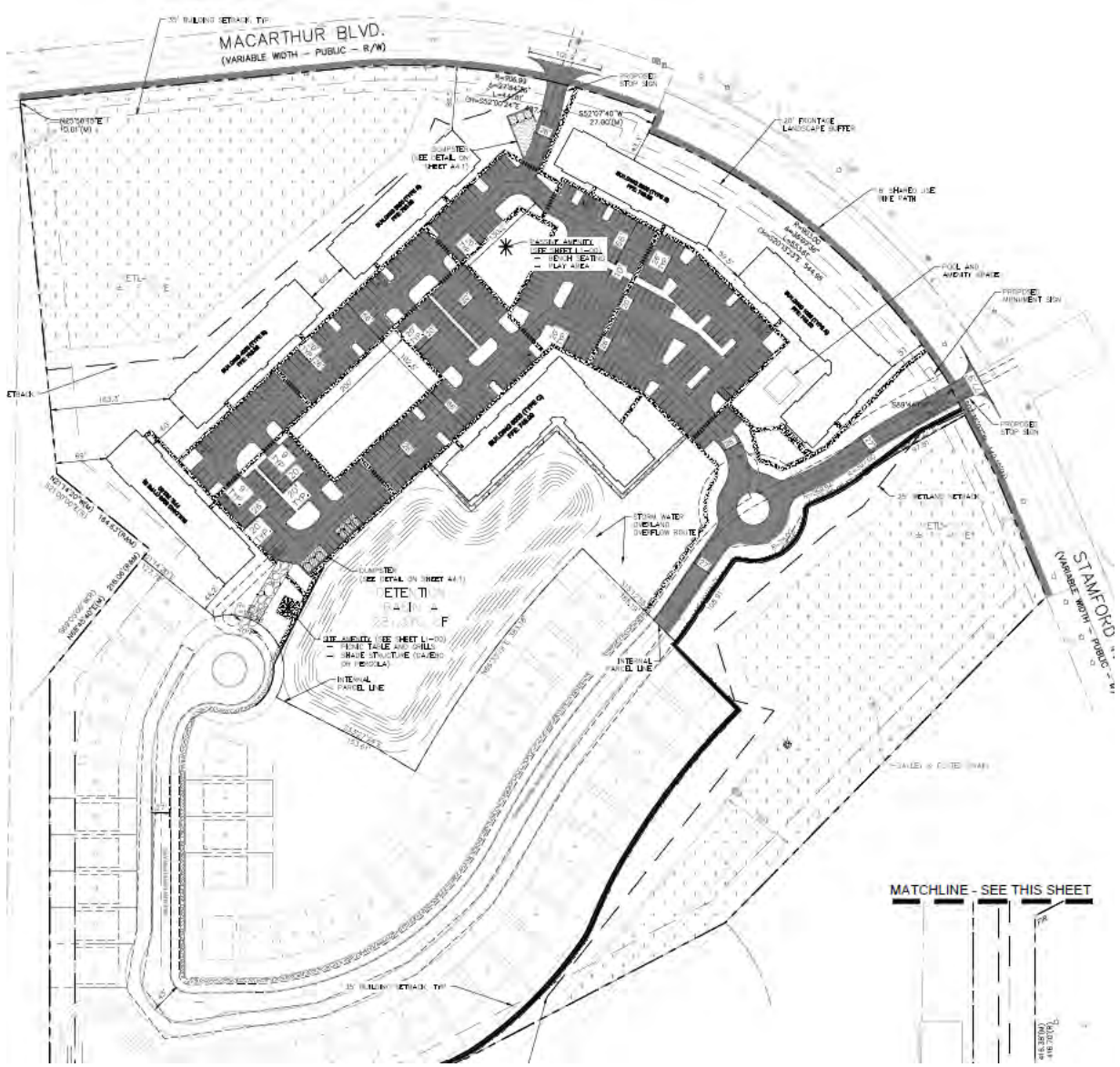
Vehicular access is provided from two driveways off MacArthur Boulevard. Public water and sanitary sewer are proposed, and stormwater from the multifamily area will be managed in Detention Basin A with an outlet toward the Bazley-Foster Drain.

The remaining southern portion of the overall development is shown with 45 future single-family lots under a separate site plan. The applicant states that the multifamily development can proceed independently. The primary entrance and roadway improvements will be constructed with the

Benjamin R. Carlisle, *President* Douglas J. Lewan, *Executive Vice President* John L. Enos, *Vice President*
David Scurto, *Principal* Sally M. Elmiger, *Principal* R. Donald Wortman, *Principal*
Paul Montagno, *Principal* Megan Masson-Minock, *Principal* Laura Kreps, *Principal*
Richard K. Carlisle, *Past President/Senior Principal*

multifamily development; water and sanitary facilities will be stubbed to the common boundary; and limited inter-parcel access, utility, drainage, cost-sharing, and amenity rights will be established through a recorded reciprocal easement agreement (REA) and related easements.

Submitted Overall Site Plan



Source: Architectural Site Plan, Sheet A-1, dated September 24, 2026.

AREA PLAN APPROVAL AND SUBMITTAL COORDINATION

The Township Board adopted Ordinance No. 201 on June 15, 2026, approving the Timber Creek Flats Area Plan subject to compliance with Township requirements; approval of final site, engineering, grading, stormwater, utility, and construction plans; provision of adequate infrastructure and access; and applicable outside-agency approvals. The September 25, 2026, resubmittal generally

advances the approved mixed-residential concept and resolves several prior inconsistencies. Remaining Area Plan and submittal issues are summarized below.

Item	Submitted/Reference Information	Required Follow-Up
Woodland preservation	Approved Area Plan: 1,960 trees and 33.8% preserved. Current preliminary plan: 1,930 trees and 30.41% preserved.	Explain the revised inventory and demonstrate consistency with the approved Area Plan and density-bonus findings.

Items to be Addressed: *Address woodland preservation discrepancy.*

NATURAL RESOURCES

Wetlands.

The natural features plan identifies approximately 5.46 acres of wetlands on the overall property: Wetland A (approximately 3.18 acres) within the multifamily area and Wetland B (approximately 2.28 acres) toward Stamford Road. No wetland impacts are proposed, and 25-foot wetland setbacks are generally shown.

Bazley-Foster Drain.

The Bazley-Foster Drain and its associated corridor shape the eastern and southern portions of the site plan. The Bazley-Foster Drain should be treated as an active infrastructure constraint rather than solely as a natural-feature boundary. Ypsilanti Township initiated a formal drain petition in 2024, followed by a Washtenaw County Board of Determination meeting, indicating that the broader drain system has recently been under consideration for maintenance or improvement. Along the eastern and southern portions of the development, the drain corridor is densely overgrown, limiting inspection and maintenance access and raising concerns regarding woody and invasive vegetation, fallen material, sediment accumulation, localized bank erosion, and other potential flow restrictions. This condition warrants particular attention because Detention Basin A is proposed to discharge toward the drain. The applicant reports that the revised plans were submitted to the Washtenaw County Water Resources Commissioner (WCWRC), that preliminary site plan comments were received, and that a site inspection did not identify restoration or maintenance work at this stage.

The WCWRC review correspondence and any preliminary approval should be submitted to the Township record. Final plans must document outlet authorization, easements, capacity, and any conditions imposed by the WCWRC or Township Engineer. Any maintenance or improvements later required by the reviewing agencies should be incorporated into the final plans and development agreement. **Trees and woodlands.**

The current natural features schedule identifies 1,930 trees overall, with 590 trees preserved (30.41%). Within the multifamily area, 346 of 1,006 trees are shown as preserved. The reported percentage is slightly above the ordinance's numeric 30% threshold, but the submitted schedule is based on total trees rather than the regulated-tree population defined by Section 14.05F. A final regulated-tree inventory and calculation is necessary before compliance can be determined, together with replacement calculations, protection measures, and mitigation information.

Trees identified only as being in "poor" condition have not been adequately demonstrated to qualify for exclusion from the preservation and replacement calculations. The applicant should revise the tree inventory to identify whether each such tree is dying or diseased and provide the basis for that determination, including observable defects, symptoms, or other applicable assessment criteria. The condition assessment must be documented and verified by a qualified professional consistent with Section 14.05F. Trees that are merely in poor condition, but are not documented as dying or diseased, must remain within the applicable regulated-tree calculations.

Topography and grading.

The plan identifies 4,287 square feet of steep slopes with no proposed impact. Grading is concentrated in the multifamily development area and around Detention Basin A. The roundabout has been relocated and the retaining wall previously shown within the required wetland setback has been removed. The revised grading plan continues to show an approximately three-foot retaining wall within the multifamily area and a one- to three-foot meandering retaining wall/guardrail near the eastern wetland corridor. Final plans must clearly demonstrate that all permanent structures are outside the required 25-foot wetland setback and provide signed and sealed structural design, materials, safety treatment, drainage, and landscape integration details for the remaining walls.

Items to be Addressed: *(1) Revise the tree inventory, condition ratings, and preservation and replacement information to comply with Section 14.05F during final site plan stage. (2) Submit the WCWRC review correspondence and confirm final drain-outlet acceptance.. (3) Label required wetland and drain setbacks and easements. (4) Provide signed and sealed details for the remaining retaining walls and confirm that all walls are outside the wetland setback.*

SITE LAYOUT, ACCESS, AND CIRCULATION

The six multifamily buildings are arranged around shared parking courts and a central tree-preservation area. Buildings 2000 and 3000 are placed generally parallel to MacArthur Boulevard, while Building 1000 and its pool/amenity area occupy the eastern portion of the site. Building 6000 adjoins Detention Basin A and the single-family roundabout. The layout creates a workable internal circulation system but relies on coordinated construction and permanent access through the overall PC development.

The plans show a primary connection to MacArthur Boulevard on the west side of the parcel, an internal connection through the roundabout and Timber Creek Drive toward Stamford Road, and an emergency access path at MacArthur Boulevard. The revised materials clarify that the Hickory Drive connection is a permanent emergency-only secondary access for the future single-family development and will be constructed with that project. It is not proposed as part of the multifamily work. Final access geometry – including fully around both roundabouts - emergency access construction, traffic-control signage, road improvements, and the proposed Hickory Drive

connection remain subject to Township Fire, Township Engineer, and Washtenaw County Road Commission review, as applicable.

Five-foot concrete sidewalks and marked crossings are shown within the multifamily area. The revised plan adds connections to the shared-use path at the western entrance, the passive amenity area, and the future single-family cul-de-sac. An eight-foot shared-use path is shown along MacArthur Boulevard, and a woodchip trail is proposed toward Township-owned Community Park property to the southwest of the subject parcel. Final grading must demonstrate continuous accessible routes to every building and amenity. The public-path easement and long-term maintenance obligations are to be documented with the final site plan and development agreement.

The revised plan provides nine dumpsters in two locations, consistent with the applicant's stated operating standard of one dumpster per 25 dwelling units, and adds a refuse-vehicle turning template. Final review should confirm enclosure capacity, collection frequency, unobstructed vehicle maneuvering, and screening details. ***Items to be Addressed:*** *(1) Consider bicycle parking near buildings and common areas. (2)) Identify loading, delivery, and move-in areas*.

AREA, DENSITY, SETBACKS, AND HEIGHT

The following table summarizes the dimensional data shown on Sheet C2-00 of the site plan. Unless deviations were specifically approved as part of the Ordinance approving the area plan, the site plan must comply with the requirements of the zoning ordinance. Articles 3 and 7 address dimensional standards for the Planned Community special district.

Measure	Required	Proposed	Compliance
Dwelling units	210 multifamily units	210 multifamily units	Complies
Net unit density	15.71 units/acre	14.17 units/acre	Complies
Ground-floor coverage	25% maximum	15%	Complies
Floor area ratio	0.50	0.44	Complies
Building height	3 stories; approximately 47 ft. 7 in. to 48 ft. 1 in.	3 stories; approximately 47 ft. 7 in. to 48 ft. 1 in.	Complies
Front yard setback	50 feet	55 feet	Complies
Side yard setback	20 feet	35 feet	Complies
Rear yard setback	35 feet	>35 feet	Complies
Wetland setback	25 feet	>25 feet	Complies

Measure	Required	Proposed	Compliance
County Drain setback	50 feet from centerline of County Drain	>50 feet	Complies

Items to be Addressed: *None.*

PARKING

The site data table calculates a requirement of 389 parking spaces: 93 spaces for 62 two-bedroom units, 212 spaces for 106 three-bedroom units, and 84 spaces for 42 four-bedroom units. A total of 382 spaces are proposed, including eight accessible spaces shown on the architectural site plan. This deficiency is the result of a staff-requested reduction in order to accommodate a relocation of the roundabout to remove the retaining wall that was previously placed within the wetland setback area. The parking configuration still substantially complies with the approved area plan, and the Planning Commission is authorized by 8.09.C to permit a modification of the parking space standards, provided the site plan indicates a location for the seven (7) deferred parking spaces. .

Measure	Required	Proposed	Compliance
Two-bedroom units	62 units × 1.5 spaces = 93 spaces	382 spaces	7 deferred parking spaces required
Three-bedroom units	106 units × 2 spaces = 212 spaces		
Four-bedroom units	42 units × 2 spaces = 84 spaces		
Barrier-free parking	8 accessible spaces for a parking facility containing 301–400 spaces, including at least one van-accessible space	8 accessible spaces shown	Complies

The standard parking spaces are nine (9') feet wide and twenty (20') feet long with twenty-six (26') foot wide drive aisles. Eight accessible spaces are shown, and the response letter states that a van-accessible space was added adjacent to Building 1000.

The final site plan should identify anticipated loading and move-in locations and demonstrate that vehicles can maneuver without backing into MacArthur Boulevard, blocking emergency access, occupying accessible spaces, or obstructing pedestrian routes.

Items to be Addressed: *(1) Indicate location of 7 deferred parking spaces. (2) Clearly show the required van-accessible parking space adjacent to building 1000.(3) Identify snow-storage areas.*

LANDSCAPING AND SCREENING

A detailed landscape plan and plant schedule have been provided. The plans use retained vegetation and new plantings along MacArthur Boulevard, parking-lot islands and perimeter areas, the internal

road system, Detention Basin A, the pool/amenity area, and the common amenity near the roundabout.

The revised landscape plans cite the adopted ordinance and provide a compliance table. Sheet L1-00 identifies 44 parking-lot islands and 88 required/provided trees, consistent with the adopted two-tree-per-island standard. Final engineering review should verify the minimum island width and area. The revised landscape table identifies 82 trees and 245 shrubs as both required and provided around Detention Basin A. It also provides revised greenbelt calculations for MacArthur Boulevard and Timber Creek Drive. Where existing vegetation is credited toward compliance, the final plan and development agreement should require its protection and replacement if damaged or removed.As mentioned in the "Parking" section of this report, the snow storage areas must be indicated on the site plan to verify compliance with Section 14.10.E.

The landscape plan and planting schedule must clearly identify each tree proposed to satisfy the ordinance's replacement-tree requirements. Replacement trees must be distinguished from plantings required for greenbelts, parking-lot landscaping, screening, detention-basin landscaping, and other applicable landscape standards. Each tree may be credited toward only one ordinance requirement. The ordinance also requires replacement trees to be of the same species as, or a more desirable species than, the landmark trees removed. To demonstrate compliance and prevent double-counting, provide a planting list organized by ordinance requirement that identifies the species, quantity, and location of each credited tree.

Measure	Required	Proposed	Compliance
MacArthur Blvd landscape-strip width	Minimum 20 feet along the street frontage	20-foot landscape strip shown	Complies
MacArthur Blvd greenbelt plantings	1 tree / 15 ft 3 shrubs / 15 ft 1,509 ft / 15 ft = 101 trees (1,502 / 15 ft) x 3 = 300 shrubs	52 existing trees + 48 new greenbelt trees +300 new shrubs	Complies
Timber Creek Drive greenbelt plantings	1 tree / 15 ft 3 shrubs / 15 ft South: 534 feet / 15 = 36 trees (534 / 15) x 3 = 107 shrubs North: 569 feet / 15 = 38 trees (569 / 15) x 3 = 114 shrubs	South: 36 trees + 107 shrubs North: 38 trees + 114 shrubs	Complies
Parking-lot perimeter screening	Parking must be screened from adjoining residential uses, residential districts, and road rights-of-way via a Greenbelt, Hedgerow, Fence, Berm,	Screening is shown generally on the landscape plan through required plantings and existing vegetation	Complies

Measure	Required	Proposed	Compliance
	Evergreen screen, or masonry wall.		
Parking-lot islands	Minimum 10-foot width and 180 square feet, with 2 deciduous shade or ornamental trees per island and shrubs or groundcover over the remaining area	44 islands and 88 parking-lot trees are identified; final dimensions remain subject to verification at final site plan review stage.	Complies
Detention Basin A landscaping	Naturalized basin form, native groundcover or wetland plantings, and a perimeter greenbelt meeting the adopted ordinance	82 trees, and 245 shrubs.	Complies
Tree preservation	At least 30% of regulated trees must be preserved.	590 of 1,930 trees overall (30.41%); 346 of 1,006 trees in the multifamily area (34.39%). Planting details excluded	***Cannot be determined***
Refuse enclosure screening	6-ft minimum enclosure, constructed of solid obscuring material.	8-ft tall brick enclosure with steel gate	Complies
HVAC units, generators, ground-mounted transformers and similar	Must be screened via a Greenbelt, Hedgerow, Fence, Berm, Evergreen screen, or masonry wall.	Typical transformer-screening detail provided; final equipment locations remain to be coordinated at final site plan stage.	Complies

Items to be Addressed: *(1) Separately identify replacement trees and demonstrate compliance with Section 14.05F during final site plan stage. (2) Identify snow-storage areas and salt-tolerant plantings. (3) Identify and protect existing vegetation credited toward compliance during final site plan stage.*

LIGHTING

No exterior lighting or photometric plan is included. The final site plan must identify all exterior fixtures, mounting heights, lamp types, shielding, hours/controls, and photometric levels. The plan

should demonstrate full cutoff/shielding, a maximum intensity of 10.0 footcandles within the site, and no more than 0.2 footcandles at lot boundaries or road rights-of-way, consistent with Section 14.11 of the adopted ordinance.

Items to be Addressed: *Submit a lighting and photometric plan complying with Section 14.11 during the final site plan stage*.

BUILDING DESIGN, ORIENTATION, AND SIGNS

Floor plans and elevations are provided for Building Types A, B, and C. The three-story buildings use pitched roofs, brick at lower and accent areas, fiber-cement siding/panels and trim, metal canopies and railings, vinyl windows, and storefront glazing at the leasing/amenity area. The varied rooflines, projecting elements, balconies, and material changes help reduce the visual length of the buildings.

The revised set adds MacArthur Boulevard perspectives on Sheets A-31 and A-32. Final elevations should still quantify materials by elevation, identify final colors, clarify frontage-building entrance connections, and show screening of roof- and ground-mounted mechanical equipment. The civil plan includes an example monument sign with placeholder text and a reference-only address. It is not sufficient for sign approval. The final site plan or a separate sign application must provide project-specific dimensions, area, height, setbacks, materials, illumination, and sight-distance information.

Items to be Addressed: *None*.

UTILITIES, GRADING, STORMWATER, AND FIRE PROTECTION

The utility plan proposes public water and sanitary sewer connections within the MacArthur Boulevard and Stamford Road rights-of-way, an internal water-main loop with hydrants, sanitary laterals, and a storm-sewer system. Detention Basin A is shown with an approximate storage volume of 281,370 cubic feet and an outlet toward the Bazley-Foster Drain. Cut-and-fill, soil-erosion, grading, and fire-protection plans are included at a preliminary level.

These systems are subject to detailed technical review. The Township Engineer should confirm utility capacity and routing, stormwater calculations and outlet authorization, basin design, grading, retaining walls, and coordination with the separate single-family package. The Fire Department should confirm emergency access, apparatus circulation, hydrant spacing/coverage, fire lanes, and building access.

As noted under Natural Resources, the applicant reports that WCWRC preliminary review and a site inspection have occurred. The WCWRC correspondence and any preliminary approval should be provided to the Township, and final outlet acceptance must be documented before final approval.
Items to be Addressed: *(1) Address Township engineering, utility, and fire comments. (2) Obtain all applicable outside-agency approvals. (3) Coordinate shared infrastructure through the single-family site plan and development agreement*.

OPEN SPACE, AMENITIES, AND LONG-TERM MAINTENANCE

The multifamily plan provides a pool, leasing/clubhouse space, fitness and community rooms, a passive seating/play area, a pergola with grills and picnic tables, internal sidewalks, a shared-use path, a woodchip trail connection, preserved wetlands, and a central tree-preservation area. These

elements support the open-space and recreation objectives of the PC district. The revised narrative uses the term "play area," and the applicant clarifies that this is passive open green space; playground equipment is not proposed.

The applicant clarifies that the picnic/grill/shade structure near Building 5000 and the woodchip path will be available to residents of both parcels; other multifamily amenities will be exclusive to multifamily residents. The multifamily owner will construct, own, and maintain the limited shared amenities, with single-family access established through the REA. Draft instruments should be submitted with the final site plan. ***Items to be Addressed:*** *Document permanent access and maintenance arrangements*.

RECOMMENDATIONS

We strongly support the introduction of new, income-restricted housing in this area of the Township. The general multifamily layout is consistent with the approved mixed-residential concept and contains a complete enough framework for continued technical review. The plan avoids identified wetland impacts, reports tree preservation slightly above the numeric threshold subject to a regulated-tree calculation, provides the approved 210-unit multifamily component, and includes substantial pedestrian, landscape, and amenity features.

We recommend that the applicant address the following outstanding items prior to Planning Commission action on the preliminary site plan:

1. Address woodland preservation discrepancy.

Provide signed and sealed details for the remaining retaining walls and confirm that all walls are outside the wetland setback. Additionally, some items may be addressed at the final site plan stage:

1. Provide tree inventory and preservation, replacement, and protection information that complies with Section 14.05F.
2. Consider bicycle parking near buildings and common amenities.
3. Identify loading, delivery, and move-in areas during final site plan stage.
4. Submit a lighting and photometric plan complying with Section 14.11 during final site plan stage.
5. Provide final engineered grading, retaining-wall, stormwater, utility, erosion-control, and fire-protection plans.
6. Provide a lighting and photometric plan complying with Section 14.11.
7. Provide final elevations, exterior schedules, equipment screening, and sign information.
8. Identify final accessible-route, parking, loading, snow-storage, and waste-collection details.

9. Provide all required outside-agency approvals, including acceptance of the Bazley-Foster Drain outlet.

10. Provide a development agreement coordinating shared improvements, maintenance, and performance guarantees.

Sincerely,

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

CARLISLE/WORTMAN ASSOC., INC.
Michelle Marin, AICP

#351-2502

cc: Emily Dabish Yahkind, Township Supervisor
Fred Lucus, Township Attorney
Dan Kimball, Township Fire Marshal/Chief
Bill Balmes, Building Official
George Tsakof, Township Engineer
Claire Martin, Township Engineer
Mariah Cummings, Township Engineer

October 15, 2026

CHARTER TOWNSHIP OF SUPERIOR
3040 N. Prospect Road
Ypsilanti, MI 48198

Attention: **Emily Dabish Yahkind, Township Supervisor**

Regarding: **Timber Creek Flats**
Preliminary Site Plan Review #2
OHM Job No. 0140-25-1010

Dear Ms. Dabish Yahkind,

On behalf of the Township, we have reviewed the revised Preliminary Site Plan submittal for the above referenced project, as provided to the Township by the Applicant on September 25, 2026. It is noted that this review is for approval of the northern portion of the development only, which proposes 210 multifamily residential units. We understand the southern portion of the development will be covered under a separate site plan application. Therefore, we offer the following comments to the Planning Commission related to the site/civil engineering aspects of the preliminary site plan for the northern portion of the development for their consideration during the decision process.

General

1. The limits of disturbance should be adjusted to show the disturbance required to construct the outlet from Basin A to the Bazley-Foster Drain.

Paving & Grading

2. The following locations should be investigated to improve pedestrian circulation within the site:
    a. Add a sidewalk connection to the public trail between Building 2000 and Building 1000.

3. It appears that the proposed crosswalks around the traffic circle have been removed from the plans. These should be added back to the plans.

4. The applicant has indicated that they will coordinate with the Washtenaw County Road Commission during the construction/engineering plan stage regarding our suggestion to investigate the addition of a midblock crossing from the proposed bike path to the east side of MacArthur Boulevard near the driveway for the Township's Utility Maintenance Facility and extending the path south to Wiard Boulevard on the opposite side of the street. Limited sight distance and the heavily wooded area at the eastern corner of the property could introduce risk to pedestrians from the neighborhoods east of MacArthur crossing Macarthur to the proposed pathway.

5. The detailed grading plan will be reviewed at the final site plan stage.

Utilities

6. The outfall to the Bazley-Foster drain should be certified by the applicant's engineer as a part of the drain use permit process with the Washtenaw County Water Resources Commission (WCWRC). It is understood that the Bazley-Foster drain is overgrown and in general need of cleanup. It must be verified prior to final approval of the outlet from Basin A that the drain is capable of handling the additional flow from the detention basin.

The following comments may be addressed in the final site plan submittal:

7. The applicant has indicated that the preliminary design confirms the ability for the proposed sanitary sewer extension to provide service to all multifamily buildings. This will be reviewed in more detail during the final site plan stage.

8. Sanitary sewer leads should connect to the sanitary sewer main instead of a sanitary manhole.

9. The proposed sanitary sewer main should be PVC SDR 26 in accordance with Superior Township engineering standards.

10. The proposed storm sewer along the west edge of the western driveway does not meet the required 10-foot minimum separation from sanitary sewer and should be revised.

11. Proposed water main gate valves & wells should be included on the plans to verify valve spacing and water main isolation.

12. Proposed water main and sanitary sewer easement limits and dimensions should be identified on the plans.

13. The water main is identified to be 12-inch ductile iron. The pipe class/thickness classification should be added to the callout note on future plan submittals.

14. The final site plan submittal should include the Utility Basis of Design calculations.

Summary of Future Outside Agency Approvals

1. The site is proposed to be serviced by connecting to the Superior Township public sanitary sewer system at two locations to the existing 15" sanitary sewer in the Macarthur Boulevard Right-of-way (ROW). The proposed Preliminary Site Plan includes a mix of unit types that results in the following population breakdown:

Multifamily Units:	2.1 people/unit x 210 units = 441 people
Single Family Units	3.5 people/unit x 45* units = 158 people
	TOTAL = 599 people

   It appears that the number of single family units has decreased from what was proposed on the Area Plan. This change should be accounted for in the Utility Basis of Design calculations in future submittals.

   Review and approval of proposed sanitary sewer by the Ypsilanti Community Utilities Authority (YCUA) will be required for a Part 41 application. Approval and permitting will be required from the Michigan Department of Environment, Great Lakes, and Energy (EGLE) under Part 41. The proposed sanitary sewer layout and connections to the Superior Township sanitary sewer system will require a more detailed technical review of the facilities during final site plan stage but the Township sewer system capacity appears to be adequate to support this density of development.

2. The site is proposed to be serviced by connecting to the existing Superior Township 12" public water main at two locations in the Macarthur Boulevard ROW. Review and approval of proposed water main by YCUA will be required for a PA 399 application. Approval and permitting will be required from EGLE under PA 399 for water main construction. The proposed water main layout and connection to the Superior Township water system appears to be viable at the conceptual level, however, a more detailed technical review of the facilities would take place during final site plan stage to verify fire flow and internal water main sizing.

3. OHM received a Traffic Impact Study (TIS) with the Area Plan submittal in February that reviewed the impact of the proposed development. The TIS should be submitted to the Washtenaw County Road Commission (WCRC) for their review and approval.

4. The stormwater management design must meet Washtenaw County Water Resources Commissioner (WCWRC) Standards and will need to be submitted to WCWRC for review. The approval of the stormwater management design needs to be reasonably assured from the WCWRC prior to the Final Site Plan being presented to the Planning Commission.

5. The WCWRC must review and permit any encroachment within the Bazley-Foster Drain easement, including sidewalk or trail within the road right-of-way.

6. The soil erosion and sedimentation control (SESC) measures on the site plan must meet the requirements of WCWRC and will require review and approval from WCWRC during the Engineering Plan stage.

7. A joint permit from the Michigan Department of Environment, Great Lakes, and Energy (EGLE) will be required for the Basin A outlet to the Bazley-Foster drain because of the encroachment on the regulated wetland. It should also be verified with EGLE that there is not a regulated 100-yr floodplain along the Bazley-Foster Drain. A permit may be required from Part 31 if the drainage area of the drain is two square miles or greater.

8. Work proposed in the Macarthur Boulevard right-of-way, and Stamford Road if applicable, will need to meet the requirements of the Washtenaw County Road Commission (WCRC). Review and approval from WCRC will be required as they have jurisdiction within the public ROW of Stamford Road and Macarthur Boulevard and for determining driveway location, necessity for deceleration or acceleration tapers, the need for additional right-of-way width dedication, or other necessary improvements based on anticipated traffic counts.

If you have any questions regarding our review, please do not hesitate to contact me at (734) 466-4592.

Sincerely,
OHM Advisors

_____
Claire Martin, PE
Senior Project Manager

cc: Angela Robinson, Township Clerk
Bill Balmes, Building Official
Dan Kimball, Fire Chief
Ben Carlilse, CWA, Township Planner
Michelle Marin, CWA, Township Planner/Township Zoning Administrator
George Tsakoff, OHM Advisors
Mariah Cummings, OHM Advisors

PRELIMINARY SITE PLAN

TIMBER CREEK FLATS

MACARTHUR BOULEVARD

SUPERIOR TOWNSHIP, MI 48198

811 Know what's **below.** **Call** before you dig.

LEGAL DESCRIPTION

THE LAND TO BE DESCRIBED BEING A PART OF THE SOUTHWEST AND NORTHWEST QUARTER OF SECTION 35, TOWN 2 SOUTH, RANGE 7 EAST, TOWNSHIP OF SUPERIOR, WASHTENAW COUNTY, STATE OF MICHIGAN. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE WEST 1/4 OF SAID SECTION 35, THENCE RUNNING ALONG THE EAST-WEST QUARTER LINE OF SAID SECTION N 87° 39' 16" E, 1230.37 FEET TO ITS INTERSECTION WITH THE EAST LINE OF A PARCEL DESCRIBED IN LIBER 5435, PAGE 875 AND THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EAST LINE, N 24° 01' 35" E, 70.47 FEET; THENCE, N 25° 56' 15" E, 10.01 FEET TO THE SOUTH LINE OF MACARTHUR BLVD AS DESCRIBED IN LIBER 1077, PAGE 409; THENCE ALONG SAID SOUTH LINE, S 65° 58' 25" E, 443.58 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE; THENCE CONTINUING ALONG SAID SOUTH LINE, 441.81 FEET, ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAS A RADIUS OF 906.99 FEET, A CENTRAL ANGLE OF 27° 54' 36, AND A CHORD WHICH BEARS S 52° 00' 24" E, 437.46 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE; THENCE, S 52° 07' 40" W, 27.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE AND THE WEST LINE OF STAMFORD ROAD AS DEDICATED TO WASHTENAW COUNTY IN LIBER 1324, PAGE 35; THENCE ALONG SAID WEST LINE, 553.61 FEET, ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAS A RADIUS OF 903.00 FEET, A CENTRAL ANGLE OF 35° 07' 36", AND A CHORD WHICH BEARS S 20° 13' 23" E, 544.98 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE; THENCE, S 89° 44' 08" W, 1.15 FEET TO THE WEST LINE OF STAMFORD ROAD AS DESCRIBED IN LIBER 1324, PAGE 34; THENCE ALONG SAID WEST LINE, S 02° 35' 07" W, 41.60 FEET; THENCE, N 89° 34' 27" W, 97.81 FEET TO THE BEGINNING OF A CURVE; THENCE 61.94 FEET, ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAS A RADIUS OF 367.00 FEET, A CENTRAL ANGLE OF 09° 40' 09", AND A CHORD WHICH BEARS S 85° 35' 28" W, 61.86 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE; THENCE 46.94 FEET, ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAS A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 53° 47' 12", AND A CHORD WHICH BEARS S 53° 51' 47" W, 45.23 FEET FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE; THENCE 130.38 FEET, ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAS A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 99° 36' 04", AND A CHORD WHICH BEARS S 76° 46' 13" W, 114.57 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE; THENCE 19.16 FEET, ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAS A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 21° 57' 38", AND A CHORD WHICH BEARS N 64° 24' 34" W, 19.05 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE; THENCE 158.20 FEET, ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAS A RADIUS OF 1152.47 FEET, A CENTRAL ANGLE OF 07° 51' 55", AND A CHORD WHICH BEARS S 78° 43' 02" W, 158.08 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE; THENCE, N 15° 07' 46" W, 186.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE; THENCE 384.78 FEET, ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAS A RADIUS OF 1338.47 FEET, A CENTRAL ANGLE OF 16° 28' 16", AND A CHORD WHICH BEARS S 66° 33' 40" W, 383.45 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE; THENCE, N 29° 16' 59" W, 62.98 FEET; THENCE, N 33° 27' 24" W, 153.61 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE; THENCE 178.28 FEET, ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAS A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 136° 11' 36", AND A CHORD WHICH BEARS N 07° 51' 40" W, 139.17 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE; THENCE, N 21° 14' 20" W, 127.78 FEET TO SAID EAST LINE OF LIBER 5345, PAGE 875; THENCE ALONG SAID EAST LINE, N 68° 45' 40" E, 16.19 FEET; THENCE CONTINUING ALONG SAID EAST LINE, N 21° 14' 20" W, 164.63 FEET; THENCE CONTINUING ALONG SAID EAST LINE, N 24° 01' 35" E, 435.84 FEET TO THE POINT OF BEGINNING. CONTAINING 18.512 ACRES.



VICINITY MAP
NOT TO SCALE

SUPERIOR TOWNSHIP, WASHTENAW COUNTY, MI

PROJECT DESIGN TEAM

LANDSCAPE ARCHITECT
KIMLEY-HORN AND ASSOCIATES, INC.
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MONUMENT ENGINEERING GROUP ASSOCIATION, INC.
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ARCHITECT
STUDIO TEN30
1030 16TH AVE. SOUTH, SUITE 500
NASHVILLE, TENNESSEE 37212
CONTACT: ZACH KAMERER
PHONE: (615) 636-6452

PROJECT NARRATIVE

ELMINGTON IS PLEASED TO PRESENT THE PRELIMARY SITE PLANS FOR TIMBER CREEK FLATS, THE MULTI-FAMILY COMPONENT OF THE TIMBER CREEK AREA PLAN. TIMBER CREEK FLATS IS PROPOSED TO CONSIST OF 210 ATTACHED RENTAL UNITS IN 6 BUILDINGS ALONG THE NORTHERN PORTION OF THE PROPERTY. NATURAL FEATURES PLAYED AN IMPORTANT ROLE IN THE LAYOUT OF THE OVERALL DEVELOPMENT WITH OVER 30% OF WOODLAND AREAS BEING PRESERVED FOR THE OVERALL PARCEL, AND CAREFUL DESIGN CONSIDERATION HAS BEEN CONSIDERED TO ENSURE NO PERMANENT IMPACTS TO THE EXISTING 5 AND A HALF ACRES OF WETLANDS LOCATED ON THE PROPERTY. MULTIPLE SITE AMENITIES ARE PROPOSED FOR THE USE OF THE RESIDENTS OF TIMBER CREEK, INCLUDING WALKING PATHS THROUGH PRESERVED GREEN SPACES ACROSS THE ENTIRE SITE WITH DIRECT ACCESS TO COMMUNITY PARK. A POOL, PLAY AREA, FITNESS CENTER, COMMUNITY ROOM, AND A SHARED AMENITY AREA FOR USE BY ALL RESIDENTS OF TIMBER CREEK THAT WILL INCLUDE BARBEQUE STATIONS, PICNIC TABLES, AND A SHADE STRUCTURE. MULTIFAMILY UNITS WILL INCLUDE 9-FOOT CEILINGS, GRANITE COUNTERTOPS, LVT FLOORING, CEILING FANS, AND STAINLESS-STEEL APPLIANCES. THE OVERALL SITE IS PROPOSED TO BE SERVICED BY PUBLIC WATER AND SEWER. STORMWATER MANAGEMENT IS PROPOSED FOR TIMBER CREEK FLATS WITH A CENTRAL DETENTION BASIN THAT WILL BE DESIGNED TO TOWNSHIP AND COUNTY STANDARDS.

Sheet List Table

Sheet Number	Sheet Title
C0-00	COVER
C1-00	EXISTING CONDITIONS AND DEMO PLAN
C1-01	NATURAL FEATURES PLAN
C1-02	EXISTING VEGETATION PLAN
C1-03	TREE LIST
C1-04	TREE LIST
C1-05	TREE LIST
C1-06	TREE LIST
C1-07	TREE LIST
C1-08	TREE LIST
C1-09	TREE LIST
C2-00	SITE PLAN
C2-01	REFUSE TRUCK PLAN
C3-00	GRADING PLAN
C3-01	CUT AND FILL EXHIBIT
C3-02	DRAINAGE PLAN
C3-03	STORMWATER CALCULATIONS
C3-04	EROSION CONTROL PLAN
C4-00	UTILITY PLAN
C4-01	FIRE PROTECTION PLAN
C5-00	CONSTRUCTION DETAILS
C5-01	CONSTRUCTION DETAILS
C5-02	SUPERIOR TOWNSHIP STANDARD DETAILS
C5-03	SUPERIOR TOWNSHIP STANDARD DETAILS
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C5-05	SUPERIOR TOWNSHIP STANDARD DETAILS
C5-06	SUPERIOR TOWNSHIP STANDARD DETAILS
C5-07	SUPERIOR TOWNSHIP STANDARD DETAILS
L1-00	OVERALL LANDSCAPE PLAN
L1-01	LANDSCAPE PLAN
L1-02	LANDSCAPE PLAN
L1-03	LANDSCAPE PLAN
L1-04	LANDSCAPE PLAN
L1-05	SITE AMENITIES ENLARGEMENT
L1-06	LANDSCAPE NOTES & DETAILS
L1-07	LANDSCAPE NOTES & DETAILS

Additional Sheets by Others

Sheet Number	Sheet Title
A-1	ARCHITECTURAL SITE PLAN
A-2	BLDG TYPE A - LAYOUT
A-3	BLDG TYPE A - LAYOUT
A-4	BLDG TYPE A - ELEVATIONS
A-5	BLDG TYPE A - ELEVATIONS
A-6	BLDG TYPE B - LAYOUT
A-7	BLDG TYPE B - ELEVATIONS
A-8	BLDG TYPE B - ELEVATIONS
A-9	BLDG TYPE C - LAYOUT
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A-13	TRASH ENCLOSURE DETAILS
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A-22	ENLARGED PLANS
A-31	MACARTHUR PERSPECTIVE - NORTH SITE ENTRY
A-32	MACARTHUR PERSPECTIVE - SOUTH SITE ENTRY

EXISTING PROPERTY SUMMARY

PROPERTY ADDRESS:	MACARTHUR BOULEVARD SUPERIOR TOWNSHIP, MI
PARCEL ID:	J-10-35-300-003
U.S. FEMA FIRM PANEL:	T2SR7ES35 DATED 04/03/2012
EXISTING ZONING: EXISTING LAND USE:	PC- PLANNED COMMUNITY VACANT

GENERAL DEVELOPMENT NOTES

1. ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN MEETS THE REQUIREMENTS OF ANSI 117.1, 2009 EDITION AND THE FAIR HOUSING ACT.

   U.S. Justice Department:
   http://www.justice.gov/crt/housing/fairhousing/about_fairhousingact.htm
2. THE SUBJECT PROPERTY IS LOCATED IN AREAS DESIGNATED AS "ZONE X" (AREAS DETERMINED TO BE OF MINIMAL FLOOD HAZARD) AS NOTED ON THE CURRENT FEMA FIRM COMMUNITY PANEL T2SR7ES35
3. ANY EXCAVATION, FILL, OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH THE ENGINEERING STANDARDS MANUAL OF THE CHARTER TOWNSHIP OF SUPERIOR.
4. UTILITY DEPARTMENT OF SUPERIOR TOWNSHIP SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE.

OWNER/DEVELOPER

ELMINGTON

ECG MACARTHUR FLATS LDHA LIMITED PARTNERSHIP
1030 16TH AVE. SOUTH, SUITE 500
NASHVILLE, TENNESSEE 37212
PHONE: (615) 636-6452
CONTACT: JAKE HYMES
(WITH SIGNED CONSENT OF OWNER)

PLANS PREPARED BY

Kimley»Horn
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SOUTHFIELD, MI 48075
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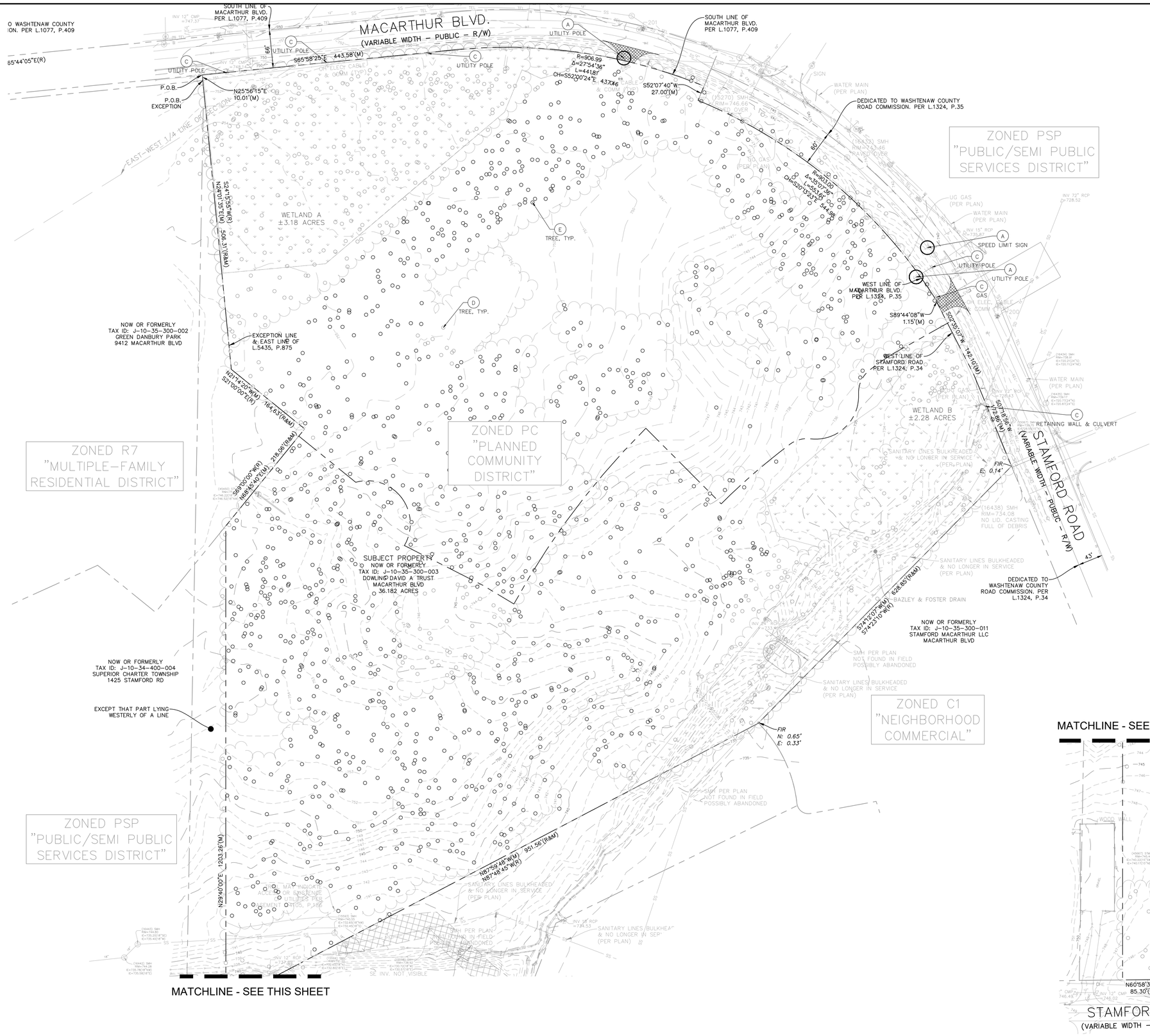
STATE OF MICHIGAN
SCOTT ALLEN PERUSKI
ENGINEER
NO. 6201060666
LICENSED PROFESSIONAL ENGINEER

PLAN REVISIONS

REVISION NO.	DATE	REMARKS
1	09/25/2026	TOWNSHIP PRELIMINARY SITE PLAN RESUBMITTAL

FILE NUMBER	SHEET NUMBER	TOTAL SHEETS
268960001	C0-00	53

Drawing name: K:\DET_DS\268960001_Elmington MacArthur_Superior Twp_MI\2 Design\CADD\PlanSheets\C0.0 - TITLE SHEET.dwg C0.0 Sep 25, 2026 11:45am by: Omar.Eter



811 Know what's **below.** **Call** before you dig.

GRAPHIC SCALE IN FEET
0 40' 80' 160'

EXISTING LEGEND

BOLLARD	MISC LID	YARD LIGHT
CONTROL BENCHMARK	MONITOR WELL	SANITARY CLEANOUT
ROW MONUMENT	GAS MARKER	SANITARY MANHOLE
FLAG POLE	GAS METER	VENT PIPE
MAIL BOX	GAS VALVE	STORM CURB INLET
UTILITY POLE	AC UNIT	STORM INLET
POST	AREA LIGHT	STORM ROOF DRAIN
SOIL BORING	ELECTRICAL BOX	STORM DRAIN MANHOLE
HANDICAP SYMBOL	ELECTRICAL HAND HOLE	STORM YARD DRAIN
SIGN	ELECTRICAL METER	FIRE DEPT CONNECTION
CABLE MANHOLE	ELECTRICAL MANHOLE	FIRE HYDRANT
CABLE PEDESTAL	ELECTRICAL MARKER	IRRIGATION VALVE
TELEPHONE PEDESTAL	ELECTRICAL TRANSFORMER	POST INDICATOR VALVE
TELEPHONE HAND HOLE	GUY POLE/WIRE	WELL
TELEPHONE MARKER	POWER POLE	WATER METER
TELEPHONE MANHOLE	TRAFFIC SIGNAL POLE	WATER VALVE
FIBER OPTIC MAKER	TRAFFIC MANHOLE	TREE / STUMP
SWALE		TOE OF SLOPE
FENCE LINE		TOP OF BANK
SANITARY SEWER		UNDERGROUND FIBER OPTIC
STORM DRAIN		OVERHEAD ELECTRICAL
WATER LINE		UNDERGROUND GAS
TREE LINE		UNDERGROUND TELEPHONE

DEMOLITION LEGEND

A.	◯	ITEM TO BE RELOCATED
B.	✕	ITEM TO BE REMOVED
C.		ITEM TO REMAIN, PROTECT THROUGHOUT DURATION OF CONSTRUCTION
D.	◯	EXISTING TREE
E.	◯	TREE TO BE REMOVED
F.	▨	REMOVAL AREA FOR DRIVEWAY APPROACH

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TIMBER CREEK
SUPERIOR TOWNSHIP, MI

ELMINGTON

PRELIMINARY SITE PLAN

No	1	1	1	1	2	3	4	5	6

DESIGNED BY:	SAP
DRAWN BY:	OKE
CHECKED BY:	JAA
DATE:	09/25/2026
KIMLEY-HORN PROJECT NO.	268960001

EXISTING CONDITIONS AND DEMO PLAN

SHEET NUMBER
C1-00

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NORTH

GRAPHIC SCALE IN FEET
0 40' 80' 160'

NATURAL FEATURES LEGEND

- WOODLAND REMOVAL
- WOODLAND PRESERVED
- STEEP SLOPE AREAS
- WETLANDS
- SOIL TYPE BOUNDARY
- CENTERLINE OF EXISTING DRAIN
- LOD — LIMITS OF DISTURBANCE
- NATURAL FEATURES SETBACK

FLOODPLAIN NOTE

BASED ON FEMA FIRM PANEL 0290E, THE SUBJECT PARCEL IS LOCATED OUTSIDE OF THE 100 YR FLOODPLAIN

TREES/WOODED AREAS	TOTAL TREES	IMPACTED TREES	PRESERVED TREES	PERCENT PRESERVED
MULTI–FAMILY	1006 TREES	660 TREES	346 TREES	--
SINGLE FAMILY	924 TREES	690 TREES	234 TREES	--
TOTAL	1930 TREES	1350 TREES	590 TREES	30.41 %

	TOTAL AREA	PROPOSED IMPACTS
STEEP SLOPES	4,287 SF	0 SF
WETLANDS	5.46 AC	0.00 AC

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TIMBER CREEK
SUPERIOR TOWNSHIP, MI

ELMINGTON

PRELIMINARY SITE PLAN

No.	
1	
1	
1	
1	
1	
2	
3	
4	
5	
6	

DESIGNED BY:	SAP
DRAWN BY:	OKE
CHECKED BY:	JAA
DATE:	09/25/2026
KIMLEY-HORN PROJECT NO.	268960001

NATURAL FEATURES PLAN

SHEET NUMBER
C1-01

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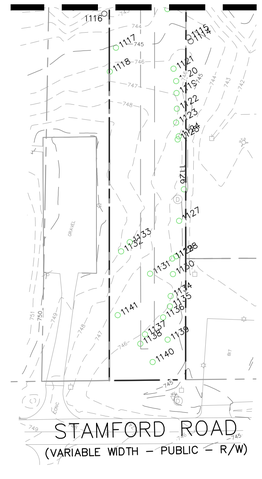
MATCHLINE - SEE THIS SHEET



811 Know what's **below.** **Call** before you dig.

NORTH

GRAPHIC SCALE IN FEET
0 40' 80' 160'

IMPACT LEGEND

- LIMITS OF DISTURBANCE
- TREE TO REMAIN
- TREE TO BE REMOVED
- LANDMARK TREE TO BE REMOVED

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TIMBER CREEK
SUPERIOR TOWNSHIP, MI

ELMINGTON

PRELIMINARY SITE PLAN

No.								
1	1	1	1	1	2	3	4	5	6

DESIGNED BY:	SAP
DRAWN BY:	OKE
CHECKED BY:	JAA
DATE:	09/25/2026

KIMLEY-HORN PROJECT NO. 268960001

EXISTING VEGETATION PLAN

SHEET NUMBER
C1-02

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Tag No.	Scientific Name	Common Nam	D.B.	Conditi	Notes	Replacement	Landmark Stati
1	Juglans nigra	Black Walnut	11	FAIR			
2	Acer negundo	Box Elder	13	FAIR			
3	Acer negundo	Box Elder	11	POOR			
4	Populus deltoides	Cottonwood	38	FAIR			Landmark
5	Juglans nigra	Black Walnut	8	FAIR			
6	Acer negundo	Box Elder	8	POOR			
7	Juglans nigra	Black Walnut	12	FAIR			
~~8~~	~~Acer negundo~~	~~Box Elder~~	~~12~~	~~FAIR~~	TWIN	Exempt	
9	Acer negundo	Box Elder	8	FAIR			
~~10~~	~~Acer negundo~~	~~Box Elder~~	~~8~~	~~POOR~~		Exempt	
11	Populus deltoides	Cottonwood	26	FAIR			Landmark
12	Populus deltoides	Cottonwood	17	FAIR			
13	Acer saccharinum	Silver Maple	8	FAIR			
14	Populus deltoides	Cottonwood	14	FAIR			
15	Populus deltoides	Cottonwood	16	FAIR			
16	Populus deltoides	Cottonwood	15	FAIR			
17	Populus deltoides	Cottonwood	16	FAIR			
18	Populus deltoides	Cottonwood	8	FAIR			
19	Populus deltoides	Cottonwood	13	FAIR			
20	Populus deltoides	Cottonwood	13	FAIR			
21	Populus deltoides	Cottonwood	15	FAIR			
22	Populus deltoides	Cottonwood	18	FAIR			
23	Populus deltoides	Cottonwood	18	FAIR			
24	Populus deltoides	Cottonwood	20	FAIR			
25	Populus deltoides	Cottonwood	23	FAIR			
26	Populus deltoides	Cottonwood	18	FAIR			
27	Acer saccharum	Sugar Maple	12	FAIR			
28	Populus deltoides	Cottonwood	15	FAIR			
29	Acer saccharum	Sugar Maple	11	FAIR			
30	Populus deltoides	Cottonwood	16	FAIR	TWIN		
31	Populus deltoides	Cottonwood	13	FAIR			
32	Populus deltoides	Cottonwood	18	FAIR			
33	Populus deltoides	Cottonwood	18	FAIR	TWIN		
34	Ulmus americana	American Elm	11	FAIR			
35	Populus deltoides	Cottonwood	20	FAIR			
36	Populus deltoides	Cottonwood	35	FAIR			Landmark
~~37~~	~~Populus deltoides~~	~~Cottonwood~~	~~30~~	~~FAIR~~		Exempt	Landmark
38	Populus deltoides	Cottonwood	14	FAIR	TWIN		
39	Populus deltoides	Cottonwood	17	FAIR			
40	Populus deltoides	Cottonwood	25	FAIR			Landmark
41	Acer saccharinum	Silver Maple	10	FAIR	TWIN		
42	Populus deltoides	Cottonwood	14	FAIR			
43	Populus deltoides	Cottonwood	11	FAIR			
~~44~~	~~Populus deltoides~~	~~Cottonwood~~	~~18~~	~~FAIR~~		Exempt	
~~45~~	~~Populus deltoides~~	~~Cottonwood~~	~~18~~	~~FAIR~~		Exempt	
~~46~~	~~Salix babylonica~~	~~Weeping Willow~~	~~10~~	~~FAIR~~		1 Decid Tree	
~~47~~	~~Salix babylonica~~	~~Weeping Willow~~	~~17~~	~~FAIR~~		6 Decid Trees	
~~48~~	~~Populus tremuloides~~	~~Quaking Aspen~~	~~13~~	~~FAIR~~		3 Decid Trees	
~~49~~	~~Quercus alba~~	~~White Oak~~	~~18~~	~~FAIR~~	TWIN	18 Decid Trees	Landmark
~~50~~	~~Tilia americana~~	~~Basswood~~	~~14~~	~~FAIR~~	TWIN	3 Decid Trees	
~~51~~	~~Quercus macrocarpa~~	~~Bur Oak~~	~~14~~	~~FAIR~~		3 Decid Trees	
~~52~~	~~Quercus macrocarpa~~	~~Bur Oak~~	~~24~~	~~FAIR~~		24 Decid Trees	Landmark
~~53~~	~~Tilia americana~~	~~Basswood~~	~~12~~	~~POOR~~		Exempt	
~~54~~	~~Robinia pseudoacacia~~	~~Black Locust~~	~~11~~	~~FAIR~~		1 Decid Tree	
~~55~~	~~Tilia americana~~	~~Basswood~~	~~12~~	~~POOR~~		Exempt	
~~56~~	~~Tilia americana~~	~~Basswood~~	~~12~~	~~FAIR~~		1 Decid Tree	
~~57~~	~~Carya glabra~~	~~Pignut Hickory~~	~~8~~	~~FAIR~~		1 Decid Tree	
~~58~~	~~Quercus rubra~~	~~Red Oak~~	~~11~~	~~FAIR~~		1 Decid Tree	
~~59~~	~~Tilia americana~~	~~Basswood~~	~~11~~	~~FAIR~~		1 Decid Tree	
~~60~~	~~Tilia americana~~	~~Basswood~~	~~9~~	~~FAIR~~		1 Decid Tree	
~~61~~	~~Quercus rubra~~	~~Red Oak~~	~~11~~	~~FAIR~~		1 Decid Tree	
~~62~~	~~Tilia americana~~	~~Basswood~~	~~9~~	~~FAIR~~		1 Decid Tree	
~~63~~	~~Tilia americana~~	~~Basswood~~	~~13~~	~~FAIR~~		3 Decid Trees	
~~64~~	~~Tilia americana~~	~~Basswood~~	~~10~~	~~POOR~~		Exempt	
~~65~~	~~Tilia americana~~	~~Basswood~~	~~11~~	~~POOR~~		Exempt	
~~66~~	~~Tilia americana~~	~~Basswood~~	~~14~~	~~FAIR~~		3 Decid Trees	
~~67~~	~~Tilia americana~~	~~Basswood~~	~~9~~	~~FAIR~~		1 Decid Tree	
~~68~~	~~Tilia americana~~	~~Basswood~~	~~19~~	~~FAIR~~		6 Decid Trees	
~~69~~	~~Tilia americana~~	~~Basswood~~	~~8~~	~~FAIR~~		1 Decid Tree	
~~70~~	~~Tilia americana~~	~~Basswood~~	~~11~~	~~POOR~~		Exempt	
~~71~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~10~~	~~FAIR~~		1 Decid Tree	
~~72~~	~~Tilia americana~~	~~Basswood~~	~~8~~	~~FAIR~~		1 Decid Tree	
~~73~~	~~Tilia americana~~	~~Basswood~~	~~10~~	~~FAIR~~	TWIN	1 Decid Tree	
74	Tilia americana	Basswood	11	POOR			
~~75~~	~~Tilia americana~~	~~Basswood~~	~~14~~	~~FAIR~~		3 Decid Trees	
~~76~~	~~Tilia americana~~	~~Basswood~~	~~14~~	~~FAIR~~		3 Decid Trees	
~~77~~	~~Tilia americana~~	~~Basswood~~	~~9~~	~~FAIR~~		1 Decid Tree	
~~78~~	~~Tilia americana~~	~~Basswood~~	~~11~~	~~FAIR~~		1 Decid Tree	
79	Tilia americana	Basswood	16	FAIR	TWIN		
80	Tilia americana	Basswood	11	FAIR			
81	Juglans nigra	Black Walnut	13	FAIR			
82	Tilia americana	Basswood	13	FAIR		Outside LOD/property, not included in calcs	
83	Tilia americana	Basswood	12	FAIR		Outside LOD/property, not included in calcs	
84	Populus deltoides	Cottonwood	22	FAIR			
~~85~~	~~Carya glabra~~	~~Pignut Hickory~~	~~8~~	~~POOR~~		Exempt	
~~86~~	~~Carya glabra~~	~~Pignut Hickory~~	~~9~~	~~FAIR~~	TWIN	1 Decid Tree	
~~87~~	~~Quercus alba~~	~~White Oak~~	~~22~~	~~FAIR~~		22 Decid Trees	Landmark
~~88~~	~~Ulmus americana~~	~~American Elm~~	~~8~~	~~FAIR~~		1 Decid Tree	
~~89~~	~~Quercus alba~~	~~White Oak~~	~~13~~	~~FAIR~~	TWIN	3 Decid Trees	
~~90~~	~~Quercus alba~~	~~White Oak~~	~~14~~	~~FAIR~~	TWIN	3 Decid Trees	
~~91~~	~~Quercus alba~~	~~White Oak~~	~~24~~	~~FAIR~~		24 Decid Trees	Landmark
~~92~~	~~Quercus alba~~	~~White Oak~~	~~14~~	~~FAIR~~		3 Decid Trees	
~~93~~	~~Tilia americana~~	~~Basswood~~	~~12~~	~~FAIR~~		1 Decid Tree	
~~94~~	~~Carya glabra~~	~~Pignut Hickory~~	~~8~~	~~FAIR~~		1 Decid Tree	
~~95~~	~~Tilia americana~~	~~Basswood~~	~~18~~	~~FAIR~~	QUAD	6 Decid Trees	
~~96~~	~~Tilia americana~~	~~Basswood~~	~~10~~	~~FAIR~~		1 Decid Tree	
~~97~~	~~Quercus rubra~~	~~Red Oak~~	~~17~~	~~FAIR~~	TRIPLE	17 Decid Trees	Landmark
~~98~~	~~Tilia americana~~	~~Basswood~~	~~8~~	~~FAIR~~		1 Decid Tree	
~~100~~	~~Quercus alba~~	~~White Oak~~	~~14~~	~~FAIR~~		3 Decid Trees	

~~101~~	~~Tilia americana~~	~~Basswood~~	~~11~~	~~FAIR~~		1 Decid Tree	
~~102~~	~~Tilia americana~~	~~Basswood~~	~~11~~	~~FAIR~~		1 Decid Tree	
~~103~~	~~Tilia americana~~	~~Basswood~~	~~9~~	~~FAIR~~		1 Decid Tree	
~~104~~	~~Tilia americana~~	~~Basswood~~	~~9~~	~~FAIR~~		1 Decid Tree	
~~105~~	~~Carya glabra~~	~~Pignut Hickory~~	~~9~~	~~FAIR~~		1 Decid Tree	
~~106~~	~~Quercus rubra~~	~~Red Oak~~	~~15~~	~~FAIR~~		3 Decid Trees	
~~107~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~15~~	~~FAIR~~		3 Decid Trees	
~~108~~	~~Tilia americana~~	~~Basswood~~	~~20~~	~~FAIR~~		6 Decid Trees	
~~109~~	~~Carya glabra~~	~~Pignut Hickory~~	~~8~~	~~FAIR~~		1 Decid Tree	
~~110~~	~~Quercus rubra~~	~~Red Oak~~	~~14~~	~~FAIR~~		3 Decid Trees	
~~111~~	~~Carya glabra~~	~~Pignut Hickory~~	~~10~~	~~FAIR~~		1 Decid Tree	
~~112~~	~~Quercus rubra~~	~~Red Oak~~	~~15~~	~~FAIR~~		3 Decid Trees	
~~113~~	~~Carya glabra~~	~~Pignut Hickory~~	~~8~~	~~FAIR~~		1 Decid Tree	
~~114~~	~~Carya glabra~~	~~Pignut Hickory~~	~~11~~	~~FAIR~~		1 Decid Tree	
~~115~~	~~Quercus rubra~~	~~Red Oak~~	~~17~~	~~FAIR~~		17 Decid Trees	Landmark
~~116~~	~~Carya glabra~~	~~Pignut Hickory~~	~~8~~	~~FAIR~~		1 Decid Tree	
~~117~~	~~Quercus rubra~~	~~Red Oak~~	~~20~~	~~FAIR~~		20 Decid Trees	Landmark
~~118~~	~~Carya glabra~~	~~Pignut Hickory~~	~~13~~	~~FAIR~~		3 Decid Trees	
~~119~~	~~Carya glabra~~	~~Pignut Hickory~~	~~10~~	~~FAIR~~		1 Decid Tree	
~~120~~	~~Carya glabra~~	~~Pignut Hickory~~	~~14~~	~~FAIR~~		3 Decid Trees	
~~121~~	~~Quercus rubra~~	~~Red Oak~~	~~16~~	~~FAIR~~		16 Decid Trees	Landmark
~~122~~	~~Quercus rubra~~	~~Red Oak~~	~~11~~	~~FAIR~~		1 Decid Tree	
~~123~~	~~Carya glabra~~	~~Pignut Hickory~~	~~13~~	~~FAIR~~	TWIN	3 Decid Trees	
~~124~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~11~~	~~FAIR~~		1 Decid Tree	
~~125~~	~~Quercus rubra~~	~~Red Oak~~	~~9~~	~~FAIR~~		1 Decid Tree	
~~126~~	~~Carya glabra~~	~~Pignut Hickory~~	~~9~~	~~FAIR~~		1 Decid Tree	
~~127~~	~~Tilia americana~~	~~Basswood~~	~~12~~	~~FAIR~~	TWIN	1 Decid Tree	
~~128~~	~~Juglans nigra~~	~~Black Walnut~~	~~14~~	~~FAIR~~		3 Decid Trees	
~~129~~	~~Juglans nigra~~	~~Black Walnut~~	~~10~~	~~FAIR~~		1 Decid Tree	
~~130~~	~~Tilia americana~~	~~Basswood~~	~~12~~	~~FAIR~~		1 Decid Tree	
~~131~~	~~Tilia americana~~	~~Basswood~~	~~12~~	~~FAIR~~	TWIN	1 Decid Tree	
~~132~~	~~Tilia americana~~	~~Basswood~~	~~8~~	~~FAIR~~		1 Decid Tree	
~~133~~	~~Tilia americana~~	~~Basswood~~	~~16~~	~~FAIR~~		3 Decid Trees	
~~134~~	~~Juglans nigra~~	~~Black Walnut~~	~~10~~	~~FAIR~~		1 Decid Tree	
~~135~~	~~Tilia americana~~	~~Basswood~~	~~10~~	~~FAIR~~		1 Decid Tree	
~~136~~	~~Carya glabra~~	~~Pignut Hickory~~	~~11~~	~~FAIR~~		1 Decid Tree	
~~137~~	~~Tilia americana~~	~~Basswood~~	~~10~~	~~FAIR~~		1 Decid Tree	
~~138~~	~~Quercus rubra~~	~~Red Oak~~	~~19~~	~~FAIR~~		19 Decid Trees	Landmark
~~139~~	~~Juglans nigra~~	~~Black Walnut~~	~~14~~	~~FAIR~~		3 Decid Trees	
~~140~~	~~Quercus rubra~~	~~Red Oak~~	~~16~~	~~FAIR~~		16 Decid Trees	Landmark
~~141~~	~~Quercus rubra~~	~~Red Oak~~	~~9~~	~~FAIR~~		1 Decid Tree	
~~142~~	~~Quercus rubra~~	~~Red Oak~~	~~15~~	~~FAIR~~		3 Decid Trees	
~~143~~	~~Tilia americana~~	~~Basswood~~	~~10~~	~~FAIR~~	TRIPLE	1 Decid Tree	
144	Juglans nigra	Black Walnut	12	POOR		Outside LOD/property, not included in calcs	
145	Ulmus pumila	Siberian Elm	9	FAIR		Outside LOD/property, not included in calcs	
~~146~~	~~Carya glabra~~	~~Pignut Hickory~~	~~13~~	~~FAIR~~		3 Decid Trees	
~~147~~	~~Quercus rubra~~	~~Red Oak~~	~~36~~	~~FAIR~~		36 Decid Trees	Landmark
148	Tilia americana	Basswood	12	FAIR		Outside LOD/property, not included in calcs	
149	Carya glabra	Pignut Hickory	15	FAIR		Outside LOD/property, not included in calcs	
150	Ulmus americana	American Elm	8	POOR		Outside LOD/property, not included in calcs	
~~151~~	~~Tilia americana~~	~~Basswood~~	~~16~~	~~FAIR~~		3 Decid Trees	
~~152~~	~~Juglans nigra~~	~~Black Walnut~~	~~11~~	~~FAIR~~	TWIN	1 Decid Tree	
~~153~~	~~Tilia americana~~	~~Basswood~~	~~11~~	~~FAIR~~	TWIN	1 Decid Tree	
~~154~~	~~Quercus alba~~	~~White Oak~~	~~21~~	~~POOR~~		Exempt	Landmark
~~155~~	~~Quercus alba~~	~~White Oak~~	~~14~~	~~FAIR~~	TWIN	3 Decid Trees	
~~156~~	~~Quercus rubra~~	~~Red Oak~~	~~16~~	~~FAIR~~		16 Decid Trees	Landmark
~~157~~	~~Tilia americana~~	~~Basswood~~	~~15~~	~~FAIR~~		3 Decid Trees	
~~158~~	~~Carya glabra~~	~~Pignut Hickory~~	~~12~~	~~FAIR~~		1 Decid Tree	
~~159~~	~~Juglans nigra~~	~~Black Walnut~~	~~14~~	~~FAIR~~		3 Decid Trees	
~~160~~	~~Quercus alba~~	~~White Oak~~	~~12~~	~~FAIR~~		1 Decid Tree	
~~161~~	~~Carya glabra~~	~~Pignut Hickory~~	~~8~~	~~FAIR~~		1 Decid Tree	
~~162~~	~~Tilia americana~~	~~Basswood~~	~~12~~	~~FAIR~~		1 Decid Tree	
~~163~~	~~Quercus rubra~~	~~Red Oak~~	~~16~~	~~FAIR~~	TWIN	16 Decid Trees	Landmark
~~164~~	~~Quercus rubra~~	~~Red Oak~~	~~14~~	~~FAIR~~		3 Decid Trees	
~~165~~	~~Quercus rubra~~	~~Red Oak~~	~~14~~	~~FAIR~~		3 Decid Trees	
~~166~~	~~Quercus rubra~~	~~Red Oak~~	~~16~~	~~FAIR~~	TRIPLE	16 Decid Trees	Landmark
~~167~~	~~Quercus alba~~	~~White Oak~~	~~11~~	~~FAIR~~		1 Decid Tree	
~~168~~	~~Quercus alba~~	~~White Oak~~	~~13~~	~~FAIR~~		3 Decid Trees	
~~169~~	~~Quercus alba~~	~~White Oak~~	~~15~~	~~FAIR~~		3 Decid Trees	
~~170~~	~~Quercus rubra~~	~~Red Oak~~	~~16~~	~~FAIR~~		16 Decid Trees	Landmark
~~171~~	~~Quercus alba~~	~~White Oak~~	~~8~~	~~FAIR~~		1 Decid Tree	
~~172~~	~~Carya glabra~~	~~Pignut Hickory~~	~~13~~	~~FAIR~~		3 Decid Trees	
~~173~~	~~Carya glabra~~	~~Pignut Hickory~~	~~12~~	~~FAIR~~		1 Decid Tree	
~~174~~	~~Quercus alba~~	~~White Oak~~	~~14~~	~~FAIR~~	TWIN	3 Decid Trees	
~~175~~	~~Ulmus americana~~	~~American Elm~~	~~8~~	~~POOR~~		Exempt	
~~176~~	~~Carya glabra~~	~~Pignut Hickory~~	~~8~~	~~FAIR~~		1 Decid Tree	
~~177~~	~~Quercus rubra~~	~~Red Oak~~	~~13~~	~~FAIR~~		3 Decid Trees	
~~178~~	~~Carya glabra~~	~~Pignut Hickory~~	~~11~~	~~FAIR~~		1 Decid Tree	
~~179~~	~~Quercus rubra~~	~~Red Oak~~	~~18~~	~~FAIR~~		18 Decid Trees	Landmark
~~180~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~12~~	~~FAIR~~	TRIPLE	1 Decid Tree	
~~181~~	~~Carya glabra~~	~~Pignut Hickory~~	~~12~~	~~FAIR~~		1 Decid Tree	
~~182~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~8~~	~~FAIR~~		1 Decid Tree	
~~183~~	~~Carya glabra~~	~~Pignut Hickory~~	~~12~~	~~FAIR~~		1 Decid Tree	
~~184~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~9~~	~~FAIR~~		1 Decid Tree	
~~185~~	~~Quercus rubra~~	~~Red Oak~~	~~8~~	~~FAIR~~		1 Decid Tree	
~~186~~	~~Quercus alba~~	~~White Oak~~	~~35~~	~~POOR~~		Exempt	Landmark
~~187~~	~~Carya glabra~~	~~Pignut Hickory~~	~~8~~	~~FAIR~~		1 Decid Tree	
~~188~~	~~Quercus alba~~	~~White Oak~~	~~15~~	~~FAIR~~		3 Decid Trees	
~~189~~	~~Quercus rubra~~	~~Red Oak~~	~~16~~	~~FAIR~~		16 Decid Trees	Landmark
~~190~~	~~Quercus rubra~~	~~Red Oak~~	~~18~~	~~FAIR~~		18 Decid Trees	Landmark
~~191~~	~~Quercus rubra~~	~~Red Oak~~	~~14~~	~~FAIR~~		3 Decid Trees	
~~192~~	~~Carya glabra~~	~~Pignut Hickory~~	~~12~~	~~FAIR~~		1 Decid Tree	
~~193~~	~~Juglans nigra~~	~~Black Walnut~~	~~19~~	~~FAIR~~		19 Decid Trees	Landmark
~~194~~	~~Carya glabra~~	~~Pignut Hickory~~	~~17~~	~~FAIR~~		17 Decid Trees	Landmark
195	Populus deltoides	Cottonwood	26	FAIR		Outside LOD/property, not included in calcs	Landmark
196	Quercus rubra	Red Oak	11	FAIR		Outside LOD/property, not included in calcs	
~~197~~	~~Quercus alba~~	~~White Oak~~	~~25~~	~~POOR~~		Exempt	Landmark
~~198~~	~~Tilia americana~~	~~Basswood~~	~~15.118~~	~~FAIR~~		1 Decid Tree	
~~199~~	~~Tilia americana~~	~~Basswood~~	~~15.155~~	~~FAIR~~		1 Decid Tree	
~~200~~	~~Tilia americana~~	~~Basswood~~	~~15.193~~	~~FAIR~~		1 Decid Tree	

~~201~~	~~Quercus alba~~	~~White Oak~~	~~28~~	~~FAIR~~	TWIN	28 Decid Trees	Landmark
202	Acer saccharum	Sugar Maple	12	FAIR		Outside LOD/property, not included in calcs	
203	Quercus alba	White Oak	12	FAIR			
~~204~~	~~Quercus alba~~	~~White Oak~~	~~12~~	~~FAIR~~		1 Decid Tree	
~~205~~	~~Quercus rubra~~	~~Red Oak~~	~~15~~	~~FAIR~~	TWIN	3 Decid Trees	
~~206~~	~~Carya glabra~~	~~Pignut Hickory~~	~~12~~	~~FAIR~~		1 Decid Tree	
~~207~~	~~Quercus alba~~	~~White Oak~~	~~10~~	~~FAIR~~		1 Decid Tree	
~~208~~	~~Quercus rubra~~	~~Red Oak~~	~~13~~	~~FAIR~~	TWIN	3 Decid Trees	
~~209~~	~~Juglans nigra~~	~~Black Walnut~~	~~9~~	~~FAIR~~		1 Decid Tree	
~~210~~	~~Tilia americana~~	~~Basswood~~	~~21~~	~~FAIR~~	CLUSTER	6 Decid Trees	
~~211~~	~~Tilia americana~~	~~Basswood~~	~~11~~	~~FAIR~~		1 Decid Tree	
~~212~~	~~Acer saccharinum~~	~~Silver Maple~~	~~13~~	~~FAIR~~		Exempt	
213	Prunus serotina	Black Cherry	11	POOR			
~~214~~	~~Carya glabra~~	~~Pignut Hickory~~	~~10~~	~~FAIR~~		1 Decid Tree	
~~215~~	~~Carya glabra~~	~~Pignut Hickory~~	~~22~~	~~GOOD~~		22 Decid Trees	Landmark
~~216~~	~~Ulmus americana~~	~~American Elm~~	~~8~~	~~FAIR~~		1 Decid Tree	
217	Juglans nigra	Black Walnut	11	FAIR		Outside LOD/property, not included in calcs	
~~218~~	~~Prunus serotina~~	~~Black Cherry~~	~~9~~	~~POOR~~	TWIN	Exempt	
219	Populus tremuloides	Quaking Aspen	17	FAIR		Outside LOD/property, not included in calcs	
220	Juglans nigra	Black Walnut	8	FAIR		Outside LOD/property, not included in calcs	
~~221~~	~~Carya glabra~~	~~Pignut Hickory~~	~~11~~	~~FAIR~~		1 Decid Tree	
~~222~~	~~Carya glabra~~	~~Pignut Hickory~~	~~14~~	~~FAIR~~		3 Decid Trees	
223	Carya ovata	Shagbark Hickory	13	FAIR			
224	Carya ovata	Shagbark Hickory	20	FAIR			
225	Prunus serotina	Black Cherry	10	POOR			
226	Ulmus pumila	Siberian Elm	8	FAIR			
~~227~~	~~Juglans nigra~~	~~Black Walnut~~	~~11~~	~~FAIR~~		1 Decid Tree	
~~228~~	~~Juglans nigra~~	~~Black Walnut~~	~~14~~	~~FAIR~~		3 Decid Trees	
229	Populus tremuloides	Quaking Aspen	14	FAIR		Outside LOD/property, not included in calcs	
230	Populus tremuloides	Quaking Aspen	15	FAIR		Outside LOD/property, not included in calcs	
~~231~~	~~Juglans nigra~~	~~Black Walnut~~	~~10~~	~~FAIR~~		1 Decid Tree	
232	Juglans nigra	Black Walnut	9	FAIR			
233	Ulmus americana	American Elm	10	FAIR			
234	Carya glabra	Pignut Hickory	18	FAIR			Landmark
235	Tilia americana	Basswood	9	FAIR	TWIN		
~~236~~	~~Tilia americana~~	~~Basswood~~	~~16~~	~~FAIR~~		3 Decid Trees	
~~237~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~14~~	~~FAIR~~	TWIN	3 Decid Trees	
~~238~~	~~Quercus rubra~~	~~Red Oak~~	~~19~~	~~FAIR~~	TRIPLE	19 Decid Trees	Landmark
~~239~~	~~Acer saccharinum~~	~~Silver Maple~~	~~11~~	~~FAIR~~		Exempt	
~~240~~	~~Quercus rubra~~	~~Red Oak~~	~~13~~	~~FAIR~~		3 Decid Trees	
241	Ulmus americana	American Elm	8	FAIR			
242	Carya glabra	Pignut Hickory	10	FAIR			
243	Quercus rubra	Red Oak	25	FAIR			Landmark
244	Quercus rubra	Red Oak	12	FAIR	TWIN		
245	Carya glabra	Pignut Hickory	16	FAIR			Landmark
~~246~~	~~Tilia americana~~	~~Basswood~~	~~15~~	~~FAIR~~		3 Decid Trees	
~~247~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~8~~	~~FAIR~~		1 Decid Tree	
~~248~~	~~Tilia americana~~	~~Basswood~~	~~16~~	~~FAIR~~		3 Decid Trees	
~~249~~	~~Carya glabra~~	~~Pignut Hickory~~	~~21~~	~~FAIR~~		21 Decid Trees	Landmark
~~250~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~8~~	~~FAIR~~		1 Decid Tree	
~~251~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~8~~	~~FAIR~~		1 Decid Tree	
~~252~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~12~~	~~FAIR~~		1 Decid Tree	
~~253~~	~~Carya glabra~~	~~Pignut Hickory~~	~~28~~	~~FAIR~~		28 Decid Trees	Landmark
~~254~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~9~~	~~FAIR~~		1 Decid Tree	
~~255~~	~~Carya glabra~~	~~Pignut Hickory~~	~~13~~	~~FAIR~~		3 Decid Trees	
~~256~~	~~Tilia americana~~	~~Basswood~~	~~12~~	~~FAIR~~	TWIN	1 Decid Tree	
~~257~~	~~Tilia americana~~	~~Basswood~~	~~13~~	~~FAIR~~		3 Decid Trees	
~~258~~	~~Carya glabra~~	~~Pignut Hickory~~	~~18~~	~~GOOD~~		18 Decid Trees	Landmark
~~259~~	~~Carya glabra~~	~~Pignut Hickory~~	~~12~~	~~FAIR~~		1 Decid Tree	
~~260~~	~~Quercus rubra~~	~~Red Oak~~	~~9~~	~~FAIR~~		1 Decid Tree	
261	Carya glabra	Pignut Hickory	22	GOOD			Landmark
~~262~~	~~Quercus rubra~~	~~Red Oak~~	~~16~~	~~FAIR~~		16 Decid Trees	Landmark
~~263~~	~~Acer saccharinum~~	~~Silver Maple~~	~~8~~	~~POOR~~		Exempt	
~~264~~	~~Quercus rubra~~	~~Red Oak~~	~~9~~	~~FAIR~~		1 Decid Tree	
~~265~~	~~Carya glabra~~	~~Pignut Hickory~~	~~13~~	~~FAIR~~		3 Decid Trees	
~~266~~	~~Robinia pseudoacacia~~	~~Black Locust~~	~~10~~	~~FAIR~~		1 Decid Tree	
~~267~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~8~~	~~FAIR~~		1 Decid Tree	
~~268~~	~~Carya glabra~~	~~Pignut Hickory~~	~~16~~	~~FAIR~~		16 Decid Trees	Landmark
~~269~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~11~~	~~FAIR~~		1 Decid Tree	
~~270~~	~~Carya glabra~~	~~Pignut Hickory~~	~~8~~	~~POOR~~		Exempt	
~~271~~

