Society Hill

West Side of Novi Rd. Between 12 Mile Rd. & 12-1/2 Mile Rd.

Owner

E&M Holdings, LLC
Attn: Jordan Sasson
32605 W. 12 Mile Rd., Ste. 290
Farmington Hills, MI 48334
P-248.640.8720

Architect

Krieger Klatt Architects Inc.
400 E. Lincoln Ave.
Royal Oak, MI 48067
P-248.414.9270
F-248.414.9275

Civil Engineer

Seiber Keast Lehner
39205 Country Club Dr., Suite C8
Farmington Hills, MI 48331
P-248.308.3331

Landscape Architect

MPFP, PLLC
120 Broadway Floor 20
New York, NY 10271
P-212.477.6366
F-212.346.0813

Land Planner/Architect

Allen Design
557 Carpenter
Northville, MI 48167
P-248.467.4668

North

Location Map
NTS

Civil Sheet Index

Sheet No.	Title	11-22-2023 Pre-App Submittal	03-25-2024 Preliminary Site Plan
1	Cover Sheet	•	•
2	Overall Survey Plan	•	•
3	Existing Tree Plan		•
4	Existing Tree Plan		•
5	Overall Plan	•	•
6	Grading and Paving Plan	•	•
7	Grading and Paving Plan	•	•
8	Grading and Paving Plan		•
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11	Utility Plan	•	•
12	Stormwater Management Plan	•	•
13	Pre/Post Development Run-Off Plan		•
14	Open Space Plan	•	•
15	Wetland Plan		•
16	Truck Route Plan		•
17	Proposed Tax Lot Subdivision		•
ND	Notes and Details		•
1 of 2	Photometric Site Plan		•
2 of 2	Photometric Site Plan		•

Landscape Sheet Index

Sheet No.	Title	11-22-2023 Pre-App Submittal	03-25-2024 Preliminary Site Plan
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L-2	Landscape Plan		•
L-02	Site Plan		•
L-3	Detention Plan		•
L-4	Greenbelt Plan		•
L-5	Unit Typicals		•
L-6	Unit Typicals		•
L-7	Landscape Details		•
L-8	Detention Woodland Plan		•
L-9	Woodland Plan		•
L-10	Tree List		•
L-11	Tree List		•
L-12	Tree List		•

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G.002	Renderings	•	
G.003	Renderings	•	
G.004	Renderings	•	
G.005	Renderings	•	
G.006	Renderings	•	
G.007	Renderings	•	
G.008	Rendered Site Plan	•	
A.100	Building E - Lower Level Floor Plan	•	•
A.101	Building E - First Floor Plan	•	•
A.102	Building E - Second Floor Plan	•	•
A.103	Building E - Third Floor Plan	•	•
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A.105	Buildings A-D - Floor Plans	•	•

Architectural Sheet Index

Sheet No	Title	11-22-2023 Pre-App Submittal	03-25-2024 Preliminary Site Plan
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A.109	3-Story T.H. Floor Plans (7 Unit Mockup)	•	•
A.110	3-Story T.H. Floor Plans (7 Unit Mockup)	•	•
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A.200	Building E - Exterior Elevations	•	•
A.201	Buildings A-D - Exterior Elevations	•	•
A.202	Buildings A-D - Exterior Elevations	•	•
A.203	3-Story T.H. - Exterior Elevations		•
A.204	3-Story T.H. - Exterior Elevations		•
A.205	2-Story T.H. - Exterior Elevations		•

KRIEGER KLATT ARCHITECTS
400 E. Lincoln Ave. | Royal Oak, MI 48067
P: 248.414.9270 **F:** 248.414.9275
www.kriegerklatt.com

Client:
E&M Holdings, LLC
32605 W. 12 Mile Rd., Ste. 290
Farmington Hills, MI 48334

Project:
Society Hill
Novi Rd.
Novi, MI 48337

PRELIMINARY NOT FOR CONSTRUCTION

Issued	Description	By
11-22-2023	Pre-App Submittal	
03-25-2024	Preliminary Site Plan	

Seal:

Note:
Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field.

North Arrow:

Sheet Title:
Cover Sheet

Project Number:
23-065

Scale:

Sheet Number:
G.001

PRELIMINARY SITE PLANS FOR:

SOCIETY HILL

¼ SECTION 10, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

LEGAL DESCRIPTION

PART OF THE S.E. 1/4 OF SECTION 10, T.1N., R.8E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE E. 1/4 CORNER SAID SECTION 10; THENCE ALONG THE EAST–WEST 1/4 LINE OF SAID SECTION 10, S. 89° 24' 00" W., 60.00 FEET; THENCE S. 00°14' 00" E., 43.00 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE WEST RIGHT–OF–WAY LINE OF NOVI ROAD (120.00 FEET WIDE), S. 00°14' 00" E., 1645.77 FEET; THENCE DUE WEST 1006.72 FEET; THENCE N. 00° 52' 00" W., 959.56 FEET; THENCE DUE EAST 280.09 FEET; THENCE N. 00° 52' 00" W., 678.59 FEET; THENCE ALONG THE SOUTH RIGHT–OF–WAY LINE OF 12 1/2 MILE ROAD (PROPOSED 86.00 FEET WIDE), N. 89° 24' 00" E., 744.74 FEET TO THE POINT OF BEGINNING. CONTAINING 1,476,650 SQUARE FEET OR 33.899 ACRES. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

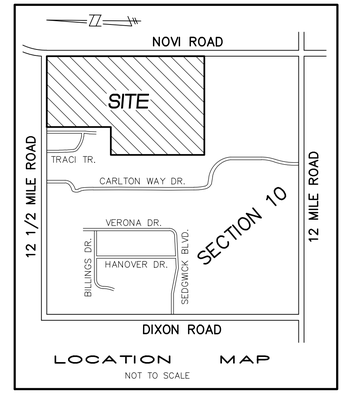
NOTES:

1. ALL WORK SHALL CONFORM TO THE CITY OF NOVI'S CURRENT STANDARDS AND SPECIFICATIONS.
2. THE CONTRACTOR MUST OBTAIN A PERMIT FROM THE CITY OF NOVI FOR ANY WORK WITHIN THE RIGHT–OF–WAY OF NOVI ROAD AND 12 1/2 MILE ROAD.
3. ALL PAVEMENT MARKINGS, TRAFFIC CONTROL SIGNS, AND PARKING SIGNS SHALL COMPLY WITH THE DESIGN AND PLACEMENT REQUIREMENTS OF THE 2011 MICHIGAN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

FIRE DEPARTMENT NOTES

1. All fire hydrants and water mains shall be installed and in service prior to above foundation building construction as each phase is built.
2. All roads shall be paved and capable of supporting 35 tons prior to construction above foundation.

   Building addresses shall be posted facing the street during all phases of construction. Addresses shall be a minimum of three inches in height on a contrasting background.
4. Provide 4–6" diameter concrete filled steel posts 48" above finish grade at each hydrant as required.
5. Fire lanes shall be posted with "Fire Lane – No Parking" signs in accordance with Ordinance #85.99.02.



INDEX

1. COVER SHEET
2. OVERALL SURVEY PLAN
3. EXISTING TREE PLAN
4. EXISTING TREE PLAN
5. OVERALL PLAN
6. GRADING AND PAVING PLAN
7. GRADING AND PAVING PLAN
8. GRADING AND PAVING PLAN
9. OFF–SITE DETENTION PLAN
10. UTILITY PLAN
11. UTILITY PLAN
12. STORM WATER MANAGEMENT PLAN
13. PRE/POST DEVELOPMENT RUN–OFF PLAN
14. OPEN SPACE PLAN
15. WETLAND PLAN
16. TRUCK ROUTE PLAN
17. PROPOSED TAX LOT SUBDIVISION

ND. NOTES AND DETAILS

SEIBER KEAST LEHNER
ENGINEERING | SURVEYING

CLINTON TOWNSHIP OFFICE
17001 NINETEEN MILE ROAD, SUITE 3
CLINTON TOWNSHIP, MI 48038
586.412.7050

FARMINGTON HILLS OFFICE
39205 COUNTRY CLUB DRIVE, SUITE C8
FARMINGTON HILLS, MI 48331
248.308.3331

ARCHITECTURAL DESIGN PREPARED BY:
KREIGER KLATT ARCHITECTS
1412 E. 11 MILE ROAD
ROYAL OAK, MI 48067
PHONE: 248.414.9270

LANDSCAPE PLANS PREPARED BY:
MPFP PLLC
120 BROADWAY, FLOOR 20
NEW YORK, NY 10271
PHONE 212.477.6366

PROPERTY BOUNDARY & TOPO INFORMATION
NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MICHIGAN 48342
PHONE: 248.332.8257

PREPARED FOR:
E & M HOLDINGS, LLC
32605 WEST TWELVE MILE ROAD, SUITE 290
FARMINGTON HILLS, MI 48334
CONTACT: MR. JORDAN SASSON
PHONE: 248.640.8720

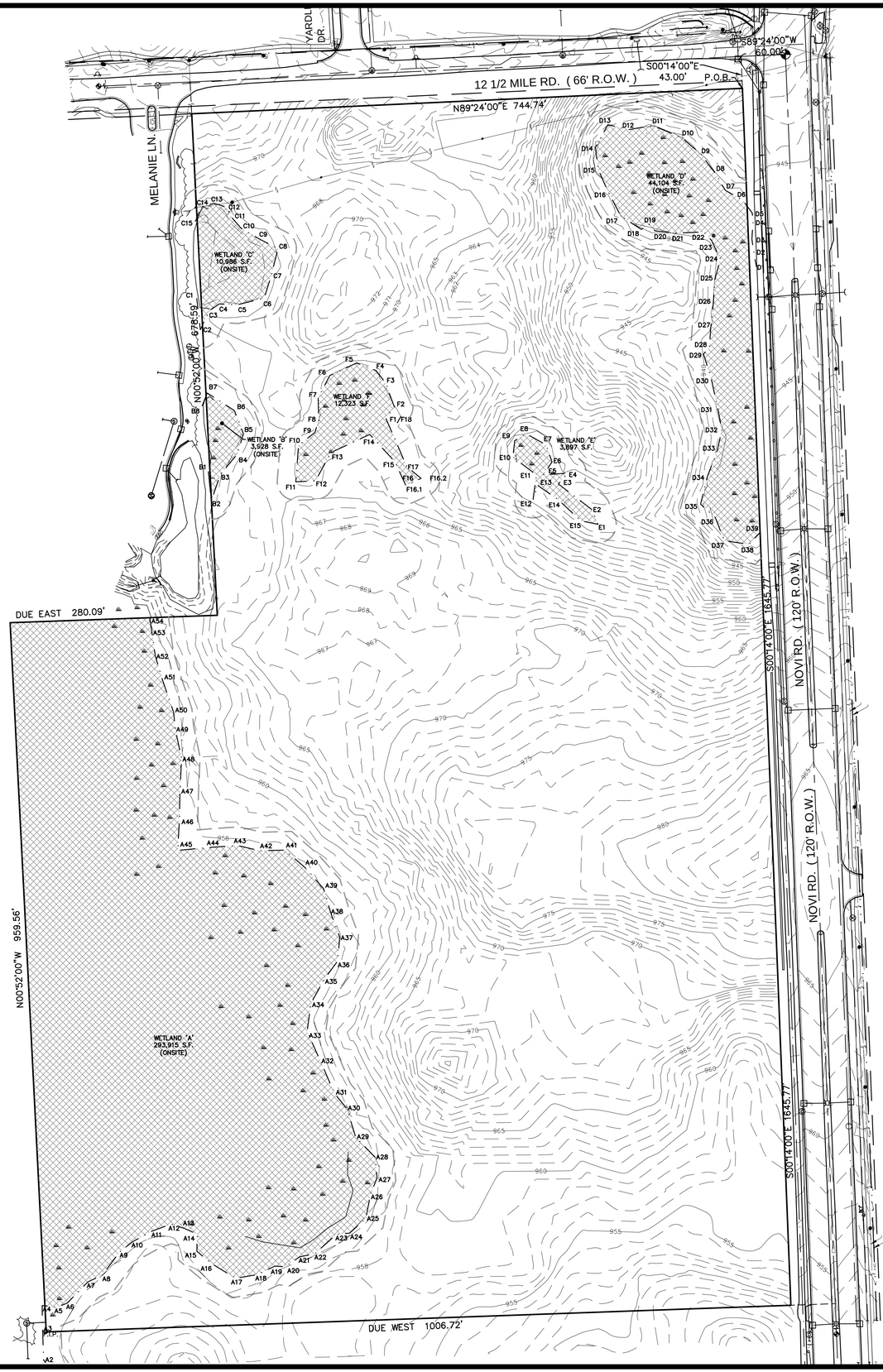
REVISIONS		
NO.	ITEM	DATE
1.	PRE–APP SUBMITTAL	11–22–23
2.	PERLIMINARY SITE PLAN SUBMITTAL	03–25–24

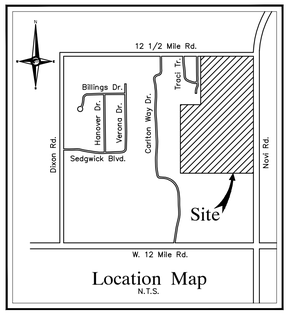
ENGINEER'S SEAL

STATE OF MICHIGAN
ROBERT JAMES EMERINE ENGINEER No. 62010 51233
LICENSED PROFESSIONAL ENGINEER

DATE: 11–3–2023 | DESIGNED BY: A.A | CHECKED BY: B.E. | JOB NUMBER: 23–207 | DRAWING FILE: 1–23207–CV.dwg

Plotted: 3/25/2024 9:24 AM By: Andrew Lynch
G:\23-207 Society Hill\Drawings\Site Plan\1-23207-CV.dwg





LEGAL DESCRIPTION

PART OF THE S.E. 1/4 OF SECTION 10, T.1N., R.8E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE E. 1/4 CORNER SAID SECTION 10; THENCE ALONG THE EAST–WEST 1/4 LINE OF SAID SECTION 10, S. 89° 24' 00" W., 60.00 FEET; THENCE S. 00°14' 00" E., 43.00 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE WEST RIGHT–OF–WAY LINE OF NOVI ROAD (120.00 FEET WIDE), S. 00°14' 00" E., 1645.77 FEET; THENCE DUE WEST 1006.72 FEET; THENCE N. 00° 52' 00" W., 959.56 FEET; THENCE DUE EAST 280.09 FEET; THENCE N. 00° 52' 00" W., 678.59 FEET; THENCE ALONG THE SOUTH RIGHT–OF–WAY LINE OF 12 1/2 MILE ROAD (PROPOSED 86.00 FEET WIDE), N. 89° 24' 00" E., 744.74 FEET TO THE POINT OF BEGINNING. CONTAINING 1,476,650 SQUARE FEET OR 33.899 ACRES. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

FLOOD HAZARD NOTE

THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN ZONE X OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS MAP NO. 26125C0488F AND 26125C0626F EACH BEARING AN EFFECTIVE DATE OF 09–29–2006.

MISS DIG / UTILITY DISCLAIMER NOTE

A MISS DIG TICKET NUMBER 2023011901460, PURSUANT TO MICHIGAN PUBLIC ACT 174 WAS ENTERED FOR THE SURVEYED PROPERTY. DUE TO THE EXTENDED REPORTING PERIOD FOR UNDERGROUND FACILITY OWNERS TO PROVIDE THEIR RECORDS, THE SURVEY MAY NOT REFLECT ALL THE UTILITIES AT THE TIME THE SURVEY WAS ISSUED ON FEBRUARY 9, 2023. THE SURVEY ONLY REFLECTS THOSE UTILITIES WHICH COULD BE OBSERVED BY THE SURVEYOR IN THE FIELD OR AS DEPICTED BY THE UTILITY COMPANY RECORDS FURNISH PRIOR TO THE DATE THIS SURVEY WAS ISSUED. THE CLIENT AND/OR THEIR AUTHORIZED AGENT SHALL VERIFY WITH THE FACILITY OWNERS AND/OR THEIR AUTHORIZED AGENTS, THE COMPLETENESS AND EXACTNESS OF THE UTILITIES LOCATION.

DTE DISCLAIMER NOTE

PLEASE NOTE THAT DTE HAS NEW REGULATIONS THAT MAY IMPACT DEVELOPMENT OUTSIDE THEIR EASEMENT OR THE PUBLIC RIGHT OF WAY. CLIENT SHALL CONTACT DTE TO DETERMINE THE "NEW STRUCTURES AND POWER LINE" REQUIREMENTS AS THEY MAY APPLY TO ANY FUTURE BUILDING OR RENOVATION OF A STRUCTURE. DTE ENERGY CAN BE CONTACTED AT 800–477–4747

TOPOGRAPHIC SURVEY NOTES

ALL ELEVATIONS ARE EXISTING ELEVATIONS, UNLESS OTHERWISE NOTED.

UTILITY LOCATIONS WERE OBTAINED FROM MUNICIPAL OFFICIALS AND RECORDS OF UTILITY COMPANIES, AND NO GUARANTEE CAN BE MADE TO THE COMPLETENESS, OR EXACTNESS OF LOCATION.

THIS SURVEY MAY NOT SHOW ALL EASEMENTS OF RECORD UNLESS AN UPDATED TITLE POLICY IS FURNISHED TO THE SURVEYOR BY THE OWNER.

LEGEND

MANHOLE(MH)	EXISTING SANITARY SEWER
CO	EXISTING SAN. CLEAN OUT
HYDRANT(HYD) / GATE VALVE(GVW)	EXISTING WATER MAIN
MANHOLE(MH) / CATCH BASIN(CB)	EXISTING STORM SEWER
CBB	EX. BEEHIVE CATCH BASIN
	EX. UNDERGROUND (UG.) CABLE
UTILITY POLE / GUY POLE / GUY WIRE	OVERHEAD (OH.) LINES
LP	LIGHT POLE
	SIGN
	EXISTING GAS MAIN
ASPH.	ASPHALT
CONC.	CONCRETE
FD. / FND.	FOUND
RET. WALL	RETAINING WALL
R.O.W.	RIGHT–OF–WAY
SPK	SET PK NAIL
(TYP)	TYPICAL
(R)	RECORD
(M)	MEASURED
C/L	CENTERLINE
P/L	PROPERTY LINE
GM	GAS METER
EM	ELECTRIC METER
L/S	LANDSCAPE
DS	DOWNSPOUT
GP	GUARD POST
MB	MAIL BOX

NF ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257
WWW.NOWAKFRAUS.COM

SEAL

STATE OF MICHIGAN
KEVIN CHRISTOPHER NAVAROLI
License No. 400105.3503
LICENSED PROFESSIONAL SURVEYOR

PROJECT
Society Hill
Novi, MI

CLIENT
E & M Holdings, LLC
600 Madison Avenue
New York, NY 10022
Contact:
Mr. Jordan Sasson
Ph: 248-640-8720

PROJECT LOCATION
Part of the SE. 1/4
of Section 10,
T. 1 North, R. 8 East,
City of Novi,
Oakland County, MI

SHEET
Overall Survey Plan

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

DATE	ISSUED/REVISED
08-25-23	PRE-APP SUBMITTAL

DRAWN BY: M. Carnaghi
DESIGNED BY: B. Brickel
APPROVED BY: K. Navaroli
DATE: May 9, 2023
SCALE: 1" = 80'

80 40 0 40 80 120

NFE JOB NO. **7946-02**
SHEET NO. **2**

PAGE NO.: 3	PROJECT NAME: SOCIETY HILL PART OF THE SE 1/4 OF SEC. 10, T.1N., R.8E., CITY OF NOVI, OAKLAND COUNTY, MI SHEET TITLE: EXISTING TREE PLAN	CLIENT INFO: E AND M HOLDINGS, LLC JORDAN SASSON 32605 W. TWELVE MILE RD. SUITE 290 FARMINGTON HILLS, MI 48334	PROJECT NUMBER: 23-207 PROJECT MANAGER: B. EMERINE DRAWN BY: A.A. CHECKED BY: RJE DATE: 10/30/23

811 — 3 WORKING DAYS BEFORE YOU DIG CALL MISS DIG 1-800-482-7171 TOLL FREE FOR THE LOCATION OF UNDERGROUND FACILITIES

REV. #	REV. DATE	REVISION INFO.
1.	11-22-23	PRE-APP SUBMITTAL 1.
2.	3-18-24	PER CITY REVIEW LETTERS, SUBMITTED TO CITY

SEIBER KEAST LEHNER
ENGINEERING | SURVEYING
CLINTON TOWNSHIP OFFICE
17001 NINETEEN MILE ROAD, SUITE 3
CLINTON TOWNSHIP, MI 48038
586.412.7050
FARMINGTON HILLS OFFICE
39205 COUNTRY CLUB DRIVE, SUITE C8
FARMINGTON HILLS, MI 48331
248.308.3331

120 FT. WD.)

N00°52'00"W

959.56'

DUE WEST

1006.72'

DUE WEST
60.00'

1689.40'

1645.77'

S.E. CORNER M.S.P.C.
SECTION 10
T.1N., R.8E.

WETLAND 'A'
(2019)

WETLAND 'G'
0.03 ac.

5016

5107

5' CONC. WALK

4" STEEL GAS

FIBER OPTIC TELE. CABLE

CB
RIM 960.28

CB
RIM 960.68
STM MH
RIM 960.98

TELE MH
RIM 959.57

BENCHMARK
ARROW ON HYD.
ELEV. = 960.80
U.S.C.S. DATUM

PROPOSED LEGEND

- SANITARY SEWER
- WATER MAIN
- STORM SEWER
- DITCH/SWALE
- SANITARY LEAD
- TREE PROTECTION FENCE
- SILT FENCE
- FLOODPLAIN
- 1000 CONTOUR
- CURB AND GUTTER
- SANITARY MANHOLE
- STORM MANHOLE
- CATCH BASIN
- END SECTION
- FIRE HYDRANT
- GATE VALVE AND WELL
- SAND BACKFILL
- PAVEMENT (ASPHALT)
- PAVEMENT (CONC. WALK)
- DIRECTION SURFACE FLOW
- OVERFLOW ROUTE
- DRIVEWAY LOCATION
- 1000.00 GRADE

SEIBER KEAST LEHNER
ENGINEERING | SURVEYING

CLINTON TOWNSHIP OFFICE
1700 WATERMAN BOARD, SUITE 3
CLINTON TOWNSHIP, MI 48038
586.412.7080

FARMINGTON HILLS OFFICE
39255 COUNTRY CLUB DR., SUITE C8
FARMINGTON HILLS, MI 48331
248.308.3331

REV. #	REV. DATE	REVISION INFO.
1.	11-22-23	PRE-APP SUBMITTAL 1.
2.	3-18-24	PER CITY REVIEW LETTERS, SUBMITTED TO CITY

3 WORKING DAYS
BEFORE YOU DIG
CALL MISS DIG
1-800-482-7171
(toll free)
or UNDERGROUND FACILITIES

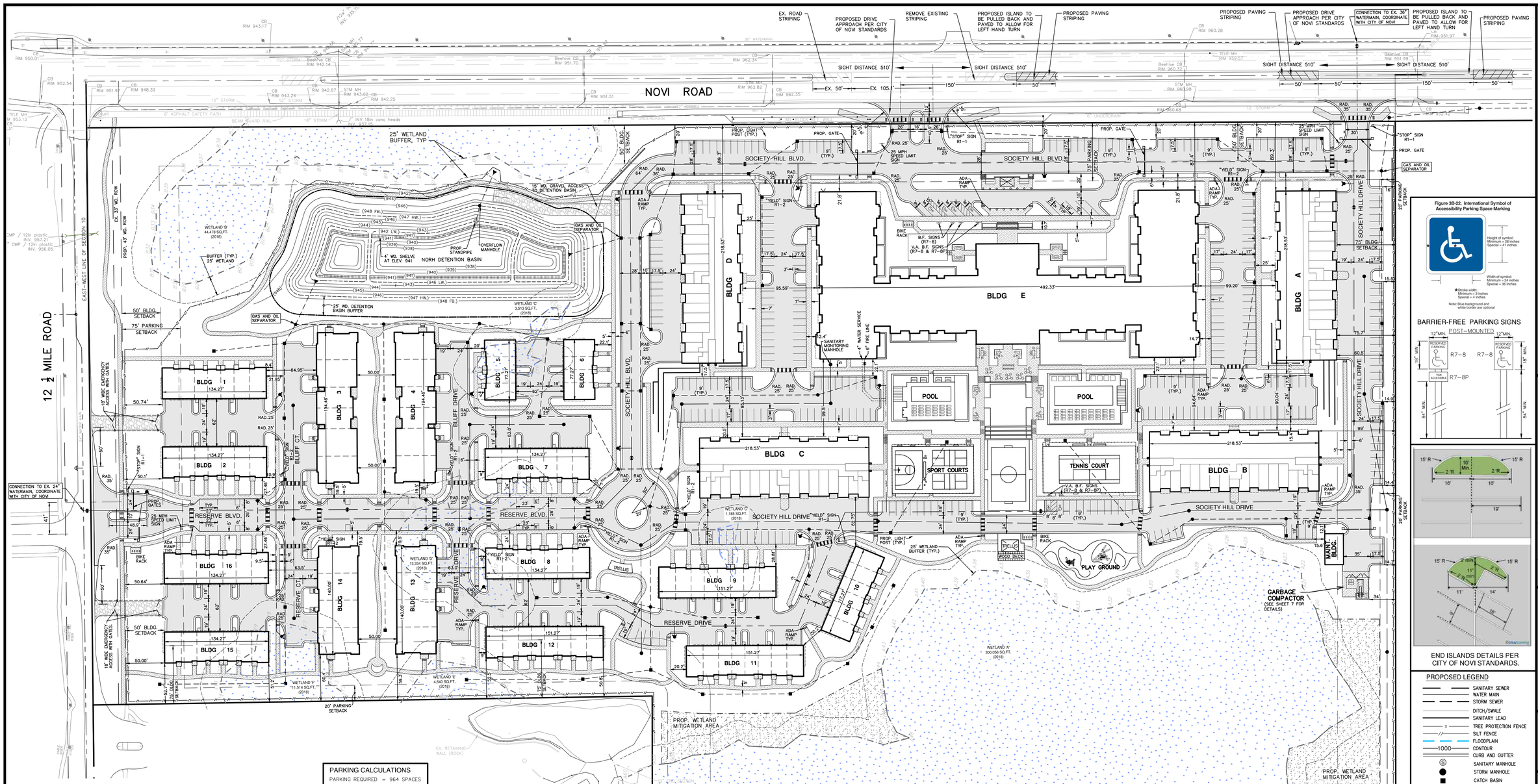
PROJECT NUMBER: 23-207
PROJECT MANAGER: B. EMERINE
DRAWN BY: A.A.
CHECKED BY: RJE
DATE: 10/30/23

CLIENT INFO:
E AND M HOLDINGS, LLC
JORDAN SASSON
32605 W. TWELVE MILE RD.
SUITE 290
FARMINGTON HILLS, MI
48334

PROJECT NAME:
SOCIETY HILL
PART OF THE SE 1/4 OF SEC. 10, T.1N., R.8E., CITY OF NOVI, OAKLAND COUNTY, MI

SHEET TITLE:
EXISTING TREE PLAN

PAGE No.:
4



SITE DATA

EXISTING ZONING: RM-1 PD OPTION (MULTIPLE FAMILY)
SITE AREA = 33.89 ACRES OR 1,476,248.4 S.F.

UNIT DENSITY ALLOWED:
1,476,248.4 S.F./ 700 = 2,108

UNIT DENSITY PROPOSED:
NO. OF BUILDINGS PROPOSED = 21
NO. OF UNITS PROPOSED = 463
NO. OF BDRMS, DENS AND STUDIOS PROPOSED = 1,359

BIKE RACK REQUIREMENTS

1 SPACE FOR EACH 5 UNITS REQUIRED
NO. OF UNITS PROPOSED = 463
SPACES REQUIRED: 463 UNITS / 5 = 93 SPACES
SPACES PROVIDED:
SURFACE PARKING = 24 SPACES (AS SHOWN)
UNDERGROUND PARKING = 70 SPACES (SEE ARCHITECTURAL PLANS)
TOTAL SPACES PROVIDED: = 94 SPACES

BUILDING HEIGHT

PER NOVI ZONING ORDINANCE, BUILDING HEIGHT IS MINIMUM 3-STORIES AND MAXIMUM 5-STORIES.
MAXIMUM BUILDING HEIGHT PROPOSED IS 5-STORIES.

BUILDINGS COVERAGE

MAXIMUM PERMITTED LOT COVERAGE = 25%
PROVIDED LOT COVERAGE = 14.84%

ACCESSIBLE PARKING SPACES

ACCESSIBLE SPACES PER 2010 ADA (208.2.3 RESIDENTIAL FACILITIES)
TOTAL SURFACE SPACES = 362
V.A. SPACES REQUIRED:
MIN. 2% OF TOTAL SURFACE SPACES
V.A. SPACES REQUIRED: 362 x 2% = 7 SPACES
V.A. PROVIDED: 4 VAN ACCESSIBLE SPACES (SURFACE PARKING)
3 VAN ACCESSIBLE SPACES (UNDER GROUND PARKING)
TOTAL H.P. SPACES PROVIDED = 13

UNIT / PARKING TABLE

Society Hill	4-Story A	4-Story B	4-Story C	4-Story D	Podium E	Total Apt.	Tot. Apt. Ratio	2-St. TH	3-St. TH	Total TH		Grand Total	Total Site Ratio
Studio	0	0	0	0	8	8	2.2%	0	0	0		8	1.7%
1Bed	22	22	22	22	32	120		0	0	0		120	
1Bed w/Den	2	2	2	2	19	27	40.5%	0	0	0		27	31.7%
2Bed	27	27	27	27	58	166		0	36	36		202	
2Bed w/Den	0	0	0	0	30	30	54.0%	0	0	0		30	50.1%
3Bed	0	0	0	0	12	12	3.3%	20	44	64		76	16.4%
Total	51	51	51	51	159	363		20	80	100		463	
Garage Parking	15	15	15	15	147	207				164		207	
Par. Behind Gar.	15	15	15	0		45				164		45	
Surface Parking						340				22		340	
Total						592				350		942	
Ratio						1.63				3.50		2.03	

PARKING CALCULATIONS

PARKING REQUIRED = 964 SPACES
PARKING PROVIDED = 942 SPACES
(SEE ARCHITECTURAL PLANS FOR DETAILED INFORMATION)

YARD SETBACK CALCULATIONS

FRONT, SIDE AND REAR YARD
PARKING SETBACKS AREA = 260,652 S.F. = 5.98 AC.
30% OF SETBACKS AREA = 1.79 AC.
PARKING, DRIVES & BUILDINGS WITHIN SETBACKS AREA = 58,441 S.F. = 1.34 AC.
1.34 AC. LESS THAN 1.79 AC.

SEE PHOTOMETRIC PLANS FOR LIGHTING DETAILS.

PROPOSED IMPROVEMENTS

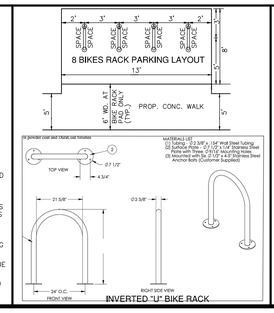
1. MUNICIPAL SEWER TO BE PROVIDED BY CONNECTING TO AN EXIST. 12" SANITARY SEWER LOCATED NEAR THE SOUTHWEST CORNER OF THE SITE AS SHOWN.
2. MUNICIPAL WATER TO BE PROVIDED BY CONNECTING TO AN EXIST. 24" WATER MAIN ALONG THE NORTH SIDE OF 12 1/2 AND CONNECTING TO AN EXIST. 36" WATER MAIN ALONG THE EAST SIDE OF NOVI ROAD. ALL INTERNAL WATER MAINS TO BE 8" DIA.
3. STORM WATER DETENTION SHALL BE PROVIDED ON SITE.

CROSSWALK DETAIL

NOTES:
1. TRANSVERSE LINES SHALL BE 12" WIDE.
2. LONGITUDINAL LINES SHALL BE 24" APART.
3. ALL STRIPING TO BE WHITE PAINT.

STRIPING NOTES:

1. PARKING LOTS SHALL HAVE PARKING AREAS AND RAMP PAVEMENT MARKINGS MARKED BY PAINTED 4-INCH WIDE LINES ACCURATELY AND NEATLY ARRANGED AS INDICATED ON THE PLAN. LINES SHALL BE PAINTED WITH AN APPROVED WHITE TRAFFIC PAINT COMPATIBLE WITH BITUMINOUS/CONCRETE SURFACES SUCH AS SHERWIN-WILLIAMS NO. B2 SW1, PRO TYPE 11-3 OR 11-4, OR AS APPROVED BY THE OWNER. PROTECT ALL PAINTED AREAS UNTIL PAINT IS COMPLETELY DRY.PARKING AREAS FOR THE PHYSICALLY HANDICAPPED SHALL BE PAINTED WITH BLUE PAINT FOR STRIPING, WHEEL CHAIR SYMBOL SHALL BE PAINTED WHITE. ALL PAINTED MARKINGS AND STRIPING SHALL BE PROVIDED IN TWO COATS.
2. THE INTERNATIONAL SYMBOL FOR ACCESSIBILITY SHALL BE WHITE OR WHITE WITH BLUE BACKGROUND
3. WHEN A BARRIER FREE PARKING SPACE IS ADJACENT TO A STANDARD PARKING SPACE, BLUE AND WHITE LINES ABUTTING EACH OTHER SHALL BE PROVIDED.



NOTES:

1. 5' WD. CONCRETE SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF SOME INTERIOR ROADS AS SHOWN. ALL SIDEWALK STUBS SHALL BE PROVIDED WITH A.D.A. COMPLIANT RAMPS AND DETECTABLE WARNING SURFACES.
2. ALL ROADWAYS TO BE PRIVATE.
3. A CITY OF NOVI RIGHT-OF-WAY PERMIT IS REQUIRED FOR WORK WITHIN ANY PUBLIC ROAD RIGHT-OF-WAY.
4. ALL SIDEWALKS AND SIDEWALK RAMPS SHALL A.D.A. COMPLIANT.
5. ALL WORK SHALL CONFORM TO THE CURRENT CITY OF NOVI STANDARDS AND SPECIFICATIONS.
6. ALL PAVEMENT MARKINGS, TRAFFIC CONTROL SIGNS, AND PARKING SIGNS SHALL COMPLY WITH THE DESIGN & PLACEMENT REQUIREMENTS OF THE 2011 MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. ALL ROADWAY SIGNS SHOULD BE INSTALLED TWO FEET FROM THE FACE OF CURB OR EDGE OF SIDEWALK TO THE NEAR EDGE OF THE SIGN.
7. PROP. WATER MAIN AND PROP. SANITARY SEWER TO BE CENTERLINE OF 20' WS. PUBLIC EASEMENT.
8. ALL ON-SITE EXISTING POWER POLES AND OVERHEAD WIRES SHOULD BE RELOCATED AND/OR REMOVED.
9. COMPACTED SAND BACKFILL WILL BE PROVIDED FOR ALL UTILITIES WITHIN THE INFLUENCE OF PAVED AREAS.
10. A 3' BUFFER DISTANCE SHALL BE PROVIDED BETWEEN THE SIDEWALK AND ANY FIXED OBJECTS.
11. THE CITY OF NOVI HAS NO RESPONSIBILITY TO IMPROVE OR MAINTAIN PRIVATE STREETS CONTAINED WITHIN OR PRIVATE STREETS PROVIDING ACCESS TO THE PROPERTY DESCRIBED IN THIS PLAN.
12. DEWATERING IS NOT ANTICIPATED FOR THIS PROJECT. IF DEWATERING IS REQUIRED, A DEWATERING PLAN MUST BE SUBMITTED TO NOVI FOR APPROVAL.

SIGN QUANTITIES

SYMBOL	DESCRIPTION	QUANTITY PANEL	POST
R1	R1-1 30" "STOP" SIGN W/ STREET SIGN	3	3
R2	R1-2 30" "YIELD" SIGN W/ STREET SIGN	9	9
	R2-1(25) "25 MPH SPEED LIMIT" SIGN	3	3
	12" D3-1 STREET NAME ATOP "STOP" SIGN (MAIN LEVEL)	12	0
	V.A. BARRIER SIGN (R7-8)	2	2
	VAN ACCESSIBLE SIGN (R7-8P) (UNDER GROUND PARKING)	4	4
	V.A. BARRIER SIGN (R7-8)	4	4
	VAN ACCESSIBLE SIGN (R7-8P)	6	6

SIGNAGE NOTES

1. STREET NAME SIGNS SHOULD BE PLACED A TOP THE INTERIOR YIELD SIGNS AND THE EXITING STOP SIGNS.
2. ALL STREET-NAME SIGNS SHALL COMPLY WITH THE CITY OF NOVI DESIGN STANDARDS.
3. ALL TRAFFIC SIGNAGE SHALL COMPLY WIYH THE CURRENT MMUTCD STANDARDS.

SIGNING NOTES

NOTE: ACCESSIBLE PARKING SPACE SIGNS SHALL HAVE A MIN. HEIGHT AND SIZE TO PERMIT THE SPACE TO BE EASILY IDENTIFIED AND ARE ELEVATED SUCH THAT THEY SHALL NOT PRESENT A HAZARD TO PERSONS WALKING NEAR THE SIGN.

1. ALL SIGNS SHALL HAVE A MINIMUM BOTTOM MOUNTING HEIGHT OF 7' FROM FINAL GRADE FOR GROUND MOUNTED SIGNS. WALL MOUNTED SIGNS MAY HAVE A BOTTOM MOUNTING HEIGHT OF 5'.
2. ALL ROADSIDE SIGNS SHOULD BE INSTALLED 2' FROM THE FACE OF THE CURB TO THE NEAR EDGE OF THE SIGN.
3. SINGLE SIGNS WITH NOMINAL DIMENSIONS OF 12"x18" OR SMALLER IN SIZE SHALL BE MOUNTED ON A GALVANIZED 2 LB. U-CHANNEL POST. MULTIPLE SIGNS AND/OR SIGNS WITH NOMINAL DIMENSIONS GREATER THAN 12"x18" SHALL BE MOUNTED ON A GALVANIZED 3 LB. OR GREATER U-CHANNEL POST AS DICTATED BY THE WEIGHT OF THE PROPOSED SIGNS.
4. TRAFFIC CONTROL SIGNS SHALL USE THE FHWA STANDARD ALPHABET SERIES.
5. TRAFFIC CONTROL SIGNS SHALL HAVE A HIGH INTENSITY PRISMATIC (HIP) SHEETING TO MEET FHWA RETROREFLECTIVITY REQUIREMENTS.