~~301~~	~~Carya glabra~~	~~Pignut Hickory~~	~~11~~	~~FAIR~~		1 Decid Tree	
~~302~~	~~Carya glabra~~	~~Pignut Hickory~~	~~10~~	~~POOR~~		Exempt	
~~303~~	~~Carya glabra~~	~~Pignut Hickory~~	~~19~~	~~FAIR~~		19 Decid Trees	Landmark
~~304~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~9~~	~~FAIR~~		1 Decid Tree	
~~305~~	~~Carya glabra~~	~~Pignut Hickory~~	~~11~~	~~FAIR~~		1 Decid Tree	
~~306~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~10~~	~~FAIR~~	TWIN	1 Decid Tree	
~~307~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~8~~	~~FAIR~~		1 Decid Tree	
~~308~~	~~Carya glabra~~	~~Pignut Hickory~~	~~10~~	~~FAIR~~		1 Decid Tree	
~~309~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~11~~	~~FAIR~~	TWIN	1 Decid Tree	
~~310~~	~~Tilia americana~~	~~Basswood~~	~~12~~	~~FAIR~~		1 Decid Tree	
~~311~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~10~~	~~FAIR~~		1 Decid Tree	
~~312~~	~~Carya glabra~~	~~Pignut Hickory~~	~~8~~	~~FAIR~~		1 Decid Tree	
~~313~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~16~~	~~FAIR~~		3 Decid Trees	
~~314~~	~~Quercus rubra~~	~~Red Oak~~	~~14~~	~~FAIR~~		3 Decid Trees	
~~315~~	~~Carya glabra~~	~~Pignut Hickory~~	~~17~~	~~FAIR~~		17 Decid Trees	Landmark
~~316~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~11~~	~~FAIR~~		1 Decid Tree	
~~317~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~12~~	~~FAIR~~		1 Decid Tree	
~~318~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~8~~	~~FAIR~~		1 Decid Tree	
~~319~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~12~~	~~FAIR~~		1 Decid Tree	
~~320~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~13~~	~~FAIR~~		3 Decid Trees	
~~321~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~13~~	~~FAIR~~		3 Decid Trees	
~~322~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~16~~	~~FAIR~~		3 Decid Trees	
~~323~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~15~~	~~FAIR~~		3 Decid Trees	
~~324~~	~~Carya glabra~~	~~Pignut Hickory~~	~~16~~	~~FAIR~~		16 Decid Trees	Landmark
~~325~~	~~Quercus rubra~~	~~Red Oak~~	~~8~~	~~FAIR~~	TWIN	1 Decid Tree	
~~326~~	~~Carya glabra~~	~~Pignut Hickory~~	~~12~~	~~FAIR~~		1 Decid Tree	
~~327~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~10~~	~~FAIR~~		1 Decid Tree	
~~328~~	~~Carya glabra~~	~~Pignut Hickory~~	~~21~~	~~FAIR~~		21 Decid Trees	Landmark
~~329~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~9~~	~~POOR~~		Exempt	
~~330~~	~~Carya glabra~~	~~Pignut Hickory~~	~~12~~	~~FAIR~~		3 Decid Trees	
~~331~~	~~Carya glabra~~	~~Pignut Hickory~~	~~15~~	~~FAIR~~		3 Decid Trees	
~~332~~	~~Carya glabra~~	~~Pignut Hickory~~	~~14~~	~~FAIR~~		3 Decid Trees	
~~333~~	~~Carya glabra~~	~~Pignut Hickory~~	~~15~~	~~FAIR~~		3 Decid Trees	
~~334~~	~~Carya glabra~~	~~Pignut Hickory~~	~~13~~	~~FAIR~~		3 Decid Trees	
~~335~~	~~Carya glabra~~	~~Pignut Hickory~~	~~16~~	~~FAIR~~		16 Decid Trees	Landmark
~~336~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~9~~	~~FAIR~~	TWIN	1 Decid Tree	
~~337~~	~~Quercus rubra~~	~~Red Oak~~	~~9~~	~~FAIR~~		1 Decid Tree	
~~338~~	~~Carya glabra~~	~~Pignut Hickory~~	~~15~~	~~FAIR~~		3 Decid Trees	
339	Quercus macrocarpa	Bur Oak	21	FAIR			Landmark
340	Carya ovata	Shagbark Hickory	17	FAIR			
341	Quercus rubra	Red Oak	7	FAIR			
342	Carya ovata	Shagbark Hickory	14	FAIR			
~~343~~	~~Carya glabra~~	~~Pignut Hickory~~	~~14~~	~~FAIR~~		3 Decid Trees	
344	Carya ovata	Shagbark Hickory	6	FAIR			
345	Quercus macrocarpa	Bur Oak	8	FAIR			
346	Robinia pseudoacacia	Black Locust	10	FAIR			
347	Quercus macrocarpa	Bur Oak	12	FAIR			
348	Carya glabra	Pignut Hickory	8	FAIR			
349	Quercus macrocarpa	Bur Oak	16	FAIR			Landmark
350	Quercus macrocarpa	Bur Oak	14	FAIR			
351	Quercus rubra	Red Oak	12	FAIR			
352	Robinia pseudoacacia	Black Locust	8	FAIR			
353	Quercus macrocarpa	Bur Oak	11	FAIR			
354	Quercus macrocarpa	Bur Oak	11	FAIR			
355	Quercus macrocarpa	Bur Oak	11	FAIR			
356	Acer saccharinum	Silver Maple	12	FAIR			
357	Carya glabra	Pignut Hickory	13	FAIR			
358	Quercus macrocarpa	Bur Oak	7	FAIR			
~~359~~	~~Quercus rubra~~	~~Red Oak~~	~~13~~	~~FAIR~~		3 Decid Trees	
~~360~~	~~Quercus rubra~~	~~Red Oak~~	~~10~~	~~FAIR~~		1 Decid Tree	
~~361~~	~~Carya glabra~~	~~Pignut Hickory~~	~~12~~	~~FAIR~~		1 Decid Tree	
~~362~~	~~Carya glabra~~	~~Pignut Hickory~~	~~12~~	~~FAIR~~		1 Decid Tree	
~~363~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~11~~	~~FAIR~~		1 Decid Tree	
~~364~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~12~~	~~FAIR~~		1 Decid Tree	
~~365~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~14~~	~~FAIR~~		3 Decid Trees	
~~366~~	~~Carya glabra~~	~~Pignut Hickory~~	~~11~~	~~FAIR~~	TWIN	1 Decid Tree	
~~367~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~12~~	~~FAIR~~		1 Decid Tree	
~~368~~	~~Quercus rubra~~	~~Red Oak~~	~~12~~	~~FAIR~~	TRIPLE	1 Decid Tree	
~~369~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~16~~	~~FAIR~~		3 Decid Trees	
370	Tilia americana	Basswood	13	FAIR			
~~371~~	~~Quercus rubra~~	~~Red Oak~~	~~20~~	~~FAIR~~		20 Decid Trees	Landmark
~~372~~	~~Carya glabra~~	~~Pignut Hickory~~	~~13~~	~~FAIR~~		3 Decid Trees	
~~373~~	~~Carya glabra~~	~~Pignut Hickory~~	~~14~~	~~FAIR~~		3 Decid Trees	
~~374~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~10~~	~~FAIR~~		1 Decid Tree	
~~375~~	~~Robinia pseudoacacia~~	~~Black Locust~~	~~14~~	~~FAIR~~	TWIN	3 Decid Trees	
~~376~~	~~Carya glabra~~	~~Pignut Hickory~~	~~11~~	~~FAIR~~		1 Decid Tree	
~~377~~	~~Tilia americana~~	~~Basswood~~	~~12~~	~~FAIR~~	TWIN	1 Decid Tree	
~~378~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~9~~	~~FAIR~~		1 Decid Tree	
~~379~~	~~Carya glabra~~	~~Pignut Hickory~~	~~13~~	~~FAIR~~	TWIN	3 Decid Trees	
~~380~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~15~~	~~FAIR~~		3 Decid Trees	
~~381~~	~~Tilia americana~~	~~Basswood~~	~~9~~	~~POOR~~		Exempt	
~~382~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~18~~	~~FAIR~~		3 Decid Trees	
~~383~~	~~Carya glabra~~	~~Pignut Hickory~~	~~11~~	~~FAIR~~		1 Decid Tree	
~~384~~	~~Carya glabra~~	~~Pignut Hickory~~	~~12~~	~~FAIR~~		1 Decid Tree	
~~385~~	~~Carya glabra~~	~~Pignut Hickory~~	~~15~~	~~FAIR~~		3 Decid Trees	
~~386~~	~~Carya glabra~~	~~Pignut Hickory~~	~~18~~	~~FAIR~~	TWIN	18 Decid Trees	Landmark
~~387~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~12~~	~~FAIR~~	TWIN	1 Decid Tree	
~~388~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~12~~	~~POOR~~		Exempt	
~~389~~	~~Quercus rubra~~	~~Red Oak~~	~~17~~	~~FAIR~~		17 Decid Trees	Landmark
~~390~~	~~Quercus rubra~~	~~Red Oak~~	~~17~~	~~FAIR~~	TWIN	17 Decid Trees	Landmark
~~391~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~12~~	~~FAIR~~		1 Decid Tree	
~~392~~	~~Carya glabra~~	~~Pignut Hickory~~	~~8~~	~~FAIR~~		1 Decid Tree	
~~393~~	~~Carya glabra~~	~~Pignut Hickory~~	~~14~~	~~FAIR~~		3 Decid Trees	
~~394~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~14~~	~~FAIR~~		3 Decid Trees	
~~395~~	~~Robinia pseudoacacia~~	~~Black Locust~~	~~12~~	~~FAIR~~		1 Decid Tree	
~~396~~	~~Robinia pseudoacacia~~	~~Black Locust~~	~~11~~	~~FAIR~~		1 Decid Tree	
~~397~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~13~~	~~FAIR~~		3 Decid Trees	
~~398~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~8~~	~~FAIR~~		1 Decid Tree	
~~399~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~15~~	~~FAIR~~		3 Decid Trees	
~~400~~	~~Carya glabra~~	~~Pignut Hickory~~	~~15~~	~~FAIR~~		3 Decid Trees	

~~401~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~12~~	~~FAIR~~		1 Decid Tree	
~~402~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~12~~	~~FAIR~~		1 Decid Tree	
~~403~~	~~Tilia americana~~	~~Basswood~~	~~15~~	~~FAIR~~		3 Decid Trees	
~~404~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~17~~	~~FAIR~~		6 Decid Trees	
~~405~~	~~Carya glabra~~	~~Pignut Hickory~~	~~19~~	~~FAIR~~	TWIN	19 Decid Trees	Landmark
~~406~~	~~Carya glabra~~	~~Pignut Hickory~~	~~13~~	~~FAIR~~	TWIN	3 Decid Trees	
~~407~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~11~~	~~FAIR~~		1 Decid Tree	
~~408~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~11~~	~~FAIR~~		1 Decid Tree	
~~409~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~9~~	~~FAIR~~		1 Decid Tree	
~~410~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~13~~	~~FAIR~~		3 Decid Trees	
~~411~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~14~~	~~FAIR~~		3 Decid Trees	
~~412~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~14~~	~~FAIR~~		3 Decid Trees	
~~413~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~13~~	~~FAIR~~		3 Decid Trees	
~~414~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~11~~	~~FAIR~~		1 Decid Tree	
~~415~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~11~~	~~FAIR~~		1 Decid Tree	
~~416~~	~~Carya glabra~~	~~Pignut Hickory~~	~~11~~	~~FAIR~~		1 Decid Tree	
~~417~~	~~Tilia americana~~	~~Basswood~~	~~11~~	~~FAIR~~		1 Decid Tree	
~~418~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~11~~	~~FAIR~~		1 Decid Tree	
~~419~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~14~~	~~FAIR~~		3 Decid Trees	
~~420~~	~~Carya glabra~~	~~Pignut Hickory~~	~~10~~	~~FAIR~~	TWIN	1 Decid Tree	
~~421~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~15~~	~~FAIR~~	TWIN	3 Decid Trees	
422	Carya ovata	Shagbark Hickory	16	FAIR			
423	Carya glabra	Pignut Hickory	16	FAIR	TWIN		Landmark
424	Carya ovata	Shagbark Hickory	13	FAIR			
425	Acer saccharinum	Silver Maple	13	FAIR			
426	Carya glabra	Pignut Hickory	12	FAIR			
427	Quercus alba	White Oak	14	FAIR			
428	Quercus rubra	Red Oak	15	FAIR			
429	Carya glabra	Pignut Hickory	13	FAIR			
430	Quercus alba	White Oak	10	FAIR	TWIN		
431	Carya glabra	Pignut Hickory	17	FAIR			Landmark
432	Carya glabra	Pignut Hickory	7	FAIR			
433	Carya ovata	Shagbark Hickory	7	FAIR			
434	Carya ovata	Shagbark Hickory	8	FAIR			
435	Quercus macrocarpa	Bur Oak	8	FAIR			
436	Quercus macrocarpa	Bur Oak	10	FAIR			
437	Quercus macrocarpa	Bur Oak	10	FAIR			
438	Tilia americana	Basswood	11	FAIR			
439	Acer saccharinum	Silver Maple	16	POOR			Landmark
440	Carya ovata	Shagbark Hickory	10	FAIR			
441	Carya ovata	Shagbark Hickory	14	FAIR			
442	Carya ovata	Shagbark Hickory	9	FAIR			
443	Carya glabra	Pignut Hickory	15	FAIR			
444	Carya glabra	Pignut Hickory	11	FAIR			
445	Carya glabra	Pignut Hickory	8	FAIR			
446	Quercus rubra	Red Oak	12	FAIR			
447	Quercus rubra	Red Oak	11	FAIR			
448	Quercus rubra	Red Oak	12	FAIR			
449	Carya ovata	Shagbark Hickory	15	FAIR			
450	Quercus rubra	Red Oak	7	POOR			
451	Quercus rubra	Red Oak	7	FAIR			
452	Carya ovata	Shagbark Hickory	6	FAIR			
453	Tilia americana	Basswood	7	POOR			
454	Quercus rubra	Red Oak	12	FAIR			
455	Carya ovata	Shagbark Hickory	6	FAIR			
456	Quercus alba	White Oak	17	FAIR			Landmark
457	Quercus rubra	Red Oak	7	FAIR			
458	Quercus rubra	Red Oak	12	FAIR			
459	Acer saccharinum	Silver Maple	11	FAIR			
460	Tilia americana	Basswood	11	FAIR			
461	Quercus rubra	Red Oak	9	FAIR			
462	Quercus macrocarpa	Bur Oak	16	FAIR			Landmark
463	Carya glabra	Pignut Hickory	7	FAIR			
464	Carya glabra	Pignut Hickory	11	FAIR			
465	Quercus rubra	Red Oak	9	FAIR			
466	Quercus rubra	Red Oak	11	FAIR			
467	Carya ovata	Shagbark Hickory	12	FAIR			
468	Carya ovata	Shagbark Hickory	24	FAIR			Landmark
469	Quercus macrocarpa	Bur Oak	18	FAIR			Landmark
~~470~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~14~~	~~FAIR~~		3 Decid Trees	
~~471~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~13~~	~~FAIR~~		3 Decid Trees	
~~472~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~8~~	~~FAIR~~		1 Decid Tree	
~~473~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~16~~	~~FAIR~~		3 Decid Trees	
~~474~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~12~~	~~FAIR~~		1 Decid Tree	
~~475~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~14~~	~~POOR~~		Exempt	
~~476~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~8~~	~~FAIR~~		1 Decid Tree	
~~477~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~15~~	~~FAIR~~		3 Decid Trees	
~~478~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~8~~	~~FAIR~~		1 Decid Tree	
~~479~~	~~Carya glabra~~	~~Pignut Hickory~~	~~12~~	~~FAIR~~		1 Decid Tree	
~~480~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~11~~	~~FAIR~~		1 Decid Tree	
~~481~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~14~~	~~FAIR~~		3 Decid Trees	
~~482~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~11~~	~~FAIR~~		1 Decid Tree	
~~483~~	~~Tilia americana~~	~~Basswood~~	~~9~~	~~FAIR~~		1 Decid Tree	
~~484~~	~~Carya glabra~~	~~Pignut Hickory~~	~~19~~	~~FAIR~~		19 Decid Trees	Landmark
485	Carya glabra	Pignut Hickory	8	FAIR			
486	Tilia americana	Basswood	8	FAIR			
487	Quercus alba	White Oak	13	POOR	TWIN		
488	Tilia americana	Basswood	8	FAIR			
489	Carya ovata	Shagbark Hickory	15	FAIR			
490	Acer Rubrum	Red Maple	10	FAIR			
491	Quercus macrocarpa	Bur Oak	10	FAIR			
492	Quercus macrocarpa	Bur Oak	10	FAIR			
493	Carya ovata	Shagbark Hickory	17	FAIR			
494	Carya ovata	Shagbark Hickory	10	FAIR			
495	Carya ovata	Shagbark Hickory	9	FAIR			
496	Carya ovata	Shagbark Hickory	11	FAIR			
497	Carya ovata	Shagbark Hickory	10	FAIR			
498	Carya ovata	Shagbark Hickory	10	FAIR			
499	Ulmus americana	American Elm	8	FAIR			
500	Carya ovata	Shagbark Hickory	13	POOR	TWIN		

501	Populus deltoides	Cottonwood	25	FAIR			Landmark
503	Tilia americana	Basswood	14	FAIR			
504	Populus deltoides	Cottonwood	11	FAIR			
505	Populus deltoides	Cottonwood	18	FAIR			
506	Populus deltoides	Cottonwood	16	FAIR	TWIN		
507	Populus deltoides	Cottonwood	15	FAIR			
508	Populus deltoides	Cottonwood	26	FAIR			Landmark
~~509~~	~~Populus deltoides~~	~~Cottonwood~~	~~23~~	~~FAIR~~		Exempt	
510	Populus deltoides	Cottonwood	10	FAIR			
511	Populus deltoides	Cottonwood	13	FAIR			
512	Populus deltoides	Cottonwood	14	FAIR			
513	Populus deltoides	Cottonwood	20	FAIR			
514	Ulmus americana	American Elm	11	FAIR			
515	Populus deltoides	Cottonwood	32	FAIR	TRIPLE		Landmark
516	Juglans nigra	Black Walnut	12	FAIR			
517	Juglans nigra	Black Walnut	13	FAIR			
518	Populus tremuloides	Quaking Aspen	13	FAIR			
519	Populus tremuloides	Quaking Aspen	12	FAIR			
520	Acer saccharum	Sugar Maple	10	FAIR			
521	Populus deltoides	Cottonwood	15	FAIR			
522	Populus deltoides	Cottonwood	17	FAIR			
523	Populus deltoides	Cottonwood	10	FAIR			
524	Populus deltoides	Cottonwood	18	FAIR			
525	Ulmus americana	American Elm	11	FAIR			
526	Populus deltoides	Cottonwood	17	FAIR			
527	Populus deltoides	Cottonwood	10	FAIR			
528	Populus deltoides	Cottonwood	18	FAIR			
529	Populus deltoides	Cottonwood	25	FAIR			Landmark
530	Populus deltoides	Cottonwood	11	FAIR			
531	Populus deltoides	Cottonwood	25	FAIR			Landmark
532	Juglans nigra	Black Walnut	21	FAIR			Landmark
533	Juglans nigra	Black Walnut	13	FAIR			
534	Ulmus pumila	Siberian Elm	8	FAIR			
535	Juglans nigra	Black Walnut	19	FAIR			Landmark
536	Acer negundo	Box Elder	15	POOR			
537	Juglans nigra	Black Walnut	8	FAIR			
538	Juglans nigra	Black Walnut	10	FAIR			
539	Juglans nigra	Black Walnut	12	FAIR			
~~540~~	~~Populus tremuloides~~	~~Quaking Aspen~~	~~13~~	~~FAIR~~		3 Decid Trees	
~~541~~	~~Populus tremuloides~~	~~Quaking Aspen~~	~~16~~	~~FAIR~~		3 Decid Trees	
~~542~~	~~Populus tremuloides~~	~~Quaking Aspen~~	~~12~~	~~FAIR~~		1 Decid Tree	
~~543~~	~~Populus tremuloides~~	~~Quaking Aspen~~	~~10~~	POOR		Exempt	
544	Populus tremuloides	Quaking Aspen	17	FAIR			
545	Populus tremuloides	Quaking Aspen	13	FAIR			
546	Populus tremuloides	Quaking Aspen	13	FAIR			
547	Populus tremuloides	Quaking Aspen	18	FAIR			
548	Populus tremuloides	Quaking Aspen	18	FAIR			
549	Populus tremuloides	Quaking Aspen	17	FAIR			
550	Populus tremuloides	Quaking Aspen	17	FAIR			
551	Juglans nigra	Black Walnut	16	FAIR			
552	Ulmus americana	American Elm	8	FAIR			
553	Populus deltoides	Cottonwood	34	FAIR			Landmark
554	Prunus serotina	Black Cherry	11	POOR	TWIN		
555	Populus tremuloides	Quaking Aspen	17	FAIR			
556	Ulmus americana	American Elm	15	FAIR			
557	Juglans nigra	Black Walnut	18	FAIR			Landmark
558	Celtis occidentalis	Northern Hackberry	14	FAIR			
559	Juglans nigra	Black Walnut	10	FAIR			
560	Populus deltoides	Cottonwood	15	FAIR	TWIN		
561	Juglans nigra	Black Walnut	8	FAIR			
562	Carya cordiformis	Bitternut Hickory	10	POOR			
563	Carya cordiformis	Bitternut Hickory	10	FAIR			
564	Juglans nigra	Black Walnut	10	FAIR			
565	Acer negundo	Box Elder	16	POOR	TWIN		
566	Populus deltoides	Cottonwood	19	FAIR	TWIN		
567	Acer negundo	Box Elder	10	POOR			
568	Acer negundo	Box Elder	12	POOR			
569	Carya cordiformis	Bitternut Hickory	11	POOR			
570	Carya cordiformis	Bitternut Hickory	14	FAIR			
571	Carya cordiformis	Bitternut Hickory	10	FAIR			
572	Carya cordiformis	Bitternut Hickory	10	FAIR			
573	Carya cordiformis	Bitternut Hickory	11	FAIR			
574	Carya cordiformis	Bitternut Hickory	12	FAIR			
~~575~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~11~~	~~FAIR~~		1 Decid Tree	
576	Carya cordiformis	Bitternut Hickory	15	FAIR			
577	Populus deltoides	Cottonwood	22	FAIR			
578	Populus deltoides	Cottonwood	19	FAIR			
579	Carya cordiformis	Bitternut Hickory	8	FAIR			
580	Carya cordiformis	Bitternut Hickory	23	FAIR			
~~581~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~15~~	~~FAIR~~		3 Decid Trees	
~~582~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~10~~	~~FAIR~~		1 Decid Tree	
~~583~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~12~~	~~FAIR~~		1 Decid Tree	
~~584~~	~~Populus deltoides~~	~~Cottonwood~~	~~16~~	~~FAIR~~		Exempt	
~~585~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~13~~	~~FAIR~~	TWIN	3 Decid Trees	
~~586~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~14~~	~~FAIR~~		3 Decid Trees	
~~587~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~11~~	~~FAIR~~		1 Decid Tree	
~~588~~	~~Populus deltoides~~	~~Cottonwood~~	~~21~~	~~FAIR~~		Exempt	
~~589~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~13~~	~~FAIR~~		3 Decid Trees	
~~590~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~12~~	~~FAIR~~		1 Decid Tree	
~~591~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~10~~	~~FAIR~~		1 Decid Tree	
~~592~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~9~~	~~FAIR~~		1 Decid Tree	
~~593~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~12~~	~~FAIR~~		1 Decid Tree	
~~594~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~13~~	~~FAIR~~		3 Decid Trees	
~~595~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~8~~	~~FAIR~~		1 Decid Tree	
~~596~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~9~~	~~FAIR~~		1 Decid Tree	
~~597~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~8~~	~~FAIR~~		1 Decid Tree	
~~598~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~10~~	~~FAIR~~		1 Decid Tree	
~~599~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~8~~	~~FAIR~~		1 Decid Tree	
~~600~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~8~~	~~FAIR~~		1 Decid Tree	
~~601~~	~~Carya glabra~~	~~Pignut Hickory~~	~~11~~	~~FAIR~~		1 Decid Tree	

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TIMBER CREEK
SUPERIOR TOWNSHIP, MI

ELMINGTON

PRELIMINARY SITE PLAN

No.	1	1	1	1	1	2	3	4	5	6

DESIGNED BY: SAP
DRAWN BY: OKE
CHECKED BY: JAA
DATE: 09/25/2026
KIMLEY-HORN PROJECT NO. 268960001

TREE LIST

SHEET NUMBER
C1-

~~602~~	~~Carya glabra~~	~~Pignut Hickory~~	~~10~~	~~FAIR~~		1 Decid Tree	
~~603~~	~~Acer saccharinum~~	~~Silver Maple~~	~~11~~	~~FAIR~~		Exempt	
~~604~~	~~Populus tremuloides~~	~~Quaking Aspen~~	~~8~~	~~FAIR~~		1 Decid Tree	
~~605~~	~~Populus tremuloides~~	~~Quaking Aspen~~	~~15~~	~~FAIR~~		3 Decid Trees	
~~606~~	~~Populus tremuloides~~	~~Quaking Aspen~~	~~15~~	~~FAIR~~		3 Decid Trees	
~~607~~	~~Ulmus americana~~	~~American Elm~~	~~8~~	~~FAIR~~		1 Decid Tree	
~~608~~	~~Populus tremuloides~~	~~Quaking Aspen~~	~~12~~	~~FAIR~~		1 Decid Tree	
~~609~~	~~Populus tremuloides~~	~~Quaking Aspen~~	~~13~~	~~FAIR~~		3 Decid Trees	
~~610~~	~~Populus tremuloides~~	~~Quaking Aspen~~	~~15~~	~~FAIR~~		3 Decid Trees	
~~611~~	~~Populus tremuloides~~	~~Quaking Aspen~~	~~10~~	~~FAIR~~		1 Decid Tree	
~~612~~	~~Populus tremuloides~~	~~Quaking Aspen~~	~~15~~	~~FAIR~~		3 Decid Trees	
~~613~~	~~Populus tremuloides~~	~~Quaking Aspen~~	~~8~~	~~FAIR~~		1 Decid Tree	
~~614~~	~~Populus tremuloides~~	~~Quaking Aspen~~	~~14~~	~~FAIR~~		3 Decid Trees	
~~615~~	~~Ulmus americana~~	~~American Elm~~	~~8~~	~~FAIR~~		1 Decid Tree	
~~616~~	~~Juglans nigra~~	~~Black Walnut~~	~~14~~	~~FAIR~~		3 Decid Trees	
~~617~~	~~Juglans nigra~~	~~Black Walnut~~	~~12~~	~~FAIR~~		1 Decid Tree	
~~618~~	~~Juglans nigra~~	~~Black Walnut~~	~~13~~	~~FAIR~~		3 Decid Trees	
~~619~~	~~Juglans nigra~~	~~Black Walnut~~	~~13~~	~~FAIR~~		3 Decid Trees	
~~620~~	~~Juglans nigra~~	~~Black Walnut~~	~~10~~	~~FAIR~~		1 Decid Tree	
~~622~~	~~Juglans nigra~~	~~Black Walnut~~	~~14~~	~~FAIR~~		3 Decid Trees	
~~623~~	~~Juglans nigra~~	~~Black Walnut~~	~~10~~	~~FAIR~~		1 Decid Tree	
~~624~~	~~Juglans nigra~~	~~Black Walnut~~	~~11~~	~~FAIR~~		1 Decid Tree	
~~625~~	~~Juglans nigra~~	~~Black Walnut~~	~~16~~	~~FAIR~~		3 Decid Trees	
~~626~~	~~Juglans nigra~~	~~Black Walnut~~	~~11~~	~~FAIR~~		1 Decid Tree	
~~627~~	~~Juglans nigra~~	~~Black Walnut~~	~~11~~	~~FAIR~~		1 Decid Tree	
~~628~~	~~Juglans nigra~~	~~Black Walnut~~	~~10~~	~~FAIR~~		1 Decid Tree	
~~629~~	~~Juglans nigra~~	~~Black Walnut~~	~~11~~	~~FAIR~~		1 Decid Tree	
~~630~~	~~Ulmus americana~~	~~American Elm~~	~~13~~	~~FAIR~~		3 Decid Trees	
~~631~~	~~Acer saccharinum~~	~~Silver Maple~~	~~12~~	~~FAIR~~		Exempt	
~~632~~	~~Populus tremuloides~~	~~Quaking Aspen~~	~~19~~	~~FAIR~~		6 Decid Trees	
~~633~~	~~Acer saccharinum~~	~~Silver Maple~~	~~15~~	~~FAIR~~		Exempt	
~~634~~	~~Ulmus americana~~	~~American Elm~~	~~8~~	~~FAIR~~		1 Decid Tree	
~~635~~	~~Ulmus americana~~	~~American Elm~~	~~11~~	~~FAIR~~		1 Decid Tree	
~~636~~	~~Prunus serotina~~	~~Black Cherry~~	~~9~~	~~FAIR~~		1 Decid Tree	
~~637~~	~~Acer saccharinum~~	~~Silver Maple~~	~~10~~	~~FAIR~~	TRIPLE	Exempt	
~~638~~	~~Juglans nigra~~	~~Black Walnut~~	~~11~~	~~FAIR~~		1 Decid Tree	
~~639~~	~~Juglans nigra~~	~~Black Walnut~~	~~9~~	~~FAIR~~		1 Decid Tree	
~~640~~	~~Carya glabra~~	~~Pignut Hickory~~	~~11~~	~~POOR~~		Exempt	
~~641~~	~~Juglans nigra~~	~~Black Walnut~~	~~11~~	~~FAIR~~		1 Decid Tree	
~~642~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~10~~	~~FAIR~~		1 Decid Tree	
~~643~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~11~~	~~FAIR~~		1 Decid Tree	
~~644~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~14~~	~~FAIR~~	TRIPLE	3 Decid Trees	
~~645~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~8~~	~~FAIR~~		1 Decid Tree	
~~646~~	~~Ulmus americana~~	~~American Elm~~	~~10~~	~~POOR~~		Exempt	
~~647~~	~~Populus tremuloides~~	~~Quaking Aspen~~	~~12~~	~~FAIR~~		1 Decid Tree	
~~648~~	~~Juglans nigra~~	~~Black Walnut~~	~~9~~	~~FAIR~~		1 Decid Tree	
~~649~~	~~Juglans nigra~~	~~Black Walnut~~	~~18~~	~~FAIR~~	CLUSTER	18 Decid Trees	Landmark
~~650~~	~~Quercus macrocarpa~~	~~Bur Oak~~	~~20~~	~~GOOD~~		20 Decid Trees	Landmark
~~651~~	~~Ulmus pumila~~	~~Siberian Elm~~	~~10~~	~~FAIR~~	TWIN	1 Decid Tree	
~~652~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~11~~	~~FAIR~~		1 Decid Tree	
~~653~~	~~Carya glabra~~	~~Pignut Hickory~~	~~8~~	~~FAIR~~		1 Decid Tree	
~~654~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~8~~	~~FAIR~~		1 Decid Tree	
~~655~~	~~Acer saccharinum~~	~~Silver Maple~~	~~14~~	~~FAIR~~	TRIPLE	Exempt	
~~656~~	~~Populus tremuloides~~	~~Quaking Aspen~~	~~11~~	~~FAIR~~		1 Decid Tree	
~~657~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~8~~	~~FAIR~~		1 Decid Tree	
~~658~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~9~~	~~FAIR~~		1 Decid Tree	
~~659~~	~~Carya glabra~~	~~Pignut Hickory~~	~~12~~	~~FAIR~~		1 Decid Tree	
~~660~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~8~~	~~FAIR~~		1 Decid Tree	
~~661~~	~~Carya glabra~~	~~Pignut Hickory~~	~~10~~	~~FAIR~~	TRIPLE	1 Decid Tree	
~~662~~	~~Carya glabra~~	~~Pignut Hickory~~	~~8~~	~~FAIR~~	TWIN	1 Decid Tree	
~~663~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~30~~	~~FAIR~~		30 Decid Trees	Landmark
~~664~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~13~~	~~FAIR~~		3 Decid Trees	
~~665~~	~~Carya glabra~~	~~Pignut Hickory~~	~~13~~	~~FAIR~~		3 Decid Trees	
~~666~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~12~~	~~FAIR~~		1 Decid Tree	
~~667~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~8~~	~~FAIR~~	TWIN	1 Decid Tree	
~~668~~	~~Quercus rubra~~	~~Red Oak~~	~~13~~	~~FAIR~~		3 Decid Trees	
~~669~~	~~Carya glabra~~	~~Pignut Hickory~~	~~10~~	~~FAIR~~		1 Decid Tree	
~~670~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~8~~	~~FAIR~~		1 Decid Tree	
~~671~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~13~~	~~FAIR~~		3 Decid Trees	
~~672~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~12~~	~~FAIR~~		1 Decid Tree	
~~673~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~9~~	~~FAIR~~		1 Decid Tree	
~~674~~	~~Acer saccharinum~~	~~Silver Maple~~	~~9~~	~~FAIR~~		Exempt	
~~675~~	~~Acer saccharinum~~	~~Silver Maple~~	~~11~~	~~FAIR~~		Exempt	
~~676~~	~~Acer saccharinum~~	~~Silver Maple~~	~~14~~	~~FAIR~~	CLUSTER	Exempt	
~~677~~	~~Ulmus americana~~	~~American Elm~~	~~9~~	~~FAIR~~		1 Decid Tree	
~~678~~	~~Juglans nigra~~	~~Black Walnut~~	~~11~~	~~FAIR~~		1 Decid Tree	
~~679~~	~~Juglans nigra~~	~~Black Walnut~~	~~11~~	~~FAIR~~		1 Decid Tree	
~~680~~	~~Ulmus americana~~	~~American Elm~~	~~11~~	~~FAIR~~		1 Decid Tree	
~~681~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~10~~	~~FAIR~~		1 Decid Tree	
~~682~~	~~Carya glabra~~	~~Pignut Hickory~~	~~11~~	~~FAIR~~		1 Decid Tree	
~~683~~	~~Quercus rubra~~	~~Red Oak~~	~~12~~	~~FAIR~~	TWIN	1 Decid Tree	
~~684~~	~~Carya glabra~~	~~Pignut Hickory~~	~~11~~	~~FAIR~~		1 Decid Tree	
~~685~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~13~~	~~FAIR~~		3 Decid Trees	
~~686~~	~~Carya glabra~~	~~Pignut Hickory~~	~~13~~	~~FAIR~~		3 Decid Trees	
~~687~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~14~~	~~FAIR~~		3 Decid Trees	
~~688~~	~~Quercus rubra~~	~~Red Oak~~	~~11~~	~~FAIR~~		1 Decid Tree	
~~689~~	~~Carya glabra~~	~~Pignut Hickory~~	~~15~~	~~FAIR~~		3 Decid Trees	
~~690~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~16~~	~~FAIR~~		3 Decid Trees	
~~691~~	~~Acer saccharinum~~	~~Silver Maple~~	~~16~~	~~FAIR~~		Exempt	Landmark
~~692~~	~~Carya glabra~~	~~Pignut Hickory~~	~~10~~	~~FAIR~~		1 Decid Tree	
~~693~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~8~~	~~FAIR~~		1 Decid Tree	
~~694~~	~~Tilia americana~~	~~Basswood~~	~~13~~	~~FAIR~~		3 Decid Trees	
~~695~~	~~Quercus alba~~	~~White Oak~~	~~11~~	~~FAIR~~		1 Decid Tree	
~~696~~	~~Carya glabra~~	~~Pignut Hickory~~	~~11~~	~~FAIR~~		1 Decid Tree	
~~697~~	~~Carya glabra~~	~~Pignut Hickory~~	~~8~~	~~FAIR~~		1 Decid Tree	
~~698~~	~~Quercus rubra~~	~~Red Oak~~	~~19~~	~~FAIR~~		19 Decid Trees	Landmark
~~699~~	~~Carya glabra~~	~~Pignut Hickory~~	~~12~~	~~FAIR~~		1 Decid Tree	
~~700~~	~~Acer saccharinum~~	~~Silver Maple~~	~~9~~	~~FAIR~~		Exempt	
701	Carya ovata	Shagbark Hickory	13	FAIR			
702	Carya ovata	Shagbark Hickory	16	FAIR			
703	Carya ovata	Shagbark Hickory	17	FAIR	TWIN		
704	Acer saccharinum	Silver Maple	7	FAIR			
705	Carya glabra	Pignut Hickory	13	FAIR			
706	Carya glabra	Pignut Hickory	15	FAIR			
707	Tilia americana	Basswood	10	FAIR	TWIN		
708	Carya glabra	Pignut Hickory	11	FAIR			
709	Robinia pseudoacacia	Black Locust	14	FAIR			
710	Robinia pseudoacacia	Black Locust	11	FAIR			
711	Quercus rubra	Red Oak	13	FAIR			
712	Acer saccharinum	Silver Maple	14	FAIR			
713	Quercus rubra	Red Oak	17	FAIR			Landmark
714	Quercus rubra	Red Oak	10	FAIR			
715	Quercus rubra	Red Oak	12	FAIR			
716	Quercus rubra	Red Oak	17	FAIR			Landmark
717	Ulmus americana	American Elm	7	FAIR			
718	Quercus rubra	Red Oak	13	FAIR			
719	Tilia americana	Basswood	7	FAIR			
720	Tilia americana	Basswood	8	FAIR			
721	Quercus rubra	Red Oak	8	FAIR			
722	Carya glabra	Pignut Hickory	15	FAIR			
723	Quercus alba	White Oak	18	POOR			Landmark
724	Quercus rubra	Red Oak	12	FAIR			
725	Ulmus americana	American Elm	7	FAIR			
726	Quercus alba	White Oak	12	FAIR			
727	Quercus alba	White Oak	22	FAIR			Landmark
728	Tilia americana	Basswood	7	FAIR			
729	Quercus rubra	Red Oak	16	FAIR			Landmark
730	Carya glabra	Pignut Hickory	13	FAIR			
731	Quercus rubra	Red Oak	11	FAIR			
732	Quercus rubra	Red Oak	17	POOR			Landmark
733	Tilia americana	Basswood	11	FAIR			
734	Quercus rubra	Red Oak	11	FAIR			
735	Quercus rubra	Red Oak	13	FAIR			
736	Quercus rubra	Red Oak	10	FAIR			
737	Quercus rubra	Red Oak	11	FAIR			
738	Quercus rubra	Red Oak	14	FAIR			
739	Quercus rubra	Red Oak	14	FAIR			
740	Quercus rubra	Red Oak	12	FAIR			
741	Quercus rubra	Red Oak	9	FAIR			
742	Quercus rubra	Red Oak	17	FAIR			Landmark
743	Ulmus americana	American Elm	8	FAIR			
744	Carya glabra	Pignut Hickory	16	FAIR			Landmark
745	Carya glabra	Pignut Hickory	17	FAIR			Landmark
746	Quercus rubra	Red Oak	14	FAIR			
747	Quercus rubra	Red Oak	10	FAIR			
748	Quercus rubra	Red Oak	8	FAIR			
749	Tilia americana	Basswood	9	FAIR			
750	Carya glabra	Pignut Hickory	19	GOOD			Landmark
751	Quercus rubra	Red Oak	9	FAIR			
752	Quercus rubra	Red Oak	7	FAIR			
753	Quercus rubra	Red Oak	10	FAIR			
754	Quercus rubra	Red Oak	14	FAIR			
755	Quercus rubra	Red Oak	14	FAIR			
~~756~~	~~Acer saccharinum~~	~~Silver Maple~~	~~13~~	~~FAIR~~		Exempt	
~~757~~	~~Quercus rubra~~	~~Red Oak~~	~~18~~	~~FAIR~~	TWIN		Landmark
~~758~~	~~Acer saccharinum~~	~~Silver Maple~~	~~15~~	~~FAIR~~	TRIPLE	Exempt	
~~759~~	~~Acer saccharinum~~	~~Silver Maple~~	~~12~~	~~FAIR~~	QUAD	Exempt	
~~760~~	~~Acer saccharinum~~	~~Silver Maple~~	~~12~~	~~FAIR~~	TWIN	Exempt	
~~761~~	~~Acer saccharinum~~	~~Silver Maple~~	~~20~~	~~FAIR~~		Exempt	Landmark
~~762~~	~~Juglans nigra~~	~~Black Walnut~~	~~13~~	~~FAIR~~		3 Decid Trees	
~~763~~	~~Acer saccharinum~~	~~Silver Maple~~	~~11~~	~~FAIR~~	QUAD	Exempt	
~~764~~	~~Acer saccharinum~~	~~Silver Maple~~	~~12~~	~~FAIR~~	TWIN	Exempt	
~~765~~	~~Acer saccharinum~~	~~Silver Maple~~	~~11~~	~~FAIR~~	CLUSTER	Exempt	
~~766~~	~~Acer saccharinum~~	~~Silver Maple~~	~~12~~	~~FAIR~~	TWIN	Exempt	
~~767~~	~~Carya glabra~~	~~Pignut Hickory~~	~~13~~	~~FAIR~~		3 Decid Trees	
~~768~~	~~Carya glabra~~	~~Pignut Hickory~~	~~16~~	~~FAIR~~		16 Decid Trees	Landmark
~~769~~	~~Quercus rubra~~	~~Red Oak~~	~~15~~	~~FAIR~~		3 Decid Trees	
~~770~~	~~Populus deltoides~~	~~Cottonwood~~	~~25~~	~~FAIR~~	TWIN	Exempt	Landmark
~~771~~	~~Acer saccharinum~~	~~Silver Maple~~	~~11~~	~~FAIR~~	TWIN	Exempt	
~~772~~	~~Acer saccharinum~~	~~Silver Maple~~	~~11~~	~~FAIR~~		Exempt	
~~773~~	~~Acer saccharinum~~	~~Silver Maple~~	~~12~~	~~FAIR~~		Exempt	
~~774~~	~~Juglans nigra~~	~~Black Walnut~~	~~14~~	~~FAIR~~		3 Decid Trees	
~~775~~	~~Tilia americana~~	~~Basswood~~	~~13~~	~~FAIR~~		3 Decid Trees	
~~776~~	~~Carya glabra~~	~~Pignut Hickory~~	~~11~~	~~FAIR~~	TWIN	1 Decid Tree	
~~777~~	~~Acer saccharinum~~	~~Silver Maple~~	~~15~~	~~FAIR~~		Exempt	
~~778~~	~~Tilia americana~~	~~Basswood~~	~~14~~	~~FAIR~~		3 Decid Trees	
~~779~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~10~~	~~FAIR~~		1 Decid Tree	
~~780~~	~~Tilia americana~~	~~Basswood~~	~~12~~	~~POOR~~	TWIN	Exempt	
~~781~~	~~Quercus rubra~~	~~Red Oak~~	~~18~~	~~FAIR~~		18 Decid Trees	Landmark
~~782~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~16~~	~~FAIR~~		3 Decid Trees	
~~783~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~14~~	~~FAIR~~	TWIN	3 Decid Trees	
~~784~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~12~~	~~FAIR~~		1 Decid Tree	
~~784~~	~~Quercus rubra~~	~~Red Oak~~	~~21~~	~~FAIR~~	TWIN	21 Decid Trees	Landmark
~~785~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~11~~	~~FAIR~~		1 Decid Tree	
~~786~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~15~~	~~FAIR~~		3 Decid Trees	
~~787~~	~~Quercus rubra~~	~~Red Oak~~	~~17~~	~~FAIR~~	TWIN	17 Decid Trees	Landmark
~~788~~	~~Tilia americana~~	~~Basswood~~	~~20~~	~~FAIR~~	QUAD	6 Decid Trees	
~~789~~	~~Quercus rubra~~	~~Red Oak~~	~~14~~	~~FAIR~~		3 Decid Trees	
~~790~~	~~Quercus rubra~~	~~Red Oak~~	~~17~~	~~FAIR~~		17 Decid Trees	Landmark
~~791~~	~~Quercus alba~~	~~White Oak~~	~~16~~	~~POOR~~	TWIN	Exempt	Landmark
~~792~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~12~~	~~FAIR~~		1 Decid Tree	
~~793~~	~~Quercus rubra~~	~~Red Oak~~	~~19~~	~~FAIR~~	TWIN	19 Decid Trees	Landmark
~~794~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~12~~	~~FAIR~~		1 Decid Tree	
~~795~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~12~~	~~FAIR~~		1 Decid Tree	
~~796~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~15~~	~~FAIR~~		3 Decid Trees	
~~797~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~16~~	~~FAIR~~	TWIN	3 Decid Trees	
~~798~~	~~Quercus alba~~	~~White Oak~~	~~17~~	~~FAIR~~		17 Decid Trees	Landmark
~~799~~	~~Quercus alba~~	~~White Oak~~	~~15~~	~~FAIR~~		3 Decid Trees	
~~800~~	~~Prunus serotina~~	~~Black Cherry~~	~~12~~	~~POOR~~		Exempt	
~~801~~	~~Quercus rubra~~	~~Red Oak~~	~~8~~	~~FAIR~~		1 Decid Tree	
~~802~~	~~Quercus rubra~~	~~Red Oak~~	~~10~~	~~FAIR~~		1 Decid Tree	
~~803~~	~~Quercus rubra~~	~~Red Oak~~	~~11~~	~~FAIR~~		1 Decid Tree	
~~804~~	~~Quercus alba~~	~~White Oak~~	~~19~~	~~FAIR~~		19 Decid Trees	Landmark
~~805~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~13~~	~~FAIR~~		3 Decid Trees	
~~806~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~18~~	~~FAIR~~		6 Decid Trees	
~~807~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~10~~	~~FAIR~~		1 Decid Tree	
~~808~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~12~~	~~FAIR~~		1 Decid Tree	
~~809~~	~~Quercus rubra~~	~~Red Oak~~	~~11~~	~~FAIR~~	TWIN	1 Decid Tree	
~~810~~	~~Quercus rubra~~	~~Red Oak~~	~~13~~	~~FAIR~~		3 Decid Trees	
~~811~~	~~Carya glabra~~	~~Pignut Hickory~~	~~9~~	~~FAIR~~		1 Decid Tree	
~~812~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~8~~	~~FAIR~~		1 Decid Tree	
~~813~~	~~Acer saccharinum~~	~~Silver Maple~~	~~14~~	~~FAIR~~	QUAD	Exempt	
~~814~~	~~Acer saccharum~~	~~Sugar Maple~~	~~14~~	~~FAIR~~		3 Decid Trees	
~~815~~	~~Acer saccharinum~~	~~Silver Maple~~	~~8~~	~~FAIR~~		Exempt	
~~816~~	~~Carya glabra~~	~~Pignut Hickory~~	~~8~~	~~FAIR~~		1 Decid Tree	
~~817~~	~~Carya glabra~~	~~Pignut Hickory~~	~~9~~	~~FAIR~~		1 Decid Tree	
~~818~~	~~Quercus macrocarpa~~	~~Bur Oak~~	~~9~~	~~FAIR~~	TWIN	1 Decid Tree	
~~819~~	~~Quercus rubra~~	~~Red Oak~~	~~11~~	~~FAIR~~		1 Decid Tree	
~~820~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~11~~	~~FAIR~~		1 Decid Tree	
~~821~~	~~Robinia pseudoacacia~~	~~Black Locust~~	~~8~~	~~FAIR~~		1 Decid Tree	
~~822~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~15~~	~~FAIR~~		3 Decid Trees	
~~823~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~16~~	~~FAIR~~		3 Decid Trees	
~~824~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~19~~	~~FAIR~~	TWIN	6 Decid Trees	
~~825~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~9~~	~~FAIR~~		1 Decid Tree	
~~826~~	~~Ulmus americana~~	~~American Elm~~	~~8~~	~~FAIR~~		1 Decid Tree	
~~827~~	~~Carya glabra~~	~~Pignut Hickory~~	~~9~~	~~FAIR~~		1 Decid Tree	
~~828~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~11~~	~~FAIR~~		1 Decid Tree	
~~829~~	~~Acer saccharinum~~	~~Silver Maple~~	~~15~~	~~FAIR~~		Exempt	
~~830~~	~~Populus deltoides~~	~~Cottonwood~~	~~24~~	~~FAIR~~		Exempt	Landmark
~~831~~	~~Acer saccharinum~~	~~Silver Maple~~	~~11~~	~~FAIR~~		Exempt	
~~832~~	~~Acer saccharinum~~	~~Silver Maple~~	~~15~~	~~FAIR~~		Exempt	
~~833~~	~~Acer saccharinum~~	~~Silver Maple~~	~~10~~	~~FAIR~~	TWIN	Exempt	
~~834~~	~~Acer saccharum~~	~~Sugar Maple~~	~~8~~	~~FAIR~~		1 Decid Tree	
~~835~~	~~Acer saccharinum~~	~~Silver Maple~~	~~11~~	~~FAIR~~		Exempt	
~~836~~	~~Acer saccharinum~~	~~Silver Maple~~	~~9~~	~~FAIR~~	TWIN	Exempt	
~~837~~	~~Acer saccharinum~~	~~Silver Maple~~	~~9~~	~~FAIR~~		Exempt	
~~838~~	~~Acer saccharinum~~	~~Silver Maple~~	~~15~~	~~FAIR~~		Exempt	
~~839~~	~~Acer saccharinum~~	~~Silver Maple~~	~~11~~	~~FAIR~~	TWIN	Exempt	
~~840~~	~~Quercus rubra~~	~~Red Oak~~	~~8~~	~~FAIR~~		1 Decid Tree	
~~841~~	~~Acer saccharinum~~	~~Silver Maple~~	~~8~~	~~FAIR~~		Exempt	
~~842~~	~~Ulmus americana~~	~~American Elm~~	~~9~~	~~FAIR~~		1 Decid Tree	
~~843~~	~~Acer saccharinum~~	~~Silver Maple~~	~~14~~	~~FAIR~~		Exempt	
844	Carya glabra	Pignut Hickory	12	FAIR			
845	Acer saccharinum	Silver Maple	10	FAIR			
846	Carya ovata	Shagbark Hickory	8	FAIR			
847	Carya ovata	Shagbark Hickory	9	FAIR			
848	Carya ovata	Shagbark Hickory	9	FAIR			
~~849~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~9~~	~~FAIR~~		1 Decid Tree	
~~850~~	~~Ulmus americana~~	~~American Elm~~	~~9~~	~~FAIR~~		1 Decid Tree	
~~851~~	~~Tilia americana~~	~~Basswood~~	~~11~~	~~FAIR~~	QUAD	1 Decid Tree	
852	Carya ovata	Shagbark Hickory	11	FAIR			
853	Carya ovata	Shagbark Hickory	9	FAIR			
854	Carya ovata	Shagbark Hickory	8	FAIR			
855	Carya cordiformis	Bitternut Hickory	10	FAIR			
856	Carya cordiformis	Bitternut Hickory	12	FAIR			
~~857~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~9~~	~~FAIR~~		1 Decid Tree	
~~858~~	~~Carya glabra~~	~~Pignut Hickory~~	~~9~~	~~FAIR~~		1 Decid Tree	
~~859~~	~~Quercus rubra~~	~~Red Oak~~	~~22~~	~~POOR~~		Exempt	Landmark
~~860~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~20~~	~~FAIR~~		6 Decid Trees	
~~861~~	~~Acer saccharinum~~	~~Silver Maple~~	~~8~~	~~FAIR~~		Exempt	
~~862~~	~~Quercus alba~~	~~White Oak~~	~~12~~	~~FAIR~~		1 Decid Tree	
~~863~~	~~Quercus alba~~	~~White Oak~~	~~14~~	~~FAIR~~		3 Decid Trees	
~~864~~	~~Ulmus americana~~	~~American Elm~~	~~10~~	~~POOR~~		Exempt	
~~865~~	~~Acer saccharinum~~	~~Silver Maple~~	~~12~~	~~FAIR~~		Exempt	
~~866~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~9~~	~~FAIR~~		1 Decid Tree	
~~867~~	~~Quercus rubra~~	~~Red Oak~~	~~10~~	~~FAIR~~	

903	Quercus macrocarpa	Bur Oak	6	FAIR			
904	Quercus macrocarpa	Bur Oak	6	FAIR			
905	Quercus rubra	Red Oak	6	FAIR			
906	Quercus rubra	Red Oak	6	FAIR			
907	Carya glabra	Pignut Hickory	15	FAIR			
908	Quercus rubra	Red Oak	10	FAIR			
909	Carya glabra	Pignut Hickory	18	GOOD			Landmark
910	Carya ovata	Shagbark Hickory	16	FAIR			
911	Quercus alba	White Oak	28	GOOD			Landmark
912	Quercus rubra	Red Oak	10	FAIR			
913	Ulmus americana	American Elm	6	FAIR			
914	Carya glabra	Pignut Hickory	15	GOOD			
915	Carya glabra	Pignut Hickory	11	FAIR			
916	Carya ovata	Shagbark Hickory	11	FAIR			
917	Quercus rubra	Red Oak	9	FAIR			
918	Carya glabra	Pignut Hickory	10	FAIR			
919	Carya glabra	Pignut Hickory	13	FAIR			
920	Carya glabra	Pignut Hickory	14	FAIR			
921	Carya glabra	Pignut Hickory	14	FAIR			
922	Carya ovata	Shagbark Hickory	14	FAIR			
923	Tilia americana	Basswood	10	FAIR			
924	Carya ovata	Shagbark Hickory	15	FAIR			
925	Carya ovata	Shagbark Hickory	10	FAIR			
926	Carya ovata	Shagbark Hickory	9	FAIR			
927	Tilia americana	Basswood	10	POOR	TWIN		
928	Tilia americana	Basswood	11	FAIR			
929	Carya ovata	Shagbark Hickory	13	FAIR			
930	Quercus alba	White Oak	25	FAIR			Landmark
931	Carya glabra	Pignut Hickory	14	GOOD			
932	Carya ovata	Shagbark Hickory	17	GOOD			
933	Carya ovata	Shagbark Hickory	16	FAIR	TWIN		
934	Carya ovata	Shagbark Hickory	13	FAIR			
935	Carya glabra	Pignut Hickory	12	FAIR			
936	Quercus rubra	Red Oak	11	FAIR			
937	Quercus rubra	Red Oak	9	FAIR			
938	Quercus rubra	Red Oak	12	FAIR			
939	Carya glabra	Pignut Hickory	8	FAIR			
940	Carya glabra	Pignut Hickory	9	FAIR			
941	Carya ovata	Shagbark Hickory	8	FAIR			
942	Carya glabra	Pignut Hickory	12	FAIR			
943	Quercus rubra	Red Oak	14	FAIR			
944	Quercus rubra	Red Oak	10	FAIR			
945	Carya ovata	Shagbark Hickory	10	FAIR	TWIN		
946	Carya ovata	Shagbark Hickory	9	FAIR			
947	Carya ovata	Shagbark Hickory	10	FAIR			
948	Carya glabra	Pignut Hickory	14	FAIR			
949	Quercus alba	White Oak	26	FAIR			Landmark
950	Carya ovata	Shagbark Hickory	13	FAIR			
951	Carya ovata	Shagbark Hickory	11	FAIR			
952	Carya ovata	Shagbark Hickory	7	FAIR			
953	Carya ovata	Shagbark Hickory	11	FAIR	TWIN		
954	Carya ovata	Shagbark Hickory	16	FAIR			
955	Carya glabra	Pignut Hickory	18	FAIR	TWIN	Outside LOD/property, not included in calcs	Landmark
956	Carya glabra	Pignut Hickory	18	FAIR		Outside LOD/property, not included in calcs	Landmark
957	Carya ovata	Shagbark Hickory	14	FAIR		Outside LOD/property, not included in calcs	
958	Carya ovata	Shagbark Hickory	12	FAIR		Outside LOD/property, not included in calcs	
959	Carya ovata	Shagbark Hickory	12	FAIR		Outside LOD/property, not included in calcs	
960	Carya ovata	Shagbark Hickory	13	FAIR		Outside LOD/property, not included in calcs	
961	Carya ovata	Shagbark Hickory	14	FAIR	TWIN	Outside LOD/property, not included in calcs	
962	Carya ovata	Shagbark Hickory	9	FAIR	TWIN	Outside LOD/property, not included in calcs	
963	Carya ovata	Shagbark Hickory	8	FAIR	TWIN		
~~964~~	~~Acer saccharinum~~	~~Silver Maple~~	~~12~~	~~FAIR~~	TWIN	Exempt	
~~965~~	~~Ulmus americana~~	~~American Elm~~	~~10~~	~~FAIR~~		1 Decid Tree	
~~966~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~8~~	~~FAIR~~		1 Decid Tree	
~~967~~	~~Acer saccharinum~~	~~Silver Maple~~	~~12~~	~~FAIR~~	TRIPLE	Exempt	
~~969~~	~~Acer saccharinum~~	~~Silver Maple~~	~~9~~	~~FAIR~~		Exempt	
~~970~~	~~Acer saccharinum~~	~~Silver Maple~~	~~16~~	~~FAIR~~	CLUSTER	Exempt	Landmark
~~971~~	~~Acer saccharinum~~	~~Silver Maple~~	~~18~~	~~FAIR~~	CLUSTER	Exempt	Landmark
~~972~~	~~Acer saccharinum~~	~~Silver Maple~~	~~16~~	~~FAIR~~	CLUSTER	Exempt	Landmark
~~973~~	~~Quercus rubra~~	~~Red Oak~~	~~10~~	~~FAIR~~		1 Decid Tree	
~~974~~	~~Acer saccharinum~~	~~Silver Maple~~	~~17~~	~~FAIR~~	TRIPLE	Exempt	Landmark
~~975~~	~~Acer saccharinum~~	~~Silver Maple~~	~~10~~	~~FAIR~~		Exempt	
~~977~~	~~Populus tremuloides~~	~~Quaking Aspen~~	~~15~~	~~FAIR~~		3 Decid Trees	
~~978~~	~~Acer saccharinum~~	~~Silver Maple~~	~~17~~	~~FAIR~~		Exempt	Landmark
~~979~~	~~Quercus rubra~~	~~Red Oak~~	~~9~~	~~FAIR~~		1 Decid Tree	
~~980~~	~~Acer saccharinum~~	~~Silver Maple~~	~~14~~	~~FAIR~~	CLUSTER	Exempt	
~~981~~	~~Acer saccharinum~~	~~Silver Maple~~	~~12~~	~~FAIR~~	TRIPLE	Exempt	
~~982~~	~~Acer saccharinum~~	~~Silver Maple~~	~~12~~	~~FAIR~~	TWIN	Exempt	
~~983~~	~~Quercus rubra~~	~~Red Oak~~	~~10~~	~~FAIR~~		1 Decid Tree	
~~984~~	~~Acer saccharinum~~	~~Silver Maple~~	~~8~~	~~FAIR~~	CLUSTER	Exempt	
~~985~~	~~Populus tremuloides~~	~~Quaking Aspen~~	~~14~~	~~GOOD~~		3 Decid Trees	
~~986~~	~~Carya glabra~~	~~Pignut Hickory~~	~~11~~	~~FAIR~~		1 Decid Tree	
~~987~~	~~Acer saccharum~~	~~Sugar Maple~~	~~11~~	~~FAIR~~		1 Decid Tree	
~~988~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~8~~	~~FAIR~~		1 Decid Tree	
~~989~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~9~~	~~FAIR~~		1 Decid Tree	
~~990~~	~~Carya glabra~~	~~Pignut Hickory~~	~~12~~	~~FAIR~~			
~~991~~	~~Quercus rubra~~	~~Red Oak~~	~~10~~	~~FAIR~~	TWIN		
~~992~~	~~Quercus rubra~~	~~Red Oak~~	~~20~~	~~FAIR~~	TWIN		Landmark
~~993~~	~~Robinia pseudoacacia~~	~~Black Locust~~	~~12~~	~~FAIR~~			
~~994~~	~~Quercus rubra~~	~~Red Oak~~	~~14~~	~~FAIR~~	QUAD		
~~995~~	~~Quercus rubra~~	~~Red Oak~~	~~11~~	~~FAIR~~	TWIN		
~~996~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~15~~	~~FAIR~~	TWIN		
~~997~~	~~Quercus alba~~	~~White Oak~~	~~14~~	~~FAIR~~			
~~1001~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~8~~	~~FAIR~~		1 Decid Tree	
~~1002~~	~~Juglans nigra~~	~~Black Walnut~~	~~11~~	~~FAIR~~		1 Decid Tree	
~~1003~~	~~Juglans nigra~~	~~Black Walnut~~	~~12~~	~~FAIR~~		1 Decid Tree	
~~1004~~	~~Juglans nigra~~	~~Black Walnut~~	~~12~~	~~FAIR~~		1 Decid Tree	
~~1005~~	~~Juglans nigra~~	~~Black Walnut~~	~~9~~	~~FAIR~~		1 Decid Tree	
~~1006~~	~~Juglans nigra~~	~~Black Walnut~~	~~8~~	~~FAIR~~		1 Decid Tree	
~~1007~~	~~Populus deltoides~~	~~Cottonwood~~	~~27~~	~~FAIR~~		Exempt	Landmark

~~1008~~	~~Platanus occidentalis~~	~~Sycamore~~	~~10~~	~~FAIR~~		1 Decid Tree	
~~1009~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~12~~	~~FAIR~~	TWIN	1 Decid Tree	
~~1010~~	~~Quercus alba~~	~~White Oak~~	~~10~~	~~FAIR~~		1 Decid Tree	
~~1011~~	~~Quercus alba~~	~~White Oak~~	~~11~~	~~FAIR~~		1 Decid Tree	
~~1012~~	~~Quercus alba~~	~~White Oak~~	~~8~~	~~FAIR~~		1 Decid Tree	
~~1013~~	~~Quercus alba~~	~~White Oak~~	~~10~~	~~FAIR~~		1 Decid Tree	
~~1014~~	~~Quercus alba~~	~~White Oak~~	~~9~~	~~FAIR~~		1 Decid Tree	
~~1015~~	~~Juglans nigra~~	~~Black Walnut~~	~~14~~	~~FAIR~~		3 Decid Tree	
~~1016~~	~~Platanus occidentalis~~	~~Sycamore~~	~~14~~	~~FAIR~~		3 Decid Tree	
~~1017~~	~~Ulmus americana~~	~~American Elm~~	~~10~~	~~FAIR~~		1 Decid Tree	
~~1018~~	~~Quercus alba~~	~~White Oak~~	~~12~~	~~FAIR~~		1 Decid Tree	
~~1019~~	~~Carya glabra~~	~~Pignut Hickory~~	~~10~~	~~FAIR~~		1 Decid Tree	
~~1020~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~8~~			1 Decid Tree	
~~1021~~	~~Ulmus americana~~	~~American Elm~~	~~10~~	~~POOR~~		Exempt	
~~1022~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~8~~	~~FAIR~~		1 Decid Tree	
~~1023~~	~~Carya glabra~~	~~Pignut Hickory~~	~~8~~	~~FAIR~~		1 Decid Tree	
~~1024~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~12~~	~~FAIR~~	TWIN	1 Decid Tree	
~~1025~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~10~~	~~FAIR~~		1 Decid Tree	
~~1026~~	~~Carya glabra~~	~~Pignut Hickory~~	~~8~~	~~FAIR~~		1 Decid Tree	
~~1027~~	~~Quercus rubra~~	~~Red Oak~~	~~21~~	~~FAIR~~		21 Decid Trees	Landmark
~~1028~~	~~Carya glabra~~	~~Pignut Hickory~~	~~8~~	~~FAIR~~		1 Decid Tree	
~~1029~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~11~~	~~FAIR~~		1 Decid Tree	
~~1030~~	~~Carya glabra~~	~~Pignut Hickory~~	~~9~~	~~FAIR~~		1 Decid Tree	
~~1031~~	~~Quercus rubra~~	~~Red Oak~~	~~13~~	~~FAIR~~		3 Decid Tree	
~~1032~~	~~Ulmus americana~~	~~American Elm~~	~~12~~	~~FAIR~~		1 Decid Tree	
~~1033~~	~~Fraxinus pennsylvanica~~	~~Green Ash~~	~~12~~	~~POOR~~		Exempt	
~~1034~~	~~Fraxinus pennsylvanica~~	~~Green Ash~~	~~12~~	~~POOR~~		Exempt	
~~1035~~	~~Fraxinus pennsylvanica~~	~~Green Ash~~	~~9~~	~~FAIR~~		1 Decid Tree	
~~1036~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~10~~	~~FAIR~~		1 Decid Tree	
~~1037~~	~~Fraxinus pennsylvanica~~	~~Green Ash~~	~~10~~	~~FAIR~~		1 Decid Tree	
~~1038~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~14~~	~~FAIR~~		3 Decid Tree	
~~1039~~	~~Quercus rubra~~	~~Red Oak~~	~~10~~	~~FAIR~~		1 Decid Tree	
~~1040~~	~~Acer saccharum~~	~~Sugar Maple~~	~~9~~	~~FAIR~~		Exempt	
~~1041~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~9~~	~~FAIR~~		1 Decid Tree	
~~1042~~	~~Carya glabra~~	~~Pignut Hickory~~	~~9~~	~~FAIR~~		1 Decid Tree	
~~1043~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~9~~	~~FAIR~~		1 Decid Tree	
~~1044~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~12~~	~~FAIR~~	TWIN	1 Decid Tree	
~~1045~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~10~~	~~FAIR~~	TWIN	1 Decid Tree	
~~1046~~	~~Quercus alba~~	~~White Oak~~	~~9~~	~~FAIR~~		1 Decid Tree	
~~1047~~	~~Quercus rubra~~	~~Red Oak~~	~~9~~	~~FAIR~~		1 Decid Tree	
~~1048~~	~~Quercus rubra~~	~~Red Oak~~	~~12~~	~~POOR~~		Exempt	
~~1049~~	~~Quercus rubra~~	~~Red Oak~~	~~15~~	~~FAIR~~		1 Decid Tree	
~~1050~~	~~Acer saccharinum~~	~~Silver Maple~~	~~11~~	~~FAIR~~	TWIN	Exempt	
~~1051~~	~~Carya glabra~~	~~Pignut Hickory~~	~~12~~	~~FAIR~~		1 Decid Tree	
~~1052~~	~~Carya glabra~~	~~Pignut Hickory~~	~~8~~	~~FAIR~~		1 Decid Tree	
~~1053~~	~~Quercus rubra~~	~~Red Oak~~	~~17~~	~~FAIR~~		17 Decid Trees	Landmark
~~1054~~	~~Acer saccharum~~	~~Sugar Maple~~	~~8~~	~~FAIR~~		1 Decid Tree	
~~1055~~	~~Carya glabra~~	~~Pignut Hickory~~	~~8~~	~~FAIR~~		1 Decid Tree	
~~1056~~	~~Carya glabra~~	~~Pignut Hickory~~	~~9~~	~~FAIR~~		1 Decid Tree	
~~1057~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~9~~	~~FAIR~~	TWIN	1 Decid Tree	
~~1058~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~9~~	~~FAIR~~		1 Decid Tree	
~~1059~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~9~~	~~FAIR~~		1 Decid Tree	
~~1060~~	~~Carya glabra~~	~~Pignut Hickory~~	~~8~~	~~FAIR~~		1 Decid Tree	
~~1061~~	~~Quercus rubra~~	~~Red Oak~~	~~14~~	~~FAIR~~		3 Decid Trees	
~~1062~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~11~~	~~FAIR~~		1 Decid Tree	
~~1063~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~8~~	~~FAIR~~		1 Decid Tree	
~~1064~~	~~Carya glabra~~	~~Pignut Hickory~~	~~8~~	~~FAIR~~		1 Decid Tree	
~~1065~~	~~Ulmus americana~~	~~American Elm~~	~~11~~	~~FAIR~~		1 Decid Tree	
~~1067~~	~~Quercus rubra~~	~~Red Oak~~	~~15~~	~~FAIR~~		3 Decid Trees	
~~1068~~	~~Quercus alba~~	~~White Oak~~	~~10~~	~~FAIR~~		1 Decid Tree	
~~1069~~	~~Quercus alba~~	~~White Oak~~	~~12~~	~~FAIR~~		1 Decid Tree	
~~1070~~	~~Quercus alba~~	~~White Oak~~	~~14~~	~~FAIR~~		3 Decid Trees	
~~1071~~	~~Quercus alba~~	~~White Oak~~	~~17~~	~~FAIR~~	TWIN	17 Decid Trees	Landmark
~~1072~~	~~Quercus alba~~	~~White Oak~~	~~8~~	~~FAIR~~		1 Decid Tree	
~~1073~~	~~Quercus alba~~	~~White Oak~~	~~16~~	~~FAIR~~		16 Decid Trees	Landmark
~~1074~~	~~Quercus alba~~	~~White Oak~~	~~15~~	~~FAIR~~		3 Decid Trees	
~~1075~~	~~Quercus alba~~	~~White Oak~~	~~10~~	~~FAIR~~		1 Decid Tree	
~~1076~~	~~Quercus alba~~	~~White Oak~~	~~9~~	~~FAIR~~		1 Decid Tree	
~~1077~~	~~Acer saccharinum~~	~~Silver Maple~~	~~10~~	~~FAIR~~	TWIN	Exempt	
1078	Carya cordiformis	Bitternut Hickory	10	FAIR			
1079	Populus deltoides	Cottonwood	32	POOR			Landmark
1080	Carya cordiformis	Bitternut Hickory	10	FAIR			
1081	Prunus serotina	Black Cherry	12	POOR			
1082	Ulmus americana	American Elm	14	FAIR			
1083	Populus deltoides	Cottonwood	20	FAIR	TWIN		
1084	Carya cordiformis	Bitternut Hickory	8	FAIR			
~~1085~~	~~Populus deltoides~~	~~Cottonwood~~	~~16~~	~~POOR~~		Exempt	
1086	Ulmus americana	American Elm	11	FAIR			
~~1087~~	~~Quercus macrocarpa~~	~~Bur Oak~~	~~12~~	~~FAIR~~		1 Decid Tree	
~~1088~~	~~Quercus macrocarpa~~	~~Bur Oak~~	~~13~~	~~FAIR~~		3 Decid Trees	
~~1089~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~14~~	~~FAIR~~		3 Decid Trees	
~~1090~~	~~Prunus serotina~~	~~Black Cherry~~	~~8~~	~~FAIR~~		1 Decid Tree	
~~1091~~	~~Quercus macrocarpa~~	~~Bur Oak~~	~~14~~	~~FAIR~~		3 Decid Trees	
~~1092~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~15~~	~~FAIR~~		3 Decid Trees	
~~1093~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~10~~	~~FAIR~~		3 Decid Trees	
~~1094~~	~~Acer negundo~~	~~Box Elder~~	~~14~~	~~FAIR~~		Exempt	
~~1095~~	~~Quercus macrocarpa~~	~~Bur Oak~~	~~13~~	~~FAIR~~		3 Decid Trees	
~~1096~~	~~Quercus macrocarpa~~	~~Bur Oak~~	~~11~~	~~FAIR~~		1 Decid Tree	
~~1097~~	~~Quercus macrocarpa~~	~~Bur Oak~~	~~10~~	~~FAIR~~		1 Decid Tree	
~~1098~~	~~Juglans nigra~~	~~Black Walnut~~	~~10~~	~~FAIR~~		1 Decid Tree	
~~1100~~	~~Quercus macrocarpa~~	~~Bur Oak~~	~~16~~	~~FAIR~~		16 Decid Trees	Landmark
~~1101~~	~~Juglans nigra~~	~~Black Walnut~~	~~14~~	~~FAIR~~		3 Decid Trees	
1102	Juglans nigra	Black Walnut	8	FAIR		Outside LOD/property, not included in calcs	
1103	Prunus serotina	Black Cherry	16	FAIR	TWIN		
1104	Juglans nigra	Black Walnut	19	FAIR			Landmark
1105	Prunus serotina	Black Cherry	16	POOR			
1106	Juglans nigra	Black Walnut	11	FAIR			
1107	Carya cordiformis	Bitternut Hickory	11	FAIR			
1108	Ulmus rubra	Slippery Elm	18	POOR			
1109	Salix nigra	Black Willow	25	POOR			Landmark

1110	Quercus alba	White Oak	8	POOR			
1111	Carya cordiformis	Bitternut Hickory	10	POOR			
1112	Salix nigra	Black Willow	24	POOR	TWIN	Outside LOD/property, not included in calcs	Landmark
1113	Tilia americana	Basswood	8	FAIR			
1114	Juglans nigra	Black Walnut	17	FAIR		Outside LOD/property, not included in calcs	
1115	Juglans nigra	Black Walnut	15	FAIR		Outside LOD/property, not included in calcs	
1116	Juglans nigra	Black Walnut	14	FAIR		Outside LOD/property, not included in calcs	
1117	Juglans nigra	Black Walnut	9	FAIR			
1118	Crataegus pruinosa	Hawthorn	8	FAIR	TRIPLE		
1119	Juglans nigra	Black Walnut	12	FAIR			
1120	Juglans nigra	Black Walnut	17	FAIR			
1121	Juglans nigra	Black Walnut	10	FAIR			
1122	Platanus occidentalis	Sycamore	17	FAIR			
1123	Juglans nigra	Black Walnut	10	FAIR			
1124	Juglans nigra	Black Walnut	10	FAIR			
1125	Juglans nigra	Black Walnut	11	FAIR			
1126	Platanus occidentalis	Sycamore	23	FAIR			Landmark
1127	Platanus occidentalis	Sycamore	17	FAIR	TWIN		
1128	Juglans nigra	Black Walnut	10	FAIR			
1129	Juglans nigra	Black Walnut	8	FAIR			
1130	Juglans nigra	Black Walnut	10	FAIR			
1131	Juglans nigra	Black Walnut	8	FAIR			
1132	Juglans nigra	Black Walnut	11	FAIR			
1133	Crataegus pruinosa	Hawthorn	10	FAIR	TWIN		
1134	Populus deltoides	Cottonwood	25	FAIR			Landmark
1135	Morus alba	White Mulberry	18	FAIR	QUAD		
1136	Juglans nigra	Black Walnut	13	FAIR			
1137	Juglans nigra	Black Walnut	8	FAIR			
1138	Juglans nigra	Black Walnut	11	FAIR			
1139	Juglans nigra	Black Walnut	8	FAIR			
1140	Juglans nigra	Black Walnut	18	FAIR			Landmark
1141	Juglans nigra	Black Walnut	8	FAIR			
~~1142~~	~~Ulmus americana~~	~~American Elm~~	~~9~~	~~FAIR~~		1 Decid Tree	
~~1143~~	~~Ulmus americana~~	~~American Elm~~	~~12~~	~~FAIR~~		1 Decid Tree	
~~1144~~	~~Ulmus americana~~	~~American Elm~~	~~9~~	~~FAIR~~		1 Decid Tree	
1145	Quercus alba	White Oak	11	FAIR			
~~1146~~	~~Fagus sylvatica~~	~~Common Beech~~	~~9~~	~~FAIR~~		1 Decid Tree	
~~1147~~	~~Ulmus americana~~	~~American Elm~~	~~8~~	~~FAIR~~		1 Decid Tree	
~~1148~~	~~Fraxinus pennsylvanica~~	~~Green Ash~~	~~13~~	~~FAIR~~		3 Decid Trees	
~~1149~~	~~Populus tremuloides~~	~~Quaking Aspen~~	~~10~~	~~FAIR~~	TRIPLE	1 Decid Tree	
~~1150~~	~~Fraxinus pennsylvanica~~	~~Green Ash~~	~~9~~	~~FAIR~~		1 Decid Tree	
~~1151~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~8~~	~~FAIR~~		1 Decid Tree	
~~1152~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~9~~	~~FAIR~~		1 Decid Tree	
~~1153~~	~~Prunus serotina~~	~~Black Cherry~~	~~10~~	~~POOR~~		Exempt	
~~1154~~	~~Quercus alba~~	~~White Oak~~	~~14~~	~~FAIR~~	TWIN	3 Decid Trees	
~~1155~~	~~Populus deltoides~~	~~Cottonwood~~	~~26~~	~~FAIR~~		Exempt	Landmark
1156	Prunus serotina	Black Cherry	9	FAIR			
1157	Acer saccharinum	Silver Maple	13	FAIR			
1158	Carya cordiformis	Bitternut Hickory	8	FAIR			
1159	Acer saccharum	Sugar Maple	9	FAIR			
1160	Ulmus americana	American Elm	11	FAIR			
1161	Ulmus americana	American Elm	9	FAIR			
1162	Populus deltoides	Cottonwood	16	FAIR			
1163	Populus deltoides	Cottonwood	20	FAIR			
1164	Ulmus americana	American Elm	9	FAIR	TWIN		
1165	Celtis occidentalis	Northern Hackberry	12	FAIR			
1166	Ulmus americana	American Elm	9	FAIR			
1167	Juglans nigra	Black Walnut	9	FAIR			
1168	Acer negundo	Box Elder	13	FAIR			
1169	Acer negundo	Box Elder	14	POOR			
1170	Acer negundo	Box Elder	10	POOR			
1171	Acer negundo	Box Elder	8	FAIR			
1172	Populus deltoides	Cottonwood	24	FAIR			Landmark
1173	Acer negundo	Box Elder	10	FAIR			
1174	Acer negundo	Box Elder	12	FAIR			
1175	Acer negundo	Box Elder	9	FAIR			
1176	Celtis occidentalis	Northern Hackberry	14	FAIR			
1177	Acer negundo	Box Elder	10	FAIR			
1178	Acer negundo	Box Elder	10	FAIR			
1179	Celtis occidentalis	Northern Hackberry	16	FAIR			
1180	Quercus alba	White Oak	10	FAIR			
1181	Populus deltoides	Cottonwood	20	FAIR			
1182	Populus deltoides	Cottonwood	12	FAIR	TWIN		
1183	Juglans nigra	Black Walnut	12	FAIR			
1184	Acer negundo	Box Elder	15	FAIR			
1185	Acer negundo	Box Elder	11	FAIR			
1186	Acer negundo	Box Elder	13	FAIR			
1187	Juglans nigra	Black Walnut	12	FAIR			
1188	Juglans nigra	Black Walnut	12	POOR			
~~1189~~	~~Quercus alba~~	~~White Oak~~	~~15~~	~~FAIR~~		3 Decid Trees	
~~1190~~	~~Juglans nigra~~	~~Black Walnut~~	~~11~~	~~FAIR~~		1 Decid Tree	
~~1191~~	~~Acer negundo~~	~~Box Elder~~	~~9~~	~~FAIR~~		Exempt	
~~1192~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~9~~	~~FAIR~~		1 Decid Tree	
1193	Acer negundo	Box Elder	8	FAIR			
1194	Acer negundo	Box Elder	9	FAIR			
1195	Juglans nigra	Black Walnut	11	FAIR			
~~1196~~	~~Populus tremuloides~~	~~Quaking Aspen~~	~~9~~	~~FAIR~~		1 Decid Tree	
~~1197~~	~~Acer saccharum~~	~~Sugar Maple~~	~~20~~	~~FAIR~~		20 Decid Trees	Landmark
~~1198~~	~~Quercus alba~~	~~White Oak~~	~~32~~	~~POOR~~		Exempt	Landmark
1199	Acer negundo	Box Elder	14	POOR			
1200	Acer negundo	Box Elder	8	FAIR			
~~1301~~	~~Populus tremuloides~~	~~Quaking Aspen~~	~~13~~	~~FAIR~~		3 Decid Trees	
~~1302~~	~~Populus tremuloides~~	~~Quaking Aspen~~	~~12~~	~~FAIR~~		1 Decid Tree	
~~1303~~	~~Prunus serotina~~	~~Black Cherry~~	~~12~~	~~FAIR~~		1 Decid Tree	
~~1304~~	~~Prunus serotina~~	~~Black Cherry~~	~~9~~	~~FAIR~~		1 Decid Tree	
~~1305~~	~~Prunus serotina~~	~~Black Cherry~~	~~11~~	~~FAIR~~		1 Decid Tree	
~~1306~~	~~Prunus serotina~~	~~Black Cherry~~	~~10~~	~~POOR~~		Exempt	
~~1307~~	~~Quercus rubra~~	~~Red Oak~~	~~15~~	~~FAIR~~		3 Decid Trees	
~~1308~~	~~Carya glabra~~	~~Pignut Hickory~~	~~12~~	~~FAIR~~		1 Decid Tree	
~~1309~~	~~Quercus alba~~	~~White Oak~~	~~13~~	~~FAIR~~		3 Decid Trees	