Figure 3B-22. International Symbol of Accessibility Parking Space Marking

Height of symbol: Minimum = 28 inches Special = 41 inches
Width of symbol: Minimum = 24 inches Special = 36 inches
★Stroke width: Minimum = 3 inches Special = 4 inches
Note: Blue background and white border are optional

BARRIER-FREE PARKING SIGNS

PROPOSED LEGEND

- SANITARY SEWER
- WATER MAIN
- STORM SEWER
- DITCH/SWALE
- SANITARY LEAD
- TREE PROTECTION FENCE
- SILT FENCE
- FLOODPLAIN
- 1000 CONTOUR
- CURB AND GUTTER
- SANITARY MANHOLE
- STORM MANHOLE
- CATCH BASIN
- END SECTION
- FIRE HYDRANT
- GATE VALVE AND WELL
- SAND BACKFILL
- PAVEMENT (ASPHALT)
- PAVEMENT (CONC. WALK)
- DIRECTION SURFACE FLOW
- OVERFLOW ROUTE
- DRIVEWAY LOCATION
- 1000.00 GRADE

GRAPHIC SCALE
60 0 30 60 120
(IN FEET)
1" = 60'

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248.308.3331
CLINTON TOWNSHIP OFFICE
170 CANFIELD STREET, SUITE 3
CLINTON TOWNSHIP, MI 48038
586.412.7080

REV. #	REV. DATE	REVISION INFO.
1.	11-22-23	PRE-APP SUBMITTAL 1.
2.	03-25-24	PRELIMINARY SITE PLAN SUBMITTAL

3 WORKING DAYS BEFORE YOU DIG CALL MISS DIG 1-800-482-7171 TOLL FREE FOR LOCATION OF UNDERGROUND FACILITIES

PROJECT NUMBER: 23-207
PROJECT MANAGER: B. EMERINE
DRAWN BY: A.A.
CHECKED BY: R.E.
DATE: 10/30/23

CLIENT INFO:
E AND M HOLDINGS, LLC
JORDAN SASSON
32605 W. TWELVE MILE RD.
SUITE 290
FARMINGTON HILLS, MI
48334

PROJECT NAME:
SOCIETY HILL
PART OF THE SE 1/4 OF SEC. 10, T.1N., R.8E., CITY OF NOVI, OAKLAND COUNTY, MI

SHEET TITLE:
OVERALL PLAN

PAGE No.:
5

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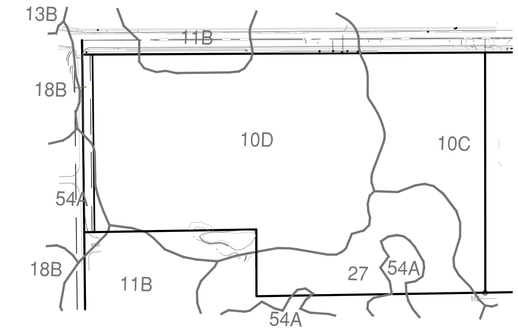
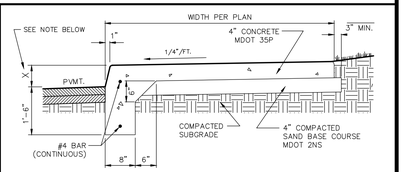
GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1" = 50'

NOVI ROAD
SIGHT DISTANCE 510'
50'
105.1'
12 1/2 MILE ROAD
SOCIETY HILL BLVD.
RESERVE BLVD.
SOCIETY HILL DRIVE
RESERVE DRIVE
BLUFF CT.
RESERVE CT.
TORY R.O.W.
25' WETLAND BUFFER, TYP.
15' WD. GRAVEL ACCESS TO DETENTION BASIN
4' WD. SHELVE AT ELEV. 941
NORTH DETENTION BASIN
PROP. STANDPIPE
OVERFLOW MANHOLE
25' WD. DETENTION BASIN BUFFER
GAS AND OIL SEPARATOR
PROP. SILT FENCE (TYP.)
PROP. LIGHT POST (TYP.)
ADA RAMP TYP.
952.0 TW.
950.0 BW.
948.0 BW.
PROP. 5' WD. CONC. WALK
20' EMERGENCY ACCESS EASE. FOR EMERGENCY ACCESS WITH GATES.
PROP. THICKENED EDGE CONC. WALK (TYP.)
TRELLIS
BENCHMARK ARROW ON HYD. ELEVATION 965.56 U.S.G.S. DATUM
BENCHMARK ARROW ON HYD. ELEVATION 965.64 U.S.G.S. DATUM
BLDG 1 (F.G. IS 4" LOWER-TYP.) GAR. 965.0 965.0 964. 964.0 964.0 963.0 963.0
BLDG 2 (F.G. IS 4" LOWER-TYP.) GAR. 966.0 966.0 965.0 965.0 965.0 964.0 964.0
BLDG 3 (F.G. IS 4" LOWER-TYP.) GAR. 962.0 962.0 963.0
BLDG 4 (F.G. IS 4" LOWER-TYP.) GAR. 959.0 959.0 960.0
BLDG 5 (F.G. IS 4" LOWER-TYP.) GAR. 959.5 959.5 958.5 958.0 958.5 958.5 957.5 957.5
BLDG 6 (F.G. IS 4" LOWER-TYP.) GAR. 958.5 958.5 957.5 957.5
BLDG 7 (F.G. IS 4" LOWER-TYP.) GAR. 960.0 960.0 959.0 959.0 959.0 958.0 958.0
BLDG 8 (F.G. IS 4" LOWER-TYP.) GAR. 961.0 961.0 960.0 960.0 960.0 960.0 960.0
BLDG 9 (F.G. IS 4" LOWER-TYP.) GAR. 961.0 961.0 960.0 960.0 960.0 960.0 960.0
BLDG 10 (F.G. IS 4" LOWER-TYP.) GAR. 959.5 959.5 958.5 958.5 958.5 959.5 959.5
BLDG 11 (F.G. IS 4" LOWER-TYP.) GAR. 960.5 960.5 960.5 960.5 960.5 960.5 960.5
BLDG 12 (F.G. IS 4" LOWER-TYP.) GAR. 961.0 961.0 960.0 960.0 960.0 960.0 961.0 961.0
BLDG 13 (F.G. IS 4" LOWER-TYP.) GAR. 961.5 961.5 961.5
BLDG 14 (F.G. IS 4" LOWER-TYP.) GAR. 964.0 964.0 964.0
BLDG 15 (F.G. IS 4" LOWER-TYP.) GAR. 966.2 966.2 965.2 965.2 965.2 964.2 964.2
BLDG 16 (F.G. IS 4" LOWER-TYP.) GAR. 966.2 966.2 965.2 965.2 965.2 964.2 964.2
BLDG D F.F. 964.0 GAR. 953.0
BLDG C F.F. 970.5 GAR. 959.5
962.0 GAR. FLOOR
F.F. 974.0 UNDERGROUND GAR. 962.0
POOL
SEE SHEET 7

Map Unit Symbol	Map Unit Name
10B	Marlette sandy loam, 1 to 6 percent slopes
10C	Marlette sandy loam, 6 to 12 percent slopes
10D	Marlette loam, 12 to 18 percent slopes
11B	Capac sandy loam, 0 to 4 percent slopes
13B	Oshtemo-Boyer loamy sands, 0 to 6 percent slopes
18B	Fox sandy loam, till plain, 2 to 6 percent slopes
27	Houghton and Adrian mucks
54A	Matherton sandy loam, 0 to 3 percent slopes

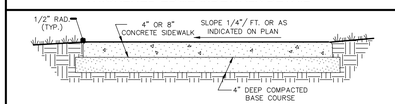


SOILS MAP



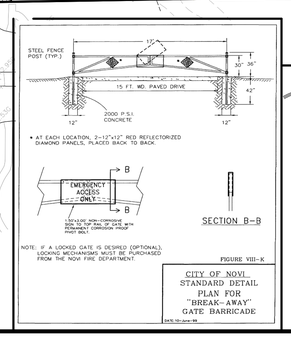
NOTE:
THICKENED EDGE SIDEWALK HEIGHT IS 6" HIGH IN FRONT OF 19' LONG PARKING SPACES AND IS 4" HIGH IN FRONT OF 17' LONG PARKING SPACES.

THICKENED EDGE SIDEWALK DETAIL

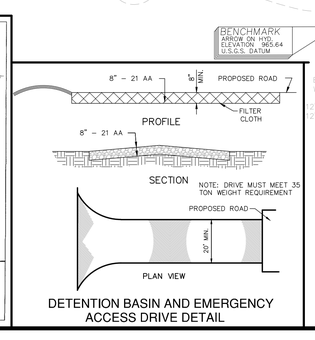


CONCRETE SIDEWALK DETAIL

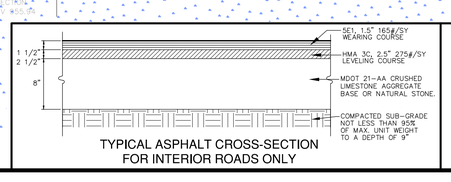
NOTES:
1. REFER TO CITY OF NOVI PAVING STANDARD DETAIL SHEET – TYPICAL BITUMINOUS ROADWAY SECTION (DETAIL 1B) FOR ASPHALT PAVING CROSS SECTION (1 1/2" WEARING COURSE, 2 1/2" LEVELING COURSE ON 8" 21AA BASE COURSE).
2. COMPACTED SAND BACKFILL TO BE PROVIDED FOR ALL UTILITIES WITHIN THE INFLUENCE OF PAVED AREAS.
3. INSTALL A BACKFLOW PREVENTION (RPZ) AT EACH TAB TO THE PUBLIC WATER SUPPLY.
4. SANITARY LEADS WILL BE BURRIED AT LEAST 5 FEET DEEP WHERE UNDER THE INFLUENCE OF PAVEMENT.
5. STORM SEWER SHALL MAINTAIN MINIMUM 3 FEET OF COVER.



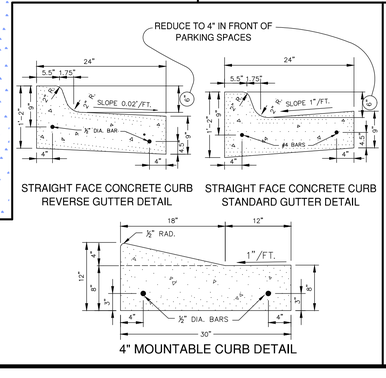
CITY OF NOVI
STANDARD DETAIL
PLAN FOR
"BREAK-AWAY"
GATE BARRICADE



DETENTION BASIN AND EMERGENCY ACCESS DRIVE DETAIL



TYPICAL ASPHALT CROSS-SECTION FOR INTERIOR ROADS ONLY



STRAIGHT FACE CONCRETE CURB REVERSE GUTTER DETAIL
STRAIGHT FACE CONCRETE CURB STANDARD GUTTER DETAIL

4" MOUNTABLE CURB DETAIL

PROPOSED LEGEND
- SANITARY SEWER
- WATER MAIN
- STORM SEWER
- DITCH/SWALE
- SANITARY LEAD
- TREE PROTECTION FENCE
- SILT FENCE
- FLOODPLAIN
- CONTOUR (1000)
- CURB AND GUTTER
- SANITARY MANHOLE
- SANITARY CLEANOUT
- STORM MANHOLE
- CATCH BASIN
- END SECTION
- FIRE HYDRANT
- GATE VALVE AND WELL
- SAND BACKFILL
- PAVEMENT (ASPHALT)
- PAVEMENT (CONC. SIDEWALK)
- DIRECTION SURFACE FLOW
- OVERFLOW ROUTE
- DRIVEWAY LOCATION
- GRADE (1000.00)

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FARMINGTON HILLS, MI 48331
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CLINTON TOWNSHIP OFFICE
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3 WORKING DAYS BEFORE YOU DIG CALL MISS DIG 1-800-482-7171 TOLL FREE FOR THE LOCATION OF UNDERGROUND FACILITIES
MISS DIG 811

PROJECT NUMBER: 23-207
PROJECT MANAGER: B. KEAST
DRAWN BY: A. AWAD
CHECKED BY: R.K.E.
DATE: 03-25-24
OFFICE: FARMINGTON HILLS

CLIENT INFO:
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JORDAN SASSON
32605 W. TWELVE MILE RD.
SUITE 290
FARMINGTON HILLS, MI
48334

PROJECT NAME:
SOCIETY HILL
PART OF THE SE 1/4 OF SECTION 10, T1N, R8E, CITY OF NOVI, OAKLAND COUNTY, MI

SHEET TITLE:
GRADING AND PAVING PLAN

PAGE No.:
6

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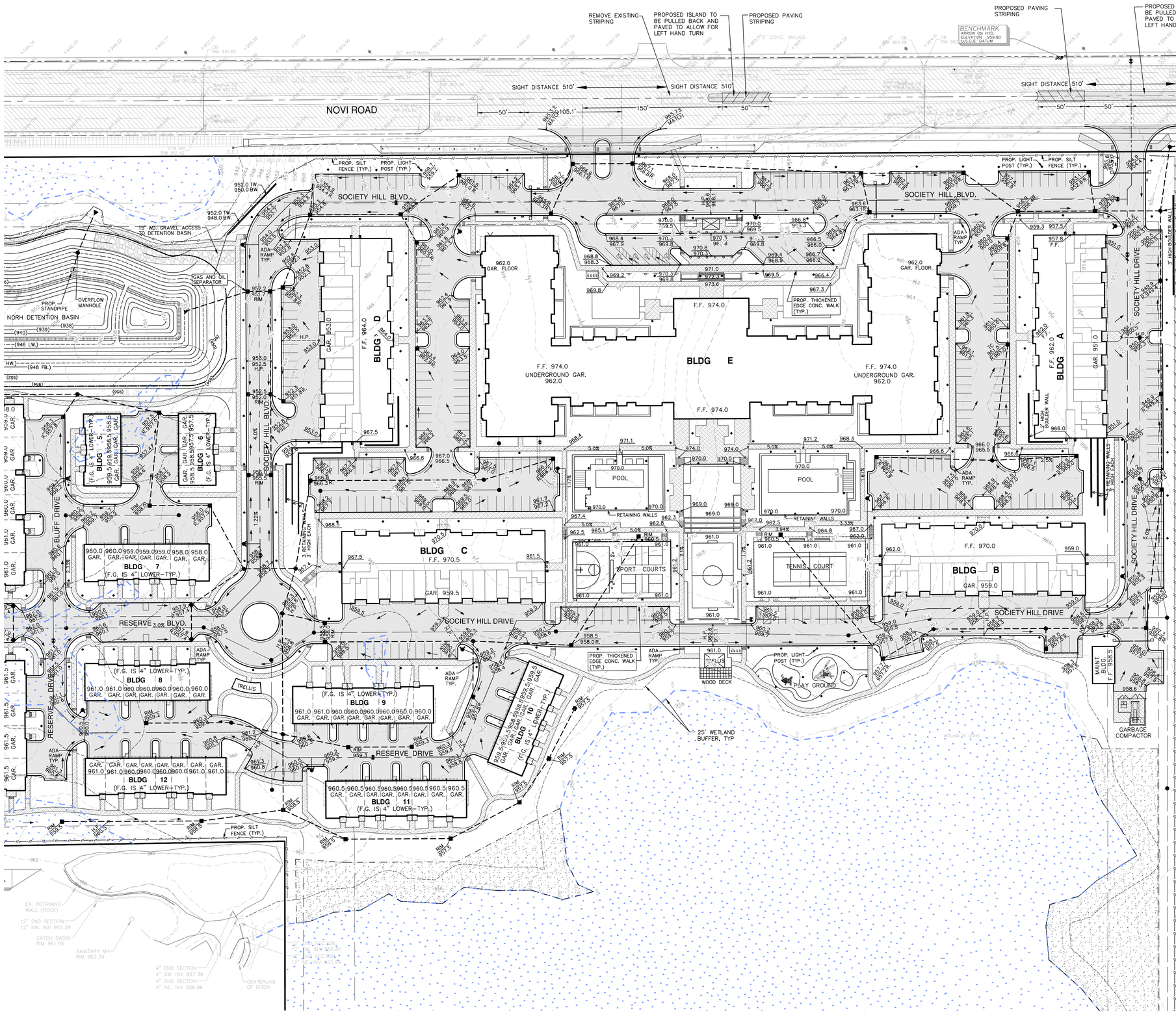

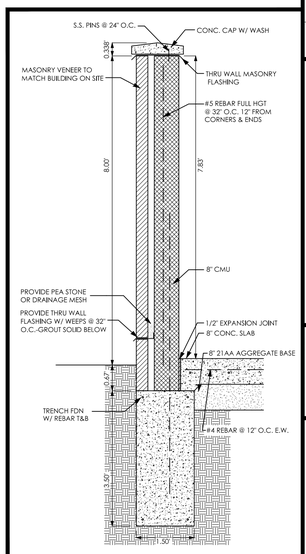

DUMPSTER ENCLOSURE DETAIL

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1" = 50'

PROPOSED LEGEND

- SANITARY SEWER
- WATER MAIN
- STORM SEWER
- DITCH/SWALE
- SANITARY LEAD
- TREE PROTECTION FENCE
- SILT FENCE
- FLOODPLAIN
- CONTOUR
- CURB AND GUTTER
- SANITARY MANHOLE
- SANITARY CLEANOUT
- STORM MANHOLE
- CATCH BASIN
- END SECTION
- FIRE HYDRANT
- GATE VALVE AND WELL
- SAND BACKFILL
- PAVEMENT (ASPHALT)
- PAVEMENT (CONC. SIDEWALK)
- DIRECTION SURFACE FLOW
- OVERFLOW ROUTE
- DRIVEWAY LOCATION
- 1000.00 GRADE

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3 WORKING DAYS BEFORE YOU DIG CALL MISS DIG 1-800-482-7171
TOLL FREE FOR THE LOCATION OF UNDERGROUND FACILITIES

811

PROJECT NUMBER:	23-207
PROJECT MANAGER:	R.J.E.
DRAWN BY:	A. AWAD
CHECKED BY:	R.J.E.
DATE:	03-25-24
OFFICE:	FARMINGTON HILLS

CLIENT INFO:
E AND M HOLDINGS, LLC
JORDAN SASSON
32605 W. TWELVE MILE RD.
SUITE 290
FARMINGTON HILLS, MI
48334

PROJECT NAME:
SOCIETY HILL
PART OF THE SE 1/4 OF SECTION 10, T1N, R8E., CITY OF NOVI, OAKLAND COUNTY, MI

SHEET TITLE:
GRADING AND PAVING PLAN

PAGE No.:
7

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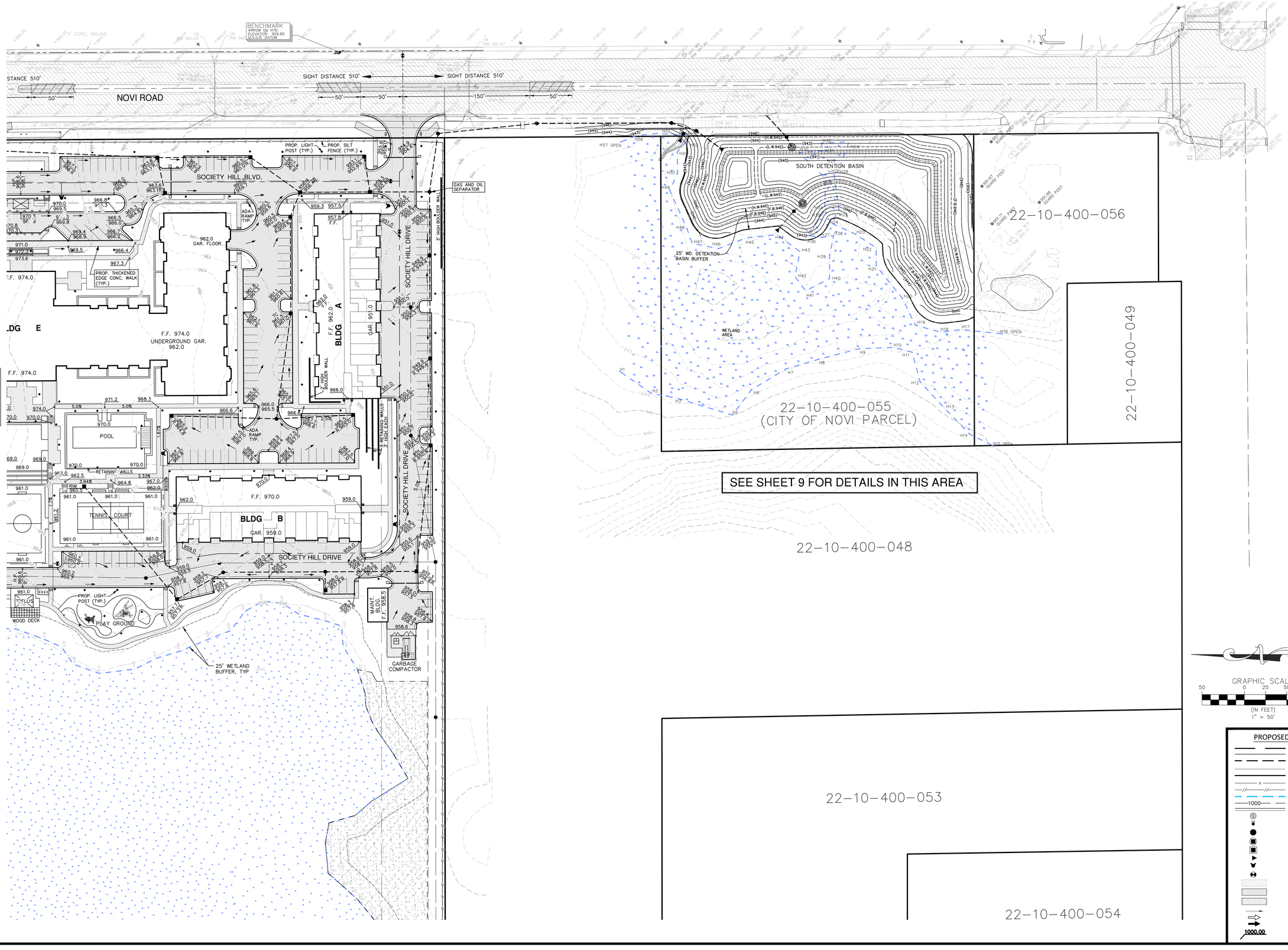

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1" = 50'

PROPOSED LEGEND

- SANITARY SEWER
- WATER MAIN
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811

PROJECT NUMBER: 23-207
PROJECT MANAGER: R.J. ESSE
DRAWN BY: A. AWAD
CHECKED BY: R.J.E.
DATE: 10/10/23
OFFICE: FARMINGTON HILLS

CLIENT INFO:
E AND M HOLDINGS, LLC
JORDAN SASSON
32605 W. TWELVE MILE RD.
SUITE 290
FARMINGTON HILLS, MI
48334

PROJECT NAME:
SOCIETY HILL
PART OF THE SE 1/4 OF SECTION 10, T1N., R.8E., CITY OF NOVI, OAKLAND COUNTY, MI

SHEET TITLE:
GRADING AND PAVING PLAN

PAGE No.:
8

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(SEE SHEET 8 FOR CONTINUATION)

PROPOSED STORM SEWER. (SEE SHEET 8 FOR CONTINUATION AND PLAN VIEW)

E. 1/4 COR. SEC 10
T1N., R.8E. (1-04)
CITY OF NOVI
OAKLAND COUNTY
(R-8650, P.426
30" LEMON IN MON BOX

N02°17'35"W(M) 263.41'
(R-L/ORC&CALCULATED)
N00°14'00"W(R)

EAST LINE OF SECTION 10
(AS MONUMENTED) &
CENTERLINE OF NOVI ROAD
(60 FT. HALF-WIDTH)

PROP. 8' WD. ASPHALT PEDESTRIAN WALK TO REPLACE WOOD BRIDGE

PROP. 3' HIGH BOULDER WALL

REMOVE EX. END SECTION, CONSTRUCT MANOLLE WITH 18" STORM PIPE AND END SECTION

WETLAND 'H' IMPACT= 0.004 AC.

BUFFER DISTURBANCE IMPACT= 0.007 AC.

25' WD. DETENTION BASIN BUFFER

SILT FENCE (TYP.)

OUTLET BASIN OPTION # 2
STAND PIPE OUTLET TO WETLAND

WETLAND 'H' IMPACT= 0.054 AC.

BUFFER DISTURBANCE IMPACT= 0.212 AC.

OUTLET BASIN OPTION # 1
STAND PIPE OUTLET TO EXISTING CITY OF NOVI STORM SEWER

REMOVE EXISTING WOODEN BRIDGE 420 L.F., REPLACE WITH 8' WD. ASPHALT PEDESTRIAN PATHWAY. REGRADE FROM FREEBOARD ELEV. (946) TO BACK OF EXISTING CURB.

VACANT LAND
43640 12 MILE ROAD
10.31 ACRES
PROPERTY ID 50-22-10-400-048

VACANT LAND
NO ADDRESS
3.11 ACRES
PROPERTY ID 50-22-10-400-055

VACANT LAND
43640 12 MILE ROAD
10.31 ACRES
PROPERTY ID 50-22-10-400-048

BP GAS STATION
#43420 12 MILE ROAD
1.37 ACRES
PROPERTY ID 50-22-10-400-056

NOVI ROAD - ASPHALT
(120 FT WIDE)

RIGHT OF WAY

F.I. 0.3'SW

F.I. #24598
0.2'S

POB

WETLAND FLAGS BY OTHERS
WETLAND DELINEATION BY OTHERS
TREE & TAG BY OTHERS
WETLAND FLAGS LOCATED BY OTHERS
WETLAND AREA

H1 H2 H3 H4 H5 H6 H7 H8 H9 H10 H11 H12 H13 H14 H15 OPEN H16 OPEN H17 H18 H19 H20 H21 H22 H38 H39 H40 H41 H42 H43 H44 H45 H46 H47 H48 H49 H50 H57 OPEN

EX. STM. M.H.
RIM 947.56
18" W. INV. 939.66
12" E. INV. 939.66

18" CONC END SECTION
INV. 939.40
(TO BE REMOVED)

EX. STM. M.H.
RIM 946.83
18" E. INV. 938.93
18" W. INV. 938.93
12" N. INV. 939.11
12" S. INV. 939.38
(FLOWS EAST)

EX. STM. C.B. FLAT TOP RD.
RIM 943.94
12" W. INV. 939.44
12" SE. INV. 938.99
NOTE: FLOWS S.E. SLOWLY, NEXT STRUCUTRE/OUTLET NOT FOUND.
DRT @ 939.6±
BOTTOM STRUCTURE 937.6±

EX. STM. M.H.
RIM 947.29
12" SE. INV. 940.38
12" S. INV. 940.39
12" N. INV. 940.34

EX. STM. SQ. GUTTER C.B.
RIM 946.63
12" E. INV. 940.73
12" NW. INV. 940.55

EX. V. & W.
RIM 947.12
T/P E. 942.68
4" PIPE 940.22

EX. STM. SQ. GUTTER C.B.
RIM 946.28
12" W. INV. 940.87

EX. STM. M.H.
RIM 947.04
12" SE. INV. 940.89
12" N. INV. 940.86

EX. STM. SQ. GUTTER C.B.
RIM 946.41
12" E. INV. 940.81
12" S. INV. 940.86
12" N. INV. 940.81

EX. STM. SQ. GUTTER C.B.
RIM 946.17
12" W. INV. 941.22
12" S. INV. 941.07

EX. BEEHIVE C.B.
RIM 946.24
12" E. INV. 941.24
12" W. INV. 941.02

EX. V. & W.
RIM 947.01
4" PIPE 942.11

EX. STM. SQ. GUTTER C.B.
RIM 946.39
12" N. INV. 941.88

EX. STM. SQ. GUTTER C.B.
RIM 946.65
12" N. INV. 941.39

EX. STM. M.H.
RIM 950.53
12" E. INV. 944.93

EX. STM. M.H.
RIM 950.77
CHAMBER TOP 945.22
CHAMBER BOTTOM 942.57±

12"CONC CULVERT
INV. 944.96

EX. ELECT. M.H.
TOP OF WIRES 946.39

CONCRETE RAMP

ASPHALT

WOODEN BRIDGE

CONCRETE

GUARDRAIL

GRASS MEDIAN

ASPHALT SIDEWALK

GRASS

SIGN "12 MILE ROAD"

SIGN "NO U TURN"

TELEPHONE CABINET

ELECTRICAL CABINET

320.24'(M)
320.0'(R&C)

GRASS AREA

60'

12"

18"

LOCATION MAP

NOT TO SCALE

12 & 1/2 MILE ROAD
BILLINGS DR.
HANOVER DR.
VERONA DR.
CARLTON WAY DR.
TRACI TR.
DIXON ROAD
SEDGWICK BLVD.
NOVI ROAD
SITE
12 MILE ROAD

GRAPHIC SCALE

30 0 15 30 60
(IN FEET)
1" = 30'

SITE BENCHMARKS:
CITY OF NOVI BENCHMARKS
BENCHMARK #1042
"X" ON NORTH RIM OF GATEWELL LOCATED IN THE NORTHWEST QUAD OF INTERSECTION 12 MILE ROAD & NOVI ROAD, 5 FEET WEST OF SIDEWALK AND 15 FEET NORTH OF BACK OF CURB.
ELEV. = 951.69 (NAVD88)

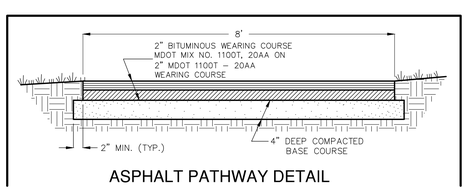
BENCHMARK #1411
"X" ON NORTH RIM OF GATEWELL LOCATED BETWEEN LOTS #43223/43025 12 MILE ROAD, SOUTH OF 12 MILE ROAD AND 3 FEET SOUTH OF SIDEWALK.
ELEV. = 944.39 (NAVD88)

SITE BENCHMARKS
BENCHMARK #1
PK NAIL IN WEST FACE OF UTILITY POLE, LOCATED 158 FEET NORTH OF SOUTHEAST PROPERTY CORNER AND 85 FEET EAST OF WEST NOVI ROAD CURB AND GUTTER.
ELEV. = 947.79 (NAVD88)

BENCHMARK #2
PK NAIL IN NORTH FACE OF WALL, LOCATED 10 FEET SOUTH OF SOUTH PROPERTY LINE AND 116 FEET WEST OF SOUTHEAST PROPERTY CORNER.
ELEV. = 951.70 (NAVD88)

NOTE:
ALL EXISTING UTILITIES HAVE BEEN FIELD LOCATED WHERE VISIBLE. UNDERGROUND LOCATIONS HAVE BEEN TAKEN FROM RECORD DOCUMENTS AND NO GUARANTEE CAN BE MADE TO THE COMPLETENESS, EXACTNESS OR CORRECTNESS OF LOCATIONS. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF EXISTING UTILITIES AND RELOCATE AS NECESSARY TO AVOID CONFLICTS WITH NEW CONSTRUCTION.

STATE LAW ACT 53, THREE (3) DAYS BEFORE YOU DIG DIAL TOLL FREE MISS DIG 1-800-482-7171.



ASPHALT PATHWAY DETAIL

SEIBER KEAST LEHNER
ENGINEERING | SURVEYING
FARMINGTON HILLS OFFICE
33205 COUNTRY CLUB DRIVE, SUITE C8
FARMINGTON HILLS, MI 48331
248.308.3331
CLINTON TOWNSHIP OFFICE
17001 NINETEEN MILE ROAD, SUITE 3
CLINTON TOWNSHIP, MI 48038
586.412.7050

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REV. #	REV. DATE	REVISION INFO.
1.	11-22-23	PRE-APP SUBMITTAL
2.	03-25-24	PRELIMINARY SITE PLAN SUBMITTAL

3 WORKING DAYS BEFORE YOU DIG CALL MISS DIG 1-800-482-7171
TOLL FREE FOR THE LOCATION OF UNDERGROUND FACILITIES

PROJECT NUMBER: 23-207
PROJECT MANAGER: B. KEAST
DRAWN BY: A. AWAD
CHECKED BY: R.JE.
DATE: 03-25-24
OFFICE: FARMINGTON HILLS

CLIENT INFO:
E AND M HOLDINGS, LLC
JORDAN SASSON
32605 W. TWELVE MILE RD.
SUITE 290
FARMINGTON HILLS, MI
48334

PROJECT NAME:
SOCIETY HILL
PART OF THE SE 1/4 OF SECTION 10, T1N., R.8E., CITY OF NOVI, OAKLAND COUNTY, MI

SHEET TITLE:
OFF-SITE DETENTION PLAN

PAGE No.:
9

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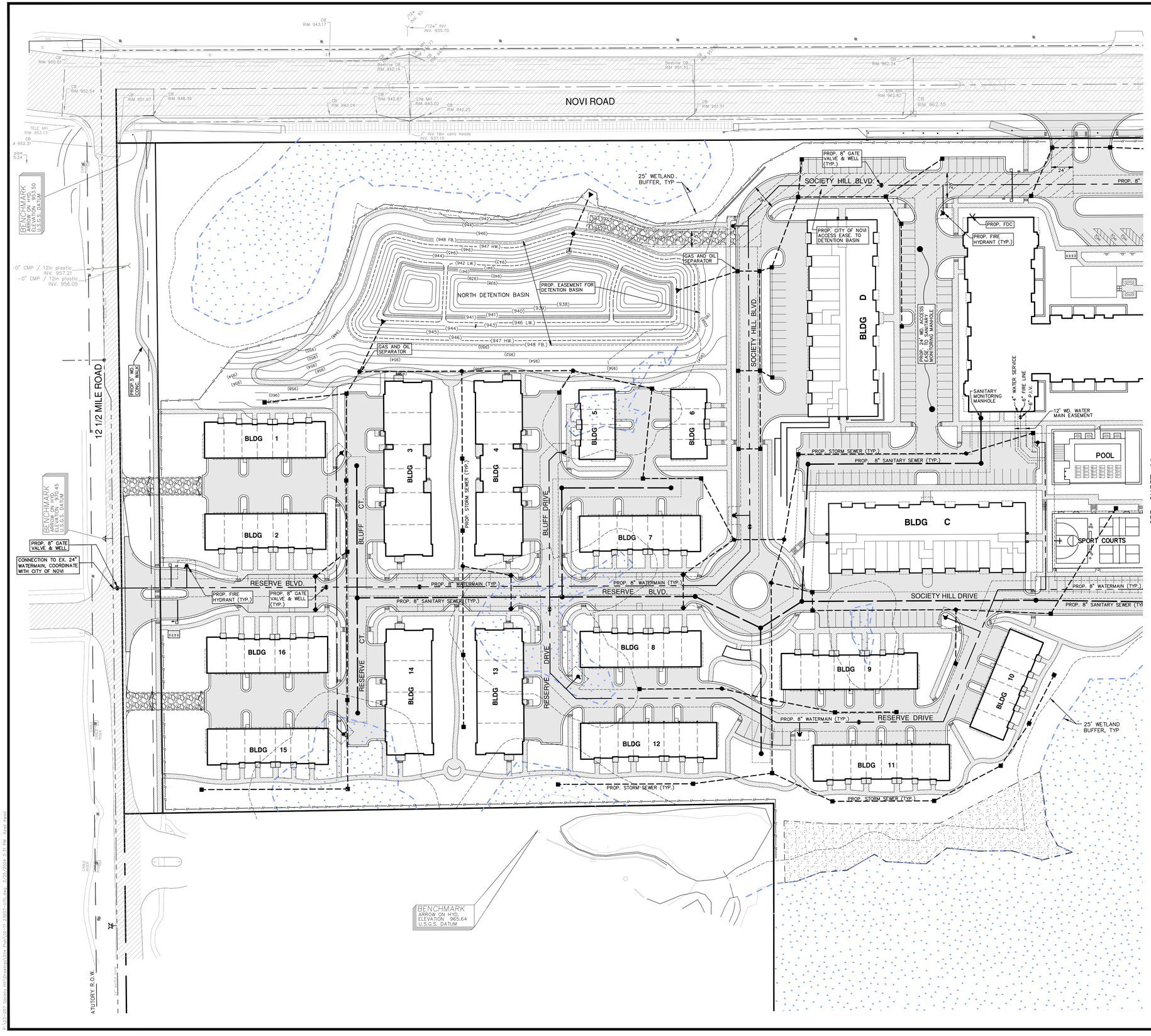

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1" = 50'

NOTE:
ALL 8" SANITARY SEWERS AND 8" WATERMAINS TO BE CENTERLINE OF 20' WIDE EASEMENT AS SHOWN.

PROPOSED IMPROVEMENTS

1. MUNICIPAL SEWER TO BE PROVIDED BY CONNECTING TO AN EXIST. SANITARY SEWER MANHOLE LOCATED NEAR THE SOUTHWEST CORNER OF THE SITE AS SHOWN.
2. MUNICIPAL WATER TO BE PROVIDED BY CONNECTING TO AN EXIST. 24" WATER MAIN ALONG THE NORTH SIDE OF 12 1/2 MILE ROAD AND CONNECTING TO AN EXIST. 36" WATER MAIN ALONG THE EAST SIDE OF NOVI ROAD. ALL INTERNAL WATER MAINS TO BE 8" DIA.
3. STORM WATER DETENTION SHALL BE PROVIDED ON SITE.

PROPOSED LEGEND

- SANITARY SEWER
- WATER MAIN
- STORM SEWER
- DITCH/SWALE
- SANITARY LEAD
- TREE PROTECTION FENCE
- SILT FENCE
- FLOODPLAIN
- CONTOUR (1000)
- CURB AND GUTTER
- SANITARY MANHOLE
- SANITARY CLEANOUT
- STORM MANHOLE
- CATCH BASIN
- END SECTION
- FIRE HYDRANT
- GATE VALVE AND WELL
- SAND BACKFILL
- PAVEMENT (ASPHALT)
- PAVEMENT (CONC. SIDEWALK)
- DIRECTION SURFACE FLOW
- OVERFLOW ROUTE
- DRIVEWAY LOCATION
- GRADE (1000.00)

SEIBER KEAST LEHNER
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3 WORKING DAYS BEFORE YOU DIG CALL MISS DIG 1-800-482-7171 TOLL FREE FOR LOCATION OF UNDERGROUND FACILITIES
MISS DIG 811

PROJECT NUMBER: 23-207
PROJECT MANAGER: R.J. KEAST
DRAWN BY: A. AWAD
CHECKED BY: R.JE
DATE: 03/25/23
OFFICE: FARMINGTON HILLS

CLIENT INFO:
E AND M HOLDINGS, LLC
JORDAN SASSON
32605 W. TWELVE MILE RD.
SUITE 290
FARMINGTON HILLS, MI
48334

PROJECT NAME:
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PART OF THE SE 1/4 OF SECTION 10, T1N., R.8E., CITY OF NOVI, OAKLAND COUNTY, MI

SHEET TITLE:
UTILITY PLAN

PAGE No.:
10

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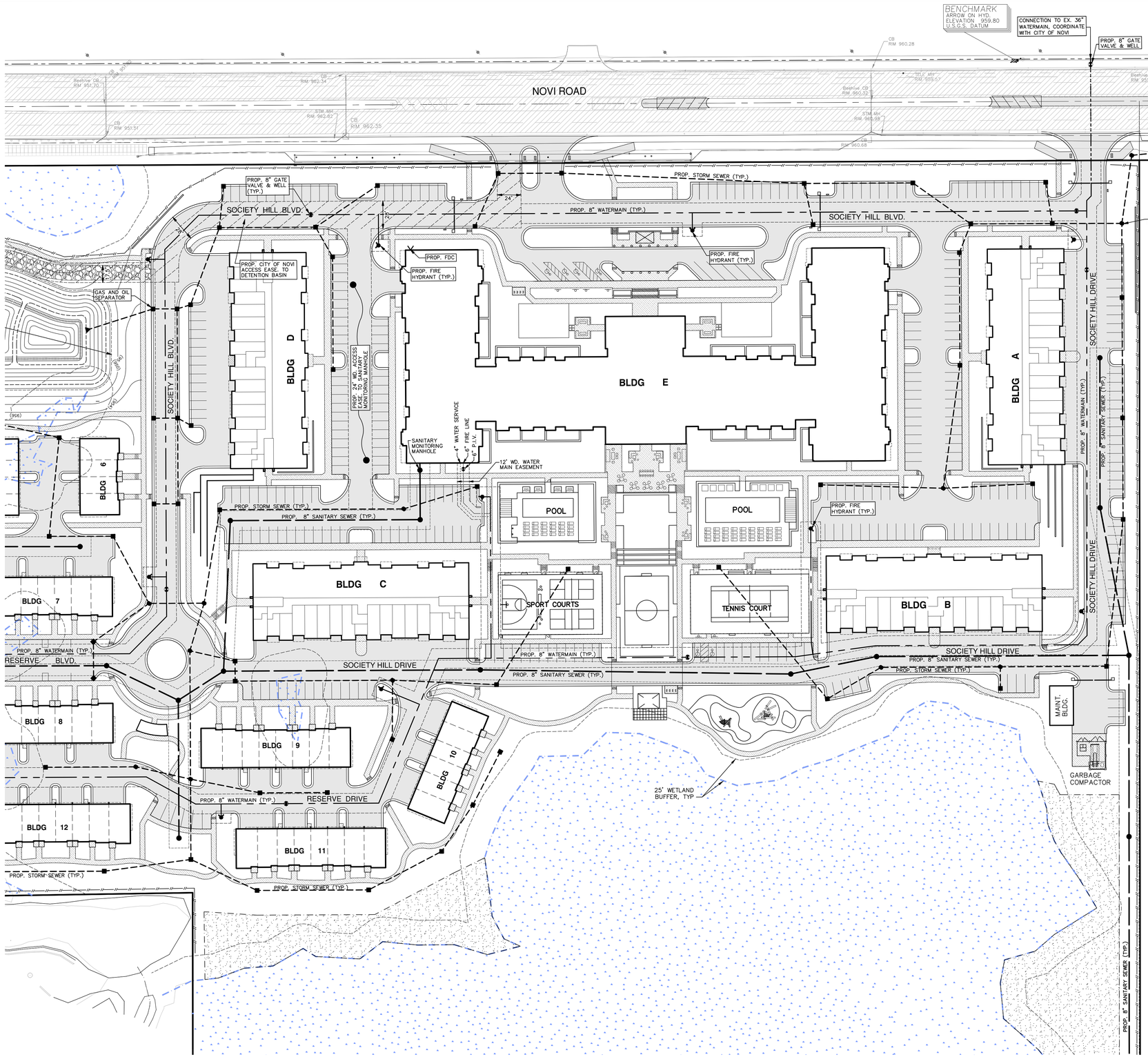

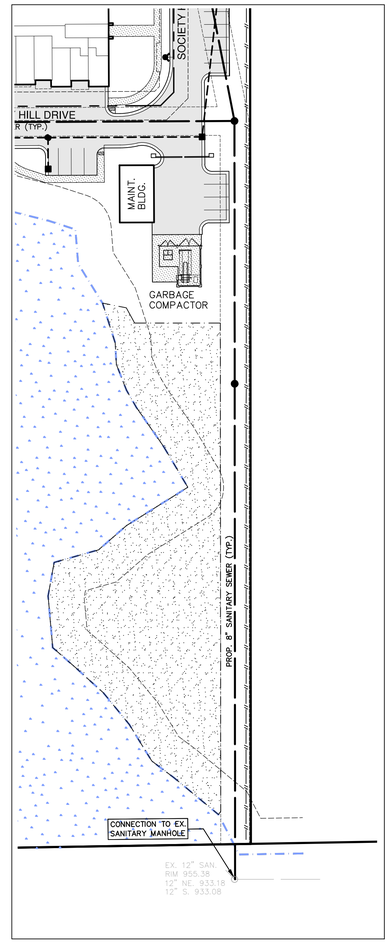

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- OVERFLOW ROUTE
- DRIVEWAY LOCATION
- 1000.00 GRADE

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811

PROJECT NUMBER: 23-207
PROJECT MANAGER: B. BENGHIAT
DRAWN BY: A. AWAD
CHECKED BY: R.JE
DATE: 03/25/23
OFFICE: FARMINGTON HILLS

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SUITE 290
FARMINGTON HILLS, MI
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PART OF THE SE 1/4 OF SECTION 10, T1N, R8E, CITY OF NOVI, OAKLAND COUNTY, MI

SHEET TITLE:
UTILITY PLAN

PAGE No.:
11

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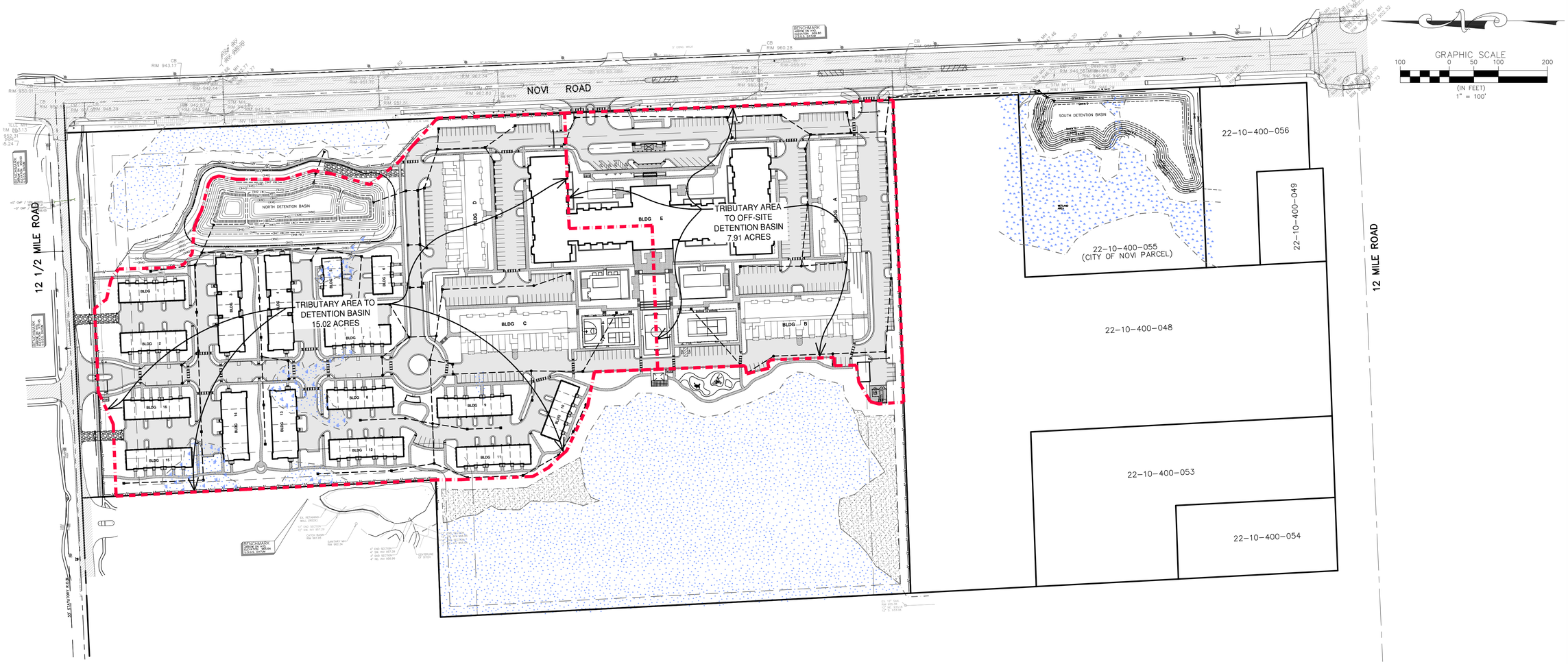


NORTH BASIN

DETERMINE DETENTION REQUIREMENTS (100-YEAR STORM)

Ac =	15.02	Ac	(On Site Area Tributary to Basin)
$Q_{allowable}$ =	2.25	cfs	(0.15 cfs/Ac)
C_{onsite} =	0.74		
$Q_o = Q_{all} / (Ac * C)$ =	0.20		cfs/Ac. Imp
$T = -25 + sqrt (10312.5/Q_o)$ =	200.55		min
$Vs = (16500*T)/(T+25) - 40*Q_o*T$ =	13045		cf/Ac. Imp
$Vt = Vs * Ac. * C$ =	**144993**		**ft^3 req'd**

DETERMINE HW ELEVATION IN DETENTION BASIN

Basin A

Elevation	Area	Volume (c.f.)
942	20640	0
943	24371	22506
944	27712	48547
945	31130	77968
946	34645	110856
947	38261	147309

HW EL = 947.0 | **Volume at HW = 147309**

PERMANENT WATER VOLUME REQUIRED

Ac = 15.02 Ac

C = 0.74

$V_P = 1815 * A * C$ = 20173 cf

Basin A

Elevation	Area	Volume (c.f.
942	20640	0
941	17141	18891
940	11780	33351
939	9322	43902
938	7007	52067

52067 **cf > V_P**

FIRST FLUSH VOLUME REQUIRED

$Vff = 1815 * A * C$ =	20173	cf
FF EL. =	**943.0**	**ft**

BANK FULL VOLUME REQUIRED

$Vbf = 5160 * A * C$ =	57352	cf
BF EL. =	**944.3**	**ft**

Storm Water North Basin
Average "C" Factor

TRIBUTARY AREA: 15.02 AC.