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~~1310~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~11~~	~~FAIR~~		1 Decid Tree	
~~1311~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~8~~	~~FAIR~~		1 Decid Tree	
~~1312~~	~~Quercus rubra~~	~~Red Oak~~	~~14~~	~~FAIR~~		3 Decid Trees	
~~1313~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~8~~	~~FAIR~~		1 Decid Tree	
~~1314~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~12~~	~~FAIR~~		1 Decid Tree	
~~1315~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~8~~	~~FAIR~~		1 Decid Tree	
~~1316~~	~~Quercus rubra~~	~~Red Oak~~	~~17~~	~~FAIR~~		17 Decid Trees	Landmark
~~1317~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~12~~	~~FAIR~~		1 Decid Tree	
~~1318~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~9~~	~~FAIR~~		1 Decid Tree	
~~1319~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~9~~	~~FAIR~~	TWIN	1 Decid Tree	
~~1320~~	~~Carya glabra~~	~~Pignut Hickory~~	~~10~~	~~FAIR~~		1 Decid Tree	
~~1321~~	~~Carya glabra~~	~~Pignut Hickory~~	~~10~~	~~FAIR~~		1 Decid Tree	
~~1322~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~8~~	~~FAIR~~		1 Decid Tree	
~~1323~~	~~Carya glabra~~	~~Pignut Hickory~~	~~8~~	~~FAIR~~		1 Decid Tree	
~~1324~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~12~~	~~FAIR~~		1 Decid Tree	
~~1325~~	~~Carya glabra~~	~~Pignut Hickory~~	~~9~~	~~FAIR~~		1 Decid Tree	
~~1326~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~9~~	~~FAIR~~		1 Decid Tree	
~~1327~~	~~Carya glabra~~	~~Pignut Hickory~~	~~13~~	~~FAIR~~		3 Decid Trees	
~~1328~~	~~Carya glabra~~	~~Pignut Hickory~~	~~14~~	~~FAIR~~		3 Decid Trees	
~~1329~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~10~~	~~FAIR~~		1 Decid Tree	
~~1330~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~12~~	~~FAIR~~		1 Decid Tree	
~~1331~~	~~Acer saccharinum~~	~~Silver Maple~~	~~11~~	~~FAIR~~	TWIN	Exempt	
~~1332~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~13~~	~~FAIR~~		3 Decid Trees	
~~1333~~	~~Acer saccharum~~	~~Sugar Maple~~	~~14~~	~~FAIR~~		3 Decid Trees	
~~1334~~	~~Quercus rubra~~	~~Red Oak~~	~~19~~	~~FAIR~~		19 Decid Trees	Landmark
~~1335~~	~~Carya glabra~~	~~Pignut Hickory~~	~~12~~	~~FAIR~~		1 Decid Tree	
~~1336~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~14~~	~~FAIR~~		3 Decid Trees	
~~1337~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~10~~	~~FAIR~~		1 Decid Tree	
~~1338~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~12~~	~~FAIR~~		1 Decid Tree	
~~1339~~	~~Fraxinus pennsylvanica~~	~~Green Ash~~	~~13~~	~~FAIR~~		3 Decid Trees	
~~1340~~	~~Populus deltoides~~	~~Cottonwood~~	~~21~~	~~FAIR~~		Exempt	
~~1342~~	~~Carya glabra~~	~~Pignut Hickory~~	~~13~~	~~FAIR~~		3 Decid Trees	
~~1343~~	~~Quercus alba~~	~~White Oak~~	~~15~~	~~FAIR~~		3 Decid Trees	
~~1344~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~10~~	~~FAIR~~		1 Decid Tree	
~~3001~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~15~~	~~FAIR~~		3 Decid Trees	
~~3002~~	~~Quercus alba~~	~~White Oak~~	~~16~~	~~FAIR~~		16 Decid Trees	Landmark
~~3003~~	~~Tilia americana~~	~~Basswood~~	~~12~~	~~FAIR~~		1 Decid Tree	
~~3004~~	~~Tilia americana~~	~~Basswood~~	~~15~~	~~FAIR~~		3 Decid Trees	
~~3005~~	~~Tilia americana~~	~~Basswood~~	~~13~~	~~FAIR~~		3 Decid Trees	
~~3006~~	~~Tilia americana~~	~~Basswood~~	~~12~~	~~FAIR~~		1 Decid Tree	
~~3007~~	~~Tilia americana~~	~~Basswood~~	~~12~~	~~FAIR~~		1 Decid Tree	
~~3008~~	~~Tilia americana~~	~~Basswood~~	~~12~~	~~FAIR~~	TWIN	1 Decid Tree	
~~3009~~	~~Quercus rubra~~	~~Red Oak~~	~~19~~	~~FAIR~~	TRIPLE	19 Decid Trees	Landmark
~~3010~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~14~~	~~FAIR~~		3 Decid Trees	
~~3011~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~13~~	~~FAIR~~		3 Decid Trees	
~~3012~~	~~Tilia americana~~	~~Basswood~~	~~11~~	~~FAIR~~	TWIN	1 Decid Tree	
~~3013~~	~~Tilia americana~~	~~Basswood~~	~~11~~	~~FAIR~~	TWIN	1 Decid Tree	
~~3014~~	~~Malus domestica~~	~~Apple~~	~~10~~	~~POOR~~		Exempt	
~~3015~~	~~Tilia americana~~	~~Basswood~~	~~12~~	~~FAIR~~	TWIN	1 Decid Tree	
~~3016~~	~~Quercus rubra~~	~~Red Oak~~	~~11~~	~~POOR~~		Exempt	
~~3017~~	~~Tilia americana~~	~~Basswood~~	~~11~~	~~FAIR~~		1 Decid Tree	
~~3018~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~10~~	~~FAIR~~		1 Decid Tree	
3019	Carya cordiformis	Bitternut Hickory	13	FAIR			
3020	Carya cordiformis	Bitternut Hickory	10	FAIR	TWIN		
3021	Carya cordiformis	Bitternut Hickory	13	FAIR			
3022	Carya glabra	Pignut Hickory	13	FAIR			
3023	Fagus sylvatica	Common Beech	37	POOR			Landmark
3024	Carya glabra	Pignut Hickory	10	FAIR			
3025	Carya cordiformis	Bitternut Hickory	14	FAIR			
~~3026~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~12~~	~~FAIR~~	TWIN	1 Decid Tree	
~~3027~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~18~~	~~FAIR~~	TRIPLE	6 Decid Trees	
~~3028~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~11~~	~~FAIR~~		1 Decid Tree	
~~3029~~	~~Populus deltoides~~	~~Cottonwood~~	~~11~~	~~POOR~~		Exempt	
3030	Tilia americana	Basswood	14	FAIR			
3031	Carya cordiformis	Bitternut Hickory	14	FAIR			
3032	Carya cordiformis	Bitternut Hickory	14	FAIR			
3033	Carya cordiformis	Bitternut Hickory	12	FAIR			
3034	Carya cordiformis	Bitternut Hickory	15	FAIR			
~~3035~~	~~Acer saccharum~~	~~Sugar Maple~~	~~10~~	~~FAIR~~		1 Decid Tree	
3036	Acer saccharum	Sugar Maple	11	FAIR			
~~3037~~	~~Quercus rubra~~	~~Red Oak~~	~~14~~	~~FAIR~~		3 Decid Trees	
~~3038~~	~~Quercus rubra~~	~~Red Oak~~	~~12~~	~~FAIR~~		1 Decid Tree	
~~3039~~	~~Quercus alba~~	~~White Oak~~	~~14~~	~~FAIR~~		3 Decid Trees	
~~3040~~	~~Quercus rubra~~	~~Red Oak~~	~~16~~	~~FAIR~~		16 Decid Trees	Landmark
~~3041~~	~~Quercus rubra~~	~~Red Oak~~	~~19~~	~~FAIR~~		19 Decid Trees	Landmark
3042	Quercus rubra	Red Oak	14	FAIR			
3043	Quercus rubra	Red Oak	16	FAIR	TRIPLE		Landmark
~~3044~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~11~~	~~FAIR~~	~~TWIN~~	1 Decid Tree	
~~3045~~	~~Quercus rubra~~	~~Red Oak~~	~~25~~	~~FAIR~~		25 Decid Trees	Landmark
3046	Acer saccharum	Sugar Maple	14	FAIR	TWIN		
3047	Acer saccharum	Sugar Maple	11	FAIR			
3048	Carya glabra	Pignut Hickory	10	FAIR			
3049	Carya cordiformis	Bitternut Hickory	11	FAIR			
3050	Carya cordiformis	Bitternut Hickory	14	FAIR			
3051	Carya glabra	Pignut Hickory	11	FAIR			
3052	Carya ovata	Shagbark Hickory	13	FAIR			
3053	Carya glabra	Pignut Hickory	9	FAIR			
3054	Quercus alba	White Oak	15	FAIR	TWIN		
3055	Carya ovata	Shagbark Hickory	12	FAIR			
3056	Quercus rubra	Red Oak	17	FAIR			Landmark
3057	Quercus rubra	Red Oak	12	FAIR			
3058	Quercus rubra	Red Oak	18	FAIR			Landmark
3059	Quercus rubra	Red Oak	12	FAIR	TWIN		
3060	Acer saccharum	Sugar Maple	13	FAIR			
3061	Carya cordiformis	Bitternut Hickory	9	FAIR			
~~3062~~	~~Quercus rubra~~	~~Red Oak~~	~~13~~	~~FAIR~~		3 Decid Trees	
~~3063~~	~~Quercus alba~~	~~White Oak~~	~~13~~	~~FAIR~~		3 Decid Trees	
~~3064~~	~~Carya glabra~~	~~Pignut Hickory~~	~~9~~	~~FAIR~~		1 Decid Tree	
~~3065~~	~~Quercus rubra~~	~~Red Oak~~	~~15~~	~~FAIR~~		3 Decid Trees	
~~3066~~	~~Juglans nigra~~	~~Black Walnut~~	~~11~~	~~FAIR~~		1 Decid Tree	
~~3067~~	~~Juglans nigra~~	~~Black Walnut~~	~~12~~	~~FAIR~~		1 Decid Tree	
~~3068~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~14~~	~~FAIR~~		3 Decid Trees	
~~3069~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~15~~	~~FAIR~~		3 Decid Trees	
~~3070~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~10~~	~~FAIR~~		1 Decid Tree	
~~3071~~	~~Fraxinus pennsylvanica~~	~~Green Ash~~	~~12~~	~~FAIR~~		1 Decid Tree	
~~3072~~	~~Quercus macrocarpa~~	~~Bur Oak~~	~~14~~	~~FAIR~~		3 Decid Trees	
~~3073~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~13~~	~~FAIR~~		3 Decid Trees	
~~3074~~	~~Fraxinus pennsylvanica~~	~~Green Ash~~	~~11~~	~~FAIR~~		1 Decid Tree	
~~3075~~	~~Quercus alba~~	~~White Oak~~	~~12~~	~~POOR~~		Exempt	
~~3076~~	~~Fraxinus pennsylvanica~~	~~Green Ash~~	~~11~~	~~FAIR~~		1 Decid Tree	
~~3077~~	~~Fraxinus pennsylvanica~~	~~Green Ash~~	~~13~~	~~FAIR~~		3 Decid Trees	
~~3078~~	~~Celtis occidentalis~~	~~Northern Hackberry~~	~~13~~	~~FAIR~~		3 Decid Trees	
~~3079~~	~~Quercus rubra~~	~~Red Oak~~	~~11~~	~~FAIR~~		1 Decid Tree	
~~3081~~	~~Acer Rubrum~~	~~Red Maple~~	~~14~~	~~FAIR~~		3 Decid Trees	
3082	Carya cordiformis	Bitternut Hickory	11	FAIR			
3083	Quercus alba	White Oak	13	FAIR			
~~3084~~	~~Quercus rubra~~	~~Red Oak~~	~~16~~	~~FAIR~~	TRIPLE	16 Decid Trees	Landmark
~~3085~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~12~~	~~FAIR~~		1 Decid Tree	
~~3086~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~10~~	~~FAIR~~		1 Decid Tree	
~~3087~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~11~~	~~FAIR~~	TWIN	1 Decid Tree	
~~3088~~	~~Carya glabra~~	~~Pignut Hickory~~	~~11~~	~~FAIR~~		1 Decid Tree	
~~3089~~	~~Quercus rubra~~	~~Red Oak~~	~~14~~	~~FAIR~~		3 Decid Trees	
~~3090~~	~~Malus domestica~~	~~Apple~~	~~12~~	~~FAIR~~		1 Decid Tree	
~~3091~~	~~Quercus rubra~~	~~Red Oak~~	~~18~~	~~FAIR~~		18 Decid Trees	Landmark
~~3092~~	~~Tilia americana~~	~~Basswood~~	~~13~~	~~FAIR~~		3 Decid Trees	
~~3093~~	~~Tilia americana~~	~~Basswood~~	~~11~~	~~FAIR~~	TRIPLE	1 Decid Tree	
~~3094~~	~~Tilia americana~~	~~Basswood~~	~~13~~	~~FAIR~~	TWIN	3 Decid Trees	
~~3095~~	~~Juglans nigra~~	~~Black Walnut~~	~~20~~	~~FAIR~~		20 Decid Trees	Landmark
~~3096~~	~~Quercus alba~~	~~White Oak~~	~~12~~	~~FAIR~~		1 Decid Tree	
~~3097~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~15~~	~~FAIR~~		3 Decid Trees	
3098	Carya cordiformis	Bitternut Hickory	12	FAIR			
~~3099~~	~~Quercus rubra~~	~~Red Oak~~	~~19~~	~~FAIR~~		19 Decid Trees	Landmark
~~3100~~	~~Quercus rubra~~	~~Red Oak~~	~~19~~	~~FAIR~~	TRIPLE	19 Decid Trees	Landmark
~~3101~~	~~Quercus macrocarpa~~	~~Bur Oak~~	~~16~~	~~FAIR~~		16 Decid Trees	Landmark
~~3102~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~15~~	~~FAIR~~		3 Decid Trees	
~~3103~~	~~Carya ovata~~	~~Shagbark Hickory~~	9	FAIR		1 Decid Tree	
~~3104~~	~~Quercus alba~~	~~White Oak~~	~~19~~	~~POOR~~		Exempt	Landmark
~~3105~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~15~~	~~FAIR~~		3 Decid Trees	
~~3106~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~15~~	~~FAIR~~		3 Decid Trees	
~~3107~~	~~Quercus macrocarpa~~	~~Bur Oak~~	~~16~~	~~FAIR~~		16 Decid Trees	Landmark
~~3108~~	~~Quercus rubra~~	~~Red Oak~~	~~15~~	~~FAIR~~		3 Decid Trees	
~~3109~~	~~Quercus rubra~~	~~Red Oak~~	~~9~~	~~FAIR~~		1 Decid Tree	
~~3110~~	~~Quercus rubra~~	~~Red Oak~~	~~9~~	~~FAIR~~		1 Decid Tree	
~~3111~~	~~Carya glabra~~	~~Pignut Hickory~~	~~9~~	~~FAIR~~		1 Decid Tree	
~~3112~~	~~Quercus rubra~~	~~Red Oak~~	~~11~~	~~FAIR~~		1 Decid Tree	
~~3113~~	~~Quercus rubra~~	~~Red Oak~~	~~9~~	~~FAIR~~		1 Decid Tree	
~~3114~~	~~Quercus rubra~~	~~Red Oak~~	~~13~~	~~FAIR~~		3 Decid Trees	
~~3115~~	~~Quercus rubra~~	~~Red Oak~~	~~16~~	~~FAIR~~		16 Decid Trees	Landmark
~~3116~~	~~Quercus rubra~~	~~Red Oak~~	~~8~~	~~FAIR~~		1 Decid Tree	
~~3117~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~15~~	~~FAIR~~		3 Decid Trees	
~~3118~~	~~Quercus rubra~~	~~Red Oak~~	~~13~~	~~FAIR~~		3 Decid Trees	
~~3119~~	~~Tilia americana~~	~~Basswood~~	~~10~~	~~FAIR~~		1 Decid Tree	
~~3120~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~18~~	~~FAIR~~		6 Decid Trees	
~~3121~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~10~~	~~FAIR~~		1 Decid Tree	
~~3122~~	~~Quercus rubra~~	~~Red Oak~~	~~17~~	~~FAIR~~		17 Decid Trees	Landmark
~~3123~~	~~Carya glabra~~	~~Pignut Hickory~~	~~18~~	~~FAIR~~		18 Decid Trees	Landmark
~~3124~~	~~Quercus rubra~~	~~Red Oak~~	~~10~~	~~FAIR~~		1 Decid Tree	
~~3125~~	~~Populus deltoides~~	~~Cottonwood~~	~~21~~	~~FAIR~~		Exempt	
~~3126~~	~~Acer saccharinum~~	~~Silver Maple~~	~~18~~	~~FAIR~~		Exempt	Landmark
~~3127~~	~~Ulmus pumila~~	~~Siberian Elm~~	~~9~~	~~FAIR~~		1 Decid Tree	
~~3128~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~12~~	~~FAIR~~	~~TWIN~~	1 Decid Tree	
~~3129~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~13~~	~~FAIR~~		3 Decid Trees	
~~3130~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~14~~	~~FAIR~~		3 Decid Trees	
~~3131~~	~~Carya glabra~~	~~Pignut Hickory~~	~~14~~	~~FAIR~~		3 Decid Trees	
~~3132~~	~~Carya glabra~~	~~Pignut Hickory~~	~~20~~	~~FAIR~~	~~TWIN~~	20 Decid Trees	Landmark
~~3133~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~14~~	~~FAIR~~		3 Decid Trees	
~~3134~~	~~Tilia americana~~	~~Basswood~~	~~12~~	~~FAIR~~		1 Decid Tree	
~~3135~~	~~Quercus rubra~~	~~Red Oak~~	~~12~~	~~FAIR~~		1 Decid Tree	
3136	Carya ovata	Shagbark Hickory	18	FAIR			
~~3137~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~16~~	~~FAIR~~		3 Decid Trees	
~~3138~~	~~Ulmus americana~~	~~American Elm~~	~~12~~	~~FAIR~~		1 Decid Tree	
3139	Carya ovata	Shagbark Hickory	19	FAIR			
~~3140~~	~~Acer saccharum~~	~~Sugar Maple~~	~~10~~	~~FAIR~~		1 Decid Tree	
3141	Acer saccharum	Sugar Maple	14	FAIR			
~~3142~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~18~~	~~FAIR~~		6 Decid Trees	
~~3143~~	~~Quercus alba~~	~~White Oak~~	~~17~~	~~FAIR~~		17 Decid Trees	Landmark
~~3144~~	~~Acer saccharum~~	~~Sugar Maple~~	~~10~~	~~FAIR~~		1 Decid Tree	
~~3145~~	~~Carya glabra~~	~~Pignut Hickory~~	~~10~~	~~POOR~~		Exempt	
~~3146~~	~~Quercus rubra~~	~~Red Oak~~	~~9~~	~~FAIR~~		1 Decid Tree	
~~3147~~	~~Tilia americana~~	~~Basswood~~	~~9~~	~~FAIR~~		1 Decid Tree	
~~3148~~	~~Tilia americana~~	~~Basswood~~	~~11~~	~~FAIR~~		1 Decid Tree	
~~3149~~	~~Tilia americana~~	~~Basswood~~	~~12~~	~~FAIR~~		1 Decid Tree	
~~3150~~	~~Tilia americana~~	~~Basswood~~	~~13~~	~~FAIR~~		3 Decid Trees	
~~3151~~	~~Tilia americana~~	~~Basswood~~	~~16~~	~~FAIR~~	TWIN	3 Decid Trees	
~~3152~~	~~Tilia americana~~	~~Basswood~~	~~14~~	~~FAIR~~		3 Decid Trees	
~~3153~~	~~Tilia americana~~	~~Basswood~~	~~14~~	~~FAIR~~		3 Decid Trees	
~~3154~~	~~Tilia americana~~	~~Basswood~~	~~11~~	~~FAIR~~	TWIN	1 Decid Tree	
~~3155~~	~~Populus deltoides~~	~~Cottonwood~~	~~12~~	~~FAIR~~		Exempt	
~~3156~~	~~Tilia americana~~	~~Basswood~~	~~9~~	~~FAIR~~		1 Decid Tree	
~~3157~~	~~Tilia americana~~	~~Basswood~~	~~14~~	~~FAIR~~		3 Decid Trees	
~~3158~~	~~Tilia americana~~	~~Basswood~~	~~13~~	~~FAIR~~		3 Decid Trees	
~~3159~~	~~Acer saccharum~~	~~Sugar Maple~~	~~11~~	~~FAIR~~		1 Decid Tree	
~~3160~~	~~Acer saccharum~~	~~Sugar Maple~~	~~14~~	~~FAIR~~		3 Decid Trees	
3161	Juglans nigra	Black Walnut	12	FAIR		Outside LOD/property, not included in calcs	
~~3162~~	~~Juglans nigra~~	~~Black Walnut~~	~~11~~	~~FAIR~~		1 Decid Tree	
~~3163~~	~~Juglans nigra~~	~~Black Walnut~~	~~16~~	~~FAIR~~		3 Decid Trees	
~~3164~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~9~~	~~FAIR~~		1 Decid Tree	
~~3165~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~15~~	~~FAIR~~		3 Decid Trees	
~~3166~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~12~~	~~FAIR~~		1 Decid Tree	
~~3167~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~9~~	~~FAIR~~		1 Decid Tree	
~~3168~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~9~~	~~FAIR~~		1 Decid Tree	
~~3169~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~10~~	~~FAIR~~		1 Decid Tree	
~~3170~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~10~~	~~FAIR~~		1 Decid Tree	
~~3171~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~11~~	~~FAIR~~		1 Decid Tree	
~~3172~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~11~~	~~FAIR~~		1 Decid Tree	
~~3173~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~11~~	~~FAIR~~		1 Decid Tree	
~~3174~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~9~~	~~FAIR~~		1 Decid Tree	
~~3175~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~11~~	~~FAIR~~		1 Decid Tree	
~~3176~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~13~~	~~FAIR~~	TWIN	3 Decid Trees	
~~3177~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~11~~	~~FAIR~~	TWIN	1 Decid Tree	
~~3178~~	~~Juglans nigra~~	~~Black Walnut~~	~~10~~	~~FAIR~~		1 Decid Tree	
~~3179~~	~~Juglans nigra~~	~~Black Walnut~~	~~13~~	~~FAIR~~		3 Decid Trees	
~~3180~~	~~Juglans nigra~~	~~Black Walnut~~	~~14~~	~~FAIR~~	TWIN	3 Decid Trees	
3181	Juglans nigra	Black Walnut	15	FAIR	TWIN		
3182	Juglans nigra	Black Walnut	13	FAIR	TWIN		
~~3183~~	~~Quercus rubra~~	~~Red Oak~~	~~9~~	~~FAIR~~		1 Decid Tree	
~~3184~~	~~Acer saccharum~~	~~Sugar Maple~~	~~13~~	~~FAIR~~		3 Decid Trees	
~~3185~~	~~Ulmus americana~~	~~American Elm~~	~~14~~	~~FAIR~~		3 Decid Trees	
3186	Tilia americana	Basswood	13	FAIR	TRIPLE		
~~3187~~	~~Carya glabra~~	~~Pignut Hickory~~	~~13~~	~~FAIR~~		3 Decid Trees	
~~3188~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~9~~	~~FAIR~~		1 Decid Tree	
~~3189~~	~~Carya glabra~~	~~Pignut Hickory~~	~~13~~	~~FAIR~~		3 Decid Trees	
~~3190~~	~~Carya glabra~~	~~Pignut Hickory~~	~~12~~	~~FAIR~~		1 Decid Tree	
~~3191~~	~~Prunus serotina~~	~~Black Cherry~~	~~11~~	~~FAIR~~	TWIN	1 Decid Tree	
~~3192~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~13~~	~~FAIR~~		3 Decid Trees	
~~3193~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~11~~	~~FAIR~~		1 Decid Tree	
~~3194~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~11~~	~~FAIR~~		1 Decid Tree	
~~3195~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~12~~	~~FAIR~~	TWIN	1 Decid Tree	
~~3196~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~15~~	~~FAIR~~		3 Decid Trees	
~~3197~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~12~~	~~FAIR~~		1 Decid Tree	
~~3198~~	~~Juglans nigra~~	~~Black Walnut~~	~~14~~	~~FAIR~~		3 Decid Trees	
~~3199~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~13~~	~~FAIR~~	TWIN	3 Decid Trees	
~~3200~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~12~~	~~FAIR~~	TWIN	1 Decid Tree	
~~3201~~	~~Populus deltoides~~	~~Cottonwood~~	~~23~~	~~FAIR~~		Exempt	
~~3202~~	~~Populus tremuloides~~	~~Quaking Aspen~~	~~17~~	~~FAIR~~		6 Decid Trees	
~~3203~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~12~~	~~FAIR~~		1 Decid Tree	
~~3204~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~11~~	~~FAIR~~		1 Decid Tree	
~~3205~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~10~~	~~FAIR~~	TWIN	1 Decid Tree	
~~3206~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~11~~	~~FAIR~~		1 Decid Tree	
~~3207~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~10~~	~~FAIR~~		1 Decid Tree	
~~3208~~	~~Carya glabra~~	~~Pignut Hickory~~	~~11~~	~~FAIR~~		1 Decid Tree	
~~3209~~	~~Quercus rubra~~	~~Red Oak~~	~~13~~	~~FAIR~~		3 Decid Trees	
~~3210~~	~~Quercus rubra~~	~~Red Oak~~	~~17~~	~~FAIR~~	TWIN	17 Decid Trees	Landmark
~~3211~~	~~Populus deltoides~~	~~Cottonwood~~	~~13~~	~~FAIR~~		Exempt	
~~3212~~	~~Carya glabra~~	~~Pignut Hickory~~	~~11~~	~~FAIR~~		1 Decid Tree	
~~3213~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~12~~	~~FAIR~~	TWIN	1 Decid

~~3268~~	~~Robinia pseudoacacia~~	~~Black Locust~~	~~9~~	~~FAIR~~		1 Decid Tree	
~~3269~~	~~Carya glabra~~	~~Pignut Hickory~~	~~8~~	~~FAIR~~		1 Decid Tree	
~~3270~~	~~Carya glabra~~	~~Pignut Hickory~~	~~8~~	~~FAIR~~		1 Decid Tree	
~~3271~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~12~~	~~FAIR~~		1 Decid Tree	
~~3272~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~12~~	~~FAIR~~		1 Decid Tree	
~~3273~~	~~Populus deltoides~~	~~Cottonwood~~	~~25~~	~~FAIR~~		Exempt	Landmark
~~3274~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~11~~	~~FAIR~~		1 Decid Tree	
~~3275~~	~~Acer saccharinum~~	~~Silver Maple~~	~~10~~	~~FAIR~~		1 Decid Tree	
~~3276~~	~~Prunus serotina~~	~~Black Cherry~~	~~9~~	~~FAIR~~		1 Decid Tree	
~~3277~~	~~Tilia americana~~	~~Basswood~~	~~9~~	~~FAIR~~		1 Decid Tree	
~~3278~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~19~~	~~FAIR~~		6 Decid Trees	
~~3279~~	~~Tilia americana~~	~~Basswood~~	~~12~~	~~FAIR~~		1 Decid Tree	
~~3280~~	~~Tilia americana~~	~~Basswood~~	~~8~~	~~FAIR~~		1 Decid Tree	
~~3281~~	~~Tilia americana~~	~~Basswood~~	~~10~~	~~FAIR~~		1 Decid Tree	
~~3282~~	~~Tilia americana~~	~~Basswood~~	~~15~~	~~FAIR~~		3 Decid Trees	
~~3283~~	~~Ulmus rubra~~	~~Slippery Elm~~	~~17~~	~~FAIR~~		6 Decid Trees	
~~3284~~	~~Acer saccharinum~~	~~Silver Maple~~	~~8~~	~~POOR~~		Exempt	
~~3285~~	~~Ulmus americana~~	~~American Elm~~	~~8~~	~~FAIR~~		1 Decid Tree	
~~3286~~	~~Tilia americana~~	~~Basswood~~	~~13~~	~~FAIR~~		3 Decid Trees	
~~3287~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~15~~	~~FAIR~~		3 Decid Trees	
~~3288~~	~~Carya glabra~~	~~Pignut Hickory~~	~~15~~	~~FAIR~~		3 Decid Trees	
~~3289~~	~~Carya glabra~~	~~Pignut Hickory~~	~~17~~	~~FAIR~~		17 Decid Trees	Landmark
~~3290~~	~~Ulmus americana~~	~~American Elm~~	~~11~~	~~FAIR~~		1 Decid Tree	
~~3291~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~14~~	~~FAIR~~		3 Decid Trees	
~~3292~~	~~Quercus rubra~~	~~Red Oak~~	~~11~~	~~FAIR~~		1 Decid Tree	
~~3293~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~16~~	~~FAIR~~		3 Decid Trees	
~~3294~~	~~Tilia americana~~	~~Basswood~~	~~9~~	~~FAIR~~	TWIN	1 Decid Tree	
~~3295~~	~~Carya glabra~~	~~Pignut Hickory~~	~~13~~	~~POOR~~		Exempt	
~~3296~~	~~Tilia americana~~	~~Basswood~~	~~9~~	~~FAIR~~		1 Decid Tree	
~~3297~~	~~Tilia americana~~	~~Basswood~~	~~16~~	~~FAIR~~	TWIN	3 Decid Trees	
~~3298~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~16~~	~~FAIR~~		3 Decid Trees	
3299	Quercus rubra	Red Oak	22	POOR			Landmark
3300	Carya glabra	Pignut Hickory	14	FAIR			
3301	Quercus rubra	Red Oak	14	POOR			
~~3302~~	~~Quercus rubra~~	~~Red Oak~~	~~16~~	~~FAIR~~		16 Decid Trees	Landmark
~~3303~~	~~Quercus rubra~~	~~Red Oak~~	~~12~~	~~FAIR~~		1 Decid Tree	
~~3304~~	~~Carya glabra~~	~~Pignut Hickory~~	~~12~~	~~FAIR~~		1 Decid Tree	
~~3305~~	~~Quercus rubra~~	~~Red Oak~~	~~13~~	~~FAIR~~		3 Decid Trees	
~~3306~~	~~Quercus rubra~~	~~Red Oak~~	~~14~~	~~FAIR~~		3 Decid Trees	
~~3307~~	~~Quercus rubra~~	~~Red Oak~~	~~17~~	~~FAIR~~		17 Decid Trees	Landmark
~~3308~~	~~Quercus rubra~~	~~Red Oak~~	~~14~~	~~FAIR~~		3 Decid Trees	
~~3309~~	~~Quercus rubra~~	~~Red Oak~~	~~15~~	~~FAIR~~		3 Decid Trees	
~~3310~~	~~Quercus rubra~~	~~Red Oak~~	~~15~~	~~FAIR~~		3 Decid Trees	
~~3311~~	~~Quercus rubra~~	~~Red Oak~~	~~17~~	~~FAIR~~		17 Decid Trees	Landmark
~~3312~~	~~Carya glabra~~	~~Pignut Hickory~~	~~14~~	~~FAIR~~		3 Decid Trees	
~~3313~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~11~~	~~FAIR~~		1 Decid Tree	
~~3314~~	~~Quercus rubra~~	~~Red Oak~~	~~14~~	~~FAIR~~		3 Decid Trees	
~~3315~~	~~Quercus rubra~~	~~Red Oak~~	~~13~~	~~FAIR~~		3 Decid Trees	
~~3316~~	~~Carya glabra~~	~~Pignut Hickory~~	~~12~~	~~FAIR~~		3 Decid Trees	
~~3317~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~13~~	~~FAIR~~		3 Decid Trees	
~~3318~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~13~~	~~FAIR~~		3 Decid Trees	
~~3319~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~14~~	~~FAIR~~		3 Decid Trees	
~~3320~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~14~~	~~FAIR~~		3 Decid Trees	
~~3321~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~12~~	~~FAIR~~		3 Decid Trees	
~~3322~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~15~~	~~FAIR~~	TWIN	3 Decid Trees	
~~3323~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~13~~	~~FAIR~~		3 Decid Trees	
~~3324~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~10~~	~~FAIR~~		1 Decid Tree	
~~3325~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~8~~	~~FAIR~~		1 Decid Tree	
~~3326~~	~~Ulmus rubra~~	~~Slippery Elm~~	~~8~~	~~POOR~~		Exempt	
~~3327~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~10~~	~~FAIR~~		1 Decid Tree	
~~3328~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~9~~	~~FAIR~~		1 Decid Tree	
~~3329~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~9~~	~~FAIR~~		1 Decid Tree	
~~3330~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~9~~	~~FAIR~~		1 Decid Tree	
~~3331~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~8~~	~~FAIR~~		1 Decid Tree	
~~3332~~	~~Carya glabra~~	~~Pignut Hickory~~	~~10~~	~~FAIR~~		1 Decid Tree	
~~3333~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~9~~	~~FAIR~~	TWIN	1 Decid Tree	
~~3334~~	~~Acer negundo~~	~~Box Elder~~	~~17~~	~~FAIR~~		Exempt	
~~3335~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~8~~	~~FAIR~~	TWIN	1 Decid Tree	
~~3336~~	~~Carya glabra~~	~~Pignut Hickory~~	~~10~~	~~FAIR~~		1 Decid Tree	
~~3337~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~10~~	~~FAIR~~		1 Decid Tree	
~~3338~~	~~Tilia americana~~	~~Basswood~~	~~14~~	~~FAIR~~		3 Decid Trees	
~~3339~~	~~Juglans nigra~~	~~Black Walnut~~	~~9~~	~~FAIR~~		1 Decid Tree	
~~3340~~	~~Prunus serotina~~	~~Black Cherry~~	~~17~~	~~POOR~~		Exempt	
~~3341~~	~~Carya glabra~~	~~Pignut Hickory~~	~~10~~	~~FAIR~~		1 Decid Tree	
~~3342~~	~~Morus alba~~	~~White Mulberry~~	~~20~~	~~FAIR~~		6 Decid Trees	
~~3343~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~10~~	~~FAIR~~		1 Decid Tree	
~~3344~~	~~Quercus rubra~~	~~Red Oak~~	~~10~~	~~FAIR~~		1 Decid Tree	
~~3345~~	~~Populus deltoides~~	~~Cottonwood~~	~~12~~	~~POOR~~		Exempt	
~~3346~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~11~~	~~FAIR~~		1 Decid Tree	
~~3347~~	~~Quercus rubra~~	~~Red Oak~~	~~21~~	~~FAIR~~		21 Decid Trees	Landmark
~~3348~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~10~~	~~FAIR~~		1 Decid Tree	
~~3349~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~10~~	~~FAIR~~	TWIN	1 Decid Tree	
~~3350~~	~~Quercus macrocarpa~~	~~Bur Oak~~	~~9~~	~~POOR~~		Exempt	
~~3351~~	~~Quercus alba~~	~~White Oak~~	~~14~~	~~FAIR~~		3 Decid Trees	
~~3352~~	~~Carya glabra~~	~~Pignut Hickory~~	~~14~~	~~FAIR~~		3 Decid Trees	
~~3353~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~9~~	~~FAIR~~		1 Decid Tree	
~~3354~~	~~Acer saccharum~~	~~Sugar Maple~~	~~16~~	~~FAIR~~		16 Decid Trees	Landmark
~~3355~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~8~~	~~FAIR~~		1 Decid Tree	
~~3356~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~9~~	~~FAIR~~		1 Decid Tree	
~~3357~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~8~~	~~FAIR~~		1 Decid Tree	
~~3358~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~9~~	~~FAIR~~	TWIN	1 Decid Tree	
~~3359~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~10~~	~~FAIR~~	TWIN	1 Decid Tree	
~~3360~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~10~~	~~FAIR~~		1 Decid Tree	
~~3361~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~12~~	~~FAIR~~		1 Decid Tree	
~~3362~~	~~Acer saccharinum~~	~~Silver Maple~~	~~10~~	~~FAIR~~		Exempt	
~~3363~~	~~Acer negundo~~	~~Box Elder~~	~~18~~	~~POOR~~		Exempt	
~~3364~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~11~~	~~FAIR~~		1 Decid Tree	
~~3365~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~14~~	~~FAIR~~		3 Decid Trees	
~~3366~~	~~Quercus rubra~~	~~Red Oak~~	~~17~~	~~FAIR~~		17 Decid Trees	Landmark
~~3367~~	~~Quercus alba~~	~~White Oak~~	~~11~~	~~FAIR~~		1 Decid Tree	
~~3368~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~8~~	~~FAIR~~		1 Decid Tree	
~~3369~~	~~Quercus alba~~	~~White Oak~~	~~10~~	~~FAIR~~		1 Decid Tree	
~~3370~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~9~~	~~FAIR~~		1 Decid Tree	
~~3371~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~9~~	~~FAIR~~		1 Decid Tree	
~~3372~~	~~Ulmus americana~~	~~American Elm~~	~~8~~	~~FAIR~~		1 Decid Tree	
~~3373~~	~~Prunus serotina~~	~~Black Cherry~~	~~10~~	~~FAIR~~		1 Decid Tree	
~~3374~~	~~Ulmus americana~~	~~American Elm~~	~~8~~	~~FAIR~~		1 Decid Tree	
~~3375~~	~~Ulmus americana~~	~~American Elm~~	~~9~~	~~FAIR~~		1 Decid Tree	
~~3376~~	~~Carya glabra~~	~~Pignut Hickory~~	~~10~~	~~FAIR~~		1 Decid Tree	
~~3377~~	~~Prunus serotina~~	~~Black Cherry~~	~~10~~	~~POOR~~		Exempt	
~~3378~~	~~Ulmus americana~~	~~American Elm~~	~~20~~	~~GOOD~~		20 Decid Trees	Landmark
~~3379~~	~~Juglans nigra~~	~~Black Walnut~~	~~13~~	~~FAIR~~		3 Decid Trees	
~~3380~~	~~Acer negundo~~	~~Box Elder~~	~~18~~	~~FAIR~~		Exempt	
~~3381~~	~~Juglans nigra~~	~~Black Walnut~~	~~10~~	~~FAIR~~	TWIN	1 Decid Tree	
~~3382~~	~~Quercus alba~~	~~White Oak~~	~~9~~	~~FAIR~~		1 Decid Tree	
~~3383~~	~~Quercus macrocarpa~~	~~Bur Oak~~	~~11~~	~~FAIR~~		1 Decid Tree	
~~3384~~	~~Quercus macrocarpa~~	~~Bur Oak~~	~~8~~	~~FAIR~~		1 Decid Tree	
~~3385~~	~~Quercus macrocarpa~~	~~Bur Oak~~	~~9~~	~~FAIR~~		1 Decid Tree	
~~3386~~	~~Quercus macrocarpa~~	~~Bur Oak~~	~~9~~	~~FAIR~~		1 Decid Tree	
~~3387~~	~~Quercus macrocarpa~~	~~Bur Oak~~	~~12~~	~~FAIR~~		1 Decid Tree	
~~3388~~	~~Quercus macrocarpa~~	~~Bur Oak~~	~~14~~	~~FAIR~~		3 Decid Trees	
~~3389~~	~~Quercus macrocarpa~~	~~Bur Oak~~	~~9~~	~~FAIR~~		1 Decid Tree	
~~3390~~	~~Quercus macrocarpa~~	~~Bur Oak~~	~~12~~	~~FAIR~~		1 Decid Tree	
~~3391~~	~~Ulmus americana~~	~~American Elm~~	~~12~~	~~FAIR~~		1 Decid Tree	
~~3392~~	~~Quercus macrocarpa~~	~~Bur Oak~~	~~8~~	~~POOR~~		Exempt	
~~3393~~	~~Quercus macrocarpa~~	~~Bur Oak~~	~~8~~	~~POOR~~		Exempt	
~~3394~~	~~Quercus macrocarpa~~	~~Bur Oak~~	~~10~~	~~POOR~~		Exempt	
~~3395~~	~~Ulmus americana~~	~~American Elm~~	~~12~~	~~FAIR~~		1 Decid Tree	
~~3396~~	~~Quercus macrocarpa~~	~~Bur Oak~~	~~9~~	~~FAIR~~		1 Decid Tree	
~~3397~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~8~~	~~FAIR~~		1 Decid Tree	
~~3398~~	~~Acer saccharinum~~	~~Silver Maple~~	~~9~~	~~FAIR~~		Exempt	
~~3399~~	~~Ulmus americana~~	~~American Elm~~	~~8~~	~~FAIR~~		1 Decid Tree	
~~3400~~	~~Carya glabra~~	~~Pignut Hickory~~	~~11~~	~~FAIR~~		1 Decid Tree	
~~3401~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~12~~	~~FAIR~~		1 Decid Tree	
~~3402~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~12~~	~~FAIR~~	TWIN	1 Decid Tree	
~~3403~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~13~~	~~FAIR~~		3 Decid Trees	
~~3404~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~11~~	~~POOR~~		Exempt	
~~3405~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~11~~	~~FAIR~~		1 Decid Tree	
~~3406~~	~~Tilia americana~~	~~Basswood~~	~~10~~	~~FAIR~~	TWIN	1 Decid Tree	
~~3407~~	~~Ulmus americana~~	~~American Elm~~	~~9~~	~~FAIR~~		1 Decid Tree	
~~3408~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~12~~	~~FAIR~~	TWIN	1 Decid Tree	
~~3409~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~12~~	~~FAIR~~	TWIN	1 Decid Tree	
~~3410~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~8~~	~~FAIR~~		1 Decid Tree	
~~3411~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~13~~	~~FAIR~~	TWIN	3 Decid Trees	
~~3412~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~8~~	~~FAIR~~		1 Decid Tree	
~~3413~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~9~~	~~FAIR~~		1 Decid Tree	
~~3414~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~11~~	~~FAIR~~		1 Decid Tree	
~~3415~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~12~~	~~FAIR~~		1 Decid Tree	
~~3416~~	~~Juglans nigra~~	~~Black Walnut~~	~~13~~	~~FAIR~~	TWIN	3 Decid Trees	
~~3417~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~8~~	~~FAIR~~		1 Decid Tree	
~~3418~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~9~~	~~FAIR~~		1 Decid Tree	
~~3419~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~12~~	~~FAIR~~	TWIN	1 Decid Tree	
~~3420~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~14~~	~~FAIR~~		3 Decid Trees	
~~3421~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~8~~	~~FAIR~~		1 Decid Tree	
~~3422~~	~~Acer saccharinum~~	~~Silver Maple~~	~~10~~	~~FAIR~~		Exempt	
~~3423~~	~~Acer saccharum~~	~~Sugar Maple~~	~~9~~	~~FAIR~~		1 Decid Tree	
~~3424~~	~~Acer saccharum~~	~~Sugar Maple~~	~~13~~	~~FAIR~~		3 Decid Trees	
~~3425~~	~~Carya glabra~~	~~Pignut Hickory~~	~~12~~	~~FAIR~~		1 Decid Tree	
~~3426~~	~~Carya glabra~~	~~Pignut Hickory~~	~~13~~	~~FAIR~~		3 Decid Trees	
~~3427~~	~~Carya glabra~~	~~Pignut Hickory~~	~~14~~	~~FAIR~~		3 Decid Trees	
~~3428~~	~~Carya glabra~~	~~Pignut Hickory~~	~~12~~	~~FAIR~~		1 Decid Tree	
~~3429~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~12~~	~~FAIR~~		1 Decid Tree	
~~3430~~	~~Prunus serotina~~	~~Black Cherry~~	~~8~~	~~POOR~~		Exempt	
~~3431~~	~~Carya glabra~~	~~Pignut Hickory~~	~~9~~	~~FAIR~~		1 Decid Tree	
~~3432~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~16~~	~~FAIR~~		3 Decid Trees	
~~3433~~	~~Acer saccharum~~	~~Sugar Maple~~	~~19~~	~~FAIR~~		19 Decid Trees	Landmark
~~3434~~	~~Prunus serotina~~	~~Black Cherry~~	~~10~~	~~POOR~~		Exempt	
~~3435~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~9~~	~~FAIR~~		1 Decid Tree	
3436	Acer saccharum	Sugar Maple	12	FAIR			
~~3437~~	~~Acer saccharinum~~	~~Silver Maple~~	~~8~~	~~FAIR~~		Exempt	
~~3438~~	~~Acer saccharinum~~	~~Silver Maple~~	~~10~~	~~FAIR~~		Exempt	
~~3439~~	~~Prunus serotina~~	~~Black Cherry~~	~~10~~	~~FAIR~~		1 Decid Tree	
~~3440~~	~~Acer saccharum~~	~~Sugar Maple~~	~~9~~	~~FAIR~~		1 Decid Tree	
~~3441~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~10~~	~~FAIR~~		1 Decid Tree	
3442	Prunus serotina	Black Cherry	14	POOR			
3443	Acer saccharinum	Silver Maple	9	FAIR	TWIN		
~~3444~~	~~Ulmus americana~~	~~American Elm~~	~~8~~	~~FAIR~~		1 Decid Tree	
~~3445~~	~~Acer saccharinum~~	~~Silver Maple~~	~~10~~	~~FAIR~~		1 Decid Tree	
~~3446~~	~~Acer saccharinum~~	~~Silver Maple~~	~~10~~	~~FAIR~~		1 Decid Tree	
~~3447~~	~~Acer saccharinum~~	~~Silver Maple~~	~~9~~	~~FAIR~~	TWIN	1 Decid Tree	
~~3448~~	~~Quercus rubra~~	~~Red Oak~~	~~13~~	~~FAIR~~		1 Decid Tree	
3449	Quercus rubra	Red Oak	15	FAIR	TWIN	Outside LOD/property, not included in calcs	
~~3450~~	~~Quercus rubra~~	~~Red Oak~~	~~13~~	~~FAIR~~		3 Decid Trees	
~~3451~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~9~~	~~FAIR~~		1 Decid Tree	
~~3452~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~9~~	~~FAIR~~		1 Decid Tree	
~~3453~~	~~Carya glabra~~	~~Pignut Hickory~~	~~9~~	~~FAIR~~		1 Decid Tree	
~~3454~~	~~Quercus rubra~~	~~Red Oak~~	~~14~~	~~FAIR~~		3 Decid Trees	
~~3455~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~8~~	~~FAIR~~		3 Decid Trees	
3456	Carya ovata	Shagbark Hickory	8	FAIR		Outside LOD/property, not included in calcs	
~~3457~~	~~Quercus alba~~	~~White Oak~~	~~15~~	~~FAIR~~		3 Decid Trees	
~~3458~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~17~~	~~FAIR~~		6 Decid Trees	
~~3459~~	~~Juglans nigra~~	~~Black Walnut~~	~~20~~	~~FAIR~~	TWIN	20 Decid Trees	Landmark
~~3460~~	~~Juglans nigra~~	~~Black Walnut~~	~~23~~	~~FAIR~~		23 Decid Trees	Landmark
~~3461~~	~~Quercus macrocarpa~~	~~Bur Oak~~	~~14~~	~~FAIR~~		3 Decid Trees	
~~3462~~	~~Quercus macrocarpa~~	~~Bur Oak~~	~~10~~	~~FAIR~~		1 Decid Tree	
~~3463~~	~~Quercus macrocarpa~~	~~Bur Oak~~	~~9~~	~~FAIR~~		1 Decid Tree	
~~3464~~	~~Carya glabra~~	~~Pignut Hickory~~	~~15~~	~~FAIR~~		3 Decid Trees	
~~3465~~	~~Carya glabra~~	~~Pignut Hickory~~	~~9~~	~~FAIR~~		1 Decid Tree	
~~3466~~	~~Quercus macrocarpa~~	~~Bur Oak~~	~~9~~	~~FAIR~~		1 Decid Tree	
~~3467~~	~~Juglans nigra~~	~~Black Walnut~~	~~10~~	~~POOR~~		Exempt	
~~3468~~	~~Juglans nigra~~	~~Black Walnut~~	~~11~~	~~POOR~~		Exempt	
~~3469~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~11~~	~~FAIR~~		1 Decid Tree	
~~3470~~	~~Quercus alba~~	~~White Oak~~	~~13~~	~~FAIR~~		3 Decid Trees	
~~3471~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~9~~	~~FAIR~~		1 Decid Tree	
~~3472~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~15~~	~~FAIR~~		3 Decid Trees	
~~3473~~	~~Populus deltoides~~	~~Cottonwood~~	~~14~~	~~FAIR~~		Exempt	
~~3474~~	~~Acer saccharum~~	~~Sugar Maple~~	~~8~~	~~FAIR~~		1 Decid Tree	
~~3475~~	~~Carya glabra~~	~~Pignut Hickory~~	~~10~~	~~FAIR~~		1 Decid Tree	
~~3476~~	~~Carya glabra~~	~~Pignut Hickory~~	~~8~~	~~FAIR~~		1 Decid Tree	
~~3477~~	~~Populus tremuloides~~	~~Quaking Aspen~~	~~8~~	~~FAIR~~		1 Decid Tree	
~~3478~~	~~Robinia pseudoacacia~~	~~Black Locust~~	~~14~~	~~FAIR~~		3 Decid Trees	
~~3479~~	~~Carya glabra~~	~~Pignut Hickory~~	~~11~~	~~FAIR~~		1 Decid Tree	
~~3480~~	~~Carya glabra~~	~~Pignut Hickory~~	~~11~~	~~FAIR~~		1 Decid Tree	
~~3481~~	~~Carya glabra~~	~~Pignut Hickory~~	~~10~~	~~FAIR~~		1 Decid Tree	
~~3482~~	~~Populus tremuloides~~	~~Quaking Aspen~~	~~13~~	~~FAIR~~		3 Decid Trees	
~~3483~~	~~Populus tremuloides~~	~~Quaking Aspen~~	~~16~~	~~FAIR~~	TWIN	3 Decid Trees	
~~3484~~	~~Quercus rubra~~	~~Red Oak~~	~~12~~	~~FAIR~~		1 Decid Tree	
~~3485~~	~~Populus tremuloides~~	~~Quaking Aspen~~	~~8~~	~~FAIR~~		1 Decid Tree	
~~3486~~	~~Quercus rubra~~	~~Red Oak~~	~~13~~	~~FAIR~~	TWIN	3 Decid Trees	
~~3487~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~9~~	~~FAIR~~		1 Decid Tree	
~~3488~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~10~~	~~FAIR~~		1 Decid Tree	
~~3489~~	~~Carya glabra~~	~~Pignut Hickory~~	~~9~~	~~FAIR~~		1 Decid Tree	
~~3490~~	~~Carya glabra~~	~~Pignut Hickory~~	~~8~~	~~FAIR~~		1 Decid Tree	
~~3491~~	~~Carya glabra~~	~~Pignut Hickory~~	~~9~~	~~FAIR~~		1 Decid Tree	
~~3492~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~9~~	~~FAIR~~		1 Decid Tree	
~~3493~~	~~Carya glabra~~	~~Pignut Hickory~~	~~9~~	~~FAIR~~		1 Decid Tree	
~~3494~~	~~Juglans nigra~~	~~Black Walnut~~	~~8~~	~~FAIR~~		1 Decid Tree	
~~3495~~	~~Quercus rubra~~	~~Red Oak~~	~~17~~	~~FAIR~~		17 Decid Trees	Landmark
~~3496~~	~~Quercus rubra~~	~~Red Oak~~	~~13~~	~~FAIR~~		3 Decid Trees	
~~3497~~	~~Quercus rubra~~	~~Red Oak~~	~~12~~	~~FAIR~~		1 Decid Tree	
~~3498~~	~~Juglans nigra~~	~~Black Walnut~~	~~12~~	~~FAIR~~		1 Decid Tree	
~~3499~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~11

3568	Carya glabra	Pignut Hickory	13	FAIR			
3569	Ulmus americana	American Elm	8	FAIR			
3570	Ulmus americana	American Elm	8	FAIR			
3571	Carya ovata	Shagbark Hickory	14	FAIR			
3572	Carya ovata	Shagbark Hickory	20	GOOD			
3573	Quercus rubra	Red Oak	21	FAIR			Landmark
3574	Quercus macrocarpa	Bur Oak	27	FAIR	TWIN		Landmark
3575	Carya ovata	Shagbark Hickory	13	FAIR			
3576	Carya ovata	Shagbark Hickory	12	FAIR			
3577	Ulmus americana	American Elm	8	FAIR			
3578	Quercus rubra	Red Oak	24	FAIR			Landmark
3579	Quercus alba	White Oak	18	FAIR	TWIN		Landmark
3580	Quercus alba	White Oak	22	FAIR		Outside LOD/property, not included in calcs	Landmark
3581	Carya ovata	Shagbark Hickory	15	FAIR			
3582	Quercus alba	White Oak	25	GOOD			Landmark
3583	Populus tremuloides	Quaking Aspen	8	FAIR			
3584	Quercus rubra	Red Oak	22	POOR	TWIN		Landmark
3585	Carya ovata	Shagbark Hickory	12	FAIR			
3586	Acer Rubrum	Red Maple	9	FAIR			
3587	Acer saccharinum	Silver Maple	10	FAIR			
3588	Acer saccharinum	Silver Maple	9	FAIR			
3589	Quercus rubra	Red Oak	8	FAIR			
3590	Quercus rubra	Red Oak	28	POOR			Landmark
3591	Carya ovata	Shagbark Hickory	16	FAIR	TWIN		
3592	Carya ovata	Shagbark Hickory	13	FAIR			
3593	Carya ovata	Shagbark Hickory	17	GOOD			
3594	Quercus rubra	Red Oak	10	FAIR			
3595	Carya glabra	Pignut Hickory	14	FAIR			
3596	Ulmus americana	American Elm	9	FAIR			
3597	Quercus rubra	Red Oak	13	FAIR			
3598	Quercus rubra	Red Oak	13	FAIR			
~~3599~~	~~Acer saccharinum~~	~~Silver Maple~~	~~18~~	~~POOR~~		Exempt	Landmark
~~3600~~	~~Acer saccharinum~~	~~Silver Maple~~	~~14~~	~~FAIR~~		Exempt	
~~3601~~	~~Quercus rubra~~	~~Red Oak~~	~~8~~	~~FAIR~~		1 Decid Tree	
~~3602~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~15~~	~~FAIR~~	~~TWIN~~	3 Decid Trees	
~~3603~~	~~Quercus alba~~	~~White Oak~~	~~14~~	~~FAIR~~		3 Decid Trees	
~~3604~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~15~~	~~FAIR~~		3 Decid Trees	
~~3605~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~21~~	~~FAIR~~	~~TWIN~~	6 Decid Trees	
~~3606~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~13~~	~~FAIR~~		3 Decid Trees	
~~3607~~	~~Quercus rubra~~	~~Red Oak~~	~~8~~	~~POOR~~		Exempt	
3608	Quercus rubra	Red Oak	9	POOR			
3609	Carya ovata	Shagbark Hickory	15	FAIR	~~TWIN~~		
3610	Tilia americana	Basswood	14	FAIR			
3611	Acer saccharinum	Silver Maple	8	FAIR			
3612	Carya ovata	Shagbark Hickory	14	FAIR	~~TWIN~~		
3613	Carya ovata	Shagbark Hickory	19	FAIR	TWIN		
3614	Ulmus americana	American Elm	9	FAIR			
3615	Carya ovata	Shagbark Hickory	15	FAIR			
3616	Quercus alba	White Oak	20	POOR	TWIN		Landmark
3617	Ulmus americana	American Elm	11	POOR			
3618	Ulmus americana	American Elm	10	FAIR			
3619	Acer saccharinum	Silver Maple	15	FAIR			
3620	Ulmus americana	American Elm	8	FAIR			
3621	Acer saccharinum	Silver Maple	8	FAIR			
~~3622~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~9~~	~~FAIR~~		1 Decid Tree	
~~3623~~	~~Ulmus americana~~	~~American Elm~~	~~8~~	~~FAIR~~		1 Decid Tree	
~~3624~~	~~Carya glabra~~	~~Pignut Hickory~~	~~14~~	~~FAIR~~	TWIN	3 Decid Trees	
~~3625~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~10~~	~~FAIR~~		1 Decid Tree	
~~3626~~	~~Carya glabra~~	~~Pignut Hickory~~	~~8~~	~~FAIR~~		1 Decid Tree	
~~3627~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~12~~	~~FAIR~~	TWIN	1 Decid Tree	
~~3628~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~13~~	~~FAIR~~		3 Decid Trees	
~~3629~~	~~Carya glabra~~	~~Pignut Hickory~~	~~8~~	~~FAIR~~	TWIN	1 Decid Tree	
~~3630~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~12~~	~~FAIR~~		1 Decid Tree	
~~3631~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~15~~	~~FAIR~~		3 Decid Trees	
~~3632~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~12~~	~~FAIR~~		1 Decid Tree	
~~3633~~	~~Juglans nigra~~	~~Black Walnut~~	~~13~~	~~FAIR~~		3 Decid Trees	
~~3634~~	~~Juglans nigra~~	~~Black Walnut~~	~~17~~	~~FAIR~~		6 Decid Trees	
~~3635~~	~~Quercus rubra~~	~~Red Oak~~	~~15~~	~~FAIR~~		3 Decid Trees	
~~3636~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	9	FAIR		1 Decid Tree	
~~3637~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~10~~	~~FAIR~~		1 Decid Tree	
~~3638~~	~~Quercus alba~~	~~White Oak~~	~~8~~	~~FAIR~~		1 Decid Tree	
~~3639~~	~~Tilia americana~~	~~Basswood~~	~~17~~	~~FAIR~~		6 Decid Trees	
~~3640~~	~~Prunus serotina~~	~~Black Cherry~~	~~13~~	~~FAIR~~		3 Decid Trees	
~~3641~~	~~Ulmus americana~~	~~American Elm~~	~~8~~	~~FAIR~~		1 Decid Tree	
~~3642~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~10~~	~~FAIR~~		1 Decid Tree	
~~3643~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~10~~	~~FAIR~~		1 Decid Tree	
~~3644~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	9	~~FAIR~~	TWIN	1 Decid Tree	
~~3645~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~11~~	~~FAIR~~	TWIN	1 Decid Tree	
~~3646~~	~~Quercus rubra~~	~~Red Oak~~	~~11~~	~~POOR~~		Exempt	
~~3647~~	~~Quercus rubra~~	~~Red Oak~~	~~19~~	~~FAIR~~		19 Decid Trees	Landmark
~~3648~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~15~~	~~FAIR~~		3 Decid Trees	
~~3649~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~8~~	~~FAIR~~		1 Decid Tree	
~~3650~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~8~~	~~FAIR~~		1 Decid Tree	
~~3651~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~8~~	~~FAIR~~		1 Decid Tree	
~~3652~~	~~Carya glabra~~	~~Pignut Hickory~~	~~14~~	~~FAIR~~		3 Decid Trees	
~~3653~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~9~~	~~FAIR~~		1 Decid Tree	
~~3654~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~10~~	~~FAIR~~		1 Decid Tree	
3655	Carya cordiformis	Bitternut Hickory	8	FAIR			
3656	Prunus serotina	Black Cherry	8	POOR			
3657	Carya cordiformis	Bitternut Hickory	11	FAIR			
3658	Carya cordiformis	Bitternut Hickory	8	FAIR			
3659	Carya ovata	Shagbark Hickory	8	FAIR			
3660	Carya glabra	Pignut Hickory	11	FAIR	TWIN		
3661	Acer saccharum	Sugar Maple	13	POOR	TRIPLE		
3662	Carya glabra	Pignut Hickory	9	FAIR			
3663	Carya ovata	Shagbark Hickory	12	FAIR			
3664	Carya glabra	Pignut Hickory	8	FAIR			
3665	Carya ovata	Shagbark Hickory	9	FAIR			
3666	Carya ovata	Shagbark Hickory	8	FAIR			
3667	Prunus serotina	Black Cherry	8	FAIR			

~~3801~~	~~Juglans nigra~~	~~Black Walnut~~	~~8~~	~~POOR~~		Exempt	
~~3802~~	~~Populus deltoides~~	~~Cottonwood~~	~~19~~	~~FAIR~~		Exempt	
~~3803~~	~~Quercus macrocarpa~~	~~Bur Oak~~	~~13~~	~~FAIR~~	TWIN	3 Decid Trees	
~~3804~~	~~Quercus macrocarpa~~	~~Bur Oak~~	~~8~~	~~FAIR~~		1 Decid Tree	
~~3805~~	~~Quercus rubra~~	~~Red Oak~~	~~13~~	~~FAIR~~		3 Decid Trees	
~~3806~~	~~Juglans nigra~~	~~Black Walnut~~	~~11~~	~~FAIR~~		1 Decid Tree	
~~3807~~	~~Quercus alba~~	~~White Oak~~	~~13~~	~~FAIR~~		3 Decid Trees	
~~3808~~	~~Quercus rubra~~	~~Red Oak~~	~~16~~	~~POOR~~		Exempt	Landmark
~~3809~~	~~Juglans nigra~~	~~Black Walnut~~	~~8~~	~~FAIR~~		1 Decid Tree	
~~3810~~	~~Quercus rubra~~	~~Red Oak~~	~~18~~	~~FAIR~~		18 Decid Trees	Landmark
~~3811~~	~~Juglans nigra~~	~~Black Walnut~~	~~8~~	~~FAIR~~		1 Decid Tree	
~~3812~~	~~Ulmus americana~~	~~American Elm~~	~~10~~	~~FAIR~~		1 Decid Tree	
~~3813~~	~~Prunus serotina~~	~~Black Cherry~~	~~10~~	~~FAIR~~		1 Decid Tree	
~~3814~~	~~Acer saccharinum~~	~~Silver Maple~~	~~13~~	~~FAIR~~	CLUSTER	Exempt	
~~3815~~	~~Robinia pseudoacacia~~	~~Black Locust~~	~~10~~	~~FAIR~~	TWIN	1 Decid Tree	
~~3816~~	~~Juglans nigra~~	~~Black Walnut~~	~~8~~	~~FAIR~~		1 Decid Tree	
~~3817~~	~~Robinia pseudoacacia~~	~~Black Locust~~	~~14~~	~~FAIR~~		3 Decid Trees	
~~3818~~	~~Acer saccharinum~~	~~Silver Maple~~	~~12~~	~~FAIR~~	CLUSTER	Exempt	
~~3819~~	~~Juglans nigra~~	~~Black Walnut~~	~~13~~	~~FAIR~~		3 Decid Trees	
~~3820~~	~~Juglans nigra~~	~~Black Walnut~~	~~10~~	~~FAIR~~		1 Decid Tree	
~~3821~~	~~Ulmus americana~~	~~American Elm~~	~~9~~	~~FAIR~~		1 Decid Tree	
~~3822~~	~~Juglans nigra~~	~~Black Walnut~~	~~10~~	~~FAIR~~		1 Decid Tree	
~~3823~~	~~Juglans nigra~~	~~Black Walnut~~	~~10~~	~~FAIR~~		1 Decid Tree	
~~3824~~	~~Juglans nigra~~	~~Black Walnut~~	~~11~~	~~FAIR~~		1 Decid Tree	
~~3825~~	~~Juglans nigra~~	~~Black Walnut~~	~~11~~	~~FAIR~~		1 Decid Tree	
~~3826~~	~~Ulmus americana~~	~~American Elm~~	~~8~~	~~FAIR~~		1 Decid Tree	
~~3827~~	~~Acer saccharinum~~	~~Silver Maple~~	~~12~~	~~FAIR~~	TWIN	Exempt	
~~3828~~	~~Prunus serotina~~	~~Black Cherry~~	~~13~~	~~FAIR~~		3 Decid Trees	
~~3829~~	~~Juglans nigra~~	~~Black Walnut~~	~~8~~	~~FAIR~~		1 Decid Tree	
~~3830~~	~~Ulmus americana~~	~~American Elm~~	~~10~~	~~FAIR~~		1 Decid Tree	
~~3831~~	~~Quercus rubra~~	~~Red Oak~~	~~8~~	~~FAIR~~			
~~3832~~	~~Acer saccharinum~~	~~Silver Maple~~	~~12~~	~~FAIR~~		Exempt	
3833	Acer saccharinum	Silver Maple	13	FAIR	CLUSTER		
~~3834~~	~~Populus tremuloides~~	~~Quaking Aspen~~	~~12~~	~~FAIR~~		1 Decid Tree	
~~3835~~	~~Acer saccharinum~~	~~Silver Maple~~	~~8~~	~~FAIR~~		Exempt	
~~3836~~	~~Acer saccharinum~~	~~Silver Maple~~	~~11~~	~~FAIR~~		Exempt	
~~3837~~	~~Acer saccharinum~~	~~Silver Maple~~	~~18~~	~~FAIR~~	TRIPLE	Exempt	Landmark
~~3838~~	~~Quercus rubra~~	~~Red Oak~~	~~10~~	~~FAIR~~		1 Decid Tree	
~~3839~~	~~Quercus alba~~	~~White Oak~~	~~8~~	~~FAIR~~		1 Decid Tree	
~~3840~~	~~Acer saccharinum~~	~~Silver Maple~~	~~11~~	~~FAIR~~	TWIN	Exempt	
~~3841~~	~~Acer saccharinum~~	~~Silver Maple~~	~~14~~	~~FAIR~~	CLUSTER	Exempt	
~~740371~~	~~Prunus serotina~~	~~Black Cherry~~	~~8~~	~~POOR~~		Exempt	
740382	Carya cordiformis	Bitternut Hickory	9	FAIR	TWIN		
~~740400~~	~~Ulmus pumila~~	~~Siberian Elm~~	~~8~~	~~FAIR~~		1 Decid Tree	
~~740801~~	~~Tilia americana~~	~~Basswood~~	~~10~~	~~FAIR~~	TWIN	1 Decid Tree	
740899	Carya cordiformis	Bitternut Hickory	9	FAIR			
740909	Carya cordiformis	Bitternut Hickory	8	FAIR			
~~740994~~	~~Carya glabra~~	~~Pignut Hickory~~	~~8~~	~~FAIR~~		1 Decid Tree	
~~741094~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~10~~	~~FAIR~~		1 Decid Tree	
~~741095~~	~~Quercus rubra~~	~~Red Oak~~	~~9~~	~~FAIR~~		1 Decid Tree	
~~741096~~	~~Prunus serotina~~	~~Black Cherry~~	~~8~~	~~FAIR~~		1 Decid Tree	
~~741097~~	~~Carya ovata~~	~~Shagbark Hickory~~	~~9~~	~~FAIR~~		1 Decid Tree	
~~741098~~	~~Acer saccharinum~~	~~Silver Maple~~	~~10~~	~~POOR~~		Exempt	
~~741099~~	~~Tilia americana~~	~~Basswood~~	~~9~~	~~FAIR~~		1 Decid Tree	
~~741100~~	~~Tilia americana~~	~~Basswood~~	~~8~~	~~FAIR~~	TWIN	1 Decid Tree	
~~741587~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~10~~	~~FAIR~~		1 Decid Tree	
~~741588~~	~~Tilia americana~~	~~Basswood~~	~~11~~	~~FAIR~~		1 Decid Tree	
~~741589~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~10~~	~~FAIR~~		1 Decid Tree	
~~741590~~	~~Quercus rubra~~	~~Red Oak~~	~~9~~	~~FAIR~~		1 Decid Tree	
~~741591~~	~~Quercus rubra~~	~~Red Oak~~	~~10~~	~~FAIR~~		1 Decid Tree	
~~741592~~	~~Quercus rubra~~	~~Red Oak~~	~~10~~	~~FAIR~~		1 Decid Tree	
~~741593~~	~~Tilia americana~~	~~Basswood~~	~~8~~	~~FAIR~~		1 Decid Tree	
~~741594~~	~~Quercus rubra~~	~~Red Oak~~	~~10~~	~~FAIR~~	TWIN	1 Decid Tree	
~~741595~~	~~Tilia americana~~	~~Basswood~~	~~10~~	~~FAIR~~		1 Decid Tree	
~~741596~~	~~Tilia americana~~	~~Basswood~~	~~9~~	~~FAIR~~		1 Decid Tree	
~~741597~~	~~Prunus serotina~~	~~Black Cherry~~	~~9~~	~~POOR~~		Exempt	
~~741598~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~10~~	~~FAIR~~		1 Decid Tree	
741800	Carya cordiformis	Bitternut Hickory	9	FAIR			
~~741899~~	~~Carya cordiformis~~	~~Bitternut Hickory~~	~~8~~	~~FAIR~~		1 Decid Tree	
741911	Carya cordiformis	Bitternut Hickory	9	FAIR			

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TIMBER CREEK
SUPERIOR TOWNSHIP, MI

ELMINGTON

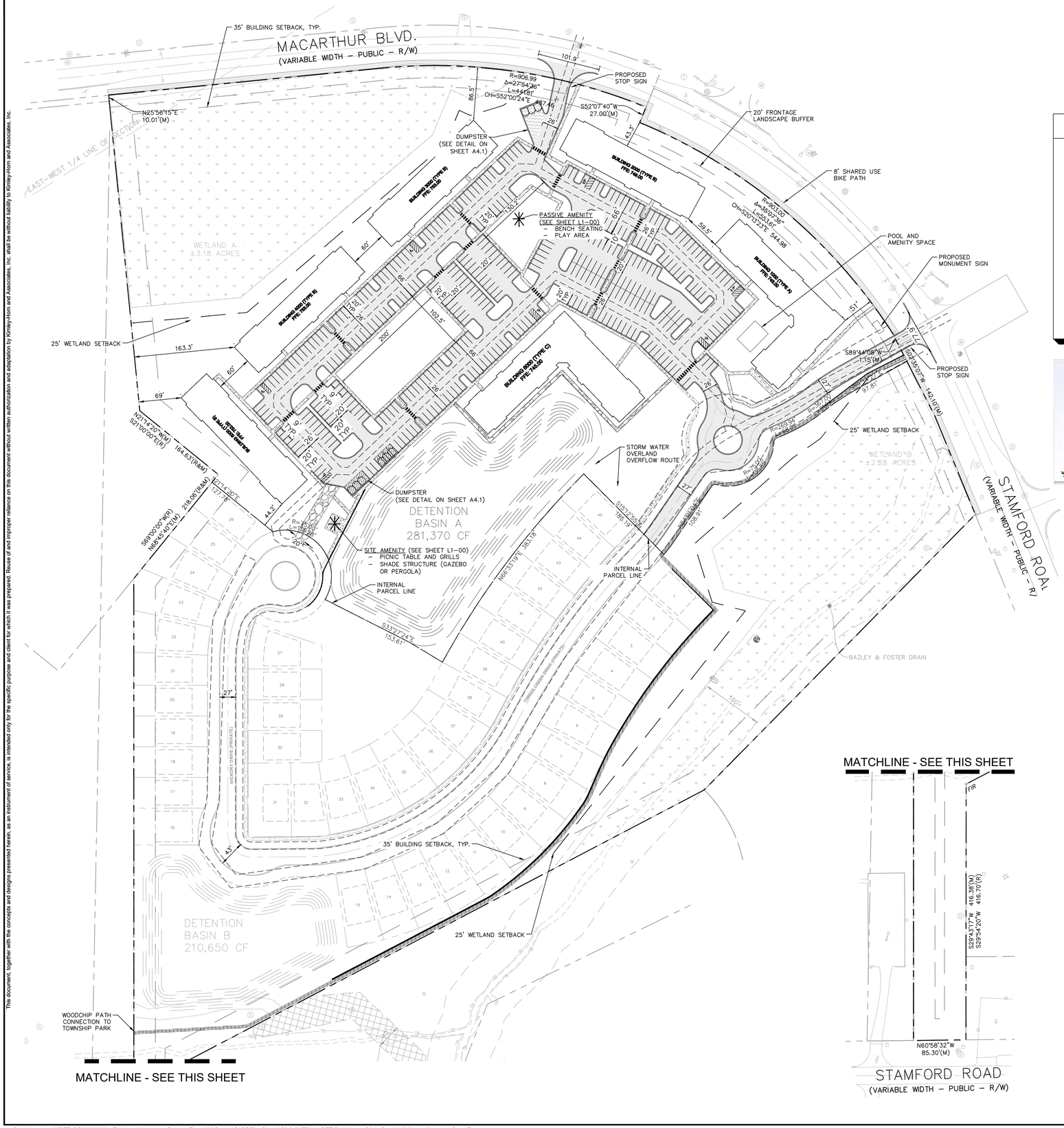
PRELIMINARY SITE PLAN

No									
1	1	1	1	1	2	3	4	5	6

DESIGNED BY: SAP
DRAWN BY: OKE
CHECKED BY: JAA
DATE: 09/25/2026
KIMLEY-HORN PROJECT NO. 268960001

TREE LIST

SHEET NUMBER
C1-09



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NORTH

GRAPHIC SCALE IN FEET
0 40' 80' 160'

LEGEND

- ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- CONCRETE PAVEMENT
- WOODCHIP PATH
- GRAVEL DRIVE/WALK
- BUILDING SETBACK
- EASEMENT LINES
- LOT LINES



EXAMPLE MONUMENT SIGN
(FOR REFERENCE ONLY)

SITE DATA TABLE

SITE AREA INFORMATION
TOTAL GROSS AREA = 36.18 AC
MULTIFAMILY GROSS AREA = 18.32 AC

MULTIFAMILY EXCLUDED AREAS:
EXISTING DRAIN EASEMENT = 0 AC
PROPOSED PRIVATE ROAD EASEMENTS = 0.33 AC
WETLAND AREAS = 3.18 AC
TOTAL EXCLUDED AREA = 3.51 AC
MULTIFAMILY NET AREA = 18.32 AC – 3.51 AC
= 14.81 AC

DWELLING UNITS & BUILDING INFORMATION

MULTIFAMILY BUILDING TYPE A (BUILDING 1000)
40 UNIT BUILDING
BUILDING STORIES/HEIGHT = 3 STORIES/47'–10"
BUILDING GROUND FLOOR AREA = 19,699 GROSS SF
TOTAL BUILDING AREA = 57,294 GROSS SF
UNIT TYPES, AREA, & QUANTITY PER BUILDING:
2 BEDROOM UNITS
UNIT B1 = 881 SF
UNIT B2 = 855 SF
UNIT B3 = 953 SF
TOTAL 2 BEDROOM UNITS = 22 PER TYPE A
3 BEDROOM UNITS
UNIT C1 = 1,100 SF
UNIT C2 = 1,069 SF
UNIT C3 = 1,131 SF
TOTAL 3 BEDROOM UNITS = 15 PER TYPE A
4 BEDROOM UNITS
UNIT D1 = 1,340 SF
TOTAL 4 BEDROOM UNITS = 3 PER TYPE A

TOTAL TYPE A BUILDINGS = 1 BUILDING

MULTIFAMILY BUILDING TYPE B (BUILDING 2000, 3000, 4000, 5000)
30 UNIT BUILDING
BUILDING STORIES/HEIGHT = 3 STORIES/48'–1"
BUILDING GROUND FLOOR AREA = 13,900 GROSS SF
TOTAL BUILDING AREA = 41,700 GROSS SF
UNIT TYPES, AREA, & QUANTITY PER BUILDING:
2 BEDROOM UNITS
UNIT B1 = 881 SF
UNIT B2 = 855 SF
TOTAL 2 BEDROOM UNITS = 5 PER TYPE B
3 BEDROOM UNITS
UNIT C1 = 1,100 SF
UNIT C2 = 1,069 SF
TOTAL 3 BEDROOM UNITS = 16 PER TYPE B
4 BEDROOM UNITS
UNIT D1 = 1,340 SF
TOTAL 4 BEDROOM UNITS = 9 PER TYPE B

TOTAL TYPE B BUILDINGS = 4 BUILDINGS

MULTIFAMILY BUILDING TYPE C (BUILDING 6000)
50 UNIT BUILDING
BUILDING STORIES/HEIGHT = 3 STORIES/47'–7"
BUILDING GROUND FLOOR AREA = 20,940 GROSS SF
TOTAL BUILDING AREA = 62,820 GROSS SF
UNIT TYPES, AREA, & QUANTITY PER BUILDING:
2 BEDROOM UNITS
UNIT B1 = 881 SF
UNIT B3 = 956 SF
TOTAL 2 BEDROOM UNITS = 20 PER TYPE C
3 BEDROOM UNITS
UNIT C1 = 1,100 SF
UNIT C2 = 1,069 SF
TOTAL 3 BEDROOM UNITS = 27 PER TYPE C
4 BEDROOM UNITS
UNIT D2 = 1,286 SF
TOTAL 4 BEDROOM UNITS = 3 PER TYPE C

TOTAL TYPE C BUILDINGS = 1 BUILDING

MULIFAMILY UNIT SUMMARY
TOTAL MULTIFAMILY 2 BEDROOM UNITS = 62
TOTAL MULTIFAMILY 3 BEDROOM UNITS = 106
TOTAL MULTIFAMILY 4 BEDROOM UNITS = 42
TOTAL MULTIFAMILY UNITS = 210

DEVELOPMENT DENSITY CALCULATIONS

MULTIFAMILY
GROSS UNIT DENSITY = TOTAL UNITS/GROSS AREA = 210 UNITS/18.32 AC
= 11.46 UNITS/AC
NET UNIT DENSITY = TOTAL UNITS/NET AREA = 210 UNITS/14.81 AC
= 14.17 UNITS/AC

MULTIFAMILY LOT COVERAGE CALCULATIONS

GROUND FLOOR AREA:
MULTIFAMILY BUILDING TYPE A (1 BUILDING X 19,699 SF) = 19,699 SF
MULITFAMILY BUILDING TYPE B (4 BUILDINGS X 13,900 SF) = 55,600 SF
MULTIFAMILY BUILDING TYPE C (1 BUILDING X 20,940 SF) = 20,940 SF
TOTAL = 96,239 SF
GFA LOT COVERAGE = 96,239 SF/645,123 SF NET AREA = 0.15

FLOOR AREA RATIO:
MULTIFAMILY BUILDING TYPE A (1 BUILDING X 57,294 SF) = 57,294 SF
MULTIFAMILY BUILDING TYPE B (4 BUILDINGS X 41,700 SF) = 166,800 SF
MULTIFAMILY BUILDING TYPE C (1 BUILDING X 62,820 SF) = 62,820 SF
TOTAL = 286,914 SF
FAR LOT COVERAGE = 286,914 SF/645,123 SF NET AREA = 0.44

PARKING CALCULATIONS FOR MULTIFAMILY BUILDINGS
- 1.5 SPACES PER DWELLING UNIT WITH UP TO TWO BEDROOMS, AND 2 SPACES PER THREE–BEDROOM OR LARGER DWELLING UNIT
- 62 2–BEDROOM UNITS * 1.5 = 93 SPACES
- 106 3–BEDROOM UNITS * 2 = 212 SPACES
- 42 4–BEDROOM UNITS * 2 = 84 SPACES

TOTAL REQUIRED PARKING SPACES = 389 SPACES
TOTAL PROPOSED PARKING SPACES = 382 SPACES

*LOADING AREAS TO BE WITHIN SURFACE PARKING LOTS

SITE NOTES

1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.