A	B	C	D	E	F	G	H	I	
Building		Pavement		Lawn		Low Water		Total	Average "C" Factor
Area (Ac.)	"C" Factor	Area (Ac.)	"C" Factor	Area (Ac.)	"C" Factor	Area (Ac.)	"C" Factor	Area (Ac.)	((AxB)+(CxD)+(ExF)+(GxH))/I
3.650	**0.950**	**5.580**	**0.950**	**5.320**	**0.350**	**0.470**	**1.000**	**15.020**	**0.74**

SOUTH OFF-SITE BASIN

DETERMINE DETENTION REQUIREMENTS (100-YEAR STORM)

Ac =	7.91	Ac	(On Site Area Tributary to Basin)
$Q_{allowable}$ =	1.19	cfs	(0.15 cfs/Ac)
C_{onsite} =	0.71		
$Q_o = Q_{all} / (Ac * C)$ =	0.21		cfs/Ac. Imp
$T = -25 + sqrt (10312.5/Q_o)$ =	195.94		min
$Vs = (16500*T)/(T+25) - 40*Q_o*T$ =	12977		cf/Ac. Imp
$Vt = Vs * Ac. * C$ =	**72881**		**ft^3 req'd**

DETERMINE HW ELEVATION IN DETENTION BASIN

Basin A

Elevation	Area	Volume (c.f.)
942	18875	0
943	22581	20728
944	26164	45101
945	29867	73116
946	0	
947	0	

HW EL = 945.0 | **Volume at HW = 73116**

PERMANENT WATER VOLUME REQUIRED

Ac = 7.91 Ac

C = 0.71

$V_P = 1815 * A * C$ = 10193 cf

Basin A

Elevation	Area	Volume (c.f.
942	18875	0
941	9226	14051
940	6378	21853

21853 **cf > V_P**

FIRST FLUSH VOLUME REQUIRED

$Vff = 1815 * A * C$ =	10193	cf
FF EL. =	**942.6**	**ft**

BANK FULL VOLUME REQUIRED

$Vbf = 5160 * A * C$ =	28979	cf
BF EL. =	**943.4**	**ft**

Storm Water South Basin
Average "C" Factor

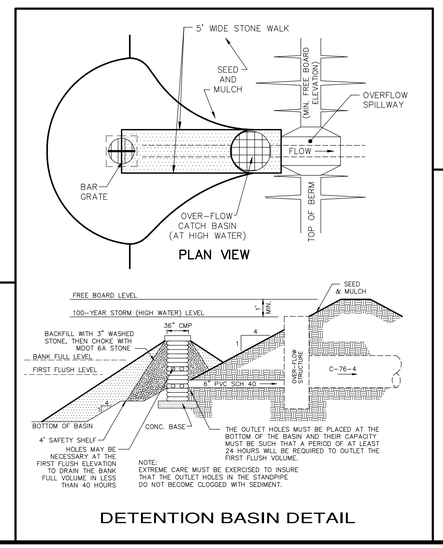
TRIBUTARY AREA: 7.91 AC.

A	B	C	D	E	F	G	H	I	
Building		Pavement		Lawn		Basin A Low Water		Total	Average "C" Factor
Area (Ac.)	"C" Factor	Area (Ac.)	"C" Factor	Area (Ac.)	"C" Factor	Area (Ac.)	"C" Factor	Area (Ac.)	((AxB)+(CxD)+(ExF)+(GxH))/I
2.170	**0.950**	**2.840**	**0.950**	**2.510**	**0.350**	**0.390**	**1.000**	**7.910**	**0.71**

MAINTENANCE SCHEDULE:

THE PROPERTY OWNER IS RESPONSIBLE FOR THE MAINTENANCE OF THE DETENTION BASIN. MAINTENANCE SHOULD BE PERFORMED FOLLOWING ANY ANY STORM AND SHOULD INCLUDE:

1. CHECKING THE DEPTH OF SEDIMENT DEPOSIT TO ENSURE THE CAPACITY OF THE BASIN IS ADEQUATE FOR STORM WATER AND SEDIMENT DEPOSITION, AND FOR THE REMOVING OF SEDIMENT.
2. CHECKING THE BASIN FOR PIPING, SEEPAGE, OR OTHER MECHANICAL DAMAGE.
3. CHECKING FOR THE PRESENCE OF ANY SOIL CAKING, WHICH WOULD PREVENT PROPER DRAINAGE FROM THE BASIN.
4. CHECKING THE OUTFALL TO ENSURE DRAINAGE IS NOT CAUSING ANY ROSIVE VELOCITIES AND TO ENSURE THE OUTLET IS NOT CLOGGED.
5. ANY PROBLEM DISCOVERED DURING THE MAINTENANCE CHECKS SHOULD BE ADDRESSED IMMEDIATELY.
6. SEDIMENT REMOVED DURING CLEANING SHOULD BE PLACED AT AN UPLAND AREA AND STABILIZED SO THAT IT DOES NOT RE-ENTER THE DRAINAGE COURSE.



PROPOSED LEGEND

- SANITARY SEWER
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- DITCH/SWALE
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- TREE PROTECTION FENCE
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PROJECT NAME:
SOCIETY HILL
PART OF THE SE 1/4 OF SECTION 10, T1N, R8E, CITY OF NOVI, OAKLAND COUNTY, MI

SHEET TITLE:
STORM WATER MANAGEMENT PLAN

PAGE No.:
12

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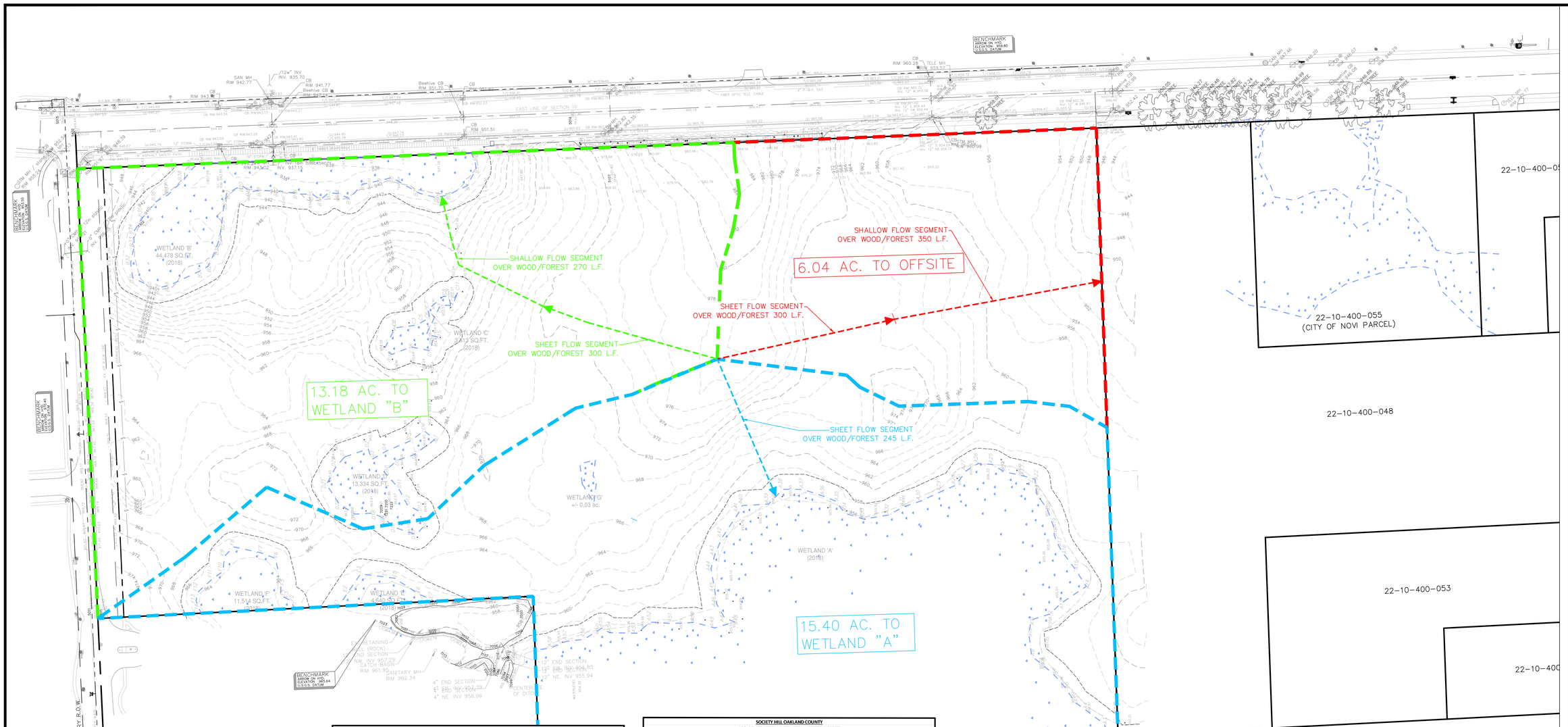

SOCIETY HILL OAKLAND COUNTY
PRE-CONSTUCTION SURFACE RUNOFF TO WETLAND "A"
USING SCS METHOD - 24 HOUR RAINFALL

	Area =	**15.4**	acres	
	5 year rain'fall (P) =	2.91	in.	
	10 year rain'fall (P) =	3.37	in.	NOAA ATLAS 14
	100 year rain'all (P) =	5.29	in.	
RUNOFF CURVE NUMBER		-from Oak. Co. Soil Maps		

Hydrologic Soil Group	Land Use	RCN	Area (Ac.)	
C	WOODS OR FOREST, GOOD COVER	70	8.51	595.7
C	WETLAND/WATER BODY	100	6.89	689
		Total	**15.4**	**1284.7**
	Composite RCN =	83		
	S = 1000/RCN - 10 =	1.99	in	

RUNOFF (inches)				
		1.40 in	5 year	
Surface Runoff	$SRO = (P-0.2S)^2 / (P+0.85) =$	1.78 in	10 year	
		3.48 in	100 year	
VOLUME OF RUNOFF	(area x depth)			
		99,592 cubic feet	10 year	
		194,502 cubic feet	100 year	
TIME OF CONCENTRATION				
Sheet Flow				
L=	245	ft		
Dif. In Elev. =	978- 956 =	22		
Average Slope S=	100*22/(245) =	8.98 %		
n=	0.24			
p=	2-year, 24-hr rainfall (in)	2.41		
Tc =	$0.007(nL)^{0.8} / (P)^{0.5} S^{0.4}$	0.308 hrs		18.47 min.
Shallow Concentrated Flow				
S=		ft/ft		
L=	0	ft		
V =	3.2	ft/s (TR-55, Fig. 3-1 for S = 0.04 ft/ft)		
Tc =	L/(V*3600)	0.000 hrs		0.00 min.
		Total Time of Concentration (Tc)=		**18.47 min**
				0.31 hr
Unit Hydrograph Peak				
	Unit Hydrograph Peak (Q_{up})= 238.6 * $Tc^{-0.82}$ =	627.01	$cfs/in/mi^2$	
Peak rate of runoff				
% Swamp	0.00%			
% Lake	0.00%			
10 Year	Peak Rate of Runoff (Q) = Area (mi^2) * SRO * Q_{up} =	26.88 cfs		
	Adjustment Ponding - Swamp	1		
	Lake	1		
		1.000		
	10 year Peak Q =	**26.9 cfs**		
100 Year	Peak Rate of Runoff (Q) = Area (mi^2) * SRO * Q_{up} =	52.49 cfs		
	Adjustment Ponding - Swamp	1		
	Lake	1		
		1.000		
	100 year Peak Q =	**52.5 cfs**		
	Pre-Construction Max Runoff Rate =	**52.5 cfs (100 Yr Storm)**		

SOCIETY HILL OAKLAND COUNTY
PRE-CONSTUCTION SURFACE RUNOFF TO WETLAND "B"
USING SCS METHOD - 24 HOUR RAINFALL

	Area =	**13.18**	acres	
	5 year rain'fall (P) =	2.91	in.	
	10 year rain'fall (P) =	3.37	in.	NOAA ATLAS 14
	100 year rain'all (P) =	5.29	in.	
RUNOFF CURVE NUMBER		-from Oak. Co. Soil Maps		

Hydrologic Soil Group	Land Use	RCN	Area (Ac.)	
C	WOODS OR FOREST, GOOD COVER	70	11.78	824.6
C	WETLAND/WATER BODY	100	1.4	140
		Total	**13.18**	**964.6**
	Composite RCN =	73		
	S = 1000/RCN - 10 =	3.66	in	

RUNOFF (inches)				
		0.81 in	5 year	
Surface Runoff	$SRO = (P-0.2S)^2 / (P+0.85) =$	1.10 in	10 year	
		2.53 in	100 year	
VOLUME OF RUNOFF	(area x depth)			
		52,811 cubic feet	10 year	
		120,867 cubic feet	100 year	
TIME OF CONCENTRATION				
Sheet Flow				
L=	300	ft		
Dif. In Elev. =	978- 970 =	8		
Average Slope S=	100*8/(300) =	2.67 %		
n=	0.24			
p=	2-year, 24-hr rainfall (in)	2.41		
Tc =	$0.007(nL)^{0.8} / (P)^{0.5} S^{0.4}$	0.588 hrs		35.30 min.
Shallow Concentrated Flow				
S=	(970-940)/270 =	0.104 ft/ft		
L=	270	ft		
V =	1.75	ft/s (TR-55, Fig. 3-1 for S = 0.04 ft/ft)		
Tc =	L/(V*3600)	0.043 hrs		2.57 min.
		Total Time of Concentration (Tc)=		**37.87 min**
				0.63 hr
Unit Hydrograph Peak				
	Unit Hydrograph Peak (Q_{up})= 238.6 * $Tc^{-0.82}$ =	348.00	$cfs/in/mi^2$	
Peak rate of runoff				
% Swamp	0.00%			
% Lake	0.00%			
10 Year	Peak Rate of Runoff (Q) = Area (mi^2) * SRO * Q_{up} =	7.91 cfs		
	Adjustment Ponding - Swamp	1		
	Lake	1		
		1.000		
	10 year Peak Q =	**7.9 cfs**		
100 Year	Peak Rate of Runoff (Q) = Area (mi^2) * SRO * Q_{up} =	18.11 cfs		
	Adjustment Ponding - Swamp	1		
	Lake	1		
		1.000		
	100 year Peak Q =	**18.1 cfs**		
	Pre-Construction Max Runoff Rate =	**18.1 cfs (100 Yr Storm)**		

SOCIETY HILL OAKLAND COUNTY
PRE-CONSTUCTION SURFACE RUNOFF TO OFFSITE
USING SCS METHOD - 24 HOUR RAINFALL

	Area =	**6.04**	acres	
	5 year rain'fall (P) =	2.91	in.	
	10 year rain'fall (P) =	3.37	in.	NOAA ATLAS 14
	100 year rain'all (P) =	5.29	in.	
RUNOFF CURVE NUMBER		-from Oak. Co. Soil Maps		

Hydrologic Soil Group	Land Use	RCN	Area (Ac.)	
C	WOODS OR FOREST, GOOD COVER	70	6.04	422.8
		Total	**6.04**	**422.8**
	Composite RCN =	70		
	S = 1000/RCN - 10 =	4.29	in	

RUNOFF (inches)				
		0.66 in	5 year	
Surface Runoff	$SRO = (P-0.2S)^2 / (P+0.85) =$	0.93 in	10 year	
		2.25 in	100 year	
VOLUME OF RUNOFF	(area x depth)			
		20,364 cubic feet	10 year	
		49,416 cubic feet	100 year	
TIME OF CONCENTRATION				
Sheet Flow				
L=	100	ft		
Dif. In Elev. =	978- 968 =	10		
Average Slope S=	100*8/(300) =	3.33	%	
n=	0.24			
p=	2-year, 24-hr rainfall (in)	2.41		
Tc =	$0.007(nL)^{0.8} / (P)^{0.5} S^{0.4}$	0.538 hrs		32.28 min.
Shallow Concentrated Flow				
S=	(968-951)/350 =	0.049 ft/ft		
L=	350	ft		
V =	3.6	ft/s (TR-55, Fig. 3-1 for S = 0.04 ft/ft)		
Tc =	L/(V*3600)	0.027 hrs		1.62 min.
		Total Time of Concentration (Tc)=		**33.90 min**
				0.57 hr
Unit Hydrograph Peak				
	Unit Hydrograph Peak (Q_{up})= 238.6 * $Tc^{-0.82}$ =	381.04	$cfs/in/mi^2$	
Peak rate of runoff				
% Swamp	0.00%			
% Lake	0.00%			
10 Year	Peak Rate of Runoff (Q) = Area (mi^2) * SRO * Q_{up} =	3.34 cfs		
	Adjustment Ponding - Swamp	1		
	Lake	1		
		1.000		
	10 year Peak Q =	**3.3 cfs**		
100 Year	Peak Rate of Runoff (Q) = Area (mi^2) * SRO * Q_{up} =	8.10 cfs		
	Adjustment Ponding - Swamp	1		
	Lake	1		
		1.000		
	100 year Peak Q =	**8.1 cfs**		
	Pre-Construction Max Runoff Rate =	**8.1 cfs (100 Yr Storm)**		

SOCIETY HILL OAKLAND COUNTY
POST-CONSTUCTION SURFACE RUNOFF
3/11/2024

TO SOUTH OFF-SITE BASIN				
	Ac =	7.91	Ac	(On Site Area Tributary to Basin)
	BASIN OUTLET $Q_{all\ onsite}$=	**1.19**	**cfs**	(0.15 cfs/Ac) - ENG. DESIGN MANUAL FOR CITY OF NOVI 2014
TO NORTH BASIN				
	Ac =	15.02	Ac	(On Site Area Tributary to Basin)
	BASIN OUTLET $Q_{all\ onsite}$=	**2.25**	**cfs**	(0.15 cfs/Ac) - ENG. DESIGN MANUAL FOR CITY OF NOVI 2014

RUNOFF CALCULATION SUMMARY

TO WETLAND "B"	Pre-Construction Max Runoff Rate =	18.1 cfs (100 Yr Storm)
	Post- Construction Max Runoff Rate =	2.25 cfs (0.15 cfs/Ac)
TO OFFSITE	Pre-Construction Max Runoff Rate =	8.1 cfs (100 Yr Storm)
	Post- Construction Max Runoff Rate =	1.19 cfs (0.15 cfs/Ac)

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17001 NINETEEN MILE ROAD, SUITE 3
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REV. #	REV. DATE	REVISION INFO.
1.	11-22-23	PRE-APP SUBMITTAL
2.	03-25-24	PRELIMINARY SITE PLAN SUBMITTAL

3 WORKING DAYS
BEFORE YOU DIG
CALL MISS DIG
1-800-482-7171
TOLL FREE FOR THE LOCATION
OF UNDERGROUND FACILITIES

PROJECT NUMBER: 23-XXX
PROJECT MANAGER: B. EMERINE
DRAWN BY: A. AWAD
CHECKED BY: KE
DATE: 10/30/23
OFFICE: FARMINGTON HILLS

CLIENT INFO:
E AND M HOLDINGS, LLC
JORDAN SASSON
32605 W. TWELVE MILE RD.
SUITE 290
FARMINGTON HILLS, MI
48334

PROJECT NAME:
SOCIETY HILL
PART OF THE SE 1/4 OF SECTION 10,
T.1N., R.8E., CITY OF NOVI, OAKLAND COUNTY, MI

SHEET TITLE:
PRE/POST DEVELOPMENT RUNOFF PLAN

PAGE No.:
13

SOCIETY HILL BLVD.

SOCIETY HILL DRIVE

RESERVE BLVD.

BLUFF CT.

BLUFF DRIVE

RESERVE CT.

RESERVE DRIVE

33' STATUTORY R.O.W.

BLDG 1
BLDG 2
BLDG 3
BLDG 4
BLDG 5
BLDG 6
BLDG 7
BLDG 8
BLDG 9
BLDG 10
BLDG 11
BLDG 12
BLDG 13
BLDG 14
BLDG 15
BLDG 16
BLDG A
BLDG B
BLDG C
BLDG D
BLDG E

POOL
POOL
SPORT COURTS
TENNIS COURT

50.0'
40.7'
50.00'
50.00'
50.00'
50.00'
43.2'
60.4'
59.7'
54.4'

(942) (943) (946) (948 FB.) (947 H/K) (945) (944) (942 L/K) (941) (939) (940) (938) (946) (947 H/K) (948 FB.)

GRAPHIC SCALE
60 0 30 60 120
(IN FEET)
1" = 60'

Usable Open Space Calculations

TOTAL No. OF RESIDENTIAL UNITS	=	463
USABLE OPEN SPACE REQUIRED	=	200 S.F. PER UNIT
	=	92,600 S.F.= 2.12 AC.
USABLE OPEN SPACE		
BUILDING BALCONIES	=	37,100 S.F.= 0.85 AC.
USABLE AREA	=	127,552 S.F.= 2.93 AC.
USABLE OPEN SPACE PROVIDED	=	162,823 S.F.= 3.78 AC.
OPEN SPACE		
OPEN SPACE PROVIDED	=	123,013 S.F.= 2.82 AC.
TOTAL OPEN SPACE PROVIDED	=	3.78 + 2.82 = 6.60 AC.

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REV. #	REV. DATE	REVISION INFO.
1.	11-22-23	PRE-APP SUBMITTAL
2.	03-25-24	PRELIMINARY SITE PLAN SUBMITTAL

3 WORKING DAYS
BEFORE YOU DIG
CALL MISS DIG
1-800-482-7171
TOLL FREE FOR LOCATION
OF UNDERGROUND FACILITIES

811

PROJECT NUMBER: 23-207
PROJECT MANAGER: R. KEAST
DRAWN BY: A. AWAD
CHECKED BY: R.JE
DATE: 11/16/23
OFFICE: FARMINGTON HILLS

CLIENT INFO:
E AND M HOLDINGS, LLC
JORDAN SASSON
32605 W. TWELVE MILE RD.
SUITE 290
FARMINGTON HILLS, MI
48334

PROJECT NAME:
SOCIETY HILL
PART OF THE SE 1/4 OF SECTION 10,
T1N., R.9E., CITY OF NOVI, OAKLAND COUNTY, MI

SHEET TITLE:
OPEN SPACE PLAN

PAGE No.:
14

N:\23-207 Society Hill\Drawings\Site Plan\V4-23207-06.dwg, 1/25/2024 3:51 PM, Arad Awad

NOVI ROAD

12 1/2 MILE ROAD

33' STATUTORY R.O.W.

SOCIETY HILL BLVD.

SOCIETY HILL DRIVE

RESERVE BLVD.

RESERVE DRIVE

BLUFF DRIVE

BLDG 1 (F.G. IS 4" LOWER-TYP.)

BLDG 2 (F.G. IS 4" LOWER-TYP.)

BLDG 3 (F.G. IS 4" LOWER-TYP.)

BLDG 4 (F.G. IS 4" LOWER-TYP.)

BLDG 5 (F.G. IS 4" LOWER-TYP.)

BLDG 6 (F.G. IS 4" LOWER-TYP.)

BLDG 7 (F.G. IS 4" LOWER-TYP.)

BLDG 8 (F.G. IS 4" LOWER-TYP.)

BLDG 9 (F.G. IS 4" LOWER-TYP.)

BLDG 10 (F.G. IS 4" LOWER-TYP.)

BLDG 11 (F.G. IS 4" LOWER-TYP.)

BLDG 12 (F.G. IS 4" LOWER-TYP.)

BLDG 13 (F.G. IS 4" LOWER-TYP.)

BLDG 14 (F.G. IS 4" LOWER-TYP.)

BLDG 15 (F.G. IS 4" LOWER-TYP.)

BLDG 16 (F.G. IS 4" LOWER-TYP.)

BLDG A F.F. 962.0

BLDG B F.F. 970.0

BLDG C F.F. 970.5

BLDG D F.F. 964.0

BLDG E F.F. 974.0

WETLAND 'A' 1.011 AC.

WETLAND 'A' 6.888 AC.

WETLAND 'B' IMPACT= 0.306 AC.

WETLAND 'C' IMPACT= 0.081 AC.

WETLAND 'D' IMPACT= 0.264 AC.

WETLAND 'E' IMPACT= 0.111 AC.

WETLAND 'F' IMPACT= 0.264 AC.

WETLAND 'G' IMPACT= 0.027 AC.

WETLAND 'H' IMPACT= 0.058 AC.

BUFFER DISTURBANCE IMPACT= 0.023 AC.

BUFFER DISTURBANCE IMPACT= 0.282 AC.

BUFFER DISTURBANCE IMPACT= 0.415 AC.

BUFFER DISTURBANCE IMPACT= 0.143 AC.

BUFFER DISTURBANCE IMPACT= 0.196 AC.

BUFFER DISTURBANCE IMPACT= 0.143 AC.

BUFFER DISTURBANCE IMPACT= 0.222 AC.

BUFFER DISTURBANCE IMPACT= 0.010 AC.

BUFFER DISTURBANCE IMPACT= 0.265 AC.

WETLAND MITIGATION AREA= 0.369 AC.

WETLAND MITIGATION AREA= 0.553 AC.

POOL

SPORT COURTS

TENNIS COURT

PLAY GROUND

SHELTER

WOOD DECK

TRELLIS

RETAINING WALLS

GARBAGE COMPACTOR

BENCHMARK
ARROW ON HYD.
ELEVATION 959.80
U.S.G.S. DATUM

BENCHMARK
ARROW ON HYD.
ELEVATION 957.45
U.S.G.S. DATUM

BENCHMARK
ARROW ON HYD.
ELEVATION 963.64
U.S.G.S. DATUM

WETLAND IMPACT

REGULATED WETLAND	AREA (AC.)	WETLAND IMPACT AREA (AC.)	BUFFER DISTURBANCE (AC.)	WETLAND IMPACT VOL. (CY)
A	6.888	0	0.497	0
B	1.011	0	0.023	0
C	0.081	0.081	0.282	457 FILL
D	0.306	0.306	0.415	1,481 CUT
E	0.111	0.111	0.143	179 FILL
F	0.264	0.264	0.196	298 CUT
G	0.027	0.027	0.143	261 CUT
H (SHOWN ON SHEET 9)	1.251	0.058	0.219	174 FILL
TOTAL:	9.939	0.847	1.918	1,230 CUT

TOTAL WETLAND IMPACT = 0.847 AC.

WETLAND MITIGATION PROVIDED ON SITE = 0.922 AC.

WETLAND LEGEND

WETLAND IMPACT | BUFFER SETBACK DISTURBANCE | WETLAND MITIGATION

GRAPHIC SCALE
60 0 30 60 120
(IN FEET)
1" = 60'

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1.	11-22-23	PRE-APP SUBMITTAL
2.	03-25-24	PRELIMINARY SITE PLAN SUBMITTAL

3 WORKING DAYS BEFORE YOU DIG CALL MISS DIG 1-800-482-7171 TOLL FREE FOR THE LOCATION OF UNDERGROUND FACILITIES

811

PROJECT NUMBER: 23-207
PROJECT MANAGER: R.S. KEAST
DRAWN BY: A. AWAD
CHECKED BY: R.S.E.
DATE: 03/25/24
OFFICE: FARMINGTON HILLS

CLIENT INFO:
E AND M HOLDINGS, LLC
JORDAN SASSON
32605 W. TWELVE MILE RD.
SUITE 290
FARMINGTON HILLS, MI
48334

PROJECT NAME:
SOCIETY HILL

PART OF THE SE 1/4 OF SECTION 10, T1N, R9E, CITY OF NOVI, OAKLAND COUNTY, MI

SHEET TITLE:
WETLAND PLAN

PAGE No.:
15

P:\23-207 Society Hill\Drawings\Site Plan\15-23207-WET.dwg, 3/25/2024 3:55 PM, Arwad Awad

NOVI ROAD

12 1/2 MILE ROAD

SOCIETY HILL BLVD.

SOCIETY HILL DRIVE

RESERVE BLVD.

RESERVE DRIVE

BLUFF DRIVE

BLUFF CT.

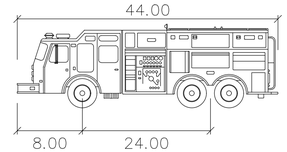
RESERVE CT.

BLDG 1
BLDG 2
BLDG 3
BLDG 4
BLDG 5
BLDG 6
BLDG 7
BLDG 8
BLDG 9
BLDG 10
BLDG 11
BLDG 12
BLDG 13
BLDG 14
BLDG 15
BLDG 16
BLDG A
BLDG B
BLDG C
BLDG D
BLDG E

(TYP.) 30' RAD. 50' RAD.

33' STATUTORY R.O.W.

GRAPHIC SCALE
60 0 30 60 120
(IN FEET)
1" = 60'



Pumper Fire Truck

	feet
Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 37.8

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1.	11-22-23	PRE-APP SUBMITTAL
2.	03-25-24	PRELIMINARY SITE PLAN SUBMITTAL

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811

PROJECT NUMBER:	23-207
PROJECT MANAGER:	B.S. KEAST
DRAWN BY:	A. AWAD
CHECKED BY:	R.J.E.
DATE:	01-09-23
OFFICE:	FARMINGTON HILLS

CLIENT INFO:
E AND M HOLDINGS, LLC
JORDAN SASSON
32605 W. TWELVE MILE RD.
SUITE 290
FARMINGTON HILLS, MI
48334

PROJECT NAME:
SOCIETY HILL

PART OF THE SE 1/4 OF SECTION 10, T1N, R9E, CITY OF NOVI, OAKLAND COUNTY, MI

SHEET TITLE:
TRUCK ROUTE PLAN

PAGE No.:
16

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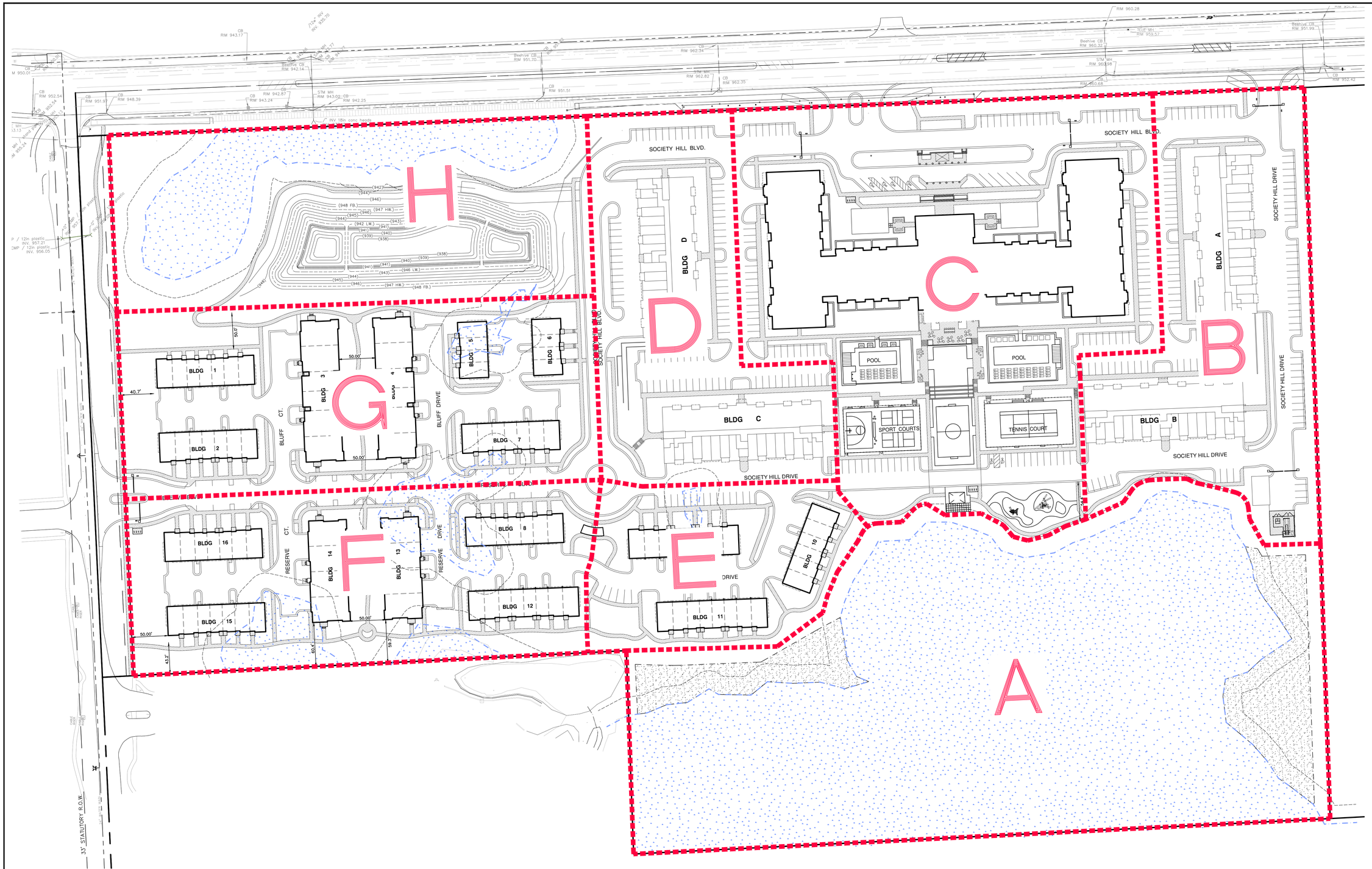

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1.	11-22-23	PRE-APP SUBMITTAL
2.	3-18-24	PER CITY REVIEW LETTERS, SUBMITTED TO CITY

3 WORKING DAYS BEFORE YOU DIG
CALL MISS DIG
1-800-482-7171
TOLL FREE FOR THE LOCATION OF UNDERGROUND FACILITIES

PROJECT NUMBER: 23-007
PROJECT MANAGER: B. EMERINE
DRAWN BY: A. AWAD
CHECKED BY:
DATE: 10/30/23
OFFICE: FARMINGTON HILLS

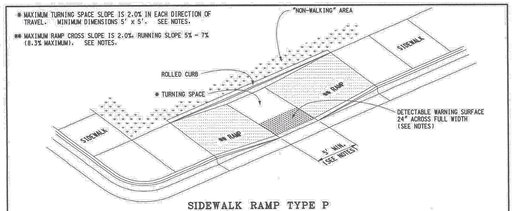
CLIENT INFO:
E AND M HOLDINGS, LLC
JORDAN SASSON
32605 W. TWELVE MILE RD.
SUITE 290
FARMINGTON HILLS, MI
48334

PROJECT NAME:
SOCIETY HILL

PART OF THE SE 1/4 OF SECTION 10, T.1N., R.8E., CITY OF NOVI, OAKLAND COUNTY, MI

SHEET TITLE:
PROPOSED TAX LOT SUBDIVISION

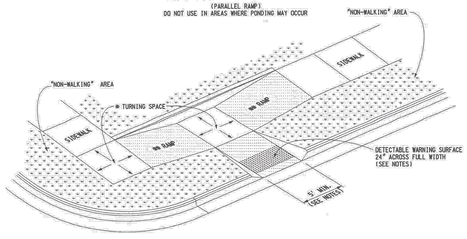
PAGE No.:
17



SIDEWALK RAMP TYPE P

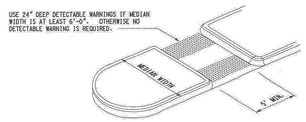
(PARALLEL RAMP)

DO NOT USE IN AREAS WHERE PONDING MAY OCCUR



SIDEWALK RAMP TYPE C

(COMBINATION RAMP)



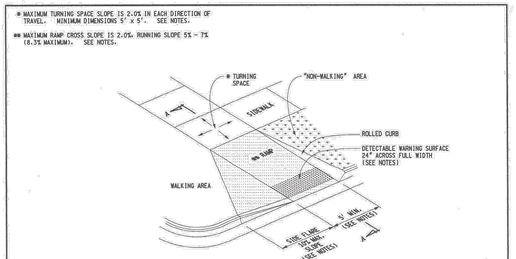
SIDEWALK RAMP TYPE M

(MEDIAN ISLAND)

MICHIGAN DEPARTMENT OF TRANSPORTATION
BUREAU OF HIGHWAY DEVELOPMENT STANDARD PLAN FOR

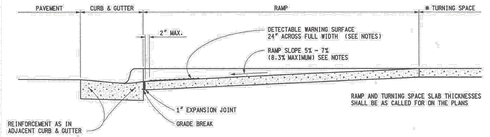
SIDEWALK RAMP AND DETECTABLE WARNING DETAILS

9-30-2014 T.R.N.A. APPROVAL	7-1-2014 PLAN DATE	R-28-I	SHEET 3 OF 7

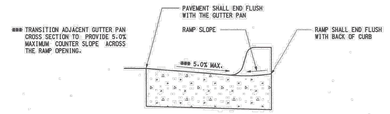


SIDEWALK RAMP TYPE RF

(ROLLED / FLARED SIDES)



SECTION A-A



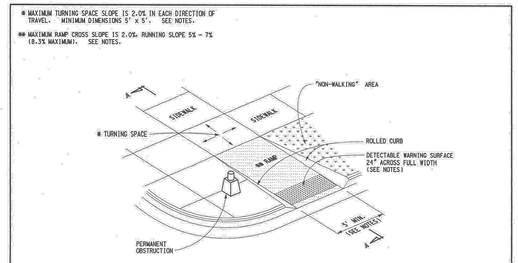
SECTION THROUGH CURB CUT

(TYPICAL ALL RAMP TYPES)

MICHIGAN DEPARTMENT OF TRANSPORTATION
BUREAU OF HIGHWAY DEVELOPMENT STANDARD PLAN FOR

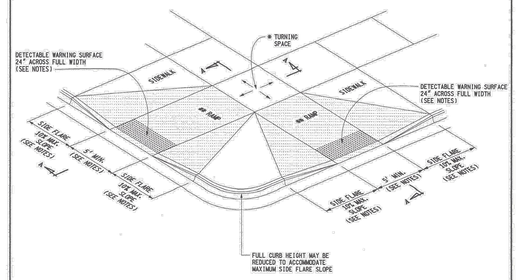
SIDEWALK RAMP AND DETECTABLE WARNING DETAILS

9-30-2014 T.R.N.A. APPROVAL	7-1-2014 PLAN DATE	R-28-I	SHEET 2 OF 7



SIDEWALK RAMP TYPE R

(ROLLED SIDES)



SIDEWALK RAMP TYPE F

(FLARED SIDES- TWO RAMPS SHOWN)

MDOT Michigan Department of Transportation

PREPARED BY DESIGN DIVISION

DRAWN BY: R.L.T.