DEVELOPMENT SCHEDULE

MULTIFAMILY UNITS WILL BE DEVELOPED IN ONE PHASE WITH ANTICIPATED COMPLETION IN FALL 2028

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TIMBER CREEK
SUPERIOR TOWNSHIP, MI

ELMINGTON

PRELIMINARY SITE PLAN

No.	1	1	1	1	2	3	4	5	6

DESIGNED BY:	SAP
DRAWN BY:	OKE
CHECKED BY:	JAA
DATE:	09/25/2026

KIMLEY-HORN PROJECT NO.
268960001

SITE PLAN

SHEET NUMBER
C2-00

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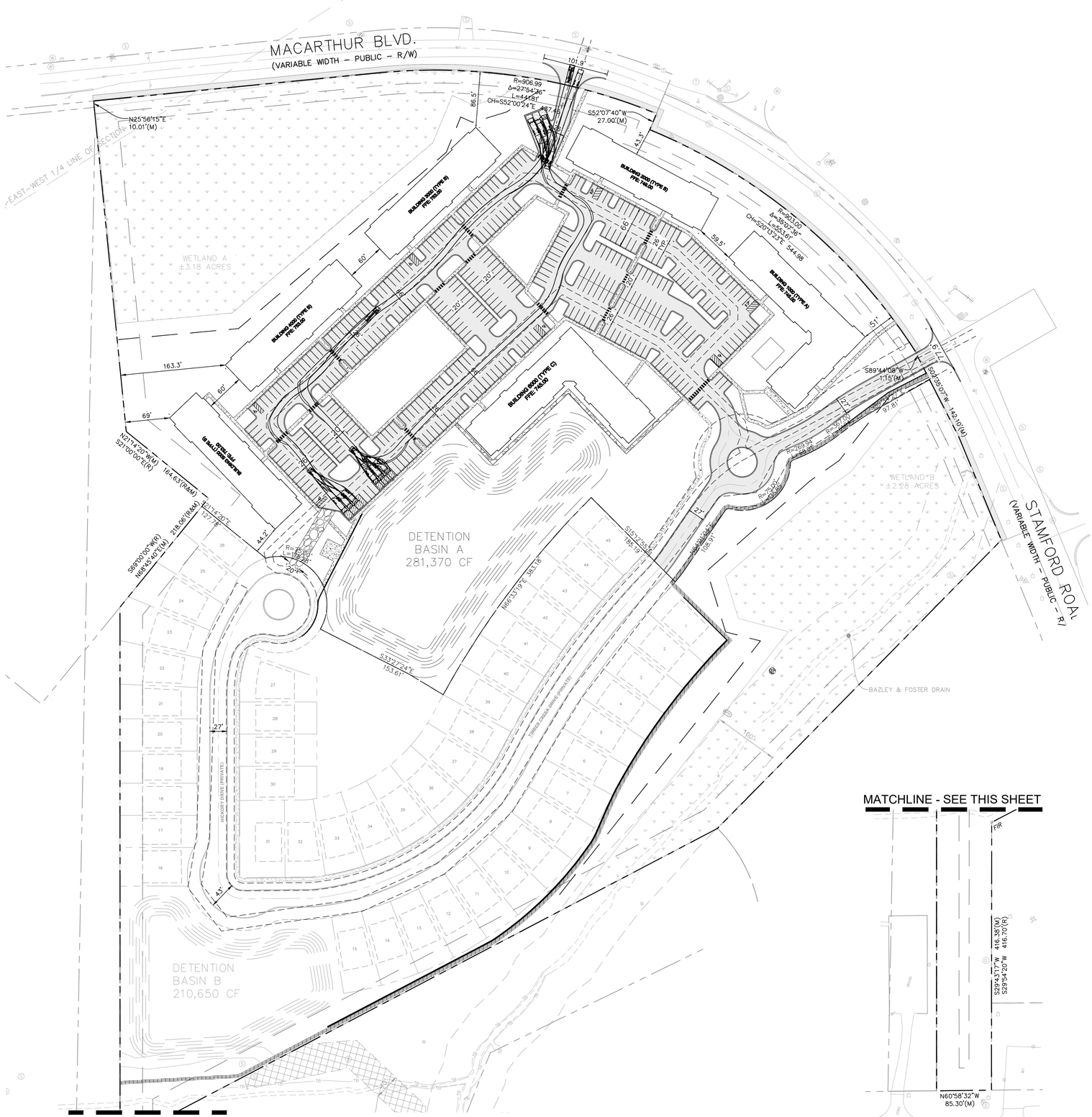

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NORTH

GRAPHIC SCALE IN FEET
0 40' 80' 160'

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TIMBER CREEK
SUPERIOR TOWNSHIP, MI

ELMINGTON

PRELIMINARY SITE PLAN

No.	
1	
1	
1	
1	
2	
3	
4	
5	
6	

DESIGNED BY:	SAP
DRAWN BY:	OKE
CHECKED BY:	JAA
DATE:	09/25/2026
KIMLEY-HORN PROJECT NO.	268960001

REFUSE TRUCK PLAN

SHEET NUMBER
C2-01

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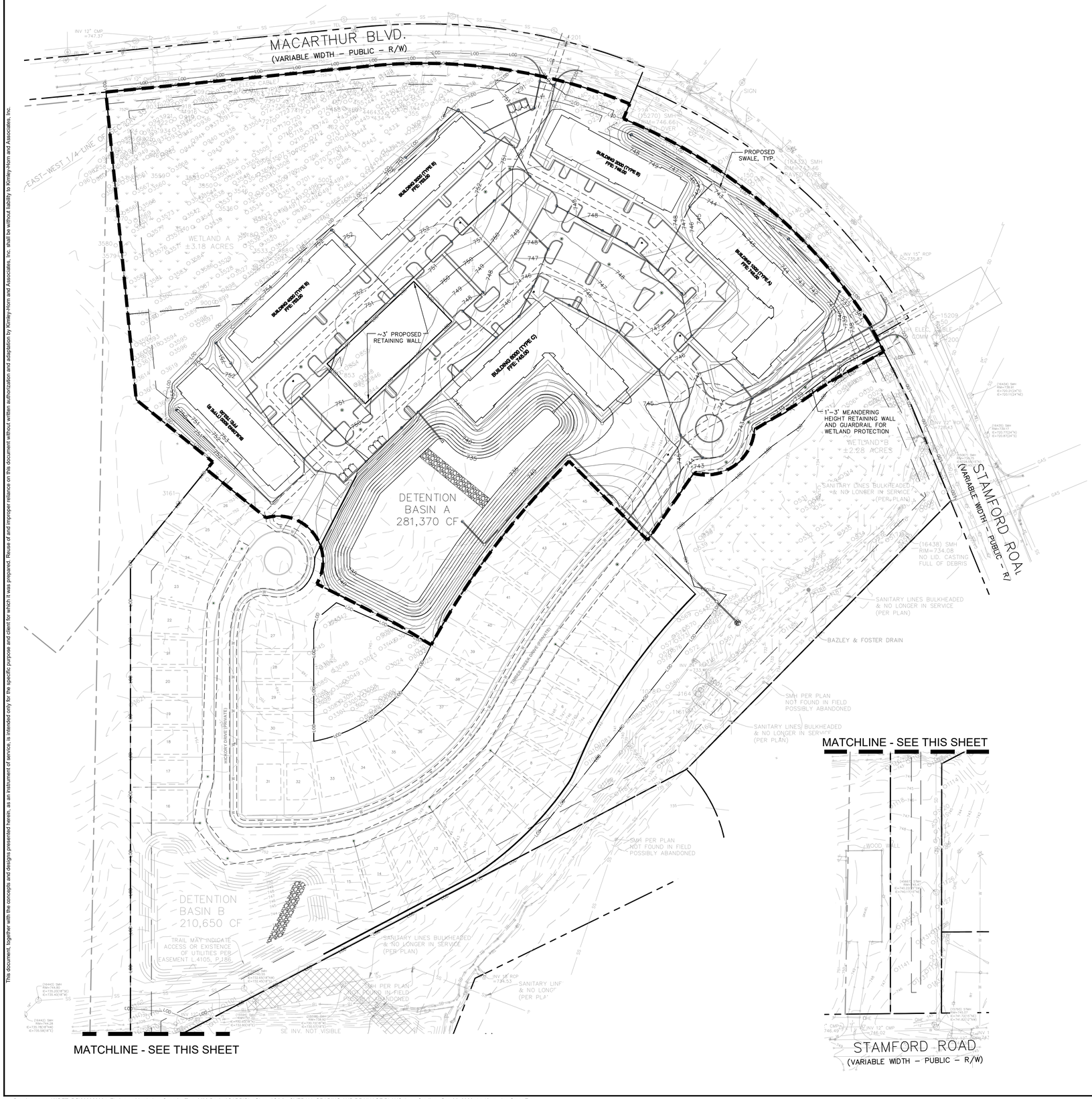


811 Know what's **below.** **Call** before you dig.

NORTH

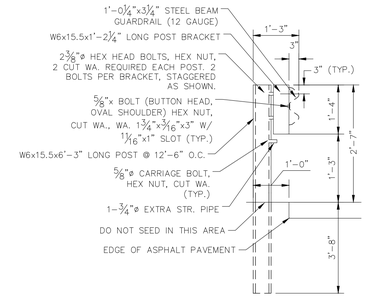
GRAPHIC SCALE IN FEET
0 40' 80' 160'

GRADING LEGEND

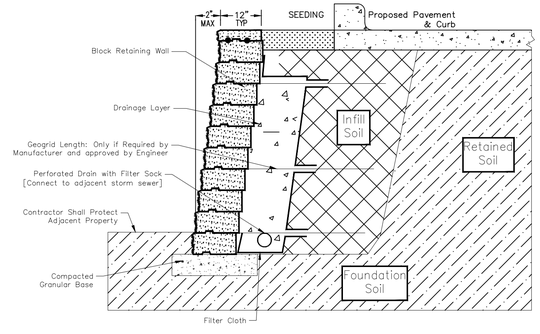
620	PROPOSED CONTOUR
620	EXISTING CONTOUR
LOD	LIMITS OF DISTURBANCE
	PROPOSED STORM SEWER
	PROPOSED STORM STRUCTURES
	PROPOSED SANITARY MANHOLE
	PROPOSED WATER STRUCTURES

GRADING NOTES

1. THERE ARE NO PROPOSED GRADING IMPACTS IN ANY WETLAND.
2. ALL GRADING ACTIVITIES SHALL REMAIN ON–SITE OR WITH THE MACARTHUR BOULEVARD AND STAMFORD ROAD R.O.W.



GUARDRAIL DETAIL
N.T.S.



THIS DETAIL IS FOR INFORMATIONAL USE ONLY. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF THE RETAINING WALL DESIGN WHICH SHALL BE SIGNED AND SEALED BY A PROFESSIONAL ENGINEER.

RETAINING WALL DETAIL
N.T.S.

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TIMBER CREEK
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ELMINGTON

PRELIMINARY SITE PLAN

No.	1	1	1	2	3	4	5	6

DESIGNED BY:	SAP
DRAWN BY:	OKE
CHECKED BY:	JAA
DATE:	09/25/2026
KIMLEY-HORN PROJECT NO.	268960001

GRADING PLAN

SHEET NUMBER
C3-00

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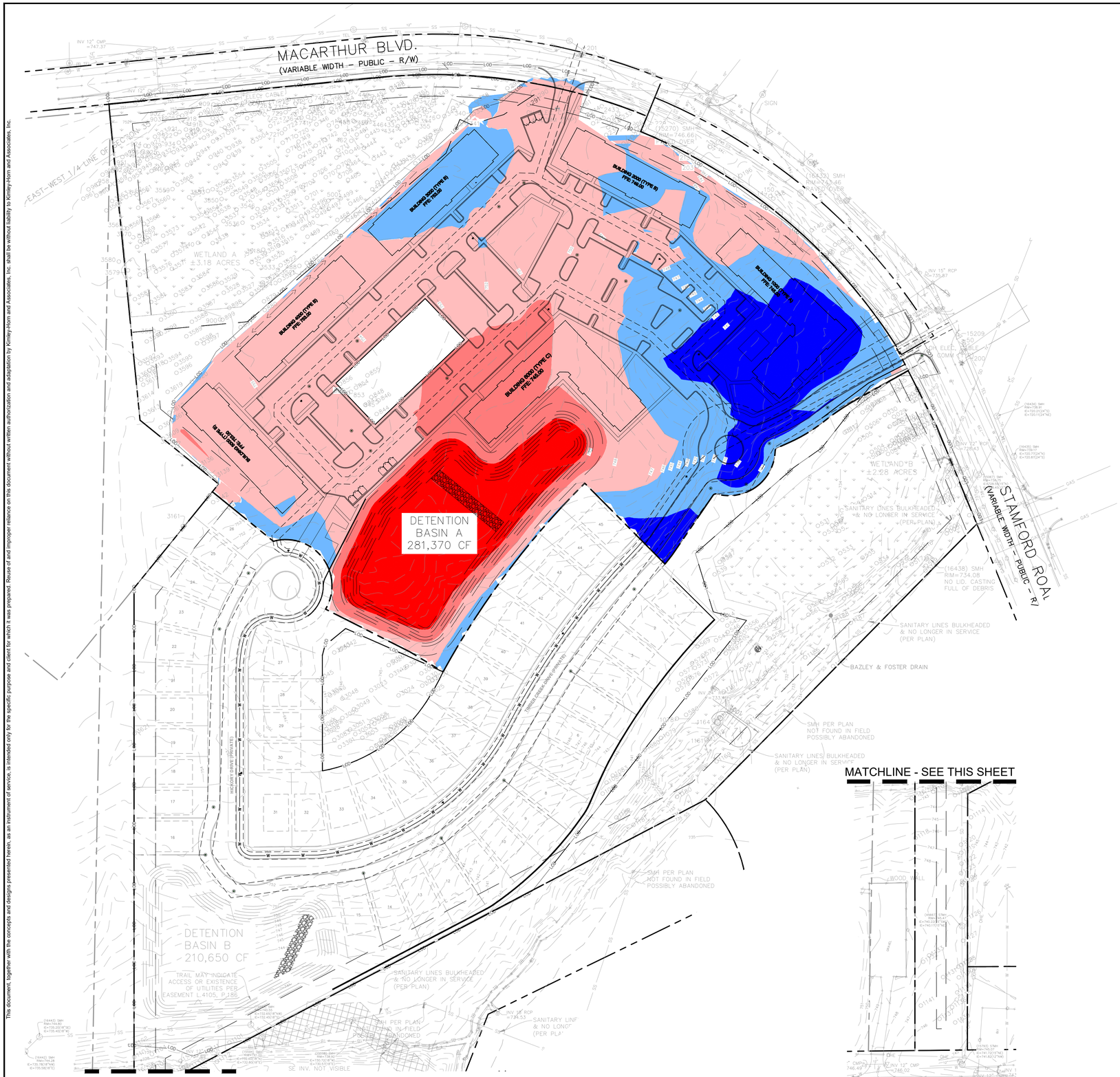

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NORTH

GRAPHIC SCALE IN FEET
0 40' 80' 160'

Elevations Table				
Number	Minimum Elevation	Maximum Elevation	Area	Color
1	−17.80	−10.01	66445.50	
2	−10.00	−5.01	58936.80	
3	−5.00	−0.01	289726.75	
4	0.00	5.00	126815.51	
5	5.01	9.35	57802.75	

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CUT AND FILL EXHIBIT

SHEET NUMBER
C3-01

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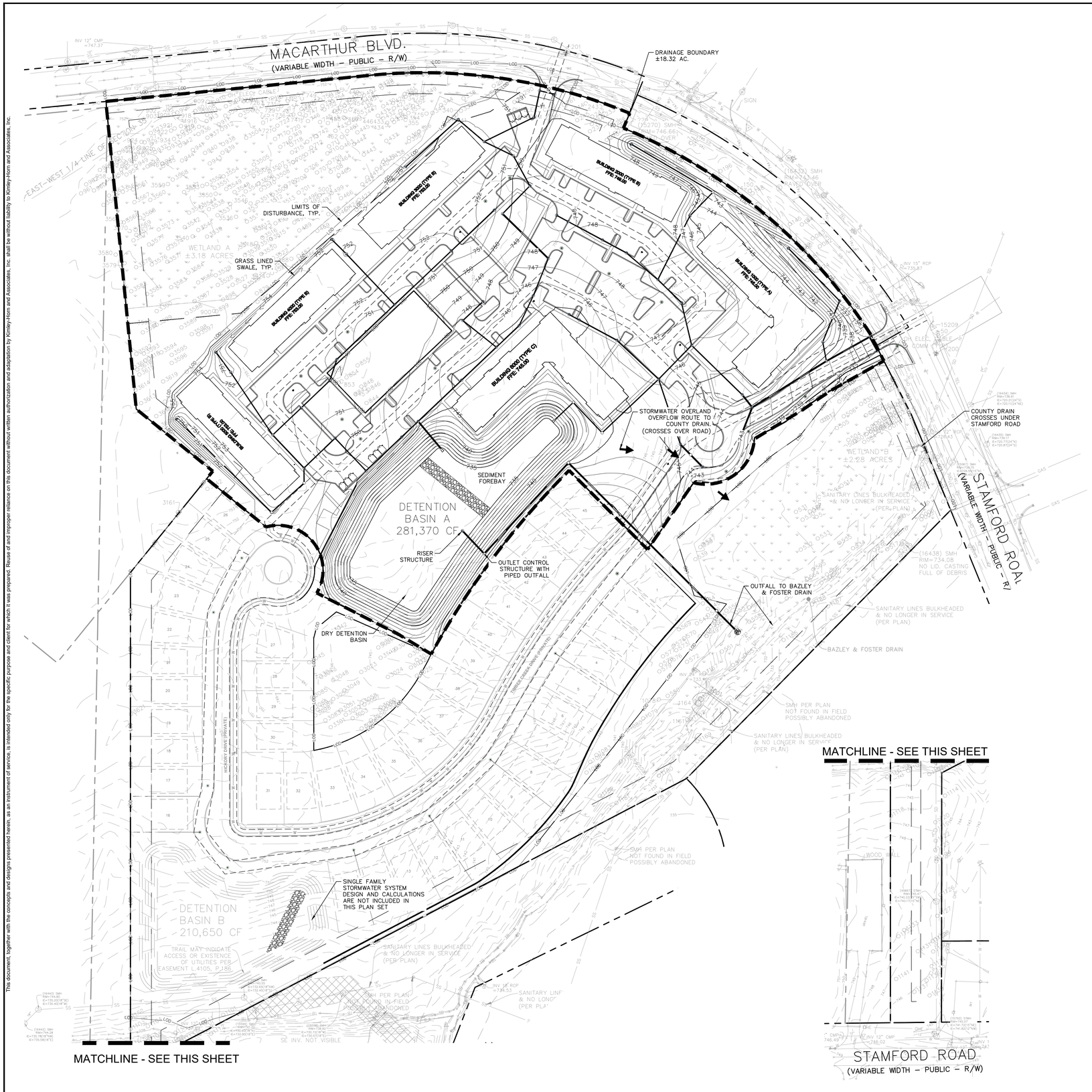

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NORTH

GRAPHIC SCALE IN FEET
0 40' 80' 160'

DRAINAGE LEGEND

- DRAINAGE AREA LIMIT – ON SITE RUNOFF DETAINED
- 920 — PROPOSED CONTOUR
- 920 — EXISTING CONTOUR
- 100-YEAR OVERFLOW ROUTE
- PROPOSED STORM SEWER
- PROPOSED STORM STRUCTURES

STORMWATER DRAINAGE NARRATIVE

ON SITE STORMWATER:
THE MULTI-FAMILY PROPERTY HAS A STORMWATER MANAGEMENT SYSTEM THAT IS SEPERATE AND INDEPENDANT FROM THE SINGLE-FAMILY PROPERTY.

GROUND SURFACE, WETLAND SURFACE, AND BUILDING RUNOFF WILL BE ROUTED TO THE DETENTION BASIN VIA OVERLAND FLOW INTO DRAINAGE STRUCTURES WITH A PIPED CONVEYANCE SYSTEM.

A SINGLE, DRY DETENTION BASIN SIZED FOR THE BANKFULL AND 100-YEAR EVENTS WILL RECEIVE THE PIPED FLOWS. INFILTRATION IS ASSUMED TO NOT BE POSSIBLE DUE TO THE PRESENCE OF POORLY DRAINING HYDRAULIC GROUP 'D' SOILS THROUGHOUT THE PROPERTY.

AN OUTLET CONTROL STRUCUTRE WILL RESTRICT AND DISCHARGE FLOWS INTO THE BAZLEY & FOSTER DRAIN VIA A PIPED OUTFALL SIZED PER 100-YEAR REQUIREMENTS.THE DRAIN CROSSES UNDER STAMFORD ROAD, AND EVENTUALLY EMPTIES INTO THE FOWLER CREEK AND THE LOWER RIVER ROUGE DOWNSTREAM.

IN THE EVENT OF AN EMERGENCY, AN OVERLAND OVERFLOW ROUTE WILL ROUTE EXCESS FLOWS TO THE BAZLEY & FOSTER DRAIN.

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PRELIMINARY SITE PLAN

No.									
	1	1	1	1	2	3	4	5	6

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KIMLEY-HORN PROJECT NO.
268960001

DRAINAGE PLAN

SHEET NUMBER
C3-02

WORKSHEET W1

Storm Water Calculations

Elmington MacArthur - MULTI-FAMILY ONLY

Proposed Detention Basins

9/25/2026

1. **Post Development Cover Types, Areas, Curve Numbers, and Runoff Coefficients**
Rational Method Variables

Cover Type	Soil Type	Area (sf)	Area (ac)	Runoff Coeff.	C x A (ac)
Pond-Det @ B.F.		70,553	1.62	1.00	1.62
Pavt (post-dev)		202,945	4.66	0.95	4.43
Buildings		97,982	2.25	0.95	2.14
Wetlands		140,882	3.23	0.45	1.46
Grass	A	0	0.00	0.20	0.00
Grass	B	0	0.00	0.30	0.00
Grass	C	0	0.00	0.35	0.00
Grass	D	294,098	6.75	0.45	3.04
	Total	806,460		Total of C x A	12.68
				Area Total	18.514
				Weighted C	**0.68**

Aside:

Ex Pavt (pre-dev)		0	0.00	0.95	0.00
Ex Grass (pre-dev)		806,460	18.51	0.35	6.48

NCRS Variables (Pervious)

Cover Type	Soil Type	Area (sf)	Area (ac)	Curve Number	CN x A (ac)
Grass	A	0	0.00	30	0.00
Grass	B	0	0.00	55	0.00
Grass	C	0	0.00	70	0.00
Grass	D	294,098	6.75	77	519.87
	Total Area =	294,098		Total of C x A	519.87
				Area Total	6.75
				Weighted C	77.00

NCRS Variables (Impervious)

Cover Type	Soil Type	Area (sf)	Area (ac)	Curve Number	CN x A
Building		97,982	2.25	98	220.44
Pavement		202,945	4.66	98	456.58
Pond		70,553	1.62	98	158.73
	Total Area =	371,480		Total of C x A	835.74
				Area Total	8.53
				Weighted C	98.00

WORKSHEETS: W2-W10

2. **First Flush Calculations**

A. V_{ff} = (1"/12) x (43560 cf / 1 ac) x A x C

V_{ff} = (1"/12) x (43560 cf / 1 ac) x 18.51 x 0.68 = 46,014 cf

3. **Standard Runoff Volume Calculations**
Pre-development Bankfull Runoff Calculations ($V_{bf\text{-}pre}$)

A. 2 year/ 24 hour event P = 2.35 in

B. Pre-developed land
Woods, type A soils, CN= 30 Area = 0.00 ac.
Woods, type A soils, CN= 55 Area = 0.00 ac.
Woods, type C soils, CN= 70 Area = 0.00 ac.
Woods, type D soils, CN= 77 Area = 18.51 ac.
Impervious, CN= 98 Area = 0.00 ac.
Weighted CN CN = 77.00

C. S = (1000/CN) - 10 S = 2.987

D. Q = (P - 0.2S)^2 /(P + 0.8S) Q = 0.648 in

E. Total Site Area (sf) excluding Self-Crediting BMP's 806,460 sf

F. $V_{bf\text{-}pre}$ = Q (1/12) Area 43,554 cf

4. **Standard Runoff Volume Calculations**
Pervious Cover Post-development Bankfull Runoff Calculations ($V_{bf\text{-}per\text{-}post}$)

A. 2 year/ 24 hour event P = 2.35 in

B. Developed land
Pervious Cover, Weighted CN CN = 77.00

C. S = (1000/CN) - 10 S = 2.987

D. Q = (P - 0.2S)^2 /(P + 0.8S) Q = 0.648 in

E. Pervious Cover Area 294,098 sf

F. $V_{bf\text{-}per\text{-}post}$= Q (1/12) Area 15,883 cf

5. **Standard Runoff Volume Calculations**
Impervious Cover Post-development Bankfull Runoff Calculations ($V_{bf\text{-}imp\text{-}post}$)

A. 2 year/ 24 hour event P = 2.35 in

B. Developed land
Buildings CN = 98.00
Pavement CN = 98.00
Pond CN = 98.00
Weighted CN = 98.00

C. S = (1000/CN) - 10 S = 0.204

D. Q = (P - 0.2S)^2 /(P + 0.8S) Q = 2.122 in

E. Pervious Cover Area 371,480 sf

F. $V_{bf\text{-}imp\text{-}post}$ = Q (1/12) Area 65,680 cf

6. **Standard Runoff Volume Calculations**
Pervious Cover Post-development 100 Year Runoff Calculations ($V_{100\text{-}per\text{-}post}$)

A. 100 year/ 24 hour event P = 5.11 in

B. Developed land
Pervious Cover, Weighted CN CN = 77.00

C. S = (1000/CN) - 10 S = 2.987

D. Q = (P - 0.2S)^2 /(P + 0.8S) Q = 2.715 in

E. Pervious Cover Area 294,098 sf

F. $V_{100\text{-}per\text{-}post}$ = Q (1/12) Area 66,547 cf

7. **Standard Runoff Volume Calculations**
Impervious Cover Post-development 100 Year Runoff Calculations ($V_{100\text{-}imp\text{-}post}$)

A. 100 year/ 24 hour event P = 5.11 in

B. Developed land
Buildings CN = 98
Pavement CN = 98
Pond CN = 98
Weighted CN = 98.00

C. S = (1000/CN) - 10 S = 0.204

D. Q = (P - 0.2S)^2 /(P + 0.8S) Q = 4.873 in

E. Pervious Cover Area 371,480 sf

F. $V_{100\text{-}imp\text{-}post}$ = Q (1/12) Area 150,852 cf

8. **Time of Concentration**
Tc of 15 minutes will be used 0.25 hours

9. **Runoff Summary and Onsite Infiltration Requirement**

A. **Runoff Summary from Previous Worksheets**

First Flush Volume	V_{ff} =	46,014 cf
Pre-Development Bankfull Volume	$V_{bf\text{-}pre}$ =	43,554 cf
Pervious Cover Post-Development Bankfull Volume	$V_{bf\text{-}per\text{-}post}$=	15,883 cf
Impervious Cover Post-Development Bankfull Volume	$V_{bf\text{-}imp\text{-}post}$ =	65,680 cf
Total Bankfull Volume	$V_{bf\text{-}post}$ =	81,563 cf
Pervious Cover Post-Development 100-yr Volume	$V_{100\text{-}per\text{-}post}$ =	66,547 cf
Impervious Cover Post-Development 100-yr Volume	$V_{100\text{-}imp\text{-}post}$ =	150,852 cf
Total 100-yr Volume	$V_{100\text{-}post}$ =	217,398 cf

B. **Determine Onsite Infiltration Requirement**

Total Post-Development Bankfull Volume	$V_{bf\text{-}per\text{-}post}$=	81,563 cf
Pre-Development Bankfull Volume	$V_{bf\text{-}pre}$ =	43,554 cf
Bankfull Volume Difference		38,009 cf
Infiltration Req't is greater of ΔBankfull Volume or First Flush		**46,014** cf

10. **Detention Requirement**

A.	Q_p= 238.6 * Tc^-0.82		743.6 cfs/in-mi^2
B.	Total Site Area Excluding "Self-Crediting" BMP's		18.51 ac
C.	Q_{100} = $Q_{100\text{-}per}$ + $Q_{100\text{-}imp}$		7.588 in
D.	Peak Flow (PF) = (Q_p x Q_{100} x Area (ac)) / 640	PF =	163.2 cfs
E.	Δ = PF - 0.15 * Area (ac) =	Δ =	160.5 cfs
F.	V_{det} = Δ / PF x V_{100} =	V_{det} =	213,700 cf
	V_{det} + 20% penalty (no infiltration)	V_{det} =	256,440 cf
	V_{det} + 20% penalty (minus infiltration credits)	V_{det} =	256,440 cf
	(See W13 Infiltration Credit Calculations)		

WORKSHEETS: W11-W13

11. **Applicable BMP's and Associated Volume Credits**

Proposed BMP	Area (sf)	Storage Vol. (cf)		Inf. Rate (in/hr) FOS=2	Inf. Volume During Storm (cf)	Total Volume Reduction (cf)
		Surface	Soil			
Infiltration Area #1		0	0	4.88	-	-
Infiltration Area #2		0	0	0.75	-	-

Total Volume Reduction Credit by Proposed Structural BMPs (cf) -
Runoff Volume Infiltration Requirement (V_{bf}) from Worksheet 9 46,014
Runoff Volme Credit (cf) -

12. **Natural Features Inventory**

Existing Natural Resources	Mapped	Total Area (ac)	Protected/Undisturbed Area (ac)
	Y	5.18	1.6
Total Existing (ac)			

13. **Summary**

A. Stormwater Management Summary

Minimum Onsite Infiltration Requirement, V_{inf}, cf	46,014
Designed/Provided Infiltration Volume, $V_{inf\text{-}prov}$, cf	-
% Minimum Required Infiltration Provided	0%
Total Calculated Detention Volume, V_{det}, cf	213,700
Net Required Detention Volume, V_{det} - $V_{inf\text{-}prov}$, cf	213,700

B. Detention Volume Increase for sites where the req'd infiltration volume can't be achieved

% Required Infiltration NOT provided (100%-% Minimum Req'd Inf. Prov.)	100%
Net % Penalty (20% x %Required Infiltration NOT provided)	20%
Total Req'd Detention Volume, inluding penalty (100% + Net % Penalty) x Net Req'd Det. Vol.	**256,440**

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TIMBER CREEK
SUPERIOR TOWNSHIP, MI

ELMINGTON

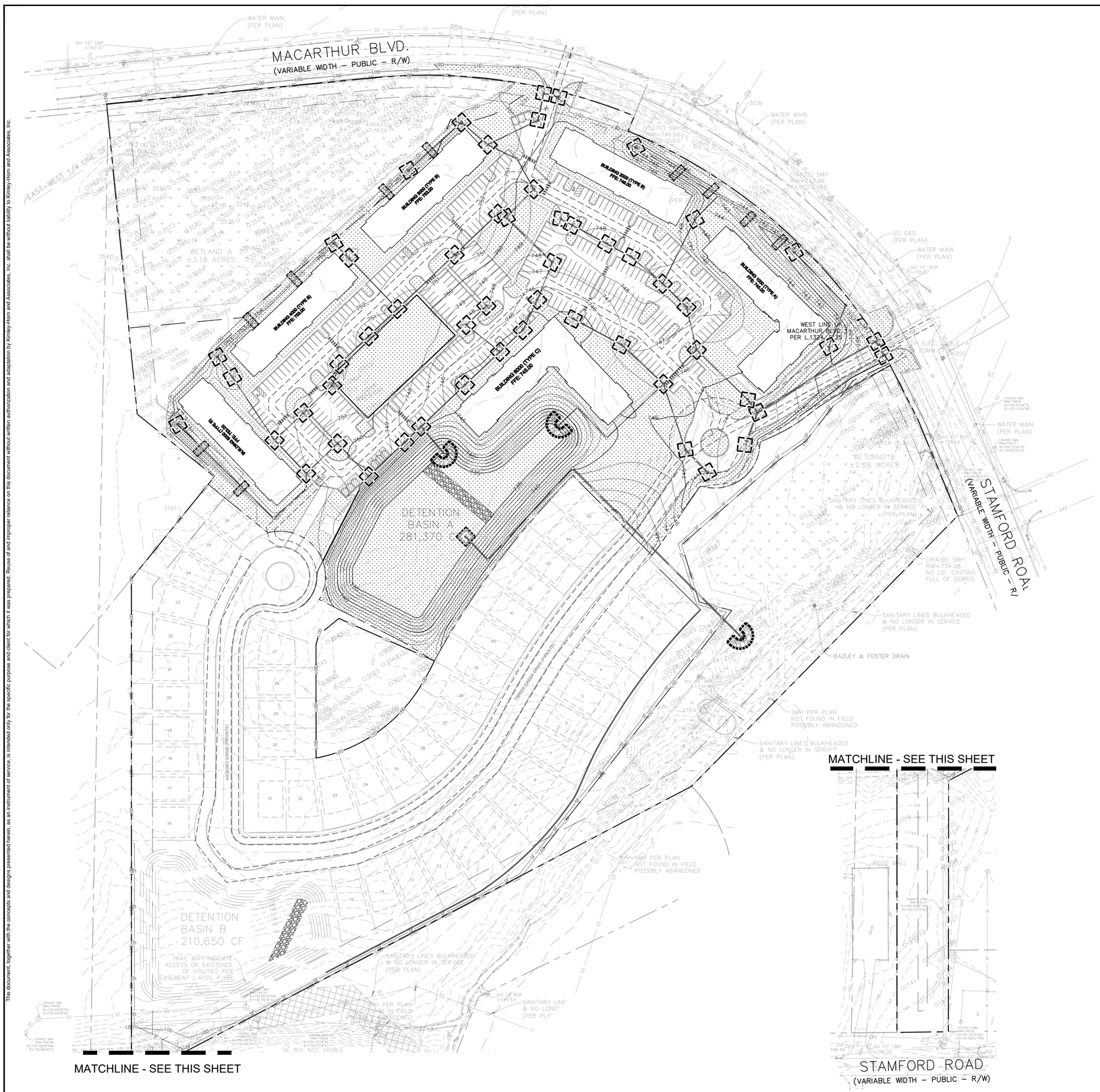
PRELIMINARY SITE PLAN

No	1	1	1	1	1	2	3	4	5	6

DESIGNED BY: SAP
DRAWN BY: OKE
CHECKED BY: JAA
DATE: 09/25/2026
KIMLEY-HORN PROJECT NO. 268960001

STORMWATER CALCULATIONS

SHEET NUMBER
C3-03



811 Know what's **below.** **Call** before you dig.

NORTH

GRAPHIC SCALE IN FEET
0 40' 80' 160'

EROSION CONTROL LEGEND

- TEMPORARY SEEDING (SEE EROSION CONTROL DETAILS)
- TEMPORARY EROSION CONTROL BLANKET (SEE TEMPORARY EROSION CONTROL NOTE #3)
- CONSTRUCTION ENTRANCE (SEE EROSION CONTROL DETAILS)
- SILT FENCE (SEE EROSION CONTROL DETAILS)
- AREA INLET PROTECTION (SEE EROSION CONTROL DETAILS)
- CONCRETE WASHOUT (SEE EROSION CONTROL DETAILS) (TO BE DETERMINED BY CONTRACTOR)
- RIP RAP (SEE EROSION CONTROL DETAILS)
- ROCK DONUT (SEE EROSION CONTROL DETAILS)
- TEMPORARY SOIL STOCKPILE
- LIMITS OF DISTURBANCE
- CHECK DAM
- 620 EXISTING CONTOURS
- 620 PROPOSED CONTOURS
- N.O.I. SIGN

EXISTING LEGEND

BOLLARD	MISC LID	YARD LIGHT
CONTROL BENCHMARK	MONITOR WELL	SANITARY CLEANOUT
ROW MONUMENT	GAS MARKER	SANITARY MANHOLE
FLAG POLE	GAS METER	VENT PIPE
MAIL BOX	GAS VALVE	STORM CURB INLET
UTILITY POLE	AC UNIT	STORM INLET
POST	AREA LIGHT	STORM ROOF DRAIN
SOIL BORING	ELECTRICAL BOX	STORM DRAIN MANHOLE
HANDICAP SYMBOL	ELECTRICAL HAND HOLE	STORM YARD DRAIN
SIGN	ELECTRICAL METER	FIRE DEPT CONNECTION
CABLE MANHOLE	ELECTRICAL MANHOLE	FIRE HYDRANT
CABLE PEDESTAL	ELECTRICAL MARKER	IRRIGATION VALVE
TELEPHONE PEDESTAL	ELECTRICAL TRANSFORMER	POST INDICATOR VALVE
TELEPHONE HAND HOLE	GUY POLE/WIRE	WELL
TELEPHONE MARKER	POWER POLE	WATER METER
TELEPHONE MANHOLE	TRAFFIC SIGNAL POLE	WATER VALVE
FIBER OPTIC MAKER	TRAFFIC MANHOLE	TREE / STUMP
SWALE		TOE OF SLOPE
FENCE LINE		TOP OF BANK
SANITARY SEWER		UNDERGROUND FIBER OPTIC
STORM DRAIN		OVERHEAD ELECTRICAL
WATER LINE		UNDERGROUND GAS
TREE LINE		UNDERGROUND TELEPHONE

GENERAL PLAN NOTES

REFER TO GENERAL NOTES SHEET FOR MORE INFORMATION INCLUDING THE FOLLOWING: (EXISTING LEGEND, BENCHMARK INFORMATION, AND SPECIFIC GENERAL PLAN NOTES.)

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TIMBER CREEK
SUPERIOR TOWNSHIP, MI

ELMINGTON

PRELIMINARY SITE PLAN

No.	1	1	1	1	2	3	4	5	6

DESIGNED BY:	SAP
DRAWN BY:	OKE
CHECKED BY:	JAA
DATE:	09/25/2026
KIMLEY-HORN PROJECT NO.	268960001

EROSION CONTROL PLAN

SHEET NUMBER
C3-04

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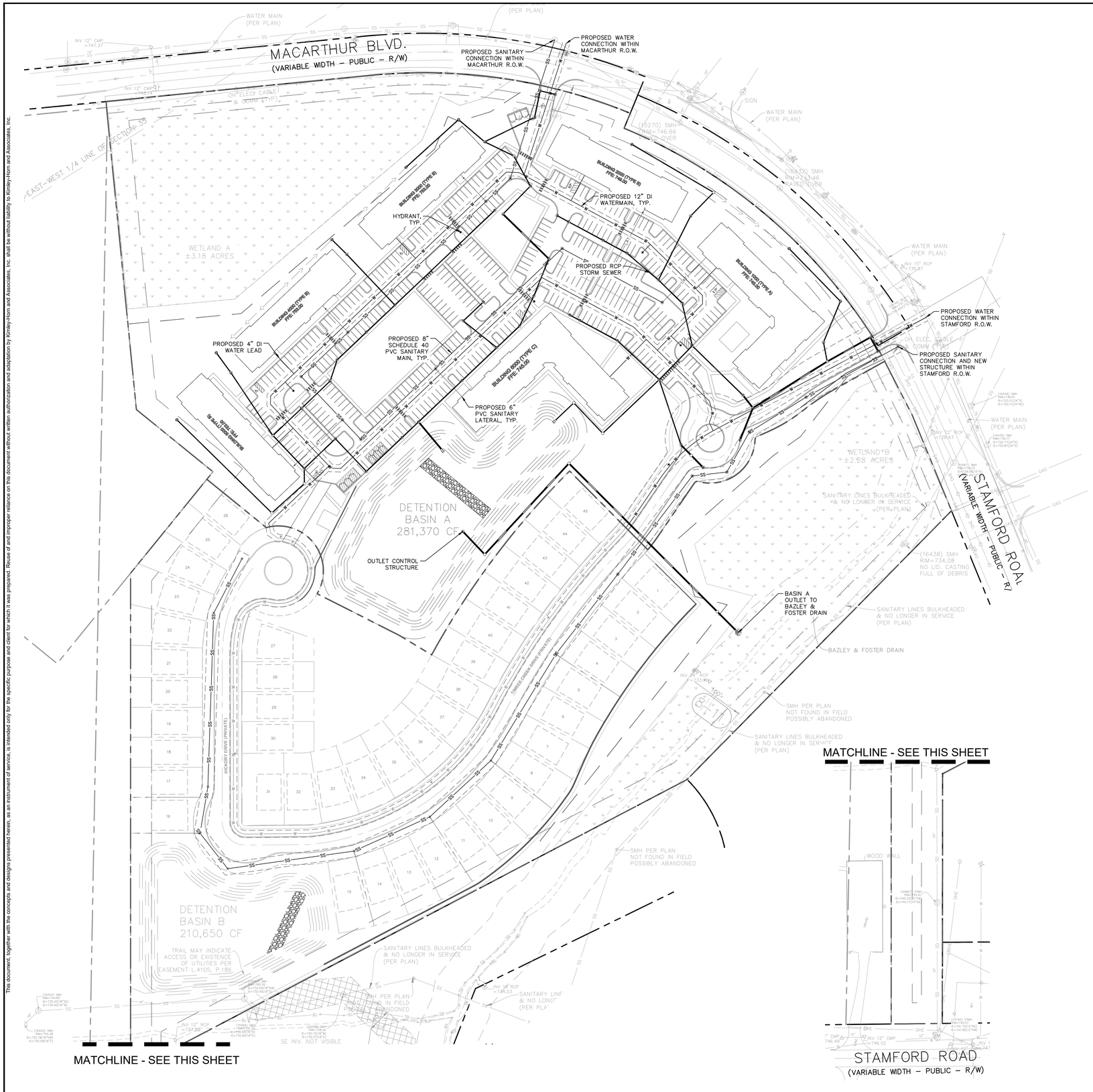

811 Know what's **below.** **Call** before you dig.

NORTH

GRAPHIC SCALE IN FEET
0 40' 80' 160'

UTILITY LEGEND

- PROPOSED SWALE
- PROPOSED STORM SEWER LINE
- PROPOSED STORM STRUCTURES
- SS — PROPOSED SANITARY SEWER LINE
- LAT — PROPOSED SANITARY LATERAL LINE
- PROPOSED SANITARY MANHOLE
- W — PROPOSED WATER LINE
- PROPOSED WATER VALVE BOX, PIV, METER FIRE HYDRANT, FIRE DEPT CONN. & VAULT

EXISTING LEGEND

BOLLARD	MISC LID	YARD LIGHT
CONTROL BENCHMARK	MONITOR WELL	SANITARY CLEANOUT
ROW MONUMENT	GAS MARKER	SANITARY MANHOLE
FLAG POLE	GAS METER	VENT PIPE
MAIL BOX	GAS VALVE	STORM CURB INLET
UTILITY POLE	AC UNIT	STORM INLET
POST	AREA LIGHT	STORM ROOF DRAIN
SOIL BORING	ELECTRICAL BOX	STORM DRAIN MANHOLE
HANDICAP SYMBOL	ELECTRICAL HAND HOLE	STORM YARD DRAIN
SIGN	ELECTRICAL METER	FIRE DEPT CONNECTION
CABLE MANHOLE	ELECTRICAL MANHOLE	FIRE HYDRANT
CABLE PEDESTAL	ELECTRICAL MARKER	IRRIGATION VALVE
TELEPHONE PEDESTAL	ELECTRICAL TRANSFORMER	POST INDICATOR VALVE
TELEPHONE HAND HOLE	GUY POLE/WIRE	WELL
TELEPHONE MARKER	POWER POLE	WATER METER
TELEPHONE MANHOLE	TRAFFIC SIGNAL POLE	WATER VALVE
FIBER OPTIC MAKER	TRAFFIC MANHOLE	TREE / STUMP
SWALE	TS — TOE OF SLOPE	
X — FENCE LINE	TB — TOP OF BANK	
SS — SANITARY SEWER	FIB — UNDERGROUND FIBER OPTIC	
SD — STORM DRAIN	OHE — OVERHEAD ELECTRICAL	
W — WATER LINE	GAS — UNDERGROUND GAS	
TREE LINE	TEL — UNDERGROUND TELEPHONE	

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TIMBER CREEK
SUPERIOR TOWNSHIP, MI

ELMINGTON

PRELIMINARY SITE PLAN

No.									
1	1	1	1	1	2	3	4	5	6

DESIGNED BY:	SAP
DRAWN BY:	OKE
CHECKED BY:	JAA
DATE:	09/25/2026

KIMLEY-HORN PROJECT NO. 268960001

UTILITY PLAN

SHEET NUMBER
C4-00

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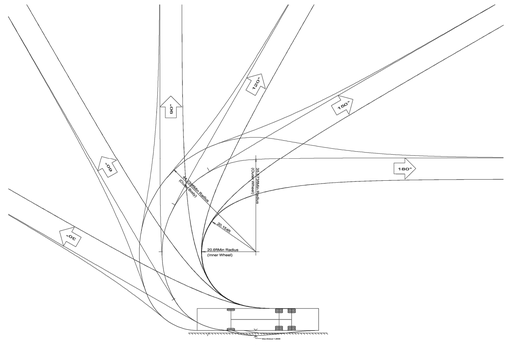
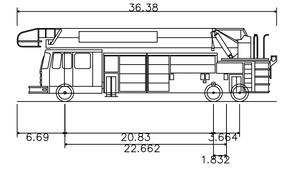
811 Know what's **below.** **Call** before you dig.

NORTH

GRAPHIC SCALE IN FEET
0 40' 80' 160'





Fire Truck – Fire	
Overall Length	36.380ft
Overall Width	6.980ft
Overall Body Height	10.253ft
Min Body Ground Clearance	0.684ft
Track Width	6.980ft
Lock–to–lock time	6.00s
Max Steering Angle (Virtual)	32.40°

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TIMBER CREEK
SUPERIOR TOWNSHIP, MI

ELMINGTON

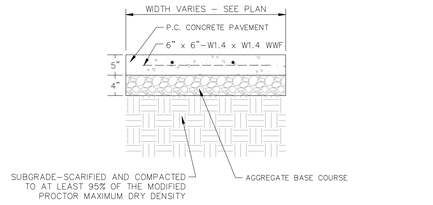
PRELIMINARY SITE PLAN

No.								
1	1	1	1	2	3	4	5	6

DESIGNED BY:	SAP
DRAWN BY:	OKE
CHECKED BY:	JAA
DATE:	09/25/2026
KIMLEY-HORN PROJECT NO. 268960001	

FIRE PROTECTION PLAN

SHEET NUMBER
C4-01

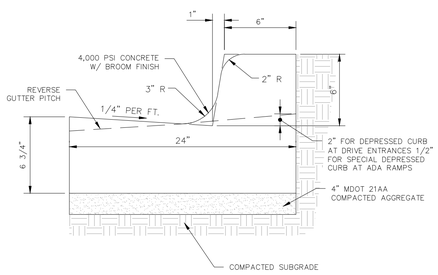


NOTES:

1. ALL SIDEWALK SHALL BE CONSTRUCTED WITH CONCRETE WITH A MINIMUM COMPRESSIVE STRENGTH OF 4,500 PSI AT 14 DAYS.
2. PROVIDE 1/2" EXPANSION JOINTS AT 20', MAXIMUM, SPACING AND FILLED WITH PREMOLDED BITUMINOUS EXPANSION JOINT FILLER MATERIAL OR REDWOOD. EXPANSION JOINTS SHALL HAVE #4 DOWELS, LUBRICATED, 18" LONG, AT 12" CENTERS, 6" FROM EDGE.
3. PROVIDE 3/8" GROOVED CONTROL JOINTS AT 5' CENTERS.
4. PROVIDE 1/2" BITUMINOUS EXPANSION JOINT FILLER MATERIAL WHERE WALK ABUTS EXISTING IMPROVEMENTS AND AT ALL CHANGES IN GRADE
5. USE 2–#4 REINFORCING BARS, 10' LONG OVER ALL UTILITY TRENCHES FOR NEW SIDEWALK AND CONNECTIONS TO EXISTING SIDEWALK.
6. AT DRIVE APPROACHES, SIDEWALK PCC AND BASE THICKNESS SHALL MATCH THAT OF THE DRIVE.

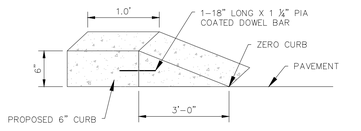
CONCRETE SIDEWALK

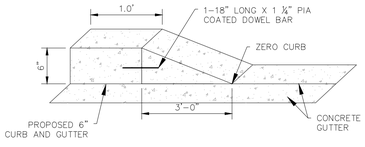
N.T.S.



CONCRETE CURB & GUTTER

N.T.S.



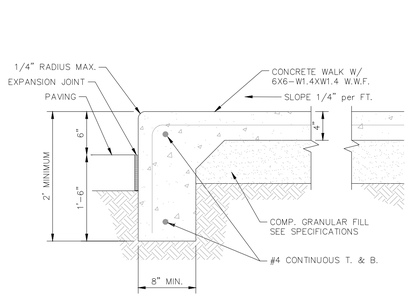


3FT TRANSITION CURB

N.T.S.

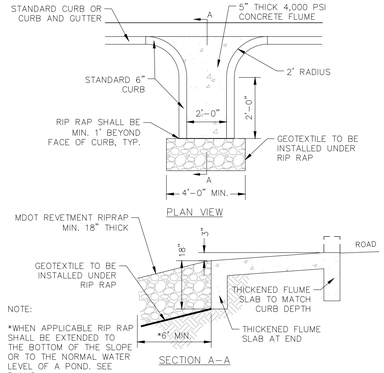
CONCRETE BOLLARD DETAIL

N.T.S.



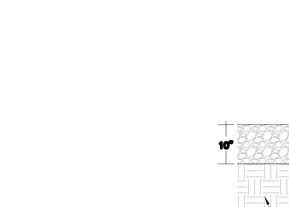
COMBINED CURB AND WALK DETAIL

N.T.S.



2' CURB TURNOUT

N.T.S.

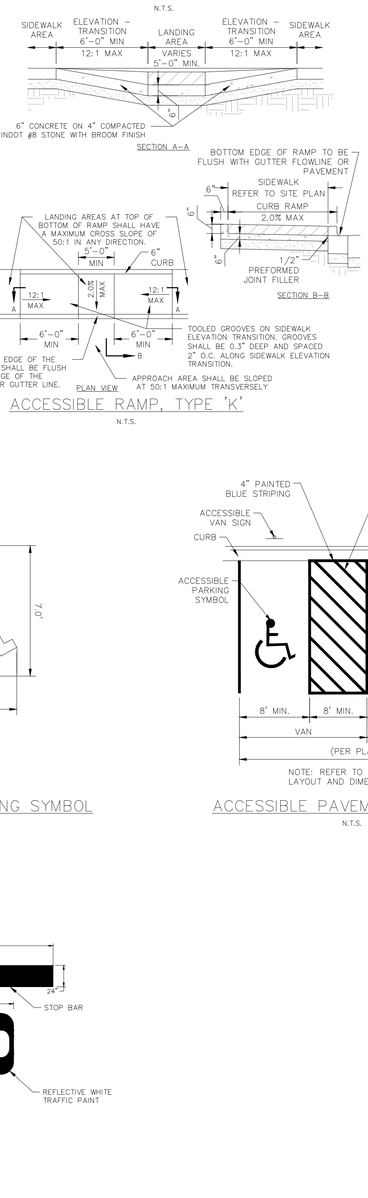


NOTE:

1. CURRENT MDOT SPECIFICATIONS. CONTRACTOR TO ENSURE COMPLIANCE WITH GEOTECHNICAL ENGINEERING RECOMMENDATIONS
2. SEE PAVING NOTES ON THE GENERAL NOTES FOR PRIME COAT AND TACK–COAT REQUIREMENTS.

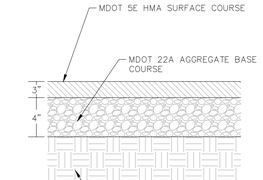
GRAVEL DRIVE PAVEMENT SECTION

N.T.S.



ACCESSIBLE RAMP, TYPE 'K'

N.T.S.

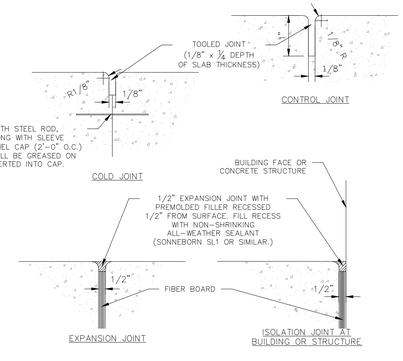


NOTE:

1. CURRENT MDOT SPECIFICATIONS. CONTRACTOR TO ENSURE COMPLIANCE WITH GEOTECHNICAL ENGINEERING RECOMMENDATIONS AND LYON TOWNSHIP DESIGN AND CONSTRUCTION STANDARDS..
2. SEE PAVING NOTES ON THE GENERAL NOTES FOR PRIME COAT AND TACK–COAT REQUIREMENTS.

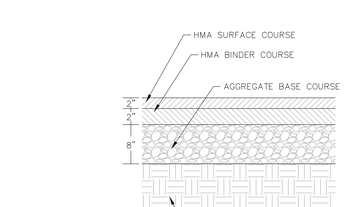
SHARED USE PATH

N.T.S.



TYPICAL CONCRETE JOINT DETAILS

N.T.S.

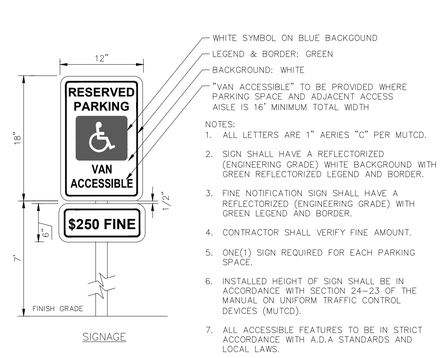


NOTE:

1. CURRENT MDOT SPECIFICATIONS. CONTRACTOR TO ENSURE COMPLIANCE WITH GEOTECHNICAL ENGINEERING RECOMMENDATIONS
2. SEE PAVING NOTES ON THE GENERAL NOTES FOR PRIME COAT AND TACK–COAT REQUIREMENTS.

STANDARD DUTY ASPHALT PAVEMENT SECTION

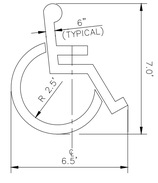
N.T.S.



SIGNAGE

ACCESSIBLE PARKING SIGNAGE

N.T.S.



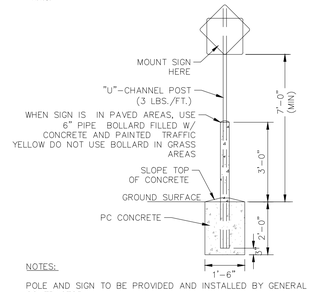
ACCESSIBLE PARKING SYMBOL

N.T.S.

NOTE: REFER TO PLAN FOR DETAILED LAYOUT AND DIMENSIONS

ACCESSIBLE PAVEMENT MARKINGS

N.T.S.



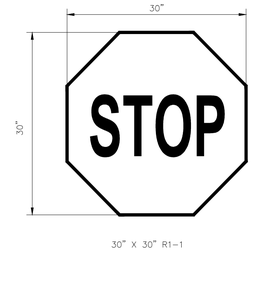
NOTES:

POLE AND SIGN TO BE PROVIDED AND INSTALLED BY GENERAL CONTRACTOR.

ALL SIGNS SHALL COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES", LOCAL CODES AND AS SPECIFIED. MOUNT SIGNS TO POST IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

STANDARD SIGN BASE

N.T.S.



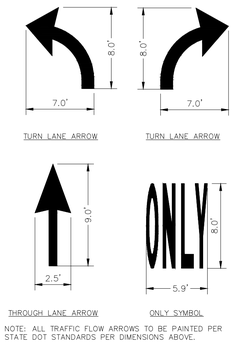
30" X 30" R1–1

STOP SIGN

N.T.S.

24'' WIDE STOP BAR

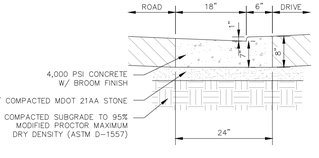
N.T.S.



NOTE: ALL TRAFFIC FLOW ARROWS TO BE PAINTED PER STATE DOT STANDARDS PER DIMENSIONS ABOVE.

TRAFFIC FLOW MARKINGS

N.T.S.



DEPRESSED CONCRETE CURB & GUTTER

N.T.S.

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TIMBER CREEK
SUPERIOR TOWNSHIP, MI

ELMINGTON

PRELIMINARY SITE PLAN

No.	1	1	1	1	2	3	4	5	6
DESIGNED BY:	SAP								
DRAWN BY:	OKE								
CHECKED BY:	JAA								
DATE:	09/25/2026								

KIMLEY-HORN PROJECT NO. 268960001

CONSTRUCTION DETAILS

SHEET NUMBER
C5-00

Drawing name: K:\DET_DS\268960001_Elmington MacArthur_Superior Twp_MI\2 Design\CADD\PlanSheets\C7.0-CONSTRUCTION DETAILS.dwg C7.0 Sep 25, 2026 11:50am by: Omar.Eter

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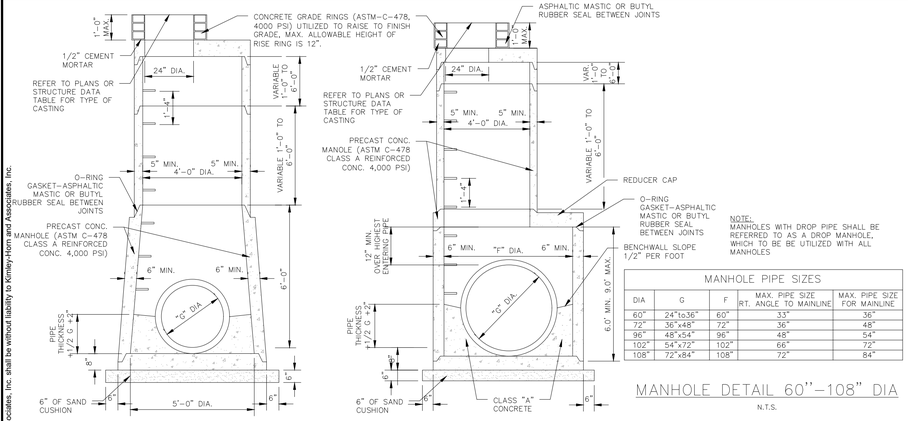


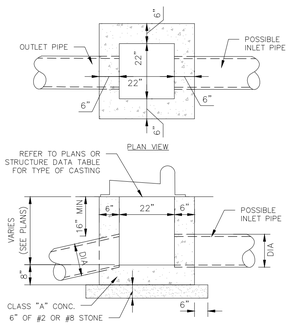
MANHOLE DETAIL 60"–108" DIA

N.T.S.

NOTE:
MANHOLES WITH DROP PIPE SHALL BE REFERRED TO AS A DROP MANHOLE, WHICH TO BE BE UTILIZED WITH ALL MANHOLES

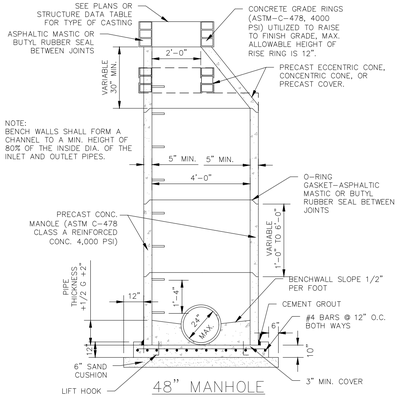
MANHOLE PIPE SIZES

DIA	G	F	MAX. PIPE SIZE RT. ANGLE TO MAINLINE	MAX. PIPE SIZE FOR MAINLINE
60"	24"to36"	60"	33"	36"
72"	36"x48"	72"	36"	48"
96"	48"x54"	96"	48"	54"
102"	54"x72"	102"	66"	72"
108"	72"x84"	108"	72"	84"



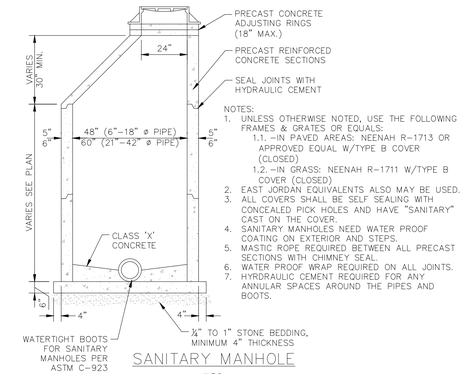
INLET TYPE "A" DETAIL

N.T.S.



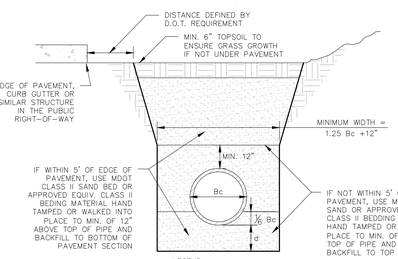
48" MANHOLE

N.T.S.



SANITARY MANHOLE

N.T.S.



NOTE:
ALL INITIAL BACKFILL SHALL BE INSTALLED IN 6" TO 12" BALANCED LIFTS.

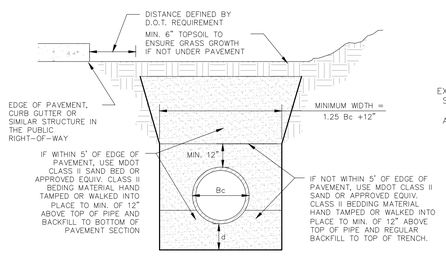
A MINIMUM 9" OF CLEARANCE SHALL BE PROVIDED ON EACH SIDE OF THE INSTALLED PIPE.

D	d (MIN)
27" & SMALLER	3"
30" TO 60"	4"
66" & LARGER	6"

DEPTH OF BEDDING MATERIAL BELOW PIPE

REINFORCED CONCRETE PIPE (RCP) BEDDING DETAIL

N.T.S.



NOTE:
ALL INITIAL BACKFILL SHALL BE INSTALLED IN 6" TO 12" BALANCED LIFTS.

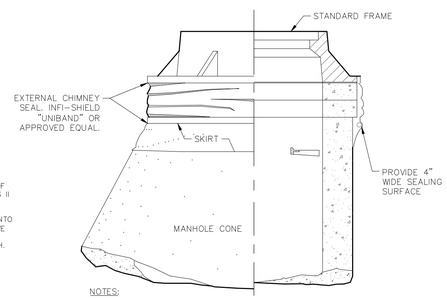
A MINIMUM 9" OF CLEARANCE SHALL BE PROVIDED ON EACH SIDE OF THE INSTALLED PIPE.

D	d (MIN)
27" & SMALLER	4"
30" TO 60"	4"
66" & LARGER	4"

DEPTH OF BEDDING MATERIAL BELOW PIPE

PLASTIC PIPE (PVC & HDPE) BEDDING DETAIL

N.T.S.

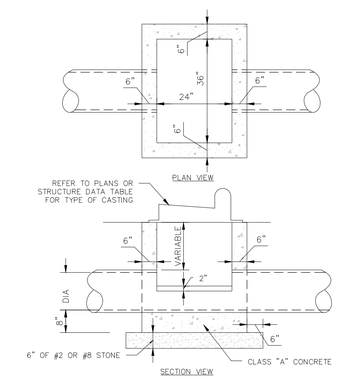


NOTES:

1. CHIMNEY SEALS SHALL BE INSTALLED ON ALL SANITARY SEWERAGE SYSTEM MANHOLES AND GREASE TRAP CATCH BASIN.
2. EXTERNAL CHIMNEY SEAL SHALL BE INFI-SHIELD "UNIBAND" BY SIMA ENVIRONMENTAL OR APPROVED EQUAL.
3. CHIMNEY SEALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

EXTERNAL CHIMNEY SEAL

N.T.S.



INLET TYPE "M" DETAIL

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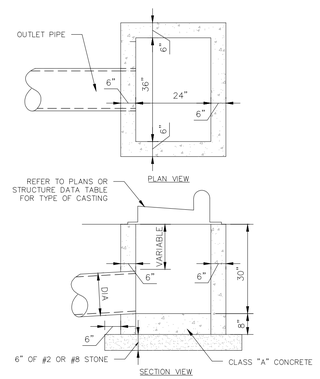

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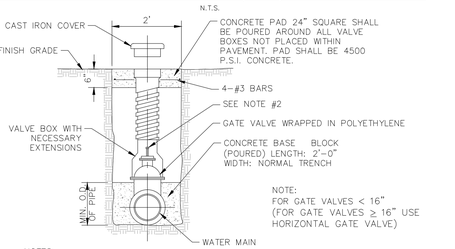
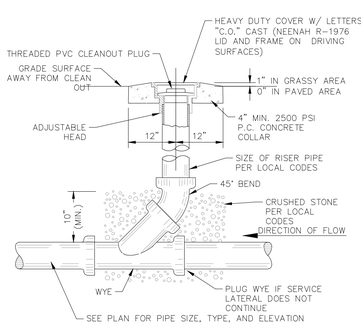


NOTES:

1. 4"–12" R.S. GATE VALVES SHALL BE IN ACCORDANCE WITH AWWA STANDARD C–509.
2. A PERMANENTLY ATTACHED VALVE EXTENSION STEM SHALL BE REQUIRED IF THE OPERATING NUT FOR ANY VALVE IS LOCATED IN EXCESS OF 4' BELOW THE TOP OF THE VALVE BOX. THIS EXTENSION SHALL BE SUFFICIENT LENGTH TO ENSURE THAT THE TOP IS WITHIN 4' OF THE VALVE BOX LID.
3. DUCTILE IRON OR C–900 PVC PIPE SHALL BE USED FOR VALVE STACKS WITH VALVE BOX CASTING.
4. PLACE A BLUE DOT (3") ON NEAREST CURB FACE TO VALVE.

TYPICAL VALVE SETTING AND BOX

N.T.S.



SANITARY/STORM CLEAN–OUT

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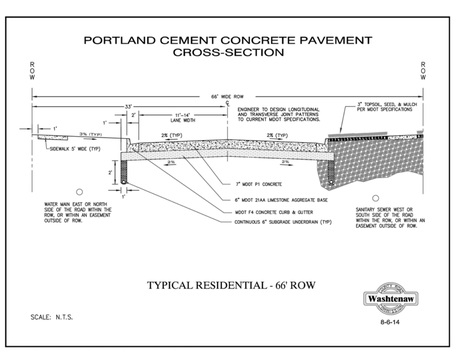
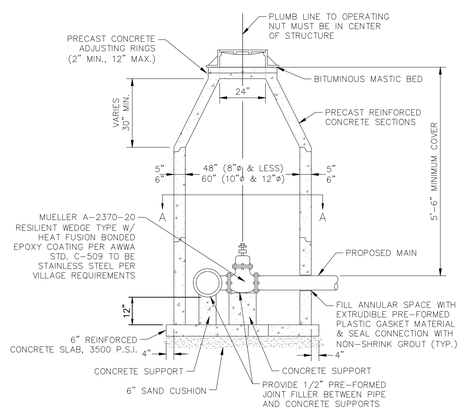
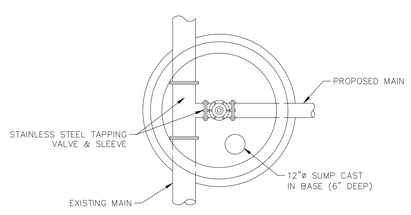




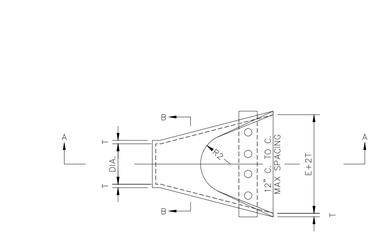
PRESSURE CONNECTION

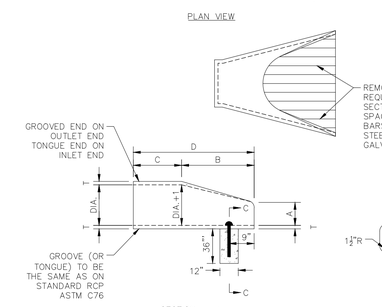


SECTION A–A

NOTES:

1. UNLESS OTHERWISE NOTED, USE THE FOLLOWING FRAMES & GRATES:
   – IN PAVED AREAS: NEENAH R–1712 W/TYPE B COVER (CLOSED)
   – IN GRASS: NEENAH R–1772–A W/TYPE B COVER (CLOSED)
2. EAST JORDAN EQUIVALENTS ALSO MAY BE USED.
3. ALL COVERS SHALL BE SELF–SEALING WITH CONCEALED PICK HOLES AND HAVE "WATER" CAST INTO THE COVER.





NOTES:

1. CONCRETE AND REINFORCEMENT IN THE PRECAST FES SHALL BE THE SAME GRADE AND STRENGTH AS LISTED IN ASTM C76.
2. THE END OF THE PIPE CULVERT SHALL BE P LACED IN THE FES SO THAT THE FLOW LINES ARE FLUSH. THE JOINT SHALL BE COMPLETELY FILLED WITH MORTAR.
3. IN 3:1 OR 4:1 FILL SLOPE, CHANGE THE SLOPE OF THE FES TO TO PROVIDE A SMOOTH TRANSITION APPROXIMATELY 10' IN LENGTH.
4. THE FES AND PIPE CULVERT DIMENSIONS SHALL MEET ASTM C76.
5. CONCRETE KEY–IN TOES SHALL BE REQUIRED ON ALL FES.

DIA.	T (MIN)	A*	C*	D*	E*	K	R1	R2	~WEIGHT (LB)
12"	2"	5"	4'–3"	6'–2"	2'–0"	1.3	10¼"	9"	800
15"	2¼"	7"	4'–0"	6'–3"	2'–6"	1.5	12¼"	11"	1100
18"	2½"	11"	4'–1"	6'–2"	3'–0"	1.8	15¼"	12"	1300
21"	2½"	11"	3'–6"	6'–3"	3'–6"	2.1	16¾"	13"	1500
24"	3"	12"	2'–8"	6'–3"	4'–0"	2.3	16⅝"	14"	1800
27"	3¼"	13"	2'–5"	6'–3"	4'–6"	2.6	18⅛"	14½"	2100
30"	3½"	14"	1'–10"	6'–3"	5'–0"	2.9	18½"	15"	2400
33"	3½"	15"	3'–6"	8'–3"	5'–6"	3.1	23½"	17½"	4100
36"	4"	17"	3'–1"	8'–3"	6'–0"	3.4	24⅛"	20"	4200

* 1" TOLERANCE

END SECTION AND KEY–IN DETAIL

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TIMBER CREEK
SUPERIOR TOWNSHIP, MI

ELMINGTON

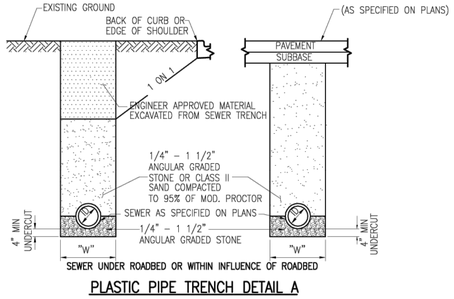
PRELIMINARY SITE PLAN

No.	1	1	1	1	2	3	4	5	6

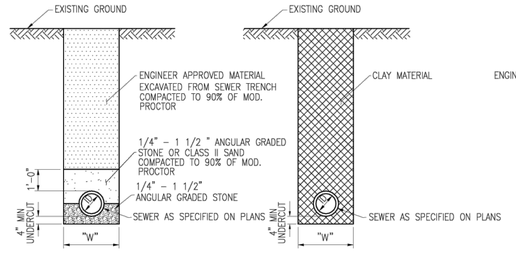
DESIGNED BY:	SAP
DRAWN BY:	OKE
CHECKED BY:	JAA
DATE:	09/25/2026
KIMLEY-HORN PROJECT NO.	268960001

CONSTRUCTION DETAILS

SHEET NUMBER
C5-01



PLASTIC PIPE TRENCH DETAIL A



PLASTIC PIPE TRENCH DETAIL B

PLASTIC PIPE CLAY BACKFILL TRENCH DETAIL

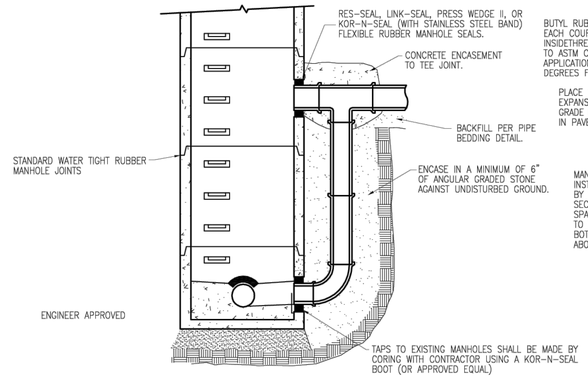
THE FOLLOWING ARE MINIMUM TRENCH WIDTHS:

I.D. PIPE SIZE (INCHES)	LESS THAN 18	21	24	30	36
"W" TRENCH WIDTH (FEET)	3.0	3.5	4.0	5.0	6.0

I.D. PIPE SIZE (INCHES)	42	48	54	60	66	72	78
"W" TRENCH WIDTH (FEET)	7.0	8.0	9.5	10.0	10.5	11.0	11.5

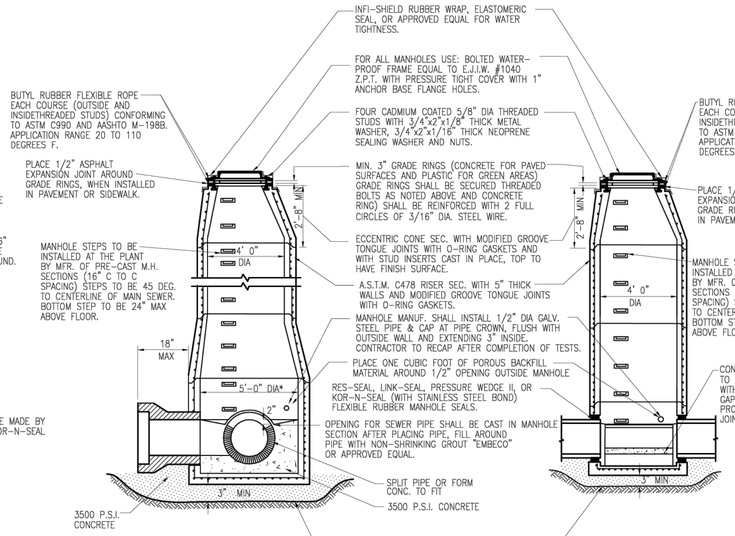
I.D. PIPE SIZE (INCHES)	84	90	96	102	108
"W" TRENCH WIDTH (FEET)	12.0	12.5	13.0	13.5	14.0

ESTIMATED PAVEMENT REMOVAL WIDTH IS TO BE TRENCH WIDTH "W" PLUS 1' EACH SIDE OF THE TRENCH (6' MINIMUM).



EXTERNAL DROP CONECTION
(HYDROGEN SULFIDE PROTECTION)

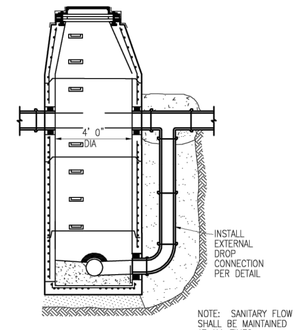
DIA OF SEWER	DIA OF DROP CONNECTION
8" & 10"	8"
12",15" & 18"	12"
21",24" & 30"	18"
36" & 42"	24"



STANDARD SAN. MH.
FOR SEWERS 24" THRU 42"

* MANHOLE DIAMETER TO MEET MANUFACTURERS REQUIREMENTS FOR BOTH STRAIGHT THRU & RIGHT ANGLE INSTALLATION

STANDARD SAN. MH.
FOR SEWERS 8" THRU 21"



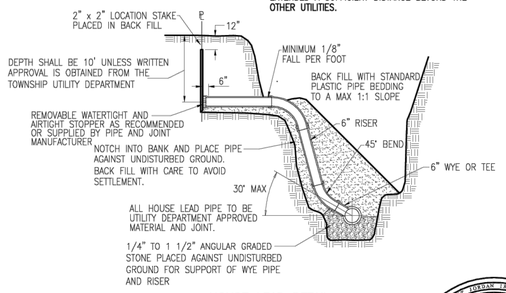
NOTE: SANITARY FLOW SHALL BE MAINTAINED AT ALL TIMES.

SANITARY MH. BUILT OVER EX SANITARY LINE
(SAME AS STANDARD SAN MH EXCEPT AS INDICATED HERE)
(HYDROGEN SULFIDE PROTECTION)

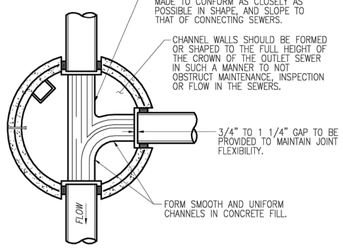
SANITARY SEWER CONSTRUCTION NOTES

1. ALL MANHOLE RIMS SHALL BE SET TO GRADE AS FURNISHED BY THE ENGINEER.
2. RISERS ON SANITARY SEWERS SHALL BE INSTALLED WHERE SEWER ARE OVER 10' DEEP TO A DEPTH OF 10'.
3. PLACE ONE 6" WYE FOR EACH LOT ON SANITARY SEWERS UNLESS OTHERWISE SPECIFIED.
4. ALL MANHOLES SHALL USE ECCENTRIC CONES PLACED TOWARD THE PROPERTY LINE UNLESS OTHERWISE NOTED.
5. INFILTRATION FOR ANY SECTION OF SEWERS BETWEEN MANHOLES SHALL NOT EXCEED 200 GALLONS PER INCH IN DIAMETER PER MILE OF SEWER PER 24 HRS.
6. NO FOOTING OR ROOF DRAINS SHALL BE CONNECTED TO THE PROPOSED SEWER.
7. DIFFERENTIAL OF EXCAVATION AROUND EXISTING MANHOLES SHALL NOT EXCEED 6 FEET.
8. NO CONNECTION RECEIVING STORM WATER, SURFACE WATER, OF GROUND WATER SHALL BE MADE TO SANITARY SEWERS.
9. ALL SEWERS SHALL BE SUBJECT TO TELEVISION INSPECTION AND AIR INFILTRATION OR EXFILTRATION TESTS, OR A COMBINATION OF SAME WITHIN 30 DAY OF BACKFILL, PRIOR TO ACCEPTANCE. ALL SEWERS OVER 24" DIAMETER SHALL BE SUBJECTED TO INFILTRATION TESTS. ALL SEWERS OF 24" DIAMETER OR SMALLER, WHERE THE GROUND WATER LEVEL ABOVE THE TOP OF THE SEWER IS OVER 2 FEET, SHALL BE SUBJECTED TO INFILTRATION TESTS. ALL SEWERS OF 24" DIAMETER OR LESS, WHERE THE GROUND WATER LEVEL ABOVE THE TOP OF THE SEWER IS 2 FEET OR LESS, SHALL BE SUBJECTED TO AIR TESTS OR EXFILTRATION TESTS.
10. ALL SEWER SYSTEM CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND GENERAL SPECIFICATIONS OF THE AGENCY OR AGENCIES HAVING JURISDICTION OF THE SEWER SYSTEM AND CONSTRUCTION AREA.
11. ALL SEWERS SHALL BE TELEVISED, WITH TEST RESULTS APPROVED BY THE TOWNSHIP UTILITY DEPARTMENT PRIOR TO PLACING THE SEWER IN SERVICE.
12. NO SEWER SHALL BE CONSTRUCTED LESS THAN 8" IN DIAMETER.
13. ALL STUBS SHALL HAVE A WATER AND AIR TIGHT BULKHEAD.
14. ALL ELEVATIONS ARE BASED ON NAVD 88 (ORIGINAL)
15. THE MINIMUM DIAMETER OF MANHOLES SHALL BE 48 INCHES, LARGER DIAMETERS ARE PREFERABLE FOR LARGER DIAMETER SEWERS. A MINIMUM ACCESS DIAMETER OF 22 INCHES SHALL BE PROVIDED.
16. CONTRACTOR SHALL PERFORM 9 POINT MANDREL TESTING PER SECTION V, OPEN CUT SEWERS OF THE SPECIFICATIONS.
17. SANITARY SEWER SHALL BE COMPOSITE ABS OR PVC TRUSS PIPE CONFORMING TO REQUIREMENTS OF ASTM D-2680 OR, PVC PIPE CONFORMING TO ASTM D-3034 (SDR 26) MAY BE USED WHERE DEPTH IS LESS THAN 15'.
18. JOINTS FOR PLASTIC PIPE SHALL BE PUSH-ON TYPE OR IN SPECIAL APPLICATIONS SOLVENT JOINTS, WHERE SPECIFIED, SHALL CONFORM TO ASTM D-3112 AND F-477. SOLVENT-CEMENTED JOINTS, WHERE SPECIFIED, SHALL CONFROM TO ASTM D-2855.
19. JOINTS ON TRUSS PIPE SHALL CONSIST OF ABS PLASTIC COUPLINGS CHEMICALLY CEMENTED TO THE ENDS OF THE PIPE BEING CONNECTED. SOLVENTS AND METHODS USED IN MAKING THE CHEMICAL BOND SHALL BE IN ACCORDANCE WITH MANUFACTURER'S PRINTED INSTRUCTIONS, AND THE INSTALLATION TECHNIQUE SHALL CONFORM TO ASTM D - 2321, OR LATEST REVISION.
20. MANHOLE STEPS TO BE PLASTIC COATED MEETING THE REQUIREMENTS IN ASTM D2146, TYPE II, GRADE 49108, M.A. INDUSTRIES P.S.I. POLYPROPYLENE, OR E.J.I.W. 8502.
21. A VIDEOTAPE (WITH LOG AND LEAD LOCATIONS) SHALL BE SUBMITTED AND APPROVED BY THE TOWNSHIP PRIOR TO THE FINAL ACCEPTANCE. SAID VIDEOTAPE SHALL BE PERFORMED PRIOR TO FINAL ACCEPTANCE OF THE SYSTEM.
22. PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL TELEPHONE MISS DIG (800-482-7171) A MINIMUM OF 30 DAYS AFTER DAYS AFTER COMPLETION OF BACKFILL. FOR THE LOCATION IF UNDER GROUND PIPELINE AND CABLE FACILITIES AND SHALL ALSO NOTIFY REPRESENTATIVES.
23. MINIMUM DEPTH TO TOP OF PIPE SHALL BE 4 FEET.
24. THE MAXIMUM DEPTH TO INVERT OF ANY SANITARY SEWER SHALL NOT EXCEED THE DEPTH RECOMMENDED BY THE MANUFACTURER FOR EACH SIZE AND CLASS AND PIPE.
25. INLET AND OUTLET PIPES SHALL BE JOINED TO THE MANHOLE WITH A GASKETED FLEXIBLE WATERTIGHT CONNECTION THAT ALLOWS DIFFERENTIAL SETTLEMENT OF THE PIPE AND MANHOLE WALL TO TAKE PLACE.
26. A BENCH SHALL BE PROVIDED ON EACH SIDE OF ANY MANHOLE CHANNEL WHEN THE PIPE DIAMETER IS LESS THAN THE MANHOLE DIAMETER. THE BENCH SHOULD BE SLOPED NO LESS THAN 1/2 INCH PER FOOT. NO LATERAL SEWER, SERVICE CONNECTION, OR DROP MANHOLE PIPE SHALL DISCHARGE ONTO THE SURFACE OF THE BENCH.
27. WHERE WORK IS TO BE PERFORMED IN THE VICINITY OF A SUPERIOR TOWNSHIP MAIN, CONTRACTOR SHALL NOTIFY THE SUPERIOR TOWNSHIP UTILITY DEPARTMENT AT (734) 480-5500 AT LEAST 3 WORKING DAYS PRIOR TO START OF CONSTRUCTION AS WELL AS TOWNSHIP ENGINEER TO SCHEDULE INSPECTION.
28. AN ELASTOMERIC SEAL OR RUBBER WRAP SHALL BE PLACED AROUND EACH MANHOLE FRAME AND CONE SECTION FOR WATER TIGHTNESS.