CHECKED BY: R.W.P.

DEPARTMENT DIRECTOR: Kirk T. Steudle

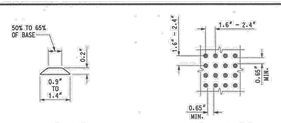
APPROVED BY: Randy W. Parfitt — DIRECTOR, BUREAU OF FIELD SERVICES

APPROVED BY: Mark A. VanPortfleet — DIRECTOR, BUREAU OF HIGHWAY DEVELOPMENT

MICHIGAN DEPARTMENT OF TRANSPORTATION
BUREAU OF HIGHWAY DEVELOPMENT STANDARD PLAN FOR

SIDEWALK RAMP AND DETECTABLE WARNING DETAILS

9-30-2014 T.R.N.A. APPROVAL	7-1-2014 PLAN DATE	R-28-I	SHEET 1 OF 7



DOME SECTION | DOME SPACING | DOME ALIGNMENT

DETECTABLE WARNING DETAILS

NOTES:

DETAILS SPECIFIED ON THIS PLAN APPLY TO ALL CONSTRUCTION, RECONSTRUCTION, OR ALTERATION OF STREETS, CURBS, OR SIDEWALKS IN THE PUBLIC RIGHT OF WAY.

SIDEWALK RAMPS ARE TO BE LOCATED AS SPECIFIED ON THE PLANS OR AS DIRECTED BY THE ENGINEER.

RAMPS SHALL BE PROVIDED AT ALL CORNERS OF AN INTERSECTION WHERE THERE IS EXISTING OR PROPOSED SIDEWALK AND CURB. RAMPS SHALL ALSO BE PROVIDED AT MARKED AND/OR SIGNALIZED MID-BLOCK CROSSINGS.

SURFACE TEXTURE OF THE RAMP SHALL BE THAT OBTAINED BY A COARSE BROOMING, TRANSVERSE TO THE RUNNING SLOPE.

SIDEWALK SHALL BE RAMPED WHERE THE DRIVEWAY CURB IS EXTENDED ACROSS THE WALK.

CARE SHALL BE TAKEN TO ASSURE A UNIFORM GRADE ON THE RAMP, WHERE CONDITIONS PERMIT. IT IS DESIRABLE THAT THE SLOPE OF THE RAMP BE IN ONLY ONE DIRECTION, PARALLEL TO THE DIRECTION OF TRAVEL.

RAMP WIDTH SHALL BE INCREASED, IF NECESSARY, TO ACCOMMODATE SIDEWALK SNOW REMOVAL EQUIPMENT NORMALLY USED BY THE MUNICIPALITY.

PROVIDE TURNING SPACES WHERE PEDESTRIAN TURNING MOVEMENTS ARE REQUIRED.

WHEN 5' MINIMUM WIDTHS ARE NOT FEASIBLE, RAMP WIDTH MAY BE REDUCED TO NOT LESS THAN 4' AND TURNING SPACES TO NOT LESS THAN 4' x 4'.

DETECTABLE WARNING SURFACE COVERAGE IS 24" MINIMUM IN THE DIRECTION OF RAMP/PATH TRAVEL AND THE FULL WIDTH OF THE RAMP/PATH OPENING EXCLUDING CURBED OR FLARED CURB TRANSITION AREAS. A BORDER OFFSET, NOT GREATER THAN 2", MEASURED ALONG THE EDGES OF THE DETECTABLE WARNING IS ALLOWABLE. FOR RADIAL CURB THE OFFSET IS MEASURED FROM THE ENDS OF THE RADIUS.

FOR NEW ROADWAY CONSTRUCTION, THE RAMP CROSS SLOPE MAY NOT EXCEED 2.0%. FOR ALTERATIONS TO EXISTING ROADWAYS, THE CROSS SLOPE MAY BE TRANSITIONED TO MEET AN EXISTING ROADWAY GRADE. THE CROSS SLOPE TRANSITION SHALL BE APPLIED UNIFORMLY OVER THE FULL LENGTH OF THE RAMP.

THE MAXIMUM RUNNING SLOPE OF 8.3% IS RELATIVE TO A FLAT (0%) REFERENCE. HOWEVER, IT SHALL NOT REQUIRE ANY RAMP OR SERIES OF RAMPS TO EXCEED 15 FEET IN LENGTH.

DRAINAGE STRUCTURES SHOULD NOT BE PLACED IN LINE WITH RAMPS. THE LOCATION OF THE RAMP SHOULD TAKE PRECEDENCE OVER THE LOCATION OF THE DRAINAGE STRUCTURE. WHERE EXISTING DRAINAGE STRUCTURES ARE LOCATED IN THE RAMP PATH OF TRAVEL, USE A MANUFACTURER'S ADA COMPLIANT GRATE. OPENINGS SHALL NOT BE GREATER THAN ½". ELONGATED OPENINGS SHALL BE PLACED SO THAT THE LONG DIMENSION IS PERPENDICULAR TO THE DOMINANT DIRECTION OF TRAVEL.

TRANSITION THE GUTTER PAN CROSS SECTION SUCH THAT THE COUNTER SLOPE IN THE DIRECTION OF RAMP TRAVEL IS NOT GREATER THAN 5.0%. MAINTAIN THE NORMAL GUTTER PAN CROSS SECTION ACROSS DRAINAGE STRUCTURES.

THE TOP OF THE JOINT FILLER FOR ALL RAMP TYPES SHALL BE FLUSH WITH THE ADJACENT CONCRETE.

CROSSWALK AND STOP LINE MARKINGS, IF USED, SHALL BE SO LOCATED AS TO STOP TRAFFIC SHORT OF RAMP CROSSINGS. SPECIFIC DETAILS FOR MARKING APPLICATIONS ARE GIVEN IN THE "MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES".

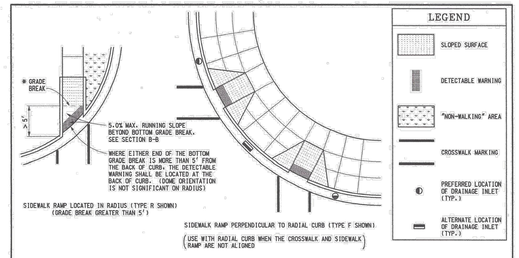
FLARED SIDES WITH A SLOPE OF 10% MAXIMUM, MEASURED ALONG THE ROADSIDE CURB LINE, SHALL BE PROVIDED WHERE AN UNOBSTRUCTED CIRCULATION PATH LATERALLY CROSSES THE SIDEWALK RAMP. FLARED SIDES ARE NOT REQUIRED WHERE THE RAMP IS BORDERED BY LANDSCAPING, UNPAVED SURFACE OR PERMANENT FIXED OBJECTS. WHERE THEY ARE NOT REQUIRED, FLARED SIDES CAN BE CONSIDERED IN ORDER TO AVOID SHARP CURB RETURNS AT RAMP OPENINGS.

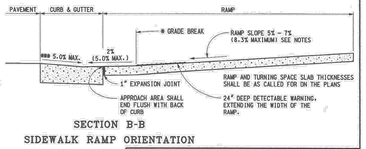
DETECTABLE WARNING PLATES MUST BE INSTALLED USING FABRICATED OR FIELD CUT UNITS CAST AND/OR ANCHORED IN THE PAVEMENT TO RESIST SHIFTING OR WEAVING.

MICHIGAN DEPARTMENT OF TRANSPORTATION
BUREAU OF HIGHWAY DEVELOPMENT STANDARD PLAN FOR

SIDEWALK RAMP AND DETECTABLE WARNING DETAILS

9-30-2014 T.R.N.A. APPROVAL	7-1-2014 PLAN DATE	R-28-I	SHEET 7 OF 7





SECTION B-B

SIDEWALK RAMP ORIENTATION

MICHIGAN DEPARTMENT OF TRANSPORTATION
BUREAU OF HIGHWAY DEVELOPMENT STANDARD PLAN FOR

SIDEWALK RAMP AND DETECTABLE WARNING DETAILS

9-30-2014 T.R.N.A. APPROVAL	7-1-2014 PLAN DATE	R-28-I	SHEET 6 OF 7

SEIBER KEAST LEHNER
ENGINEERING | SURVEYING
FARMINGTON HILLS OFFICE
33205 GRAND RIVER AVENUE, SUITE C6
FARMINGTON HILLS, MI 48336
248.308.3331
CLINTON TOWNSHIP OFFICE
17001 NORTHLINE ROAD, SUITE 3
CLINTON TOWNSHIP, MI 48038
586.412.7080

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REV. #	REV. DATE	REVISION INFO.
1.	11-22-23	PRE-APP SUBMITTAL
2.	3-18-24	PER CITY REVIEW LETTERS, SUBMITTED TO CITY

3 WORKING DAYS BEFORE YOU DIG
CALL MISS DIG
1-800-482-7171
TOLL-FREE CALL LOCATION OF UNDERGROUND FACILITIES

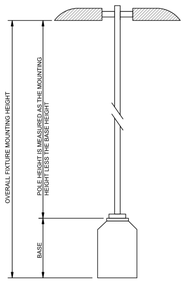
PROJECT NUMBER: 23-207
PROJECT MANAGER: B. TWEHNE
DRAWN BY: JM/AWD
CHECKED BY: R.JE
DATE: 10/30/23
CITY: FARMINGTON HILLS

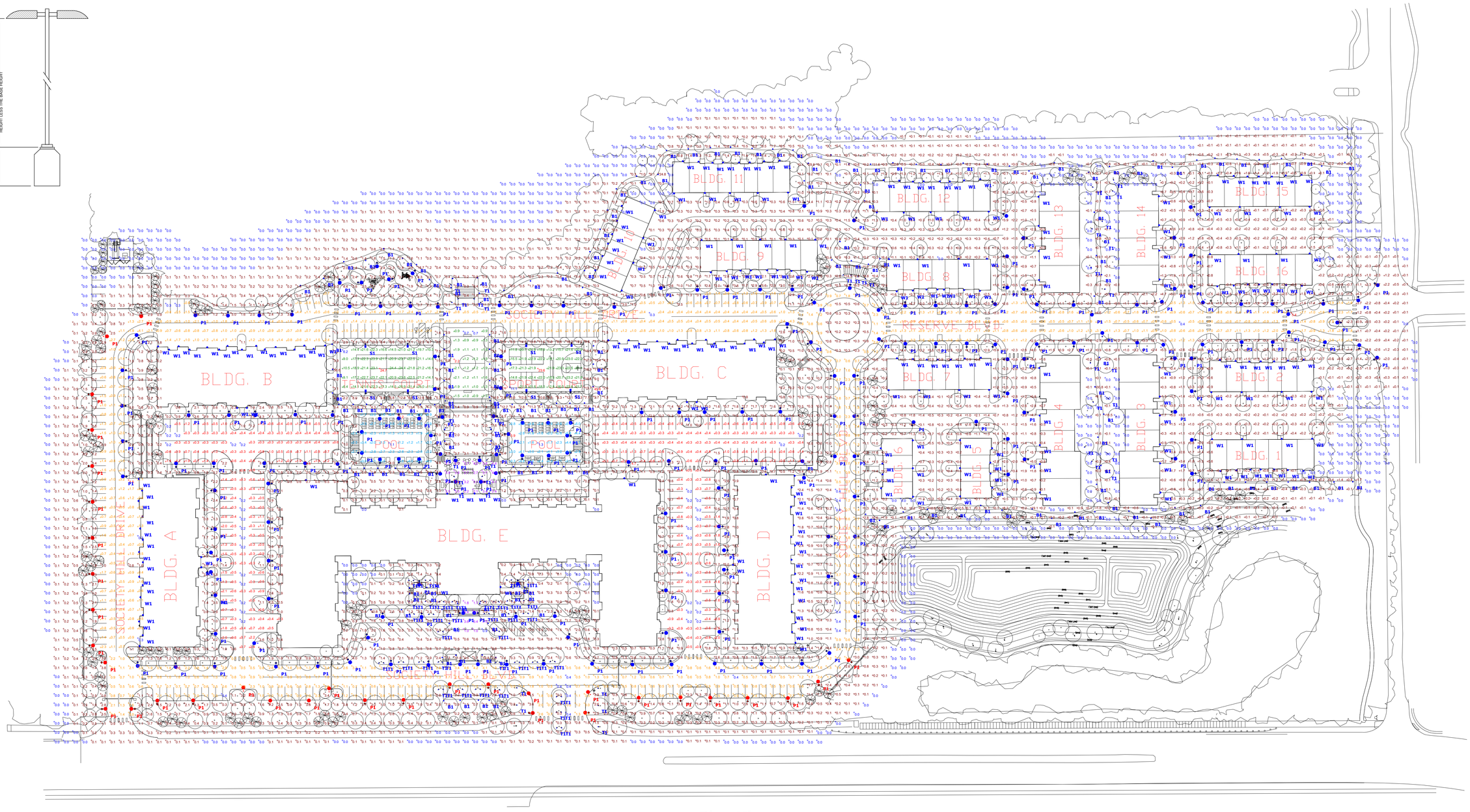
CLIENT INFO:
E AND M HOLDINGS, LLC
JORDAN SASSON
32605 W. TWELVE MILE RD.
SUITE 290
FARMINGTON HILLS, MI
48334

PROJECT NAME:
SOCIETY HILL
PART OF THE SE 1/4 OF SECTION 10, T1N., R.9E., CITY OF NOVI, OAKLAND COUNTY, MI

SHEET TITLE:
NOTES AND DETAILS

PAGE No.:
ND





Plan View

Scale - 1" = 60ft

General Note

1. SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.
2. SEE LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTOR.
3. CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: 0' - 0"
4. HOURS OF OPERATION: 24 HOURS PER DAY & 7 DAYS A WEEK.
5. ELECTRICAL SERVICE TO LIGHT FIXTURES SHALL BE PLACED UNDERGROUND.
6. FLASHING LIGHT SHALL NOT BE PERMITTED.
7. ONLY NECESSARY LIGHTING FOR SECURITY PURPOSES & LIMITED OPERTIONS SHALL BE PERMITTED AFTER A SITE'S HOURS OF OPERATION.

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP.

THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR MICHIGAN ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.

UNLESS EXEMPT, PROJECT MUST COMPLY WITH LIGHTING CONTROLS REQUIRMENTS DEFINED IN ASHRAE 90.1 2013. FOR SPECIFIC INFORMATION CONTACT GBA CONTROLS GROUP AT ASG@GASSERBUSH.COM OR 734-266-6705.

Alternates Note

ALTERNATE LIGHTING FIXTURES WILL NOT MEET CITY ORDINANCE COMPLIANCE DUE TO THE PRECISE OPTICAL AND OUTPUT PERFORMANCE SELECTED FOR THESE FIXTURES. ALTERNATE LIGHTING PROPOSALS MUST BE RECALCULATED AND RESUBMITTED TO THE CITY FOR APPROVAL. CONTACT LAYOUTS@GASSERBUSH.COM FOR ASSISTANCE WITH ALTERNATE OPTIONSIF NEEDED.

Ordering Note

FOR INQUIRIES CONTACT GASSER BUSH AT QUOTES@GASSERBUSH.COM OR 734-266-6705.

Drawing Note

THIS DRAWING WAS GENERATED FROM AN ELECTRONIC IMAGE FOR ESTIMATION PURPOSE ONLY. LAYOUT TO BE VERIFIED IN FIELD BY OTHERS.

Mounting Height Note

MOUNTING HEIGHT IS MEASURED FROM GRADE TO FACE OF FIXTURE. POLE HEIGHT SHOULD BE CALCULATED AS THE MOUNTING HEIGHT LESS BASE HEIGHT.

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
NORTH PARKING LOT	+	0.7 fc	4.7 fc	0.2 fc	23.5:1	3.5:1	0.1:1
RESERVE BLVD.	+	1.4 fc	5.4 fc	0.4 fc	13.5:1	3.5:1	0.3:1
SOCIETY HILL BLVD.	+	1.5 fc	5.5 fc	0.4 fc	13.8:1	3.8:1	0.3:1
SOCIETY HILL DRIVE	+	1.2 fc	4.5 fc	0.3 fc	15.0:1	4.0:1	0.3:1
SOUTH PARKING LOT	+	0.7 fc	4.5 fc	0.2 fc	22.5:1	3.5:1	0.2:1

Schedule

Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Lumens per Lamp	Wattage	Mounting Height
	P1	208	Luminis Lighting	CT180-L2L35	CT180 - 14' MOUNTING HEIGHT	LED	3706	35	14'-0"
	P1	34	Luminis Lighting	CT180-L2L35	CT180 - 16' MOUNTING HEIGHT	LED	3706	35	16'-0"
	B1	170	Sistemalux	S.21411W.24	Tomorrow Bollard 800	LED	1084	14.1	AT GRADE
	W1	225	Luminis Canada Inc.	SN800-L1L11	Scena - Surface Round 8.5in	LED	1180	13.9	8'-0"
	T1	114	HK LIGHTING GROUP	ZXL-16-A	LED LUMINAIRE, NATA 1451 40	LED	843	9.61	AT GRADE
	S1	8	WISCONSIN LIGHTING LAB	WS-GT6-41S-40-XX-4-HSS	WiLLsport® GTX HIGH-OUTPUT LED LIGHTING	LED	52005	414	25'-0"

N

SOCIETY HILL - EXTERIOR LIGHTING (SAMPLE AREA)
PHOTOMETRIC SITE PLAN
GASSER BUSH ASSOCAITES
WWW.GASSERBUSH.COM

Designer
BD/BK/KB
Date
3/21/2024
Scale
Not to Scale
Drawing No.
#24-26845-V3

TOMORROW
BOLLARD

Type: **SPECIFICATION SHEET**
Project :

Collection of outoor bollards for commercial and institutional applications. Available in 2 mounting heights and elegantly proportioned for various applications, scales and designs. Robust aluminum alloy construction with stainless steel fasteners, factory sealed diffuser and lens, with corrosion resistant finish. The wide uniform distribution allows greater luminaire spacing while maintaining good visual comfort and eliminate light pollution.

Luminaire characteristic:	**Power input:** 14.1W (system wattage) **Lumens:** 1084lm (for 3000K, 90CRI) **Luminaire efficacy:** 76lm/W
Source:	White LED (LM-80 tested), 2700K: 90CRI, 3000K: 90CRI, 4000K: 80CRI.
Lumen maintenance:	80% of initial lumens at 70 000 hours (L80)(LM-79)
Optic:	360° symmetrical diffuse light with zero uplight emission.
Material:	Body, head and base: Die cast aluminum. Diffuser: Micro etched prismatic glass.
Mounting:	Install with flange accessory or fasten to ground.
Electrical:	Integral high efficiency dimmable LED driver, rated at 50 000 hours, 120V-277V.
Dimming:	0-10V (120-277V), down to ±10%.
Finish:	Black or anthracite gray. Painted finish follows a double powder paint in 3 step process: surface treatment containing ceramic nano particles (Bonderite). Epoxy primer paint. Polyester powder paint with high resistance against UV rays and harsh weather conditions.
Weight:	S2140: 11.9lb (5.4kg) S2141: 14.8lb (6.7kg)
Warranty:	5 year limited warranty.
Ratings:	IP65, IK06
Certification:	cULus listed for wet location.

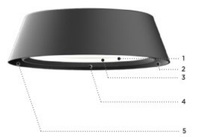
Due to continuous improvements, the information herein may be changed without notice
SISTEMALUX
9320 Boul. St-Laurent, suite 100, Montréal (Québec) Canada H2N 1N7, P.: 514.523.1339 F.: 514.525.6107 www.sistemalux.com

LUMINIS®

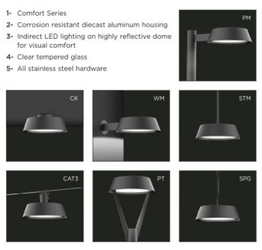
CT180 SERIES
CLERMONT
CEILING SURFACE/PENDANT/CATENARY/WALL MOUNT/POLE MOUNT/4" POST TOP

TYPE: _____ QUANTITY: _____ PROJECT: _____

CATALOG NUMBER:								
MODEL	LED SELECTION	MOUNT	CCT	VOLTAGE	FINISH	OPTION	OPTION



1- Comfort Series
2- Corrosion resistant diecast aluminum housing.
3- Indirect LED lighting on highly reflective dome for visual comfort
4- Clear tempered glass
5- All stainless steel hardware



MATERIALS
Clermont is made of aluminum diecast offering exceptional precision and durability. The main housing is sealed with durable gasket.
LED boards are hidden between coated polymer that diffuses and reflects the light at 96%. It is UV stabilized and antistatic, which does not attract dust.
The driver is preinstalled inside the main housing, sealed with gasket, and secured with four captive screws which makes it easy for maintenance.

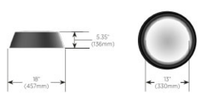
ELECTRICAL
DRIVER Standard driver is 0-10V dimming-ready (dims to 10%) with: 120-277 multi-volt compatibility (50-60Hz), operating temperature range of -40ºC to +55ºC -40ºF to +131ºF, output over voltage protection, output over current protection and output short circuit protection with auto-recovery.
Optional 347/480V available.
LED Offered in 2700K, 3000K, 3500K & 4000K at 80CRI.

LIFE
60,000hrs $L_{70}B_{50}$ (based on LM-80 report for lumen maintenance)

FINISH
Five-stage preparation process includes preheating of cast aluminum parts for air extraction. Polyester powder coating is applied through an electrostatic process, and oven cured for long term finish.

MOUNTING
Maximum weight: 27 lbs (12 kg), except PT: 40 lbs (18 kg)
Several mounting options are offered with this product: catenary, wall mount, ceiling mount, pendant, post-top and pole mount.
For SPG, STM, CK, WM mounting: The mounting plate is designed to fit on a 4" (102mm) octagonal electrical box using 3.5" (89mm) C/C mounting holes.
For PM mounting: designed to fit on 4" or 5" OD pole.
For PT mounting: designed to fit on 4" OD pole with 1/4", 3/16" or 1/8" wall thickness.
For CAT3: see mounting details on page 3.
For STM, fixture must be installed on a finished ceiling for exterior applications and/or when exposed to inclement weather.

CERTIFICATION
Certified and approved as per CSA C22.2 No.: 250.0 standard and ANSI/UL 1598 standard, for wet location. Rated IP65/IK9.
Photometric testing performed by an independent laboratory in accordance with IES LM-79-08 standards at 25ºC.
Lumen depreciation in accordance with IESNA LM80 standards.



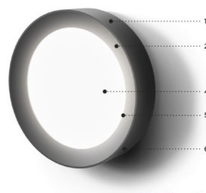
LUMINIS | Toll free: 866.586.4647 Fax: 514.683.8872 Email: info@luminis.com
260 Labrosse, Pointe-Claire (QC) Canada H9R 5L5
Luminaires may be altered for design improvement without prior notice.

LUMINIS®

SN800/SN800C SERIES
SCENA
SURFACE MOUNT

TYPE: _____ QUANTITY: _____ PROJECT: _____

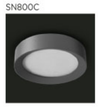
CATALOG NUMBER:								
MODEL	LED LIGHT SELECTION	CCT	VOLTAGE	FINISH	OPTION	OPTION	OPTION



SN800 ADA Compliant

1- Corrosion resistant diecast aluminum housing.
2- Integrated standard 0-10V driver (dim to 1%).
3- Light guide LED technology for uniform lambertian light distribution.
4- Impact resistant patterned tempered glass.
5- Sealed enclosure with durable gaskets.
6- All hardware in stainless steel.

SN800C



SN800-CB

MATERIALS
Scena is made of aluminum diecast offering exceptional precision and durability.
The main housing is perfectly sealed with durable gaskets. The integrated LED light module and 0-10V driver are protected by a patterned tempered glass. With a distinctive look and perceptible quality, Scena is designed for uniform lighting performance.

ELECTRICAL
DRIVER Standard driver is 0-10V dimming-ready (dims to 1%) with: 120-277 multivolt compatibility (50-60Hz), operating temperature range of -20ºC/-4ºF to 50ºC/122ºF, over current and output short circuit protection.
LED Offered in 2700K, 3000K, 3500K & 4000K / 80CRI.

LIFETIME
60,000hrs $L_{70}B_{50}$ (based on LM-80 report for lumen maintenance).

FINISH
Five-stage preparation process includes preheating of cast aluminum parts for air extraction. Polyester powder coating is applied through an electrostatic process, and oven cured for long term finish.

CERTIFICATION
Certified and Approved as per CSA C22.2 No.: 250.0 standard and ANSI/UL 1598 standard, for wet location. Rated IP65 / IK10.
Photometric testing performed by an independent laboratory in accordance with IES LM-79-08 standards at 25ºC.
Lumen depreciation in accordance with IESNA LM80 standards.

MOUNTING
Maximum weight: 3.8 lbs (1.7 kg)
The mounting plate is designed to fit on a 4" (102mm) octagonal electrical box using 3.5" (89mm) C/C mounting holes. Fixture must be installed on a wall or a finished ceiling for exterior applications and/or when exposed to inclement weather.

LUMINIS | Toll free: 866.586.4647 Fax: 514.683.8872 Email: info@luminis.com
260 Labrosse, Pointe-Claire (QC) Canada H9R 5L5
Luminaires may be altered for design improvement without prior notice.

HK LIGHTING

Project Name
Fixture Type

ZXL16
(includes former ZXL16 & ZXL16-NF models)

ACCENT & LANDSCAPE | ZX16 Series | 2.25"
5 - 10W (500 - 900LM) | 12V | HK LED, RGB, Amber

Standard Low Voltage Accent: ZXL16-5R1SA-ABL

Finned Low Voltage Accent: ZXL16-5R1FA-ABL

FEATURES

- Our most versatile round, directional 12V LED modern accent light for residential and commercial environments.
- 5W, 7W, 10W integrated HK LED delivering 500 to 900 lumens. 2200-4000K CCT, including specialty Amber and RGB options.
- Wet Location Listed, IP67 Standard.
- Machined from solid aircraft grade (6061-T6), corrosion-resistant aluminum, then anodized and powder coated to create a highly durable, marine grade finish. Also available in solid brass or stainless steel.
- 240° vertical and 360° horizontal adjustment via locking swivel stem design.
- Modular components, field changeable LED optical beams, and lenses.
- Available with adjustable Angled, Long, and Short Glare Shields and ground, surface, and canopy mounting options.
- Every fixture tested end of line for water tightness and light quality.
- Readymade eligible configurations ship in 2 to 4 weeks, complete with selected accessories installed.

SPECIFICATIONS

Materials
Machined from solid billet 6061-T6 corrosion resistant aluminum with 304 stainless steel hardware. Available in 304/316 stainless steel or 360 brass upon request.

Finish
Aluminum materials are first anodized and then powder coated for a robust, marine grade finish. Stainless steel and brass models are provided with brushed surface.

Hood and Glare Shield
Weeping and Non-weeping Hood Styles. Set screw or threaded Angled, Short, or Long Glare Shields. *(See page 4 for details).*

Voltage
12V AC/DC. Requires remote step down transformer.

Wattage
5, 7 or 10W HK LED delivering 500 to 900 lumens.

Light Engine
Innovative HK LED Light module operates like a lamp and can be easily changed in the field. CRI 90 Standard. Available in CRI 80 or CRI 95 upon request. Standard CCT options are 2700K, 3000K, 3500K, 4000K. Specialty 2200K, 2400K, 2500K, Amber, and RGB options available. Consult factory for specialty LED specification details.

Dimming
MLV or ELV Phase Control dimming.

Optics
Narrow (20°), Medium (33°), Wide (44°), and Extra Wide (57°) beam spread options available. Accepts up to 3 optical accessories (hexcel louver, optical lenses, dichroic color filters, etc.) Secured place with metal snap ring.

Mounting
Mounts using 1/2"-14 NPS male fitting compatible with all HK Lighting mounting accessories. *(See page 4 for details).*

Listings
ETL Listed for Wet Location, IP67 Standard. RoHS Compliant.

HK LIGHTING • 2151 Anchor Ct, Thousand Oaks, CA 91320 • TEL 805.480.4881 • sales@hklighting.com

GB

SOCIETY HILL - EXTERIOR LIGHTING (SAMPLE AREA)
PHOTOMETRIC SITE PLAN
GASSER BUSH ASSOCIATES
WWW.GASSERBUSH.COM

Designer
BD/BK/KB
Date
3/21/2024
Scale
Not to Scale
Drawing No.
#24-26845-V3

Site Plan

1" = 60'-0"

LEGEND :

- PROPERTY LINE
- WETLAND 25' FT OFFSET
- WATER LIMIT
- EXISTING FOREST
- CONCRETE
- ASPHALT
- SPECIAL PAVEMENT
- 2' HT RETAINING WALL
- SAFETY SURFACE
- HARD COURT SPORT SURFACE
- STRUCTURE TRELLIS / GAZEBO
- WOOD DECK / PATH
- PLANTING
- LAWN
- SHADE TREE
- MEDIUM SIZE / FLOWERING TREE
- TALL EVERGREEN
- NARROW FASTIGIATED EVERGREEN
- LIGHT POLE
- SPORT FIELD LIGHT POLE
- PEDESTRIAN BOLLARD
- WALL SCONCE
- TREE UPLIGHT

F: 248.414.9275

Client:

E&M Holdings, LLC
32605 W. 12 Mile Rd., Ste. 290
Farmington Hills, MI 48334

Project:

Society Hill
Novi Rd.
Novi, MI 48377

ARCHITECT:

KK ARCHITECT
2120 E. 11 Mile Rd. | Royal Oak, MI 48067
P: 248.414.9270
www.kriegerklatt.com

LANDSCAPE ARCHITECT:

MPFP PLLC
Landscape Architecture + Urban Design
120 Broadway Floor 20
New York, NY 10271

Issued	Description	By
11-22-2023	PreApp Submittal	
03-25-2024	Preliminary Site Plan	

Seal:

Note:

Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field.

North Arrow:

Sheet Title:

RENDER PLAN

Project Number:

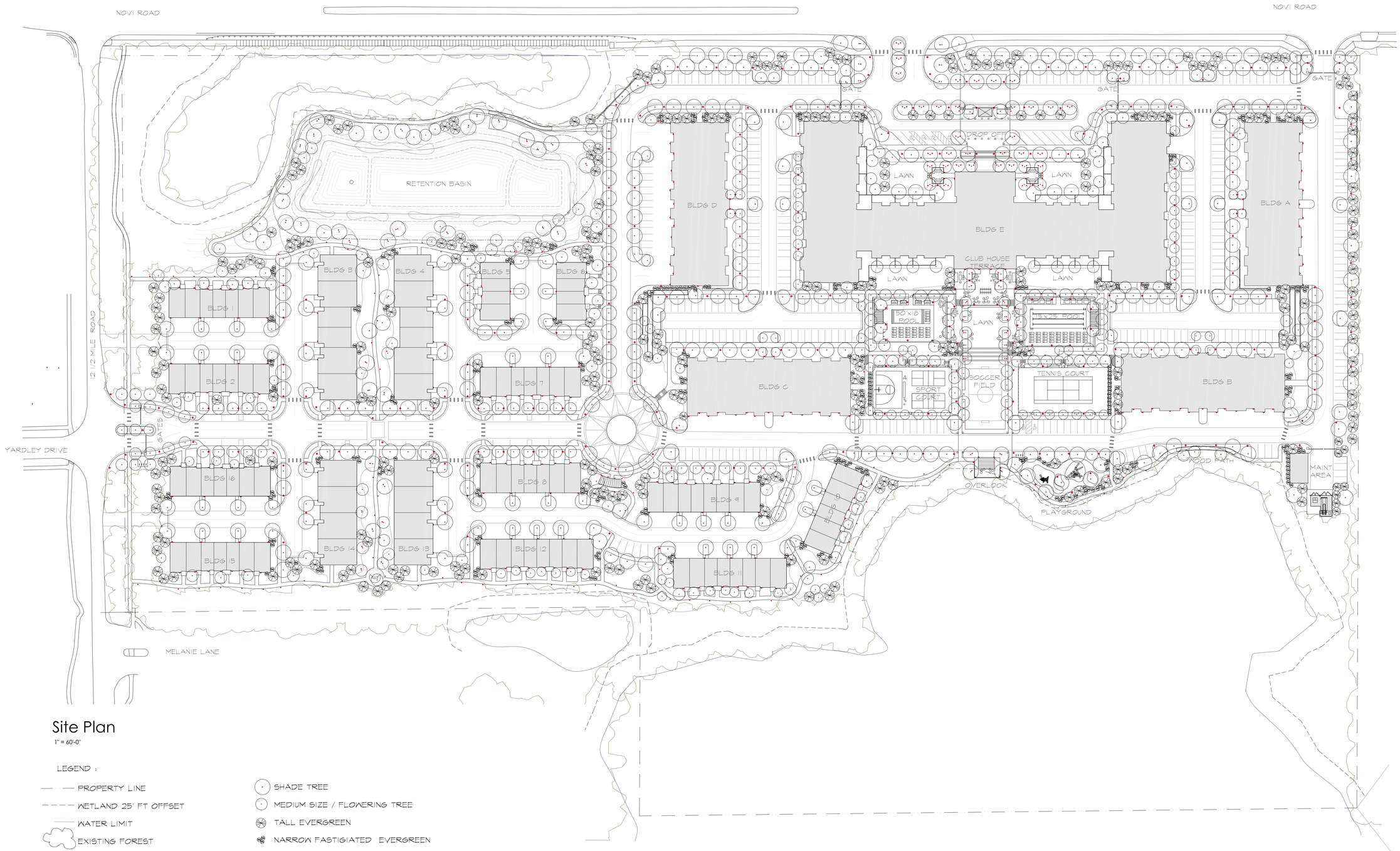
23-065

Scale:

As indicated

Sheet Number:

L.01



Site Plan

1" = 60'-0"

LEGEND :

- PROPERTY LINE
- WETLAND 25' FT OFFSET
- WATER LIMIT
- EXISTING FOREST
- 2' HT RETAINING WALL
- STRUCTURE TRELLIS / GAZEBO
- MOVEABLE FURNITURE
- SHADE TREE
- MEDIUM SIZE / FLOWERING TREE
- TALL EVERGREEN
- NARROW FASTIGIATED EVERGREEN
- PLANTING
- 14'-16' HT LIGHT POLE
- 25' HT SPORT FIELD LIGHT POLE
- PEDESTRIAN BOLLARD
- WALL SCONCE
- TREE UPLIGHT

F: 248.414.9275

Client:

E&M Holdings, LLC
32605 W. 12 Mile Rd., Ste. 290
Farmington Hills, MI 48334

Project:

Society Hill
Novi Rd.
Novi, MI 48377

ARCHITECT:

KK ARCHITECT
2120 E. 11 Mile Rd. | Royal Oak, MI 48067
P: 248.414.9270
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LANDSCAPE ARCHITECT:

MPFP PLLC
Landscape Architecture + Urban Design
120 Broadway Floor 20
New York, NY 10271

Issued	Description	By
11-22-2023	PreApp Submittal	
03-25-2024	PreApp Submittal	

Seal:

Note:

Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field.

North Arrow:

Sheet Title:

SITE PLAN

Project Number:

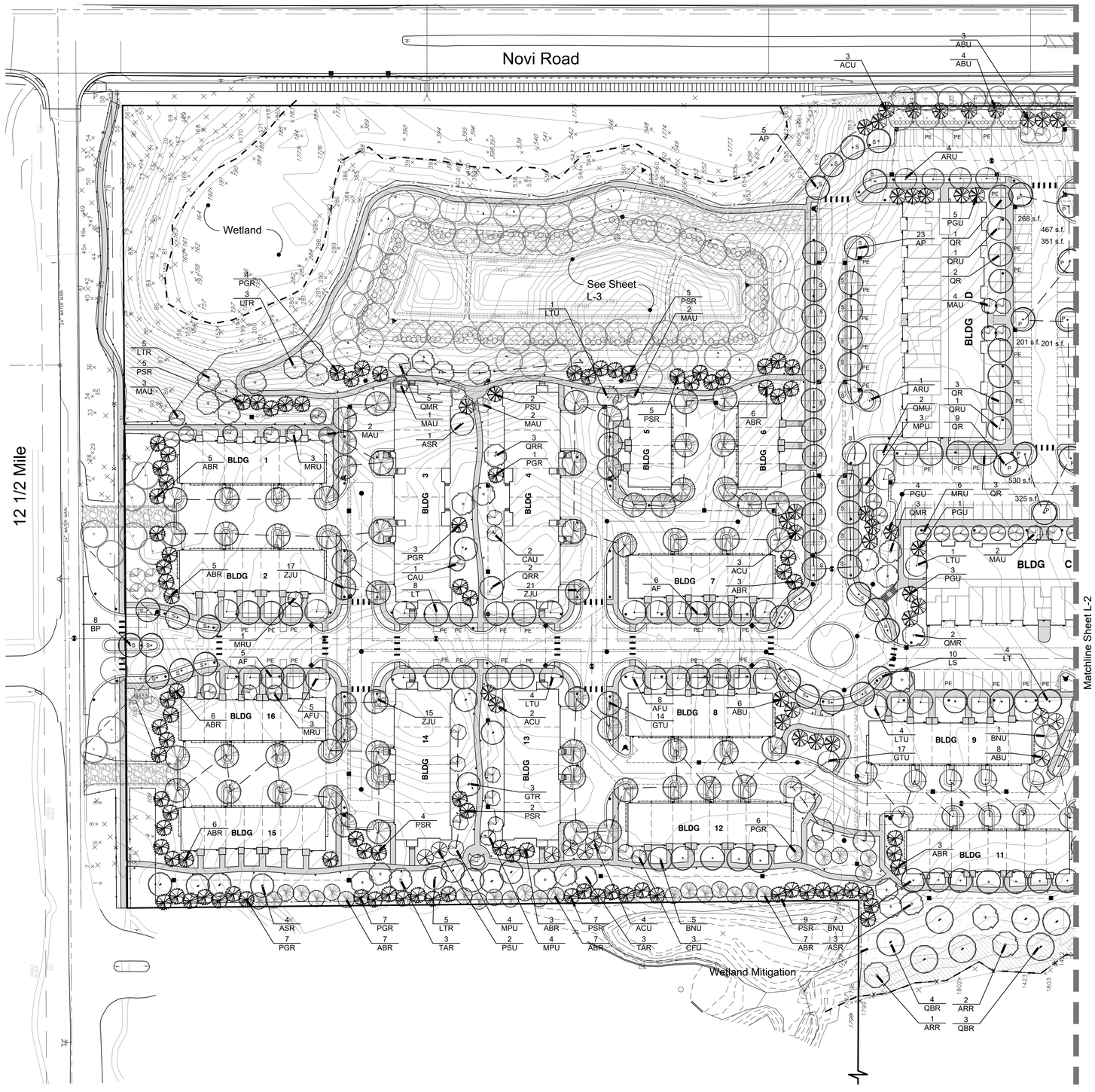
23-065

Scale:

As indicated

Sheet Number:

L.02



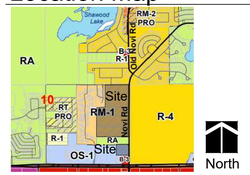
Landscape Summary

Street Trees		
Street Frontage		2,095 l.f.
Trees Required		60 Trees (2,095 / 35)
Trees Provided		60 Trees
Sheet L-1	46 Trees	
Sheet L-2	14 Trees	
Multi-Family Trees		
Total Units		188 Units
Trees Required		564 Trees (188 x 3)
Trees Provided		564 Trees
Sheet L-1	225 Trees	
Sheet L-2	339 Trees	
Parking Lot Landscaping		
Vehicular Use Area		50,384 s.f.
Landscape Area Required		3,750 s.f. (50,000 s.f. x 7.5%)
		4 s.f. (384 s.f. x 1%)
		3,754 s.f.
Landscape Area Provided		5,253 s.f.
Canopy Trees Required		18.8 Trees (3,754 / 200)
Canopy Trees Provided		19 Trees
Sheet L-1	9 Trees	
Sheet L-2	10 Trees	
Parking Lot Perimeter		
Perimeter		2,760 l.f.
Trees Required		78.9 Trees (2,760 l.f. / 35')
Trees Provided		79 Trees
Sheet L-1	41 Trees	
Sheet L-2	38 Trees	
Woodland Replacement		
Total Replacement Provided		311 Trees
Detention Woodland Replacement		
Replacement Required		161 Trees
Total Replacement Provided		161 Trees
Main Parcel Woodland Replacement		
Replacement Required		2,041 Trees
Off-Site Plantings	1,266 Trees	
On-Plantings	150 Trees	
Replacement Provided		1,416 Trees
Trees to be Paid into Fund		625 Trees

Notes:
1. Consent Judgement Allowed Off-Site Woodland Replacement. Planting Locations and Quantities are Below.
2. Additional Off-Site Plantings may Occur. Any Additional Plantings will Reduce the Number of Trees Paid into the Tree Fund.
3. A Total of 311 Woodland Replacement Trees are Provided on Off-Site Detention and Main Parcel. 161 Trees Count Towards the Detention Replacement and 150 Trees to the Main Parcel.

Notes:
- Soils Information is Shown on Sheet 6.
- Trees Shall be Planted no Closer than 10' to Sanitary Sewer, Utility Structures Including Hydrants and 5' from Utility Lines. Trees Shall be Planted 4' from Curbs.
- Tree Shall not Be Planted within 4' of Property Lines.
- Snow Shall be Deposited Adjacent to Drives and within the Curb Lawn. Any Damaged Trees Shall be Replaced as Needed.
- All Utility Boxes Shall be Screen per Detail on Sheet L-3. Approximately 8-12 Shrubs will be Required per Box.
- No Overhead Lines Exist.
- Phragmites and Japanese Knotweed and not Present on this Site.
- An Irrigation Plan will be Provided for Stamping Sets.

Location Map



Off-Site Planting Summary

Replacement Location	Count	Size	Size Multiplier	Building Count	Tree Replacement
Arena Drive/Nick Lidstrom Drive	73	>14'	2.5		183
River Oaks West Interior Planting					
2005	231	Min	1		231
2007					
Pear Trees	82	4"	1.5		123
Focal Pt Evergreens	47	>14'	2.5		118
Building Entry Trees (Per Building)					
River Birch	2	>14'	2	33	132
Red Maple	3	4"	1.5	33	149
Arborvitae	2	10-12'	1.5	33	99
Pear	2	4"	1.5	33	99
Crab	2	2.5"	1	33	66
Highline Club Interior Planting					
Crab	3	4"	1.5		5
Magnolia	2	14'	2		4
Pear	5	3.5"	1.25		6
Spruce	6	14'	2.5		15
Arborvitae	36	Min	1		36
Amalanchier	1	14'	2		2
Total					**1266**

Plant List - This Sheet

sym.	qty.	botanical name	common name	caliper	spacing	root	height	price	total	Species	Genus	Native	Total
Woodland Replacement													
ABR	52	Abies balsamea	Balsam Fir		as shown	B&B	8'	$ 375.00	$ 19,500.00	15%	18%		
ARR	3	Acer rubrum 'Red Pointe"	Red Pointe Maple	2.5"	as shown	B&B		$ 400.00	$ 1,200.00	8%	14%		
ASR	9	Acer saccharum	Sugar Maple	2.5"	as shown	B&B		$ 400.00	$ 3,200.00	2%	14%		
GTR	3	Gleditsia triacanthos var. Inermis	Thornless Honeylocust	2.5"	as shown	B&B		$ 400.00	$ 1,200.00	7%	7%		
LTR	13	Liriodendron tulipifera	Tulip Tree	2.5"	as shown	B&B		$ 400.00	$ 5,200.00	5%	5%		
QBR	7	Quercus bicolor	Swamp Red Oak	2.5"	as shown	B&B		$ 400.00	$ 2,800.00	1%	9%		
QMR	10	Quercus macrocarpa	Bur Oak	2.5"	as shown	B&B		$ 400.00	$ 4,000.00	2%	6%		
QRR	5	Quercus rubra	Red Oak	2.5"	as shown	B&B		$ 400.00	$ 2,000.00	5%	9%		
PGR	28	Picea glauca	White Spruce		as shown	B&B	8'	$ 375.00	$ 10,500.00	9%	9%		
PSR	32	Pinus strobus	White Pine		as shown	B&B	8'	$ 375.00	$ 12,000.00	8%	8%		
TAR	6	Tilia americana 'Redmond'	Basswood	2.5"	as shown	B&B		$ 400.00	$ 2,400.00	1%	1%		
	167		Replacements Shown on L-1										

sym.	qty.	botanical name	common name	caliper	spacing	root	height	price	total				
Unit Trees													
ABU	21	Abies balsamea	Balsam Fir		as shown	B&B	8'	$ 375.00	$ 7,875.00	15%	18%	1	1
AFU	13	Acer rubrum 'Franksred"	Sunset Maple	3.0"	as shown	B&B		$ 400.00	$ 5,200.00	5%	14%		
ACU	12	Abies concolor	Concolor Fir		as shown	B&B	8'	$ 375.00	$ 4,500.00	3%	7%	1	1
ARU	5	Acer rubrum 'Red Pointe"	Red Pointe Maple	3.0"	as shown	B&B		$ 400.00	$ 2,000.00	8%	14%	1	1
BNU	13	Betula nigra	River Birch		as shown	B&B	12'	$ 400.00	$ 5,200.00	3%	4%	1	1
CAU	3	Cornus alternifolia	Pagoda Dogwood	3.0"	as shown	B&B		$ 250.00	$ 750.00	1%	1%	1	1
CFU	3	Cornus florida	Flowering Dogwood	3.0"	as shown	B&B		$ 250.00	$ 750.00	1%	1%	1	1
GTU	31	Gleditsia triacanthos var. Inermis	Thornless Honeylocust	3.0"	as shown	B&B		$ 400.00	$ 12,400.00	6%	6%	1	1
LTU	10	Liriodendron tulipifera	Tulip Tree	3.0"	as shown	B&B		$ 400.00	$ 4,000.00	5%	5%	1	1
MAU	16	Malus 'Adirondack'	Adirondack Crabapple	2.5"	as shown	B&B		$ 400.00	$ 6,400.00	3%			
MPU	11	Malus 'Profusion'	Profusion Crabapple	2.5"	as shown	B&B		$ 250.00	$ 2,750.00	2%	8%		1
MRU	13	Malus 'Radiant'	Radiant Crabapple	2.5"	as shown	B&B		$ 250.00	$ 3,250.00	3%			1
PGU	13	Picea glauca	White Spruce		as shown	B&B	8'	$ 375.00	$ 4,875.00	9%	9%	1	1
PSU	4	Pinus strobus	White Pine		as shown	B&B	8'	$ 375.00	$ 1,500.00	1%	1%	1	1
QMU	2	Quercus macrocarpa	Bur Oak	3.0"	as shown	B&B		$ 400.00	$ 800.00	3%	9%	1	1
QRU	2	Quercus rubra	Red Oak	3.0"	as shown	B&B		$ 400.00	$ 800.00	3%	9%	1	1
ZJU	53	Zelkova japonica 'Green Vase'	Green Vase Zelkova	3.0"	as shown	B&B		$ 400.00	$ 21,200.00	11%	11%		1
	225		Unit Trees Shown on L-1										

sym.	qty.	botanical name	common name	caliper	spacing	root	height	price	total				
Parking Lot Trees													
AP	28	Acer rubrum 'Red Pointe"	Red Pointe Maple	3.0"	as shown	B&B		$ 400.00	$ 11,200.00	8%			
AF	11	Acer rubrum 'Franksred"	Sunset Maple	3.0"	as shown	B&B		$ 400.00	$ 4,400.00	5%	14%		
BP	8	Betula papyrifera 'Snowy'	Canoe Birch, Multi Stem		as shown	B&B	12'	$ 400.00	$ 3,200.00	2%	4%		
LS	10	Liquidambar styraciflua	Sweetgum	3.0"	as shown	B&B		$ 400.00	$ 4,000.00	2%	2%	1	1
LT	12	Liriodendron tulipifera	Tulip Tree	3.0"	as shown	B&B		$ 400.00	$ 4,800.00	3%	5%		
QR	18	Quercus rubra	Red Oak	3.0"	as shown	B&B		$ 400.00	$ 7,200.00	4%	7%		
	479	Total Trees											
	143	4" Deep Shredded Hardwood Bark Mulch, s.y.						$35/s.y.	$ 5,005.00		Total	13	16
	1,430	Sod, s.y.						$6/ s.y.	$ 8,580.00		% Native	81%	
		Irrigation							$ 65,000.00				
								L-3 Total	**$ 261,635.00**				

0' 25' 50'

NORTH
1"=50'

Know what's below. Call before you dig.

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Northville, Michigan 48167
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Seal:

STATE OF MICHIGAN
JAMES C. ALLEN
Landscape Architect
No. 1301
REGISTERED LANDSCAPE ARCHITECT

Title:

Landscape Plan

Project:

Society Hill
Novi, Michigan

Prepared for:

E and M Holdings
600 Madison Avenue
New York, New York 10022
248.640.8720

Revision:	Issued:
Preliminary Site Plan	March 25, 2024

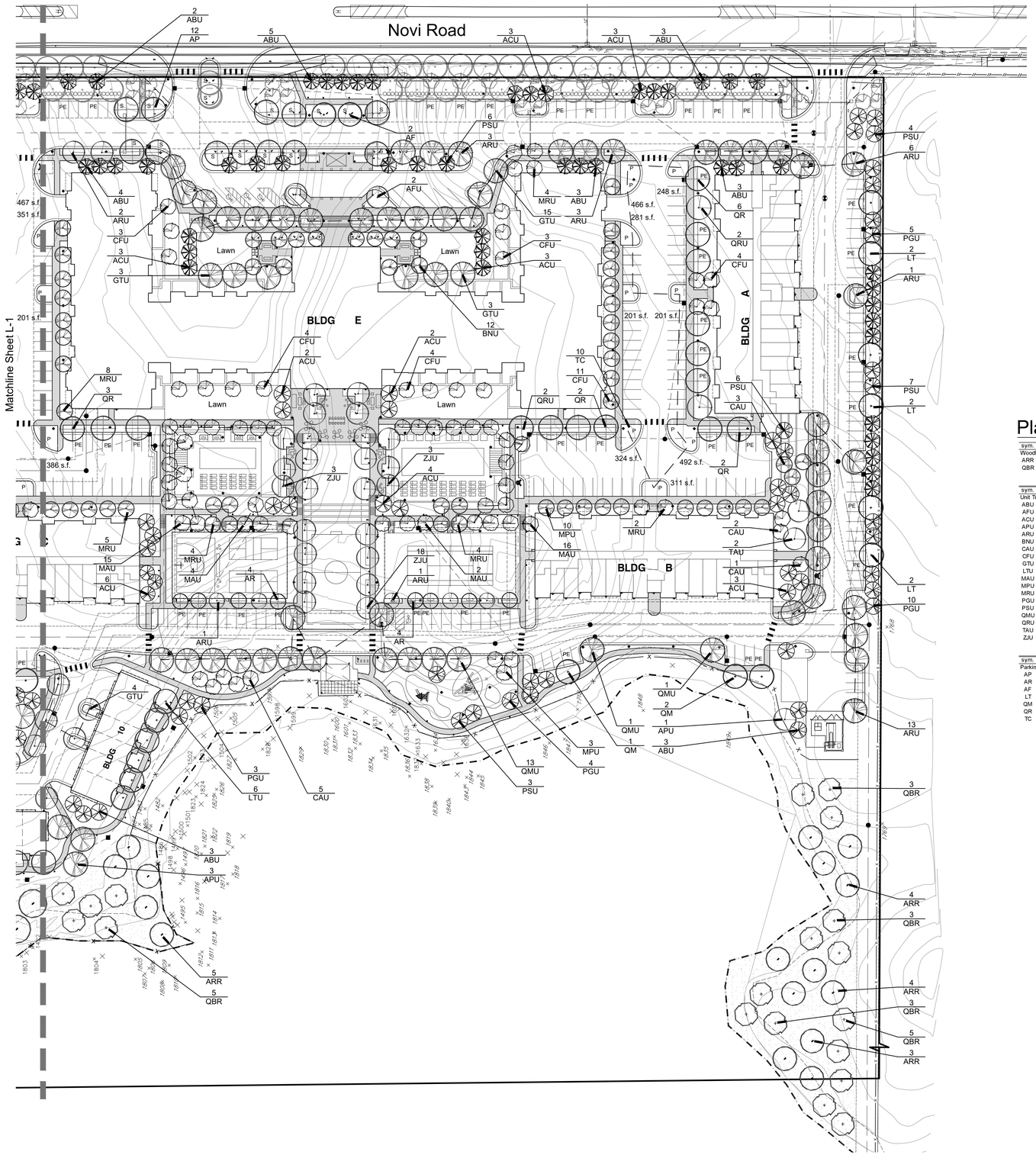
Job Number:

23-077

Drawn By:	Checked By:
jca	jca

Sheet No.

L-1



Plant List - This Sheet

sym.	qty.	botanical name	common name	caliper	spacing	root	height	price	total	Species	Genus	Native	Total
Woodland Replacement													
ARR	16	Acer rubrum 'Red Pointe"	Red Pointe Maple	2.5"	as shown	B&B		$ 400.00	$ 6,400.00	14%	16%		
QBR	19	Quercus bicolor	Swamp Red Oak	2.5"	as shown	B&B		$ 400.00	$ 7,600.00	4%	9%		
	35	Replacements Shown on L-2											

sym.	qty.	botanical name	common name	caliper	spacing	root	height	price	total				
Unit Trees													
ABU	26	Abies balsamea	Balsam Fir		as shown	B&B	8'	$ 375.00	$ 9,750.00	6%	13%	1	1
AFU	2	Acer rubrum 'Franksred"	Sunset Maple	3.0"	as shown	B&B		$ 400.00	$ 800.00	1%	16%		
ACU	29	Abies concolor	Concolor Fir		as shown	B&B	8'	$ 375.00	$ 10,875.00	7%	13%	1	1
APU	4	Aesculus pavia	Red Buckeye	3.0"	as shown	B&B		$ 400.00	$ 1,600.00	1%	1%	1	1
ARU	30	Acer rubrum 'Red Pointe"	Red Pointe Maple	3.0"	as shown	B&B		$ 400.00	$ 12,000.00	14%	16%	1	1
BNU	12	Betula nigra	River Birch		as shown	B&B	12'	$ 400.00	$ 4,800.00	3%	3%	1	1
CAU	11	Cornus alternifolia	Pagoda Dogwood	3.0"	as shown	B&B		$ 250.00	$ 2,750.00	3%	9%	1	1
CFU	27	Cornus florida	Flowering Dogwood	3.0"	as shown	B&B		$ 250.00	$ 6,750.00	6%		1	1
GTU	25	Gleditsia triacanthos var. Inermis	Thornless Honeylocust	3.0"	as shown	B&B		$ 400.00	$ 10,000.00	6%	6%	1	1
LTU	6	Liriodendron tulipifera	Tulip Tree	3.0"	as shown	B&B		$ 400.00	$ 2,400.00	3%	3%	1	1
MAU	37	Malus 'Adirondack'	Adirondack Crabapple	2.5"	as shown	B&B		$ 400.00	$ 14,800.00	9%			
MPU	13	Malus 'Profusion'	Profusion Crabapple	2.5"	as shown	B&B		$ 250.00	$ 3,250.00	3%	18%		1
MRU	27	Malus 'Radiant'	Radiant Crabapple	2.5"	as shown	B&B		$ 250.00	$ 6,750.00	6%			1
PGU	22	Picea glauca	White Spruce		as shown	B&B	8'	$ 375.00	$ 8,250.00	5%	5%	1	1
PSU	23	Pinus strobus	White Pine		as shown	B&B	8'	$ 375.00	$ 8,625.00	5%	5%	1	1
QMU	15	Quercus macrocarpa	Bur Oak	3.0"	as shown	B&B		$ 400.00	$ 6,000.00	4%	12%	1	1
QRU	4	Quercus rubra	Red Oak	3.0"	as shown	B&B		$ 400.00	$ 1,600.00	1%	12%	1	1
TAU	2	Tilia americana 'Redmond'	Basswood	3.0"	as shown	B&B		$ 400.00	$ 800.00	0%	3%	1	1
ZJU	24	Zelkova japonica 'Green Vase'	Green Vase Zelkova	3.0"	as shown	B&B		$ 400.00	$ 9,600.00	6%	6%		1
	339	Unit Trees Shown on L-2											

sym.	qty	botanical name	common name	caliper	spacing	root	height	price	total				
Parking Lot Trees													
AP	12	Acer rubrum 'Red Pointe"	Red Pointe Maple	3.0"	as shown	B&B		$ 400.00	$ 4,800.00	14%			
AR	8	Acer rubrum 'Bowhall"	Bowhall Red Maple	3.0"	as shown	B&B		$ 400.00	$ 3,200.00	2%	16%		
AF	2	Acer rubrum 'Franksred"	Sunset Maple	3.0"	as shown	B&B		$ 400.00	$ 800.00	1%			
LT	6	Liriodendron tulipifera	Tulip Tree	3.0"	as shown	B&B		$ 400.00	$ 2,400.00	1%	3%		
QM	3	Quercus macrocarpa	Bur Oak	3.0"	as shown	B&B		$ 400.00	$ 1,200.00	1%	12%		
QR	11	Quercus rubra	Red Oak	3.0"	as shown	B&B		$ 400.00	$ 4,400.00	3%	12%		
TC	10	Tilia cordata 'Greenspire'	Greenspire Linden	3.0"	as shown	B&B		$ 400.00	$ 4,000.00	2%	3%		1
	426	Total Trees											
	130	4" Deep Shredded Hardwood Bark Mulch, s.y.						$35/s.y.	$ 4,550.00		Total	14	18
	835	Sod, s.y.						$6/ s.y.	$ 5,010.00		% Native	78%	
		Irrigation							$ 65,000.00				
								L-3 Total	$ 230,760.00				

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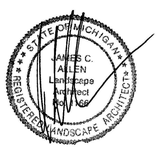
t. 248.467.4668

Seal:



Title:

Landscape Plan

Project:

Society Hill
Novi, Michigan

Prepared for:

E and M Holdings
600 Madison Avenue
New York, New York 10022
248.640.8720

Revision:	Issued:
Preliminary Site Plan	March 25, 2024

Job Number:

23-077

Drawn By:	Checked By:
jca	jca

0' 25' 50'

NORTH
1"=50'

Know what's below. Call before you dig.

Sheet No.

L-2

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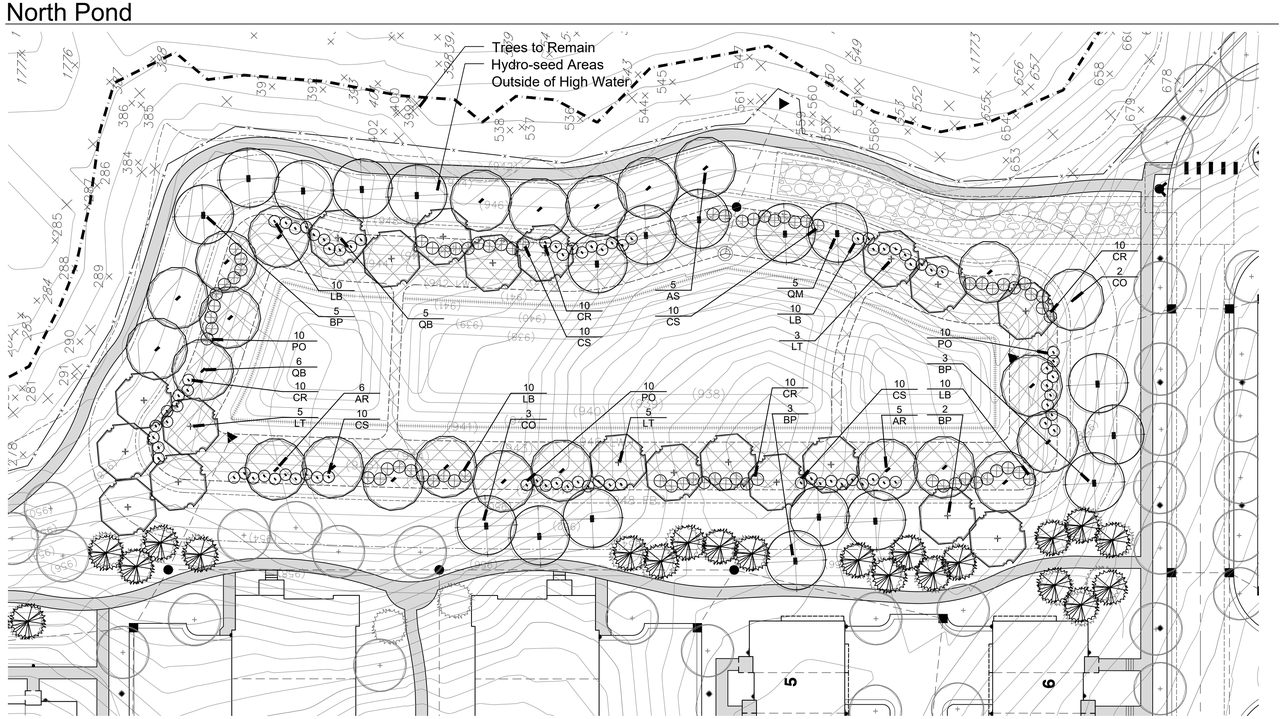
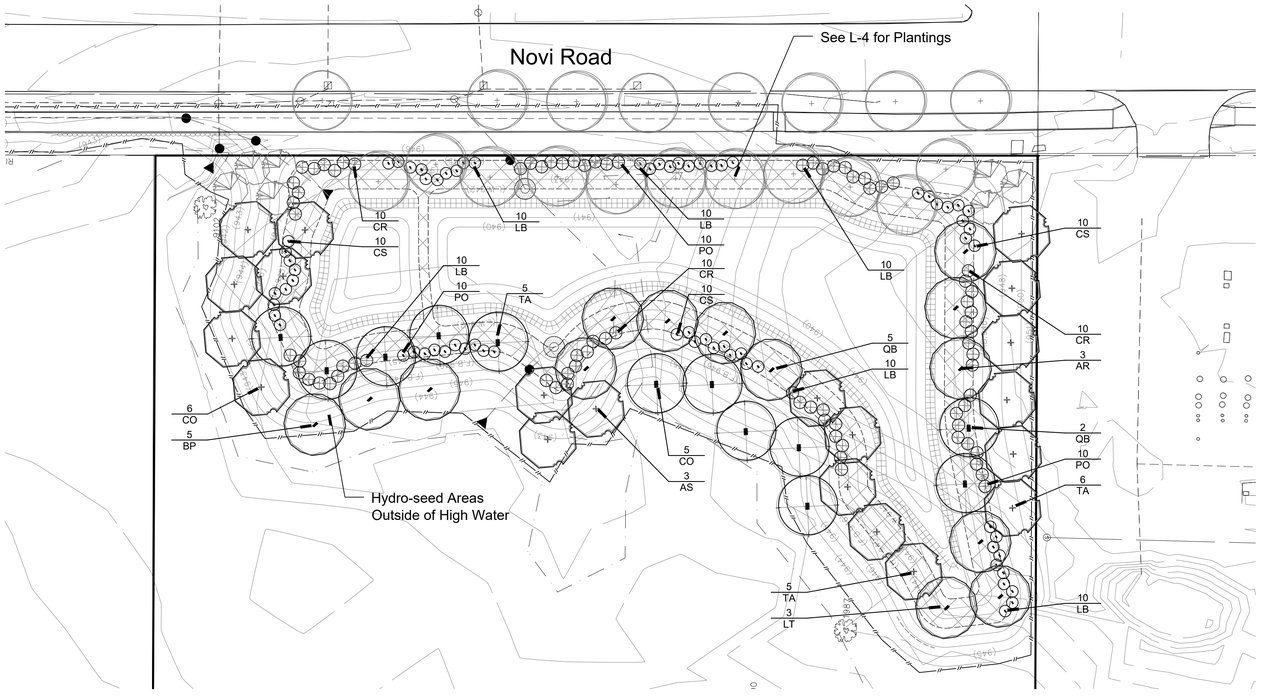
North Pond



South Pond



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Landscape Summary

Detention Pond Plantings	
North Pond	
High-Water Elevation	916 l.f.(Elev. 947)
Required Planting	641 l.f. (70%)
Planting Provided	685 l.f. (74.8%)
Pond Frontage for Trees	492'
Trees Required	14 Trees (492 / 35)
Trees Provided	19 Trees
South Pond	
High-Water Elevation	938 l.f.(Elev. 945)
Required Planting	657 l.f. (70%)
Planting Provided	xx l.f. (xx%)
Pond Frontage for Trees	593'
Trees Required	16.9 Trees (593 / 35)
Trees Provided	25 Trees
Woodland Replacement Provided	109 Trees

Plant List - This Sheet

sym.	qty.	botanical name	common name	caliper	spacing	root	height	price	total	Species	Genus	Native	Total
Woodland Replacement													
AR	14	Acer rubrum	Red Maple	2.5"	as shown	B&B		$ 400.00	$ 5,600.00	13%	20%		
AS	8	Acer saccharum	Sugar Maple	2.5"	as shown	B&B		$ 400.00	$ 3,200.00	7%			
BP	16	Betula papyrifera 'Snowy'	Canoe Birch, Multi Stem		as shown	B&B	12'	$ 400.00	$ 6,400.00	15%	15%		
CO	16	Celtis occidentalis	Northern Hackberry	2.5"	as shown	B&B		$ 400.00	$ 6,400.00	15%	15%		
LT	16	Liriodendron tulipifera	Tulip Tree	2.5"	as shown	B&B		$ 400.00	$ 6,400.00	15%	15%		
QB	18	Quercus bicolor	Swamp White Oak	2.5"	as shown	B&B		$ 400.00	$ 7,200.00	17%	21%		
QM	5	Quercus macrocarpa	Bur Oak	2.5"	as shown	B&B		$ 400.00	$ 2,000.00	5%			
TA	16	Tlia americana 'Redmond'	Redmond Linden	2.5"	as shown	B&B		$ 400.00	$ 6,400.00	15%	15%		
	109	Replacements Shown on L-3											

sym.	qty.	botanical name	common name	caliper	spacing	root	height	price	total			Native	Total
Detention Shrubs													
CR	70	Cornus racemosa	Gray Dogwood		as shown	cont	36"	$ 50.00	$ 3,500.00			1	1
CS	70	Cornus stolonifera	Red-osier Dogwood		as shown	cont	36"	$ 50.00	$ 3,500.00			1	1
LB	100	Lindera benzoin	Spicebush		as shown	cont	36"	$ 50.00	$ 5,000.00			1	1
PO	60	Physocarpus opulifolius	Eastern Ninebark		as shown	cont	36"	$ 50.00	$ 3,000.00			1	1
Mulch													
	37	4" Deep Shredded Hardwood Bark Mulch (s.y.)						$35/s.y.	$ 1,295.00				
	4,420	Seed (s.y.)						$2.5/s.y.	$ 11,050.00				
								L-3 Total	$ 70,945.00				
										Total		4	4
										% Native		100%	

Stormwater Seed Mix

Native Connections
3915 N Westnedge Ave, Kalamazoo, MI 49004
(269) 492-7311
info@nativeconnections.net
www.nativeconnections.net

Stormwater Mix

An economical mix specifically designed to withstand the low water quality and highly variable conditions associated with stormwater features. Approximately half of the species are salt tolerant and most species will do well in mesic to wet hydrology with others filling in the wettest and driest ends of the spectrum. The high native seed count and heavy annual nurse crop in this mix ensure full and aggressive establishment in a wide range of site conditions.

Total Seeding Rate: 34.2 lbs per acre
2.61 lbs grasses • 1.59 lbs forbs • 30 lbs nurse crop
105 native seeds per sq ft

Call, email or visit our website for pricing.

Grasses, Sedges & Rushes		PLS Oz/acre	Seeds/sq ft
Andropogon gerardii	Big Bluestem	8.00	3.52
Carex bebbii	Bebb's oval sedge	2.00	1.56
Carex vulpinoidea	Fox Sedge	2.50	5.74
Eleocharis palustris	Great Spike Rush	1.00	1.17
Elymus virginicus	Virginia Wild Rye	5.00	1.76
Juncus effusus	Soft Rush	0.50	11.48
Juncus tenuis	Path Rush	0.50	11.48
Juncus torreyi	Torrey's Rush	0.25	9.18
Panicum virgatum	Switchgrass	7.00	2.25
Schoenoplectus (S. americanus)	Three-square Rush	1.00	3.71
Schizachyrium (S. tuberculatum)	Sufferwarrow Bluhash	1.00	0.71
Sorghastrum nutans	Indian Grass	4.00	1.10
	Total Grasses	**41.75**	**60.22**

Forbs		PLS Oz/acre	Seeds/sq ft
Alisma subcordatum	Common Water Plantain	2.00	2.72
Asclepias incarnata	Swamp Milkweed	1.00	0.11
Aster novae-angliae	New England Aster	0.25	0.08
Aster umbellatus (Doellingeria a.)	Flat-topped Aster	0.25	0.38
Boltonia asteroides	Nodding Bur Marigold	1.00	0.48
Echinacea purpurea	Purple Coneflower	4.00	0.61
Helenium autumnale	Sneezeweed	0.75	2.24
Liatris spicata	Marsh Blazingstar	0.50	0.49
Lycopus americanus	Water Hoarehound	0.50	1.49
Mimulus ringens	Monkey Flower	0.25	13.26
Monarda fistulosa	Wild Bergamot	0.50	0.60
Oenothera biennis	Common Evening Primrose	1.00	2.07
Penstemon digitalis	Foxglove Beard	0.50	0.49
Physostegia virginiana	Obedient Plant	0.50	0.13
Pycnanthemum pycnanthemum (Pandanta p.)	Pennsylvania Smartweed	2.75	0.82
Rudbeckia hirta	Black-eyed Susan	4.00	8.43
Verbena hastata	Blue Vervain	2.50	5.94
Zizia aurea	Golden Alexander	2.00	1.34
	Total Forbs	**25.00**	**42.12**

Temporary Grass Cover		Oz/acre	Seeds/sq ft
Lolium multiflorum	Annual Ryegrass	112.00	34.73
Avena sativa	Seed Oats	368.00	8.45
	Total Temp Grasses	**480.00**	**43.18**

28,756 s.f. Total Area

34.2 lbs. per Acre Application Rate
22.6 lbs. of Detention Seed Mix Required
3"-6" of Topsoil with 20%-30% Compost Shall be Placed in this Area.

Note:
Contractor Shall Provide Proof of Seed to be Used in the Form of an Invoice or Photo of the Seed Bag to rmeader@cityofnovi.org for Approval Prior to Installation. If an Unacceptable Seed Mix is Used, the City Reserves the Right to Destroy the Plants and Re-seed with and Acceptable Mix at the Developer's Expense.

ALLENDESIGN
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557 Carpenter
Northville, Michigan 48167
e. jca@wideopenwest.com
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Seal:

Title:

Detention Plan

Project:

Society Hill
Novi, Michigan

Prepared for:

E and M Holdings
600 Madison Avenue
New York, New York 10022
248.640.8720

Revision:	Issued:
Preliminary Site Plan	March 25, 2024

Job Number:

23-077

Drawn By:	Checked By:
jca	jca

0' 15' 30'

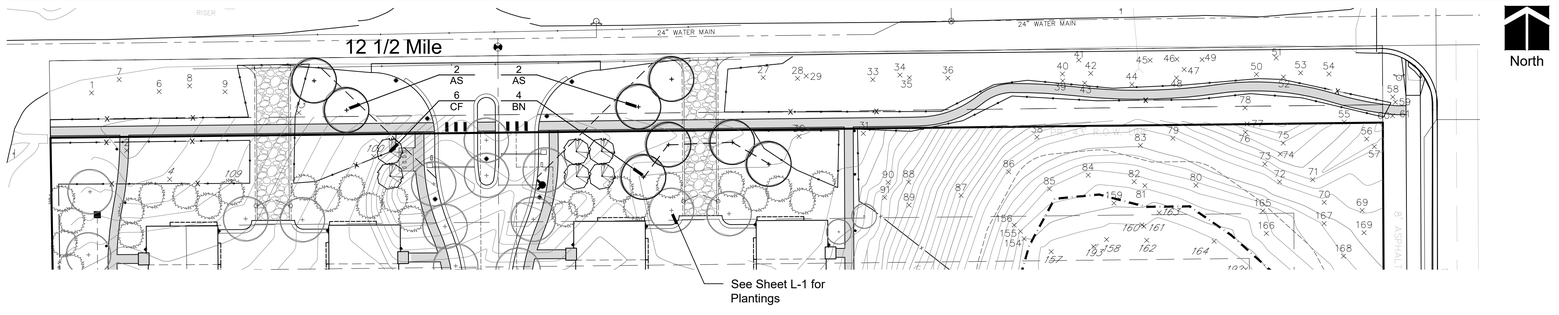
NORTH
1"=30'

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

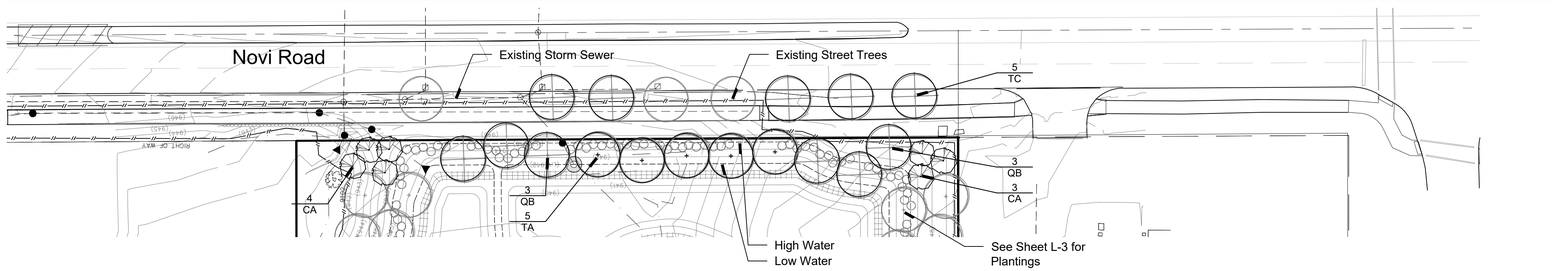
Sheet No.

L-3

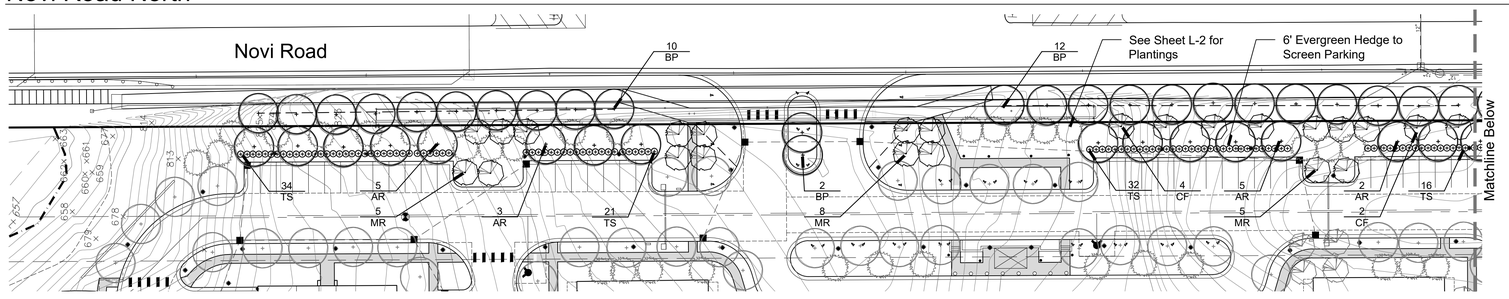
12 1/2 Mile



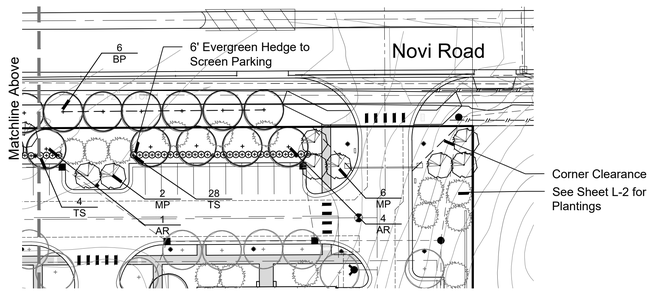
Novi Road South



Novi Road North



Novi Road North



Plant List

sym.	qty.	botanical name	common name	caliper	spacing	root	height	price	total	Species	Genus	Native	Total
AR	15	Acer rubrum 'Red Pointe'	Redpointe Maple	3.0"	as shown	B&B		$ 400.00	$ 6,000.00	14%	17%	1	1
AS	4	Acer saccharum 'Legacy'	Legacy Sugar Maple	3.0"	as shown	B&B		$ 400.00	$ 1,600.00	4%		1	1
BN	4	Betula nigra	River Birch		as shown	B&B	12'	$ 400.00	$ 1,600.00	4%	31%		1
BP	30	Betula papyrifera 'Snowy'	Canoe Birch, Multi Stem		as shown	B&B	12'	$ 400.00	$ 12,000.00	27%		1	1
CA	7	Cornus alternifolia	Pagoda Dogwood	2.5"	as shown	B&B		$ 250.00	$ 1,750.00	6%	17%	1	1
CF	12	Cornus florida	Flowering Dogwood	2.5"	as shown	B&B		$ 250.00	$ 3,000.00	11%		1	1
MP	8	Malus 'Profusion'	Profusion Crabapple	2.5"	as shown	B&B		$ 250.00	$ 2,000.00	7%	23%		1
MR	18	Malus 'Radiant'	Radiant Crabapple	2.5"	as shown	B&B		$ 250.00	$ 4,500.00	16%			1
QB	3	Quercus bicolor	Swamp White Oak	3.0"	as shown	B&B		$ 400.00	$ 1,200.00	3%	3%	1	1
TA	5	Tilia americana 'Redmond'	Redmond Linden	3.0"	as shown	B&B		$ 400.00	$ 2,000.00	5%	9%	1	1
TC	5	Tilia cordata 'Greenspire'	Greenspire Linden	3.0"	as shown	B&B		$ 400.00	$ 2,000.00	5%			1
TS	135	Thuja standishii x plicata 'Steeplechase'	Steeplechase Arborvitae		as shown	B&B	6'	$ 250.00	$ 33,750.00				1
	111	Total Trees											
	33	4" Deep Shredded Hardwood Bark Mulch, s.y.						$35/s.y.	$ 1,155.00		Total	7	12
	118	Sod, s.y.						$6/ s.y.	$ 708.00		% Native	58%	
		Irrigation							$ 1,000.00				
								L-3 Total	**$ 74,263.00**				

Landscape Summary

12 1/2 Mile

Street Lawn

Total Street Frontage	744 l.f.
Less Preserved Areas	475 l.f.
Less Drive Opening	136 l.f.
Net Street Frontage	133 l.f.
Trees Required	3.8 Trees (133 / 35)
Trees Provided	4 Trees

Greenbelt Plantings

Total Street Frontage	744 l.f.
Less Preservation Area	518 l.f.
Drive Opening	100 l.f.
Net Street Frontage	126 l.f.
Canopy Trees Required	3.6 Trees (126 / 35)
Canopy Trees Provided	4 Trees
Sub-Canopy Trees Required	5.0 Trees (126 / 25)
Sub-Canopy Trees Provided	6 Trees

Novi Road North

Street Lawn

Total Street Frontage	1,646 l.f.
Less Drive Opening	105 l.f.
Net Street Frontage	1,541 l.f.
Trees Required	44 Trees (1,541 / 35)
Trees Provided	28 Trees (Storm Sewer Conflicts within Street Lawn)

Greenbelt Plantings

Total Street Frontage	1,646 l.f.
Less Preservation Area	710 l.f.
Drive Opening	170 l.f.
Net Street Frontage	766 l.f.
Canopy Trees Required	21.8 Trees (766 / 35)
Canopy Trees Provided	22 Trees
Sub-Canopy Trees Required	30.6 Trees (766 / 25)
Sub-Canopy Trees Provided	32 Trees

Novi Road South

Street Lawn

Total Street Frontage	370 l.f.
Trees Required	10.6 Trees (370 / 35)
Trees Provided	8 Trees (3 Existing), Storm Sewer Conflicts

Greenbelt Plantings

Total Street Frontage	370 l.f.
Canopy Trees Required	10.6 Trees (370 / 35)
Canopy Trees Provided	11 Trees
Sub-Canopy Trees Required	14.8 Trees (370 / 25)
Sub-Canopy Trees Provided	7 Trees, Detention Pond Prevents Full Planting

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Seal:

STATE OF MICHIGAN
JAMES C. ALLEN
Landscape Architect
No. 1301
REGISTERED LANDSCAPE ARCHITECT

Title:

Greenbelt Plan

Project:

Society Hill
Novi, Michigan

Prepared for:

E and M Holdings
600 Madison Avenue
New York, New York 10022
248.640.8720

Revision:	Issued:
Preliminary Site Plan	March 25, 2024

Job Number:

23-077

Drawn By:	Checked By:
jca	jca

0' 10' 20' 40'

NORTH
1"=40'

Sheet No.