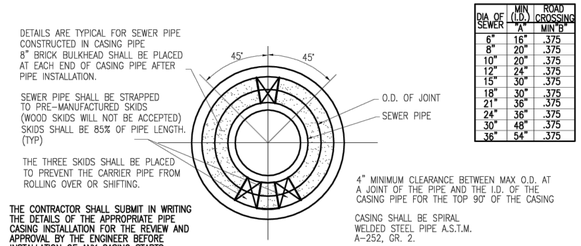
NOTE:
IN THE EVENT THAT OTHER UTILITIES ARE TO BE INSTALLED IN THE EASEMENT ADJACENT TO THE THE PROPERTY LINE, THE SEWER LEAD SHALL BE EXTENDED A SUFFICIENT DISTANCE BEYOND THE OTHER UTILITIES.



HOUSE LEAD DETAIL

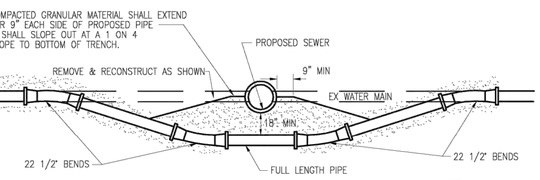


CHANNEL DETAIL



DIA OF SEWER	MIN (I.D.) "A"	ROAD CROSSING MIN "S"
6"	16"	.375
8"	20"	.375
10"	20"	.375
12"	24"	.375
15"	30"	.375
18"	30"	.375
21"	36"	.375
24"	36"	.375
30"	48"	.375
36"	54"	.375

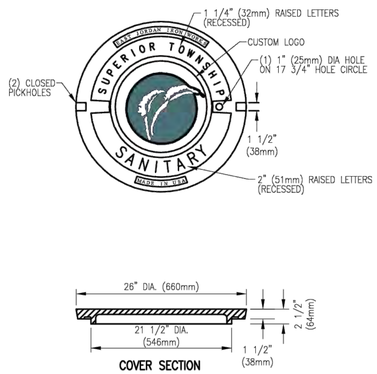
PIPE BARREL SUPPORT FOR SANITARY SEWER CONSTRUCTED IN CASING PIPE



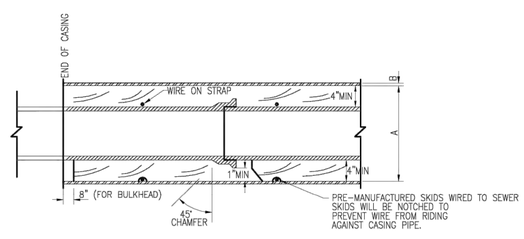
NOTE:
FOR BEDDING OF WATER MAIN SEE STANDARD SAND ENCASEMENT DETAIL "B" THIS SHEET.

RELOCATION OF WATER MAIN, SANITARY OR STORM

NOTE:
FOR ANCHORAGE DETAILS AT BENDS SEE WATER DETAIL SHEET.- W.D.1



STANDARD COVER & FRAME



STANDARD CASING SECTION

DRAWING PATH: S:\CVT\SuperiorTwp\Standards\CADD\sanitary\SuperiorSan01.dwg Dec 20, 2011 - 4:33pm

OHM

CITY/VILLAGE/TOWNSHIP: CHARTER TOWNSHIP OF SUPERIOR
COUNTY: WASHTENAW
SCALE: H: NTS V: N/A
JOB #: 000-00-0000
HORZ DATUM: N/A
VERT DATUM: N/A
REVISIONS:

WWW.OHM-ADVISORS.COM
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DATE	CAD'D	ENG / ARCH	PROJ MGR	SECTION	TOWN	RANGE	CLIENT
OCT 2003	DK	DLG/JGL					CHARTER TOWNSHIP OF SUPERIOR

REVISIONS:

CHARTER TOWNSHIP OF SUPERIOR
STANDARD SANITARY DETAILS

SHEET
C5-02

SANITARY SEWER ACCEPTANCE TESTS

GENERAL

ALL SANITARY SEWERS SHALL BE SUBJECTED TO INFILTRATION, EXFILTRATION OR LOW PRESSURE AIR TESTS, OR A COMBINATION THEREOF PRIOR TO FINAL ACCEPTANCE BY THE TOWNSHIP. IN ADDITION, ALL PVC AND ABS PLASTIC SEWERS SHALL BE SUBJECTED TO DEFLECTION TESTING BY MEANS OF A NINE–POINT MANDREL DEFLECTION TEST.

THE TOWNSHIP'S INSPECTOR SHALL BE PRESENT FOR ALL TESTING OPERATIONS. IF TESTING IS TO BE DONE BY THE CONTRACTOR, ONLY PROPERLY TRAINED PERSONNEL SHALL BE ALLOWED TO PERFORM THE TESTING WORK. IF TESTING IS TO BE DONE BY MUNICIPAL AGENCY WORK FORCES, THEN THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH THE INSPECTOR IN ORDER TO SCHEDULE THE TESTING.

IN THE EVENT THAT THE SEWER PIPE FAILS ANY OF THE REQUIRED TESTS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING THE PIPE AND REPEATING THE TEST UNTIL ACCEPTABLE RESULTS ARE ACHIEVED.
THE METHOD OF TESTING AND MEASUREMENT SHALL BE APPROVED BY THE TOWNSHIP. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY EQUIPMENT AND LABOR FOR MAKING THE TESTS.

INFILTRATION TEST

ALL SANITARY SEWERS THAT ARE OVER TWENTY–FOUR (24) INCHES IN DIAMETER SHALL BE SUBJECTED TO AN INFILTRATION TEST. ALSO, ALL SANITARY SEWERS THAT ARE TWENTY–FOUR (24) INCHES IN DIAMETER AND SMALLER AND WHERE THE GROUND WATER LEVEL IS MORE THAN TWO (2) FEET ABOVE THE TOP OF THE SEWER SHALL BE SUBJECTED TO AN INFILTRATION TEST.

THE INFILTRATION RATE FOR ALL SANITARY SEWERS SHALL NOT EXCEED A MAXIMUM OF TWO HUNDRED (200) GALLONS PER INCH DIAMETER PER MILE OF SEWER PER TWENTY–FOUR (24) HOURS.

LOW PRESSURE AIR TEST

ALL SANITARY SEWERS THAT ARE TWENTY–FOUR (24) INCHES IN DIAMETER OR SMALLER AND WHERE THE GROUND WATER LEVEL IS TWO (2) FEET OR LESS ABOVE THE TOP OF THE SEWER SHALL BE SUBJECTED TO A LOW PRESSURE AIR TEST.

THE PROCEDURE FOR AIR TESTING OF SEWERS SHALL BE AS FOLLOWS:

THE SEWER LINE SHALL BE TESTED IN INCREMENTS BETWEEN MANHOLES. THE LINE SHALL BE CLEANED AND PLUGGED AT EACH MANHOLE. SUCH PLUGS SHALL BE DESIGNED TO HOLD AGAINST THE TEST PRESSURE AND SHALL PROVIDE AN AIRTIGHT SEAL. ONE OF THE PLUGS SHALL HAVE AN ORIFICE THROUGH WHICH AIR CAN BE INTRODUCED INTO THE SEWER. AN AIR SUPPLY LINE SHALL BE CONNECTED TO THE ORIFICE. THE SUPPLY LINE SHALL BE FITTED WITH SUITABLE CONTROL VALVES AND A PRESSURE GAUGE FOR CONTINUALLY MEASURING THE AIR PRESSURE IN THE SEWER. THE PRESSURE GAUGE SHALL HAVE A MINIMUM DIAMETER OF THREE AND ONE–HALF (3–1/2) INCHES AND A RANGE OF 0 – 10 PSIG. THE GAUGE SHALL HAVE MINIMUM DIVISIONS OF 0–10 PSIG AND ACCURACY OF PLUS OR MINUS (+/–) 0.04 PSIG.

THE SEWER SHALL BE PRESSURIZED TO 4 PSIG GREATER THAN THE GREATEST BACK PRESSURE CAUSED BY GROUND WATER OVER THE TOP OF THE SEWER PIPE. AT LEAST TWO (2) MINUTES SHALL BE ALLOWED FOR THE AIR PRESSURE TO STABILIZE BETWEEN THREE AND ONE HALF (3.5) AND FOUR (4) PSIG. IF NECESSARY, AIR SHALL BE ADDED TO THE SEWER TO MAINTAIN A PRESSURE OF 3.5 PSIG OR GREATER.

AFTER THE STABILIZATION PERIOD, THE AIR SUPPLY CONTROL VALVE SHALL BE CLOSED SO THAT NO MORE AIR WILL ENTER THE SEWER. THE SEWER AIR PRESSURE SHALL BE NOTED AND TIMING FOR THE TEST BEGUN. THE TEST SHALL NOT BEGIN IF THE AIR PRESSURE IS LESS THAN THREE AND ONE HALF (3.5) PSIG, OR SUCH OTHER PRESSURE AS IS NECESSARY TO COMPENSATE FOR GROUND WATER LEVEL.

THE TIME REQUIRED FOR THE AIR PRESSURE TO DECREASE ONE (1.0) PSIG DURING THE TEST SHALL NOT BE LESS THAN THE TIME SHOWN IN THE FOLLOWING AIR TEST TABLES. THE CONTRACTOR SHALL USE THE APPROPRIATE TEST TABLE BASED UPON THE SEWER PIPE MATERIAL.

AIR TEST TABLE FOR VITRIFIED CLAY AND CONCRETE PIPE

SPECIFICATION TIME (MIN:SEC) REQUIRED FOR PRESSURE DROP FROM 3–1/2 TO 2–1/2 PSIG
WHEN TESTING ONE PIPE DIAMETER ONLY
PIPE DIAMETER, INCHES

LENGTH OF LINE, FEET	4	6	8	10	12	15	18	21	24	27	30	33	36	39	42
25	0:04	0:10	0:18	0:22	0:27	0:32	0:36	0:45	0:54	1:03	1:12	1:21	1:30	1:39	1:50
50	0:09	0:21	0:36	0:45	0:54	1:03	1:12	1:30	1:48	2:06	2:42	2:42	3:00	3:18	3:39
75	0:14	0:32	0:54	1:08	1:21	1:34	1:48	2:15	2:42	3:09	3:36	4:03	4:30	4:57	5:29
100	0:18	0:42	1:12	1:30	1:48	2:06	2:24	3:00	3:36	4:12	4:48	5:24	6:00	6:36	7:18
125	0:22	0:52	1:30	1:52	2:15	2:38	3:00	3:45	4:30	5:15	6:00	6:45	7:30	8:15	9:08
150	0:27	1:03	1:48	2:15	2:42	3:09	3:36	4:30	5:24	6:18	7:12	8:06	9:00	9:54	10:57
175	0:32	1:14	2:06	2:38	3:09	3:40	4:12	5:15	6:18	7:21	8:24	9:27	10:30	11:33	12:47
200	0:36	1:24	2:24	3:00	3:36	4:12	4:48	6:00	7:12	8:24	9:36	10:48	12:00	13:12	14:36
225	0:40	1:34	2:42	3:22	4:03	4:44	5:24	6:45	8:06	9:27	10:48	12:09	13:30	14:51	16:26
250	0:45	1:45	3:00	3:45	4:30	5:15	6:00	7:30	9:00	10:30	12:00	13:30	15:00	16:30	18:16
275	0:50	1:56	3:18	4:08	4:57	5:46	6:36	8:15	9:54	11:33	13:12	14:51	16:30	18:09	20:06
300	0:54	2:06	3:36	4:30	5:24	6:18	7:12	9:00	10:48	12:36	14:24	16:12	18:00	19:48	21:54
350	1:03	2:27	4:12	5:15	6:18	7:21	8:24	10:30	12:36	14:42	16:48	18:54	21:00	23:06	25:33
400	1:12	2:48	4:48	6:00	7:12	8:24	9:36	12:00	14:24	16:48	19:12	21:36	24:00	26:24	29:12
450	1:21	3:09	5:24	6:45	8:06	9:27	10:48	13:30	16:12	18:54	21:36	24:18	27:00	29:42	32:51
500	1:30	3:30	6:00	7:30	9:00	10:30	12:00	15:00	18:00	21:00	24:00	27:00	30:00	33:00	36:30

NOTE: THIS TABLE IS TAKEN FROM THE NATIONAL CLAY PIPE INSTITUTE (NCPI) TABLES WHICH ARE BASED UPON ASTM C828 "TEST METHOD FOR LOW PRESSURE AIR TEST FOR VITRIFIED CLAY PIPE LINES" AND ASTM C924 "STANDARD PRACTICE FOR TESTING CONCRETE PIPE SEWER LINES BY LOW PRESSURE AIR TEST METHOD."

AIR TEST TABLE FOR PVC AND ABS PIPE
MINIMUM SPECIFIED TIME REQUIRED FOR A 1.0 PSIG PRESSURE DROP
FOR SIZE AND LENGTH OF PIPE INDICATED FOR Q=0.0015*

THE MINIMUM HOLDING TIME FOR THE PRESSURE TO DROP FROM 3.5 TO 2.5 PSIG (GREATER THAN ADDED GROUND WATER PRESSURE) SHALL NOT BE LESS THAN THAT GIVEN IN THE FOLLOWING TABLE FOR EACH TESTED RUN OF SEWER BETWEEN MANHOLES:

NOTE: AIR TESTING SHOULD NOT BE USED IF THE AIR PRESSURE REQUIRED FOR THE TEST EXCEEDS 9 PSIG.

PIPE DIAMETER INCHES	MINIMUM TIME MINUTES	LENGTH FOR MINIMUM TIME, FT.	TIME FOR LONGER LENGTH, S	SPECIFICATION TIME FOR LENGTH (L) SHOWN, MINUTES							
				100 FT	150 FT	200 FT	250 FT	300 FT	350 FT	400 FT	450 FT
4	3:46	597	0.380 L	3:46	3:46	3:46	3:46	3:46	3:46	3:46	3:46
6	5:40	398	0.854 L	5:40	5:40	5:40	5:40	5:40	5:40	5:42	6:24
8	7:34	298	1.520 L	7:34	7:34	7:34	7:34	7:36	8:52	10:08	11:24
10	9:26	239	2.374 L	9:26	9:26	9:26	9:53	11:52	13:51	15:49	17:48
12	11:20	199	3.418 L	11:20	11:20	11:24	14:15	17:05	19:56	22:47	25:38
15	14:10	159	5.342 L	14:10	14:10	17:48	22:15	26:42	31:09	35:36	40:04
18	17:00	133	7.692 L	17:00	19:13	25:38	32:03	38:27	44:52	51:16	57:41
21	19:50	114	10.470 L	19:50	26:10	34.54	43:37	52:21	61:00	69:48	78:31
24	22:40	99	13.674 L	22:47	34:11	45:34	56:58	68:22	79:46	91:10	102:33
27	25:30	88	17.306 L	28:51	43:16	57:41	72:07	86:32			
30	28:20	80	21.366 L	35:37	53:25	71:13	89:02	106:50			
33	31:10	72	25.852 L	43:05	64:38	86:10	107:43	129:16			
36	34:00	66	30.768 L	51:17	76:55	102:34	128:12	153:50			

NOTE: THIS TABLE IS TAKEN FROM ASTM F1417 "STANDARD TEST METHOD FOR INSTALLATION AND ACCEPTANCE OF PLASTIC GRAVITY SEWER LINES USING LOW PRESSURE AIR TEST." ASTM F1417 CONFORMS TO UNI–BELL "RECOMMENDED PRACTICE FOR LOW PRESSURE AIR TESTING OF INSTALLED SEWER PIPE" (UNI–B–6–98)

* Q IS THE ALLOWABLE LEAKAGE RATE IN CUBIC FEET/MINUTE/SQUARE FOOT OF INSIDE SURFACE AREA OF PIPE

EXFILTRATION TEST

EXFILTRATION OR LEAKAGE FROM THE SEWER LINE CAN BE MEASURED BY RECORDING THE WATER LEVEL DROP OVER A GIVEN PERIOD OF TIME IN A STANDPIPE PLACED AND CONNECTED IN THE UPSTREAM MANHOLE. THE MEASURED DROP IN THE TIME PERIOD CAN BE CONVERTED BY CALCULATIONS TO THE LEAKAGE RATE IN TERMS OF GALLONS PER INCH OF PIPE DIAMETER PER MILE PER DAY.

EXFILTRATION TESTS MAY BE SUBSTITUTED FOR LOW PRESSURE AIR TESTS WHERE APPROVED BY THE TOWNSHIP ENGINEER. EXFILTRATION TESTS WILL NOT BE ALLOWED WHERE THE EXTERNAL WATER PRESSURE EXCEEDS FOUR (4) FEET.

FOR THE PURPOSE OF EXFILTRATION TESTING, THE INTERNAL WATER LEVEL SHALL BE EQUAL TO THE EXTERNAL WATER LEVEL PLUS FOUR (4) FEET AS MEASURED FROM THE TOP OF THE HIGHEST PIPE IN THE SYSTEM BEING TESTED. THIS COULD BE EITHER A HOUSE LEAD OR A LATERAL. HOWEVER, THE MAXIMUM TOTAL HEIGHT OF WATER ABOVE THE INVERT OF THE PIPE AT THE LOWER END SHALL NOT EXCEED SIXTEEN (16) FEET. A PROSPECTIVE TEST THAT WOULD EXCEED THIS SIXTEEN (16) FOOT LIMIT SHOULD NOT BE TAKEN. THE LINE UNDER CONSTRUCTION CAN BE BROKEN DOWN INTO SMALLER SECTIONS SUCH THAT THE MAXIMUM HEAD OF SIXTEEN (16) FEET WILL NOT BE EXCEEDED.

THE MAXIMUM EXFILTRATION RATE SHALL BE THE SAME AS THAT PERMITTED FOR THE INFILTRATION TEST. THE EXFILTRATION TEST PROCEDURE IS SUMMARIZED AS FOLLOWS:

1) ALL SERVICE LATERALS, STUBS AND FITTINGS INTO THE SEWER LINE(S) BEING TESTED SHOULD BE PROPERLY CAPPED OR PLUGGED, AND CAREFULLY BRACED TO RESIST THE THRUST ACTIONS DEVELOPED BY THE INTERNAL WATER PRESSURE. IN PREPARING THE BLOCKING OF PLUGS OR END CAPS, IT IS EXTREMELY IMPORTANT TO RECOGNIZE THAT THE FIVE (5) TO TEN (10) FEET OF HEAD IN THE STANDPIPE WILL EXERT CONSIDERABLE THRUST AGAINST THE PLUGS OR CAPS.

2) A PLUG IS INSERTED AND TIGHTENED IN THE INLET PIPE OF THE DOWNSTREAM MANHOLE TO WHICH THE WATER SUPPLY CONNECTION IS MADE FOR FILLING THE PIPE.

3) THE UPPER MANHOLE IS PLUGGED AND SECURELY TIGHTENED FOR CONNECTION TO THE STANDPIPE. THE STANDPIPE IS THEN PLACED IN THIS MANHOLE AND CONNECTED TO THE TAPPED PLUG. THE STANDPIPE MUST BE CAPABLE OF HANDLING FROM FIVE (5) TO TEN (10) FEET OF WATER HEAD TO DETERMINE THE TIGHTNESS AND SOUNDNESS OF THE SEWER LINE, AS SPECIFIED AND DIRECTED BY THE ENGINEER.

4) WATER IS INTRODUCED INTO THE LINE AT THE DOWNSTREAM (LOWER) MANHOLE UNTIL THE STANDPIPE IN THE UPSTREAM MANHOLE HAS BEEN COMPLETELY FILLED. BY FILLING THE LINE FROM THE LOWEST LEVEL, THE AIR IN THE LINE IS EASILY PUSHED AHEAD AND, FINALLY DISPELLED THROUGH THE STANDPIPE AT THE UPPER END OF THE TEST SECTION. CARE SHOULD BE TAKEN TO MINIMIZE ENTRAPPED AIR THAT WILL GIVE DISTORTED TEST RESULTS. THE RATE OF DROP IN THE STANDPIPE MAY BE QUITE RAPID UNTIL THE AIR HAS BEEN EXPELLED.

5) AFTER FILLING WITH WATER, THE LINE MUST BE ALLOWED TO STAND FOR AT LEAST FOUR (4) HOURS BEFORE BEGINNING THE TEST. DURING THIS TIME SOME WATER ABSORPTION INTO THE MANHOLE STRUCTURES AND SEWER PIPE WILL TAKE PLACE. AFTER THE WATER ABSORPTION HAS STABILIZED, THE WATER LEVEL IN THE STANDPIPE IS CHECKED AND WATER ADDED IF NECESSARY.

6) THE TEST IS NOW READY TO BEGIN. THE DROP IN THE STANDPIPE IS MEASURED AND RECORDED OVER A FIFTEEN (15) MINUTE PERIOD. TO VERIFY THE FIRST RESULTS, A SECOND FIFTEEN (15) MINUTE TEST IS SUGGESTED. THIS WILL ALSO VERIFY WHETHER A STABLE CONDITION EXISTS IN THE LINE.

7) THE MEASURED DROPS IN THE STANDPIPE ARE CONVERTED TO LEAKAGE IN TERMS OF GALLONS PER INCH DIAMETER PER MILE PER DAY.

8) ANOTHER COMMONLY USED METHOD OF CONDUCTING WATER EXFILTRATION TESTING IS TO UTILIZE THE MANHOLE IN LIEU OF A STANDPIPE. THE TEST PROCEDURE IS EXACTLY AS OUTLINED FOR USING THE STANDPIPE. HOWEVER, SINCE THE MANHOLE IS LARGER IN DIAMETER THAN THE STANDPIPE, THIS METHOD NORMALLY REQUIRES A MINIMUM TWO (2) HOUR TEST PERIOD IN ORDER TO BE ABLE TO RECORD A MEASURABLE WATER LEVEL DROP. MANHOLE LEAKAGE MUST ALSO BE CONSIDERED IN THE LEAKAGE RATE AND TEST RESULTS.

9) CAUTION SHOULD BE TAKEN ABOUT CONDUCTING EXFILTRATION TESTS ON SEWER LINES LAID ON STEEP GRADES. CONSIDERATION MUST BE GIVEN TO THE DOWNSTREAM PORTION OF THE SYSTEM TO PREVENT EXCESSIVE PRESSURES IN THESE LOWER LINES. FOR THESE INSTALLATIONS AND WHERE THE UPSTREAM MANHOLES ARE VERY DEEP, IT IS NOT ADVISABLE TO FILL THE STANDPIPE OR MANHOLE TO THE TOP WHEN PERFORMING THE TEST.

DEFLECTION TEST FOR PLASTIC PIPE

DEFLECTION GAUGE (MANDREL): MANDREL TESTING SHALL TAKE PLACE TO ENSURE THE FLEXIBLE PIPE HAS BEEN PROPERLY BEDDED AND BACK–FILLED. THE DEFLECTION TEST MUST BE CONDUCTED NO LESS THAN 30 DAYS AFTER INSTALLATION OF THE FINAL BACKFILL. THE MAXIMUM ALLOWABLE DEFLECTION IS 5 PERCENT. INSTALLATION SHALL CONFORM TO ASTM 2321–89. A NINE–ARM (POINT) MANDREL SHALL BE USED. CHERNE FIXED STEEL DEFLECTION OR APPROVED EQUAL.

VIDEOTAPING

AS A MEANS OF INSURING THAT PIPE LAYING WAS PROPERLY DONE AND THAT ALL JOINTS ARE IN A "HOME" POSITION, THE CONTRACTOR SHALL PROVIDE VIDEOTAPING OF ALL OF THE PIPE LAID THAT IS THIRTY–SIX (36) INCHES IN DIAMETER AND SMALLER. THIS VIDEOTAPING SHALL BE DONE NO SOONER THAN THIRTY (30) DAYS AFTER COMPLETION OF BACKFILL. THE CONTRACTOR SHALL PROVIDE FORTY–EIGHT (48) HOURS NOTICE TO THE TOWNSHIP PRIOR TO VIDEOTAPING SO THAT A REPRESENTATIVE MAY BE PRESENT. A SATISFACTORY REVIEW OF THE VIDEOTAPE BY THE TOWNSHIP SHALL BE A CONDITION FOR SEWER ACCEPTANCE BY THE TOWNSHIP. TYPICAL ITEMS TO BE REVIEWED ON THE VIDEOTAPE WILL INCLUDE PIPE DEFLECTION, PIPE SETTLEMENT, LEAD CONNECTIONS, JOINTS AND PIPE CLEANLINESS. IF THE VIDEOTAPE REVIEW REVEALS UNSATISFACTORY CONDITIONS, THE CONTRACTOR SHALL CORRECT THE CONDITIONS AND SHALL RE–VIDEOTAPE THE AFFECTED PIPE SECTIONS FOR REVIEW BY THE TOWNSHIP.

DRAWING PATH: S:\CVT\SuperiorTwp\Standards\CAD\Sanitary\SuperiorSan02.dwg Dec 20, 2011 - 4:34pm

OHM

DATE OCT 2003 | CADD DK | ENG / ARCH DLG/JGL | PROJ MGR | SECTION | TOWN | RANGE | COUNTY WASHTENAW | CITY/VILLAGE/TOWNSHIP CHARTER TOWNSHIP OF SUPERIOR | SCALE H: NTS V: N/A | JOB 000-00-0000 | HORZ DATUM N/A | VERT DATUM N/A

REVISIONS:

CLIENT
CHARTER TOWNSHIP OF SUPERIOR

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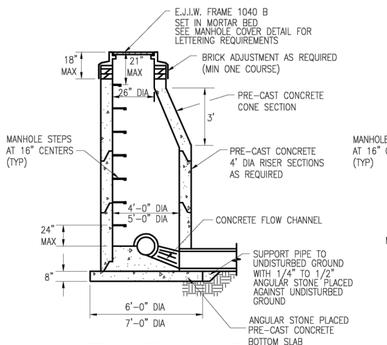
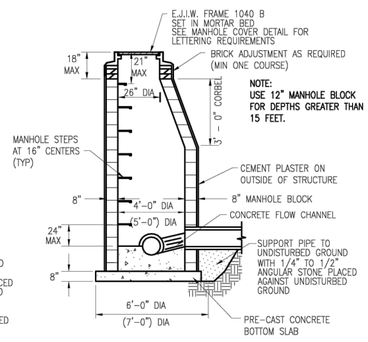
CHARTER TOWNSHIP OF SUPERIOR
STANDARD SANITARY DETAILS

SHEET
C5–03

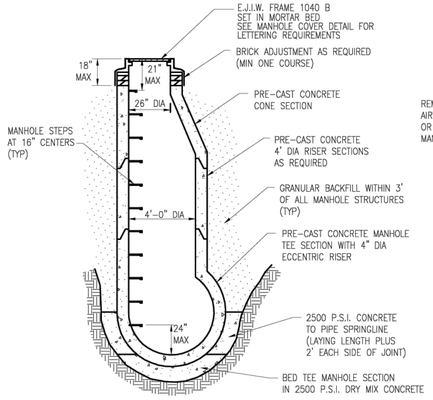


PRE-CAST MANHOLE

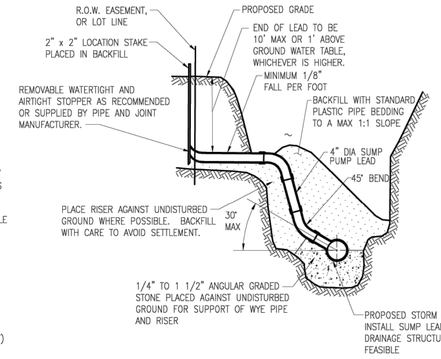


BLOCK MANHOLE

STANDARD MANHOLE DETAILS



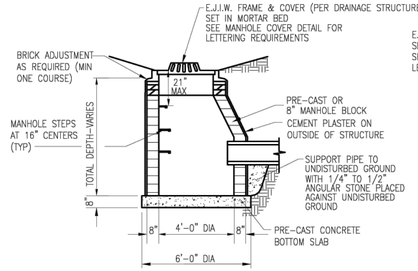
PRE-CAST TEE MANHOLE DETAIL



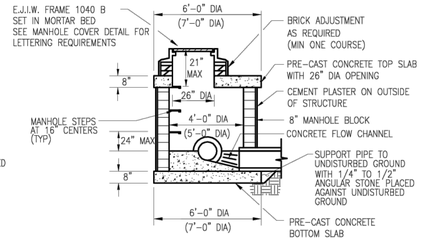
HOUSE LEAD DETAIL FOR 4" DIA
PLASTIC SUMP PUMP LEADS

GENERAL NOTES FOR STORM SEWER CONSTRUCTION

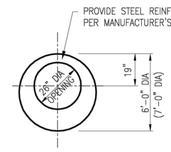
1. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF CHARTER TOWNSHIP OF SUPERIOR.
   A. TYPE AND CLASS OF PIPE SHALL BE AS SPECIFIED ON PLANS.
   B. SAND BEDDING SHALL BE USED THROUGHOUT, UNLESS OTHERWISE SPECIFIED ON THE PLAN.
   C. ALL END SECTIONS 18" AND LARGER SHALL BE PROVIDED WITH A GALVANIZED BAR SCREEN.
2. CONTRACTOR SHALL CONSTRUCT MANHOLES WITH PRECAST REINFORCED CONCRETE IN LIEU OF CONCRETE, BRICK AND BLOCK MANHOLES IN ACCORDANCE WITH THE FOLLOWING CONDITIONS:
   A. NO OPENINGS SHALL BE MADE IN PRECAST UNITS WHICH WOULD LEAVE LESS THAN 12" OF UNDISTURBED PRECAST STRUCTURE WALL BETWEEN PIPES (AS MEASURED BETWEEN OUTSIDE PIPE WALLS) OR WOULD REMOVE MORE THAN 40% OF THE CIRCUMFERENCE ALONG ANY HORIZONTAL PLANE.
   B. STRUCTURES FOR SEWERS LARGER THAN 18", OR THOSE NOT MEETING THE OPENING REQUIREMENTS, MAY BE BUILT OF BLOCK OR BRICK UP TO A MINIMUM OF 8" ABOVE THE TOP OF SEWER, WITH PRECAST UNITS BEING USED ABOVE THIS POINT. WHERE PRECAST UNITS REST ON THE BLOCK OR BRICK, THE GROOVE IN THE PRECAST UNIT SHALL BE FILLED WITH MORTAR.
   C. OPENINGS FOR THE OUTLET SEWER SHALL BE PRECAST WITH A DIAMETER OF 3 INCHES LARGER THAN THE OUTSIDE DIAMETER OF THE OUTLET PIPE. ALL OTHER OPENINGS SHALL BE MADE IN THE FIELD AFTER THE MANHOLE HAS BEEN CONSTRUCTED.
3. ALL VERTICAL OPENINGS IN CONCRETE BLOCK STRUCTURE WALLS SHALL BE COMPLETELY FILLED WITH MORTAR. ALL VERTICAL WALL JOINTS SHALL BE CEMENT POINTED.
4. CONCRETE PIPE REQUIREMENTS:
   A. THE CONTRACTOR SHALL PROVIDE REINFORCED CONCRETE PIPE AS SPECIFIED ON THE PLANS.
   B. ALL ROUND REINFORCED CONCRETE PIPE SHALL HAVE MODIFIED GROOVE TONGUE JOINTS WITH O-RING TYPE RUBBER GASKET, PER A.S.T.M. SPECIFICATIONS C443. ALL ELLIPTICAL CONCRETE PIPE SHALL HAVE GROOVE TONGUE JOINTS WITH BITUMINOUS (DEWITT #10) JOINT MATERIAL AND INSIDE MORTAR POINTING. ELLIPTICAL CONCRETE PIPE JOINTS SHALL ALSO BE WRAPPED PER A.S.T.M. SPECIFICATION C877 FOR EXTERNAL SEALING BANDS FOR NON-CIRCULAR CONCRETE PIPE.
   C. THE INSIDE JOINT OF PIPE SIZES OVER 27" DIAMETER SHALL BE POINTED UP WITH MORTAR UPON COMPLETION OF BACKFILLING OPERATIONS.
   D. WHERE UNSTABLE GROUND CONDITIONS ARE ENCOUNTERED, STONE BEDDING SHALL BE USED AS DIRECTED BY THE ENGINEER IN ORDER TO PROVIDE A STABLE FOUNDATION FOR PIPE AND MANHOLES.
   E. ALL PIPES ENTERING OR LEAVING A MANHOLE SHALL BE ADEQUATELY SUPPORTED WITH 1/4" TO 1/2" ANGULAR GRADED STONE FILL FROM UNDISTURBED EARTH TO SPRINGLINE OR WITH APPROVED CRUSHED AGGREGATE.



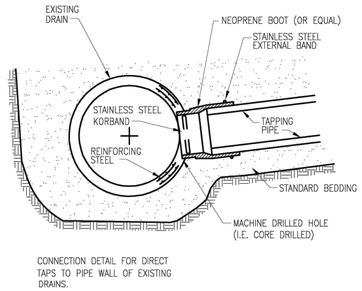
CATCH BASIN DETAIL



LOW HEAD MANHOLE AND CATCH BASIN DETAIL



PRE-CAST CONCRETE TOP
SLAB DETAIL, 8" THICK

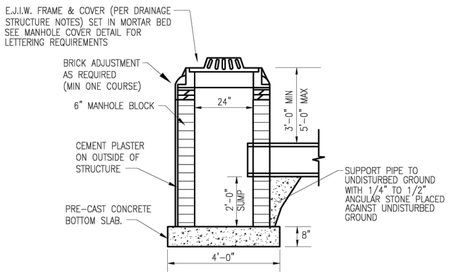


CONNECTION DETAIL FOR DIRECT
TAPS TO PIPE WALL OF EXISTING
DRAINS.

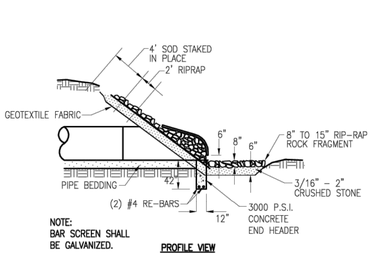
KOR-N-TEE TAP
FOR CONCRETE PIPE

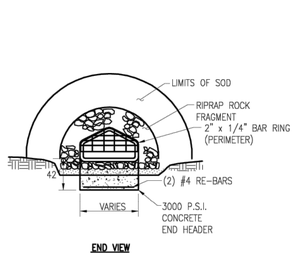
DRAINAGE STRUCTURE REQUIREMENTS:

1. ALL STRUCTURE(S) SHALL BE 4' IN DIAMETER UNLESS OTHERWISE INDICATED ON CONSTRUCTION DRAWINGS. 2' DIAMETER CATCH BASINS AND INLETS SHALL BE USED ONLY WITH PRIOR TOWNSHIP APPROVAL.
2. MANHOLE STEPS SHALL BE STEEL, ENCASED WITH POLYPROPYLENE PLASTIC OR APPROVED EQUIVALENT TO M.A. INDUSTRIES, INC., PS-1 FOR BRICK, OR PS-1B FOR BLOCK, EAST JORDAN IRON WORKS 8503 (OR APPROVED EQUAL). MANHOLE STEPS AT 16" CENTERS.
3. CATCH BASIN STEPS SHALL BE EAST JORDAN IRON WORKS 8502 PLASTIC COATED (OR APPROVED EQUAL).
4. MANHOLE COVERS AND FRAMES SHALL BE EAST JORDAN IRON WORKS 1040, TYPE "B" COVER OR AS PER CONSTRUCTION DRAWINGS.
5. CATCH BASIN AND INLET FRAME AND COVER SHALL BE:
   A. EAST JORDAN IRON WORKS 5080, TYPE "M1" COVER WITH STRAIGHT FACE CURB AND GUTTER (OR AS APPROVED EQUAL).
   B. EAST JORDAN IRON WORKS 5080, TYPE "M1" COVER WITH MOUNTABLE CURB AND GUTTER AND INTEGRAL CURB AND GUTTER (OR AS APPROVED EQUAL).
   C. EAST JORDAN IRON WORKS 1040, TYPE "02" COVER (BEEHIVE) TO BE USED ON OPEN DITCHES AND SWALES, REAR YARD CATCH BASIN (OR AS APPROVED EQUAL). IF WITHIN 8' OF ROAD, TYPE "N" COVER (LOW BEEHIVE) SHALL BE USED.
   D. FRAMES SHALL BE SET IN FULL BED OF MORTAR AND THE SIDE SHALL BE OVERLAPPED TO PREVENT LEAKAGE.
6. A PROPER CHANNEL SHALL BE CONSTRUCTED WITHIN THE EXISTING MANHOLE OR OTHER STRUCTURE AT WHICH THE CONNECTION IS TO BE MADE TO DIRECT THE FLOW TO THE EXISTING OUTLET IN A MANNER WHICH WILL TEND TO CREATE THE LEAST AMOUNT OF TURBULENCE. THE CHANNEL SHALL BE CONSTRUCTED TO THE SAME SIZE AS THE INSIDE DIAMETER OF THE EXISTING PIPES, AND SHALL BE BUILT TO HEIGHT OF 1/3 THE EXISTING PIPE DIAMETER WITH A MINIMUM OF 2% SLOPE ON THE BENCHES.
7. STANDARD BRICK ADJUSTMENT: MINIMUM OF ONE COURSE AND A MAXIMUM OF 5 COURSES OF BRICK.
   A. ALL BRICKS AND BLOCKS USED FOR ADJUSTMENT SHALL BE CONCRETE.
   B. BLOCK USED FOR STANDARD CATCH BASINS AND MANHOLES SHALL BE 8" (FOR 0'-15' DEEP) AND 12" (FOR 15'-25' DEEP). BLOCK USED FOR 2' DIAMETER INLETS AND CATCH BASINS SHALL BE 6".
   C. PRECAST REINFORCED CONCRETE SECTION AS MINIMUM SHALL CONFORM TO A.S.T.M. C-478.
   D. CONCRETE BASE FOR MANHOLE, CATCH BASIN, AND INLET SHALL BE MDOT GRADE 30P (MIN), 8" THICK, 3000 PSI.
8. PLASTER ALL OUTSIDE MASONRY SURFACES WITH 1:2 1/2 MASONRY CEMENT (TYPE II) 1/2" THICK.
9. WHEN TAPPING INTO AN EXISTING STRUCTURE A BRICK COLLAR SHALL BE PLACED 12" THICK AROUND THE PIPE AND EXTENDED 12" BEYOND THE OPENING. IF PRE-CAST SECTION IS TAPPED, BEND MESH AND USE AS REINFORCEMENT WITH BRICK COLLAR.
10. ALL PRECAST RISER(S) SHALL BE PLACED IN A FULL BED OR MORTAR. ALL JOINTS & LIFTHOLES SHALL BE POINTED UP WITH MORTAR ON THE OUTSIDE AND INSIDE.
11. HINGED BAR GRATES WILL BE REQUIRED FOR HEADWALLS PER W.C.D.C. AND/OR MDOT STANDARDS, WHICHEVER IS STRICTER.
    A. ALL VERTICAL AND HORIZONTAL BARS SHALL BE TACK-WELDED TO THE ANGLE FRAME.
    B. THE BAR GRATE SCREEN SHALL BE HOT-DIPPED GALVANIZED AFTER FABRICATION IS COMPLETE.

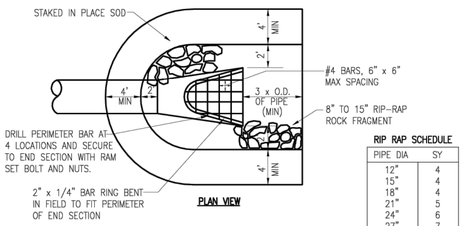


2' DIA CATCH BASIN DETAIL
NOT TO SCALE
(NOTE: 2' DIA CATCH BASIN SHALL NOT BE USED UNLESS PRIOR APPROVAL IS OBTAINED FROM TOWNSHIP ENGINEER.)





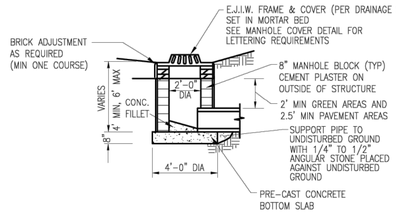
END SECTION AND BAR SCREEN DETAIL



(NOTE: MINIMUM REQUIREMENTS FOR RIP-RAP MATERIAL SHALL MEET MDOT SPECIFICATION 8.19.02.)

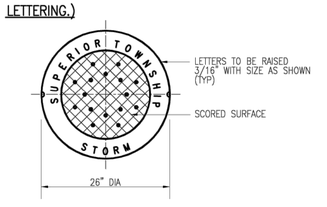
RIP RAP SCHEDULE

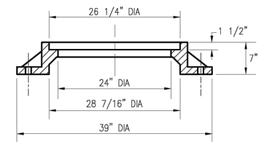
PIPE DIA	SY
12"	4
15"	4
18"	4
21"	5
24"	6
27"	7
30"	8
36"	10
42"	12
48"	14



2' DIA INLET DETAIL

(NOTE: LETTERING SHALL BE USED ONLY FOR PUBLIC STORM SYSTEM. ALL OTHERS SHALL HAVE NO LETTERING.)





CAST IRON MANHOLE COVER
E.J.I.W. 1040

DRAWING PATH: S:\CVT\Superior Twp\Standards\CADD\STORM\SuperiorStm01.dwg May 27, 2010 - 9:25am

OHM

CITY/VILLAGE/TOWNSHIP: CHARTER TOWNSHIP OF SUPERIOR
COUNTY: WASHTENAW
CLIENT: CHARTER TOWNSHIP OF SUPERIOR
H: NTS SCALE V: N/A JOB # 000-00-0000
HORZ DATUM: N/A VERT DATUM: N/A
TOWN RANGE SECTION PROJ MGR ENG / ARCH: DLG/GL CADD: DK DATE: OCT 2003
REVISIONS:

WWW.OHM-ADVISORS.COM
34000 Plymouth Road | Livonia, MI 48150 | P (734) 522-6711 | F (734) 522-6427

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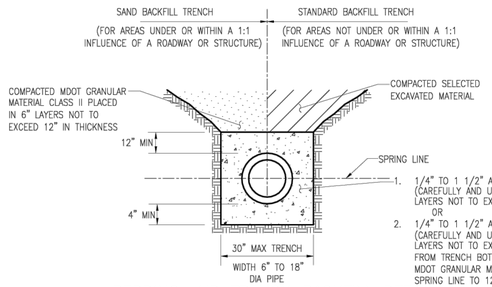
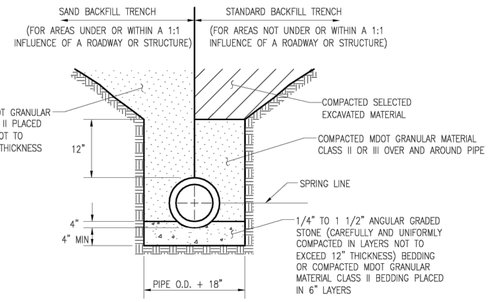
CHARTER TOWNSHIP OF SUPERIOR
STANDARD STORM SEWER DETAILS

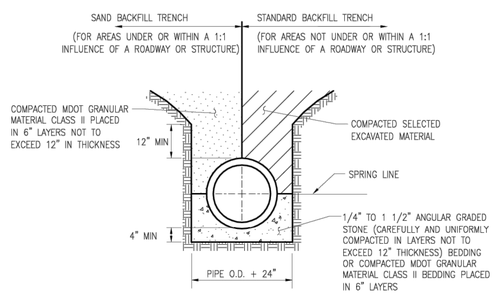
SHEET
C5-04



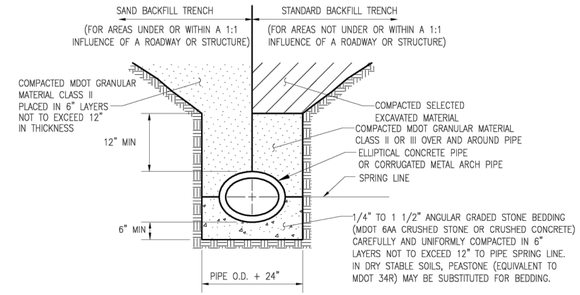
BEDDING AND TRENCH BACKFILL DETAIL FOR 18" DIAMETER AND SMALLER PIPE (PVC SOLID WALL, AND TRUSS PIPE)



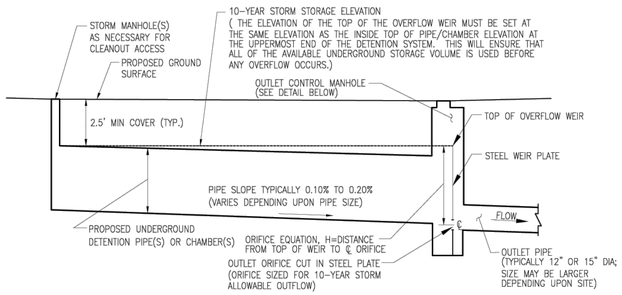
BEDDING AND TRENCH BACKFILL DETAIL FOR 24" DIAMETER AND SMALLER PIPE



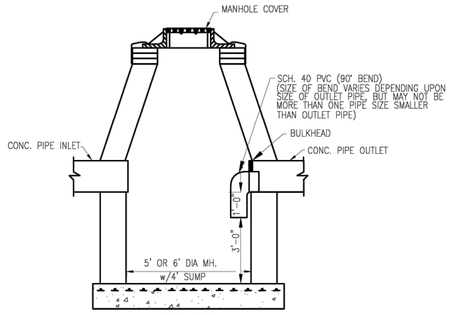
BEDDING AND TRENCH BACKFILL DETAIL FOR 27" DIAMETER AND LARGER PIPE



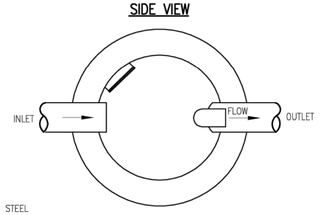
BEDDING AND TRENCH BACKFILL DETAIL FOR ELLIPTICAL CONCRETE PIPE OR CORRUGATED METAL ARCH PIPE



DETENTION SYSTEM PROFILE



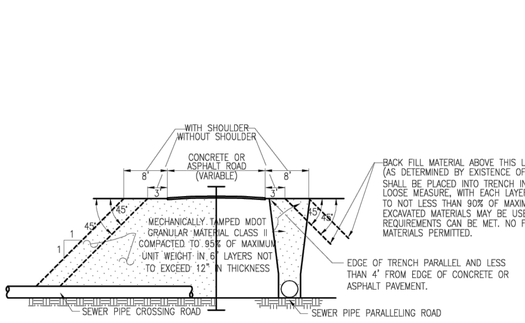
SIDE VIEW



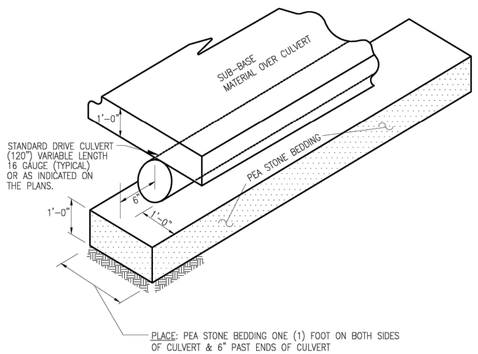
PLAN VIEW

OIL/GAS SEPARATOR PLACEMENT DETAIL FOR 18" DIAMETER AND SMALLER OUTLET PIPE

(FOR OUTLET PIPES LARGER THAN 18" IN DIAMETER, AN ALTERNATE DESIGN MUST BE APPROVED BY THE TOWNSHIP ENGINEER)



SAND OR GRAVEL BACKFILL DETAILS FOR SEWERS UNDER CONCRETE OR ASPHALT PAVEMENTS, SIDEWALKS, DRIVEWAYS AND PARKING AREAS



DRIVE CULVERT BEDDING DETAIL

GENERAL NOTES FOR STORM SEWER CONSTRUCTION

1. PIPE BEDDING AND BACKFILLING:

   BEDDING SHALL EXTEND A MINIMUM OF 4" BELOW PIPE, UNLESS OTHERWISE NOTED ON CONSTRUCTION PLANS. BEDDING SHALL BE UNIFORM IN GRADE. HOWEVER, IF THE EXISTING NATIVE SOILS MEET THE REQUIREMENTS FOR MDOT GRANULAR MATERIAL CLASS II (MINIMUM 4" THICK), THEN STORM STORM SEWER MAY BE LAID DIRECTLY ON COMPACTED NATIVE SUBGRADE SOILS.

   BACKFILL SHALL BE COMPACTED ABOVE PIPE OR AS INDICATED ON CONSTRUCTION DRAWINGS. TRENCH BACKFILL SHALL BE OF A SUITABLE MATERIAL AND SHALL BE FREE OF ANY ORGANIC MATERIALS AND ROCKS LARGER THAN 3" IN SIZE. BACKFILL SHALL BE RAMPED INTO TRENCH AND COMPACTED WITH A SMALL DOZER OR OTHER, APPROVED METHODS. WHERE TRENCH IS WITHIN A 1:1 INFLUENCE OF STREETS, ALLEYS, SIDEWALKS, DRIVEWAYS AND PARKING AREAS, SAND BACKFILL SHALL BE USED WHICH SHALL CONSIST OF MDOT GRANULAR MATERIAL CLASS II OR III COMPACTED IN 6" LAYERS NOT TO EXCEED 12" TO A DENSITY OF 95% AS DETERMINED BY AASHTO T99. ALL BACKFILL PLACED WITHIN A 1:1 INFLUENCE OF STRUCTURES SHALL BE APPROVED SAND, PLACED IN 1' LAYERS AND COMPACTED. NO FROZEN MATERIAL SHALL BE BURIED MORE THAN 4' BELOW THE FINAL ELEVATION OF THE GROUND.

   TRENCHES WHICH ARE TO BE LEFT OPEN OVERNIGHT SHALL BE ENCLOSED WITH SUITABLE FENCING AND LIGHTED BARRICADES, UNLESS OTHERWISE APPROVED BY THE TOWNSHIP.

2. SUMP PUMP LEAD REQUIREMENTS:

   ALL SUMP PUMP LEADS CONNECTED TO A DRAIN SHALL BE PRE-MANUFACTURED.

   SUMP PUMP MAINS AND LEADS SHALL BE A SDR 35, NON-PERFORATED, SOLID WALL, PVC, ARMCO TRUSS PIPE, OR APPROVED EQUAL, WITH PREMIUM JOINTS.

   TAPS TO 12" STORM SEWER SHALL BE MADE WITH A FERNCO EZ TAP OR APPROVED EQUAL. TAPS TO OTHER SIZE STORM SEWER SHALL BE MADE WITH A ROMAC SADDLE, KOR-N-TEE LATERAL CONNECTOR FOR CONCRETE PIPE, OR APPROVED EQUAL.

   ENDS OF ALL 4" SUMP PUMP LEADS SHALL BE TEMPORARILY CAPPED AND THEIR LOCATION STAKED, WITNESSED AND RECORDED.

   ALL SUMP PUMP LEADS TO BE TAKEN TO THE PROPERTY LINE, EASEMENT LINE OR AS INDICATED ON THE PLAN.

   SUMP PUMP CLEANOUTS SHALL BE A MINIMUM INSIDE DIAMETER OF 24" AND BE CONSTRUCTED AT CHANGES OF ALIGNMENT, ENDS OF SUMP PUMP MAINS OR AS INDICATED ON THE PLAN.

3. RESTORATION REQUIREMENTS:

   ALL DISTURBED AREAS WITHIN THE RIGHT-OF-WAY SHALL BE RESTORED AS FOLLOWS, UNLESS OTHERWISE NOTED ON CONSTRUCTION DRAWINGS:

   FINISH GRADE

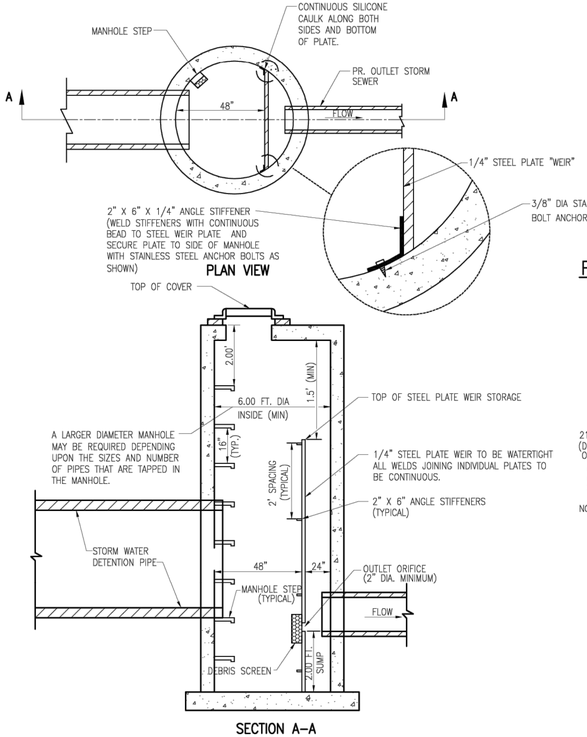
   PLACE 3" THICKNESS OF "QUALITY" TOPSOIL ACCEPTABLE TO THE ENGINEER.

   APPLY SOD OR SEED AND FERTILIZER AS FOLLOWS:

	LOCATION	SODDING/ SEEDING REQUIREMENTS	FERTILIZER REQUIREMENT
SEED AND FERTILIZER	SLOPES & DITCH BANKS, ETC.	MDOT "ROADSIDE" MIX (50% PERENNIAL RYE, 15% KENTUCKY BLUE, 35% RED FESCUE) APPLIED AT 100 LBS/ACRE	240 LBS/ACRE OF CHEMICAL FERTILIZER NUTRIENTS IN EQUAL PROPORTIONS OF NITROGEN, PHOSPHORIC ACID AND POTASH. (MUST BE A SLOW-RELEASE FERTILIZATION)
	OTHER AREAS	MDOT "CLASS A" MIX (30% PERENNIAL RYE, 30% KENTUCKY BLUE, 40% RED FESCUE) APPLIED AT 100 LBS/ACRE	240 LBS/ACRE OF CHEMICAL FERTILIZER NUTRIENTS IN EQUAL PROPORTIONS OF NITROGEN, PHOSPHORIC ACID AND POTASH. (MUST BE A SLOW-RELEASE FERTILIZATION)
SOD	DITCH BOTTOMS, SLOPES EXCEEDING 3:1, AND AT STRUCTURES	3" TOPSOIL WITH CLASS A SOD	

   APPLY STRAW MULCH AT THE RATE OF 2-3 BALES/1000 SQUARE FEET.

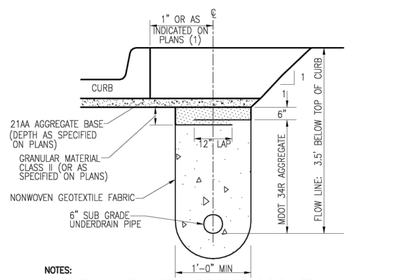
   THE CONTRACTOR SHALL BE RESPONSIBLE TO INSURE THE GROWTH OF ALL SEEDED AREAS, AND SHALL RE-SEED AS NECESSARY TO ACCOMPLISH THIS.



SECTION A-A

6 FT. DIA OUTLET MANHOLE

TYPICAL UNDERGROUND DETENTION AND OUTLET MANHOLE DETAILS



NOTES:

1. LOCATION MAY BE ADJUSTED IN THE FIELD BY THE ENGINEER.
2. ALL UNDERDRAIN SHALL BE APPROVED PLASTIC PIPE. METAL PIPE SHALL NOT BE USED.
3. ALL UNDERDRAIN SHALL OUTLET TO DRAINAGE STRUCTURE.
4. UNDERDRAIN CONNECTIONS (AT LOW POINTS) SHALL BE MADE AS CLOSE TO THE STRUCTURE INVERT AS PRACTICAL, WITH A SPIRAL WRAP OF THE STRUCTURE USED TO MAKE THE TRANSITION FROM THE REQUIRED FLOW LINE DEPTH TO STRUCTURE INVERT.

SUBGRADE UNDERDRAIN, 6"

OHM

CITY/VILLAGE/TOWNSHIP: CHARTER TOWNSHIP OF SUPERIOR
COUNTY: WASHTENAW
SCALE: H: NTS V: N/A
JOB #: 000-00-0000
HORZ DATUM: N/A
VERT DATUM: N/A
DATE: OCT 2003
CAD'D BY: DK
ENG / ARCH: DL/GL/GL
PROJ MGR:
SECTION:
TOWN:
RANGE:
CLIENT: CHARTER TOWNSHIP OF SUPERIOR
REVISIONS:

WWW.OHM-ADVISORS.COM
34000 Plymouth Road | Livonia, MI 48150 | P (734) 522-6711 | F (734) 522-6427

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CHARTER TOWNSHIP OF SUPERIOR
STANDARD STORM SEWER DETAILS

SHEET
C5-05

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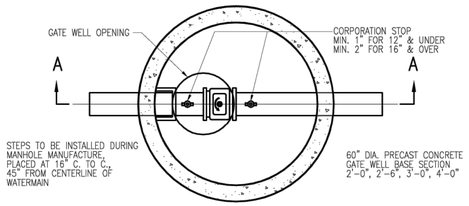
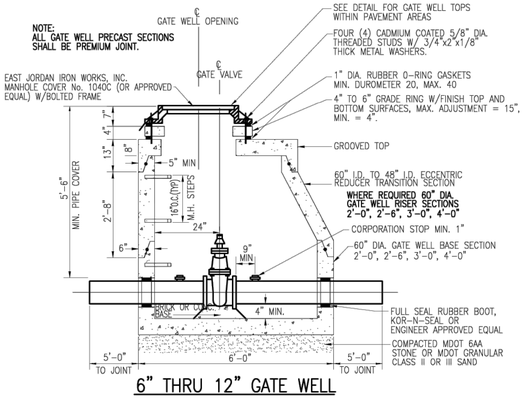
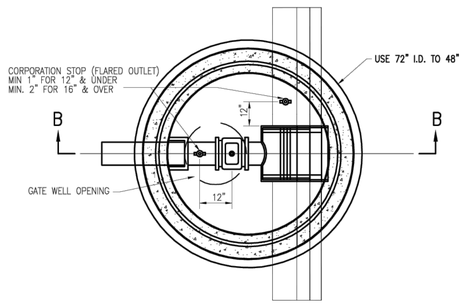


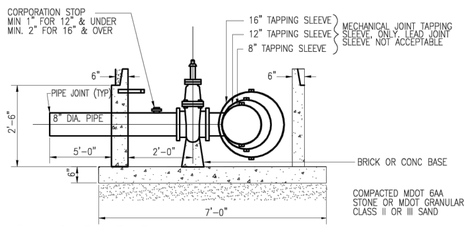
PLAN GATE WELL TYPICAL



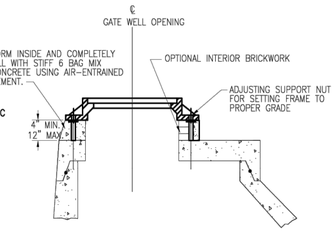
6" THRU 12" GATE WELL



TAPPING SLEEVE VALVE & WELL TYPICAL

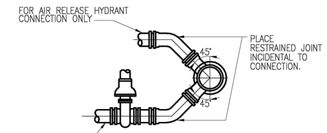


16"x8", 12"x8", 8"x8"* TAPPING SLEEVE, VALVE & WELL

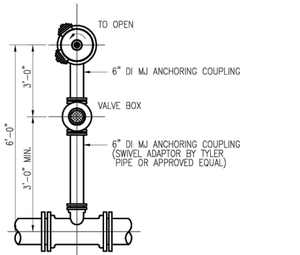


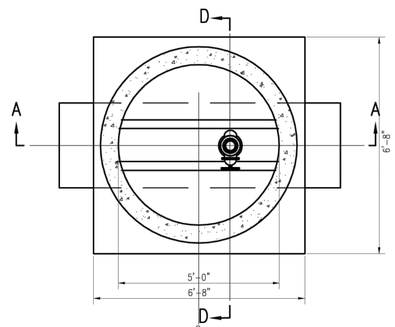
GATE WELL TOPS WITHIN PAVEMENT AREAS

RUBBER 'O' RINGS SHALL NOT BE USED IN PAVEMENT

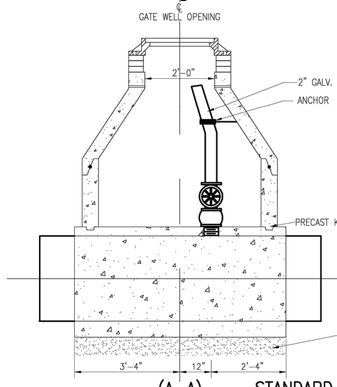


AIR RELEASE AND BLOW-OFF CONNECTION

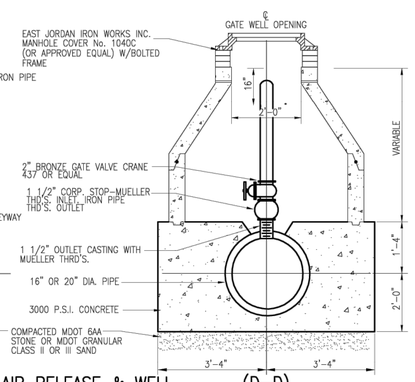




NOTES:
ALL AIR RELEASE WELLS SHALL BE PRECAST STRUCTURES.
ALL AIR RELEASE VALVES SHALL BE AUTOMATIC.

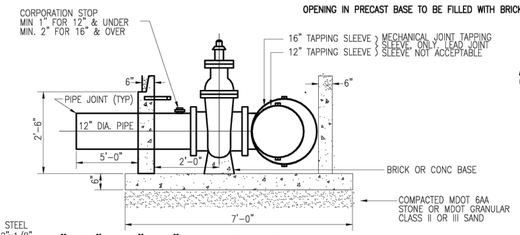


(A–A)

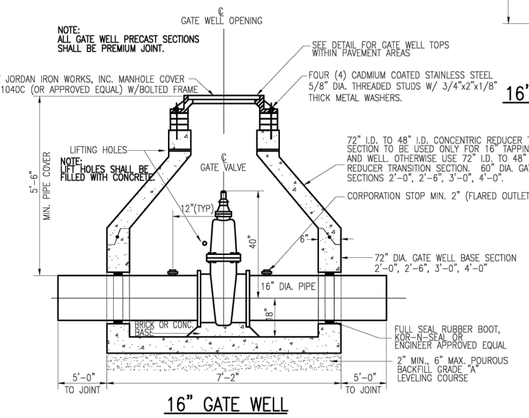


(D–D)

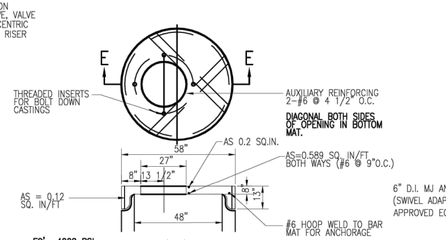
STANDARD AIR RELEASE & WELL FOR 16" & 20" WATER MAIN



16"x12", 12"x12"* TAPPING SLEEVE, VALVE & WELL



16" GATE WELL



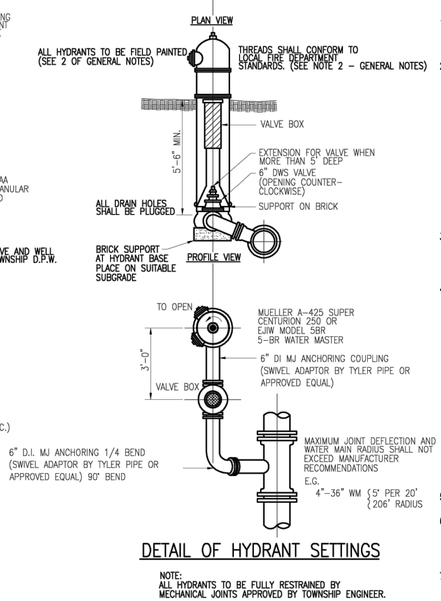
GROOVED TOP DETAIL

NOTE:
AS=CROSS-SECTION AREA OF REINFORCING STEEL, IN SQUARE INCHES PER FOOT.

NOTES:
TAPPING SLEEVE VALVE AND WELL FOR WATER MAIN LARGER THAN 16" DIAMETER SHALL BE PER Y.C.U.A AND D.W.S.D. STANDARDS, AND MUST BE SHOWN ON THE PLANS.

*USE OF 8"x8" TAPPING SLEEVE VALVE AND WELL MUST BE APPROVED BY SUPERIOR TOWNSHIP

OPENING IN PRECAST BASE TO BE FILLED WITH BRICK.



DETAIL OF HYDRANT SETTINGS

NOTE:
ALL HYDRANTS TO BE FULLY RESTRAINED BY MECHANICAL JOINTS APPROVED BY TOWNSHIP ENGINEER.

WATER MAIN NOTES

1. All construction procedures and materials used on all water main projects shall conform to Ypsilanti Community Utilities Authority (Y.C.U.A), Detroit Water System Department (D.W.S.D.), and The Charter Township of Superior current Standards and Specifications.
2. All hydrants shall be Mueller A–425–Super–Centurion 250 or E.J.I.W. 5–BR Water Master and shall conform to AWWA current standards and shall have a 5 1/4" valve opening which closes with the water pressure. Hydrants shall be traffic style with breakable flange and coupling. Hydrants shall have a swivel flange to allow bonnet to be turned 360 degrees without removing the bonnet, and barrel flanges shall be integrally cast with the barrel. Inlet shoe shall have a bronze valve seat, which can be removed without digging. Inlet connection shall be 6" mechanical joint, ASA–A21–11. Stem threads shall be sealed with double "O" rings and shall be permanently lubricated with all weather grease. Hose connections: Two (2) 4 1/2" pumper nozzles facing the centerline of the road unless otherwise directed by the Township. Pumper connections shall have: National Standard Threads on one pumper connection (4 1/2" I.D., 4 threads per inch, 5.389 minor dia., 5.761 major dia., 5.586 pitch dia.) and Storz Fitting on the other pumper connection (NLS Manufacturing). Operating Nut: (1) 1 1/2" P–F pentagon, open left. Drain holes in hydrant shall be plugged and watertight. Hydrants shall be painted red above the ground and black below. All hydrants shall be constructed with companion valve a in a three piece piece adjustable cast iron valve box.
3. All water mains shall be ductile iron as per the following specification. Ductile iron pipe shall be ANSI 1–A21.51 (AWWA–C151) std. wall thickness, cement lined with bituminous seal coat Class 54 for sizes 6" through 16" Class 55 for 24" pipe, pipe sizes larger than 24" in nominal diameter shall meet all the requirements of the current AWWA C100 for ductile iron pipe.
4. Gate Valves shall be iron body, fully bronze mounted, E.J.I.W. resilient wedge, non–rising stem, opening counterclockwise with 2" square operating nut conforming to Y.C.U.A. and D.W.S.D. specifications. All gate valves with operating nuts at a distance greater than 5' below ground surface shall be provided with an extension stem. The length of the extension shall be such that it will be within 5' of ground surface when an extension stem is used. It shall be held in place by two extension stem guide assemblies. Each assembly shall be comprised of a "J" bracket and "L" bracket supplied by E.J.I.W. The stem guides shall be located opposite from each other, and shall be suitably fastened to the wall of the gate well. In addition, a "stop" shall be welded to the extension stem in a location that will prevent the extension stem from slipping off the operating nut. Details of extension stem and method of installation shall be approved by the engineer prior to installation. All precast concrete gate well sections shall be manufactured to conform with ASTM C478, standard specifications for precast reinforced concrete manhole sections, except wall thickness, shall be shown on these details. All joints for precast concrete gate well sections shall be "modified grooved tongue" with gasket manufactured to conform with ASTM C443, standard specification for joints for circular concrete sewer and culvert pipe rubber gaskets. All gate well covers shall be E.J.I.W. #1040C with bolted frame and have words "Superior Township Water Main and Logo" in raised letters on the frame cover, or approved equal.
5. Tapping sleeve shall be mechanical joint with DWS Mechanical Joint Tapping Gate Valve. Lead joint sleeves shall not be used.
6. No installation of water main is to be attempted without Township's inspector being present. Unless otherwise specified on plans, top of all water mains shall be 5.5 ft. below existing or proposed road centerline, or 5.5 ft. below existing or proposed ground, whichever results in lower elevation. An 18" minimum vertical clearance between storm or sanitary sewer shall be maintained.
7. Three (3) working days before you dig, dial MISS DIG at 1–800–482–7171.
8. All required cross connection devices shall be installed as required by the local plumbing inspector and in accordance with the standards of the Michigan Department of Public Health.
9. The design engineer shall furnish Superior Township with mylar "Record" water main plans along with a computer disk using the most recent release of AutoCAD, upon job completion. Plans shall locate all water mains, hydrants and gate valves and wells.
10. Where work is to be performed in the vicinity of a Superior Township main, contractor shall notify the Superior Township Utility Deprtment at (734) 480–5500 at least 3 working days prior to start of construction as well as township engineer to schedule inspection.
11. All pipe and all pipe fittings shall be made in the U.S.A.
12. All bolts on all flanged and mechanical joint fittings shall be domestic origin high strength, low alloy COR–BLUE steel bolts or approved equal. These bolts shall meet the current provisions of American National Standard ANSI/AWWA C111/A21.11–90 for rubber gasket joints for ductile iron pressure pipes and fittings. Bolt manufacturer's certificate of compliance must accompany each shipment.
13. BACKFILL NOTE: Under road surfaces, pavement, sidewalk, curb, driveways and where the edge of the trench is within 3 (three) feet of the pavement or as called for on the plans, the trench depth shall be 4 (four) inches lower than the proposed water main elevation. The trench width shall be the outside diameter plus 16 (sixteen) inches for pipe diameters up to 36 (thirty–six) inches and larger. The trench shall be backfilled by placing granular material by the "controlled Density Method" or other means having approval of the engineer and compacting it to 95 (ninety–five) percent of its maximum unit weight.
14. "Mega Lugs," "Field Lock Gaskets," or a mechanical joint restraint system shall be used instead of concrete thrust blocks for joint restraint.
15. All bolts used in securing fittings to the water main shall be "COR–BLUE" bolts or approved equal.
16. All buried bolts, nuts and washers shall be "COR–BLUE" or equivalent and poly–wrapped.
17. Like size to like size tapping sleeves shall not be used with transite pipe.
18. Where water main is located under pavement, the Township shall not be responsible for repairing pavement within the easement in the event that maintenance or repairs to the water main become necessary.
19. Mechanical and slip–on joints for ductile iron shall be in accordance with AWWA C111 (ANSI A21.11)
20. All fire hydrant joints shall be totally restrained by use of "Mega Lugs" or other approved restrained joint.
21. Fittings for ductile iron pipe shall be ductile iron or cast iron and shall meet requirements of AWWA C110 (ANSI A21.10) or AWWA C153 (ANSI A21.53). Ductile iron fittings shall be rated for 350 psi, pipe 24" diameter and less and 250 psi for pipe sizes over 24" diameter, except that ductile iron flanged fitting shall be rated for 250 psi for all pipe diameters.
22. Manhole steps shall be steel encased with polypropylene plastic or approved equivalent to M.A. Industries, Inc., PS–1 for brick, or PS–1B for block, East Jordan Iron Works 8502 (or approved equal). Manhole steps at 16" centers.
23. Maximum joint deflection and water main radius shall not exceed manufacturer recommendations (e.g. 4"–36" WM – 5° per 20' or 206" radius).

DRAWING PATH: S:\CVT\Superior Twp\Standards\CADD\watermain\Superior\WM01.dwg May 27, 2010 - 9:18am

OHM

CITY/VILLAGE/TOWNSHIP: CHARTER TOWNSHIP OF SUPERIOR
COUNTY: WASHTENAW
CLIENT: CHARTER TOWNSHIP OF SUPERIOR
SCALE: H: NTS V: N/A
JOB #: 000-00-0000
HORZ DATUM: N/A
VERT DATUM: N/A
DATE: OCT 2003
CADD: DK
ENG / ARCH: DLG/GL
PROJ MGR:
SECTION
TOWN
RANGE

REVISIONS:

REVISIONS:

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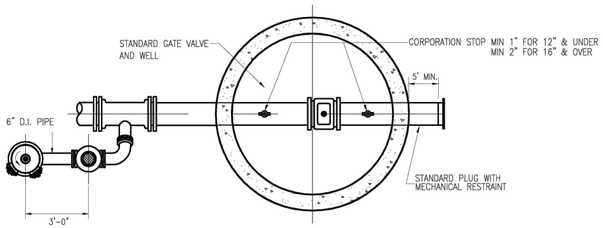
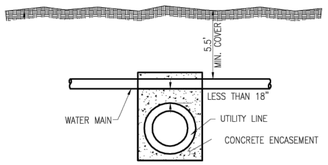
CHARTER TOWNSHIP OF SUPERIOR
STANDARD WATER MAIN DETAILS

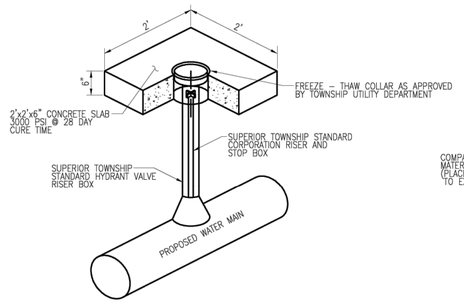
SHEET
C5–06



END OF WATER LINE ASSEMBLY FOR WATER MAINS



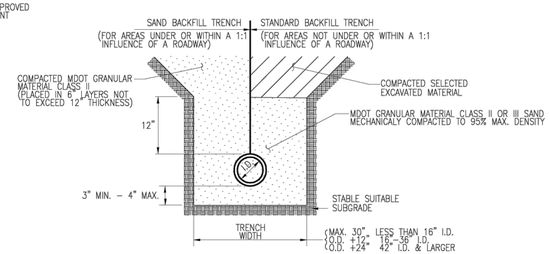
UTILITY CROSSING WITH LESS THAN 18" CLEARANCE



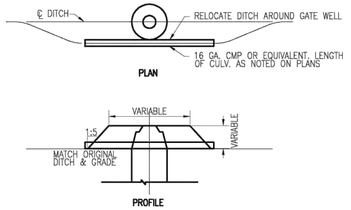
STOP BOX IN PAVEMENT

WATER STOP BOX REQUIREMENTS

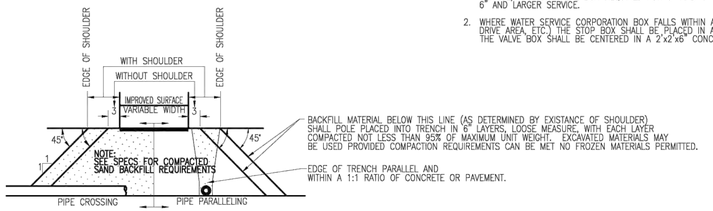
1. TWO HOLE ARCH PATTERN (ERIE PATTERN) TYPE WITH 1" UPPER AND 5' EXTENDED LENGTH WITH 40" BOD (FORD "STOP" BOX PART NO. EA1-50-40-47B OR APPROVED EQUAL). SMALL BOX REQUIRED FOR 3/4" AND 1" SERVICE; LARGE BOX REQUIRED FOR 1-1/2" AND 2" SERVICE; HYDRANT VALVE BOX REQUIRED FOR 3" AND 4" SERVICE; GATE WELL REQUIRED FOR 6" AND LARGER SERVICE.
2. WHERE WATER SERVICE CORPORATION BOX FALLS WITHIN A PAVED AREA (PARKING LOT, SERVICE DRIVE AREA, ETC.) THE STOP BOX SHALL BE PLACED IN A STANDARD HYDRANT VALVE BOX. THE VALVE BOX SHALL BE CENTERED IN A 2'x2'x6" CONCRETE SLAB.



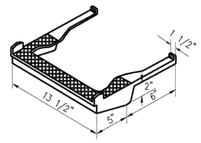
STANDARD BEDDING AND TRENCH BACKFILL DETAIL FOR WATER MAIN



DITCH ENCLOSURE AT GATE WELL

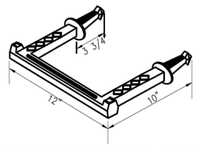


BACKFILL IN THE AREA OF STREETS, ALLEYS SIDEWALKS, DRIVES & PARKING LOTS



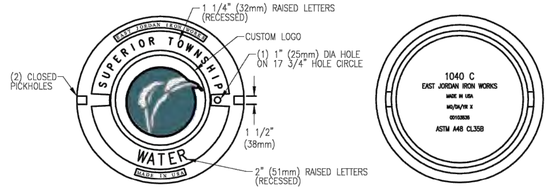
E.J.I.W. 8502

OR

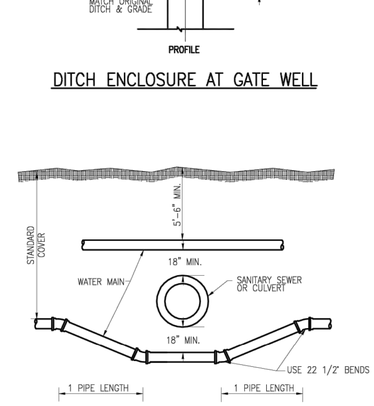


STANDARD MANHOLE STEP

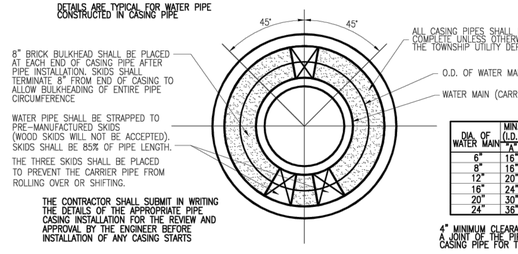
M.A. PSI-375



STANDARD COVER & FRAME



SEWER OR CULVERT CROSSING



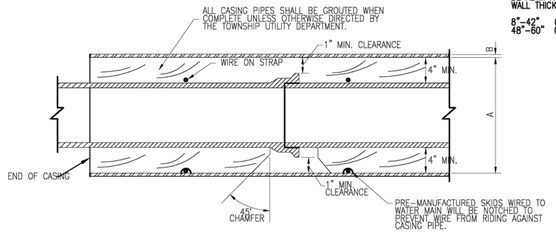
DIA. OF WATER MAIN	MIN. (I.D.)	ROAD CROSSING	RAILROAD CROSSING
	"A"	MIN. "B"	MIN. "B"
6"	16"	.375	.312
8"	16"	.375	.375
12"	20"	.375	.438
16"	24"	.375	.500
20"	30"	.375	.500
24"	36"	.375	.500

PIPE BARREL SUPPORT FOR WATER MAIN CONSTRUCTED IN CASING PIPE

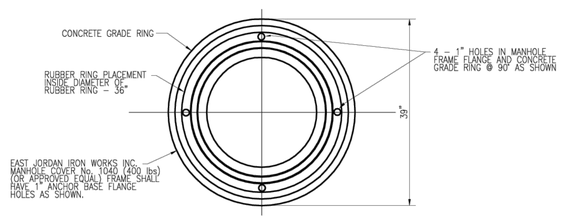
CASING SHALL BE SPIRAL WELDED STEEL PIPE A.S.T.M. A-252, GR. 2.