L-4

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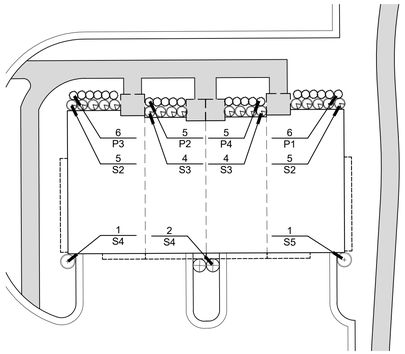
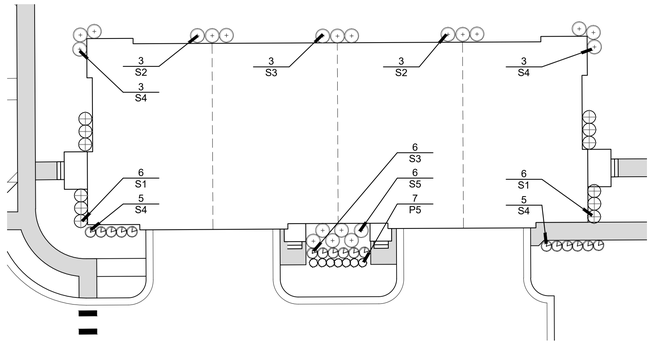
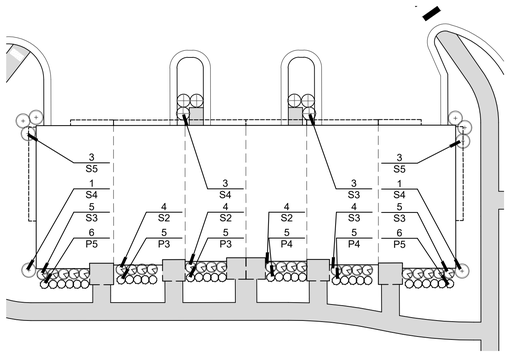
4 Unit Building A - Buildings 5 and 6



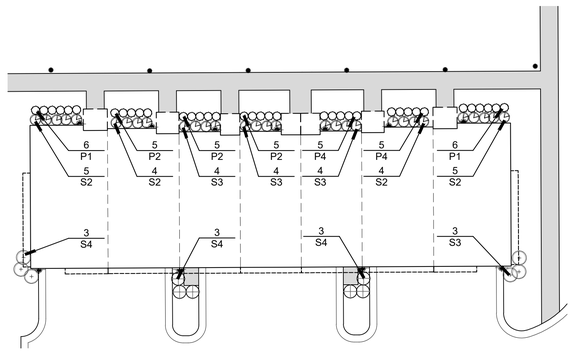
4 Unit Building B - Buildings 13, 14



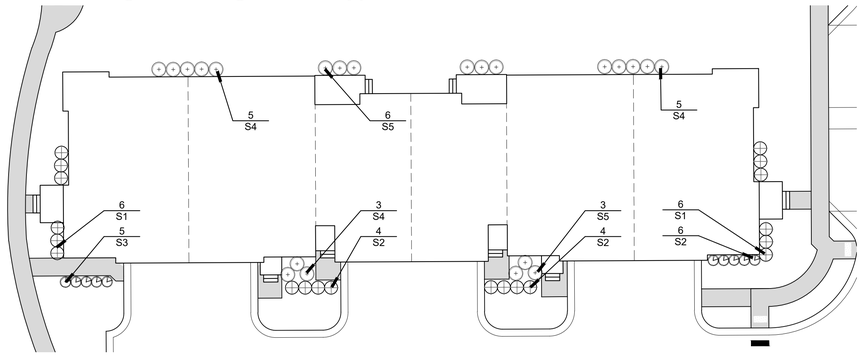
6 Unit Building - Building 10 - Type A



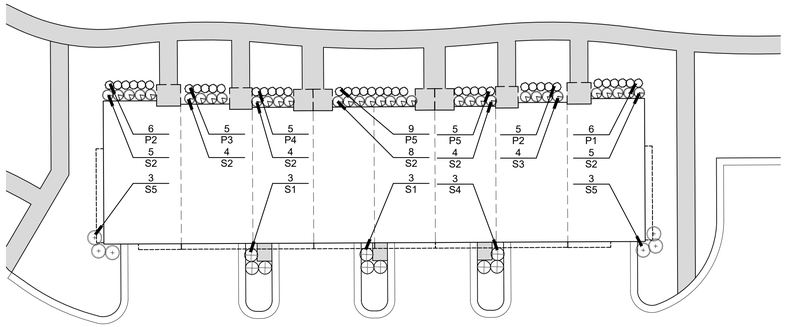
7 Unit Building - Buildings 1, 2, 7, 8, 15, 16



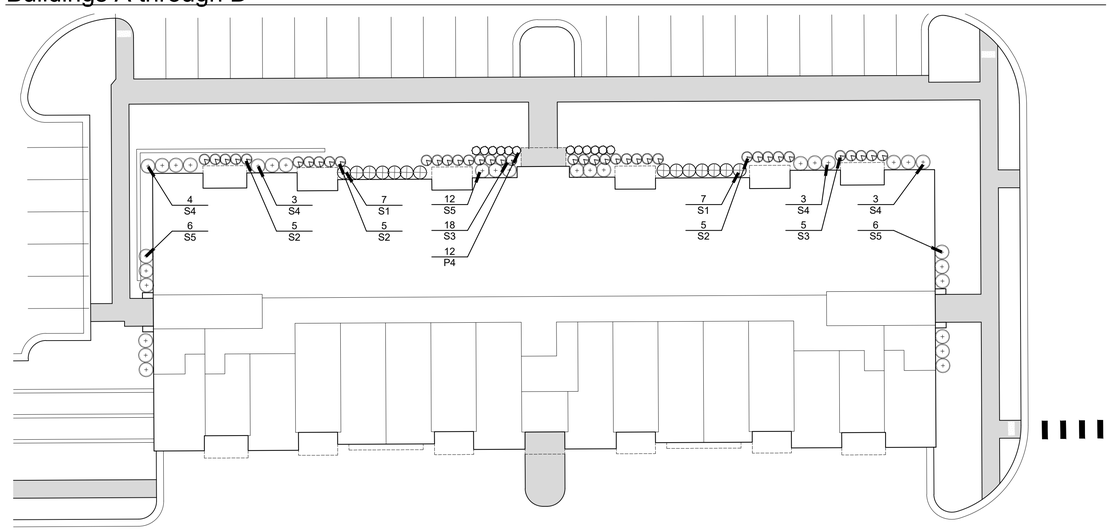
6 Unit Building - Buildings 3, 4 - Type B



8 Unit Building - Buildings 9, 11, 12



Buildings A through D



Plant List

North & East Exposure

sym.	botanical name	common name	caliper	spacing	root	height		Native	Total
S1	Physocarpus opulifolius 'Diabolo'	Diabolo Ninebark		as shown	cont.	36"		1	1
S2	Itea virginica 'Little Henery'	Dwarf Virginia Sweetspire		as shown	cont.	36"		1	1
S3	Ilex verticillata 'Red Sprite'	Red Sprite Dwarf Inkberry		as shown	cont.	36"		1	1
S4	Hydrangea p. 'Little Quickfire'	Little Quickfire Hydrangea		as shown	cont.	36"			1
S5	Hydrangea Q. 'Alice'	Alice Oakleaf Hydrangea		as shown	cont.	36"			1
P1	Hosta 'First Frost'	First Frost Hosta		30" o.c.	cont.	#1			1
P2	Hemerocallis 'Little Business'	Little Business Daylily		18" o.c.	cont.	#1			1
P3	Sedum s. 'Red Carpet	Red Carpet Sedum		18" o.c.	cont.	#1			1
P4	Heuchera 'Palace Purple'	Palace Purple Coralbells		18" o.c.	flat	#1			1
P5	Liriope muscari 'Big Blue'	Big Blue Liriope		18" o.c.	cont.	#1			1

South & West Exposure

sym.	botanical name	common name	caliper	spacing	root	height			
S1	Physocarpus opulifolius 'Diabolo'	Diabolo Ninebark		as shown	cont.	36"			
S2	Itea virginica 'Little Henery'	Dwarf Virginia Sweetspire		as shown	cont.	36"			
S3	Ilex glabra 'Nordic'	Nordic Inkberry		as shown	cont.	36"			
S4	Aronia melanocarpa	Black Chokeberry		as shown	cont.	36"		1	1
S5	Itea virginica 'Little Henery'	Dwarf Virginia Sweetspire		as shown	cont.	36"			
P1	Cimicifuga r. 'Brunette'	Brunette Snakeroot		18" o.c.	cont.	#1		1	1
P2	Sporobolus heterolepis	Prairie Dropseed		18" o.c.	cont.	#1		1	1
P3	Penstemon 'Dark Towers'	Dark Towers Penstemon		18" o.c.	cont.	#1		1	1
P4	Leucanthemum 'Snow Lady'	Short Shasta Daisy		18" o.c.	cont.	#1			1
P5	Rudbeckia fulgida speciosa 'Goldsturm'	Black Eyed Susan		18" o.c.	cont.	#1		1	1
							Total	8	16
							% Native	50%	

sym.	Total	name	price	total
S1	135	Shrub 1	$ 50.00	$ 6,750.00
S2	348	Shrub 2	$ 50.00	$ 17,400.00
S3	304	Shrub 3	$ 50.00	$ 15,200.00
S4	173	Shrub 4	$ 50.00	$ 8,650.00
S5	150	Shrub 5	$ 50.00	$ 7,500.00
P1	87	Perennial 1	$ 15.00	$ 1,305.00
P2	148	Perennial 2	$ 15.00	$ 2,220.00
P3	97	Perennial 3	$ 15.00	$ 1,455.00
P4	83	Perennial 4	$ 15.00	$ 1,245.00
P5	53	Perennial 5	$ 15.00	$ 795.00
205		4" Deep Shredded Hardwood Bark Mulch	$ 35.00	$ 7,175.00
5,060		Sod, s.y.	$ 6.00	$ 30,360.00
		Irrigation	$ 45,000.00	
			Total	**$ 145,055.00**

Unit Frontage Summary

Building Type	Building Length	Required Landscape (35%)	Landscape Provided	Waiver Required
4 Unit Building A	77.4"	27.1'	50.7'	NA
4 Units Building B	140'	49.0'	64.3'	NA
6 Unit Building Type A Bldg. 10	117.3'	41.0'	19.2'	21.8'
6 Unit Building Type B	191.5'	67.0'	78.8'	NA
7 Unit Building Bldgs. 1 and 15	134.3'	47.0'	19.02'	15.9'
7 Unit Building Bldgs. 2,7,8,16	134.3'	47.0'	87.4'	NA
8 Unit Building Bldg. 9	194.5'	68.0'	79.02'	NA
8 Unit Building Bldg. 11, 12	194.5'	68.0'	31.6'	36.4'
Buildings A-D	218.6'	76.5'	206.1'	NA

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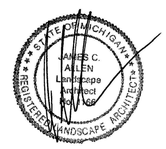


Title:

Unit Typicals

Project:

Society Hill
Novi, Michigan

Prepared for:

E and M Holdings
600 Madison Avenue
New York, New York 10022
248.640.8720

Revision:	Issued:
Preliminary Site Plan	March 25, 2024

Job Number:

23-077

Drawn By:	Checked By:
jca	jca

0' 5' 10' 20'

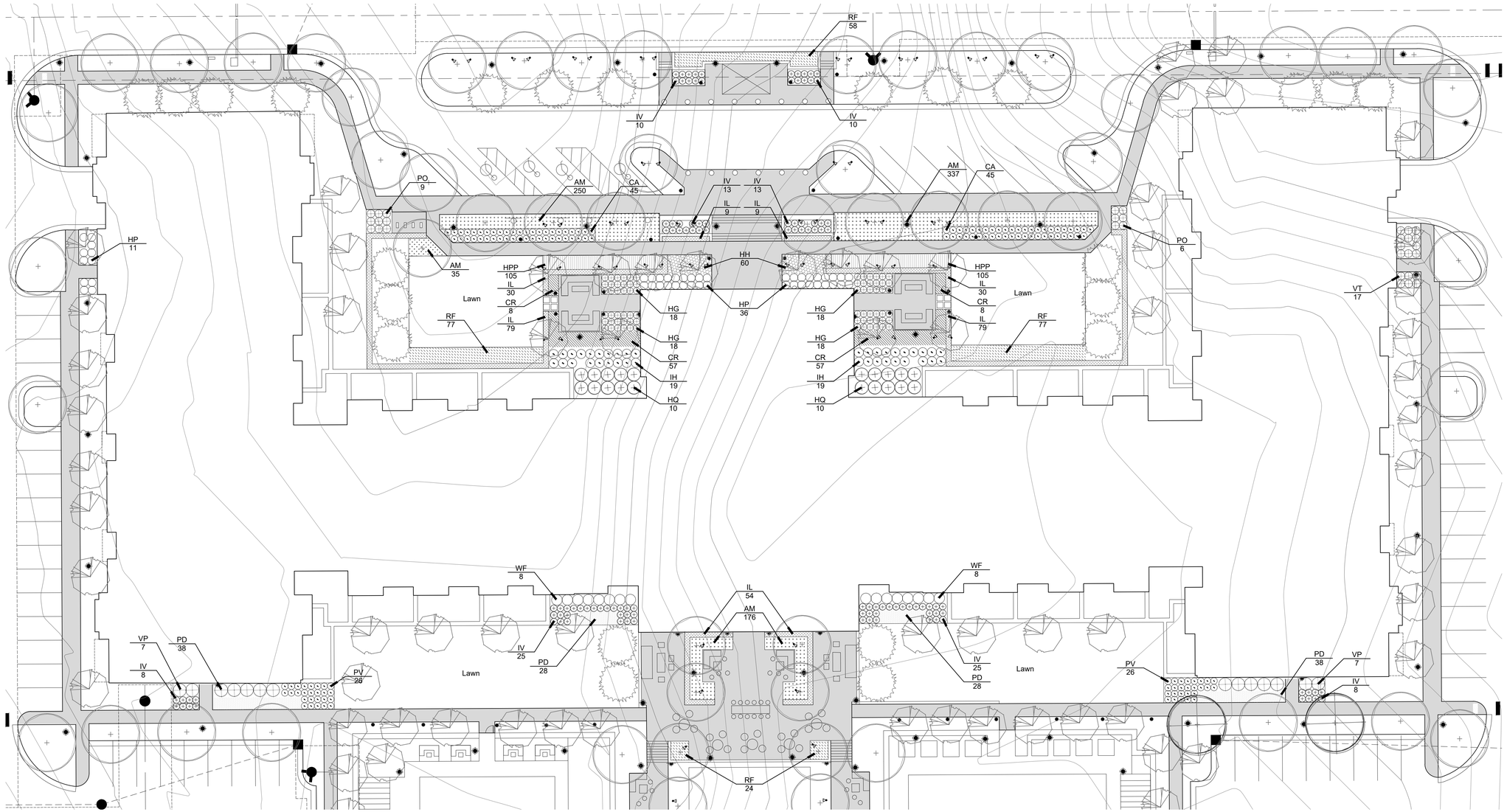
NORTH
1"=20'

Sheet No.

L-5

Know what's below. Call before you dig.

Building E



Plant List

sym.	qty.	botanical name	common name	spacing	root	height	price	total		Native	Total
Shrubs											
HP	47	Hydrangea p. 'Little Quick Fire'	Little Quick Fire Hydrangea	as shown	cont	36"	$ 50.00	$ 2,350.00			1
HQ	20	Hydrangea q. 'Snow Queen'	Snow Queen Oakleaf Hydrangea	as shown	cont	36"	$ 50.00	$ 1,000.00			1
IH	38	Ilex verticillata 'Red Sprite'	Red Sprite Dwarf Inkberry	as shown	cont	30"	$ 50.00	$ 1,900.00		1	1
IL	298	Ilex glabra 'Nordic'	Nordic Inkberry	24" o.c.	cont	24"	$ 50.00	$ 14,900.00			1
IV	112	Itea virginica 'Little Henery'	Dwarf Virginia Sweetspire	as shown	cont	30"	$ 50.00	$ 5,600.00		1	1
PO	15	Physocarpus o. 'Summer Wine'	Summer Wine Ninebark	as shown	cont	36"	$ 50.00	$ 750.00		1	1
VP	14	Viburnum p.t. 'Shasta'	Shasta Doublefile Viburnum	as shown	cont	36"	$ 50.00	$ 700.00		1	1
VT	17	Viburnum trilobum 'Bailey's Compact'	Bailey's Compact Cranberry Bush	as shown	cont	30"	$ 50.00	$ 850.00		1	1
WF	16	Weigela f. 'Red Prince'	Red Prince Weigela	as shown	cont	36"	$ 50.00	$ 800.00			1
Perennials											
AM	798	Allium 'Millenium'	Millenium Ornamental Onion	18" o.c.	cont		$ 15.00	$ 11,970.00			1
CA	90	Calamagrostis a. Karl Foerster'	Karl Foerster Feather Reed Grass	as shown	cont		$ 15.00	$ 1,350.00			1
CR	130	Cimicifuga r. 'Brunette'	Brunette Snakeroot	24" o.c.	cont		$ 15.00	$ 1,950.00		1	1
HG	72	Hosta 'Guacamole'	Guacamole Hosta	as shown	cont		$ 15.00	$ 1,080.00			1
HH	60	Hosta 'Halcyon'	Halcyon Hosta	24" o.c.	cont		$ 15.00	$ 900.00			1
HPP	210	Heuchera 'Palace Purple'	Palace Purple Coralbells	18" o.c.	cont		$ 15.00	$ 3,150.00			1
PD	132	Penstemon 'Dark Towers'	Dark Towers Beard Tongue	24" o.c.	cont		$ 15.00	$ 1,980.00		1	1
PV	52	Panicum v. 'Heavy Metal'	Heavy Metal Switchgrass	as shown	cont		$ 15.00	$ 780.00		1	1
RF	236	Rudbeckia f. 'Goldstrum'	Black-eyed Susan	24" o.c.	cont		$ 15.00	$ 3,540.00		1	1
									Total	9	18
	76	4" Deep Shredded Hardwood Bark Mulch					$ 35.00	$ 2,660.00	% Native	50%	
	943	Sod, s.y.					$ 6.00	$ 5,658.00			
		Irrigation						$ 35,000.00			
						Bldg E Total		**$ 98,868.00**			

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Seal:

STATE OF MICHIGAN
JAMES C. ALLEN
Landscape Architect
REGISTERED LANDSCAPE ARCHITECT

Title:

Unit Typicals

Project:

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Job Number:

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Drawn By:	Checked By:
jca	jca

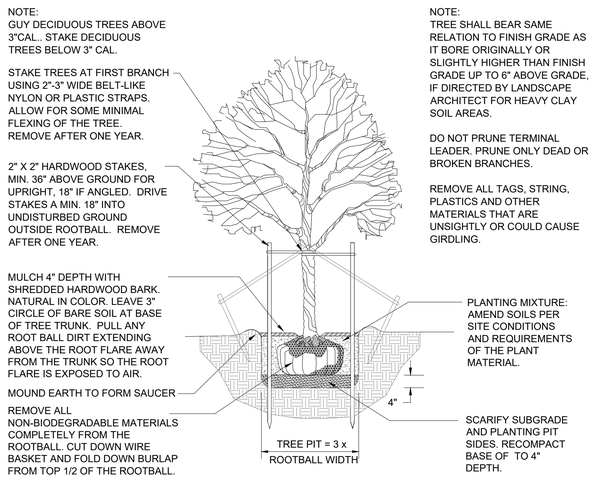
0' 5' 10' 20'

NORTH
1"=20'

Sheet No.

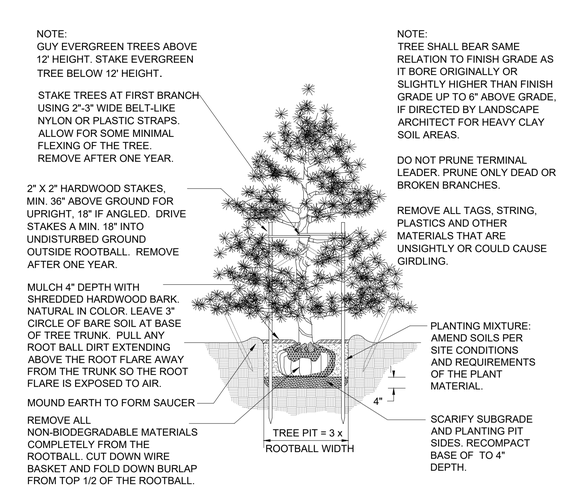
L-6

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



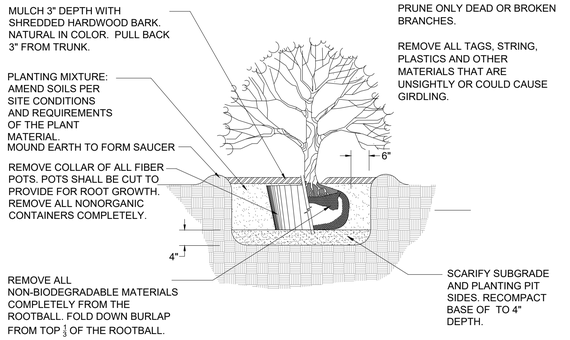
DECIDUOUS TREE PLANTING DETAIL

Not to scale



EVERGREEN TREE PLANTING DETAIL

Not to scale



SHRUB PLANTING DETAIL

NOT TO SCALE

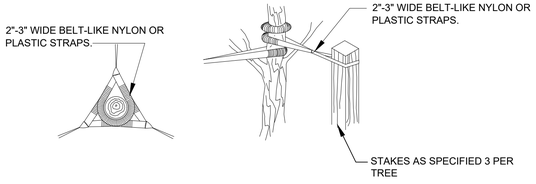
MULTI-STEM TREE PLANTING DETAIL

NOT TO SCALE

NOTE:
ORIENT STAKING/GUYING TO PREVAILING WINDS, EXCEPT ON SLOPES GREATER THAN 3:1 ORIENT TO SLOPE.

USE SAME STAKING/GUYING ORIENTATION FOR ALL PLANTS WITHIN EACH GROUPING OR AREA

STAKING/GUYING LOCATION



GUYING DETAIL

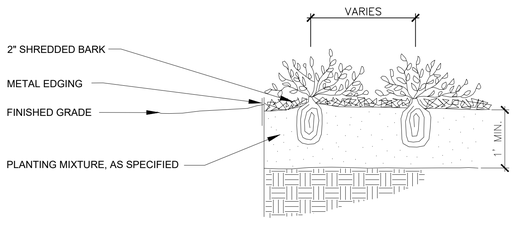
STAKING DETAIL

TREE STAKING DETAIL

Not to scale

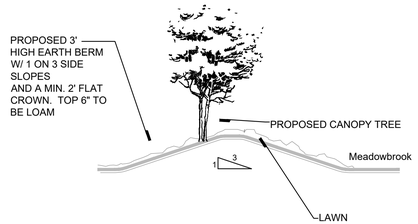
TRANSFORMER SCREENING DETAIL

Not to scale



PERENNIAL PLANTING DETAIL

Not to scale



Berm Detail

HORIZONTAL SCALE:
1"=10'

LANDSCAPE NOTES

1. All plants shall be north Midwest American region grown, No. 1 grade plant materials, and shall be true to name, free from physical damage and wind burn.
2. Plants shall be full, well-branched, and in healthy vigorous growing condition.
3. Plants shall be watered before and after planting is complete.
4. All trees must be staked, fertilized and mulched and shall be guaranteed to exhibit a normal growth cycle for at least two (2) full years following City approval.
5. All material shall conform to the guidelines established in the most recent edition of the American Standard for Nursery Stock.
6. Provide clean backfill soil, using material stockpiled on site. Soil shall be screened and free of any debris, foreign material, and stone.
7. "Agriform" tabs or similar slow-release fertilizer shall be added to the planting pits before being backfilled.
8. Amended planting mix shall consist of 1/3 screened topsoil, 1/3 sand and 1/3 compost, mixed well and spread to the depth as indicated in planting details.
9. All plantings shall be mulched per planting details located on this sheet.
10. The Landscape Contractor shall be responsible for all work shown on the landscape drawings and specifications.
11. No substitutions or changes of location, or plant types shall be made without the approval of the Landscape Architect.
12. The Landscape Architect shall be notified in writing of any discrepancies between the plans and field conditions prior to installation.
13. The Landscape Contractor shall be responsible for maintaining all plant material in a vertical condition throughout the guaranteed period.
14. The Landscape Architect shall have the right, at any stage of the installation, to reject any work or material that does not meet the requirements of the plans and specifications, if requested by owner.
15. Contractor shall be responsible for checking plant quantities to ensure quantities on drawings and plant list are the same. In the event of a discrepancy, the quantities on the plans shall prevail.
16. The Landscape Contractor shall seed and mulch or sod (as indicated on plans) all areas disturbed during construction, throughout the contract limits.
17. A pre-emergent weed control agent, "Preen" or equal, shall be applied uniformly on top of all mulching in all planting beds.
18. Sod shall be two year old "Baron/Cheriadelphi" Kentucky Blue Grass grown in a sod nursery on loam soil.

CITY OF NOVI NOTES

1. All landscape islands shall be backfilled with a sand mixture to facilitate drainage.
2. All proposed landscape islands shall be curbed.
3. All landscape areas shall be irrigated.
4. Overhead utility lines and poles to be relocated as directed by utility company of record.
5. Evergreen and canopy trees shall be planted a minimum of 10' from a fire hydrant, and manhole, 15' from overhead wires and 5' from underground utility lines.
6. All plant material shall be guaranteed for two (2) years after City Approval and shall be installed and maintained according to City of Novi standards. Replace Failing Material within 3 Months of Discovering the Need for Replacement. One cultivation per month shall occur in June-August.
7. All proposed street trees shall be planted a minimum of 4' from both the back of curb and proposed walks.
8. All tree and shrub planting beds shall be mulched with shredded hardwood bark, spread to minimum depth of 4". All lawn area trees shall have a 4' diameter circle of shredded hardwood mulch 3" away from trunk. All perennial, annual and ground cover beds shall receive 2" of dark colored bark mulch as indicated on the plant list. Mulch is to be free from debris and foreign material, and shall contain no pieces of inconsistent size.
9. All Substitutions or Deviations from the Landscape Plan Must be Approved in Writing by the City of Novi Prior to their Installation.

NOTES:
THE APPROXIMATE DATE OF INSTALLATION FOR THE PROPOSED LANDSCAPE WILL BE MARCH 15 AND NOVEMBER 15 OF 2023 OR 2024.

THE SITE WILL BE MAINTAINED BY THE DEVELOPER IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE CITY OF NOVI ZONING ORDINANCE. THIS INCLUDES WEEDING AND WATERING AS REQUIRED BY NORMAL MAINTENANCE PRACTICES.

DEVELOPER SHALL BE RESPONSIBLE FOR REPLACING ANY TREES WITHIN UTILITY EASEMENTS THAT ARE DAMAGED THROUGH NORMAL MAINTENANCE OR REPAIRS.

PLANT MATERIALS SHALL BE GUARANTEED FOR 2 YEARS AND SHALL BE MAINTAINED IN ACCORDANCE WITH CITY ORDINANCES. WARRANTY PERIOD BEGINS AT THE TIME OF CITY APPROVAL. WATERING AS NECESSARY SHALL OCCUR DURING THIS WARRANTY PERIOD.

ANY SUBSTITUTIONS MUST BE SUBMITTED IN WRITING AND APPROVED BY THE CITY.

Know what's below. Call before you dig.

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Seal:

STATE OF MICHIGAN
JAMES C. ALLEN
Landscape Architect
No. 1548
REGISTERED LANDSCAPE ARCHITECT

Title:

Landscape Details

Project:

Society Hill
Novi, Michigan

Prepared for:

E and M Holdings
600 Madison Avenue
New York, New York 10022
248.640.8720

Revision:	Issued:
Preliminary Site Plan	March 25, 2024

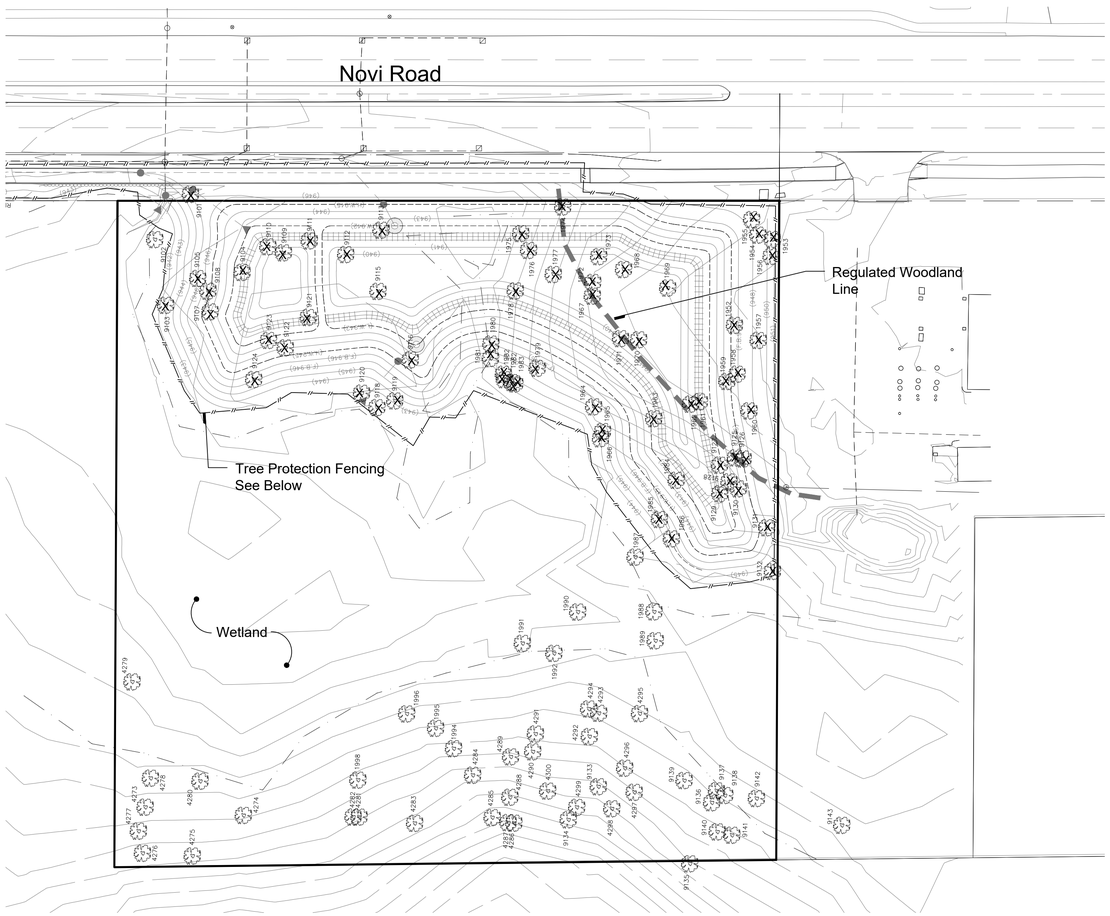
Job Number:

23-077

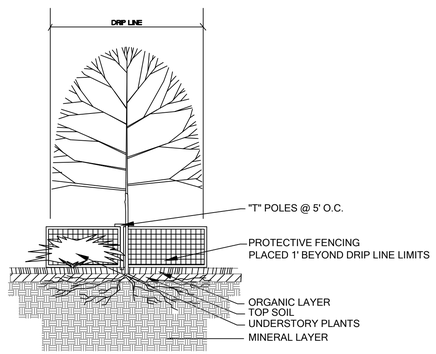
Drawn By:	Checked By:
jca	jca

Sheet No.

L-7



Tree Protection Detail



1. Either Plastic or Wood Orange Snow Fencing Shall be Installed at or Beyond the Dripline, Unless More Substantial Fencing is Required.
2. Stakes Shall be Metal "T" Poles Spaced no Further than 5' on Center.
3. Fencing Shall not be Installed Closer to the Tree than the Dripline of Those Trees to be Saved. Special Circumstances Shall be Reviewed by the City.
4. Fencing Shall be Erected Prior to Construction. The City Shall be Notified Once the Fencing is Installed for Inspection.
5. Under no Circumstances Shall the Portective Fencing be Removed Without Proper Approval from the City.
6. No Person Shall Conduct any Activity Within Areas Proposed to Remain. This Shall Include, but not Limited to:
   a. No Solvents or Chemicals Within Protected Areas.
   b. No Building Materials or Construction Equipment Within Protected Areas.
   c. No Grade Changes, Including Fill, Within Protected Areas.
   d. No Removal of Vegetation from the Ground Up Without Permission from the Proper Reviewing Authority, Including the Woodlands Review Board.
   e. Any Required Swale Needs to be Directed Around the Protected Areas. Instances Where Swales are Approved Through a Protected Area, the Swales Need to be HAND DUG. Machinery of Any Kind is Prohibited.
7. Regulated Woodland or Regulated Trees Adjacent to the Property are Also Required to be Protected Whether or not they are Shown on the Plan.

Key

"X" Denotes Tree to Be Removed

Status Key

Save	Tree will be saved
Remove	Tree is located in a regulated woodland and will be removed.
Exempt	Tree is dead or located outside of a woodland area.

Woodland Summary

Total Trees		121 Trees
Less Non - Regulated Trees:		
Non-Regulated Trees		15 Trees
Net Regulated Trees		106 Regulated Trees
Regulated Trees Removed		82 Trees
Replacement Required		
Trees 8" - 11"	30 trees x 1=	30 Trees
Trees 11" - 20"	31 trees x 2=	62 Trees
Trees 20" - 30"	16 trees x 3=	48 Trees
Trees 30"+	1 tree x 4=	4 Trees
Multi-Stemmed Trees (4 Trees)		17 Trees
Replacement Required		161 Trees

Tree List - Detention

TAG NO.	BOTANICAL NAME	COMMON NAME	DIA.	CONDITION	STATUS	Required Replacement	Multi-Stem Replacement
1952	*Populus deltoides*	Cottonwood	24	Good	Remove	2	
1953	*Ulmus americana*	American Elm	10	Good	Exempt		
1954	*Ulmus americana*	American Elm	14	Good	Exempt		
1955	*Ulmus americana*	American Elm	9	Good	Exempt		
1956	*Acer negundo*	Box-elder	12	Fair	Exempt		
1957	*Juglans nigra*	Black Walnut	11	Good	Exempt		
1958	*Populus deltoides*	Cottonwood	11	Good	Exempt		
1959	*Populus deltoides*	Cottonwood	12	Good	Exempt		
1960	*Fraxinus americana*	White Ash	9	Fair	Exempt		
1961	*Juglans nigra*	Black Walnut	8	Good	Exempt		
1962	*Populus deltoides*	Cottonwood	17	Good	Exempt		
1968	*Juglans nigra*	Black Walnut	7,8	Good	Exempt		
1963	*Juglans nigra*	Black Walnut	9	Good	Remove	1	
1964	*Populus deltoides*	Cottonwood	28	Good	Remove	3	
1965	*Populus deltoides*	Cottonwood	29	Good	Remove	3	
1966	*Populus deltoides*	Cottonwood	21	Good	Remove	3	
1967	*Juglans nigra*	Black Walnut	9	Good	Remove	1	
1969	*Juglans nigra*	Black Walnut	10	Good	Exempt		
1970	*Juniperus virginiana*	Eastern Red Cedar	10	Good	Exempt		
1972	*Juglans nigra*	Black Walnut	8	Good	Exempt		
1971	*Ulmus pumilia*	Siberian Elm	11	Poor	Remove	1	
1973	*Juglans nigra*	Black Walnut	9	Good	Exempt		
1952	*Populus deltoides*	Cottonwood	25	Good	Remove	3	
1974	*Populus deltoides*	Cottonwood	26	Good	Remove	3	
1975	*Salix amygdaloides*	Peachleaf Willow	13	Good	Remove	2	
1976	*Populus deltoides*	Cottonwood	16	Good	Remove	2	
1977	*Populus deltoides*	Cottonwood	29	Good	Remove	3	
1978	*Populus deltoides*	Cottonwood	14	Good	Remove	2	
1979	*Populus deltoides*	Cottonwood	10,12,14	Good	Remove		5
1980	*Populus deltoides*	Cottonwood	10	Good	Remove	1	
1981	*Populus deltoides*	Cottonwood	14	Good	Remove	2	
1982	*Populus deltoides*	Cottonwood	9	Good	Remove	1	
1983	*Juglans nigra*	Black Walnut	10	Good	Remove	1	
1984	*Populus deltoides*	Cottonwood	25	Poor	Remove	3	
1985	*Ulmus americana*	American Elm	10	Good	Remove	1	
1986	*Quercus macrocarpa*	Bur Oak	9	Good	Remove	1	
1987	*Ulmus americana*	American Elm	12	Good	Save		
1988	*Ulmus americana*	American Elm	11	Good	Save		
1989	*Populus deltoides*	Cottonwood	38	Good	Save		
1990	*Salix amygdaloides*	Peachleaf Willow	18	Good	Save		
1991	*Ulmus americana*	American Elm	13	Good	Save		
1992	*Ulmus americana*	American Elm	9	Good	Save		
1993	*Populus deltoides*	Cottonwood	21	Good	Save		
1994	*Juglans nigra*	Black Walnut	15	Good	Save		
1995	*Juglans nigra*	Black Walnut	17	Good	Save		
1996	*Fraxinus americana*	White Ash	10	Fair	Save		
1997	*Fraxinus pensylvanica*	Red Ash	11	Fair	Save		
1998	*Juglans nigra*	Black Walnut	9	Good	Save		
1999	*Juglans nigra*	Black Walnut	10	Good	Remove	1	
2000	*Juglans nigra*	Black Walnut	8	Good	Remove	1	
4273	*Juglans nigra*	Black Walnut	14	Fair	Remove	2	
4274	*Juglans nigra*	Black Walnut	28	Good	Remove	3	
4275	*Juglans nigra*	Black Walnut	17	Good	Remove	2	
4276	*Juglans nigra*	Black Walnut	22	Good	Remove	3	
4277	*Juglans nigra*	Black Walnut	10	Good	Remove	1	
4278	*Juglans nigra*	Black Walnut	13	Good	Remove	2	
4279	*Juglans nigra*	Black Walnut	9	Good	Remove	1	
4280	*Juglans nigra*	Black Walnut	22	Good	Remove	3	
4281	*Juglans nigra*	Black Walnut	13	Good	Remove	2	
4282	*Juglans nigra*	Black Walnut	10	Good	Remove	1	
4283	*Acer sachanum*	Sugar Maple	12,13	Good	Remove		4
4284	*Juglans nigra*	Black Walnut	10	Good	Remove	1	
4285	*Prunus serotina*	Black Cherry	9,15	Poor	Remove		3
4286	*Juglans nigra*	Black Walnut	11	Good	Remove	1	
4287	*Juniperus virginiana*	Eastern Red Cedar	10	Good	Remove	1	
4288	*Ulmus americana*	American Elm	8	Good	Remove	1	
4289	*Ulmus americana*	American Elm	9	Fair	Remove	1	
4290	*Juglans nigra*	Black Walnut	13	Good	Remove	2	
4291	*Populus deltoides*	Cottonwood	15	Fair	Remove	2	
4292	*Populus deltoides*	Cottonwood	10	Fair	Remove	1	
4293	*Populus deltoides*	Cottonwood	11	Good	Remove	1	
4294	*Populus deltoides*	Cottonwood	16	Good	Remove	2	
4295	*Populus deltoides*	Cottonwood	15	Good	Remove	2	
4296	*Ulmus americana*	American Elm	9	Fair	Remove	1	
4297	*Populus deltoides*	Cottonwood	25	Good	Remove	3	
4298	*Prunus serotina*	Black Cherry	9	Fair	Remove	1	
4299	*Prunus serotina*	Black Cherry	11	Fair	Remove	1	
4300	*Juglans nigra*	Black Walnut	11	Good	Remove	1	
9101	*Populus deltoides*	Cottonwood	20	Good	Remove	3	
9102	*Populus deltoides*	Cottonwood	21	Very Poor	Save		
9103	*Acer saccharium*	Silver Maple	37	Good	Remove	4	
9104	*Populus deltoides*	Cottonwood	17	Good	Remove	2	
9105	*Populus deltoides*	Cottonwood	18	Good	Remove	2	
9106	*Populus deltoides*	Cottonwood	11	Fair	Remove	1	
9107	*Populus deltoides*	Cottonwood	15	Good	Remove	2	
9108	*Populus deltoides*	Cottonwood	11	Fair	Remove	1	
9109	*Malus pumila*	Apple	13	Good	Remove	2	
9110	*Malus pumila*	Apple	10	Good	Remove	1	
9111	*Populus deltoides*	Cottonwood	23	Good	Remove	3	
9112	*Juglans nigra*	Black Walnut	9	Good	Remove	1	
9113	*Populus deltoides*	Cottonwood	19	Good	Remove	2	
9114	*Populus deltoides*	Cottonwood	13	Good	Remove	2	
9115	*Populus deltoides*	Cottonwood	17	Good	Remove	2	
9116	*Populus deltoides*	Cottonwood	21	Fair	Remove	3	
9117	*Populus deltoides*	Cottonwood	16	Good	Remove	2	
9118	*Populus deltoides*	Cottonwood	15	Good	Remove	2	
9119	*Populus deltoides*	Cottonwood	15	Good	Remove	2	
9120	*Salix amygdaloides*	Peachleaf Willow	9	Good	Remove	1	
9121	*Populus deltoides*	Cottonwood	17	Good	Remove	2	
9122	*Populus deltoides*	Cottonwood	16	Good	Remove	2	
9123	*Populus deltoides*	Cottonwood	12	Fair	Remove	2	
9124	*Populus deltoides*	Cottonwood	20	Good	Remove	2	
9125	*Populus deltoides*	Cottonwood	24	Good	Remove	3	
9126	*Populus deltoides*	Cottonwood	13	Fair	Remove	2	
9127	*Populus deltoides*	Cottonwood	15	Good	Remove	2	
9128	*Populus deltoides*	Cottonwood	11	Fair	Remove	2	
9129	*Populus deltoides*	Cottonwood	18	Good	Remove	2	
9130	*Fraxinus americana*	White Ash	8	Fair	Remove	1	
9131	*Populus deltoides*	Cottonwood	25	Good	Remove	3	
9132	*Juniperus virginiana*	Eastern Red Cedar	9,10,13	Good	Remove		5
9133	*Fraxinus americana*	White Ash	8	Fair	Save		
9134	*Juniperus virginiana*	Eastern Red Cedar	10	Good	Save		
9135	*Juglans nigra*	Black Walnut	11	Good	Save		
9136	*Juglans nigra*	Black Walnut	15	Good	Save		
9137	*Ulmus americana*	American Elm	11	Good	Save		
9138	*Populus deltoides*	Cottonwood	19	Good	Save		
9139	*Populus deltoides*	Cottonwood	25	Good	Save		
9140	*Juniperus virginiana*	Eastern Red Cedar	9	Good	Save		
9141	*Fraxinus americana*	White Ash	9	Very Poor	Save		
9142	*Populus deltoides*	Cottonwood	23	Good	Save		
9143	*Populus deltoides*	Cottonwood	49	Good	Save		
					Regulated Tree Replacement	144	
					Multi-Stem Tree Replacement		17

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Northville, Michigan 48167
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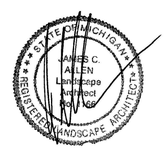
Seal:



Title:

Detention Woodland Plan

Project:

Society Hill
Novi, Michigan

Prepared for:

E and M Holdings
600 Madison Avenue
New York, New York 10022
248.640.8720

Revision:	Issued:
Preliminary Site Plan	March 25, 2024

Job Number:

23-077

Drawn By:	Checked By:
jca	jca

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Sheet No.

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Key

Bold Tree Tag Denotes Tree Removed

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Seal:

STATE OF MICHIGAN
JAMES C. ALLEN
Landscape Architect
No. 1301
REGISTERED LANDSCAPE ARCHITECT

Title:

Woodland Plan

Project:

Society Hill
Novi, Michigan

Prepared for:

E and M Holdings
600 Madison Avenue
New York, New York 10022
248.640.8720

Revision:	Issued:
Preliminary Site Plan	March 25, 2024

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Drawn By:	Checked By:
jca	jca

0' 15' 30' 60'

NORTH
1"=60'

Sheet No.

L-9

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Tree List

Tree #	Common Name	Botanical Name	DBH	Condition	Status	Replacement
1	Black Cherry	Prunus serotina	28.9	Poor/Trunk Decay	Save	
2	Twin American Elm	Ulmus Americana	10.7	Fair	Save	
3	American Elm	Ulmus Americana	9.6	Good	Remove	1
4	American Elm	Ulmus Americana	9.9	Good	Save	
5	American Elm	Ulmus Americana	8.8	Good	Remove	1
6	Bitternut Hickory	Carya cordiformis	8.0	Good	Save	
7	Basswood	Tilia americana	8.2	Good	Save	
8	Green Ash	Fraxinus pennsylvanica	21.3	Dead	Dead	
9	Black Cherry	Prunus serotina	11.2	Fair	Save	
10	Black Walnut	Juglans nigra	9.4	Good	Remove	1
11	Triple Basswood	Tilia americana	8.7	Good	Remove	1
12	Green Ash	Fraxinus pennsylvanica	11.4	Dead	Dead	
13	Black Cherry	Prunus serotina	8.0	Good	Save	
14	Black Walnut	Juglans nigra	10.1	Good	Remove	1
15	Black Walnut	Juglans nigra	9.8	Dead	Dead	
16	Twin Green Ash	Fraxinus pennsylvanica	24.0	Dead	Dead	
17	Twin Sugar Maple	Acer saccharum	10.0	Good	Remove	1
18	Sugar Maple	Acer saccharum	12.7	Good	Remove	2
19	Sugar Maple	Acer saccharum	15.2	Good	Remove	2
20	American Elm	Ulmus Americana	12.5	Good	Remove	2
21	Sugar Maple	Acer saccharum	17.1	Fair	Remove	2
22	Twin Sugar Maple	Acer saccharum	20.2	Fair	Remove	3
23	Green Ash	Fraxinus pennsylvanica	8.2	Dead	Dead	
24	Sugar Maple	Acer saccharum	8.8	Good	Remove	1
25	Basswood	Tilia americana	10.6	Good	Remove	1
26	Twin Black Cherry	Prunus serotina	25.0	Fair	Remove	3
27	Sugar Maple	Acer saccharum	9.9	Good	Save	
28	Basswood	Tilia americana	14.1	Good	Save	
29	Twin Black Cherry	Prunus serotina	22.9	Fair	Save	
30	Sugar Maple	Acer saccharum	8.4	Fair/Seam in Trunk	Save	
31	Sugar Maple	Acer saccharum	19.5	Good	Save	
32	Sugar Maple	Acer saccharum	21.2	Good	Remove	3
33	Bitternut Hickory	Carya cordiformis	15.5	Good	Save	
34	Sugar Maple	Acer saccharum	11.9	Good	Save	
35	Red Oak	Quercus rubra	25.9	Good	Save	
36	Red Oak	Quercus rubra	24.3	Good	Save	
37	Sugar Maple	Acer saccharum	16.4	Good	Remove	2
38	American Beech	Fagus grandifolia	25.7	Good	Save	
39	Sugar Maple	Acer saccharum	16.0	Fair/Trunk Decay	Save	
40	Sugar Maple	Acer saccharum	10.0	Good	Save	
41	Bitternut Hickory	Carya cordiformis	16.5	Good	Save	
42	Green Ash	Fraxinus pennsylvanica	13.3	Dead	Dead	
43	Green Ash	Fraxinus pennsylvanica	29.5	Dead	Dead	
44	Sugar Maple	Acer saccharum	9.4	Good	Save	
45	American Elm	Ulmus Americana	8.0	Good	Save	
46	Box-elder	Acer negundo	9.2	Poor/Leaning	Save	
47	Twin Green Ash	Fraxinus pennsylvanica	8.6	Dead	Dead	
48	Sugar Maple	Acer saccharum	11.7	Good	Save	
49	Basswood	Tilia americana	10.4	Fair	Save	
50	Green Ash	Fraxinus pennsylvanica	18.3	Dead	Dead	
51	American Beech	Fagus grandifolia	17.9	Fair	Save	
52	Green Ash	Fraxinus pennsylvanica	27.1	Dead	Dead	
53	Hop-hornbeam	Ostrya virginiana	8.7	Fair	Save	
54	Green Ash	Fraxinus pennsylvanica	20.5	Dead	Dead	
55	Sugar Maple	Acer saccharum	12.0	Good	Save	
56	Sugar Maple	Acer saccharum	18.0	Good	Save	
57	Black Cherry	Prunus serotina	17.6	Good	Save	
58	American Elm	Ulmus Americana	9.9	Poor/Leaning	Save	
59	Green Ash	Fraxinus pennsylvanica	16.0	Dead	Dead	
60	Green Ash	Fraxinus pennsylvanica	14.4	Dead	Dead	
61	Green Ash	Fraxinus pennsylvanica	16.2	Dead	Dead	
62	Twin Basswood	Tilia americana	9.0	Good	Novi Road	
63	Green Ash	Fraxinus pennsylvanica	12.0	Dead	Novi Road	
64	Basswood	Tilia americana	10.6	Poor/Stressed	Novi Road	
65	Green Ash	Fraxinus pennsylvanica	21.7	Dead	Novi Road	
66	Sugar Maple	Acer saccharum	11.4	Good	Novi Road	
67	Basswood	Tilia americana	12.3	Fair/Vine Choke	Novi Road	
68	Sweet Cherry	Prunus avium	9.9	Poor/Fungus	Novi Road	
69	Sugar Maple	Acer saccharum	8.7	Good	Save	
70	Sugar Maple	Acer saccharum	8.0	Good	Save	
71	Sugar Maple	Acer saccharum	11.7	Good	Save	
72	Black Locust	Robinia pseudoacacia	20.6	Good	Save	
73	Black Locust	Robinia pseudoacacia	18.6	Good	Save	
74	Black Locust	Robinia pseudoacacia	20.4	Fair	Save	
75	Sugar Maple	Acer saccharum	8.8	Good	Save	
76	Twin Basswood	Tilia americana	14.8	Fair	Save	
77	Basswood	Tilia americana	9.3	Dead	Dead	
78	Sugar Maple	Acer saccharum	24.0	Fair	Save	
79	Hop-hornbeam	Ostrya virginiana	8.4	Good	Save	
80	American Beech	Fagus grandifolia	23.6	Good	Save	
81	Sugar Maple	Acer saccharum	15.1	Good	Save	
82	Green Ash	Fraxinus pennsylvanica	16.5	Dead	Dead	
83	Green Ash	Fraxinus pennsylvanica	13.0	Dead	Dead	
84	Sugar Maple	Acer saccharum	13.6	Good	Save	
85	Sugar Maple	Acer saccharum	9.2	Good	Save	
86	Sugar Maple	Acer saccharum	16.5	Good	Save	
87	American Beech	Fagus grandifolia	26.6	Fair	Save	
88	Sugar Maple	Acer saccharum	13.2	Good	Save	
89	Sugar Maple	Acer saccharum	17.6	Good	Save	
90	Sugar Maple	Acer saccharum	13.8	Good	Save	
91	Sugar Maple	Acer saccharum	15.6	Good	Save	
92	Sugar Maple	Acer saccharum	11.5	Good	Remove	2
93	Twin Basswood	Tilia americana	27.7	Fair	Remove	3
94	Black Cherry	Prunus serotina	13.0	Good	Remove	2
95	Sugar Maple	Acer saccharum	13.3	Good	Remove	2
96	Sugar Maple	Acer saccharum	16.3	Good	Remove	2
97	Sugar Maple	Acer saccharum	11.4	Good	Remove	2
98	Green Ash	Fraxinus pennsylvanica	9.0	Dead	Dead	
99	Green Ash	Fraxinus pennsylvanica	11.3	Dead	Dead	
100	Green Ash	Fraxinus pennsylvanica	8.5	Dead	Dead	
101	Green Ash	Fraxinus pennsylvanica	10.1	Dead	Dead	
102	Green Ash	Fraxinus pennsylvanica	8.5	Dead	Dead	
103	Sugar Maple	Acer saccharum	8.4	Good	Remove	1
104	Green Ash	Fraxinus pennsylvanica	8.4	Dead	Dead	
105	Green Ash	Fraxinus pennsylvanica	9.2	Dead	Dead	
106	Twin Black Cherry	Prunus serotina	9.5	Good	Remove	1
107	Black Cherry	Prunus serotina	11.5	Fair/Vine Choke	Remove	2
108	Black Walnut	Juglans nigra	13.7	Good	Remove	2
109	Green Ash	Fraxinus pennsylvanica	8.0	Dead	Dead	
110	American Elm	Ulmus Americana	8.2	Good	Remove	1
111	Black Cherry	Prunus serotina	12.3	Good	Remove	2
112	Black Cherry	Prunus serotina	15.1	Good	Remove	2
113	American Elm	Ulmus Americana	10.5	Good	Remove	1
114	American Elm	Ulmus Americana	9.9	Good	Remove	1
115	American Elm	Ulmus Americana	9.0	Good	Remove	1
116	American Elm	Ulmus Americana	11.4	Good	Remove	2
117	American Elm	Ulmus Americana	14.5	Good	Remove	2
118	Black Walnut	Juglans nigra	15.9	Good	Remove	2
119	Chinese Elm	Ulmus parvifolia	13.3	Fair	Remove	2
120	Green Ash	Fraxinus pennsylvanica	9.5	Dead	Dead	
121	American elm	Ulmus Americana	9.5	Good	Remove	1
122	American elm	Ulmus Americana	8.6	Good	Remove	1
123	Black Cherry	Prunus serotina	8.0	Fair	Remove	1
124	Black Cherry	Prunus serotina	10.8	Good	Remove	1
125	Sugar Maple	Acer saccharum	15.0	Good	Remove	2
126	Sugar Maple	Acer saccharum	13.5	Good	Remove	2
127	Green Ash	Fraxinus pennsylvanica	10.2	Dead	Dead	
128	Eastern Red Cedar	Juniparus virginiana	8.6	Good	Remove	1
129	Green Ash	Fraxinus pennsylvanica	8.5	Dead	Dead	
130	American Elm	Ulmus Americana	8.6	Fair	Remove	1
131	Twin American Elm	Ulmus Americana	8.3	Fair	Remove	1
132	American Elm	Ulmus Americana	9.1	Good	Remove	1
133	American Elm	Ulmus Americana	10.5	Good	Remove	1
134	American Elm	Ulmus Americana	11.3	Good	Remove	2
135	Sugar Maple	Acer saccharum	8.0	Good	Remove	1
136	Green Ash	Fraxinus pennsylvanica	8.5	Dead	Dead	
137	American Elm	Ulmus Americana	8.1	Good	Remove	1
138	Green Ash	Fraxinus pennsylvanica	11.6	Dead	Dead	
139	Black Walnut	Juglans nigra	11.6	Good	Remove	2
140	Sugar Maple	Acer saccharum	9.8	Good	Remove	1
141	Sweet Cherry	Prunus avium	8.2	Good	Remove	1
142	Bitternut Hickory	Carya cordiformis	8.0	Good	Remove	1
143	Bitternut Hickory	Carya cordiformis	9.4	Good	Remove	1
144	Green Ash	Fraxinus pennsylvanica	12.5	Dead	Dead	
145	Green Ash	Fraxinus pennsylvanica	8.9	Dead	Dead	
146	Black Cherry	Prunus serotina	10.8	Fair	Remove	1
147	Sweet Cherry	Prunus avium	8.8	Good	Remove	1
148	Sugar Maple	Acer saccharum	14.3	Good	Remove	2
149	Sugar Maple	Acer saccharum	10.7	Good	Remove	1
150	Sugar Maple	Acer saccharum	18.0	Good	Remove	2
151	Green Ash	Fraxinus pennsylvanica	18.3	Dead	Dead	
152	Sugar Maple	Acer saccharum	13.5	Good	Remove	2
153	Sugar Maple	Acer saccharum	12.3	Good	Save	
154	Sugar Maple	Acer saccharum	8.2	Dead	Dead	
155	Sugar Maple	Acer saccharum	16.0	Good	Save	
156	Sugar Maple	Acer saccharum	16.6	Good	Save	
157	Green Ash	Fraxinus pennsylvanica	9.2	Dead	Dead	
158	Green Ash	Fraxinus pennsylvanica	10.3	Dead	Dead	
159	Sugar Maple	Acer saccharum	20.4	Good	Save	
160	Sugar Maple	Acer saccharum	10.7	Good	Save	
161	Green Ash	Fraxinus pennsylvanica	14.0	Dead	Dead	
162	Sugar Maple	Acer saccharum	8.7	Fair/Vine Choke	Save	
163	Green Ash	Fraxinus pennsylvanica	15.3	Dead	Dead	
164	Sugar Maple	Acer saccharum	10.1	Good	Save	
165	Basswood	Tilia americana	13.6	Good	Save	
166	Sugar Maple	Acer saccharum	8.1	Good	Save	
167	Sugar Maple	Acer saccharum	9.5	Good	Save	
168	Basswood	Tilia americana	18.5	Fair	Save	
169	Hop-hornbeam	Ostrya virginiana	10.2	Good	Save	
170	American Beech	Fagus grandifolia	25.0	Dead	Dead	
171	Sugar Maple	Acer saccharum	9.1	Good	Save	
172	Sugar Maple	Acer saccharum	17.5	Good	Novi Road	
173	Twin Basswood	Tilia americana	18.7	Good	Novi Road	
174	Basswood	Tilia americana	12.8	Fair/Leaning	Novi Road	
175	Black Cherry	Prunus serotina	13.9	Fair/Leaning	Novi Road	
176	Sugar Maple	Acer saccharum	8.7	Good	Novi Road	
177	Green Ash	Fraxinus pennsylvanica	24.9	Dead	Novi Road	
178	Sugar Maple	Acer saccharum	9.0	Good	Novi Road	
179	Basswood	Tilia americana	12.0	Poor/Trunk Decay	Novi Road	
180	American Elm	Ulmus Americana	10.7	Fair	Novi Road	
181	Basswood	Tilia americana	9.7	Fair	Save	
182	Green Ash	Fraxinus pennsylvanica	10.6	Dead	Novi Road	
183	Sugar Maple	Acer saccharum	11.7	Good	Save	
184	Basswood	Tilia americana	10.0	Fair/Vine Choke	Save	
185	Sugar Maple	Acer saccharum	9.5	Poor/Trunk Decay	Save	
186	Sugar Maple	Acer saccharum	10.1	Good	Save	
187	Sugar Maple	Acer saccharum	12.8	Good	Save	
188	Sugar Maple	Acer saccharum	16.8	Good	Save	
189	American Beech	Fagus grandifolia	20.1	Poor/Hollow	Save	
190	Sugar Maple	Acer saccharum	9.9	Good	Save	
191	Basswood	Tilia americana	14.2	Good	Save	
192	Sugar Maple	Acer saccharum	22.5	Good	Save	
193	Sugar Maple	Acer saccharum	8.0	Good	Save	
194	Sugar Maple	Acer saccharum	16.4	Good	Save	
195	Twin Sugar Maple	Acer saccharum	12.8	Good	Save	
196	Basswood	Tilia americana	11.7	Poor/Hollow	Save	
197	Sugar Maple	Acer saccharum	8.5	Good	Save	
198	Sugar Maple	Acer saccharum	18.0	Good	Save	
199	American Beech	Fagus grandifolia	10.0	Good	Save	
200	American Beech	Fagus grandifolia	9.9	Fair/Leaning	Save	
201	Basswood	Tilia americana	11.8	Fair/Leaning	Remove	2
202	Sugar Maple	Acer saccharum	15.1	Good	Remove	2
203	Sugar Maple	Acer saccharum	8.5	Good	Remove	1
204	Sugar Maple	Acer saccharum	15.3	Good	Remove	2
205	Green Ash	Fraxinus pennsylvanica	15.3	Dead	Dead	
206	Sugar Maple	Acer saccharum	12.5	Good	Remove	2
207	Basswood	Tilia americana	14.0	Good	Remove	2
208	Sugar Maple	Acer saccharum	22.3	Good	Remove	3
209	Basswood	Tilia americana	12.7	Fair/Trunk Decay	Remove	2
210	American Beech	Fagus grandifolia	10.3	Good	Remove	1
211	Sugar Maple	Acer saccharum	24.3	Good	Remove	3
212	Basswood	Tilia americana	20.9	Good	Remove	3
213	Twin Black Cherry	Prunus serotina	9.1	Good	Remove	1
214	Green Ash	Fraxinus pennsylvanica	9.8	Dead	Dead	
215	Swamp White Oak	Quercus bicolor	9.8	Good	Remove	1
216	Black Cherry	Prunus serotina	12.0	Fair/Trunk Decay	Remove	2
217	Sugar Maple	Acer saccharum	11.9	Good	Remove	2
218	Sugar Maple	Acer saccharum	9.2	Good	Remove	1
219	American Elm	Ulmus Americana	12.3	Fair/Vine Choke	Remove	2
220	Twin American Elm	Ulmus Americana	8.0	Good	Remove	1
221	Twin Basswood	Tilia americana	9.5	Good	Remove	1
222	American Elm	Ulmus Americana	10.4	Good	Remove	1
223	Green Ash	Fraxinus pennsylvanica	8.6	Dead	Dead	
224	American Elm	Ulmus Americana	11.4	Good	Remove	2
225	Green Ash	Fraxinus pennsylvanica	11.0	Dead	Dead	
226	Green Ash	Fraxinus pennsylvanica	8.4	Dead	Dead	
227	Black Walnut	Juglans nigra	11.5	Good	Remove	2
228	Black Walnut	Juglans nigra	14.0	Good	Remove	2
229	Sugar Maple	Acer saccharum	9.6	Fair/Trunk Decay	Remove	1
230	Black Cherry	Prunus serotina	9.8	Good	Remove	1
231	Sugar Maple	Acer saccharum	11.0	Good	Remove	1
232	Black Cherry	Prunus serotina	8.7	Good	Remove	1
233	American Elm	Ulmus Americana	8.7	Fair	Remove	1
234	Green Ash	Fraxinus pennsylvanica	8.4	Dead	Dead	
235	Twin Green Ash	Fraxinus pennsylvanica	12.2	Dead	Dead	
236	American Elm	Ulmus Americana	8.7	Fair	Remove	1
237	Green Ash	Fraxinus pennsylvanica	11.2	Dead	Dead	
238	Sweet Cherry	Prunus avium	8.3	Fair	Remove	1
239	Green Ash	Fraxinus pennsylvanica	8.2	Dead	Dead	
240	Green Ash	Fraxinus pennsylvanica	10.5	Dead	Dead	
241	American Elm	Ulmus Americana	10.8	Fair	Remove	1
242	American Elm	Ulmus Americana	12.8	Good	Remove	2
243	American Elm	Ulmus Americana	10.1	Good	Remove	1
244	Green Ash	Fraxinus pennsylvanica	8.0	Dead	Dead	
245	American Elm	Ulmus Americana	12.5	Good	Remove	2
246	Green Ash	Fraxinus pennsylvanica	11.2	Dead	Dead	
247	American Elm	Ulmus Americana	13.7	Good	Remove	2
248	Green Ash	Fraxinus pennsylvanica	8.4	Dead	Dead	
249	American Elm	Ulmus Americana	8.1	Good	Remove	1
250	Green Ash	Fraxinus pennsylvanica	9.4	Dead	Dead	
251	American Elm	Ulmus Americana	9.0	Fair/Vine Choke	Remove	1
252	Black Walnut	Juglans nigra	10.5	Good	Remove	1
253	Green Ash	Fraxinus pennsylvanica	8.2	Dead	Dead	
254	Sugar Maple	Acer saccharum	37.8	Fair	Remove	3
255	Black Walnut	Juglans nigra	8.3	Good	Remove	1
256	Green Ash	Fraxinus pennsylvanica	8.6	Dead	Dead	
257	Twin Sugar Maple	Acer saccharum	15.8	Good	Remove	2
258	American Elm	Ulmus Americana	10.5	Good	Remove	1
259	American Elm	Ulmus Americana	8.0	Good	Remove	1
260	Green Ash	Fraxinus pennsylvanica	9.7	Dead	Dead	
261	Sweet Cherry	Prunus avium	9.7	Good	Remove	1
262	American Elm	Ulmus Americana	8.0	Good	Remove	1
263	Sugar Maple	Acer saccharum	8.2	Good	Remove	1
264	Sugar Maple	Acer saccharum	32.1	Fair	Remove	3
265	Basswood	Tilia americana	8.1	Fair	Remove	1
266	Sugar Maple	Acer saccharum	30.1	Poor/Hollow	Remove	3
267	Hop-hornbeam	Ostrya virginiana	8.0	Fair/Trunk Decay	Remove	1
268	Hop-hornbeam	Ostrya virginiana	10.0	Good	Remove	1
269	Bitternut Hickory	Carya cordiformis	11.5	Good	Remove	2
270	American Beech	Fagus grandifolia	8.3	Good	Remove	1
271	Green Ash	Fraxinus pennsylvanica	13.1	Dead	Dead	
272	Sweet Cherry	Prunus avium	11.5	Good	Remove	2
273	Bitternut Hickory	Carya cordiformis	8.9	Good	Remove	1
274	Basswood	Tilia americana	8.4	Fair	Remove	1
275	Basswood	Tilia americana	11.9	Fair	Remove	2
276	Twin Basswood	Tilia americana	15.9	Fair	Remove	2
277	Basswood	Tilia americana	20.0	Fair	Remove	2
278	Sugar Maple	Acer saccharum	11.1	Good	Save	
279	Sugar Maple	Acer saccharum	9.0	Good	Save	
280	Basswood	Tilia americana	16.3	Good	Save	
281	Basswood	Tilia americana	13.4	Good	Save	
282	American Beech	Fagus grandifolia	27.6	Good	Save	
283	Sugar Maple	Acer saccharum	10.7	Good	Save	
284	Sugar Maple	Acer saccharum	13.0	Good	Save	
285	Green Ash	Fraxinus pennsylvanica	9.2	Dead	Dead	
286	Green Ash	Fraxinus pennsylvanica	11.1	Dead	Dead	
287	Basswood	Tilia americana	17.8	Good	Save	
288	Basswood	Tilia americana	10.4	Poor/Trunk Decay	Save	
289	Sugar Maple	Acer saccharum	19.9	Good	Save	
290	Sugar Maple	Acer saccharum	10.9	Good	Save	
291	Bitternut Hickory	Carya cordiformis	14.1	Good	Save	
292	Basswood	Tilia americana	15.4	Good	Remove	2
293	Basswood	Tilia americana	13.2	Good	Remove	2
294	Sugar Maple	Acer saccharum	8.4	Good	Remove	1
295	Twin Basswood	Tilia americana	20.1	Fair	Remove	3
296	Green Ash	Fraxinus pennsylvanica	11.7	Dead	Dead	
297	Sugar Maple	Acer saccharum	8.4	Good	Remove	1
298	Green Ash	Fraxinus pennsylvanica	11.5	Dead	Dead	
299	Twin Green Ash	Fraxinus pennsylvanica	9.7	Dead	Dead	
300	Hop-hornbeam	Ostrya virginiana	8.5	Fair/Vine Choke	Remove	1
301	Sugar Maple	Acer saccharum	8.5	Good	Remove	1
302	Sugar Maple	Acer saccharum	9.5	Good	Remove	1
303	Green Ash	Fraxinus pennsylvanica	11.3	Dead	Dead	
304	Sugar Maple	Acer saccharum	8.6	Good	Remove	1
305	Hop-hornbeam	Ostrya virginiana	9.4	Good	Remove	1
306	Basswood	Tilia americana	26.2	Good	Remove	3
307	Hop-hornbeam	Ostrya virginiana	9.4	Good	Remove	1
308	Green Ash	Fraxinus pennsylvanica	9.3	Dead	Dead	
309	American Elm	Ulmus Americana	14.4	Good	Remove	2
310	American Elm	Ulmus Americana	8.7	Good	Remove	1
311	Basswood	Tilia americana	11.0	Good	Remove	1
312	Twin Basswood	Tilia americana	16.6	Good	Remove	2
313	Hop-hornbeam	Ostrya virginiana	8.1	Good	Remove	1
314	Hop-hornbeam	Ostrya virginiana	8.4	Good	Remove	1
315	Green Ash	Fraxinus pennsylvanica	10.1	Dead	Dead	
316	Green Ash	Fraxinus pennsylvanica	9.5	Dead	Dead	
317	Sugar Maple	Acer saccharum	32.2	Good	Remove	3
318	Black Cherry	Prunus serotina	11.6	Fair	Remove	2
319	Black Walnut	Juglans nigra	12.6	Good	Remove	2
320	Green Ash	Fraxinus pennsylvanica	12.4	Dead	Dead	
321	Green Ash	Fraxinus pennsylvanica	13.2	Dead	Dead	
322	Sugar Maple	Acer saccharum	14.3	Good	Remove	2
323	Green Ash	Fraxinus pennsylvanica	11.5	Dead	Dead	
324	Black Walnut	Juglans nigra	8.6	Good	Remove	1
325	Twin Sugar Maple	Acer saccharum	11.1	Good	Remove	2
326	American Elm	Ulmus Americana	8.4	Good	Remove	1
327	Green Ash	Fraxinus pennsylvanica	14.1	Dead	Dead	
328	Green Ash	Fraxinus pennsylvanica	9.0	Dead	Dead	
329	American Elm	Ulmus Americana	8.2	Good	Remove	1
330	Green Ash	Fraxinus pennsylvanica	11.7	Dead	Dead	
331	Green Ash	Fraxinus pennsylvanica	11.1	Dead	Dead	
332	Green Ash	Fraxinus pennsylvanica	10.3	Dead	Dead	
333	American Elm	Ulmus Americana	8.4	Good	Remove	1
334	Green Ash	Fraxinus pennsylvanica	8.4	Dead	Dead	
335	Green Ash	Fraxinus pennsylvanica	9.0	Dead	Dead	
336	Green Ash	Fraxinus pennsylvanica	10.9	Dead	Dead	
337	American Elm	Ulmus Americana	8.6	Good	Remove	1
338	Green Ash	Fraxinus pennsylvanica	12.7	Dead	Dead	
339	Green Ash	Fraxinus pennsylvanica	11.5	Dead	Dead	
340	American Elm	Ulmus Americana	14.1	Good	Remove	2
341	Black Cherry	Prunus serotina	11.4	Poor/Trunk Decay	Remove	2
342	Green Ash	Fraxinus pennsylvanica	8.9	Dead	Dead	
343	Green Ash	Fraxinus pennsylvanica	8.2	Dead	Dead	
344	Green Ash	Fraxinus pennsylvanica	10.6	Dead	Dead	
345	American Elm	Ulmus Americana	9.6	Fair	Remove	1
346	American Elm	Ulmus Americana	8.6	Poor/Trunk Decay	Remove	1
347	Green Ash	Fraxinus pennsylvanica	10.5	Dead	Dead	
348	American Elm	Ulmus Americana	8.0	Fair	Remove	1
349	Basswood	Tilia americana	10.3	Good	Remove	1
350	Common Apple	Malus pumila	8.6	Poor/Old	Remove	1
351	Sugar Maple	Acer saccharum	15.7	Good	Remove	2
352	Twin Sugar Maple	Acer saccharum	19.1	Good	Remove	2
353	Green Ash	Fraxinus pennsylvanica	13.6	Dead	Dead	
354	Green Ash	Fraxinus pennsylvanica	11.6	Dead	Dead	
355	Bitternut Hickory	Carya cordiformis	8.2	Good	Remove	1
356	Green Ash	Fraxinus pennsylvanica	16.0	Dead	Dead	
357	Sweet Cherry	Prunus avium	9.6	Fair	Remove	1
358	Hop-hornbeam	Ostrya virginiana	8.6	Fair/Leaning	Remove	1
359	Sugar Maple	Acer saccharum	21.0	Good	Remove	3
360	Sugar Maple	Acer saccharum	21.9	Good	Remove	3
361	Basswood	Tilia americana	16.5	Good	Remove	2
362	American Beech	Fagus grandifolia	8.8	Good	Remove	1
363	Sugar Maple	Acer saccharum	8.9	Fair	Remove	1
364	Basswood	Tilia americana	20.6	Good	Remove	3
365	Sugar Maple	Acer saccharum	10.5	Good	Remove	1
366	Sugar Maple	Acer saccharum	8.3	Good	Remove	1
367	American Beech	Fagus grandifolia	9.0	Good	Remove	1
368	Green Ash	Fraxinus pennsylvanica	9.9	Dead	Dead	
369	Sugar Maple	Acer saccharum	9.4	Good	Remove	1
370	Sugar Maple	Acer saccharum	9.6	Good	Remove	1
371	Green Ash	Fraxinus pennsylvanica	22.8	Dead	Dead	
372	Sugar Maple	Acer saccharum	10.8	Good	Remove	1
373	Sugar Maple	Acer saccharum	10.8	Good	Remove	1
374	Green Ash	Fraxinus pennsylvanica	14.0	Dead	Dead	
375	Green Ash	Fraxinus pennsylvanica	19.1	Dead	Dead	
376	Sugar Maple	Acer saccharum	9.1	Good	Remove	1
377	American Beech	Fagus grandifolia	25.8	Poor/Hollow	Remove	3
378	Black Walnut	Juglans nigra	18.0	Good	Remove	2
379	Sugar Maple	Acer saccharum	14.4	Fair/Trunk Deformed	Remove	2
380	Sugar Maple	Acer saccharum	20.2	Good	Remove	3
381	Sugar Maple	Acer saccharum	13.8	Good	Remove	2
382	Green Ash	Fraxinus pennsylvanica	12.3	Dead	Dead	
383	Sugar Maple	Acer saccharum	11.1	Good	Remove	2
384	Basswood	Tilia americana	13.4	Fair	Save	
385	Basswood	Tilia americana	9.6	Dead	Dead	
386	Twin Basswood	Tilia americana	8.3	Fair/One Leaning	Save	
387	Green Ash	Fraxinus pennsylvanica	15.8	Dead	Dead	
388	Basswood	Tilia americana	11.3	Poor/Cancerous	Save	
389	Green Ash	Fraxinus pennsylvanica	11.0	Dead	Dead	
390	Basswood	Tilia americana	17.3	Poor/Top Gone	Save	
391	Sugar Maple	Acer saccharum	18.2	Good	Save	
392	Sugar Maple	Acer saccharum	15.3	Fair/May Be Hollow	Save	
393	Basswood	Tilia americana	10.5	Fair	Save	
394	Green Ash	Fraxinus pennsylvanica	21.6	Dead	Dead	
395	Green Ash	Fraxinus pennsylvanica	16.4	Dead	Dead	
396	Green Ash	Fraxinus pennsylvanica	13.3	Dead	Dead	
397	Green Ash	Fraxinus pennsylvanica	13.9	Dead	Dead	
398	Swamp White Oak	Quercus bicolor	10.1	Fair	Save	
399	American Beech	Fagus grandifolia	9.5	Good	Save	
400	Twin	Basswood&Sugar Maple	16.0	Good	Save	
401	Green Ash	Fraxinus pennsylvanica	13.5	Dead	Dead	
402	Basswood	Tilia americana	9.4	Fair/Cancerous	Save	
403	Sugar Maple	Acer saccharum	15.8	Good	Remove	2
404	American Beech	Fagus grandifolia	16.6	Poor/Hollow	Remove	2
405	Black Cherry	Prunus serotina	14.2	Good	Remove	2
406	Sugar Maple	Acer saccharum	8.2	Good	Remove	1
407	Sugar Maple	Acer saccharum	8.7	Good	Remove	1
408	Sugar Maple	Acer saccharum	9.9	Good	Remove	1
409	Sugar Maple	Acer saccharum	11.6	Good	Remove	2
410	Sugar Maple	Acer saccharum	22.4	Fair	Remove	3
411	Sugar Maple	Acer saccharum	24.0	Good	Remove	3
412	Sugar Maple	Acer saccharum	20.9	Good	Remove	3
413	Basswood	Tilia americana	19.1	Fair	Remove	2
414	Green Ash	Fraxinus pennsylvanica	12.3	Dead	Dead	
415	American Elm	Ulmus Americana	15.2	Good	Remove	2
416	Twin Basswood	Tilia americana	20.1	Good	Remove	3
417	Sugar Maple	Acer saccharum	13.0	Good	Remove	2
418	Sugar Maple	Acer saccharum	16.0	Good	Remove	2
419	Sugar Maple	Acer saccharum	15.6	Good	Remove	2
420	American Beech	Fagus grandifolia	19.5	Good	Remove	2
421	Sugar Maple	Acer saccharum	12.6	Good	Remove	2
422	Sugar Maple	Acer saccharum	11.9	Good	Remove	2
423	Sugar Maple	Acer saccharum	13.0	Good	Remove	2
424	Sugar Maple	Acer saccharum	9.8	Good	Remove	1
425	Sugar Maple	Acer saccharum	11.2	Good	Remove	2
426	American Beech	Fagus grandifolia	22.0	Good	Remove	3
427	Sugar Maple	Acer saccharum	12.6	Good	Remove	2
428	Sugar Maple	Acer saccharum	8.5	Good	Remove	1
429	Sweet Cherry	Prunus avium	9.5	Fair	Remove	1
430	Sweet Cherry	Prunus avium	9.0	Fair	Remove	1
431	Green Ash	Fraxinus pennsylvanica	10.4	Dead	Dead	
432	Sugar Maple	Acer saccharum	8.0	Good	Remove	1
433	Sugar Maple	Acer saccharum	8.0	Good	Remove	1
434	Sweet Cherry	Prunus avium	15.3	Fair	Remove	2
435	Twin Basswood	Tilia americana	18.1	Fair/One Leaning	Remove	2
436	Twin Basswood	Tilia americana	16.6	Fair	Remove	2
437	Basswood	Tilia americana	15.4	Good	Remove	2
438	Bitternut Hickory	Carya cordiformis	8.5	Good	Remove	1
439	Sugar Maple	Acer saccharum	9.2	Good	Remove	1
440	Sugar Maple	Acer saccharum	9.0	Good	Remove	1
441	Basswood	Tilia americana	12.5	Good	Remove	2
442	Basswood	Tilia americana	21.3	Good	Remove	3
443	Basswood	Tilia americana	12.0	Good	Remove	2
444	Green Ash	Fraxinus pennsylvanica	8.7	Dead	Dead	
445	Hop-hornbeam	Ostrya virginiana	8.0	Good	Remove	1
446	Basswood	Tilia americana	10.3	Poor/Trunk Decay	Remove	1
447	Bitternut Hickory	Carya cordiformis	8.0	Good	Remove	1
448	Triple Basswood	Tilia americana	8.5	Good	Remove	1
449	Basswood	Tilia americana	10.7	Poor/Trunk Deformec	Remove	1
450	Sweet Cherry	Prunus avium	9.8	Fair	Remove	1
451	American Beech	Fagus grandifolia	8.3	Good	Remove	1
452	Bitternut Hickory	Carya cordiformis	11.0	Good	Remove	1
453	Sweet Cherry	Prunus avium	9.3	Fair/Leaning	Remove	1
454	Sweet Cherry	Prunus avium	10.2	Fair	Remove	1
455	Triple Sweet Cherry	Prunus avium	8.2	Fair	Remove	1
456	Bitternut Hickory	Carya cordiformis	8.5	Good	Remove	1
457	Bitternut Hickory	Carya cordiformis	11.0	Good	Remove	1
458	Sugar Maple	Acer saccharum	8.9	Good	Remove	1
459	Green Ash	Fraxinus pennsylvanica	20.0	Dead	Dead	
460	Bitternut Hickory	Carya cordiformis	24.0	Good	Remove	3
461	Sugar Maple	Acer saccharum	16.2	Fair	Remove	2
462	Swamp White Oak	Quercus bicolor	16.9	Poor/Trunk Decay	Remove	2
463	Common Apple	Malus pumila	8.1	Poor/old	Remove	1
464	Sugar Maple	Acer saccharum	8.1	Good	Remove	1
465	Black Walnut	Juglans nigra	17.7	Good	Remove	2
466	Sugar Maple	Acer saccharum	11.2	Good	Remove	2
467	Sugar Maple	Acer saccharum	8.1	Good	Remove	1
468	Sugar Maple	Acer saccharum	9.1	Good	Remove	1
469	White Oak	Quercus alba	15.0	Good	Remove	2
470	Swamp White Oak	Quercus bicolor	12.5	Good	Remove	2
471	Swamp White Oak	Quercus bicolor	11.6	Fair	Remove	2
472	Green Ash	Fraxinus pennsylvanica	8.0	Dead	Dead	
473	Sugar Maple	Acer saccharum	10.7	Good	Remove	1
474	Sugar Maple	Acer saccharum	12.1	Good	Remove	2
475	Green Ash	Fraxinus pennsylvanica	11.0	Dead	Dead	
476	Green Ash	Fraxinus pennsylvanica	9.0	Dead	Dead	
477	White Oak	Quercus alba	15.0	Good	Remove	2
478	Sugar Maple	Acer saccharum	8.3	Good	Remove	1
479	Sugar Maple	Acer saccharum	18.6	Good	Remove	2
480	Sugar Maple	Acer saccharum	8.5	Good	Remove	1
481	Sugar Maple	Acer saccharum	15.3	Good	Remove	2
482	Black Cherry	Prunus serotina	9.0	Good	Remove	1
483	Green Ash	Fraxinus pennsylvanica	11.7	Dead	Dead	
484	White Oak	Quercus alba	12.0	Good	Remove	2
485	Green Ash	Fraxinus pennsylvanica	12.0	Dead	Dead	
486	Basswood	Tilia americana	10.7	Good	Remove	1
487	Hop-hornbeam	Ostrya virginiana	12.2	Good	Remove	2
488	Black Cherry	Prunus serotina	8.0	Good	Remove	1
489	Sugar Maple	Acer saccharum	10.0	Good	Remove	1
490	Sugar Maple	Acer saccharum	9.5	Good	Remove	1
491	Sugar Maple	Acer saccharum	8.1	Good	Remove	1
492	Sugar Maple	Acer saccharum	12.2	Good	Remove	2
493	Sugar Maple	Acer saccharum	9.0	Good	Remove	1
494	Sugar Maple	Acer saccharum	13.1	Good	Remove	2
495	Basswood	Tilia americana	22.1	Good	Remove	3
496	Basswood	Tilia americana	9.6	Good	Remove	1
497	Basswood	Tilia americana	14.1	Good	Remove	2
498	Basswood	Tilia americana	16.0	Good	Remove	2
499	Sugar Maple	Acer saccharum	9.4	Good	Remove	1
500	Sugar Maple	Acer saccharum	11.3	Good	Remove	2
501	Basswood	Tilia americana	8.6	Good	Remove	1
502	Sugar Maple	Acer saccharum	8.6	Good	Remove	1
503	Sugar Maple	Acer saccharum	8.5	Good	Remove	1
504	Basswood	Tilia americana	8.5	Good	Remove	1
505	Sugar Maple	Acer saccharum	8.6	Good	Remove	1
506	Basswood	Tilia americana	13.5	Good	Remove	2
507	Basswood	Tilia americana	9.3	Good	Remove	1
508	Sugar Maple	Acer saccharum	16.2	Good	Remove	2
509	Basswood	Tilia americana	13.2	Fair/Cancerous	Remove	2
510	Sugar Maple	Acer saccharum	13.3	Good	Remove	2
511	Sugar Maple	Acer saccharum	8.9	Good	Remove	1
512	Sugar Maple	Acer saccharum	10.2	Good	Remove	1
513	Basswood	Tilia americana	19.6	Good	Remove	2
514	Sugar Maple	Acer saccharum	23.2	Good	Remove	3
515	Sugar Maple	Acer saccharum	21.5	Good	Remove	3
516	Sugar Maple	Acer saccharum	9.0	Good	Remove	1
517	Sugar Maple	Acer saccharum	10.8	Good	Remove	1
518	Sugar Maple	Acer saccharum	17.5	Good	Remove	2
519	Sugar Maple	Acer saccharum	15.3	Good	Remove	2
520	Basswood	Tilia americana	8.7	Good	Remove	1
521	Sugar Maple	Acer saccharum	8.0	Good	Remove	1
522	Sugar Maple	Acer saccharum	8.0	Good	Remove	1
523	Basswood	Tilia americana	15.8	Good	Remove	2
524	Black Cherry	Prunus serotina	19.9	Good	Remove	2
525	American Beech	Fagus grandifolia	26.3	Poor/Hollow	Remove	3
526	Sugar Maple	Acer saccharum	8.8	Good	Remove	1
527	Sugar Maple	Acer saccharum	9.8	Fair	Remove	1
528	Basswood	Tilia americana	12.3	Good	Remove	2
529	Sugar Maple	Acer saccharum	13.1	Good	Remove	2
530	Sugar Maple	Acer saccharum	25.8	Good	Remove	3
531	Basswood	Tilia americana	19.9	Good	Remove	2
532	Green Ash	Fraxinus pennsylvanica	21.2	Dead	Dead	
533	Sugar Maple	Acer saccharum	9.1	Good	Remove	1
534	Sugar Maple	Acer saccharum	14.3	Good	Remove	2
535	White Ash	Fraxinus americana	9.9	Dead	Dead	
536	Sugar Maple	Acer saccharum	20.2	Good	Save	
537	American Elm	Ulmus Americana	11.9	Good	Save	
538	Sugar Maple	Acer saccharum	16.3	Good	Save	
539	Sugar Maple	Acer saccharum	17.3	Good	Save	
540	Basswood	Tilia americana	17.0	Good	Save	
541	Bitternut Hickory	Carya cordiformis	10.2	Fair	Save	
542	Sugar Maple	Acer saccharum	18.4	Fair/Trunk Decay	Save	
543	Sugar Maple	Acer saccharum	15.4	Good	Save	
544	Sugar Maple	Acer saccharum	23.5	Poor/Trunk Split	Save	
545	Basswood	Tilia americana	19.4	Fair	Save	
546	Sugar Maple	Acer saccharum	13.1	Fair	Save	
547	Basswood	Tilia americana	15.8	Good	Save	
548	Red Oak	Quercus rubra	8.4	Good	Save	
549	Sugar Maple	Acer saccharum	11.3	Good	Save	
550	Sugar Maple	Acer saccharum	16.6	Good	Save	
551	Sugar Maple	Acer saccharum	10.7	Good	Save	
552	Sugar Maple	Acer saccharum	12.5	Good	Save	
553	Green Ash	Fraxinus pennsylvanica	22.9	Dead	Dead	
554	Sugar Maple	Acer saccharum	8.4	Fair	Remove	1
555	Sugar Maple	Acer saccharum	20.4	Good	Remove	3
556	Green Ash	Fraxinus pennsylvanica	15.3	Dead	Dead	
557	Green Ash	Fraxinus pennsylvanica	12.8	Dead	Dead	
558	Sugar Maple	Acer saccharum	8.8	Good	Remove	1
559	Basswood	Tilia americana	17.1	Good	Save	
560	Sugar Maple	Acer saccharum	10.2	Good	Save	
561	Basswood	Tilia americana	17.3	Good	Save	
562	Sugar Maple	Acer saccharum	8.3	Good	Remove	1
563	Basswood	Tilia americana	18.6	Fair/Leaning	Remove	2
564	Sugar Maple	Acer saccharum	9.6	Good	Remove	1
565	Basswood	Tilia americana	15.4	Good	Remove	2
566	Basswood	Tilia americana	15.5	Good	Remove	2
567	Basswood	Tilia americana	18.7	Good	Remove	2
568	Basswood	Tilia americana	14.3	Good	Remove	2
569	Basswood	Tilia americana	11.0	Fair/Leaning	Remove	1
570	Sugar Maple	Acer saccharum	14.3	Good	Remove	2
571	Basswood	Tilia americana	18.3	Good	Remove	2
572	Black Cherry	Prunus serotina	9.8	Fair/Leaning	Remove	1
573	Basswood	Tilia americana	11.0	Fair/Top Gone	Remove	1
574	Sugar Maple	Acer saccharum	21.7	Good	Remove	3
575	Sugar Maple	Acer saccharum	14.3	Good	Remove	2
576	Sugar Maple	Acer saccharum	21.5	Good	Remove	3
577	Sugar Maple	Acer saccharum	21.4	Good	Remove	3
578	Sugar Maple	Acer saccharum	10.8	Good	Remove	1
579	Sugar Maple	Acer saccharum	11.2	Good	Remove	2
580	Sugar Maple	Acer saccharum	10.4	Good	Remove	1
581	Twin Basswood	Tilia americana	11.4	Good	Remove	2
582	Basswood	Tilia americana	8.1	Poor/Trunk Decay	Remove	1
583	Bitternut Hickory	Carya cordiformis	12.0	Good	Remove	2
584	Sugar Maple	Acer saccharum	9.0	Good	Remove	1
585	American Beech	Fagus grandifolia	15.9	Good	Remove	2
586	Sugar Maple	Acer saccharum	18.7	Good	Remove	2
587	Sugar Maple	Acer saccharum	18.9	Good	Remove	2
588	Sugar Maple	Acer saccharum	22.3	Good	Remove	3
589	Sugar Maple	Acer saccharum	15.5	Good	Remove	2
590	Red Oak	Quercus rubra	10.2	Good	Remove	1
591	Sugar Maple	Acer saccharum	18.6	Good	Remove	2
592	Sugar Maple	Acer saccharum	19.4	Good	Remove	2
593	Triple Basswood	Tilia americana	20.8	Good	Remove	3
594	Green Ash	Fraxinus pennsylvanica	19.0	Dead	Dead	
595	Basswood	Tilia americana	12.3	Fair	Remove	2
596	Sugar Maple	Acer saccharum	19.6	Good	Remove	2
597	Sugar Maple	Acer saccharum	18.5	Poor/Trunk Decay	Remove	2
598	Sugar Maple	Acer saccharum	17.3	Good	Remove	2
599	Sugar Maple	Acer saccharum	13.8	Good	Remove	2
600	Sugar Maple	Acer saccharum	13.0	Good	Remove	2
601	Sugar Maple	Acer saccharum	23.1	Good	Remove	3
602	Sugar Maple	Acer saccharum	20.0	Good	Remove	2
603	Sugar Maple	Acer saccharum	18.6	Good	Remove	2
604	Sugar Maple	Acer saccharum	10.8	Good	Remove	1
605	Sugar Maple	Acer saccharum	11.3	Good	Remove	2
606	Sugar Maple	Acer saccharum	13.8	Good	Remove	2
607	Sugar Maple	Acer saccharum	8.2	Good	Remove	1
608	Sugar Maple	Acer saccharum	10.2	Good	Remove	1
609	American Beech	Fagus grandifolia	11.2	Good	Remove	2
610	Basswood	Tilia americana	15.5	Good	Remove	2
611	Green Ash	Fraxinus pennsylvanica	9.0	Dead	Dead	
612	Green Ash	Fraxinus pennsylvanica	14.5	Dead	Dead	
613	Green Ash	Fraxinus pennsylvanica	8.6	Dead	Dead	
614	Green Ash	Fraxinus pennsylvanica	8.1	Dead	Dead	
615	Sugar Maple	Acer saccharum	17.6	Fair	Remove	2
616	Sugar Maple	Acer saccharum	8.6	Good	Remove	1
617	Sweet Cherry	Prunus avium	8.2	Good	Remove	1
618	Sugar Maple	Acer saccharum	14.0	Good	Remove	2
619	Sugar Maple	Acer saccharum	19.9	Fair	Remove	2
620	Red Maple	Acer rubrum	11.4	Good	Remove	2
621	Sugar Maple	Acer saccharum	8.1	Good	Remove	1
622	Green Ash	Fraxinus pennsylvanica	10.3	Dead	Dead	
623	Red Oak	Quercus rubra	11.0	Good	Remove	1
624	Sugar Maple	Acer saccharum	19.6	Good	Remove	2
625	Basswood	Tilia americana	15.8	Fair	Remove	2
626	Sugar Maple	Acer saccharum	8.5	Good	Remove	1
627	Sugar Maple	Acer saccharum	18.0	Good	Remove	2
628	Sugar Maple	Acer saccharum	8.8	Fair	Remove	1
629	Sugar Maple	Acer saccharum	16.2	Fair/Trunk Decay	Remove	2
630	Sugar Maple	Acer saccharum	16.1	Poor/Trunk Decay	Remove	2
631	Green Ash	Fraxinus pennsylvanica	11.2	Dead	Dead	
632	American Elm	Ulmus Americana	12.0	GOod	Remove	2
633	American Elm	Ulmus Americana	8.3	Fair/Leaning	Remove	1
634	American Beech	Fagus grandifolia	9.5	Good	Remove	1
635	American Beech	Fagus grandifolia	11.5	Good	Remove	2
636	Twin Green Ash	Fraxinus pennsylvanica	8.3	Dead	Dead	