UNLESS OTHERWISE SPECIFIED, MINIMUM CASING PIPE SHALL BE ASTM A-139 GRADE B. WALL THICKNESS AS FOLLOWS:

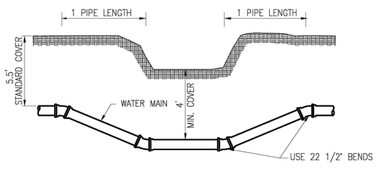
8"-42" 0.375
48"-60" 0.500



STANDARD CASING SECTION



CAST IRON GATE WELL COVER AND GRADE RING



DITCH OR STREAM CROSSING

DRAWING PATH: S:\CVT\Superior\Twp\Standards\CADD\watermain\SuperiorWM02.dwg May 27, 2010 - 9:23am

OHM

CITY/VILLAGE/TOWNSHIP: CHARTER TOWNSHIP OF SUPERIOR
COUNTY: WASHTENAW
CLIENT: CHARTER TOWNSHIP OF SUPERIOR
RANGE / TOWN / SECTION / PROJ.MGR / ENG./ARCH: DLG/GL / CADD: DK
SCALE: H: NTS V: N/A
JOB #: 000-00-0000
HORZ.DATUM: N/A
VERT.DATUM: N/A
REVISIONS:
DATE: OCT 2003

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CHARTER TOWNSHIP OF SUPERIOR STANDARD WATER MAIN DETAILS

SHEET
C5-07

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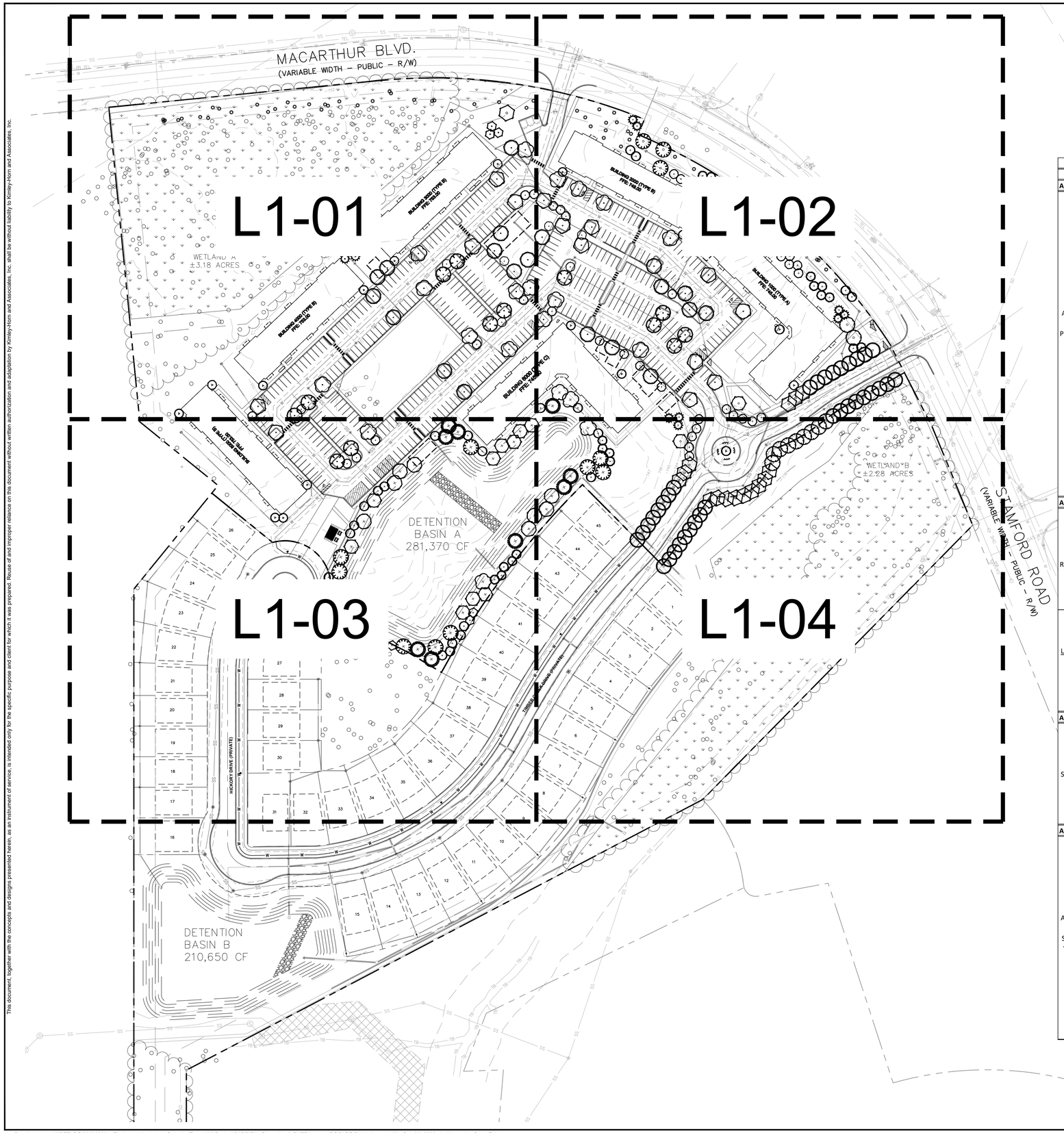

811 Know what's **below.** **Call** before you dig.

NORTH

GRAPHIC SCALE IN FEET
0 40 80 160

SUPERIOR TOWNSHIP, MI - LANDSCAPE CODE REQUIREMENTS (FOR MULTIFAMILY DEVELOPMENT)		
ZONING ORDINANCE	**REQUIRED**	**PROPOSED**
ART.14 SEC.14.10D - METHODS OF SCREENING		
GREENBELTS SHALL HAVE A MINIMUM WIDTH OF 10' A MIXTURE OF DECIDUOUS SHADE TREES, ORNAMENTAL TREES, EVERGREEN TREES, AND SHRUBS SHALL BE PLANTED ALONG THE GREENBELT BUFFER AT A MINIMUM OF 1 TREE AND 3 SHRUBS PER 15 LINEAR FEET OF GREENBELT LENGTH *THE GREENBELT LENGTH SHALL BE MEASURED ALONG THE CENTERLINE OF THE GREENBELT FOR ITS ENTIRE LENGTH INCLUSIVE OF ALL DRIVEWAYS*	MACARTHUR BOULEVARD: 1,502 LF 1,502 LF / 15 = 100.1 100.1 * 3 = 300.3 **100 TREES AND 300 SHRUBS REQUIRED ALONG MACARTHUR BOULEVARD** TIMBER CREEK DRIVE (SOUTH): 534 LF 534 LF / 15 = 35.6 35.6 * 3 = 106.8 **36 TREES AND 107 SHRUBS REQUIRED ALONG TIMBER CREEK DRIVE (SOUTH)** TIMBER CREEK DRIVE (NORTH): 569 LF 569 LF / 15 = 37.9 37.9 * 3 = 113.7 **38 TREES AND 114 SHRUBS REQUIRED ALONG TIMBER CREEK DRIVE (NORTH)**	**52 EXISTING TREES TO REMAIN AND COUNT TOWARDS REQUIREMENT, 48 TREES AND 300 SHRUBS PROVIDED ALONG MACARTHUR BOULEVARD** **36 TREES AND 107 SHRUBS PROVIDED ALONG TIMBER CREEK DRIVE (SOUTH)** **38 TREES AND 114 SHRUBS PROVIDED ALONG TIMBER CREEK DRIVE (NORTH)**
ART.14 SEC.14.10E - PARKING LOT LANDSCAPING AND PERIMETER SCREENING		
PERIMETER SCREENING: PARKING LOTS SHALL BE SCREENED FROM ALL ABUTTING RURAL USES, RESIDENTIAL USES, RESIDENTIAL ZONING DISTRICTS, AND ROAD RIGHTS-OF-WAY	**PARKING LOT SCREENING REQUIRED**	**PARKING LOT SCREENING PROVIDED**
LANDSCAPING WITHIN PARKING LOTS: A MINIMUM OF 2 DECIDUOUS SHADE OR ORNAMENTAL TREES SHALL BE PROVIDED FOR EACH PLANTING ISLAND	44 PROPOSED PARKING ISLANDS 44 * 2 = 88 **88 PARKING LOT TREES REQUIRED**	**88 PARKING LOT TREES PROVIDED**
ART.14 SEC.14.10F - LOADING, STORAGE, AND SERVICE AREA SCREENING		
GROUND-MOUNTED TRANSFORMERS SHALL BE SCREENED FROM ROAD RIGHTS-OF-WAY AND ADJACENT USES	**SCREENING REQUIRED AROUND TRANSFORMERS**	**TYPICAL TRANSFORMER SCREENING DETAIL PROVIDED**
ART.14 SEC.14.10G - DETENTION AND RETENTION BASIN SCREENING		
A PERIMETER GREENBELT BUFFER SHALL BE PROVIDED IN ACCORDANCE WITH THIS SECTION AND PLANTINGS SHALL BE CLUSTERED AROUND THE BASIN TO ACHIEVE A VARIETY OF PLANT MATERIALS, AND TO REPLICATE THE NATURAL ENVIRONMENT.	DETENTION BASIN A: 1,224 LF 1,224 LF / 15 = 81.6 81.6 * 3 = 244.8 **82 TREES, 245 SHRUBS REQUIRED AROUND DETENTION BASIN A** DETENTION BASIN B: PART OF SEPARATE PROJECT	**82 TREES, 245 SHRUBS PROVIDED AROUND DETENTION BASIN A**

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TIMBER CREEK
SUPERIOR TOWNSHIP, MI

ELMINGTON

PRELIMINARY SITE PLAN

No.	
1	--
	--
	--
	--
1	2
3	4
5	6

DESIGNED BY: SAP
DRAWN BY: OKE
CHECKED BY: JAA
DATE: 09/25/2026
KIMLEY-HORN PROJECT NO. 268960001

OVERALL LANDSCAPE PLAN

SHEET NUMBER
L1-00

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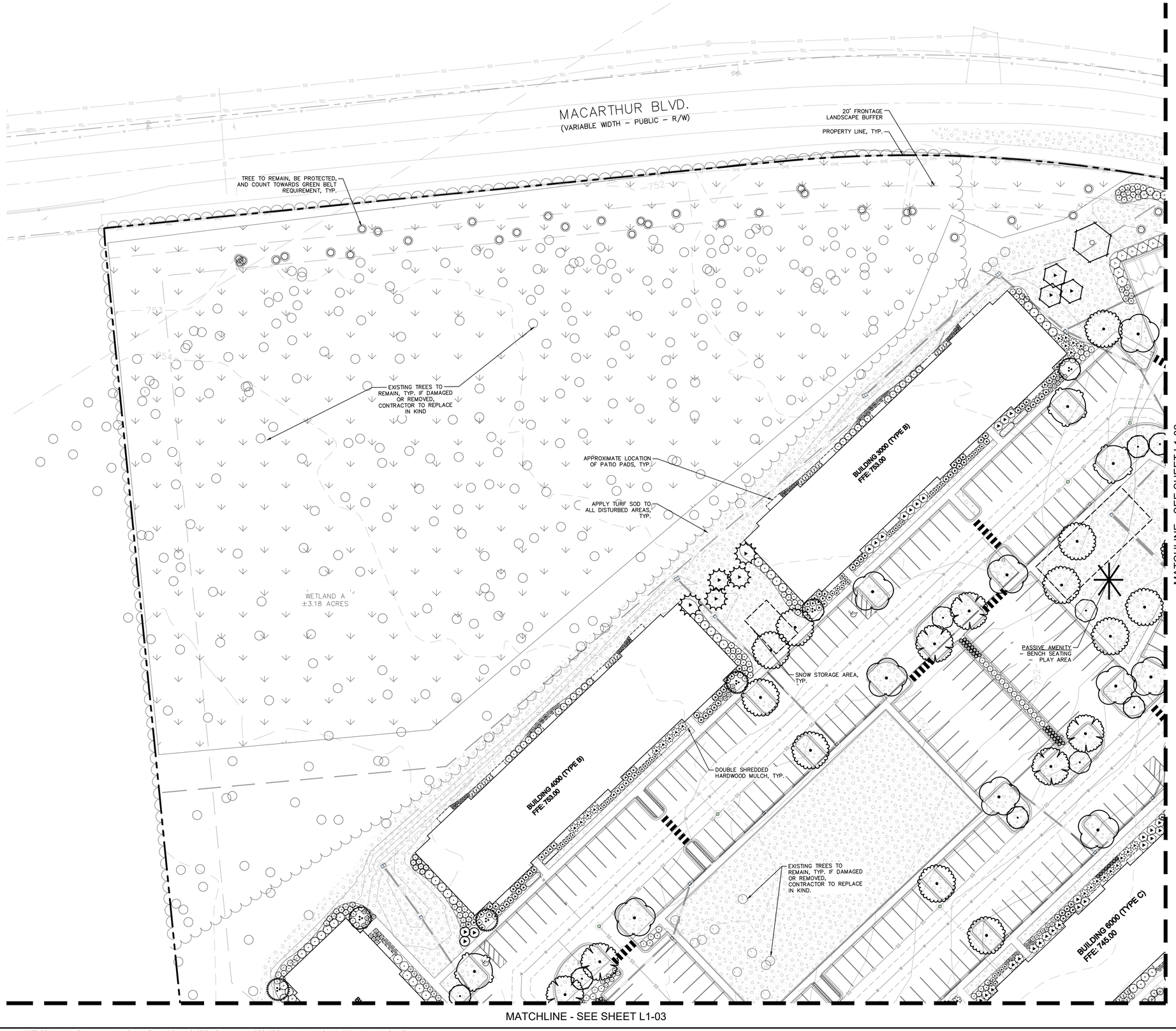
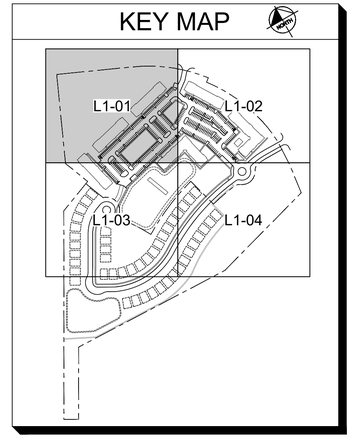


Know what's **below.** **Call** before you dig. 811

GRAPHIC SCALE IN FEET
0 15 30 60

KEY MAP



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TIMBER CREEK
SUPERIOR TOWNSHIP, MI

ELMINGTON

PRELIMINARY SITE PLAN

No.								
1	1	1	1	1	2	3	4	5	6

DESIGNED BY:	SAP
DRAWN BY:	OKE
CHECKED BY:	JAA
DATE:	09/25/2026
KIMLEY-HORN PROJECT NO.	268960001

LANDSCAPE PLAN

SHEET NUMBER
L1-01

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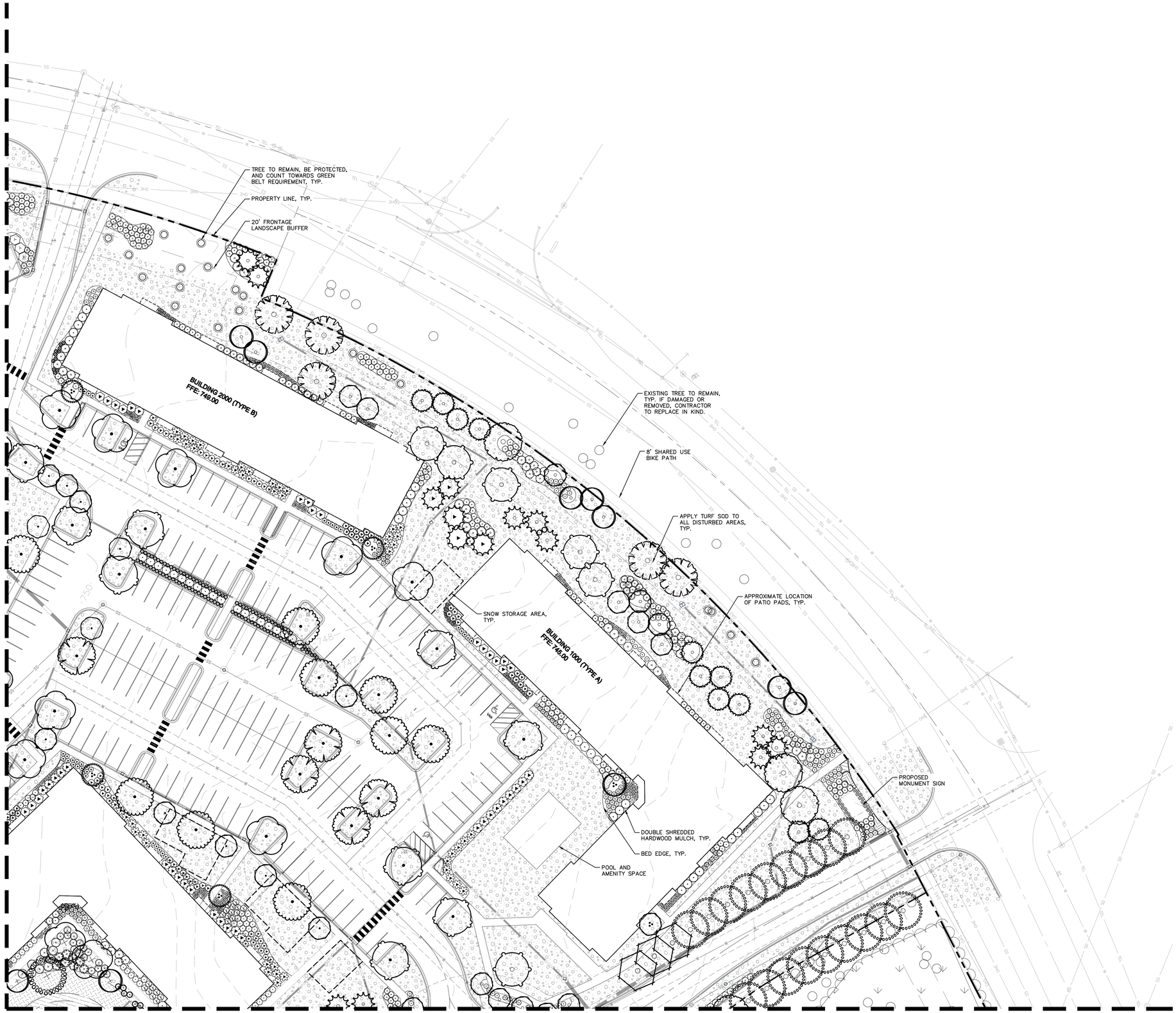

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NORTH

GRAPHIC SCALE IN FEET
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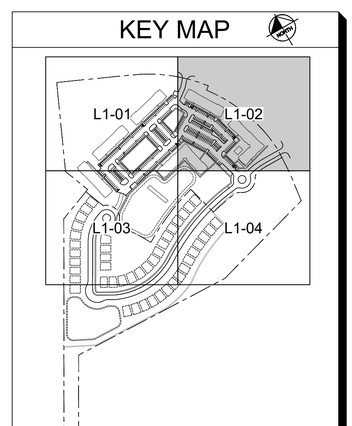
KEY MAP



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TIMBER CREEK
SUPERIOR TOWNSHIP, MI

ELMINGTON

PRELIMINARY SITE PLAN

No.									
	1	1	1	1	1	2	3	4	5	6

DESIGNED BY:	SAP
DRAWN BY:	OKE
CHECKED BY:	JAA
DATE:	09/25/2026
KIMLEY-HORN PROJECT NO. 268960001	

LANDSCAPE PLAN

SHEET NUMBER
L1-02

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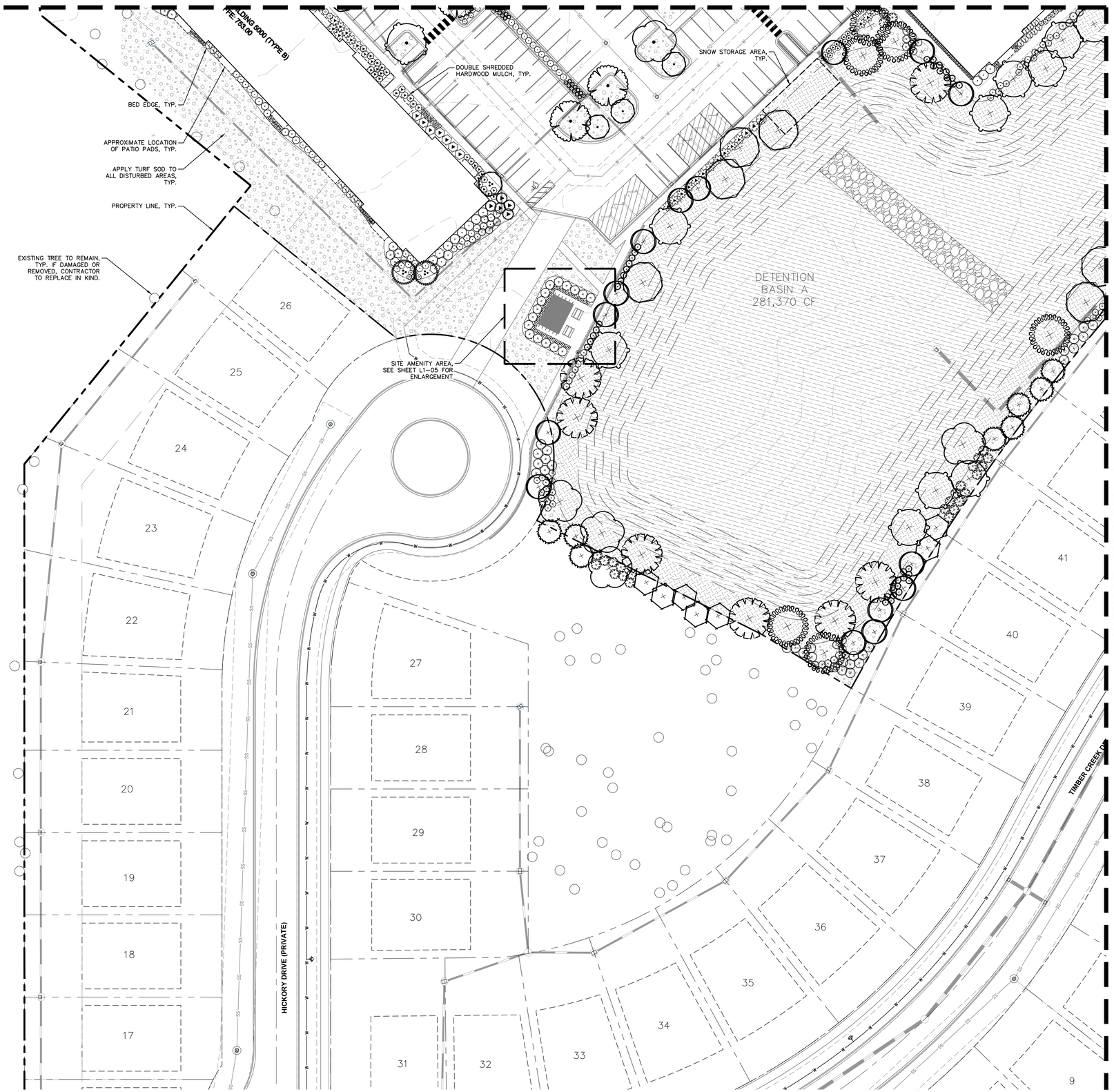
MATCHLINE - SEE SHEET L1-01



MATCHLINE - SEE SHEET L1-04

811 Know what's **below.** **Call** before you dig.

NORTH

GRAPHIC SCALE IN FEET
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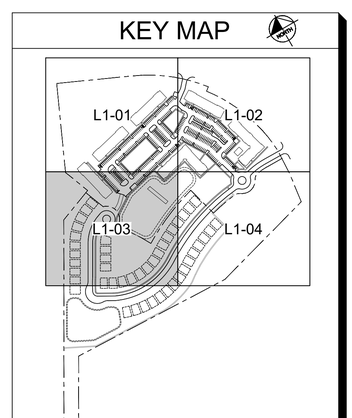
KEY MAP



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TIMBER CREEK
SUPERIOR TOWNSHIP, MI

ELMINGTON

PRELIMINARY SITE PLAN

No.									
1					1	2	3	4	5	6

DESIGNED BY:	SAP
DRAWN BY:	OKE
CHECKED BY:	JAA
DATE:	09/25/2026
KIMLEY-HORN PROJECT NO. 268960001	

LANDSCAPE PLAN

SHEET NUMBER
L1-03

MATCHLINE - SEE SHEET L1-02

MATCHLINE - SEE SHEET L1-03

811 Know what's below. Call before you dig.

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

DOUBLE SHREDDED HARDWOOD MULCH, TYP.

BED EDGE, TYP.

WETLAND B
±2.28 ACRES

APPLY TURF SOD TO ALL DISTURBED AREAS, TYP.

PROPERTY LINE, TYP.

45
44
43
42
1
2
3
4
5
6
7
8

WAY (PRIVATE)

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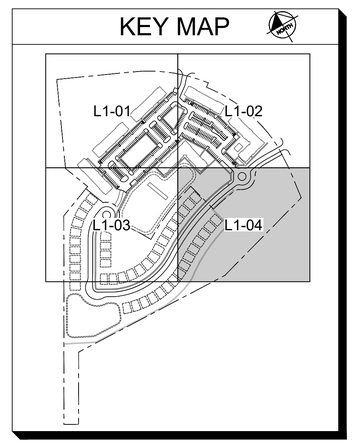
KEY MAP



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TIMBER CREEK
SUPERIOR TOWNSHIP, MI

ELMINGTON

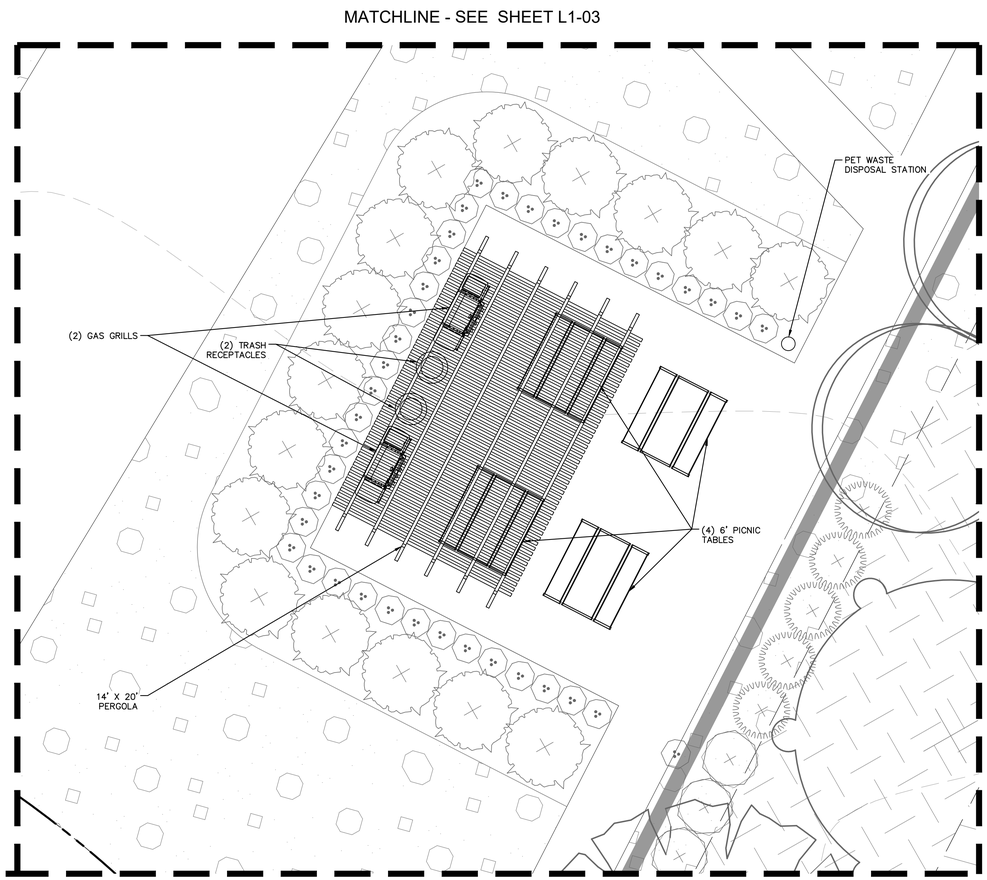
PRELIMINARY SITE PLAN

No.									
1	1	1	1	1	2	3	4	5	6

DESIGNED BY:	SAP
DRAWN BY:	OKE
CHECKED BY:	JAA
DATE:	09/25/2026
KIMLEY-HORN PROJECT NO. 268960001	

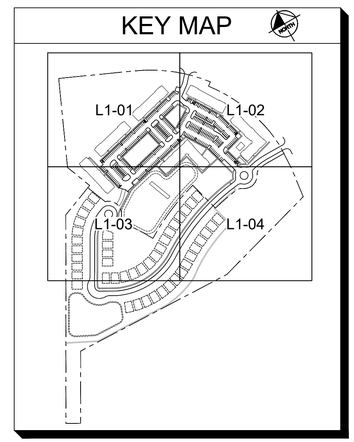
LANDSCAPE PLAN

SHEET NUMBER
L1-04





EXAMPLE SITE AMENITY



811 Know what's **below.** **Call** before you dig.

NORTH

GRAPHIC SCALE IN FEET
0 2.5' 5' 10'

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TIMBER CREEK
SUPERIOR TOWNSHIP, MI

ELMINGTON

PRELIMINARY SITE PLAN

No.									
1	1	1	1	1	2	3	4	5	6

DESIGNED BY:	SAP
DRAWN BY:	OKE
CHECKED BY:	JAA
DATE:	09/25/2026
KIMLEY-HORN PROJECT NO. 268960001	

SITE AMENITIES ENLARGEMENT

SHEET NUMBER
L1-05

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PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
GREENBELT TREES						
	AGG	7	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' AUTUMN BRILLIANCE APPLE SERVICEBERRY	B & B	2" CAL. MIN.	
	CCG	18	CERCIS CANADENSIS EASTERN REDBUD	B & B	2" CAL. MIN.	
	GDG	12	GYMNOCLADUS DIOICUS 'ESPRESSO-JFS' ESPRESSO™ KENTUCKY COFFEETREE	B & B	3" CAL. MIN.	
	PFG	11	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' VANDERWOLF'S PYRAMID LIMBER PINE	B & B		6` HT. MIN.
	PMG	11	PSUEDOTSUGA MENZIESII DOUGLAS FIR	B & B		6` HT. MIN.
	QBG	7	QUERCUS BICOLOR SWAMP WHITE OAK	B & B	3" CAL. MIN.	
	TDG	5	TAXODIUM DISTICHUM BALD CYPRESS	B & B	3" CAL. MIN.	
	UMG	16	ULMUS X 'MORTON' ACCOLADE ELM	B & B	3" CAL. MIN.	
	ZSG	35	ZELKOVA SERRATA JAPANESE ZELKOVA	B & B	3" CAL. MIN.	
GREENBELT SHRUBS						
	AYG	63	ARONIA MELANOCARPA 'IROQUOIS BEAUTY' TM IROQUOIS BEAUTY BLACK CHOKEBERRY	-	SEE PLAN	18" HT. MIN.
	ALG	26	ARONIA MELANOCARPA 'UCONNAM165' LOW SCAPE MOUND® BLACK CHOKEBERRY	-	SEE PLAN	6" HT. MIN.
	CAG	81	CEANOTHUS AMERICANUS NEW JERSEY TEA	-	SEE PLAN	18" HT. MIN.
	HJG	45	HYDRANGEA PANICULATA 'JANE' LITTLE LIME® PANICLE HYDRANGEA	-	SEE PLAN	18" HT. MIN.
	IVG	26	ITEA VIRGINICA VIRGINIA SWEETSPIRE	-	SEE PLAN	24" HT. MIN.
	JFG	45	JUNIPERUS CHINENSIS 'SEA GREEN' SEA GREEN JUNIPER	-	SEE PLAN	24`` HT. AND ↕
	PSG	13	PHYSOCARPUS OPULIFOLIUS 'SEWARD' SUMMER WINE® NINEBARK	-	SEE PLAN	30" HT. MIN.
	STG	102	SPIRAEA BETULIFOLIA 'TOR GOLD' GLOW GIRL® BIRCHLEAF SPIREA	-	SEE PLAN	18" HT. MIN.
	TTG	21	TAXUS X MEDIA 'TAUNTONII' TAUNTON'S ANGLO-JAPANESE YEW	-	SEE PLAN	24`` HT. AND ↕
	VMG	21	VIBURNUM DENTATUM 'BLUE MUFFIN' BLUE MUFFIN ARROWWOOD VIBURNUM	-	SEE PLAN	30" HT. MIN.
	WBG	78	WEIGELA FLORIDA 'BRAMWELL' FINE WINE® WEIGELA	-	SEE PLAN	18" HT. MIN.
PARKING LOT SCREENING TREES						
	PAS	3	PICEA ABIES NORWAY SPRUCE	B & B		6` HT. MIN.
	PMS	10	PSUEDOTSUGA MENZIESII DOUGLAS FIR	B & B		6` HT. MIN.
PARKING LOT SCREENING SHRUBS						
	AYS	39	ARONIA MELANOCARPA 'IROQUOIS BEAUTY' TM IROQUOIS BEAUTY BLACK CHOKEBERRY	-	SEE PLAN	18" HT. MIN.
	CAS	25	CEANOTHUS AMERICANUS NEW JERSEY TEA	-	SEE PLAN	18" HT. MIN.
	HJS	82	HYDRANGEA PANICULATA 'JANE' LITTLE LIME® PANICLE HYDRANGEA	-	SEE PLAN	18" HT. MIN.
	JCS	8	JUNIPERUS CHINENSIS 'FAIRVIEW' FAIRVIEW JUNIPER	B & B		6` HT. MIN.
	JFS	94	JUNIPERUS CHINENSIS 'SEA GREEN' SEA GREEN JUNIPER	-	SEE PLAN	24`` HT. AND ↕
	PSS	46	PHYSOCARPUS OPULIFOLIUS 'SEWARD' SUMMER WINE® NINEBARK	-	SEE PLAN	30" HT. MIN.
	STS	93	SPIRAEA BETULIFOLIA 'TOR GOLD' GLOW GIRL® BIRCHLEAF SPIREA	-	SEE PLAN	18" HT. MIN.
	TTS	13	TAXUS X MEDIA 'TAUNTONII' TAUNTON'S ANGLO-JAPANESE YEW	-	SEE PLAN	24`` HT. AND ↕
	VMS	45	VIBURNUM DENTATUM 'BLUE MUFFIN' BLUE MUFFIN ARROWWOOD VIBURNUM	-	SEE PLAN	30" HT. MIN.
	WBS	53	WEIGELA FLORIDA 'BRAMWELL' FINE WINE® WEIGELA	-	SEE PLAN	18" HT. MIN.
PARKING LOT ISLAND TREES						
	AFP	18	ACER X FREEMANII 'AUTUMN BLAZE' AUTUMN BLAZE MAPLE	B & B	3" CAL. MIN.	
	CCP	18	CERCIS CANADENSIS EASTERN REDBUD	B & B	2" CAL. MIN.	
	GBP	13	GINKGO BILOBA 'AUTUMN GOLD' AUTUMN GOLD MAIDENHAIR TREE	B & B	3" CAL. MIN.	
	GTG	20	GLEDITSIA TRIACANTHOS F. INERMIS THORNLESS HONEY LOCUST	B & B	3" CAL. MIN.	
	MPP	6	MALUS X 'PRAIRIFIRE' PRAIRIFIRE CRABAPPLE	B & B	2" CAL. MIN.	
	TAP	13	TILIA AMERICANA 'BOULEVARD' LITTLELEAF LINDEN	B & B	3" CAL. MIN.	

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
PARKING LOT ISLAND SHRUBS						
	AYP	29	ARONIA MELANOCARPA 'IROQUOIS BEAUTY' TM IROQUOIS BEAUTY BLACK CHOKEBERRY	-	SEE PLAN	18" HT. MIN.
	ALP	16	ARONIA MELANOCARPA 'UCONNAM165' LOW SCAPE MOUND® BLACK CHOKEBERRY	-	SEE PLAN	6" HT. MIN.
	CAP	9	CEANOTHUS AMERICANUS NEW JERSEY TEA	-	SEE PLAN	18" HT. MIN.
	JFP	20	JUNIPERUS CHINENSIS 'SEA GREEN' SEA GREEN JUNIPER	-	SEE PLAN	24`` HT. AND ↕
	SHP	153	SPOROBOLUS HETEROLEPIS PRAIRIE DROPSEED	2 GAL.	SEE PLAN	
DETENTION BASIN TREES						
	AFB	7	ACER X FREEMANII 'AUTUMN BLAZE' AUTUMN BLAZE MAPLE	B & B	3" CAL. MIN.	
	AGB	19	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' AUTUMN BRILLIANCE APPLE SERVICEBERRY	B & B	2" CAL. MIN.	
	BIB	9	BETULA NIGRA 'DURA-HEAT' DURA-HEAT RIVER BIRCH	B & B	3" CAL. MIN.	
	NSB	8	NYSSA SYLVATICA BLACK GUM	B & B	3" CAL. MIN.	
	PAB	7	PICEA ABIES NORWAY SPRUCE	B & B		6` HT. MIN.
	PFB	12	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' VANDERWOLF'S PYRAMID LIMBER PINE	B & B		6` HT. MIN.
	QBB	10	QUERCUS BICOLOR SWAMP WHITE OAK	B & B	3" CAL. MIN.	
	TDB	10	TAXODIUM DISTICHUM BALD CYPRESS	B & B	3" CAL. MIN.	
DETENTION BASIN SHRUBS						
	AYB	52	ARONIA MELANOCARPA 'IROQUOIS BEAUTY' TM IROQUOIS BEAUTY BLACK CHOKEBERRY	-	SEE PLAN	18" HT. MIN.
	CHB	45	CORNUS ALBA 'BAILHALO' IVORY HALO® TATARIAN DOGWOOD	-	SEE PLAN	30" HT. MIN.
	CA4	45	CORNUS SANGUINEA 'CATO' ARCTIC SUN® BLOODTWIG DOGWOOD	-	SEE PLAN	18" HT. MIN.
	IVB	53	ITEA VIRGINICA VIRGINIA SWEETSPIRE	-	SEE PLAN	24" HT. MIN.
	VMB	50	VIBURNUM DENTATUM 'BLUE MUFFIN' BLUE MUFFIN ARROWWOOD VIBURNUM	-	SEE PLAN	30" HT. MIN.
ORNAMENTAL TREES						
	AG	2	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' AUTUMN BRILLIANCE APPLE SERVICEBERRY	B & B	2" CAL. MIN.	
	CC	5	CERCIS CANADENSIS EASTERN REDBUD	B & B	2" CAL. MIN.	
	MG	9	MAGNOLIA X 'GALAXY' GALAXY MAGNOLIA	B & B	2" CAL. MIN.	
EVERGREEN SHRUBS						
	JF	11	JUNIPERUS CHINENSIS 'FAIRVIEW' FAIRVIEW JUNIPER	B & B		6` HT. MIN.
	JF2	40	JUNIPERUS CHINENSIS 'SEA GREEN' SEA GREEN JUNIPER	-	SEE PLAN	24`` HT. AND ↕
	TT	24	TAXUS X MEDIA 'TAUNTONII' TAUNTON'S ANGLO-JAPANESE YEW	-	SEE PLAN	24`` HT. AND ↕
DECIDUOUS SHRUBS						
	AY	59	ARONIA MELANOCARPA 'IROQUOIS BEAUTY' TM IROQUOIS BEAUTY BLACK CHOKEBERRY	-	SEE PLAN	18" HT. MIN.
	AL	90	ARONIA MELANOCARPA 'UCONNAM165' LOW SCAPE MOUND® BLACK CHOKEBERRY	-	SEE PLAN	6" HT. MIN.
	CA2	31	CEANOTHUS AMERICANUS NEW JERSEY TEA	-	SEE PLAN	18" HT. MIN.
	CA3	7	CORNUS SANGUINEA 'CATO' ARCTIC SUN® BLOODTWIG DOGWOOD	-	SEE PLAN	18" HT. MIN.
	HA	5	HYDRANGEA ARBORESCENS 'ANNABELLE' ANNABELLE HYDRANGEA	-	SEE PLAN	24" HT. MIN.
	HJ	94	HYDRANGEA PANICULATA 'JANE' LITTLE LIME® PANICLE HYDRANGEA	-	SEE PLAN	18" HT. MIN.
	IV	46	ITEA VIRGINICA VIRGINIA SWEETSPIRE	-	SEE PLAN	24" HT. MIN.
	PS2	13	PHYSOCARPUS OPULIFOLIUS 'SEWARD' SUMMER WINE® NINEBARK	-	SEE PLAN	30" HT. MIN.
	ST	34	SPIRAEA BETULIFOLIA 'TOR GOLD' GLOW GIRL® BIRCHLEAF SPIREA	-	SEE PLAN	18" HT. MIN.
	VM	63	VIBURNUM DENTATUM 'BLUE MUFFIN' BLUE MUFFIN ARROWWOOD VIBURNUM	-	SEE PLAN	30" HT. MIN.
	WB	83	WEIGELA FLORIDA 'BRAMWELL' FINE WINE® WEIGELA	-	SEE PLAN	18" HT. MIN.
ORNAMENTAL GRASSES						
	AB	220	ANDROPOGON GERARDII 'BLACKHAWKS' BLACKHAWKS BIG BLUESTEM	2 GAL.	SEE PLAN	
	CK	135	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' KARL FOERSTER FEATHER REED GRASS	2 GAL.	SEE PLAN	
	PH	139	PANICUM VIRGATUM 'HEAVY METAL' HEAVY METAL SWITCH GRASS	2 GAL.	SEE PLAN	
	SH	98	SPOROBOLUS HETEROLEPIS PRAIRIE DROPSEED	2 GAL.	SEE PLAN	

PERENNIALS

AS2	ALLIUM X 'SUMMER BEAUTY' SUMMER BEAUTY ORNAMENTAL ONION	1 GAL.	24" O.C.
EB	ECHINACEA X 'BUTTERFLY KISSES' BUTTERFLY KISSES CONEFLOWER	1 GAL.	18" O.C.
HP	HEMEROCALLIS X 'PARDON ME' PARDON ME DAYLILY	1 GAL.	24" O.C.

SYMBOL	BOTANICAL / COMMON NAME
GROUND COVERS	
	BASIC MESIC TALLGRASS PRAIRIE SEED MIX BY NATIVE CONNECTIONS
	STORMWATER BASIN SEED MIX BY NATIVE CONNECTIONS
	TURF SOD

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TIMBER CREEK
SUPERIOR TOWNSHIP, MI

ELMINGTON

PRELIMINARY SITE PLAN

No.										
	1	1	1	1	1	2	3	4	5	6

DESIGNED BY:	SAP
DRAWN BY:	OKE
CHECKED BY:	JAA
DATE:	09/25/2026
KIMLEY-HORN PROJECT NO.	268960001

LANDSCAPE NOTES & DETAILS

SHEET NUMBER
L1-06

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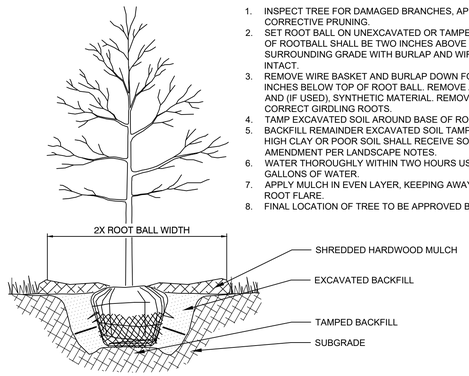
NOTES:

1. INSPECT TREE FOR DAMAGED BRANCHES, APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL SHALL BE TWO INCHES ABOVE SURROUNDING GRADE WITH BURLAP AND WIRE BASKET INTACT.
3. REMOVE WIRE BASKET AND BURLAP DOWN FOUR TO SIX INCHES BELOW TOP OF ROOT BALL. REMOVE ALL TWINE AND (IF USED), SYNTHETIC MATERIAL. REMOVE OR CORRECT GIRDLING ROOTS.
4. TAMP EXCAVATED SOIL AROUND BASE OF ROOTBALL.
5. BACKFILL REMAINDER EXCAVATED SOIL TAMPED LIGHTLY. HIGH CLAY OR POOR SOIL SHALL RECEIVE SOIL AMENDMENT PER LANDSCAPE NOTES.
6. WATER THOROUGHLY WITHIN TWO HOURS USING 10 TO 15 GALLONS OF WATER.
7. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE.
8. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.

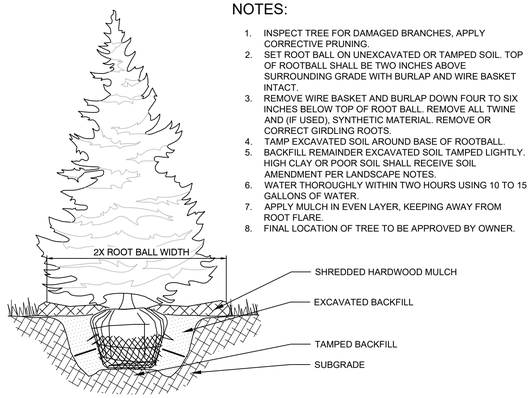


1 TREE PLANTING

NTS

NOTES:

1. INSPECT TREE FOR DAMAGED BRANCHES, APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL SHALL BE TWO INCHES ABOVE SURROUNDING GRADE WITH BURLAP AND WIRE BASKET INTACT.
3. REMOVE WIRE BASKET AND BURLAP DOWN FOUR TO SIX INCHES BELOW TOP OF ROOT BALL. REMOVE ALL TWINE AND (IF USED), SYNTHETIC MATERIAL. REMOVE OR CORRECT GIRDLING ROOTS.
4. TAMP EXCAVATED SOIL AROUND BASE OF ROOTBALL.
5. BACKFILL REMAINDER EXCAVATED SOIL TAMPED LIGHTLY. HIGH CLAY OR POOR SOIL SHALL RECEIVE SOIL AMENDMENT PER LANDSCAPE NOTES.
6. WATER THOROUGHLY WITHIN TWO HOURS USING 10 TO 15 GALLONS OF WATER.
7. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE.
8. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.



2 EVERGREEN TREE PLANTING

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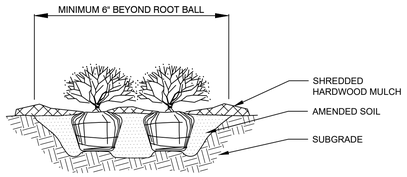
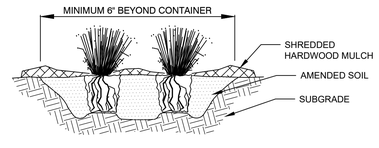


NOTES:

1. APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL OR CONTAINER ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL (CONTAINER) SHALL BE ONE INCH ABOVE SURROUNDING GRADE. FOR LARGER SHRUBS WITHIN PLANTING BED DIG A DEEPER PIT ONLY FOR THOSE SHRUBS.
3. REMOVE BURLAP FROM TOP HALF THE LENGTH OF ROOTBALL. TWINE AND (IF USED) SYNTHETIC MATERIAL SHALL BE REMOVED FROM PLANTING BED. FOR CONTAINER GROWN SHRUBS, REMOVE CONTAINER AND LOOSEN ROOTS PRIOR TO INSTALLATION.
4. REMOVE OR CORRECT GIRDLING ROOTS.
5. PLUMB AND BACKFILL WITH AMENDED SOIL PER LANDSCAPE NOTES. WATER THOROUGHLY WITHIN TWO HOURS.
6. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR SHRUBS EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.

3 SHRUB PLANTING

NTS



NOTES:

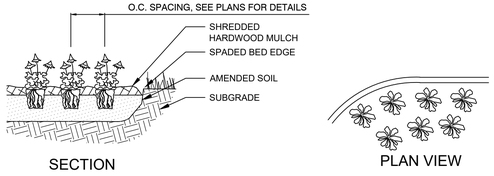
1. APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL OR CONTAINER ON UNEXCAVATED OR TAMPED SOIL. TOP OF CONTAINER SHALL BE ONE INCH ABOVE SURROUNDING GRADE.
3. SYNTHETIC MATERIAL SHALL BE REMOVED FROM PLANTING BED. FOR CONTAINER GROWN GRASSES, REMOVE CONTAINER AND LOOSEN ROOTS PRIOR TO INSTALLATION.
4. REMOVE OR CORRECT GIRDLING ROOTS.
5. PLUMB AND BACKFILL WITH AMENDED SOIL PER LANDSCAPE NOTES. WATER THOROUGHLY WITHIN TWO HOURS.
6. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR GRASS EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.

4 ORNAMENTAL GRASS PLANTING

NTS

NOTES:

1. EXCAVATE PLANTING BED.
2. BED HEIGHT IS TO BE 2" ABOVE FINISH GRADE AND WELL DRAINED.
3. REMOVE CONTAINER, SCORE SOIL MASS TO REDIRECT AND PREVENT CIRCLING ROOTS. CORRECT GIRDLING ROOTS.
2. PLANT MATERIAL SHALL BE LAID OUT BY FOLLOWING THE BED EDGE, WORKING TOWARDS THE CENTER OF THE BED USING TRIANGULAR (STAGGERED) SPACING AS PLAUSIBLE.
3. PLUMB AND BACKFILL WITH PLANTING MIX AS SPECIFIED IN LANDSCAPE NOTES.
4. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR PERENNIALS/GROUNDCOVER EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.
5. SPACING TO BE AS SPECIFIED IN THE PLANT LIST. PERENNIALS SHALL BE PLACED WITH THEIR CENTER 24" FROM EDGE OF BED.

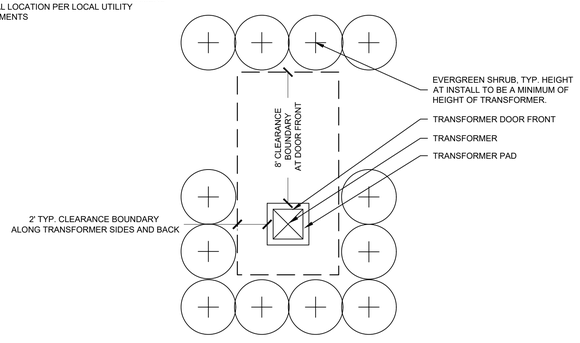


5 PERENNIAL PLANTING

NTS

NOTES:

1. A MINIMUM OF 2' SEPARATION BETWEEN TRANSFORMER AND FULL GROWN SHRUBS AND TREES. GROUND COVERS ALLOWED UP TO TRANSFORMER PAD IF MAINTAINED BELOW 4" FULL GROWTH. NO FULL GROWTH IN FRONT OF THE TRANSFORMER FOR AT LEAST A MINIMUM OF 8'.
2. SEE FINAL ENGINEERING PLANS FOR PROPOSED LOCATIONS. TOTAL NUMBER OF TRANSFORMERS AND FINAL LOCATION PER LOCAL UTILITY REQUIREMENTS



6 TRANSFORMER PAD PLANTING

N.T.S.

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING MATERIALS AND PLANTS SHOWN ON THE LANDSCAPE PLAN. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION.
2. THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
5. ALL PLANTS TO BE SPECIMEN GRADE, WELL BRANCHED, HEALTHY, FULL, PRE-INOCULATED AND FERTILIZED. PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, AND SCARS. PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES. PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES. TRUNKS WILL BE WRAPPED IF NECESSARY TO PREVENT SUN SCALD AND INSECT DAMAGE. THE LANDSCAPE CONTRACTOR SHALL REMOVE THE WRAP AT THE PROPER TIME AS PART OF THIS CONTRACT.
6. THE OWNER'S REPRESENTATIVE MAY REJECT ANY PLANT MATERIALS THAT ARE DISEASED, DEFORMED, OR OTHERWISE NOT EXHIBITING SUPERIOR QUALITY.
7. ALL NURSERY STOCK SHALL BE GUARANTEED, BY THE CONTRACTOR, FOR ONE YEAR FROM DATE OF FINAL INSPECTION. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNERS WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
8. PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
9. PRUNE PLANTS AS NECESSARY- PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
10. TOPSOIL SHALL BE PROVIDED AND GRADED BY THE GENERAL CONTRACTOR UP TO 6 INCHES BELOW FINISHED GRADE IN TURF AREAS AND 18 INCHES IN PLANTING AREAS.
11. PLANTING AREA TOPSOIL SHALL BE AMENDED WITH 25% SPHAGNUM PEATMOSS, 5% HUMUS AND 70% PULVERIZED SOIL FOR ALL NON TURF SEED MIX AREAS, SHRUB, ORNAMENTAL GRASS, PERENNIAL AND ANNUAL BEDS.
12. SEED/SOD LIMIT LINES ARE APPROXIMATE. CONTRACTOR SHALL SEED/SOD ALL AREAS WHICH ARE DISTURBED BY GRADING WITH THE SPECIFIED SEED/SOD MIXES.
13. EDGING TO BE A SPADED EDGE UNLESS INDICATED OTHERWISE ON THE PLANS. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. A SPADED BED EDGE SHALL SEPARATE MULCH BEDS FROM TURF OR SEEDED AREAS. A SPADED EDGE IS NOT REQUIRED ALONG CURBED EDGES.
14. CONTRACTOR SHALL INSTALL SHREDDED HARDWOOD MULCH AT A 3" DEPTH TO ALL TREES, SHRUB, PERENNIAL, AND GROUNDCOVER AREAS. TREES PLACED IN AREA COVERED BY TURF SHALL RECEIVE A 4 FT WIDE MAXIMUM TREE RING WITH 3" DEPTH SHREDDED HARDWOOD MULCH.
15. INSTALLATION OF TREES WITHIN PARKWAYS SHALL BE COORDINATED IN THE FIELD WITH LOCATIONS OF UNDERGROUND UTILITIES. TREES SHALL NOT BE LOCATED CLOSER THAN 5' FROM UNDERGROUND UTILITY LINES AND NO CLOSER THAN 10' FROM UTILITY STRUCTURES.
16. DO NOT DISTURB THE EXISTING PAVING, LIGHTING, OR LANDSCAPING THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.
17. ALL DISTURBED AREAS TO BE SODDED OR SEEDED, UNLESS OTHERWISE NOTED. SOD/SEED SHALL BE LOCAL HARDY TURF GRASS MIX UNLESS, OTHERWISE NOTED.
18. PLANT QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE OWNER AND JURISDICTIONAL REVIEW AGENCIES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES AS DRAWN.
19. THE CONTINUED MAINTENANCE OF ALL REQUIRED LANDSCAPING SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY ON WHICH SAID MATERIALS ARE REQUIRED. ALL PLANT MATERIALS REQUIRED BY THIS SECTION SHALL BE MAINTAINED AS LIVING VEGETATION AND SHALL BE PROMPTLY REPLACED IF THE PLANT MATERIAL HAS DIED PRIOR TO FINAL ACCEPTANCE. PLANTING AREAS SHALL BE KEPT FREE OF TRASH, LITTER, AND WEEDS AT ALL TIMES.

7 LANDSCAPE NOTES

NTS

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TIMBER CREEK
SUPERIOR TOWNSHIP, MI

ELMINGTON

PRELIMINARY SITE PLAN

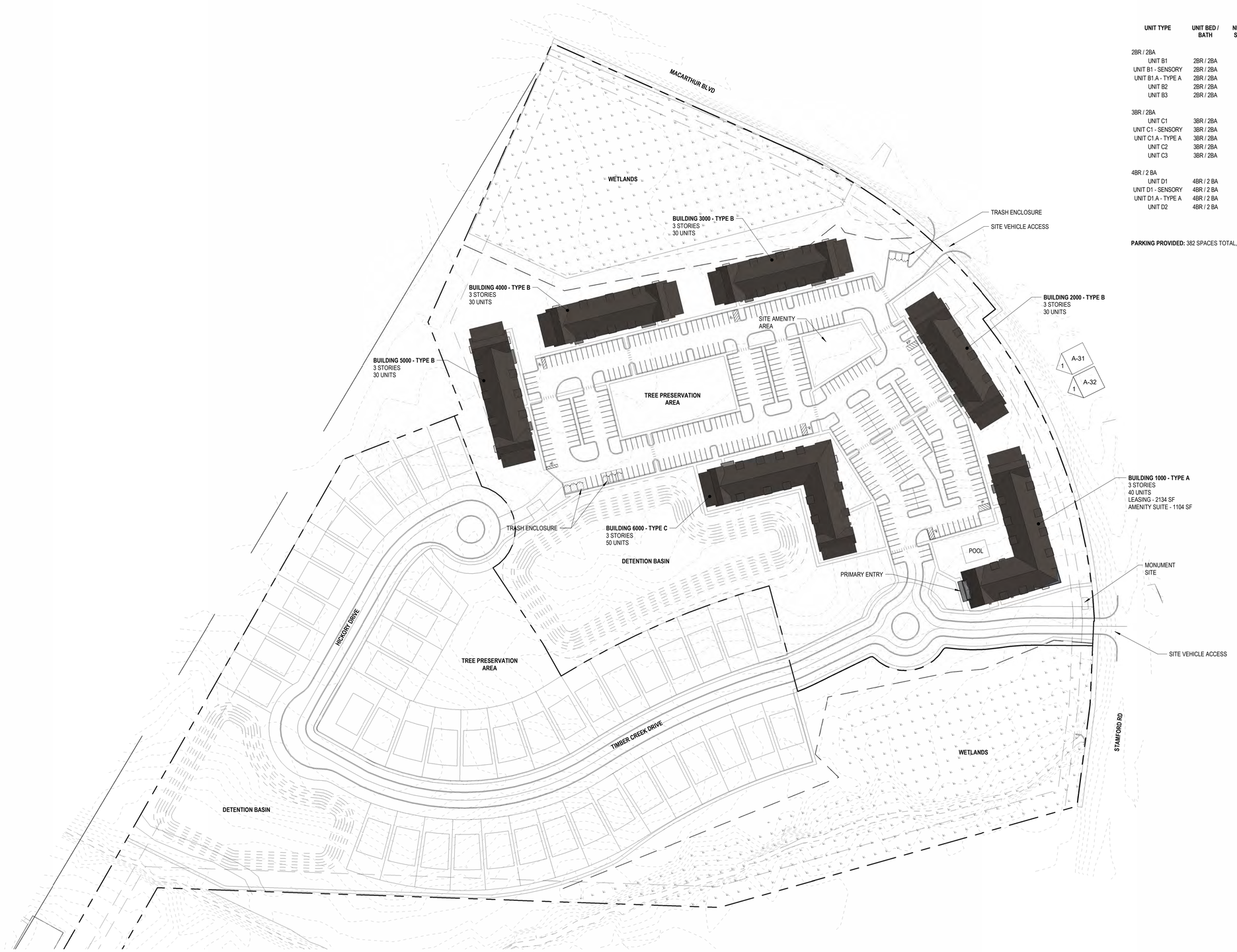
No	1	1	1	1	2	3	4	5	6

DESIGNED BY:	SAP
DRAWN BY:	OKE
CHECKED BY:	JAA
DATE:	09/25/2026

KIMLEY-HORN PROJECT NO. 268960001

LANDSCAPE NOTES & DETAILS

SHEET NUMBER
L1-07



UNIT SCHEDULE

UNIT TYPE	UNIT BED / BATH	NET RENTABLE SQUARE FEET	UNIT GROSS SQUARE FEET	UNIT COUNT	TOTAL NRSF	% OF UNIT MIX
2BR / 2BA						
UNIT B1	2BR / 2BA	881 SF	945 SF	42	37,011 SF	20.0%
UNIT B1 - SENSORY	2BR / 2BA	881 SF	945 SF	1	881 SF	0.5%
UNIT B1.A - TYPE A	2BR / 2BA	881 SF	945 SF	3	2,644 SF	1.4%
UNIT B2	2BR / 2BA	855 SF	922 SF	10	8,552 SF	4.8%
UNIT B3	2BR / 2BA	954 SF	1033 SF	6	5,724 SF	2.9%
				62	54,813 SF	
3BR / 2BA						
UNIT C1	3BR / 2BA	1,100 SF	1173 SF	67	73,702 SF	31.9%
UNIT C1 - SENSORY	3BR / 2BA	1,100 SF	1173 SF	1	1,100 SF	0.5%
UNIT C1.A - TYPE A	3BR / 2BA	1,082 SF	1173 SF	8	8,656 SF	3.8%
UNIT C2	3BR / 2BA	1,069 SF	1141 SF	27	28,857 SF	12.9%
UNIT C3	3BR / 2BA	1,131 SF	1203 SF	3	3,392 SF	1.4%
				106	115,707 SF	
4BR / 2 BA						
UNIT D1	4BR / 2 BA	1,340 SF	1425 SF	37	49,574 SF	17.6%
UNIT D1 - SENSORY	4BR / 2 BA	1,340 SF	1425 SF	1	1,340 SF	0.5%
UNIT D1.A - TYPE A	4BR / 2 BA	1,340 SF	1425 SF	1	1,340 SF	0.5%
UNIT D2	4BR / 2 BA	1,286 SF	1366 SF	3	3,857 SF	1.4%
				42	56,111 SF	

PARKING PROVIDED: 382 SPACES TOTAL, 7 ADA SPACES

1 OVERALL SITE SKETCH
1" = 80'-0"

SCALE: 1" = 80'-0"

ARCHITECTURAL SITE PLAN

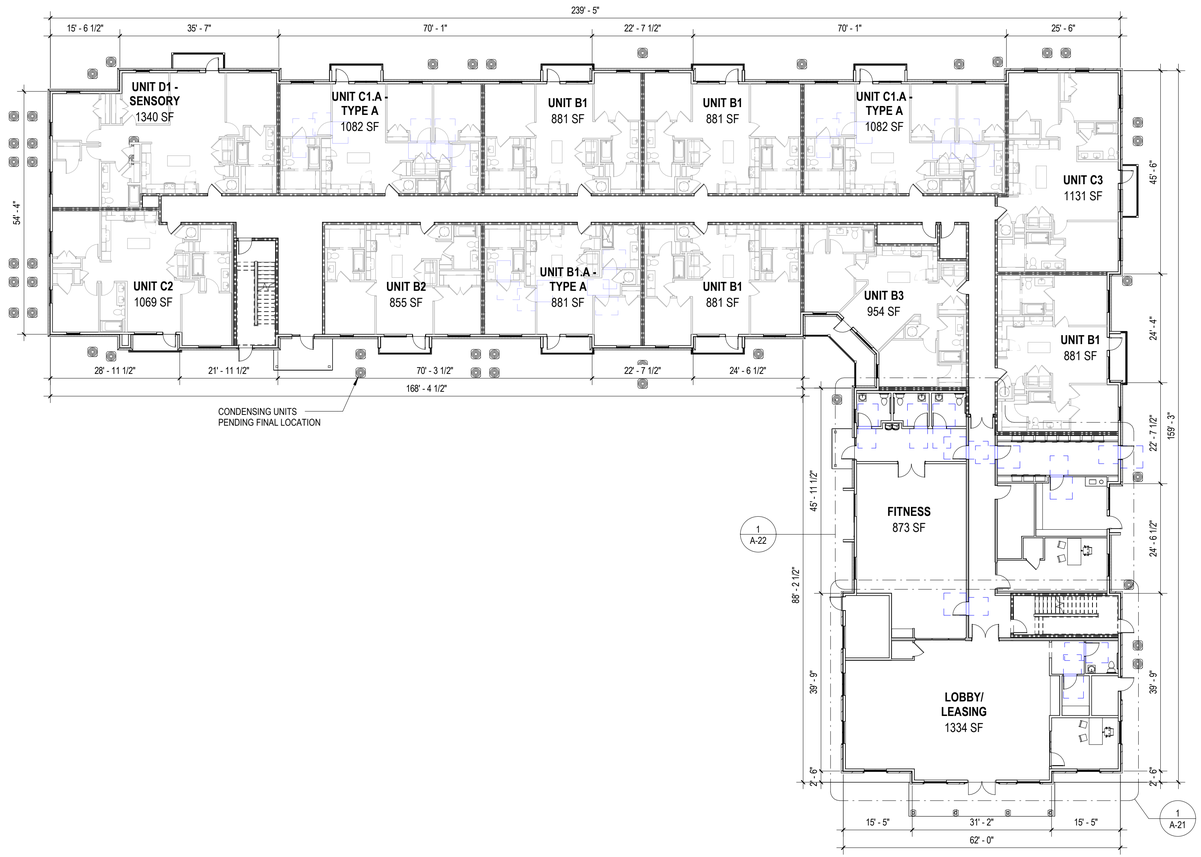
TIMBER CREEK | CONCEPT DESIGN | 09/24/2026 | ELMINGTON | TEN30 | A-1

UNIT SCHEDULE

UNIT TYPE	UNIT BED / BATH	NET RENTABLE SQUARE FEET	UNIT GROSS SQUARE FEET	UNIT COUNT	TOTAL NRSF	% OF UNIT MIX
2BR / 2BA						
UNIT B1	2BR / 2BA	881 SF	945 SF	42	37,011 SF	20.0%
UNIT B1 - SENSORY	2BR / 2BA	881 SF	945 SF	1	881 SF	0.5%
UNIT B1.A - TYPE A	2BR / 2BA	881 SF	945 SF	3	2,644 SF	1.4%
UNIT B2	2BR / 2BA	855 SF	922 SF	10	8,552 SF	4.8%
UNIT B3	2BR / 2BA	954 SF	1033 SF	6	5,724 SF	2.9%
				62	54,813 SF	
3BR / 2BA						
UNIT C1	3BR / 2BA	1,100 SF	1173 SF	67	73,702 SF	31.9%
UNIT C1 - SENSORY	3BR / 2BA	1,100 SF	1173 SF	1	1,100 SF	0.5%
UNIT C1.A - TYPE A	3BR / 2BA	1,082 SF	1173 SF	8	8,656 SF	3.8%
UNIT C2	3BR / 2BA	1,069 SF	1141 SF	27	28,857 SF	12.9%
UNIT C3	3BR / 2BA	1,131 SF	1203 SF	3	3,392 SF	1.4%
				106	115,707 SF	
4BR / 2 BA						
UNIT D1	4BR / 2 BA	1,340 SF	1425 SF	37	49,574 SF	17.6%
UNIT D1 - SENSORY	4BR / 2 BA	1,340 SF	1425 SF	1	1,340 SF	0.5%
UNIT D1.A - TYPE A	4BR / 2 BA	1,340 SF	1425 SF	1	1,340 SF	0.5%
UNIT D2	4BR / 2 BA	1,286 SF	1366 SF	3	3,857 SF	1.4%
				42	56,111 SF	



2 BUILDING TYPE A - LEVEL 2
1/16" = 1'-0"



1 BUILDING TYPE A - LEVEL 1
1/16" = 1'-0"

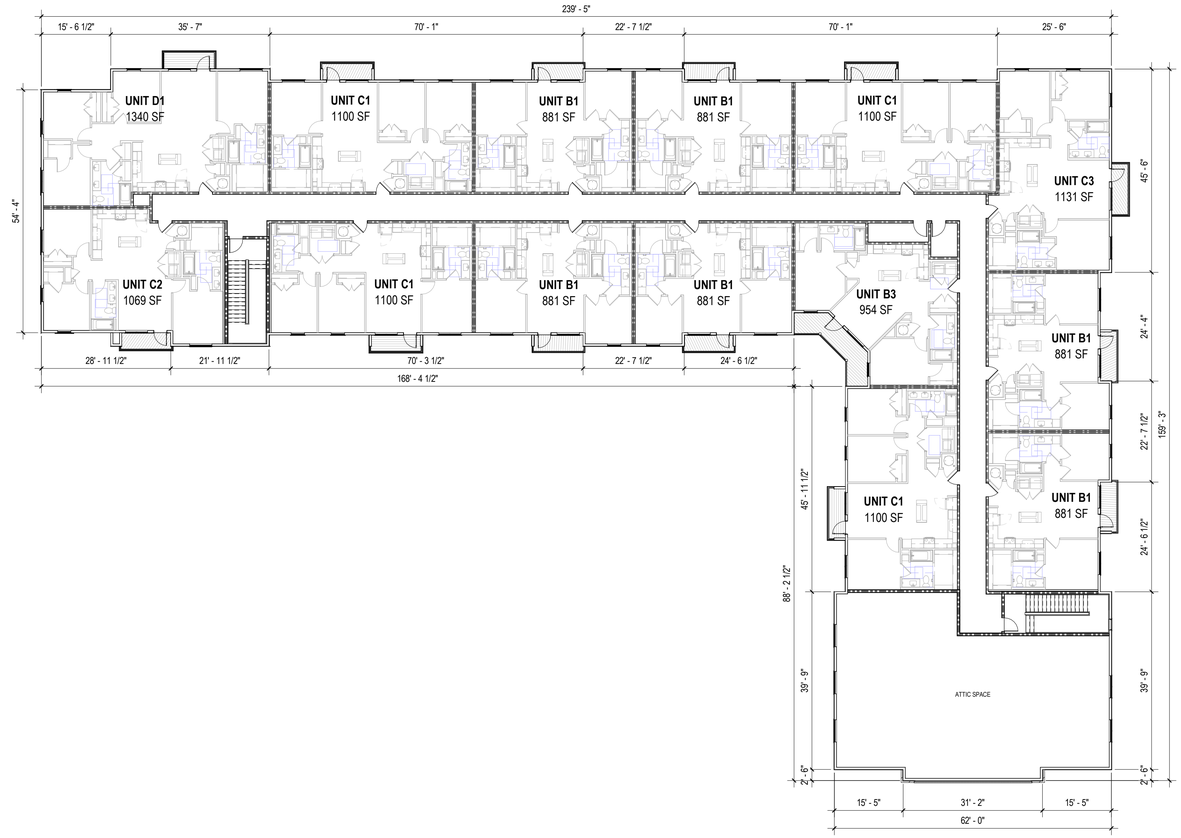
SCALE: 1/16" = 1'-0"

BUILDING TYPE A - LAYOUT

TIMBER CREEK | CONCEPT DESIGN | 09/24/2026 | ELMINGTON | TEN30 | A-2

UNIT SCHEDULE

UNIT TYPE	UNIT BED / BATH	NET RENTABLE SQUARE FEET	UNIT GROSS SQUARE FEET	UNIT COUNT	TOTAL NRSF	% OF UNIT MIX
2BR / 2BA						
UNIT B1	2BR / 2BA	881 SF	945 SF	42	37,011 SF	20.0%
UNIT B1 - SENSORY	2BR / 2BA	881 SF	945 SF	1	881 SF	0.5%
UNIT B1.A - TYPE A	2BR / 2BA	881 SF	945 SF	3	2,644 SF	1.4%
UNIT B2	2BR / 2BA	855 SF	922 SF	10	8,552 SF	4.8%
UNIT B3	2BR / 2BA	954 SF	1033 SF	6	5,724 SF	2.9%
				62	54,813 SF	
3BR / 2BA						
UNIT C1	3BR / 2BA	1,100 SF	1173 SF	67	73,702 SF	31.9%
UNIT C1 - SENSORY	3BR / 2BA	1,100 SF	1173 SF	1	1,100 SF	0.5%
UNIT C1.A - TYPE A	3BR / 2BA	1,082 SF	1173 SF	8	8,656 SF	3.8%
UNIT C2	3BR / 2BA	1,069 SF	1141 SF	27	28,857 SF	12.9%
UNIT C3	3BR / 2BA	1,131 SF	1203 SF	3	3,392 SF	1.4%
				106	115,707 SF	
4BR / 2 BA						
UNIT D1	4BR / 2 BA	1,340 SF	1425 SF	37	49,574 SF	17.6%
UNIT D1 - SENSORY	4BR / 2 BA	1,340 SF	1425 SF	1	1,340 SF	0.5%
UNIT D1.A - TYPE A	4BR / 2 BA	1,340 SF	1425 SF	1	1,340 SF	0.5%
UNIT D2	4BR / 2 BA	1,286 SF	1366 SF	3	3,857 SF	1.4%
				42	56,111 SF	



1 BUILDING TYPE A - LEVEL 3
1/16" = 1'-0"

SCALE: 1/16" = 1'-0"

BUILDING TYPE A - LAYOUT

TIMBER CREEK | CONCEPT DESIGN | 09/24/2026 | ELMINGTON | TEN30 | A-3

UNIT SCHEDULE

UNIT TYPE	UNIT BED / BATH	NET RENTABLE SQUARE FEET	UNIT GROSS SQUARE FEET	UNIT COUNT	TOTAL NRSF	% OF UNIT MIX
2BR / 2BA						
UNIT B1	2BR / 2BA	881 SF	945 SF	42	37,011 SF	20.0%
UNIT B1 - SENSORY	2BR / 2BA	881 SF	945 SF	1	881 SF	0.5%
UNIT B1.A - TYPE A	2BR / 2BA	881 SF	945 SF	3	2,644 SF	1.4%
UNIT B2	2BR / 2BA	855 SF	922 SF	10	8,552 SF	4.8%
UNIT B3	2BR / 2BA	954 SF	1033 SF	6	5,724 SF	2.9%
				62	54,813 SF	
3BR / 2BA						
UNIT C1	3BR / 2BA	1,100 SF	1173 SF	67	73,702 SF	31.9%
UNIT C1 - SENSORY	3BR / 2BA	1,100 SF	1173 SF	1	1,100 SF	0.5%
UNIT C1.A - TYPE A	3BR / 2BA	1,082 SF	1173 SF	8	8,656 SF	3.8%
UNIT C2	3BR / 2BA	1,069 SF	1141 SF	27	28,857 SF	12.9%
UNIT C3	3BR / 2BA	1,131 SF	1203 SF	3	3,392 SF	1.4%
				106	115,707 SF	
4BR / 2 BA						
UNIT D1	4BR / 2 BA	1,340 SF	1425 SF	37	49,574 SF	17.6%
UNIT D1 - SENSORY	4BR / 2 BA	1,340 SF	1425 SF	1	1,340 SF	0.5%
UNIT D1.A - TYPE A	4BR / 2 BA	1,340 SF	1425 SF	1	1,340 SF	0.5%
UNIT D2	4BR / 2 BA	1,286 SF	1366 SF	3	3,857 SF	1.4%
				42	56,111 SF	

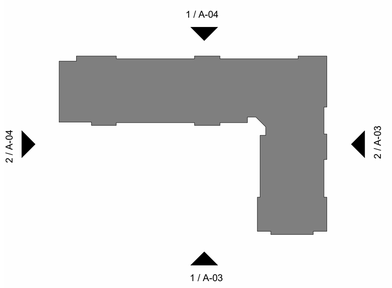


2 BUILDING TYPE A - EAST ELEVATION
3/32" = 1'-0"



1 BUILDING TYPE A - SOUTH ELEVATION
3/32" = 1'-0"

KEY PLAN



SCALE: As indicated

BUILDING TYPE A - ELEVATIONS

TIMBER CREEK | CONCEPT DESIGN | 09/24/2026 | ELMINGTON | TEN30 | A-4

UNIT SCHEDULE

UNIT TYPE	UNIT BED / BATH	NET RENTABLE SQUARE FEET	UNIT GROSS SQUARE FEET	UNIT COUNT	TOTAL NRSF	% OF UNIT MIX
2BR / 2BA						
UNIT B1	2BR / 2BA	881 SF	945 SF	42	37,011 SF	20.0%
UNIT B1 - SENSORY	2BR / 2BA	881 SF	945 SF	1	881 SF	0.5%
UNIT B1.A - TYPE A	2BR / 2BA	881 SF	945 SF	3	2,644 SF	1.4%
UNIT B2	2BR / 2BA	855 SF	922 SF	10	8,552 SF	4.8%
UNIT B3	2BR / 2BA	954 SF	1033 SF	6	5,724 SF	2.9%
				62	54,813 SF	
3BR / 2BA						
UNIT C1	3BR / 2BA	1,100 SF	1173 SF	67	73,702 SF	31.9%
UNIT C1 - SENSORY	3BR / 2BA	1,100 SF	1173 SF	1	1,100 SF	0.5%
UNIT C1.A - TYPE A	3BR / 2BA	1,082 SF	1173 SF	8	8,656 SF	3.8%
UNIT C2	3BR / 2BA	1,069 SF	1141 SF	27	28,857 SF	12.9%
UNIT C3	3BR / 2BA	1,131 SF	1203 SF	3	3,392 SF	1.4%
				106	115,707 SF	
4BR / 2 BA						
UNIT D1	4BR / 2 BA	1,340 SF	1425 SF	37	49,574 SF	17.6%
UNIT D1 - SENSORY	4BR / 2 BA	1,340 SF	1425 SF	1	1,340 SF	0.5%
UNIT D1.A - TYPE A	4BR / 2 BA	1,340 SF	1425 SF	1	1,340 SF	0.5%
UNIT D2	4BR / 2 BA	1,286 SF	1366 SF	3	3,857 SF	1.4%
				42	56,111 SF	

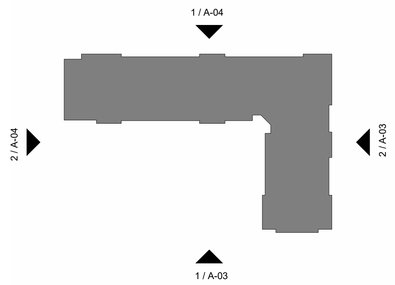


2 BUILDING TYPE A - WEST ELEVATION
3/32" = 1'-0"



1 BUILDING TYPE A - NORTH ELEVATION
3/32" = 1'-0"

KEY PLAN



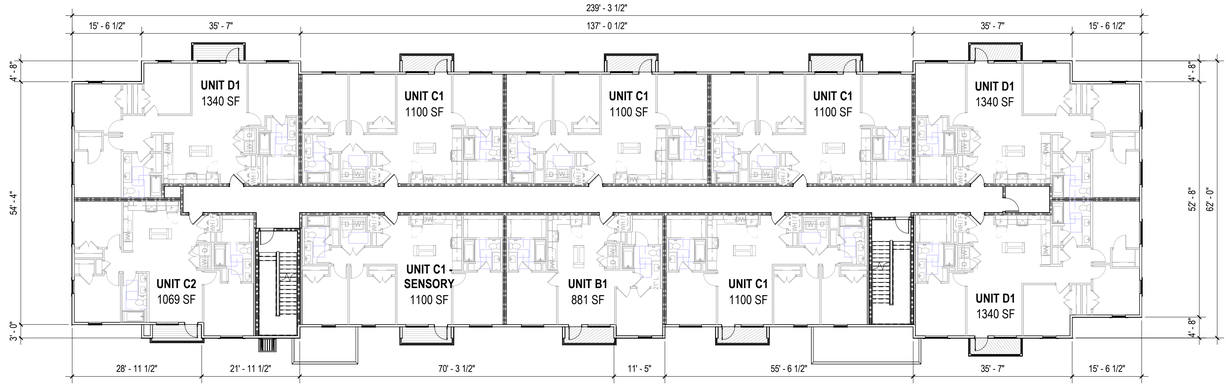
SCALE: As indicated

BUILDING TYPE A - ELEVATIONS

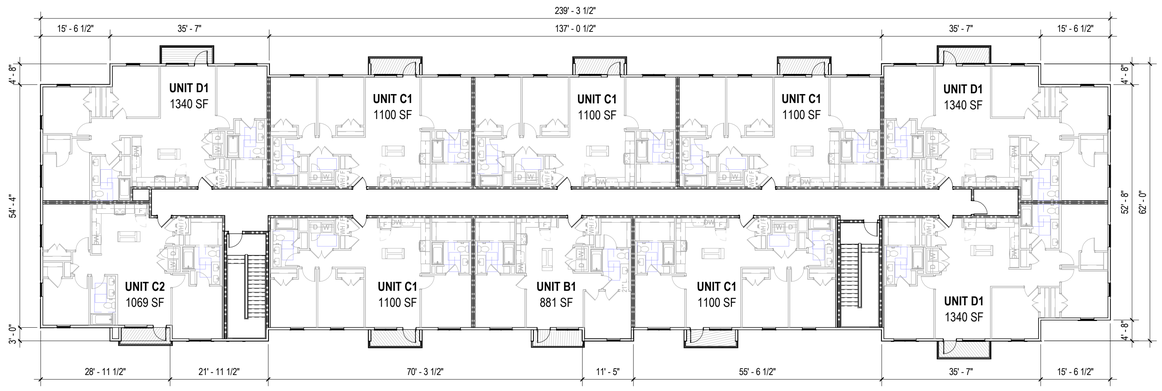
TIMBER CREEK | CONCEPT DESIGN | 09/24/2026 | ELMINGTON | TEN30 | A-5

UNIT SCHEDULE

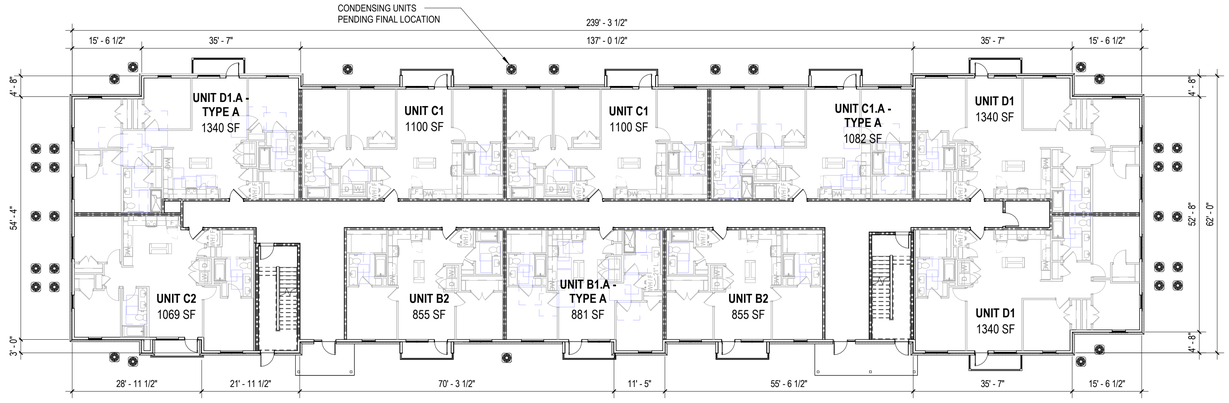
UNIT TYPE	UNIT BED / BATH	NET RENTABLE SQUARE FEET	UNIT GROSS SQUARE FEET	UNIT COUNT	TOTAL NRSF	% OF UNIT MIX
2BR / 2BA						
UNIT B1	2BR / 2BA	881 SF	945 SF	42	37,011 SF	20.0%
UNIT B1 - SENSORY	2BR / 2BA	881 SF	945 SF	1	881 SF	0.5%
UNIT B1.A - TYPE A	2BR / 2BA	881 SF	945 SF	3	2,644 SF	1.4%
UNIT B2	2BR / 2BA	855 SF	922 SF	10	8,552 SF	4.8%
UNIT B3	2BR / 2BA	954 SF	1033 SF	6	5,724 SF	2.9%
				62	54,813 SF	
3BR / 2BA						
UNIT C1	3BR / 2BA	1,100 SF	1173 SF	67	73,702 SF	31.9%
UNIT C1 - SENSORY	3BR / 2BA	1,100 SF	1173 SF	1	1,100 SF	0.5%
UNIT C1.A - TYPE A	3BR / 2BA	1,082 SF	1173 SF	8	8,656 SF	3.8%
UNIT C2	3BR / 2BA	1,069 SF	1141 SF	27	28,857 SF	12.9%
UNIT C3	3BR / 2BA	1,131 SF	1203 SF	3	3,392 SF	1.4%
				106	115,707 SF	
4BR / 2 BA						
UNIT D1	4BR / 2 BA	1,340 SF	1425 SF	37	49,574 SF	17.6%
UNIT D1 - SENSORY	4BR / 2 BA	1,340 SF	1425 SF	1	1,340 SF	0.5%
UNIT D1.A - TYPE A	4BR / 2 BA	1,340 SF	1425 SF	1	1,340 SF	0.5%
UNIT D2	4BR / 2 BA	1,286 SF	1366 SF	3	3,857 SF	1.4%
				42	56,111 SF	



2 BUILDING TYPE B - LEVEL 2
1/16" = 1'-0"



3 BUILDING TYPE B - LEVEL 3
1/16" = 1'-0"



1 BUILDING TYPE B - LEVEL 1
1/16" = 1'-0"

SCALE: 1/16" = 1'-0"

BUILDING TYPE B - LAYOUT

TIMBER CREEK | CONCEPT DESIGN | 09/24/2026 | ELMINGTON | TEN30

UNIT SCHEDULE

UNIT TYPE	UNIT BED / BATH	NET RENTABLE SQUARE FEET	UNIT GROSS SQUARE FEET	UNIT COUNT	TOTAL NRSF	% OF UNIT MIX
2BR / 2BA						
UNIT B1	2BR / 2BA	881 SF	945 SF	42	37,011 SF	20.0%
UNIT B1 - SENSORY	2BR / 2BA	881 SF	945 SF	1	881 SF	0.5%
UNIT B1.A - TYPE A	2BR / 2BA	881 SF	945 SF	3	2,644 SF	1.4%
UNIT B2	2BR / 2BA	855 SF	922 SF	10	8,552 SF	4.8%
UNIT B3	2BR / 2BA	954 SF	1033 SF	6	5,724 SF	2.9%
				62	54,813 SF	
3BR / 2BA						
UNIT C1	3BR / 2BA	1,100 SF	1173 SF	67	73,702 SF	31.9%
UNIT C1 - SENSORY	3BR / 2BA	1,100 SF	1173 SF	1	1,100 SF	0.5%
UNIT C1.A - TYPE A	3BR / 2BA	1,082 SF	1173 SF	8	8,656 SF	3.8%
UNIT C2	3BR / 2BA	1,069 SF	1141 SF	27	28,857 SF	12.9%
UNIT C3	3BR / 2BA	1,131 SF	1203 SF	3	3,392 SF	1.4%
				106	115,707 SF	
4BR / 2 BA						
UNIT D1	4BR / 2 BA	1,340 SF	1425 SF	37	49,574 SF	17.6%
UNIT D1 - SENSORY	4BR / 2 BA	1,340 SF	1425 SF	1	1,340 SF	0.5%
UNIT D1.A - TYPE A	4BR / 2 BA	1,340 SF	1425 SF	1	1,340 SF	0.5%
UNIT D2	4BR / 2 BA	1,286 SF	1366 SF	3	3,857 SF	1.4%
				42	56,111 SF	

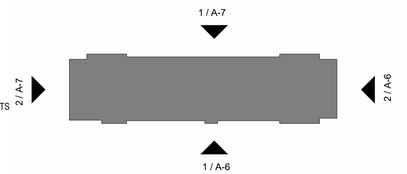


2 BUILDING TYPE B - EAST ELEVATION
3/32" = 1'-0"



1 BUILDING TYPE B - SOUTH ELEVATION
3/32" = 1'-0"

KEY PLAN



SCALE: As indicated

BUILDING TYPE B - ELEVATIONS

TIMBER CREEK | CONCEPT DESIGN | 09/24/2026 | ELMINGTON | TEN30 | A-7

UNIT SCHEDULE

UNIT TYPE	UNIT BED / BATH	NET RENTABLE SQUARE FEET	UNIT GROSS SQUARE FEET	UNIT COUNT	TOTAL NRSF	% OF UNIT MIX
2BR / 2BA						
UNIT B1	2BR / 2BA	881 SF	945 SF	42	37,011 SF	20.0%
UNIT B1 - SENSORY	2BR / 2BA	881 SF	945 SF	1	881 SF	0.5%
UNIT B1.A - TYPE A	2BR / 2BA	881 SF	945 SF	3	2,644 SF	1.4%
UNIT B2	2BR / 2BA	855 SF	922 SF	10	8,552 SF	4.8%
UNIT B3	2BR / 2BA	954 SF	1033 SF	6	5,724 SF	2.9%
				62	54,813 SF	
3BR / 2BA						
UNIT C1	3BR / 2BA	1,100 SF	1173 SF	67	73,702 SF	31.9%
UNIT C1 - SENSORY	3BR / 2BA	1,100 SF	1173 SF	1	1,100 SF	0.5%
UNIT C1.A - TYPE A	3BR / 2BA	1,082 SF	1173 SF	8	8,656 SF	3.8%
UNIT C2	3BR / 2BA	1,069 SF	1141 SF	27	28,857 SF	12.9%
UNIT C3	3BR / 2BA	1,131 SF	1203 SF	3	3,392 SF	1.4%
				106	115,707 SF	
4BR / 2 BA						
UNIT D1	4BR / 2 BA	1,340 SF	1425 SF	37	49,574 SF	17.6%
UNIT D1 - SENSORY	4BR / 2 BA	1,340 SF	1425 SF	1	1,340 SF	0.5%
UNIT D1.A - TYPE A	4BR / 2 BA	1,340 SF	1425 SF	1	1,340 SF	0.5%
UNIT D2	4BR / 2 BA	1,286 SF	1366 SF	3	3,857 SF	1.4%
				42	56,111 SF	

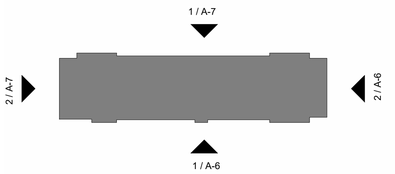


2 BUILDING TYPE B - WEST ELEVATION
3/32" = 1'-0"



1 BUILDING TYPE B - NORTH ELEVATION
3/32" = 1'-0"

KEY PLAN



SCALE: As indicated

BUILDING TYPE B - ELEVATIONS

TIMBER CREEK

CONCEPT DESIGN

09/24/2026

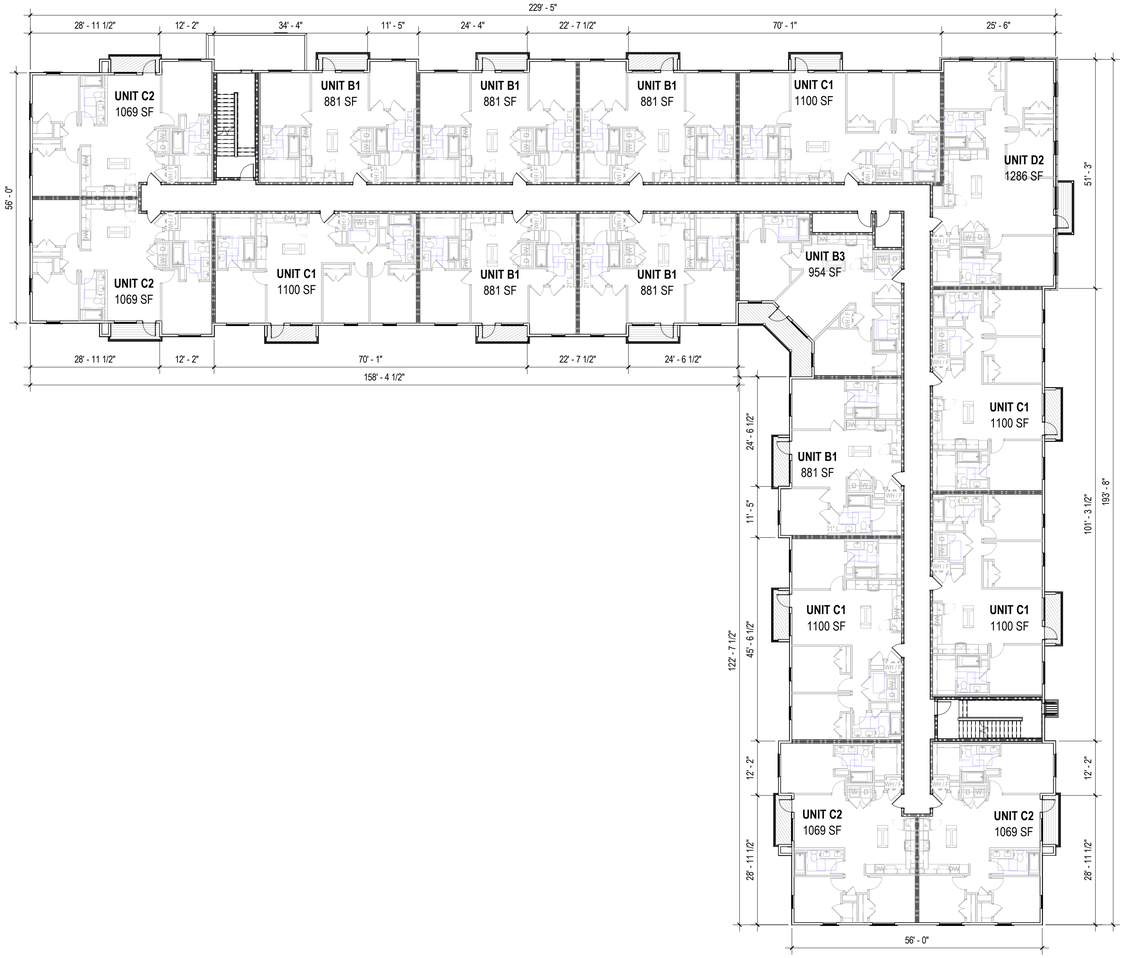
ELMINGTON

TEN30

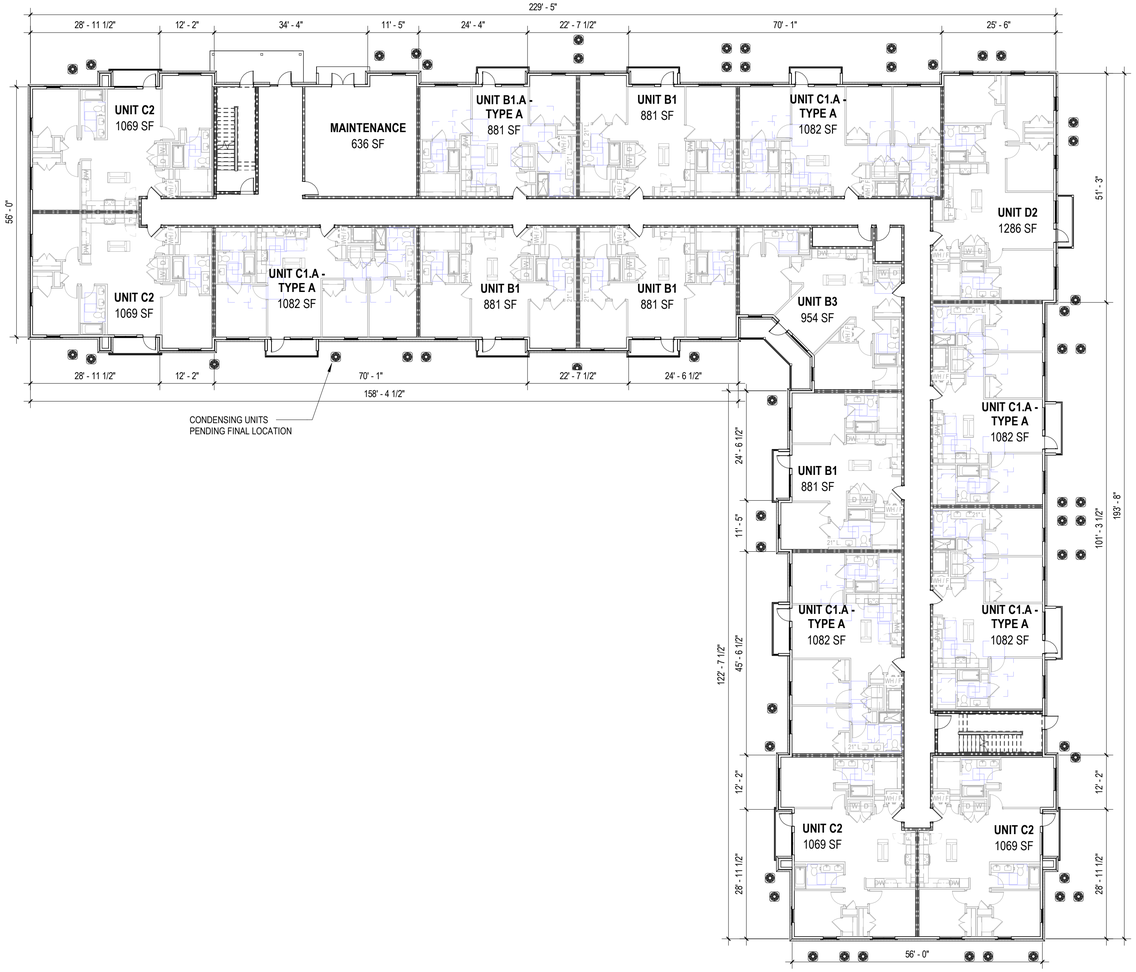
A-8

UNIT SCHEDULE

UNIT TYPE	UNIT BED / BATH	NET RENTABLE SQUARE FEET	UNIT GROSS SQUARE FEET	UNIT COUNT	TOTAL NRSF	% OF UNIT MIX
2BR / 2BA						
UNIT B1	2BR / 2BA	881 SF	945 SF	42	37,011 SF	20.0%
UNIT B1 - SENSORY	2BR / 2BA	881 SF	945 SF	1	881 SF	0.5%
UNIT B1.A - TYPE A	2BR / 2BA	881 SF	945 SF	3	2,644 SF	1.4%
UNIT B2	2BR / 2BA	855 SF	922 SF	10	8,552 SF	4.8%
UNIT B3	2BR / 2BA	954 SF	1033 SF	6	5,724 SF	2.9%
				62	54,813 SF	
3BR / 2BA						
UNIT C1	3BR / 2BA	1,100 SF	1173 SF	67	73,702 SF	31.9%
UNIT C1 - SENSORY	3BR / 2BA	1,100 SF	1173 SF	1	1,100 SF	0.5%
UNIT C1.A - TYPE A	3BR / 2BA	1,082 SF	1173 SF	8	8,656 SF	3.8%
UNIT C2	3BR / 2BA	1,069 SF	1141 SF	27	28,857 SF	12.9%
UNIT C3	3BR / 2BA	1,131 SF	1203 SF	3	3,392 SF	1.4%
				106	115,707 SF	
4BR / 2 BA						
UNIT D1	4BR / 2 BA	1,340 SF	1425 SF	37	49,574 SF	17.6%
UNIT D1 - SENSORY	4BR / 2 BA	1,340 SF	1425 SF	1	1,340 SF	0.5%
UNIT D1.A - TYPE A	4BR / 2 BA	1,340 SF	1425 SF	1	1,340 SF	0.5%
UNIT D2	4BR / 2 BA	1,286 SF	1366 SF	3	3,857 SF	1.4%
				42	56,111 SF	



2 BUILDING TYPE C - LEVEL 2
1/16" = 1'-0"

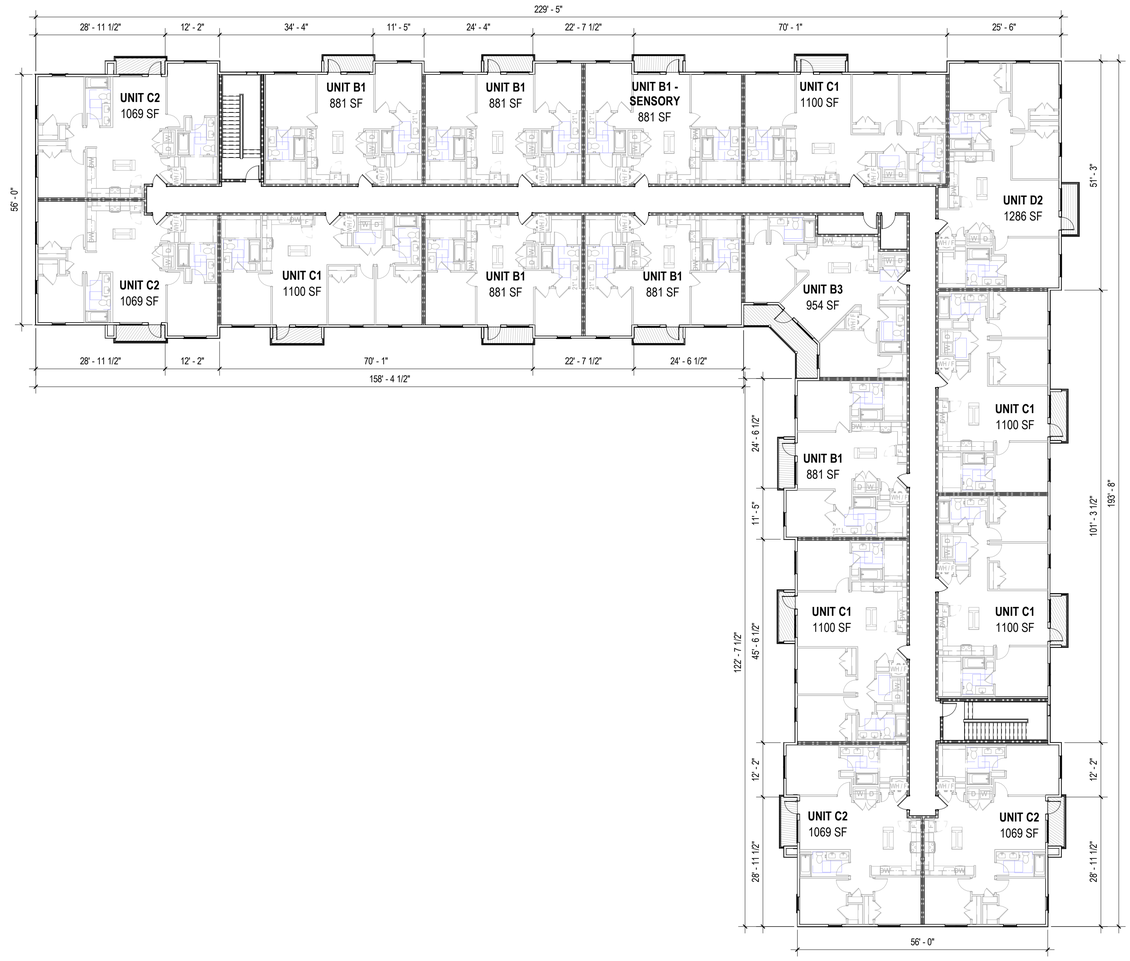


1 BUILDING TYPE C - LEVEL 1
1/16" = 1'-0"

SCALE: 1/16" = 1'-0"

UNIT SCHEDULE

UNIT TYPE	UNIT BED / BATH	NET RENTABLE SQUARE FEET	UNIT GROSS SQUARE FEET	UNIT COUNT	TOTAL NRSF	% OF UNIT MIX
2BR / 2BA						
UNIT B1	2BR / 2BA	881 SF	945 SF	42	37,011 SF	20.0%
UNIT B1 - SENSORY	2BR / 2BA	881 SF	945 SF	1	881 SF	0.5%
UNIT B1.A - TYPE A	2BR / 2BA	881 SF	945 SF	3	2,644 SF	1.4%
UNIT B2	2BR / 2BA	855 SF	922 SF	10	8,552 SF	4.8%
UNIT B3	2BR / 2BA	954 SF	1033 SF	6	5,724 SF	2.9%
				62	54,813 SF	
3BR / 2BA						
UNIT C1	3BR / 2BA	1,100 SF	1173 SF	67	73,702 SF	31.9%
UNIT C1 - SENSORY	3BR / 2BA	1,100 SF	1173 SF	1	1,100 SF	0.5%
UNIT C1.A - TYPE A	3BR / 2BA	1,082 SF	1173 SF	8	8,656 SF	3.8%
UNIT C2	3BR / 2BA	1,069 SF	1141 SF	27	28,857 SF	12.9%
UNIT C3	3BR / 2BA	1,131 SF	1203 SF	3	3,392 SF	1.4%
				106	115,707 SF	
4BR / 2 BA						
UNIT D1	4BR / 2 BA	1,340 SF	1425 SF	37	49,574 SF	17.6%
UNIT D1 - SENSORY	4BR / 2 BA	1,340 SF	1425 SF	1	1,340 SF	0.5%
UNIT D1.A - TYPE A	4BR / 2 BA	1,340 SF	1425 SF	1	1,340 SF	0.5%
UNIT D2	4BR / 2 BA	1,286 SF	1366 SF	3	3,857 SF	1.4%
				42	56,111 SF	



1 BUILDING TYPE C - LEVEL 3
1/16" = 1'-0"

SCALE: 1/16" = 1'-0"

BUILDING TYPE C - LAYOUT

TIMBER CREEK

CONCEPT DESIGN

09/24/2026

ELMINGTON

TEN30

A-10

UNIT SCHEDULE

UNIT TYPE	UNIT BED / BATH	NET RENTABLE SQUARE FEET	UNIT GROSS SQUARE FEET	UNIT COUNT	TOTAL NRSF	% OF UNIT MIX
2BR / 2BA						
UNIT B1	2BR / 2BA	881 SF	945 SF	42	37,011 SF	20.0%
UNIT B1 - SENSORY	2BR / 2BA	881 SF	945 SF	1	881 SF	0.5%
UNIT B1.A - TYPE A	2BR / 2BA	881 SF	945 SF	3	2,644 SF	1.4%
UNIT B2	2BR / 2BA	855 SF	922 SF	10	8,552 SF	4.8%
UNIT B3	2BR / 2BA	954 SF	1033 SF	6	5,724 SF	2.9%
				62	54,813 SF	
3BR / 2BA						
UNIT C1	3BR / 2BA	1,100 SF	1173 SF	67	73,702 SF	31.9%
UNIT C1 - SENSORY	3BR / 2BA	1,100 SF	1173 SF	1	1,100 SF	0.5%
UNIT C1.A - TYPE A	3BR / 2BA	1,082 SF	1173 SF	8	8,656 SF	3.8%
UNIT C2	3BR / 2BA	1,069 SF	1141 SF	27	28,857 SF	12.9%
UNIT C3	3BR / 2BA	1,131 SF	1203 SF	3	3,392 SF	1.4%
				106	115,707 SF	
4BR / 2 BA						
UNIT D1	4BR / 2 BA	1,340 SF	1425 SF	37	49,574 SF	17.6%
UNIT D1 - SENSORY	4BR / 2 BA	1,340 SF	1425 SF	1	1,340 SF	0.5%
UNIT D1.A - TYPE A	4BR / 2 BA	1,340 SF	1425 SF	1	1,340 SF	0.5%
UNIT D2	4BR / 2 BA	1,286 SF	1366 SF	3	3,857 SF	1.4%
				42	56,111 SF	

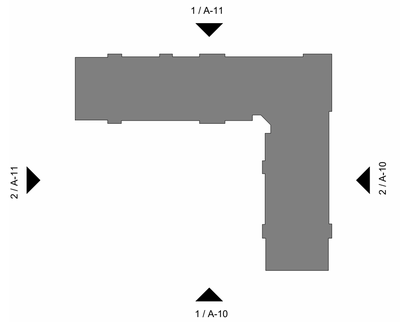


2 BUILDING TYPE C - EAST ELEVATION
3/32" = 1'-0"



1 BUILDING TYPE C - SOUTH ELEVATION
3/32" = 1'-0"

KEY PLAN



SCALE: As indicated

BUILDING TYPE C - ELEVATIONS

TIMBER CREEK | CONCEPT DESIGN | 09/24/2026 | ELMINGTON | TEN30 | A-11

UNIT SCHEDULE

UNIT TYPE	UNIT BED / BATH	NET RENTABLE SQUARE FEET	UNIT GROSS SQUARE FEET	UNIT COUNT	TOTAL NRSF	% OF UNIT MIX
2BR / 2BA						
UNIT B1	2BR / 2BA	881 SF	945 SF	42	37,011 SF	20.0%
UNIT B1 - SENSORY	2BR / 2BA	881 SF	945 SF	1	881 SF	0.5%
UNIT B1.A - TYPE A	2BR / 2BA	881 SF	945 SF	3	2,644 SF	1.4%
UNIT B2	2BR / 2BA	855 SF	922 SF	10	8,552 SF	4.8%
UNIT B3	2BR / 2BA	954 SF	1033 SF	6	5,724 SF	2.9%
				62	54,813 SF	
3BR / 2BA						
UNIT C1	3BR / 2BA	1,100 SF	1173 SF	67	73,702 SF	31.9%
UNIT C1 - SENSORY	3BR / 2BA	1,100 SF	1173 SF	1	1,100 SF	0.5%
UNIT C1.A - TYPE A	3BR / 2BA	1,082 SF	1173 SF	8	8,656 SF	3.8%
UNIT C2	3BR / 2BA	1,069 SF	1141 SF	27	28,857 SF	12.9%
UNIT C3	3BR / 2BA	1,131 SF	1203 SF	3	3,392 SF	1.4%
				106	115,707 SF	
4BR / 2 BA						
UNIT D1	4BR / 2 BA	1,340 SF	1425 SF	37	49,574 SF	17.6%
UNIT D1 - SENSORY	4BR / 2 BA	1,340 SF	1425 SF	1	1,340 SF	0.5%
UNIT D1.A - TYPE A	4BR / 2 BA	1,340 SF	1425 SF	1	1,340 SF	0.5%
UNIT D2	4BR / 2 BA	1,286 SF	1366 SF	3	3,857 SF	1.4%
				42	56,111 SF	

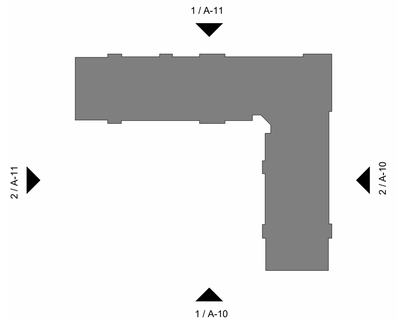


2 BUILDING TYPE C - WEST ELEVATION
3/32" = 1'-0"



1 BUILDING TYPE C - NORTH ELEVATION
3/32" = 1'-0"

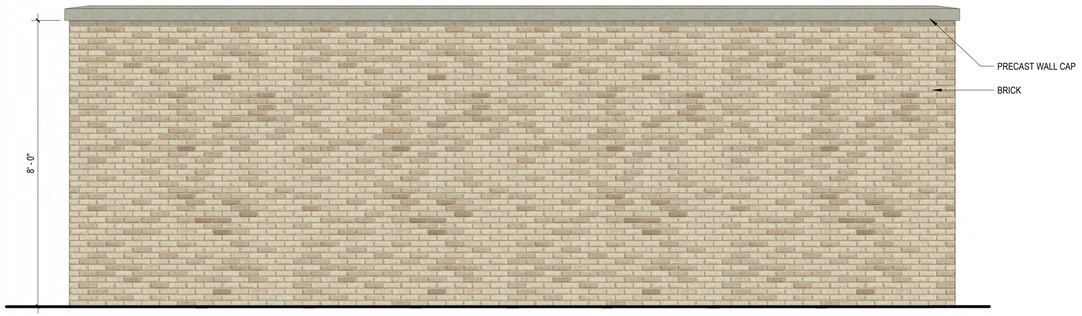
KEY PLAN



SCALE: As indicated

BUILDING TYPE C - ELEVATIONS

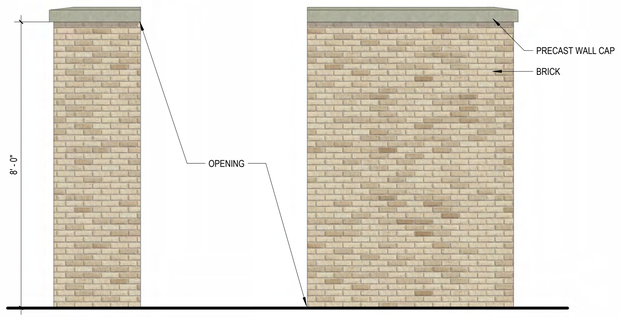
TIMBER CREEK | CONCEPT DESIGN | 09/24/2026 | ELMINGTON | TEN30 | A-12



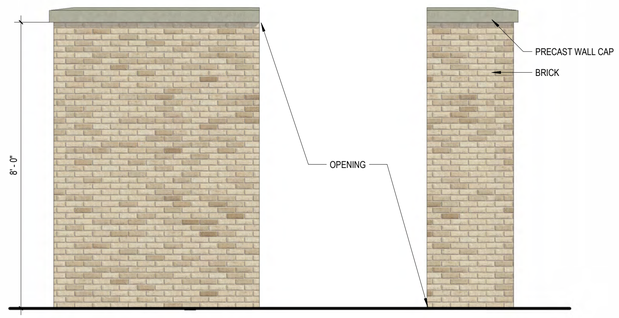
3 TRASH ENCLOSURE - REAR ELEVATION
1/2" = 1'-0"



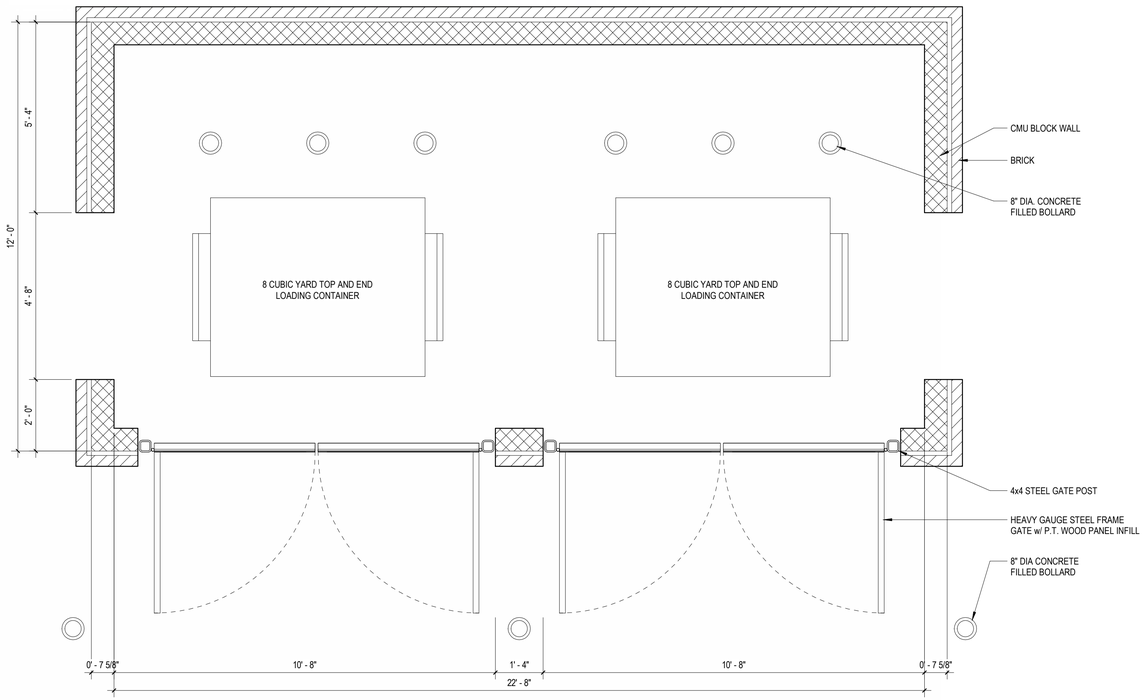
TRASH ENCLOSURE - FRONT ELEVATION
2 1/2" = 1'-0"



5 TRASH ENCLOSURE - SIDE ELEVATION
1/2" = 1'-0"



4 TRASH ENCLOSURE - SIDE ELEVATION
1/2" = 1'-0"

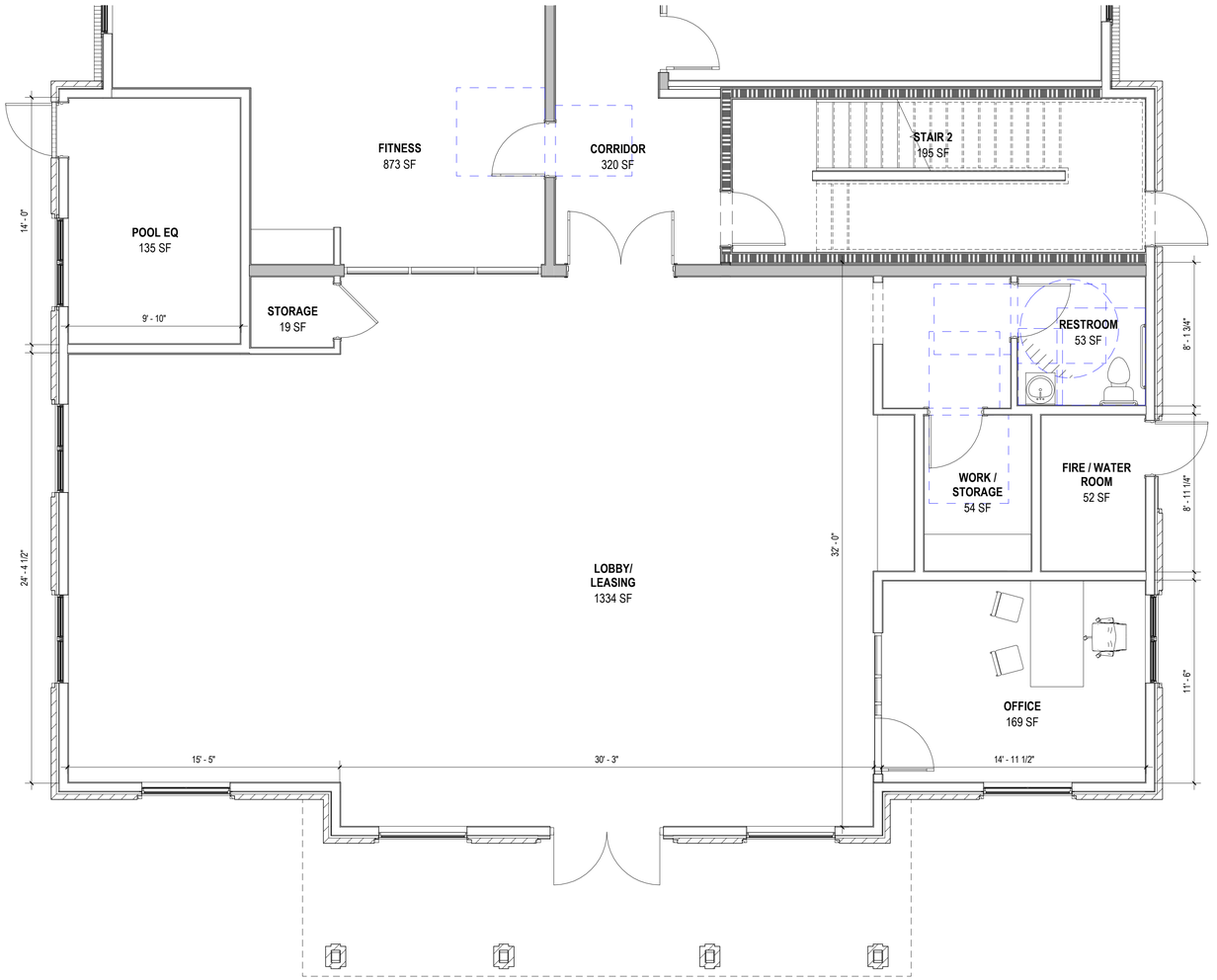


1 TRASH ENCLOSURE PLAN
1/2" = 1'-0"

SCALE: 1/2" = 1'-0"

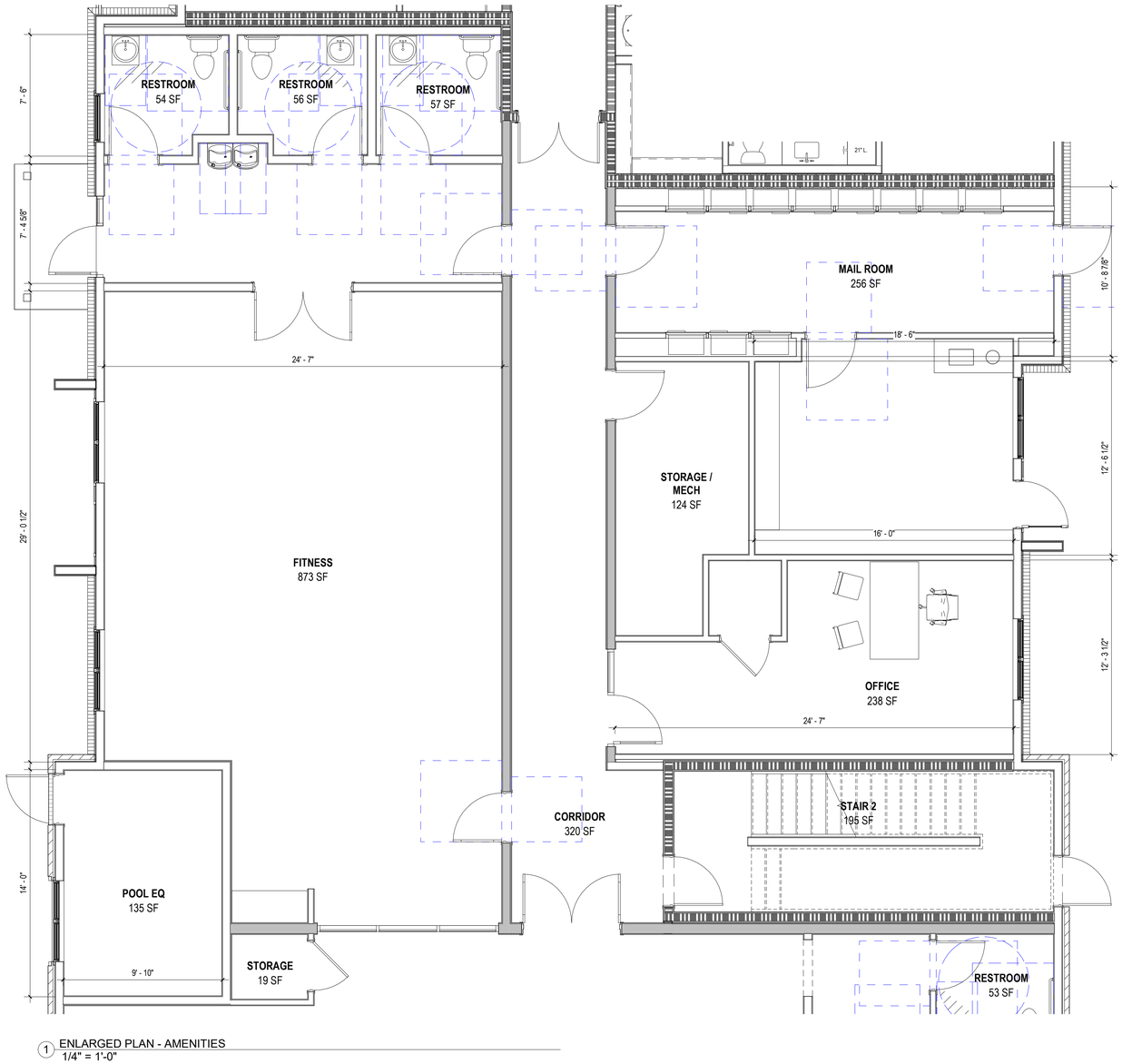
TRASH ENCLOSURE DETAILS

TIMBER CREEK | CONCEPT DESIGN | 09/24/2026 | ELMINGTON | TEN30 | A-13



1 ENLARGED PLAN - LOBBY/LEASING
1/4" = 1'-0"

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



1 ENLARGED PLAN - AMENITIES
1/4" = 1'-0"

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



NORTHERN SITE ENTRY LOOKING SOUTH

IMAGE PROVIDED FOR MASSING AND SCALE REPRESENTATION ONLY. REFER TO OTHER DRAWINGS FOR MATERIALS, PLANTING SELECTION, FINAL PLANTING LOCATIONS, ETC.



MACARTHUR BOULEVARD ELEVATION

MACARTHUR PERSPECTIVE - NORTH SITE ENTRY

TIMBER CREEK

CONCEPT DESIGN

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SOUTHERN SITE ENTRY LOOKING NORTH

IMAGE PROVIDED FOR MASSING AND SCALE REPRESENTATION ONLY. REFER TO OTHER DRAWINGS FOR MATERIALS, PLANTING SELECTION, FINAL PLANTING LOCATIONS, ETC.



MACARTHUR BOULEVARD ELEVATION

MACARTHUR PERSPECTIVE - SOUTH SITE ENTRY

TIMBER CREEK

CONCEPT DESIGN

09/24/2026

ELMINGTON

TEN30

Carlisle | Wortman
ASSOCIATES, INC.
117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

To: Superior Township Planning Commission

From: Ben Carlisle, AICP and Michelle Marin, AICP

Date: October 23, 2026

Re: Schultz Farms Concept Plan

Fowler Creek Owner, LLC has submitted a Concept Plan for a residential community on approximately 140.45 acres south of Geddes Road and east of Ridge Road. The Superior Township project includes 456 dwelling units and land zoned PC (Planned Community) and A-2 (Agricultural). The proposed development connects to additional homes in Canton Township. However, the reported acreage and units reviewed in this memo are entirely within Superior Township.

This is an informational concept review. No formal action may be taken, and comments are not binding commitments. We have reviewed the concept through the lens of the newly updated Zoning Ordinance and the 2024 Comprehensive Master Plan.

Concept Plan

Component	Proposal
Site area	140.45 gross acres; 137.1 net acres after 3.35 acres of right-of-way dedication
Detached homes	257 lots: 143 at 40 × 120 feet (4,800 sq. ft.) 114 at 50 × 120 feet (6,000 sq. ft.)
Attached residences	199 ranch-style rental units
Density	Approximately 3.3 units per net acre; net-area calculation requires verification
Open space	46.7 acres (34.1% of reported net area)
Phasing	Two detached-home phases: 135 lots in Phase 1; 122 in Phase 2

The concept shows a clubhouse, patio and amenity area, additional neighborhood amenity areas, detention facilities, utility corridors and a creek corridor. The narrative proposes trails, pocket parks, a pool, fitness and gathering spaces, pickleball courts and a dog park. Specific locations, dimensions, access arrangements and delivery commitments are not fully established.

Benjamin R. Carlisle, *President* John L. Enos, *Vice President*
Paul Montagno, *Principal* Megan Masson-Minock, *Principal* Laura Kreps, *Principal* Brent Strong, *Principal*
David Scurto, *Principal* Sally M. Elmiger, *Principal* Craig Strong, *Principal* Douglas J. Lewan, *Principal*
Richard K. Carlisle, *Past President/Senior Principal* R. Donald Wortman, *Past Principal*

Master Plan Consistency

The site is within the Geddes Road Urban Sub-Area on the Future Land Use plan. The Master Plan supports a range of housing types in that area, traditional single-family neighborhood patterns, and attached and multiple-family housing along neighborhood edges and arterial corridors. It also calls for compatible scale, appropriate transitions, walkability and protection of significant natural features.

Housing Mix and Density

The mix of detached homes and attached ranch residences is generally consistent with the sub-area's housing diversity objectives. The attached component is located near Geddes Road, with detached lots farther south. Compatibility still needs to be demonstrated through building heights, elevations, streetscape design, perimeter setbacks and relationships to adjoining uses. Smaller lots alone do not establish a superior neighborhood design. The scale of the housing product should complement the lot size.

The applicant describes four (4) units per acre as a density contemplated by the Urban Sub-Area. The Master Plan's sub-area guidance does not establish that numerical allowance; it states that average density will vary between developments. Four units per net acre is the R-4 district standard in draft Section 4.08, not an automatic entitlement for this PC/A-2 site. PC density must be evaluated under Sections 5.02 and 5.03.

Utility Service and Growth Management

The Master Plan bases development on infrastructure availability and maintaining the designated Urban Service Area boundaries. The A-2 zoned parcel on the southern end of the proposed development is outside of the Urban Service Area. Being within the Geddes Road Urban Sub-Area does not establish that the entire site is within the utility service boundary or that service capacity is available. In order to connect to municipal sewer and water, the applicant must proceed with one of the following options:

- Apply for a Utility Service Boundary amendment, understanding that the request would not presently be consistent with the Master Plan.
- Seek an amendment to the Master Plan in conjunction with or prior to the boundary amendment.
- Revise the development so that no utilities are extended into the portion of the site outside the Utility Service Boundary. That area could potentially still be used for roads, open space, or other improvements that do not require utility service.

Attainability, Connections and Natural Features

Township policies support diverse and attainable housing and densities that do not overburden infrastructure. Smaller detached lots and rental ranch units provide additional housing choices, but the submittal does not provide projected rents, sale prices or other information demonstrating attainability. We can recognize housing diversity without concluding that affordability has been established.

The proposed trails, pocket parks and stream restoration could advance the Plan's transportation and natural-feature policies. A coordinated plan should identify continuous connections between housing components, amenities and external sidewalks or pathways, together with preservation areas and disturbance limits. General amenity descriptions do not yet demonstrate those outcomes.

Planned Community Standards and Requested Flexibility

Sections 5.01 and 5.02 of the new zoning ordinance allow flexibility when it produces a higher-quality development, compatibility and community benefits. Section 5.03 requires evidence supporting each applicable approval standard at formal review. Concept comments should address whether the proposed design and benefits justify the requested flexibility; favorable comments would not constitute approval of deviations.

Detached Lot Standards

R-4 is a useful comparison for the proposed detached housing, although the site is zoned PC and A-2. The following comparison uses draft Section 4.08. It does not establish R-4 as the approved baseline for every project component.

Standard	R-4 comparison	Proposed detached lots
Minimum lot width	60 feet	40 feet / 50 feet
Minimum lot area	7,200 sq. ft.	4,800 / 6,000 sq. ft.
Minimum lot depth	120 feet	120 feet
Front setback	25 feet	25 feet
Side setbacks	6 feet minimum on one side; 16 feet total	5 feet on each side; 10 feet total
Rear setback	35 feet	35 feet

The required side yard setbacks in the R-4 district are six feet on each side and sixteen feet total. The requested five-foot setbacks reduce both the minimum individual side yard and the combined requirement.

Representative detached-home footprints, garage arrangements and elevations are needed to assess separation, usable yards, building massing and driveway placement on these lots. As part of the preliminary development plan application, the applicant must identify the proposed building height, ground-floor coverage, floor area ratio, and impervious coverage limits, and list all requested deviations. For attached residences, the applicant must clarify the applicable use classification, building heights, parking and the method for measuring the proposed 20-foot setback from the walk and 25-/45-foot building separations.
The PUD district is intended to allow flexibility and mixture of uses, and to improve the design, character, and quality of the new development. The Planning Commission will evaluate the proposed deviations in light of the overall quality of development, compliance with the Master Plan and PUD eligibility criteria.

In considering the requested deviations—particularly the reductions in lot area, lot width, setbacks, and impervious surface coverage—the Planning Commission may wish to evaluate how those reductions relate to overall building height and square footage.

We are supportive of modest reductions (e.g., smaller lots and setbacks) where they advance compatible, context-sensitive development. We find that smaller lots are a desire in the current housing market. However, those reductions should remain in character with a correspondingly smaller building form. In practice, we often find that while lots become smaller, house size does not, which can introduce massing and scale inconsistencies relative to surrounding development.

Recognizable and Material Benefits

Section 5.03.B.2 requires recognizable and material benefits that would otherwise be infeasible or unlikely without PC flexibility. Stream restoration, lasting resource protection, and a connected recreation network could support this standard, but the extent and durability of those benefits need documentation. The applicant should distinguish required mitigation and conventional site improvements from enhancements beyond ordinance requirements, including under Section 5.03.B.3.

To assess the offered recognizable and material benefits, the applicant must also clarify who may use the clubhouse, trails and recreation areas; whether detached homeowners have guaranteed access; and any fees, membership conditions or public access. Resident amenities can benefit ultimate project users, but should not be described as public facilities without a defined public-use commitment. Site cleanup and demolition also need a documented scope before their significance as a PC benefit can be evaluated.

N**atural Features and Open Space**

The concept identifies a creek corridor, proposed detention areas, utility easements and approximately 36,000 square feet of wetland fill near Ridge Road access. The narrative characterizes wetland impacts as minor, but the submittal does not establish their proportional extent, ecological effect or permitting feasibility. Wetland delineations, floodplain/floodway data, tree and woodland information, disturbance limits and a restoration concept are needed to assess preservation and mitigation.

Watercourse and Wetland Setbacks

Sheet SP-2 labels a 30-foot creek setback. Section 13.04.B.1 requires a 50-foot open-space setback measured from the ordinary high-water mark of rivers and streams. The plan should show that measurement and either demonstrate compliance or expressly identify and justify a requested PC deviation.

Section 13.04.B.2 requires a 25-foot wetland setback and, for residential projects with common open space, individual single-family lot boundaries entirely outside that setback. Section 13.04.B.3 establishes county-drain setbacks, if applicable. The applicant should identify whether the creek is also a county drain and show the relevant easements and setbacks.

The proposed Ridge Road access crosses a wetland and its setback. Although permanent structures are generally prohibited within required natural-feature setbacks, Section 13.04.B.4.e(3) allows roads and driveways to cross in a more or less perpendicular direction to provide access from an adjacent street right-of-way. The applicant should demonstrate that the crossing meets this exception. Any relief needed beyond the exception should be expressly identified and justified as a requested PC deviation. The crossing exception does not authorize wetland fill or replace applicable Township wetland approvals or EGLE permits. Trails and other improvements must also satisfy the applicable limitations in Section 13.04.B.4.

Open-Space Accounting and Protection

The applicant reports 46.7 acres of open space, 9.13 acres of utility/easement areas and 9.75 acres of stormwater areas. Their sum is 65.58 acres, or approximately 47.8% of the reported 137.1-acre net site. The broader figure should be identified separately from dedicated common open space; utility corridors and stormwater facilities are not automatically equivalent to usable recreation or preserved natural areas.

Article 2 defines net lot area as gross area minus dedicated rights-of-way, drainage easements and bodies of water. The applicant's 137.1-acre calculation subtracts only the right-of-way. The calculation should be revised to account for the other required deductions, identify any overlapping areas and show open space by phase. The reported density and open-space percentages cannot be verified until this information is provided.

The applicant should identify which areas will be permanently protected, which will provide usable recreation, and which are subject to utility restrictions or stormwater maintenance. Section 5.04.F.4 requires provisions for maintaining open space, common areas and amenities. The formal proposal should explain who will own and maintain these areas, who may access them, what uses will be permitted and how their preservation will be legally secured.

Access, Infrastructure and Phasing

The drawing shows access from Geddes and Ridge roads, a temporary secondary access from Geddes Road and potential connections to Canton Township. The applicant should identify permanent and construction access points, indicate whether roads will be public or private, and explain how emergency access and connections to Canton will be provided. The potential connections cannot be relied upon until arrangements for their use are confirmed. Traffic, road-agency, engineering and fire reviews will be needed to determine whether the proposed access is feasible and what improvements are required.

A coordinated phasing plan should identify when attached units, utility extensions, permanent access, stream work, trails and shared amenities will be delivered. Draft Sections 5.04.E.4–9 and E.12–13 require density, circulation, utility, parking/traffic, phasing and public-service information for formal review. This information is especially important where early phases depend on improvements outside their boundaries.

Discussion

The concept plan offers a housing mix, open-space framework and potential environmental improvements that warrant Planning Commission discussion. However, the utility service strategy, density calculation, natural-feature impacts and enforceable benefits remain unresolved.

Items for Planning Commission Consideration

1. Does the Commission generally support the proposed mix of detached homes and attached ranch-style rental residences, subject to utility feasibility, compatibility and natural-feature review?
2. Does the Commission support further consideration of 40- and 50-foot lots and five-foot side setbacks? What building, streetscape and separation information should be provided to evaluate that flexibility?
3. Which proposed benefits could justify PC flexibility, and what additional commitments are needed concerning stream restoration, protected open space, trail connections and recreation?
4. Should the applicant revise the amenity program to ensure access for both attached-unit residents and detached homeowners, and clarify whether any facilities will serve the broader public?
5. What additional perimeter transitions, pedestrian connections or phasing commitments should be incorporated before a formal application?
6. Would the Planning Commission support connections to municipal services for the portion of the development that is outside the Utility Service Boundary amendment?

Items to be Addressed Before Formal Preliminary Development Plan Review

1. Correct the zoning labels to identify PC and A-2 and distinguish the Urban Sub-Area future land use designation from zoning. Clarify the relationship to the Canton parcels and reconcile the drawing dates: sheets are dated September 8, while the narrative references September 16.
2. Provide the service-boundary overlay and a documented utility strategy; reconcile gross/net acreage, density and open-space calculations.

3. Provide a natural-feature inventory, impact and restoration plan; resolve the creek setback and demonstrate the applicable wetland and drain setbacks.
4. Provide representative building designs, a complete deviation schedule, defined benefits and access/maintenance commitments, and a coordinated access and phasing plan.
5. Address the applicable pre-application information in Section 5.04.A and the formal submittal requirements in Section 5.04.E, with a proposed PC agreement under Sections 5.04.D and F. Clarify prior Area Plan approval status, if any, for purposes of Section 5.01.C.

Sincerely,

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

CARLISLE/WORTMAN ASSOC., INC.
Michelle Marin, AICP

#351-2605

October 23, 2026

CHARTER TOWNSHIP OF SUPERIOR
3040 North Prospect Road
Ypsilanti, MI 48198

Attention: **Emily Dabish Yahkind, Township Supervisor**

Regarding: **Schultz Farms**
Preliminary Concept Review for Planning Commission
OHM Job # 0140-25-1050

Dear Ms. Dabish Yahkind:

In follow-up to the Applicant's submittal to the Township regarding the preliminary concept plans for the Schultz Farms Planned Community development received by OHM Advisors on October 7, 2026, we offer the following summary as a cursory review of the concept plan for redevelopment of five parcels of land on Ridge Road and Geddes Road in Superior Township with parcel identification number (PIN) J-10-36-100-001, J-10-36-100-008, J-10-36-100-009, J-10-36-100-011 and J-10-36-400-002:

Utilities
A concept utilities plan was not provided for review. OHM Advisors compared the location of the parcels in relation to existing Township utilities facilities. Please refer to the enclosed figures showing the parcel locations along with existing public water main and sanitary sewer.

Water Main
There is a 12" water main on the south side of Geddes Road that extends from Ridge Road to the easterly limit of the neighboring parcel with PIN J-10-36-100-010. The water main is capped at this point and would need to be extended along the frontage of Geddes Road to support looping within the proposed development.

There is an existing 16" water main on the west side of Ridge Road that fronts the southern parcel of the proposed development and ends south of the other two parcels fronting Ridge Road (J-10-36-100-009 and J-10-36-100-008). A 12" water main is stubbed across Ridge Road from this 16" water main to the southern parcel ending approximately 55 feet from the Ridge Road right-of-way and is located within a 57' wide sanitary sewer and water main easement.

Superior Township's 5-year Capital Improvement Plan recommends an extension of the 16" Ridge Road water main northward to Geddes Road for system reliability and redundancy purposes for the east end of the Utilities District, and the Township Utility Department has begun design of this water main. Funding for construction of the water main is not currently identified. The Township anticipates that the Schultz development would require, at a minimum, a water main extension across the parcels fronting Ridge Road to provide water service through the development. The development would also benefit from closing the water main gap from the northern end of the development parcels to Geddes Road in terms of system redundancy to the newly developed area, as well as increasing fire flow for hydrants within the new development. A cost sharing arrangement for the Township Ridge Road Water Main project with the owner of the Schultz Farms development would be expected to occur prior to the approval of a Preliminary Development Plan and incorporated into the Development Agreement.

Further engineering analysis of the fire flow benefits to the site would be undertaken during review of the Preliminary Development Plan to aid in the evaluation of cost sharing aspects of the new 16" water main along Ridge Road,

although it should be noted that the system redundancy benefits of the looped Ridge Road Township water main to the new development are present regardless based on redundancy to the GLWA owned transmission main feed located at the corner of Geddes Rd and Ridge Rd where flow is robust. This also creates the ability to maintain a looped water main system to the new development solely from the GLWA feed, in a scenario where the direct YCUA fed portion of the system from the southwest encountered issues.

Sanitary Sewer
Superior Township's Section 36 Sanitary Sewer Lift (pump) Station is located on the west end of the southern parcel, just east of the Ridge Road right-of-way. This lift station and its associated appurtenances are located within a 57' wide sanitary sewer and water main easement on this parcel. A 12" gravity sewer is stubbed (~60 LF) to the north from the lift station with an invert of approximately 693 (approximately 31 feet deep) and a 10" gravity sewer is stubbed (~35 LF) to the east from the lift station with an invert of approximately 685.75 (approximately 37 feet deep). The depth of the connection at the pump station in relation to the required depth at the Fowler Creek crossing should be studied prior to submitting a Preliminary Development Plan for review.

The Basis of Design for this lift station assigned 305 REUs (Residential Equivalent Units) with 3.5 persons per unit for the "Amberwood" development on the plan sheet. The additional parcels fronting Ridge Road were not assigned REUs in the basis of design. The basis of design for the pump station has previously been provided to the developer's engineer for review.

The applicant did not provide a sanitary basis of design for review; however, it is understood that 456 residential units are currently planned for the site, which appears to exceed the planned capacity for the pump station. A detailed review of the proposed density of development and available capacity of the Township's sanitary system including the Section 36 Lift Station will be required during the Preliminary Development Plan review. If future capacity is limited due to proposed density of the current development, financial contributions for future capacity upgrades from the Applicant would be recommended and could be incorporated into the Development Agreement.

Phasing
It appears that the development is proposed to be constructed in phases. It must be apparent on the Preliminary Development Plan submittal which utilities will be constructed in Phase 1. Engineering Review on the entirety of the site prior to Final Development Plan approval may be appropriate if Phase 2 utilities are required to service Phase 1 or if required based on the EGLE permitting process.

Ordinance for Modification of the Urban Service District Boundary
Superior Township has recently passed Township Ordinance No. 197, *Ordinance for Modification of the Urban Service District Boundary*. This ordinance includes a map of the Township's Official Urban Service District Boundary for properties eligible to receive municipal water and sanitary sewer services by the Township, and the boundary does not include Parcel J-10-36-400-002. It is understood that the Township Planner has provided options for use of this parcel.

Multiple Jurisdictions
It is noted that the development intends to connect to an adjacent development located in Canton Township. Should the Schultz Farms development move forward, the parcels within Superior Township would be serviced by Superior Township water and sanitary facilities. An emergency connection (with a closed valve) to Canton Township's water main system could be explored but is not a requirement by Superior Township at this time.

Site Access
It is noted that the concept plan proposes one access point to Geddes Road, and one access point to Ridge Road. Both roads are under the jurisdiction of the Washtenaw County Road Commission (WCRC). A temporary secondary access point to Geddes Road is shown on the concept plan. It is understood that the temporary secondary access point to Geddes Road is planned until the connections to the proposed Canton Township parcels are constructed. These access points to the development would need to be coordinated with the WCRC and the Superior Township Fire Marshal. It is likely that it would be required that the "temporary" access be constructed and permitted to meet the requirements of a

permanent access point, as the proposed permanent access is in a neighboring Township and County. A traffic study (TIS) will be required for review, and off-site improvements due to increased traffic may be required. In addition, the WCRC may require that right-of-way be dedicated across the frontage of the development to create a consistent 60' half-width right-of-way.

The concept plan shows the multi-family and single-family portions of the development connected via a crossing of Fowler Creek. The crossing is shown as a combined vehicular and pedestrian crossing. The crossing design will need to be coordinated with the Michigan Department of Environment, Great Lakes, and Energy (EGLE). It is recommended that the applicant hold a pre-application meeting with MI-EGLE to discuss the crossing, as well as the wetland impacts for the Ridge Road access point, and the stream restoration of Fowler Creek.

Pedestrian access throughout the site should be prioritized. It appears that the Applicant is proposing shared use pathways along the frontage of the development on both Ridge Road and Geddes Road. Consideration should be given to competing off-site pathway gaps across out-lots or adjacent parcels. Sidewalks should be proposed on both sides of all roads within the development, and connections should be made to the public pathway system at logical points. A detailed review of pedestrian connectivity would be done during the Preliminary Development Plan review.

Outside Agencies

After Development Plan Approval, several additional permits and outside agencies would be required prior to construction of the development in addition to Engineering Review by the Township Engineer. Preliminary discussions with these permitting agencies should take place during the Preliminary Development Plan stage. These outside agencies include:

1. The extension of public sanitary sewer to and through the development will require a permit by the Michigan Department of Environment, Great Lakes, and Energy (EGLE) under Part 41. A detailed sanitary layout, including basis of design, will be required for review. The Ypsilanti Community Utilities Authority (YCUA) would be required to review and approve the sanitary design as a part of the EGLE permit process.

2. The extension of water main to and through the development will require a permit by MI-EGLE under PA 399, and review and approval by YCUA prior to sending the permit to EGLE. Coordination with the Township's Ridge Road Water Main project will also be required.

3. The concept plan indicates impacts to a regulated wetland, as well as potential stream restoration of Fowler Creek. In addition, it appears that one road, sanitary, and water main will be required to cross Fowler Creek. Storm sewer is also likely intended to outlet to the creek. A Joint Permit Application (JPA) through MI-EGLE will be required. The Applicant will also be required to determine if a 100-yr floodplain exists adjacent to Fowler Creek as a part of the JPA process and define its location. EGLE may dictate the type and location of amenities that are feasible within this area.

4. It appears that the concept plan shows multiple detention facilities to handle stormwater throughout the site. The stormwater management design on the site plan will be required to meet Washtenaw County Water Resources Commissioner (WCWRC) Standards. Future review and approval from WCWRC would be required. It is recommended that the Applicant submit a pre-application review to WCWRC during the Preliminary Development Plan stage if the development moves forward.

5. Soil erosion and sedimentation control (SESC) measures shall be included on the site plan and need to meet the requirements of WCWRC. Review and approval will be required from WCWRC prior to construction.

6. Work proposed in the Geddes Road and Ridge Road rights-of-way will be required to meet the requirements of the Washtenaw County Road Commission (WCRC). It is recommended that the

Applicant submit to WCRC for a preliminary review to determine TIS requirements, off-site improvements, and ROW dedication.

If you have any questions regarding this summary, please do not hesitate to contact me at (734) 466-4592 or via email at claire.martin@ohm-advisors.com.

Sincerely,
OHM Advisors

_____

Claire Martin, PE
Senior Project Manager

Enclosures: Parcel/Utility Location Maps

cc: Angela Robinson, Superior Township
Rickey Harding, Superior Township
Mary Burton, Superior Township
Dan Kimball, Superior Township
George Tsakoff, OHM Advisors
Mariah Cummings, OHM Advisors
Michelle Marin, CWA
Ben Carlisle, CWA
Spencer Schafer, Schafer Development
Aaron Schafer, Schafer Development
Steven Schafer, Schafer Development
Matt Bush, Atwell
Chris Rothhaar, Atwell
Paul Kiebler, PEP Capital
Jeff Rutushin, PEP Capital

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October 2, 2026

Ms. Michelle Marin, AICP
Superior Township Planning & Zoning Administrator
3040 N. Prospect Road
Superior Township, MI 48198

RE: **Schultz Farms – Planning Commission Informational Meeting Request**
Section 36, T.2S., R.7E., Superior Township, Washtenaw County, Michigan

Dear Ms. Marin,

On behalf of Fowler Creek, LLC, we are pleased to submit the enclosed Concept Plan for the Schultz Farm community, located generally south of Geddes Road and east of Ridge Road. The Concept Plan is being submitted to Township Staff for a high-level review and consideration by the Planning Commission at an upcoming informational meeting, with the goal of obtaining feedback and direction prior to advancing the project through the formal development review process.

The Concept Plan incorporates comments and direction received from Township Staff during the September 2, 2026 pre-application meeting, including refinements to open space, lot standards, building massing, amenity programming and related site details. Staff indicated that the revised concept was generally appropriate for presentation to the Planning Commission, subject to these revisions and supplemental information.

Project Overview

The Schultz Property consists of approximately **140.45 gross acres** and **137.1 net acres** following the proposed right-of-way dedication. The property is currently zoned Planned Community District, as reflected on the Township's June 15, 2026 Zoning Map, and is proposed to be developed under the Township's Geddes Road Urban Sub-Area classification, consistent with the Township's 2024 Comprehensive Master Plan.

The Concept Plan contemplates a comprehensively planned residential community consisting of a mix of detached and attached housing organized around the site's existing natural features, open-space corridors, stormwater management areas, pedestrian connections and community amenities. The layout is intended to preserve and enhance the site's environmental features while creating a cohesive neighborhood with a range of housing types and meaningful recreational opportunities. The project is anticipated to be developed in two phases.

Key development statistics include:

- **Site Area:** 140.45 gross acres / 137.1 net acres
- **Residential Density:** 456 units, or approximately 3.3 units per net acre, compared with the 4.0 units-per-acre density contemplated under the Urban Sub-Area classification
- **Single-Family Detached:** 257 homes, including 143 lots approximately 40 feet wide and 114 lots approximately 50 feet wide
- **Attached Residential:** 199 units across multiple product types
- **Open Space:** 46.7 acres, or approximately 34.1% of the net site area
- **Combined Open Space, Grassed Easements, and Dry-Basin Stormwater Areas:** 65.6 acres, or approximately 47.8% of the net site area

Importantly, the proposed density of approximately 3.3 units per net acre is below the 4.0 units-per-acre density contemplated under the Geddes Road Urban Sub-Area classification, while the Concept Plan preserves a substantial portion of the property for open space, natural features, recreation and pedestrian connectivity.

The plan also includes a centrally located clubhouse and outdoor amenity area, neighborhood-scale recreational amenities, pedestrian pathways, stormwater management facilities, and preservation and enhancement of the site's stream corridor, floodplain and other natural features.

Clubhouse and Community Amenities

The clubhouse and adjacent outdoor amenity area are intended to serve as the social and recreational centerpiece of the community. While final design and programming have not yet been established, the clubhouse is anticipated to include private offices and conference rooms available for resident use, two golf simulators, a substantial fitness facility and a commercial-style kitchen.

The kitchen and adjacent outdoor amenity area are intended to support a variety of resident programming and community functions, potentially including cooking classes, wine tastings, private parties, resident events and other social gatherings. Residents within the for-sale portion of the community would also have the opportunity to participate in the clubhouse and amenity program.

The outdoor amenities are expected to include a substantial swimming pool and pool deck, hot tub, children's splash area, outdoor kitchen and gathering spaces adjacent to the clubhouse. Additional neighborhood amenities are anticipated to include pickleball courts, a dog park, pocket parks and multiple walking trails throughout the property.

Collectively, these amenities are intended to create a central social and recreational hub for the community. Combined with the substantial amount of open space, natural features and interconnected walking trails, the goal is to create a cohesive, amenity-rich residential environment with a strong neighborhood identity and meaningful opportunities for recreation, gathering and pedestrian activity.

Pocket Parks, Open Space and Pedestrian Amenity Network

The Schultz Farm community has been designed so that open space is not simply residual land between homes, but an interconnected network of parks, pathways, landscaped corridors, naturalized areas and recreational amenities that will help define the identity of the community.

Neighborhood Pocket Parks

Within the single-family neighborhoods, strategically located pocket parks and larger open-space areas will provide residents with convenient access to outdoor amenities while creating a series of attractive green spaces throughout the community. Rather than duplicating the same design, individual pocket parks can have distinct functions and character, with amenities such as:

- Shaded seating, benches and gathering areas
- Open lawn and informal recreation areas
- Children's play or natural-play features
- Pergolas, shade structures and picnic areas
- Butterfly and pollinator gardens
- Native plantings, wildflowers and meadow areas
- Flowering and ornamental trees
- Landscape mounding and planted berms
- Bicycle racks and pathway connections
- Small landscaped plazas or neighborhood gathering nodes

The objective is to create a network of smaller destinations throughout the neighborhoods rather than relying on a single centralized recreation area.

Landscaped Corridors, Meadows & Berms

Selective landscape mounding and berms will be incorporated where appropriate to provide visual interest and natural separation between residential areas, roadways, pathways and adjoining uses. Varying elevations, curved forms and layered plantings will create a more natural landscape than continuous, uniform screening.

Larger open spaces and pathway corridors will incorporate naturalized areas, including native wildflower meadows, butterfly gardens, pollinator habitats, ornamental grasses and native perennials. These areas will provide seasonal color and texture while reducing the amount of irrigated and regularly mowed turf. Maintained landscape edges adjacent to pathways and homes will provide a deliberate appearance while allowing meadow interiors to retain a more natural character.

Interconnected Pathway & Trail Network

A defining amenity of the community will be an interconnected pedestrian pathway and trail network. Rather than isolated sidewalks and parks, pathways will connect neighborhoods, pocket parks, larger open spaces, ponds, stormwater areas and other community amenities into a continuous recreational system. Where site conditions permit, pathways will meander through landscaped corridors and open spaces, creating opportunities for longer walking and recreational loops without requiring residents to leave the community.

Key intersections and destinations may incorporate small trailheads or amenity nodes with seating, shade trees, bicycle racks, wayfinding signage and other pedestrian amenities. Where appropriate, seating areas will be oriented toward ponds, meadows and other attractive landscape features.

Enhanced Ponds & Stormwater Areas

Stormwater facilities and ponds will be integrated into the open-space network and treated as landscape amenities rather than simply infrastructure. Where appropriate, pathways will follow portions of pond edges, with overlooks, benches, native plantings, ornamental grasses and flowering vegetation creating attractive destinations and transitions between residential areas and stormwater facilities.

Connection to the Larger Schultz Farm Community

Where practical, the single-family pathway system will connect to the BTR component, creating a coordinated master-planned community while maintaining appropriate separation between residential components.

The larger clubhouse and community amenity area will serve as an important focal point, with pedestrian and bicycle connections encouraging residents to move throughout the community without relying exclusively on automobiles.

Four-Season Landscape Design

As a Michigan community, the Schultz Farm landscape plan will be designed to provide visual interest throughout all four seasons. Evergreen material, flowering and shade trees, ornamental grasses, native perennials and plants with winter structure will create a progression of spring blooms, summer wildflowers, fall color and winter landscape interest.

Overall Open-Space Vision

The goal is to create a layered open-space system in which sidewalks, recreational pathways, pocket parks, larger green spaces, landscaped berms, meadows, pollinator gardens, ponds and community amenities function together as a cohesive network.

Residents will be able to move through a sequence of landscaped streets, pocket parks, meadow corridors, ponds and larger open spaces rather than experiencing open space as isolated areas scattered throughout the development.

This approach will provide meaningful recreational opportunities, encourage pedestrian activity, enhance the appearance and privacy of the community, and establish a distinctive landscape identity for the Schultz Farm. The extensive open-space network is intended to be one of the community's defining amenities and a meaningful benefit to both future residents and the surrounding Superior Township community.

Community and Public Benefits

Consistent with the Township's emphasis on clearly defined public benefits, the Concept Plan incorporates several features intended to provide lasting community, recreational, housing, and environmental benefits, including:

- **Stream and Floodplain Improvements:** Proposed stream mitigation, restoration, and floodplain improvements along the existing natural drainage corridor, including the use of Natural Channel Design principles. A pedestrian pathway is also proposed along this corridor to connect the community's amenity areas and open-space network.
- **Significant Community Amenities:** A centrally located clubhouse and outdoor amenity area capable of supporting neighborhood and community events, together with active recreational amenities distributed throughout the development.
- **Housing Diversity:** A diverse mix of housing types, including detached homes with varying lot widths and multiple attached residential product types. This diversity is intended to provide housing choices for households at different stages of life and with different housing preferences.
- **Attainable Housing Opportunities:** The Township's Master Plan recognizes that an attainable housing stock is in high demand and should be available to community residents. The Concept Plan responds to this objective by providing a range of housing types and lot sizes, including smaller single-family lots and attached rental ranch residences. This expanded housing choice is consistent with the Master Plan's emphasis on providing a diversity of housing options within the Geddes Road Urban Sub-Area.
- **Natural Feature Preservation:** Preservation of substantial open space and significant natural features, with the development organized around the site's principal drainage corridor, floodplain, and other environmental features. Wetland impacts are minor and would be limited to those necessary to facilitate site access to Ridge Rd.
- **Open-Space-Oriented Site Design:** The Concept Plan intentionally limits back-to-back lots and incorporates open-space corridors and enhanced landscape areas while allowing for a more efficient overall site design, while a vast majority of the 50-foot-wide lots are oriented toward enhanced open-space buffers, adjacent properties and/or larger green-space areas.
- **Property Cleanup and Redevelopment:** Redevelopment of the property would include removal of existing deteriorated structures and cleanup of the site, resulting in the transformation of an underutilized property into a comprehensively planned residential community.

Development Standards and Overall Concept

The Applicant has incorporated additional detail in response to Staff's prior comments regarding proposed density, public benefits, amenity programming and open-space calculations. **The Applicant**

would also appreciate continued discussion with Township Staff and the Planning Commission regarding the proposed lot widths and side-yard setbacks.

The Concept Plan proposes a combination of **40-foot and 50-foot-wide single-family lots**, generally utilizing 5-foot side-yard setbacks on each side, for a total side-yard setback of 10 feet. By comparison, the current R-4 Single-Family Residential District permits 60-foot-wide lots with 6-foot side-yard setbacks on each side, or 16 feet in total, and a maximum net residential density of 4.0 units per acre.

The proposed lot configuration is intended to provide greater housing diversity and more efficient use of the site, while allowing the overall community to dedicate substantial acreage to open space, natural features, recreational amenities and pedestrian connectivity.

Importantly, the proposed overall density of approximately 3.3 units per net acre remains below the 4.0 units-per-acre density contemplated under the Urban Sub-Area classification.

The enclosed Concept Plan, Sheets SP-1 and SP-2, dated September 16, 2026, incorporates the revisions identified during the pre-application process, including updated open-space calculations, lot sizes, representative setbacks, construction access and expanded amenity-area programming.

We appreciate the Township's guidance to date and the opportunity to present the Concept Plan to the Planning Commission. We look forward to further discussion with Township Staff and the Commission and welcome feedback regarding the overall development concept, proposed housing mix, lot configuration, open-space framework and community amenities before advancing the project into the formal Preliminary Development Plan review process.

We respectfully request the Commission's feedback and direction regarding the overall framework of the Concept Plan, including the proposed housing mix, lot configuration, open-space network, community amenities and public-benefit components, so that the Applicant can incorporate appropriate direction as the project advances into the formal Preliminary Development Plan process.

Sincerely,
ATWELL, LLC (on behalf of **Fowler Creek Owner LLC**)

Matthew W. Bush, P.E.
Director

Attachments:
Schultz Farm – Concept Plan (PDF)
Schultz Farms – Planned Community Concept (PDF)



CONCEPTUAL SITE DATA:

GROSS SITE AREA:	140.45 AC
LESS ROW:	3.35 AC
NET SITE AREA:	137.1 AC
EXISTING ZONING:	PLANNED COMMUNITY DISTRICT
PROPOSED ZONING:	URBAN SUB-AREA
DENSITY ALLOWED:	548.4 UNITS (137.1 X 4 UNITS / AC)
UNITS SHOWN:	456 UNITS (3.3 UNITS / AC)
ATTACHED UNITS:	199 UNITS
LOTS:	257 LOTS
40' LOTS:	143 LOTS
50' LOTS:	114 LOTS

STANDARDS:

ATTACHED	
FRONT YARD:	20' FROM WALK
SIDE TO SIDE:	25'
SIDE TO REAR:	45'

UNIT BREAKDOWN

TYPE A	68 UNITS (34%)
TYPE B	61 UNITS (31%)
TYPE C	34 UNITS (17%)
TYPE C SUNROOM	16 UNITS (8%)
TYPE D	20 UNITS (10%)

LOTS

40 ' LOTS	40' X 120' (4,800 S.F.)
FRONT YARD:	25'
SIDE TO SIDE:	5', 10' TOTAL
REAR YARD:	35'
50 ' LOTS	50' X 120' (6,000 S.F.)
FRONT YARD:	25'
SIDE TO SIDE:	5', 10' TOTAL
REAR YARD:	35'

NOTE:
DETENTION IS APPROXIMATE. REVISIONS MAY AFFECT DENSITY.

PHASE 1

50' x 120' LOTS

40' x 120' LOTS

PHASE 2

50' x 120' LOTS

40' x 120' LOTS

OPEN SPACE CALCS

GROSS SITE AREA:	140.45 AC
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NET SITE AREA:	137.1 AC
UTILITIES / EASEMENT AREA:	9.13 AC
STORMWATER MANAGEMENT AREA:	9.75 AC
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OPEN SPACE (INCLUSIVE):	65.6 AC (47.8%**)

*34.1 % = 46.7 AC / 137.1 AC

**47.7% = (46.7 AC + 9.13 AC + 9.75 AC) / 137.1 AC

OPEN SPACE AREA

UTILITIES / EASEMENTS

STORMWATER MANAGEMENT

811 Know what's **below.** **Call** before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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866.850.4200 www.atwell.com
101 N. MAIN ST., SUITE 130
ANN ARBOR, MI 48104
734.994.4060

SECTION 36
TOWN 02 SOUTH, RANGE 07 EAST
SUPERIOR TOWNSHIP, MICHIGAN
WASHTENAW COUNTY, MICHIGAN

CLIENT
FOWLER CREEK, LLC

SCHULTZ PROPERTY

SUPERIOR TOWNSHIP CONCEPT PLAN

DATE
SEPTEMBER 08, 2026

REVISIONS
-
-

SCALE 0 75 150
1" = 150 FEET

DR. JA | CH. CR
P.M. M. BUSH
JOB 25007678
SHEET NO.
SP-1

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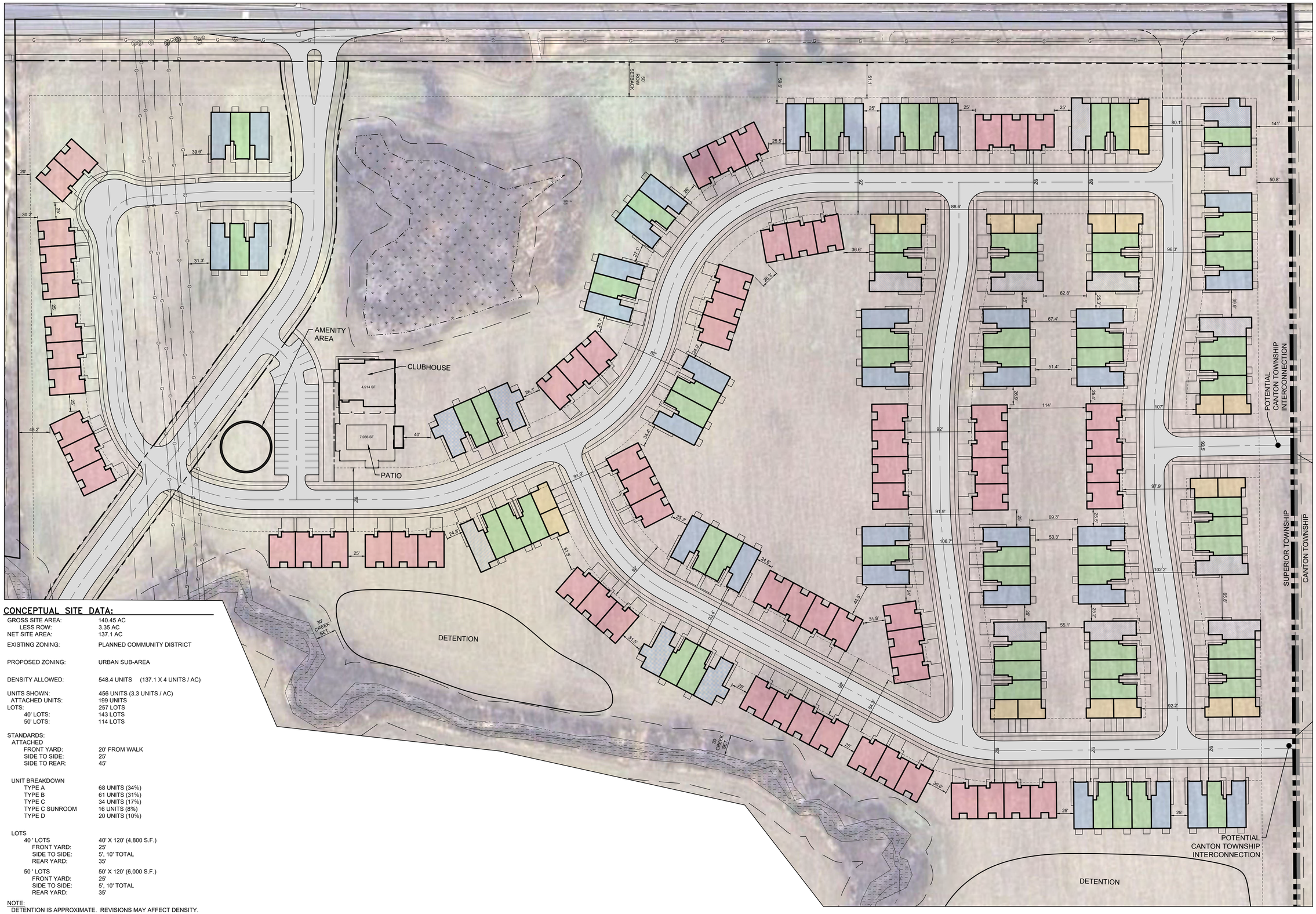

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SECTION 36
TOWN 02 SOUTH, RANGE 07 EAST
SUPERIOR TOWNSHIP, MICHIGAN
WASHTENAW COUNTY, MICHIGAN

CLIENT
FOWLER CREEK, LLC

SCHULTZ PROPERTY

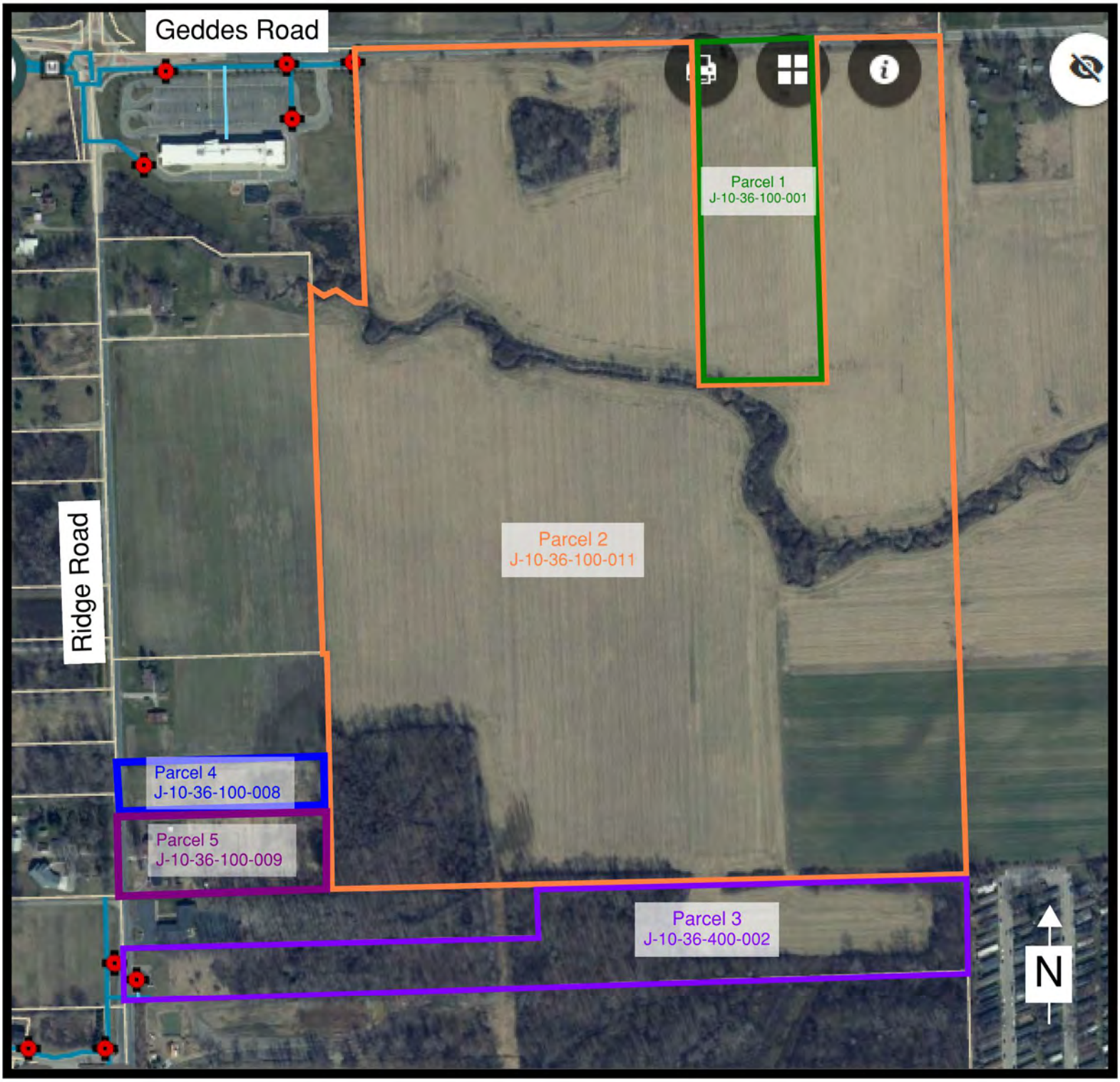
SUPERIOR TOWNSHIP CONCEPT PLAN

DATE
SEPTEMBER 08, 2026

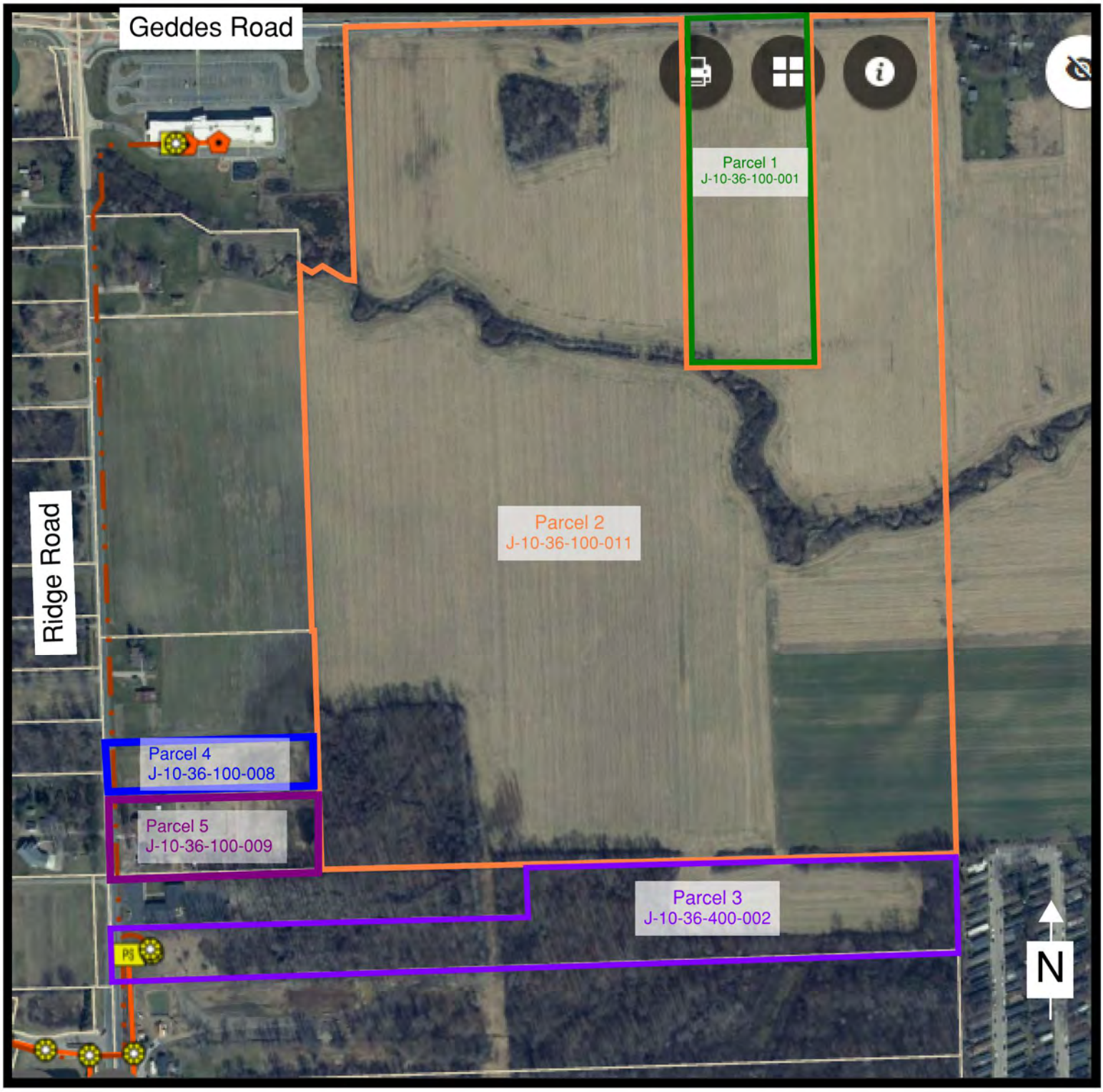
REVISIONS
-
-

SCALE 0 30 60
1" = 60 FEET

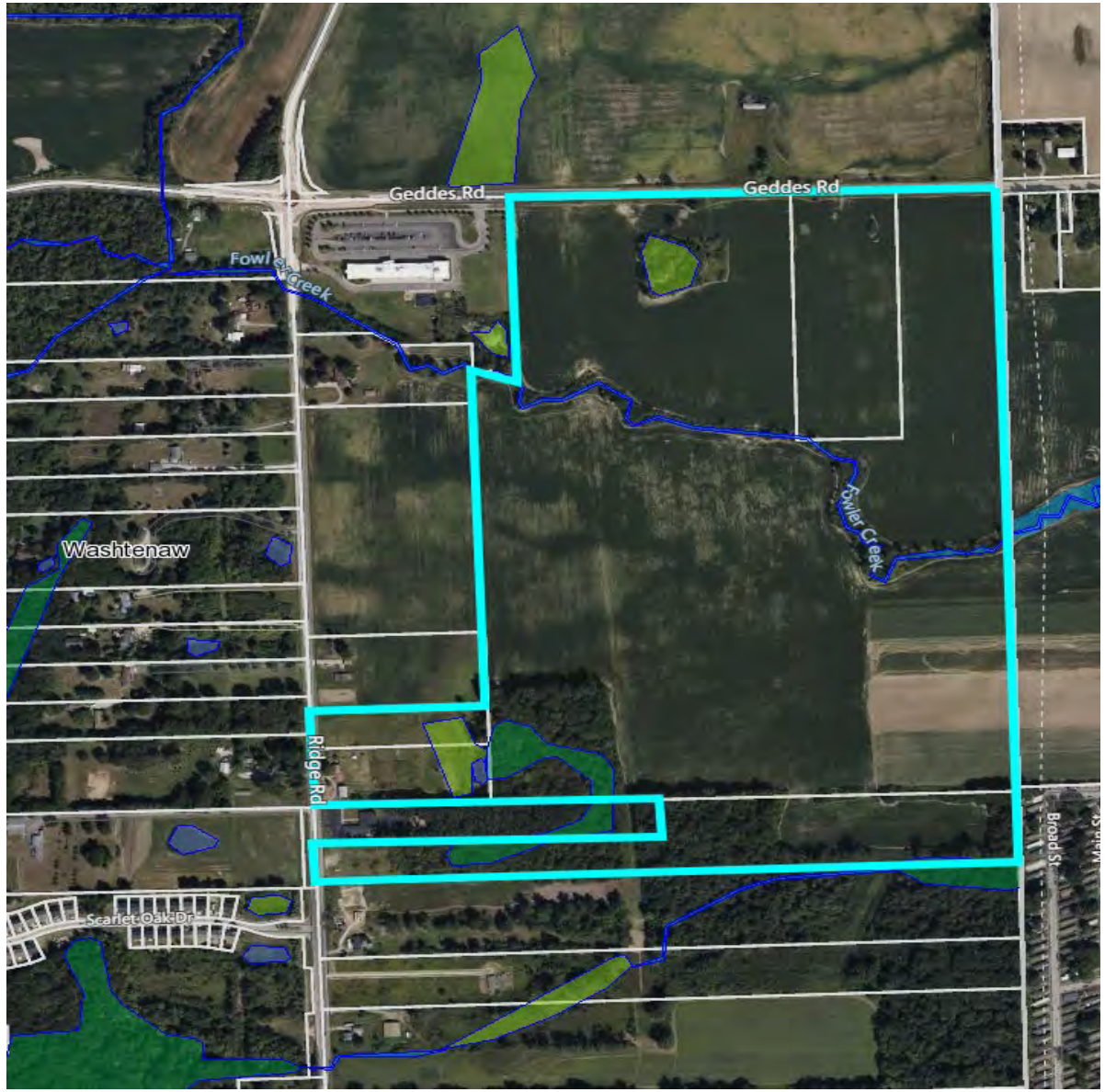
DR. SK | CH. CR
P.M. M. BUSH
JOB C. ROTHHAAR
SHEET NO.
SP-2



Schultz Farms (Schafer Development)
Water Main Location Map
(Source: Superior Twp. GIS)



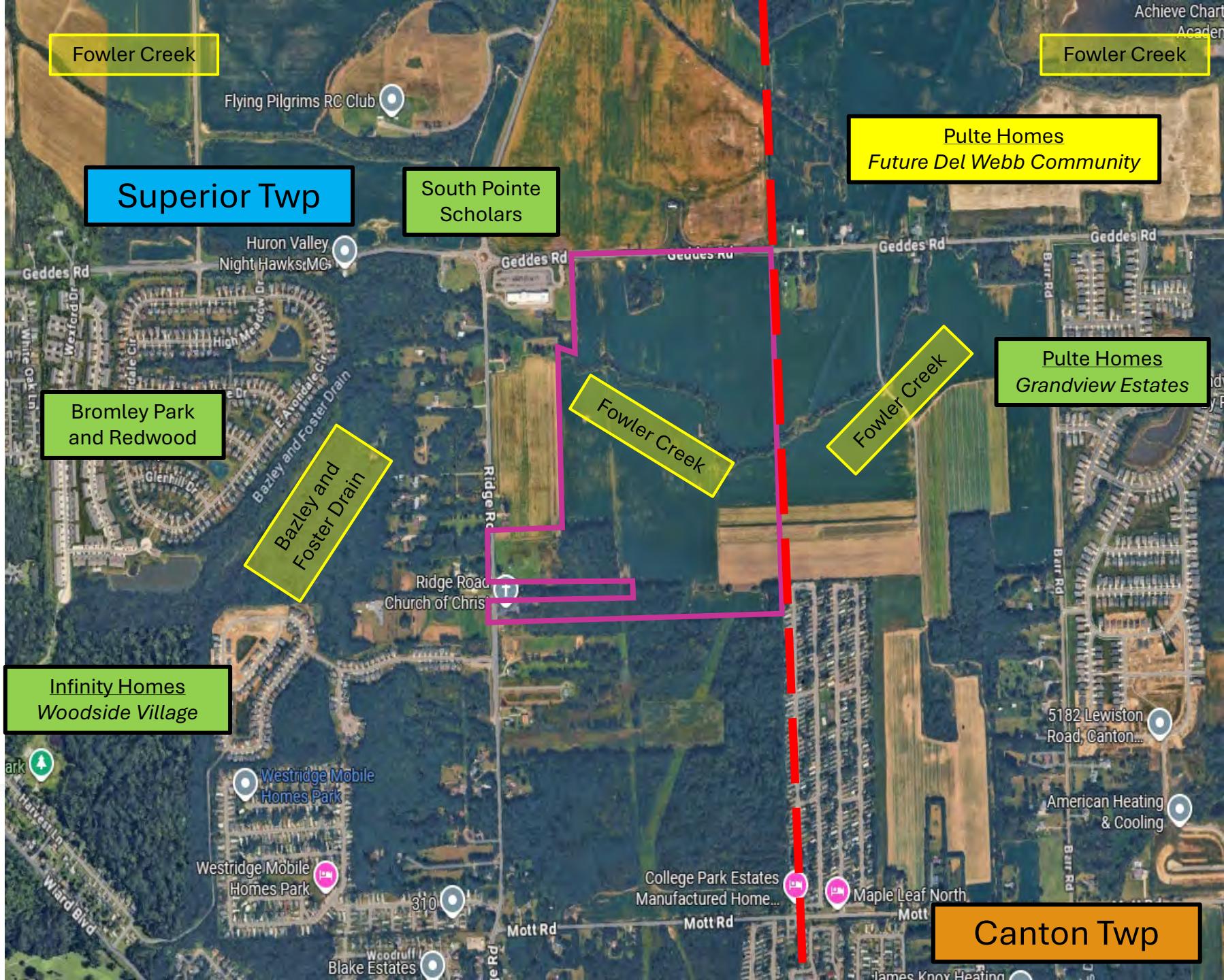
Schultz Farms (Schafer Development)
Sanitary Sewer Location Map
(Source: Superior Twp. GIS)



Schultz Farms – Planned Community Concept

A More Attainable, Connected and Sustainable Community

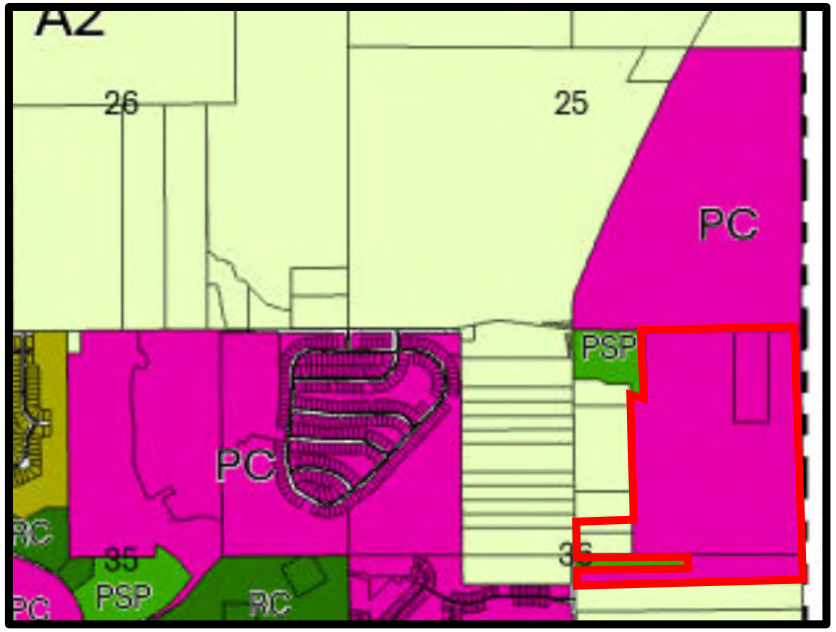
Subject Property



Zoning and Future Land Use Designations

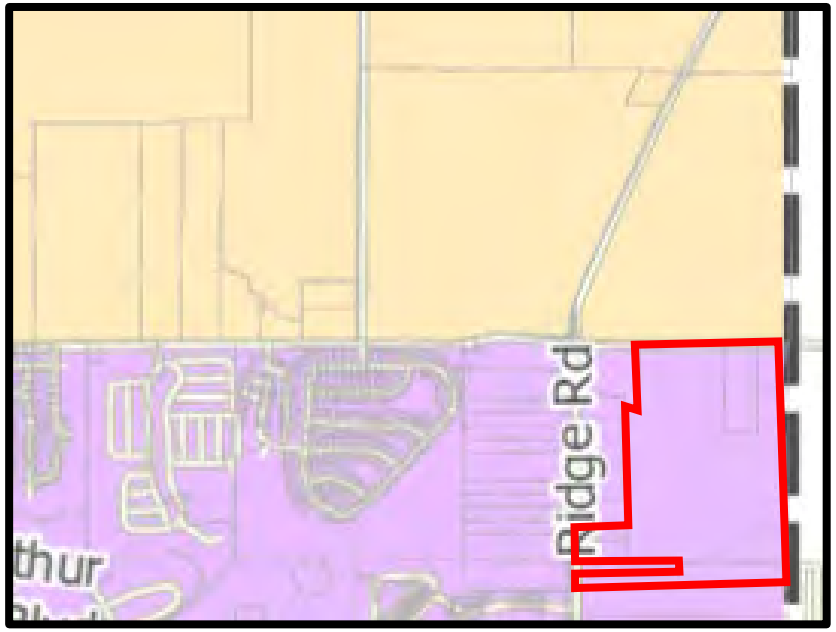
Zoning Map

(06/2026)



Future Land Use Map

(03/2024)



Urban Services Area

(12/2023)



Community Vision

A comprehensively planned residential community organized around connected open space, with housing choices for a range of household needs.

- Approximately 140 acres planned as one coordinated community
- Detached homes on 40- and 50-foot-wide lots, complemented by ranch-style rental residences
- Connected neighborhoods linked by walking paths and shared gathering spaces
- Pocket parks and recreation areas distributed throughout the community
- Preservation and Enhancement of Significant Natural Areas



Organized and Planned Open Space Areas

- Preserved Natural Areas
- Pocket Parks
- Larger Centralized Open Spaces
- Walking Paths and Pedestrian Connections
- Landscaped Corridors

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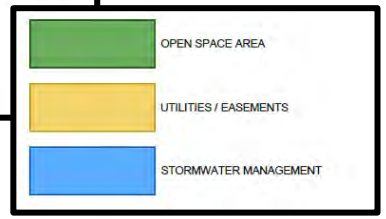
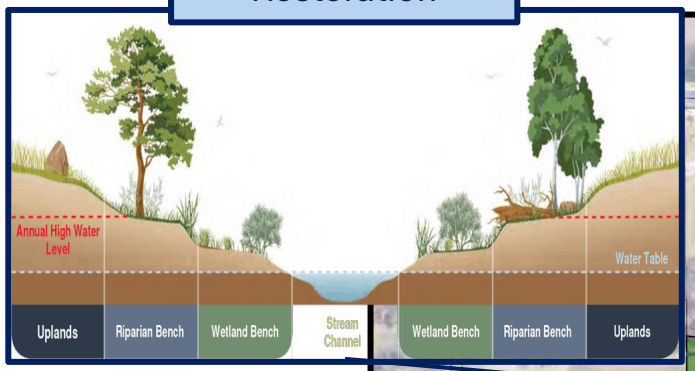


Proposed Stream Restoration



Wetland Preservation Areas

Neighborhood Pocket Parks





Landscape Buffers

Substantial Perimeter Setback

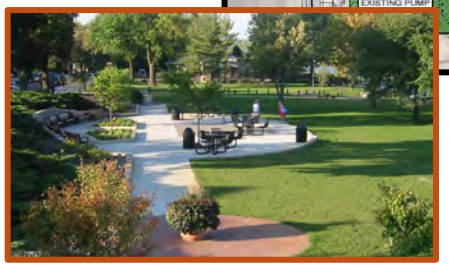


Wildflower Meadow



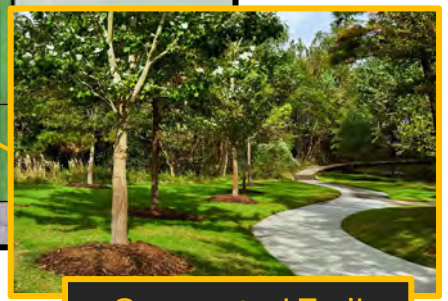
Seating Area

Passive Recreation Areas



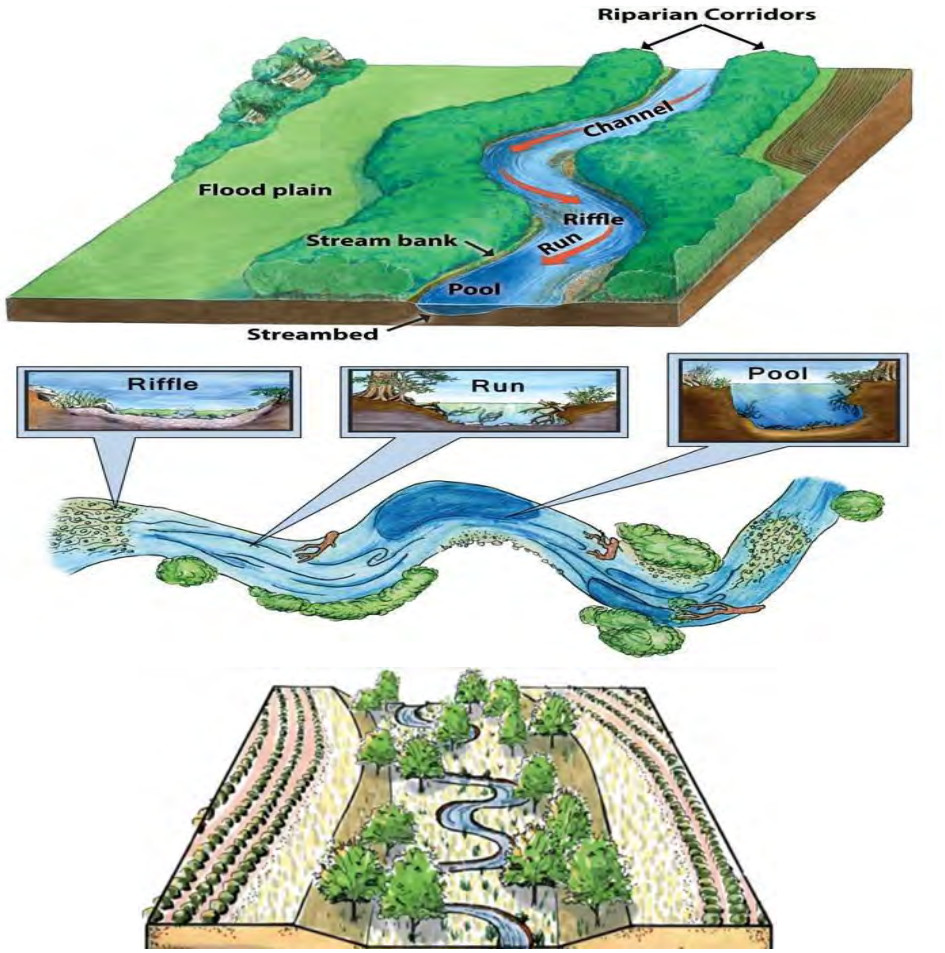


Neighborhood-Scale Playground



Connected Trail Network

Natural Channel Design



Our Team has engaged with **Barr Engineering Co.** from of Ann Arbor to prepare a **Stream Quantification Assessment.** This is a model used to determine stream health and functional lift (ecological improvement from restoration), so we can determine what improvements can be performed as part of a Natural Channel Design.

What is it?

- A stream-restoration approach that uses natural stream patterns, slopes, meanders, pools, riffles, vegetation and floodplain connections to create a **stable, self-sustaining stream system**.

What does it do?

- Re-establishes a more natural relationship between the **stream, floodplain and surrounding landscape**, allowing the channel to better convey water and sediment while reducing uncontrolled erosion.

Improves water quality & stormwater function

- Vegetated streambanks and connected floodplain areas can **slow high flows, retain sediment and nutrients, promote infiltration and improve downstream water quality**.

Creates a healthier ecological corridor

- Restored pools, riffles, wetlands and riparian vegetation provide **diverse habitat for fish, wildlife and native vegetation**, while strengthening the site's overall natural-resource network.

Creates a community amenity – not just an environmental feature

- The restored corridor can become an **attractive open-space feature**, integrated with the community's pathway and recreational network while providing a natural focal point and enhanced character for the overall development.







Representative Rental-Ranch Renderings









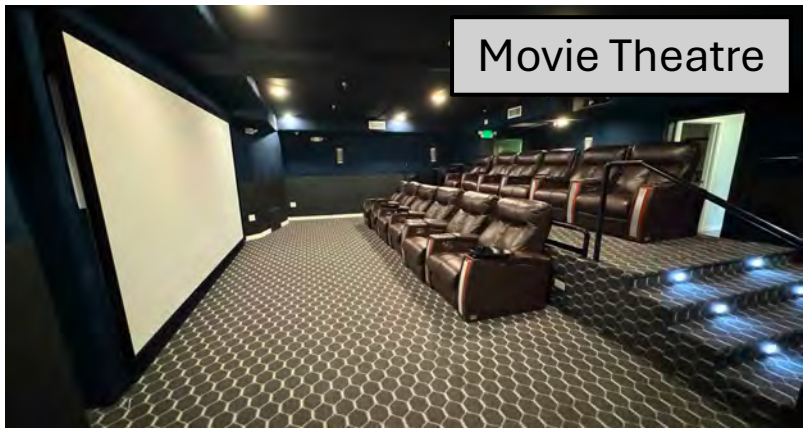
Representative Clubhouse Renderings

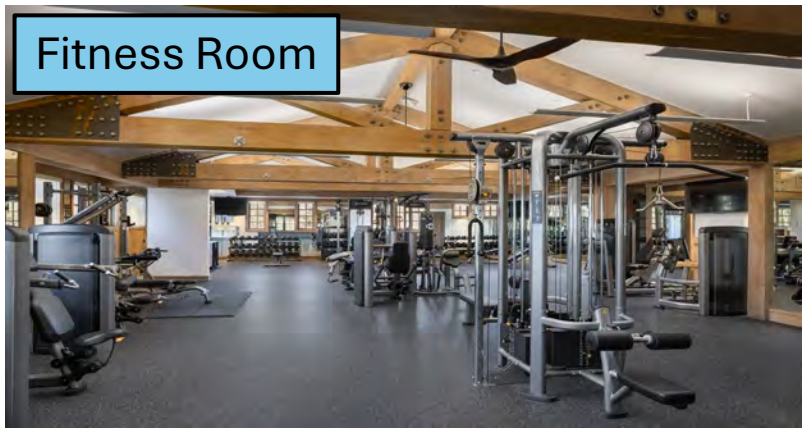




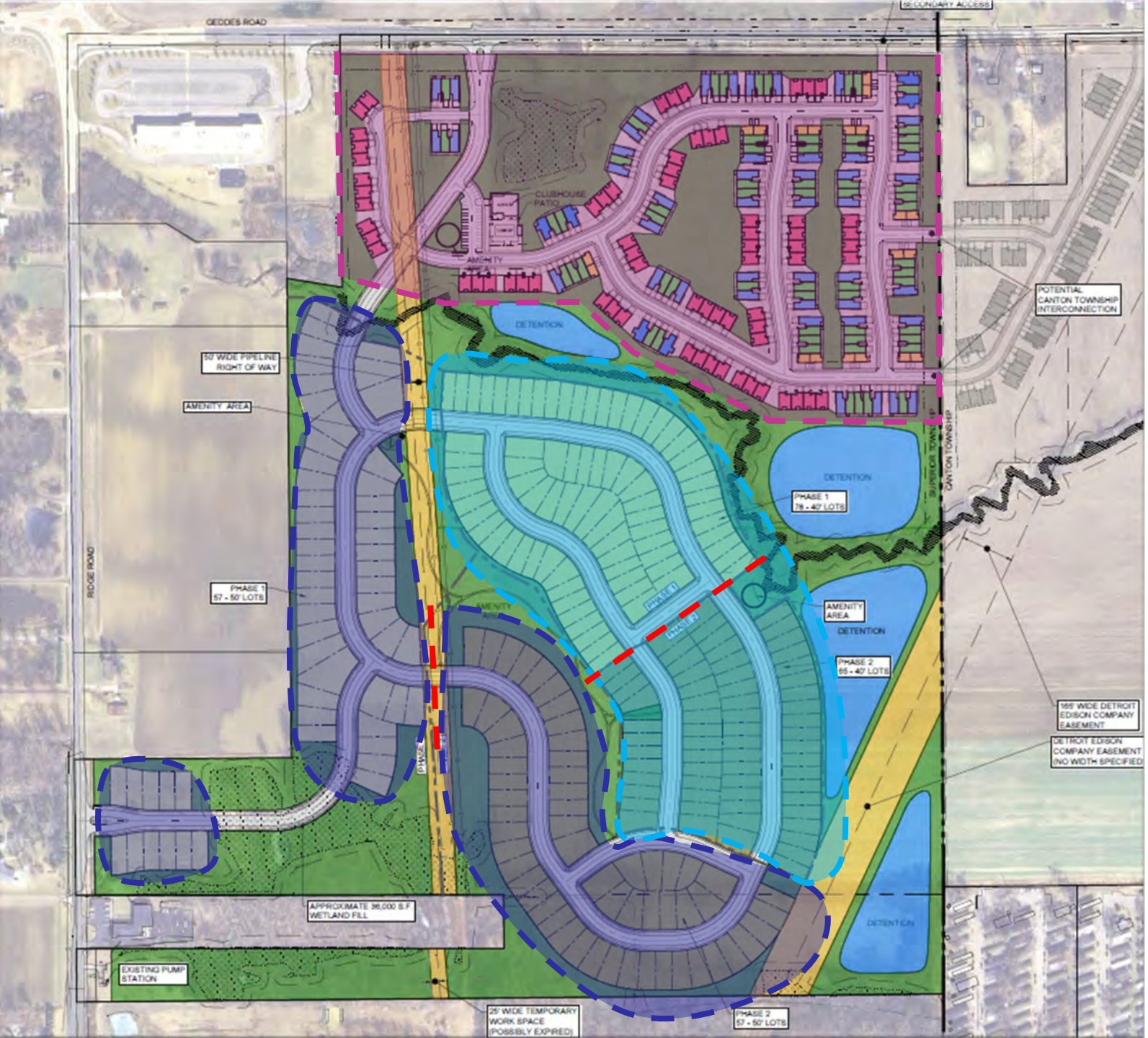








Representative Clubhouse Amenities



Community Design

- Gross Site Area: 140 AC
- Net Site Area: 137 AC

- Open Space: 46.7 AC (34.1%)
  - Net Calculation (NIC Easements and Stormwater Management)
- Open Space: 65.6 AC (47.8%)
  - Gross Calculation (Effective Open Space)

- Density Permitted: 548 DU (4.0 DU/AC)
- Density Shown: 456 DU (3.3 DU/AC)

Attached Ranches:	199 Units
40' W Lots:	143 Lots
50' W Lots:	114 Lots
Total Proposed Homes:	456

Net Result: Density Shown is 16.8% (92 DU) below the Density Permitted

Proposed Community Benefits

Stream Restoration & Floodplain Enhancements

Significant Community Amenities

Housing Diversity & Attainability

Natural Feature Preservation & Connected Open Space

Site Cleanup & Coordinated Redevelopment

Community Benefits in Detail

Stream and Floodplain Improvements

- Proposed stream restoration and floodplain enhancements would incorporate Natural Channel Design, with a walking path connecting the corridor to community open space.

Community Amenities

- A central clubhouse and outdoor amenity area would provide space for resident gatherings, with recreation areas distributed throughout the community.

Housing Choice and Attainability

- Detached homes and ranch-style rental residences would broaden housing choices for different household needs, including opportunities for homeownership.

Natural-Feature Preservation

- The layout preserves open space around the drainage corridor and floodplain, with limited wetland impacts anticipated at Ridge Road access, subject to further review.

Open-Space-Oriented Design

- The layout seeks to limit back-to-back lots and orient more homes toward open space, with landscape corridors and perimeter buffers.

Site Cleanup and Redevelopment

- The development includes removal of existing structures and site cleanup as part of a coordinated residential development.
- The Applicant is working with the Fire Department on trainings exercises, which will be permitted prior to demolition.

Housing Layout and Conceptual Phasing

CONCEPTUAL SITE DATA:

GROSS SITE AREA:	140.45 AC
LESS ROW:	3.35 AC
NET SITE AREA:	137.1 AC
EXISTING ZONING:	PLANNED COMMUNITY DISTRICT
PROPOSED ZONING:	URBAN SUB-AREA
DENSITY ALLOWED:	548.4 UNITS (137.1 X 4 UNITS / AC)
UNITS SHOWN:	456 UNITS (3.3 UNITS / AC)
ATTACHED UNITS:	199 UNITS
LOTS:	257 LOTS
40' LOTS:	143 LOTS
50' LOTS:	114 LOTS

STANDARDS:
ATTACHED

FRONT YARD:	20' FROM WALK
SIDE TO SIDE:	25'
SIDE TO REAR:	45'

UNIT BREAKDOWN

SANIBEL	68 UNITS (34%)
CANTERBURY	61 UNITS (31%)
WINDSOR	34 UNITS (17%)
WINDSOR SUNROOM	16 UNITS (8%)
PRAGUE	20 UNITS (10%)

LOTS

40 ' LOTS	40' X 120' (4,800 S.F.)
FRONT YARD:	25'
SIDE TO SIDE:	5', 10' TOTAL
REAR YARD:	35'
50 ' LOTS	50' X 120' (6,000 S.F.)
FRONT YARD:	25'
SIDE TO SIDE:	5', 10' TOTAL
REAR YARD:	35'

NOTE:
DETENTION IS APPROXIMATE. REVISIONS MAY AFFECT DENSITY.

PHASE 1

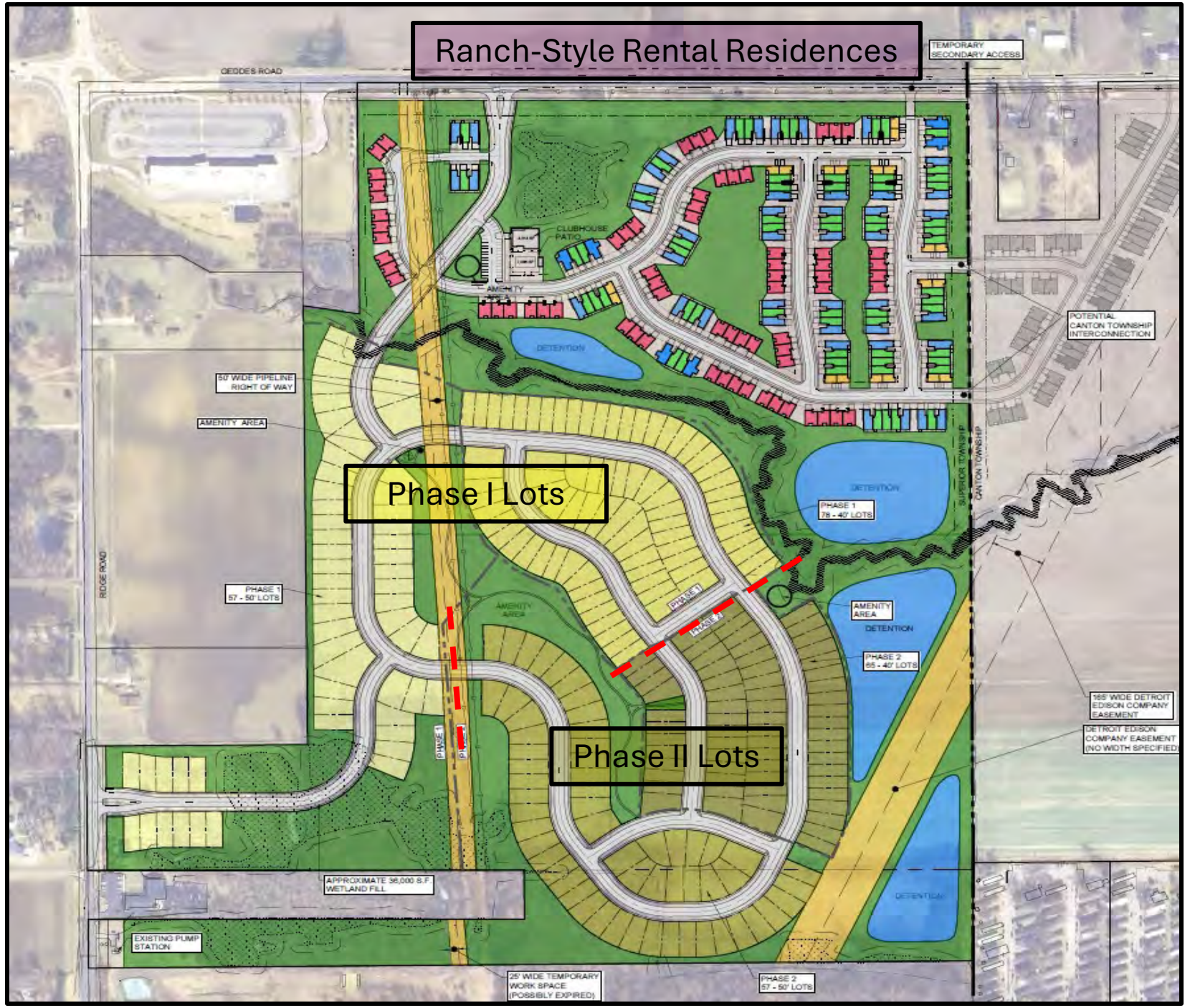
50' x 120' LOTS

40' x 120' LOTS

PHASE 2

50' x 120' LOTS

40' x 120' LOTS



Open Space and Natural Features

OPEN SPACE CALCS

GROSS SITE AREA:	140.45 AC
LESS ROW:	3.35 AC
NET SITE AREA:	137.1 AC
UTILITIES / EASEMENT AREA:	9.13 AC
STORMWATER MANAGEMENT AREA:	9.75 AC
OPEN SPACE (NET):	46.7 AC (34.1%*)
OPEN SPACE (INCLUSIVE):	65.6 AC (47.8%**)

*34.1 % = 46.7 AC / 137.1 AC

**47.7% = (46.7 AC + 9.13 AC + 9.75 AC) / 137.1 AC

OPEN SPACE AREA

UTILITIES / EASEMENTS

STORMWATER MANAGEMENT



Requested Planned Community Flexibility

- Ordinance Standards – R-4:
  - 60’ W x 120 D (7,200 SF) Lots
  - Setbacks:
    - FY: 25’
    - SY: Min 6’ Each (16’ Total)
    - RY: 35’
  - Maximum Density: 4 DU/AC

- Proposed – via Planned Community:
  - 40’ x120’ D (4,800 SF) Lots
  - 50’ x 120’ D (6,000 SF) Lots
  - Setbacks:
    - FY: 25’
    - SY: Min 5’ Each (10’ Total)
    - RY: 35’

Article 5 – Special District Regulations
Section 5.01 Intent

MORE HOUSING CHOICES
Attainable Detached 40' & 50' Homesites and Ranch-Style Rental Residences

CONNECTED OPEN SPACE
A coordinated network of natural areas, neighborhood green spaces, and perimeter buffers

BETTER SITE DESIGN
Housing Diversity + Thoughtful Clustering + Site-Responsive Planning

CONNECTED COMMUNITY
Neighborhood Amenities with a Pedestrian Network and Compatible Transitions

LASTING ENVIRONMENTAL BENEFIT
Fowler Creek Restoration, Floodplain Enhancement and Regional Stormwater Benefits

Closing

We welcome Township feedback on the housing mix, open-space network, neighborhood transitions and requested flexibility.

What additional information or revisions should we address before the next submission?





MEMO

TO: Superior Charter Township Board of Trustees

FROM: Michelle Marin, Planning & Zoning Administrator

RE: Planning & Zoning Department Report

DATE: August 3, 2026

Below is a summary of the planning and zoning activities for the month of July 2026.

HYUNDAI COOLING SYSTEM

Background: In May 2026, the applicant submitted a site plan for a cooling tower and water pump building on an existing lawn area between the principal building and parking. The site plan is subject to administrative review and approval. Planning and engineering approvals have been issued, conditioned upon repair or replacement of the water-flow control valve at the inlet to the ground storage tank.

DTE GRENADA SUBSTATION

Update: At their July meeting, the Planning Commission issued conditional land use and preliminary site plan approval, conditioned upon numerous items, most notably the installation of a wall around the transformers.

Background: Conditional Use Permit/Preliminary Site Plan - DTE Grenada Substation Expansion (STPC #25-02). The applicant submitted a revised application, including a revised site plan, noise study, EMF study, environmental impact statement, and site renderings. in November. The project appeared on the December 17, 2025, Planning Commission agenda. Following a lengthy discussion of the changes, the Planning Commission postponed action and directed the applicant to address the following items:

1. Township to independently review the following:
    i. Environmental Impact Study
    ii. Electromagnetic Field Study
    iii. Noise Study
2. Provide graphics to confirm if the combination of a berm and landscaping is sufficient to screen all site operations from all property lines.
    i. If deficient, increase berm and landscaping.
3. Confirm ability to obtain 12-foot-tall evergreens.
4. Clarify tree replacement shortfall (97 required vs. 63 proposed) and how remaining replacement obligations will be satisfied (additional on-site trees, off-site planting, or other Township-acceptable mitigation).
5. Provide more detailed tree preservation analysis to confirm viability of “to remain” trees whose critical root zones may be disturbed.
6. Provide formal landscape maintenance plan (practices, products, schedule, and replacement of dead/diseased plant material).
7. Confirm whether site lighting will be used only for emergencies and maintenance normal condition: lights off) and ensure any operating schedule is clearly documented.

8. Confirm feasibility of brick wall around facility.

CLAY HILL COMMUNITY FARM AND GARDEN

Update: At their July meeting, the Planning Commission recommended approval of the Area Plan amendment. The item is on the August Board meeting agenda for consideration.

Background: The Board of Trustees issued a 1-year extension of the special district area plan approval for the Clay Hill community farm and garden at request of the applicant. The applicant indicated progress as well as the need to extend the approval to update wetland mapping and finalize permits with the County Road, Water, and Drain Commissions. The applicant submitted a site plan application that substantially deviated from the approved area plan. As such, the applicant is applying for an area plan amendment as well as site plan approval.

A public hearing for the area plan amendment was held at the April 22nd Planning Commission meeting. Following the Planning Commission recommendation, the Board postponed action on the area plan amendment at the May 2026 Board meeting.

TIMBER CREEK AREA PLAN

Update: No update.

Background: The Planning Commission discussed a concept plan for a mixed density housing development located on MacArthur Blvd at parcel ID #J -10-35-300-003 at the December 17, 2025, meeting. The applicant has not formally submitted an area plan application, but provided a concept plan that was reviewed by Ben Carlisle for the housing project, aimed to be completed by the end of 2028. The developer, Elmington Capital, develops, owns, and operates income-restricted housing units financed through tax credits. For the proposed Timber Creek project, 20 acres of the site will be developed by Elmington, and the remainder of the site will be developed as a single-family housing community by another TBD developer. 80% of the units will be 60% AMI, which is $70,000-$90,000 annual household income. 10% of units will be at 70% AMI, which is up to $102,000 annual income, and 10% will be at 40% AMI. The applicant indicated that there will be no housing vouchers tied to the project.

After a public hearing and lengthy discussion at the regular April meeting, the Planning Commission held a special meeting at the applicant's request on May 6, 2026 to adopt a resolution recommending approval to the Township Board of the proposed area plan for the Timber Creek Flats. Board issued approval of the PILOT ordinance at the July meeting.

ZONING ORDINANCE REWRITE

Update: Following review of the recent revisions and another public hearing at the regular June meeting, the Planning Commission recommend approval of the latest draft of the Zoning Ordinance. Approved ordinance with minor revisions planned for September Board meeting agenda.

Background: At the February 25th regular meeting, the Planning Commission passed a resolution to recommend to the Township Board approval of the rewritten zoning ordinance and zoning map. The recommendation came after the public hearing and the culmination of a nearly 2-year review process. For over 1 year, the Planning Commission reviewed the draft ordinance article at a time, with several articles being discussed at multiple Planning Commission meetings. A public open house to educate folks on the zoning ordinance occurred on April 23rd 6:30 – 8pm at the Library. Following internal discussions with individual board members and additional public feedback, a second Board of Trustees work session to discuss the zoning ordinance update occurred on June 15th at 5:30pm.

THE MEADOWS AT HAWTHORNE MILLS

Update: Phase 2 final site plan submitted for Planning Commission consideration in June 2026. Revisions ongoing prior to scheduling before the Planning Commission.

Background: The Meadows at Hawthorne Mills is a 215 unit single-family residential site condominium located on 71 acres of land located south of Geddes Road and east of Leforge Rd. The site includes private roads that provide two (2) access points to Geddes Road and has two (2) connection points with the adjacent Prospect Pointe West Development. In addition, there is a road stub for future development to the south. The proposed development will be served with public utilities. A sewer will connect from Leforge Road, and the Prospect Pointe Development and water will be looped throughout the development from Geddes Road. Stormwater management will be handled with four (4) proposed detention ponds located throughout the development.

The entire development received preliminary site plan approval on October 28, 2020. There are five (5) phases of development, and each phase required final site plan approval. The final site plan for Phase 1 was approved by the Planning Commission with conditions on November 15, 2023. Phase 1 includes a total of 40 lots/units as well as construction of the roads and infrastructure items to directly serve those units, extension of a sanitary sewer from LeForge Road across the neighboring property to the west needed to service Phase 1, and mass grading of the entire site.

The Development Agreement was approved by the Board of Trustees at the August 2025 meeting, conditioned upon finalizing the Right-of-Way Dedication which was finalized in early 2026.

TRINITY HEALTH – ER ADDITION/RENOVATION

Update: Construction ongoing.

Background: On October 29th, the Planning Commission approved a site plan (STPC #25-07) for a renovation/addition project to the Trinity Health Emergency Department. The site plan includes alterations to the parking and drop off area as well as a building addition to allow additional ER rooms. The approval was conditioned upon the applicant addressing minor outstanding planning and engineering items. The conditions of approval were satisfied in December 2025.

PROSPECT POINTE WEST

Update: Construction on Phase 3 is ongoing.

Background: Prospect Pointe West is a four-phase single-family residential development project, on a ~67-acre parcel of land zoned R-4, an Urban Residential District. The development is located on the southwest corner of Geddes Road and Prospect Road, west of Hunters Creek Drive in the northeast quarter of Section 33. The applicant is proposing to develop Prospect Pointe West as a 157-unit site condominium.
The four (4) phases consist of the following number of units:

- Phase 1 – 39 units
- Phase 2 – 45 units
- Phase 3 – 26 units
- Phase 4 – 47 units

The proposed lot dimensions are 66' x 130' with a minimum lot size of 8,580 sf. The homes will range in size from 2,000 to 3,200 sf with sales prices starting in the $400,000s. The development has private roads with sidewalks on both sides and will be serviced by public sanitary sewer which will be designed as an extension of the existing Prospect Pointe development. Public water will also be extended from the existing subdivision. Each phase of the development is required to go through the Final Site Plan process.

The Final Site Plan for Prospect Pointe West Phase 1 (STPC #22-03) was approved by action of the Superior Township Planning Commission on April 26, 2023, and includes 39 single family lots. Building permits for individual homes are being issued and construction has commenced.

The Final Site Plan for Prospect Pointe West Phase 2 (STPC #24-01) was approved by action of the Superior Township Planning Commission on May 22, 2024, and includes 45 single family lots. The Development Agreement for Phase 2 has been recorded and a preconstruction meeting was held on September 10, 2024.

The Final Site Plan for Prospect Pointe West Phase 3 (STPC #25-01) was approved by the Planning Commission at the May 28, 2025, meeting. This phase includes 25 single family lots. The development agreement was approved by the Township Board of Trustees at the September 15th meeting.

The applicant submitted a final site plan application for Prospect Pointe West Phase 4 (STPC #25-08) in September. The final site plan was approved, without conditions, at the December 17, 2025, Planning Commission meeting.

MEADOWS 2 AT HAWTHORNE MILL AREA PLAN

Update: Pre-construction meeting not yet scheduled.

Background: Lombardo and Atwell have submitted an application for an area plan for 12 single family detached homes at 7330 Geddes Road, directly adjacent to the Meadows at Hawthorne Mill development. The Meadows 2 (STPC #25-10) includes interior connections to the original Meadows at Hawthorne Mill and proposes no new entrances from Geddes Road. The planning review of the proposed area plan questions how the 12 homes will be connected to the original Meadows at Hawthorne Mill homes, particularly with respect to a single HOA. The public hearing for the proposed area plan occurred at the November 19th Planning Commission meeting, where the Planning Commission had a lengthy discussion regarding the ways in which the proposed project is supported by some of the Master Plan goals but conflicts with others. Ultimately, the Planning Commission determined that the area plan was warranted and approved a resolution recommending approval to the Township Board of the proposed area plan and rezoning. The Township Board approved the Area Plan at their December 15, 2025, meeting.

HYUNDAI FUEL LOADING SYSTEM

Update: Construction ongoing.

Background: On August 27th, the Planning Commission approved a combined preliminary and final site plan for a fueling facility at the Hyundai America Technical Center in the PM Planned Manufacturing District. The project (STPC #25-06) includes the construction of a two-pump accessory fueling facility and underground storage tanks. The facility is intended for vehicles being used on site and does not include a retail sales component. The planning and engineering reviews have been completed, with several outstanding items identified in both reviews.

GARRETT'S SPACE

Update: Site work ongoing.

Background: Garrett's Space is proposed to be a residential center where young adults suffering from depression and anxiety are treated. The facility will include both in-patient and daily services, with a non-medical and non-institutional focus. Garrett's Space is proposed on seven (7) parcels that will be combined into one lot totaling approximately 76.0 acres. The property has historically been used as a single-family residence with an address of 3900 Dixboro Road and is in Section 7 of the Township. The site includes

significant natural resources including woodlands, steep slopes, a creek, floodplain, and wetlands. Building permits have been submitted and a preconstruction meeting was held on March 18, 2025. Preliminary site work has commenced. The approved Development Agreement requires the conservation area protection to be recorded prior to Certificate of Occupancy (CO) for the main residential structure to be newly constructed (Phase 2). A temporary C of O was issued for the Phase 1 portion of the project on December 19, 2025.

BROOKWOOD

Update: Development Agreement was drafted and sent to applicant for review. Pre-construction meeting not yet scheduled. SESC and WCWRC permits required prior to scheduling pre-con meeting.

Brookwood is a Master Planned Community on an ~84 acre parcel of land zoned Planned Community (PC) a Special District. The development is located on the east side of Leforge Road approximately 700 feet north of Clark Road in the southwest corner of Section 33. The applicant is proposing to develop Brookwood with 318 dwelling units divided into three (3) residential dwelling product types (i.e., stacked flats, duplex units, four-plex units, and attached townhomes).

The development is designed for renters and owners plus a section dedicated for people over 55 years of age. Stacked flats and duplexes are anticipated to rent from $1.50 - $2.50 per square foot. The townhomes will be for sale and priced per unit according to the market. The development will also include a clubhouse, amenity areas, paved parking areas, landscape improvement, and a continuous sidewalk network along private drives throughout the development and walking paths that connect amenities with various areas of the development. Existing public water and sanitary sewer mains will be extended to serve the development.

The Final Site Plan for Brookwood Estates (STPC #23-05) was approved by the Planning Commission at the May 2025 meeting. The engineering plans have been reviewed by OHM.

ZONING BOARD OF APPEALS

Per bylaws, the ZBA consists of seven (7) regular and two (2) alternates members appointed by the Township Board. One (1) of the members must be a member of the Township Planning Commission and one member may be a member of the Township Board. The remaining members must reside in the unincorporated areas of the Township and represent the population distribution and various interests present. Current ZBA members include:

- Thomas Brennan, (Chair & PC Member)
- Rachel Smith
- Dana Greene (BOT)
- Tanya Markos-Vanno
- Meghan Winslow
- Jack Gilbreath

- William Schoefield
- Austin Anderson (alternate)

The Township has regularly scheduled ZBA meetings on the 2nd Wednesday of the month; if there are no agenda items, the meeting is cancelled. The May 2026 meeting was canceled due to a lack of agenda items. The June meeting has similarly been canceled.

PLANNING COMMISSION

Per bylaws, the Planning Commission shall consist of seven (7) members serving three (3) year terms with eligibility for re-appointment. One member of the Township Board shall be appointed to the Planning Commission as an ex officio member and Township Board Representative, with full voting rights. The current Planning Commission is comprised of the following members:

- Jay Gardner, Chair (Term expires 2/28/2029)
- Robert Steele, Vice Chair (Term expires 2/28/2028)
- Thomas Brennan, Secretary (Term expires 2/28/2027)
- Patrick McGill (Term expires 2/28/2027)
- Brenda McKinney– Board Rep. (Term expires 11/7/2028)
- Nahid Sanii-Yahyai (Term expires 2/28/2029)
- Curt Wolf (Term expires 1/01/2028)

OTHER BUSINESS/NEWS

1) Michelle Marin of Carlisle Wortman Associates (CWA) reviewed and approved 16 Certificates of Zoning Compliance and Burn Permits in July.

   Michelle responded to many general phone and email inquiries from the public both during and outside of office hours and met in person with numerous folks at the Township Hall during office hours. She prepared the packet for the July Planning Commission meeting. Michelle works with Accounts Payable to ensure all escrow accounts are balanced at the end of each month. Michelle also began using the PZE module on BS&A to track all development projects and zoning permits.

2) Carlisle Wortman Associates staff also serve in the role as the Township Planner and review and manage projects that are paid from escrows including applicant inquiries and project coordination.

MEMO

TO: Superior Charter Township Board of Trustees

FROM: Michelle Marin, Planning & Zoning Administrator

RE: Planning & Zoning Department Report

DATE: September 14, 2026

Below is a summary of the planning and zoning activities for the month of August 2026.

TIMBER CREEK

Update: Two preliminary site plan applications have been submitted: one each for the multi-family portion (Timber Creek Flats) and for the single-family portion (Timber Creek Estates). The applicants are different. Both preliminary site plans are currently undergoing review and revisions prior to placement on a Planning Commission agenda.

Background: The Planning Commission discussed a concept plan for a mixed density housing development located on MacArthur Blvd at parcel ID #J -10-35-300-003 at the December 17, 2025, meeting. The applicant has not formally submitted an area plan application, but provided a concept plan that was reviewed by Ben Carlisle for the housing project, aimed to be completed by the end of 2028. The developer, Elmington Capital, develops, owns, and operates income-restricted housing units financed through tax credits. For the proposed Timber Creek project, 20 acres of the site will be developed by Elmington, and the remainder of the site will be developed as a single-family housing community by another TBD developer. 80% of the units will be 60% AMI, which is $70,000-$90,000 annual household income. 10% of units will be at 70% AMI, which is up to $102,000 annual income, and 10% will be at 40% AMI. The applicant indicated that there will be no housing vouchers tied to the project.

After a public hearing and lengthy discussion at the regular April meeting, the Planning Commission held a special meeting at the applicant's request on May 6, 2026 to adopt a resolution recommending approval to the Township Board of the proposed area plan for the Timber Creek Flats. Board issued approval of the PILOT ordinance at the July meeting.

THE MEADOWS AT HAWTHORNE MILLS

Update: Phase 2 final site plan submitted for Planning Commission consideration in June 2026. Revisions ongoing prior to scheduling before the Planning Commission. Planning Commission consideration tentatively scheduled for the September PC meeting.

Background: The Meadows at Hawthorne Mills is a 215 unit single-family residential site condominium located on 71 acres of land located south of Geddes Road and east of Leforge Rd. The site includes private roads that provide two (2) access points to Geddes Road and has two (2) connection points with the adjacent Prospect Pointe West Development. In addition, there is a road stub for future development to the south. The proposed development will be served with public utilities. A sewer will connect from Leforge Road, and

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HYUNDAI COOLING SYSTEM

Update: None

Background: In May 2026, the applicant submitted a site plan for a cooling tower and water pump building on an existing lawn area between the principal building and parking. The site plan is subject to administrative review and approval. Planning and engineering approvals have been issued, conditioned upon repair or replacement of the water-flow control valve at the inlet to the ground storage tank.

DTE GRENADA SUBSTATION

Update: None.

Background: Conditional Use Permit/Preliminary Site Plan - DTE Grenada Substation Expansion (STPC #25-02). The applicant submitted a revised application, including a revised site plan, noise study, EMF study, environmental impact statement, and site renderings. in November. The project appeared on the December 17, 2025, Planning Commission agenda. Following a lengthy discussion of the changes, the Planning Commission postponed action and directed the applicant to address the following items:

1. Township to independently review the following:
    i. Environmental Impact Study
    ii. Electromagnetic Field Study
    iii. Noise Study
2. Provide graphics to confirm if the combination of a berm and landscaping is sufficient to screen all site operations from all property lines.
    i. If deficient, increase berm and landscaping.
3. Confirm ability to obtain 12-foot-tall evergreens.
4. Clarify tree replacement shortfall (97 required vs. 63 proposed) and how remaining replacement obligations will be satisfied (additional on-site trees, off-site planting, or other Township-acceptable mitigation).

5. Provide more detailed tree preservation analysis to confirm viability of "to remain" trees whose critical root zones may be disturbed.
6. Provide formal landscape maintenance plan (practices, products, schedule, and replacement of dead/diseased plant material).
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8. Confirm feasibility of brick wall around facility.

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CLAY HILL COMMUNITY FARM AND GARDEN

Update: At their July meeting, the Planning Commission recommended approval of the Area Plan amendment. The item is on the September Board meeting agenda for consideration.

Background: The Board of Trustees issued a 1-year extension of the special district area plan approval for the Clay Hill community farm and garden at request of the applicant. The applicant indicated progress as well as the need to extend the approval to update wetland mapping and finalize permits with the County Road, Water, and Drain Commissions. The applicant submitted a site plan application that substantially deviated from the approved area plan. As such, the applicant is applying for an area plan amendment as well as site plan approval.

A public hearing for the area plan amendment was held at the April 22nd Planning Commission meeting. Following the Planning Commission recommendation, the Board postponed action on the area plan amendment at the May 2026 Board meeting.

ZONING ORDINANCE REWRITE

Update: Following review of the recent revisions and another public hearing at the regular June meeting, the Planning Commission recommend approval of the latest draft of the Zoning Ordinance. Approved ordinance with minor revisions planned for September Board meeting agenda.

Background: At the February 25th regular meeting, the Planning Commission passed a resolution to recommend to the Township Board approval of the rewritten zoning ordinance and zoning map. The recommendation came after the public hearing and the culmination of a nearly 2-year review process. For over 1 year, the Planning Commission reviewed the draft ordinance article at a time, with several articles being discussed at multiple Planning Commission meetings. A public open house to educate folks on the zoning ordinance occurred on April 23rd 6:30 – 8pm at the Library. Following internal discussions with individual board members and additional public feedback, a second Board of Trustees work session to discuss the zoning ordinance update occurred on June 15th at 5:30pm.

TRINITY HEALTH – ER ADDITION/RENOVATION

Update: Construction ongoing.

Background: On October 29th, the Planning Commission approved a site plan (STPC #25-07) for a renovation/addition project to the Trinity Health Emergency Department. The site plan includes alterations to the parking and drop off area as well as a building addition to allow additional ER rooms. The approval was conditioned upon the applicant addressing minor outstanding planning and engineering items. The conditions of approval were satisfied in December 2025.

PROSPECT POINTE WEST

Update: Construction on Phase 3 is ongoing.

Background: Prospect Pointe West is a four-phase single-family residential development project, on a ~67-acre parcel of land zoned R-4, an Urban Residential District. The development is located on the southwest corner of Geddes Road and Prospect Road, west of Hunters Creek Drive in the northeast quarter of Section 33. The applicant is proposing to develop Prospect Pointe West as a 157-unit site condominium.
The four (4) phases consist of the following number of units:

- Phase 1 – 39 units
- Phase 2 – 45 units
- Phase 3 – 26 units
- Phase 4 – 47 units

The proposed lot dimensions are 66' x 130' with a minimum lot size of 8,580 sf. The homes will range in size from 2,000 to 3,200 sf with sales prices starting in the $400,000s. The development has private roads with sidewalks on both sides and will be serviced by public sanitary sewer which will be designed as an extension of the existing Prospect Pointe development. Public water will also be extended from the existing subdivision. Each phase of the development is required to go through the Final Site Plan process.

The Final Site Plan for Prospect Pointe West Phase 1 (STPC #22-03) was approved by action of the Superior Township Planning Commission on April 26, 2023, and includes 39 single family lots. Building permits for individual homes are being issued and construction has commenced.

The Final Site Plan for Prospect Pointe West Phase 2 (STPC #24-01) was approved by action of the Superior Township Planning Commission on May 22, 2024, and includes 45 single family lots. The Development Agreement for Phase 2 has been recorded and a preconstruction meeting was held on September 10, 2024.

The Final Site Plan for Prospect Pointe West Phase 3 (STPC #25-01) was approved by the Planning Commission at the May 28, 2025, meeting. This phase includes 25 single family lots. The development agreement was approved by the Township Board of Trustees at the September 15th meeting.

The applicant submitted a final site plan application for Prospect Pointe West Phase 4 (STPC #25-08) in September. The final site plan was approved, without conditions, at the December 17, 2025, Planning Commission meeting.

MEADOWS 2 AT HAWTHORNE MILL AREA PLAN

Update: Pre-construction meeting not yet scheduled.

Background: Lombardo and Atwell have submitted an application for an area plan for 12 single family detached homes at 7330 Geddes Road, directly adjacent to the Meadows at Hawthorne Mill development. The Meadows 2 (STPC #25-10) includes interior connections to the original Meadows at Hawthorne Mill and proposes no new entrances from Geddes Road. The planning review of the proposed area plan questions how the 12 homes will be connected to the original Meadows at Hawthorne Mill homes, particularly with respect to a single HOA. The public hearing for the proposed area plan occurred at the November 19th Planning Commission meeting, where the Planning Commission had a lengthy discussion regarding the ways in which the proposed project is supported by some of the Master Plan goals but conflicts with others. Ultimately, the Planning Commission determined that the area plan was warranted and approved a resolution recommending approval to the Township Board of the proposed area plan and rezoning. The Township Board approved the Area Plan at their December 15, 2025, meeting.

HYUNDAI FUEL LOADING SYSTEM

Update: Construction ongoing.

Background: On August 27th, the Planning Commission approved a combined preliminary and final site plan for a fueling facility at the Hyundai America Technical Center in the PM Planned Manufacturing District. The project (STPC #25-06) includes the construction of a two-pump accessory fueling facility and underground storage tanks. The facility is intended for vehicles being used on site and does not include a retail sales component. The planning and engineering reviews have been completed, with several outstanding items identified in both reviews.

GARRETT'S SPACE

Update: Site work ongoing.

Background: Garrett's Space is proposed to be a residential center where young adults suffering from depression and anxiety are treated. The facility will include both in-patient and daily services, with a non-medical and non-institutional focus. Garrett's Space is proposed on seven (7) parcels that will be combined into one lot totaling approximately 76.0 acres. The property has historically been used as a single-family residence with an address of 3900 Dixboro Road and is in Section 7 of the Township. The site includes significant natural resources including woodlands, steep slopes, a creek, floodplain, and wetlands. Building permits have been submitted and a preconstruction meeting was held on March 18, 2025. Preliminary site

work has commenced. The approved Development Agreement requires the conservation area protection to be recorded prior to Certificate of Occupancy (CO) for the main residential structure to be newly constructed (Phase 2). A temporary C of O was issued for the Phase 1 portion of the project on December 19, 2025.

BROOKWOOD

Update: This property is currently listed for sale. Development Agreement was drafted and sent to applicant for review. Pre-construction meeting not yet scheduled. SESC and WCWRC permits required prior to scheduling pre-con meeting.

Brookwood is a Master Planned Community on an ~84 acre parcel of land zoned Planned Community (PC) a Special District. The development is located on the east side of Leforge Road approximately 700 feet north of Clark Road in the southwest corner of Section 33. The applicant is proposing to develop Brookwood with 318 dwelling units divided into three (3) residential dwelling product types (i.e., stacked flats, duplex units, four-plex units, and attached townhomes).

The development is designed for renters and owners plus a section dedicated for people over 55 years of age. Stacked flats and duplexes are anticipated to rent from $1.50 - $2.50 per square foot. The townhomes will be for sale and priced per unit according to the market. The development will also include a clubhouse, amenity areas, paved parking areas, landscape improvement, and a continuous sidewalk network along private drives throughout the development and walking paths that connect amenities with various areas of the development. Existing public water and sanitary sewer mains will be extended to serve the development.

The Final Site Plan for Brookwood Estates (STPC #23-05) was approved by the Planning Commission at the May 2025 meeting. The engineering plans have been reviewed by OHM.

ZONING BOARD OF APPEALS

Per bylaws, the ZBA consists of seven (7) regular and two (2) alternates members appointed by the Township Board. One (1) of the members must be a member of the Township Planning Commission and one member may be a member of the Township Board. The remaining members must reside in the unincorporated areas of the Township and represent the population distribution and various interests present. Current ZBA members include:

- Thomas Brennan, (Chair & PC Member)
- Rachel Smith
- Dana Greene (BOT)
- Tanya Markos-Vanno
- Meghan Winslow
- Jack Gilbreath
- William Schoefield
- Austin Anderson (alternate)

The Township has regularly scheduled ZBA meetings on the 2nd Wednesday of the month; if there are no agenda items, the meeting is cancelled. The August and September 2026 meetings were canceled due to a lack of agenda items.

PLANNING COMMISSION

Per bylaws, the Planning Commission shall consist of seven (7) members serving three (3) year terms with eligibility for re-appointment. One member of the Township Board shall be appointed to the Planning Commission as an ex officio member and Township Board Representative, with full voting rights. The current Planning Commission is comprised of the following members:

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OTHER BUSINESS/NEWS

1) Michelle Marin of Carlisle Wortman Associates (CWA) reviewed and approved 25 Certificates of Zoning Compliance and Burn Permits in August.

   Michelle responded to many general phone and email inquiries from the public both during and outside of office hours and met in person with numerous folks at the Township Hall during office hours. She prepared the packet for the July Planning Commission meeting. Michelle works with Accounts Payable to ensure all escrow accounts are balanced at the end of each month. Michelle also began using the PZE module on BS&A to track all development projects and zoning permits.

2) Carlisle Wortman Associates staff also serve in the role as the Township Planner and review and manage projects that are paid from escrows including applicant inquiries and project coordination.

MEMO

TO: Superior Charter Township Board of Trustees

FROM: Michelle Marin, Planning & Zoning Administrator

RE: Planning & Zoning Department Report

DATE: October 5, 2026

Below is a summary of the planning and zoning activities for the month of September 2026.

MRC HURON RIVER DRIVE – BANK REZONING

A request was received to rezone the former Chase Bank building on Huron River Drive, just south of the Trinity Health campus. The parcel is currently zoned PC, Planned Community. The applicant is requesting a designation to MS, Medical Services. This zoning designation aligns with the surrounding development pattern and the future land use plan in the Master Plan. Public hearing for rezoning request scheduled for October Planning Commission meeting.

TRINITY HEALTH WORKFORCE HOUSING

A request was received for a conditional use permit to convert a portion of the Towsley Health Building into workforce housing for Trinity Health workers. The public hearing for the request is tentatively scheduled for the October Planning Commission meeting.

TIMBER CREEK

Update: Two preliminary site plan applications have been submitted: one each for the multi-family portion (Timber Creek Flats) and for the single-family portion (Timber Creek Estates). The applicants are different. Both preliminary site plans are currently undergoing review and revisions. Planning Commission consideration for Timber Creek Flats preliminary site plan application tentatively scheduled for October meeting.

Background: The Planning Commission discussed a concept plan for a mixed density housing development located on MacArthur Blvd at parcel ID #J -10-35-300-003 at the December 17, 2025, meeting. The applicant has not formally submitted an area plan application, but provided a concept plan that was reviewed by Ben Carlisle for the housing project, aimed to be completed by the end of 2028. The developer, Elmington Capital, develops, owns, and operates income-restricted housing units financed through tax credits. For the proposed Timber Creek project, 20 acres of the site will be developed by Elmington, and the remainder of the site will be developed as a single-family housing community by another TBD developer. 80% of the units will be 60% AMI, which is $70,000-$90,000 annual household income. 10% of units will be at 70% AMI, which is up to $102,000 annual income, and 10% will be at 40% AMI. The applicant indicated that there will be no housing vouchers tied to the project.

After a public hearing and lengthy discussion at the regular April meeting, the Planning Commission held a special meeting at the applicant's request on May 6, 2026 to adopt a resolution recommending approval to the Township Board of the proposed area plan for the Timber Creek Flats. Board issued approval of the PILOT ordinance at the July meeting.

THE MEADOWS AT HAWTHORNE MILLS

Update: Phase 2 final site plan submitted for Planning Commission consideration in June 2026. Revisions ongoing prior to scheduling before the Planning Commission. Planning Commission consideration scheduled for the October PC meeting.

Background: The Meadows at Hawthorne Mills is a 215 unit single-family residential site condominium located on 71 acres of land located south of Geddes Road and east of Leforge Rd. The site includes private roads that provide two (2) access points to Geddes Road and has two (2) connection points with the adjacent Prospect Pointe West Development. In addition, there is a road stub for future development to the south. The proposed development will be served with public utilities. A sewer will connect from Leforge Road, and the Prospect Pointe Development and water will be looped throughout the development from Geddes Road. Stormwater management will be handled with four (4) proposed detention ponds located throughout the development.

The entire development received preliminary site plan approval on October 28, 2020. There are five (5) phases of development, and each phase required final site plan approval. The final site plan for Phase 1 was approved by the Planning Commission with conditions on November 15, 2023. Phase 1 includes a total of 40 lots/units as well as construction of the roads and infrastructure items to directly serve those units, extension of a sanitary sewer from LeForge Road across the neighboring property to the west needed to service Phase 1, and mass grading of the entire site.

The Development Agreement was approved by the Board of Trustees at the August 2025 meeting, conditioned upon finalizing the Right-of-Way Dedication which was finalized in early 2026.

HYUNDAI COOLING SYSTEM

Update: None

Background: In May 2026, the applicant submitted a site plan for a cooling tower and water pump building on an existing lawn area between the principal building and parking. The site plan is subject to administrative review and approval. Planning and engineering approvals have been issued, conditioned upon repair or replacement of the water-flow control valve at the inlet to the ground storage tank.

DTE GRENADA SUBSTATION

Update: None.

Background: Conditional Use Permit/Preliminary Site Plan - DTE Grenada Substation Expansion (STPC #25-02). The applicant submitted a revised application, including a revised site plan, noise study, EMF study, environmental impact statement, and site renderings. in November. The project appeared on the December 17, 2025, Planning Commission agenda. Following a lengthy discussion of the changes, the Planning Commission postponed action and directed the applicant to address the following items:

1. Township to independently review the following:
    i. Environmental Impact Study
    ii. Electromagnetic Field Study
    iii. Noise Study
2. Provide graphics to confirm if the combination of a berm and landscaping is sufficient to screen all site operations from all property lines.
    i. If deficient, increase berm and landscaping.
3. Confirm ability to obtain 12-foot-tall evergreens.
4. Clarify tree replacement shortfall (97 required vs. 63 proposed) and how remaining replacement obligations will be satisfied (additional on-site trees, off-site planting, or other Township-acceptable mitigation).
5. Provide more detailed tree preservation analysis to confirm viability of "to remain" trees whose critical root zones may be disturbed.
6. Provide formal landscape maintenance plan (practices, products, schedule, and replacement of dead/diseased plant material).
7. Confirm whether site lighting will be used only for emergencies and maintenance normal condition: lights off) and ensure any operating schedule is clearly documented.
8. Confirm feasibility of brick wall around facility.

At their July 2026 meeting, the Planning Commission issued conditional land use and preliminary site plan approval, conditioned upon numerous items, most notably the installation of a wall around the transformers.

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Update: None.

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