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Seal:

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Tree List

Project:
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Revision: Preliminary Site Plan
Issued: March 25, 2024

Job Number: 23-077

Drawn By: jca
Checked By: jca

Know what's below. Call before you dig.

Sheet No.
L-10

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Tree List

Tree #	Common Name	Botanical Name	DBH	Condition	Status	Replacement
637	Sugar Maple	Acer saccharum	18.8	Good	Remove	2
638	Sugar Maple	Acer saccharum	18.0	Good	Remove	2
639	Twin Red Oak	Quercus rubra	8.3	Fair/Leaning	Remove	1
640	American Elm	Ulmus Americana	11.8	Good	Remove	2
641	Sugar Maple	Acer saccharum	16.3	Good	Remove	2
642	Sugar Maple	Acer saccharum	24.4	Good	Remove	3
643	Basswood	Tilia americana	9.4	Good	Remove	1
644	Sugar Maple	Acer saccharum	11.4	Good	Remove	2
645	Sugar Maple	Acer saccharum	9.1	Good	Remove	1
646	Bitternut Hickory	Carya cordiformis	17.9	Good	Remove	2
647	Sugar Maple	Acer saccharum	15.5	Good	Remove	2
648	American Beech	Fagus grandifolia	24.2	Good	Remove	3
649	Sugar Maple	Acer saccharum	10.2	Good	Remove	1
650	Sugar Maple	Acer saccharum	17.5	Good	Remove	2
651	Sugar Maple	Acer saccharum	10.3	Good	Remove	1
652	American Elm	Ulmus Americana	8.5	Fair	Remove	1
653	Green Ash	Fraxinus pennsylvanica	14.0	Dead	Dead	
654	Green Ash	Fraxinus pennsylvanica	16.6	Dead	Dead	
655	Sugar Maple	Acer saccharum	17.5	Good	Save	
656	Basswood	Tilia americana	14.0	Fair	Save	
657	Basswood	Tilia americana	10.3	Poor/Top Gone	Save	
658	Sugar Maple	Acer saccharum	15.3	Good	Save	
659	Sugar Maple	Acer saccharum	15.6	Good	Save	
660	Bitternut Hickory	Carya cordiformis	22.0	Good	Save	
661	Bitternut Hickory	Carya cordiformis	22.7	Good	Save	
662	Green Ash	Fraxinus pennsylvanica	8.7	Dead	Dead	
663	American Beech	Fagus grandifolia	25.5	Poor/Trunk Decay	Save	
664	Black Walnut	Juglans nigra	18.5	Fair	Novi Road	
665	Green Ash	Fraxinus pennsylvanica	11.2	Dead	Novi Road	
666	American Elm	Ulmus Americana	8.0	Fair	Novi Road	
667	American Elm	Ulmus Americana	11.9	Fair	Novi Road	
668	American Elm	Ulmus Americana	13.5	Fair	Novi Road	
669	American Elm	Ulmus Americana	15.2	Good	Novi Road	
670	Basswood	Tilia americana	17.3	Good	Novi Road	
671	Green Ash	Fraxinus pennsylvanica	20.1	Dead	Novi Road	
672	Green Ash	Fraxinus pennsylvanica	11.0	Dead	Novi Road	
673	Basswood	Tilia americana	10.0	Poor/Cancerous	Novi Road	
674	Basswood	Tilia americana	9.9	Poor/Cancerous	Novi Road	
675	Green Ash	Fraxinus pennsylvanica	8.6	Dead	Novi Road	
676	Green Ash	Fraxinus pennsylvanica	15.0	Dead	Novi Road	
677	Bitternut Hickory	Carya cordiformis	21.0	Good	Save	
678	Basswood	Tilia americana	9.9	Good	Save	
679	Green Ash	Fraxinus pennsylvanica	15.3	Dead	Dead	
680	American Beech	Fagus grandifolia	20.7	Fair/May Be Hollow	Remove	3
681	Sugar Maple	Acer saccharum	20.0	Good	Remove	2
682	Sugar Maple	Acer saccharum	13.3	Good	Remove	2
683	Basswood	Tilia americana	13.6	Good	Remove	2
684	American Beech	Fagus grandifolia	10.0	Good	Remove	1
685	Basswood	Tilia americana	17.4	Good	Remove	2
686	Sugar Maple	Acer saccharum	12.4	Fair/Leaning	Remove	2
687	Bitternut Hickory	Carya cordiformis	18.8	Good	Remove	2
688	Sugar Maple	Acer saccharum	10.5	Good	Remove	1
689	Sugar Maple	Acer saccharum	23.7	Good	Remove	3
690	Sugar Maple	Acer saccharum	19.9	Good	Remove	2
691	Sugar Maple	Acer saccharum	17.4	Good	Remove	2
692	Sugar Maple	Acer saccharum	23.5	Good	Remove	3
693	American Beech	Fagus grandifolia	16.7	Good	Remove	2
694	American Beech	Fagus grandifolia	8.2	Good	Remove	1
695	Sugar Maple	Acer saccharum	16.7	Good	Remove	2
696	Sugar Maple	Acer saccharum	23.9	Good	Remove	3
697	Sugar Maple	Acer saccharum	15.6	Good	Remove	2
698	American Beech	Fagus grandifolia	9.5	Good	Remove	1
699	Sugar Maple	Acer saccharum	14.0	Fair	Remove	2
700	Sugar Maple	Acer saccharum	17.3	Good	Remove	2
701	Sugar Maple	Acer saccharum	22.0	Good	Remove	3
702	Sugar Maple	Acer saccharum	14.7	Good	Remove	2
703	Basswood	Tilia americana	16.0	Fair/Leaning	Remove	2
704	Green Ash	Fraxinus pennsylvanica	8.0	Dead	Dead	
705	Bitternut Hickory	Carya cordiformis	9.2	Good	Remove	1
706	Bitternut Hickory	Carya cordiformis	11.4	Good	Remove	2
707	Basswood	Tilia americana	11.9	Fair	Remove	2
708	Basswood	Tilia americana	12.6	Good	Remove	2
709	White Oak	Quercus alba	17.0	Good	Remove	2
710	White Oak	Quercus alba	9.6	Good	Remove	1
711	Swamp White Oak	Quercus bicolor	25.1	Good	Remove	3
712	Sugar Maple	Acer saccharum	16.3	Good	Remove	2
713	Bitternut Hickory	Carya cordiformis	15.6	Good	Remove	2
714	American Elm	Ulmus Americana	15.1	Good	Remove	2
715	Sugar Maple	Acer saccharum	13.8	Fair	Remove	2
716	Green Ash	Fraxinus pennsylvanica	8.1	Dead	Dead	
717	Swamp White Oak	Quercus bicolor	11.6	Good	Remove	2
718	Green Ash	Fraxinus pennsylvanica	10.5	Dead	Dead	
719	Swamp White Oak	Quercus bicolor	9.5	Good	Remove	1
720	Twin Basswood	Tilia americana	12.8	Fair/Leaning	Remove	2
721	Swamp White Oak	Quercus bicolor	19.8	Good	Remove	2
722	Swamp White Oak	Quercus bicolor	14.9	Good	Remove	2
723	American Beech	Fagus grandifolia	12.8	Good	Remove	2
724	American Beech	Fagus grandifolia	10.6	Good	Remove	1
725	White Oak	Quercus alba	23.9	Good	Remove	3
726	Sugar Maple	Acer saccharum	8.0	Good	Remove	1
727	No Tree		-	N/A		
728	Sugar Maple	Acer saccharum	10.7	Good	Remove	1
729	Sugar Maple	Acer saccharum	9.0	Good	Remove	1
730	Black Cherry	Prunus serotina	13.6	Good	Remove	2
731	Sugar Maple	Acer saccharum	8.0	Good	Remove	1
732	Swamp White Oak	Quercus bicolor	11.6	Good	Remove	2
733	Swamp White Oak	Quercus bicolor	10.6	Fair	Remove	1
734	Swamp White Oak	Quercus bicolor	18.9	Good	Remove	2
735	Green Ash	Fraxinus pennsylvanica	34.3	Dead	Dead	
736	Sugar Maple	Acer saccharum	8.7	Good	Remove	1
737	Swamp White Oak	Quercus bicolor	9.2	Poor/Trunk Decay	Remove	1
738	Black Cherry	Prunus serotina	10.4	Good	Remove	1
739	Swamp White Oak	Quercus bicolor	11.3	Good	Remove	2
740	Bitternut Hickory	Carya cordiformis	8.3	Good	Remove	1
741	Swamp White Oak	Quercus bicolor	9.2	Fair	Remove	1
742	American Elm	Ulmus Americana	9.7	Good	Remove	1
743	American Elm	Ulmus Americana	8.0	Good	Remove	1
744	Swamp White Oak	Quercus bicolor	12.3	Good	Remove	2
745	Black Cherry	Prunus serotina	8.5	Good	Remove	1
746	Black Cherry	Prunus serotina	9.8	Good	Remove	1
747	Swamp White Oak	Quercus bicolor	9.4	Good	Remove	1
748	American Beech	Fagus grandifolia	10.7	Good	Remove	1
749	Swamp White Oak	Quercus bicolor	11.1	Good	Remove	2
750	Swamp White Oak	Quercus bicolor	9.0	Good	Remove	1
751	Basswood	Tilia americana	8.6	Good	Remove	1
752	Basswood	Tilia americana	8.1	Good	Remove	1
753	American Elm	Ulmus Americana	9.1	Good	Remove	1
754	Green Ash	Fraxinus pennsylvanica	9.6	Dead	Dead	
755	Swamp White Oak	Quercus bicolor	9.2	Good	Remove	1
756	Green Ash	Fraxinus pennsylvanica	8.9	Dead	Dead	
757	Twin Black Cherry	Prunus serotina	9.6	Good	Remove	1
758	Twin Green Ash	Fraxinus pennsylvanica	9.0	Dead	Dead	
759	Twin Swamp White Oak	Quercus bicolor	10.5	Good	Remove	1
760	American Elm	Ulmus Americana	10.5	Good	Remove	1
761	Green Ash	Fraxinus pennsylvanica	8.8	Dead	Dead	
762	Green Ash	Fraxinus pennsylvanica	12.6	Dead	Dead	
763	American Elm	Ulmus Americana	8.5	Good	Remove	1
764	American Elm	Ulmus Americana	9.0	Good	Remove	1
765	Green Ash	Fraxinus pennsylvanica	10.5	Dead	Dead	
766	Black Cherry	Prunus serotina	9.4	Good	Remove	1
767	Red Oak	Quercus rubra	10.4	Fair/Vine Choke	Remove	1
768	Green Ash	Fraxinus pennsylvanica	10.3	Dead	Dead	
769	Green Ash	Fraxinus pennsylvanica	12.0	Dead	Dead	
770	Sugar Maple	Acer saccharum	26.9	Fair	Remove	3
771	Twin Black Cherry	Prunus serotina	9.8	Fair	Remove	1
772	Basswood	Tilia americana	13.9	Poor/Hollow	Remove	2
773	Basswood	Tilia americana	18.5	Poor/Trunk Decay	Remove	2
774	Bitternut Hickory	Carya cordiformis	12.3	Good	Remove	2
775	Sugar Maple	Acer saccharum	11.8	Good	Remove	2
776	Sugar Maple	Acer saccharum	21.9	Good	Remove	3
777	Sugar Maple	Acer saccharum	12.5	Good	Remove	2
778	Sugar Maple	Acer saccharum	18.2	Good	Remove	2
779	Black Cherry	Prunus serotina	13.8	Good	Remove	2
780	Green Ash	Fraxinus pennsylvanica	14.1	Dead	Dead	
781	Green Ash	Fraxinus pennsylvanica	14.1	Dead	Dead	
782	Twin Sugar Maple	Acer saccharum	19.7	Good	Remove	2
783	Sugar Maple	Acer saccharum	18.8	Good	Remove	2
784	Sugar Maple	Acer saccharum	18.7	Good	Remove	2
785	Sugar Maple	Acer saccharum	19.1	Good	Remove	2
786	Twin Sugar Maple	Acer saccharum	10.2	Good	Remove	1
787	Sugar Maple	Acer saccharum	22.0	Good	Remove	3
788	American Beech	Fagus grandifolia	16.2	Good	Remove	2
789	Sugar Maple	Acer saccharum	18.3	Fair/Trunk Decay	Remove	2
790	Sugar Maple	Acer saccharum	18.6	Good	Remove	2
791	Tulip Tree	Lirodendron tulipera	20.7	Good	Remove	3
792	Sugar Maple	Acer saccharum	11.5	Fair	Remove	2
793	American Beech	Fagus grandifolia	19.0	Poor/Top Gone	Remove	2
794	Basswood	Tilia americana	17.0	Good	Remove	2
795	Basswood	Tilia americana	20.9	Good	Remove	3

Tree #	Common Name	Botanical Name	DBH	Condition	Status	Replacement
796	Basswood	Tilia americana	15.4	Good	Remove	2
797	Basswood	Tilia americana	10.2	Fair	Remove	1
798	Basswood	Tilia americana	12.9	Fair	Remove	2
799	Twin Basswood	Tilia americana	12.4	Good	Remove	2
800	Basswood	Tilia americana	8.4	Good	Remove	1
801	Basswood	Tilia americana	13.0	Good	Remove	2
802	Bitternut Hickory	Carya cordiformis	11.0	Good	Remove	1
803	Basswood	Tilia americana	8.0	Good	Remove	1
804	Basswood	Tilia americana	11.7	Fair	Remove	2
805	Basswood	Tilia americana	16.7	Good	Remove	2
806	Twin Basswood	Tilia americana	16.7	Good	Remove	2
807	Basswood	Tilia americana	11.2	Fair/Leaning	Remove	2
808	American Beech	Fagus grandifolia	9.1	Good	Remove	1
809	Sugar Maple	Acer saccharum	17.5	Good	Remove	2
810	Bitternut Hickory	Carya cordiformis	10.5	Good	Remove	1
811	Green Ash	Fraxinus pennsylvanica	19.8	Dead	Dead	
812	American Beech	Fagus grandifolia	21.7	Good	Remove	3
813	Sugar Maple	Acer saccharum	27.2	Good	Save	
814	American Beech	Fagus grandifolia	15.2	Good	Save	
815	Green Ash	Fraxinus pennsylvanica	16.3	Dead	Novi Road	
816	Basswood	Tilia americana	10.7	Good	Novi Road	
817	Green Ash	Fraxinus pennsylvanica	10.6	Dead	Novi Road	
818	Green Ash	Fraxinus pennsylvanica	18.2	Dead	Novi Road	
819	Basswood	Tilia americana	8.8	Poor/Trunk Decay	Novi Road	
820	Basswood	Tilia americana	8.0	Fair	Novi Road	
821	Twin Basswood	Tilia americana	14.4	Fair	Novi Road	
822	Sugar Maple	Acer saccharum	11.9	Good	Novi Road	
823	Bitternut Hickory	Carya cordiformis	8.1	Good	Save	
824	Basswood	Tilia americana	10.2	Fair/Leaning	Save	
825	Sugar Maple	Acer saccharum	13.5	Good	Save	
826	Green Ash	Fraxinus pennsylvanica	13.9	Dead	Dead	
827	Bitternut Hickory	Carya cordiformis	8.0	Poor/Trunk Decay	Remove	1
828	Sugar Maple	Acer saccharum	13.2	Good	Remove	2
829	Basswood	Tilia americana	8.6	Good	Remove	1
830	Sugar Maple	Acer saccharum	14.1	Good	Remove	2
831	Bitternut Hickory	Carya cordiformis	9.4	Good	Remove	1
832	Bitternut Hickory	Carya cordiformis	9.0	Good	Remove	1
833	Bitternut Hickory	Carya cordiformis	10.5	Good	Remove	1
834	Bitternut Hickory	Carya cordiformis	8.4	Good	Remove	1
835	Bitternut Hickory	Carya cordiformis	9.6	Good	Remove	1
836	Green Ash	Fraxinus pennsylvanica	11.0	Dead	Dead	
837	Bitternut Hickory	Carya cordiformis	12.1	Good	Remove	2
838	Bitternut Hickory	Carya cordiformis	12.4	Good	Remove	2
839	Red Oak	Quercus rubra	31.7	Good	Remove	3
840	Bitternut Hickory	Carya cordiformis	8.1	Fair	Remove	1
841	American Beech	Fagus grandifolia	22.4	Fair/May Be Hollow	Remove	3
842	Basswood	Tilia americana	12.0	Poor/Cancerous	Remove	2
843	Basswood	Tilia americana	18.7	Fair	Remove	2
844	Twin Sugar Maple	Acer saccharum	12.2	Good	Remove	2
845	Bitternut Hickory	Carya cordiformis	8.7	Good	Remove	1
846	Basswood	Tilia americana	8.6	Fair	Remove	1
847	Basswood	Tilia americana	9.0	Good	Remove	1
848	Bitternut Hickory	Carya cordiformis	10.3	Good	Remove	1
849	Basswood	Tilia americana	14.4	Good	Remove	2
850	Basswood	Tilia americana	17.2	Good	Remove	2
851	Basswood	Tilia americana	15.4	Good	Remove	2
852	Basswood	Tilia americana	14.8	Good	Remove	2
853	Basswood	Tilia americana	12.6	Good	Remove	2
854	Basswood	Tilia americana	14.2	Good	Remove	2
855	Basswood	Tilia americana	14.4	Good	Remove	2
856	Basswood&Sugar Maple	Tilia americana	13.3	Good	Remove	2
857	Basswood	Tilia americana	14.5	Good	Remove	2
858	Sugar Maple	Acer saccharum	22.0	Good	Remove	3
859	Sugar Maple	Acer saccharum	19.8	Good	Remove	2
860	Sugar Maple	Acer saccharum	26.7	Good	Remove	3
861	Sugar Maple	Acer saccharum	14.0	Good	Remove	2
862	Sugar Maple	Acer saccharum	18.2	Good	Remove	2
863	Sugar Maple	Acer saccharum	14.5	Good	Remove	2
864	Tulip Tree	Lirodendron tulipera	17.6	Good	Remove	2
865	American Beech	Fagus grandifolia	20.7	Poor/Hollow	Remove	3
866	Basswood	Tilia americana	9.0	Poor/Cancerous	Remove	1
867	Sugar Maple	Acer saccharum	9.2	Good	Remove	1
868	Tulip Tree	Lirodendron tulipera	20.0	Good	Remove	2
869	Basswood	Tilia americana	12.8	Good	Remove	2
870	American Beech	Fagus grandifolia	21.0	Fair/Lighting	Remove	3
871	Sugar Maple	Acer saccharum	21.8	Good	Remove	3
872	American Beech	Fagus grandifolia	13.1	Good	Remove	2
873	Sugar Maple	Acer saccharum	19.0	Good	Remove	2
874	Sugar Maple	Acer saccharum	19.5	Good	Remove	2
875	Sugar Maple	Acer saccharum	19.8	Poor/Trunk Decay	Remove	2
876	Sugar Maple	Acer saccharum	19.8	Good	Remove	2
877	Sugar Maple	Acer saccharum	13.4	Fair	Remove	2
878	No Tree		-	N/A		
879	Sugar Maple	Acer saccharum	16.0	Good	Remove	2
880	Sugar Maple	Acer saccharum	14.0	Fair/Seam in Trunk	Remove	2
881	Sugar Maple	Acer saccharum	17.5	Fair/Vine Choke	Remove	2
882	Sugar Maple	Acer saccharum	19.5	Good	Remove	2
883	Sugar Maple	Acer saccharum	19.0	Good	Remove	2
884	Twin Sugar Maple	Acer saccharum	8.2	Good	Remove	1
885	Basswood	Tilia americana	14.5	Fair/Leaning	Remove	2
886	Sugar Maple	Acer saccharum	19.0	Good	Remove	2
887	Sugar Maple	Acer saccharum	17.4	Good	Remove	2
888	Twin Silver Maple	Acer saccharinum	12.0	Good	Remove	2
889	American Beech	Fagus grandifolia	10.7	Good	Remove	1
890	American Beech	Fagus grandifolia	16.8	Good	Remove	2
891	Sugar Maple	Acer saccharum	17.0	Poor/Trunk Decay	Remove	2
892	Green Ash	Fraxinus pennsylvanica	23.8	Dead	Dead	
893	Sugar Maple	Acer saccharum	9.7	Good	Remove	1
894	Sugar Maple	Acer saccharum	11.6	Good	Remove	2
895	Sugar Maple	Acer saccharum	15.7	Good	Remove	2
896	Sugar Maple	Acer saccharum	14.6	Fair/Top Gone	Remove	2
897	Sugar Maple	Acer saccharum	17.6	Good	Remove	2
898	American Beech	Fagus grandifolia	11.5	Good	Remove	2
899	Bitternut Hickory	Carya cordiformis	14.5	Good	Remove	2
900	Sugar Maple	Acer saccharum	18.3	Poor/Trunk Decay	Remove	2
901	Red Maple	Acer rubrum	13.0	Good	Remove	2
902	Sugar Maple	Acer saccharum	21.7	Fair/Fence in trunk	Remove	3
903	American Elm	Ulmus Americana	14.7	Good	Remove	2
904	Swamp White Oak	Quercus bicolor	19.6	good	Remove	2
905	Swamp White Oak	Quercus bicolor	8.5	good	Remove	1
906	Green Ash	Fraxinus pennsylvanica	10.3	Dead	Dead	
907	Green Ash	Fraxinus pennsylvanica	8.6	Dead	Dead	
908	Green Ash	Fraxinus pennsylvanica	8.5	Dead	Dead	
909	Swamp White Oak	Quercus bicolor	11.5	Good	Remove	2
910	Green Ash	Fraxinus pennsylvanica	8.1	Dead	Dead	
911	American Elm	Ulmus Americana	8.3	Fair/Vine Choke	Remove	1
912	Green Ash	Fraxinus pennsylvanica	10.1	Dead	Dead	
913	Black Cherry	Prunus serotina	8.8	Fair	Remove	1
914	Green Ash	Fraxinus pennsylvanica	8.5	Dead	Dead	
915	Green Ash	Fraxinus pennsylvanica	8.9	Dead	Dead	
916	Black Walnut	Juglans nigra	10.7	Good	Remove	1
917	Red Oak	Quercus rubra	10.1	Good	Remove	1
918	Black Cherry	Prunus serotina	4/8.3	Good	Remove	1
919	White Oak	Quercus alba	12.5	Good	Remove	2
920	American Beech	Fagus grandifolia	11.4	Good	Remove	2
921	White Oak	Quercus alba	10.1	Good	Remove	1
922	Green Ash	Fraxinus pennsylvanica	9.8	Dead	Dead	
923	Red Oak	Quercus rubra	18.5	Good	Remove	2
924	Red Oak	Quercus rubra	18.9	Good	Remove	2
925	Black Cherry	Prunus serotina	8.6	Good	Remove	1
926	White Oak	Quercus alba	16.6	Good	Remove	2
927	Black Cherry	Prunus serotina	9.3	Good	Remove	1
928	American Elm	Ulmus Americana	9.5	Good	Remove	1
929	Black Cherry	Prunus serotina	10.7	Fair/Leaning	Remove	1
930	Basswood	Tilia americana	8.2	Good	Remove	1
931	Green Ash	Fraxinus pennsylvanica	13.9	Dead	Dead	
932	Black Walnut	Juglans nigra	14.7	Good	Remove	2
933	Green Ash	Fraxinus pennsylvanica	9.2	Dead	Dead	
934	American Elm	Ulmus Americana	8.5	Good	Remove	1
935	American Beech	Fagus grandifolia	23.9	Good	Remove	3
936	American Beech	Fagus grandifolia	26.5	Fair	Remove	3
937	Black Cherry	Prunus serotina	13.3	Good	Remove	2
938	Black Cherry	Prunus serotina	10.9	Good	Remove	1
939	Black Cherry	Prunus serotina	13.0	Good	Remove	2
940	Basswood	Tilia americana	18.8	Good	Remove	2
941	Black Cherry	Prunus serotina	12.9	Good	Remove	2
942	Sugar Maple	Acer saccharum	16.7	Good	Remove	2
943	Sugar Maple	Acer saccharum	15.0	Good	Remove	2
944	Sugar Maple	Acer saccharum	12.3	Good	Remove	1
945	Sugar Maple	Acer saccharum	9.9	Good	Remove	2
946	Sugar Maple	Acer saccharum	19.9	Good	Remove	2
947	Sugar Maple	Acer saccharum	16.0	Good	Remove	2
948	Basswood	Tilia americana	18.8	Poor/Cancerous	Remove	2
949	Basswood	Tilia americana	15.8	Good	Remove	2
950	Basswood	Tilia americana	14.6	Good	Remove	2
951	American Beech	Fagus grandifolia	16.5	Fair/Trunk Decay	Remove	2
952	Sugar Maple	Acer saccharum	11.9	Good	Remove	2
953	Basswood	Tilia americana	13.3	Good	Remove	2
954	Sugar Maple	Acer saccharum	25.1	Good	Remove	3

Tree #	Common Name	Botanical Name	DBH	Condition	Status	Replacement
955	Sugar Maple	Acer saccharum	14.8	Good	Remove	2
956	Sugar Maple	Acer saccharum	14.1	Good	Remove	2
957	Sugar Maple	Acer saccharum	12.0	Good	Remove	2
958	Sugar Maple	Acer saccharum	14.8	Good	Remove	2
959	Basswood	Tilia americana	15.3	Fair	Remove	2
960	Bitternut Hickory	Carya cordiformis	11.3	Good	Remove	2
961	American Beech	Fagus grandifolia	33.5	Fair	Remove	3
962	Sugar Maple	Acer saccharum	9.9	Good	Remove	1
963	Sugar Maple	Acer saccharum	16.1	Good	Remove	2
964	Basswood	Tilia americana	21.8	Good	Remove	3
965	Basswood	Tilia americana	10.8	Good	Remove	1
966	Sugar Maple	Acer saccharum	9.5	Good	Remove	1
967	Sugar Maple	Acer saccharum	17.9	Good	Remove	2
968	Basswood	Tilia americana	12.3	Good	Remove	2
969	Basswood	Tilia americana	17.6	Good	Remove	2
970	Sugar Maple	Acer saccharum	9.5	Good	Remove	1
971	White Oak	Quercus alba	11.0	Good	Remove	1
972	Basswood	Tilia americana	17.0	Good	Remove	2
973	Basswood	Tilia americana	13.5	Fair/Cancerous	Remove	2
974	Basswood	Tilia americana	14.1	Good	Remove	2
975	Basswood	Tilia americana	14.6	Good	Remove	2
976	Basswood	Tilia americana	15.1	Good	Remove	2
977	American Beech	Fagus grandifolia	9.6	Good	Remove	1
978	Basswood	Tilia americana	21.2	Good	Remove	3
979	Basswood	Tilia americana	12.7	Fair/Cancerous	Remove	2
980	Basswood	Tilia americana	10.2	Good	Remove	1
981	Basswood	Tilia americana	10.8	Fair/Leaning	Remove	1
982	Basswood	Tilia americana	11.7	Fair/Cancerous	Remove	2
983	Basswood	Tilia americana	16.7	Poor/Trunk Decay	Remove	2
984	Basswood	Tilia americana	13.6	Good	Remove	2
985	Basswood	Tilia americana	15.3	Good	Remove	2
986	Basswood	Tilia americana	8.7	Good	Remove	1
987	Sugar Maple	Acer saccharum	26.5	Good	Remove	3
988	Basswood	Tilia americana	9.9	Good	Remove	1
989	Basswood	Tilia americana	26.2	Good	Remove	3
990	Basswood	Tilia americana	19.7	Good	Remove	2
991	Black Cherry	Prunus serotina	10.0	Good	Remove	1
992	Green Ash	Fraxinus pennsylvanica	14.0	Dead	Dead	
993	Bitternut Hickory	Carya cordiformis	10.1	Good	Remove	1
994	Basswood	Tilia americana	15.4	Good	Remove	2
995	Sugar Maple	Acer saccharum	14.4	Good	Remove	2
996	American Elm	Ulmus Americana	8.7	Good	Remove	1
997	Sugar Maple	Acer saccharum	17.8	Fair/May Be Hollow	Remove	2
998	Sugar Maple	Acer saccharum	20.9	Good	Remove	3
999	Sugar Maple	Acer saccharum	21.4	Good	Remove	3
1000	Sugar Maple	Acer saccharum	17.8	Good	Remove	2
1001	American Beech	Fagus grandifolia	23.6	Good	Remove	3
1002	Sugar Maple	Acer saccharum	14.0	Good	Remove	2
1003	Sugar Maple	Acer saccharum	17.8	Good	Remove	2
1004	Sugar Maple	Acer saccharum	20.0	Good	Remove	2
1005	Sugar Maple	Acer saccharum	20.0	Good	Remove	2
1006	Triple Basswood	Tilia americana	13.4	Poor/Trunk Decay	Remove	2
1007	Bitternut Hickory	Carya cordiformis	13.3	Fair/May Be Hollow	Remove	2
1008	Bitternut Hickory	Carya cordiformis	8.8	Good	Remove	1
1009	Bitternut Hickory	Carya cordiformis	11.0	Good	Remove	1
1010	Bitternut Hickory	Carya cordiformis	9.6	Good	Remove	1
1011	Bitternut Hickory	Carya cordiformis	12.0	Good	Remove	2
1012	Bitternut Hickory	Carya cordiformis	8.2	Good	Remove	1
1013	Bitternut Hickory	Carya cordiformis	11.2	Good	Remove	2
1014	Basswood	Tilia americana	15.7	Good	Remove	2
1015	Basswood	Tilia americana	10.7	Good	Remove	1
1016	Basswood	Tilia americana	10.3	Fair	Remove	1
1017	Basswood	Tilia americana	14.0	Fair	Remove	2
1018	Basswood	Tilia americana	13.4	Good	Remove	2
1019	Basswood	Tilia americana	12.4	Good	Remove	2
1020	Basswood	Tilia americana	13.3	Good	Remove	2
1021	Basswood	Tilia americana	12.0	Fair/Cancerous	Remove	2
1022	Bitternut Hickory	Carya cordiformis	12.1	Good	Remove	2
1023	Basswood	Tilia americana	15.3	Good	Remove	2
1024	Bitternut Hickory	Carya cordiformis	8.1	Good	Remove	1
1025	Basswood	Tilia americana	13.0	Poor/Cancerous	Remove	2
1026	Basswood	Tilia americana	8.2	Poor/Cancerous	Remove	1
1027	Bitternut Hickory	Carya cordiformis	11.2	Good	Remove	2
1028	Basswood	Tilia americana	10.3	Poor/Leaning	Remove	1
1029	Bitternut Hickory	Carya cordiformis	8.7	Good	Remove	1
1030	Basswood	Tilia americana	10.9	Fair	Novi Road	
1031	Bitternut Hickory	Carya cordiformis	8.1	Good	Novi Road	
1032	Green Ash	Fraxinus pennsylvanica	10.2	Dead	Novi Road	
1033	Basswood	Tilia americana	8.0	Fair	Novi Road	
1034	Basswood	Tilia americana	9.7	Poor/Trunk Decay	Novi Road	
1035	Bitternut Hickory	Carya cordiformis	8.8	Fair	Novi Road	
1036	Bitternut Hickory	Carya cordiformis	8.9	Good	Novi Road	
1037	Green Ash	Fraxinus pennsylvanica	8.3	Dead	Novi Road	
1038	Sugar Maple	Acer saccharum	10.6	Good	Remove	1
1039	Twin Bitternut Hickory	Carya cordiformis	14.3	Good	Novi Road	
1040	Red Oak	Quercus rubra	8.0	Fair/Leaning	Novi Road	
1041	Green Ash	Fraxinus pennsylvanica	13.1	Dead	Novi Road	
1042	Bitternut Hickory	Carya cordiformis	8.5	Good	Novi Road	
1043	American Elm	Ulmus Americana	8.5	Good	Remove	1
1044	Green Ash	Fraxinus pennsylvanica	14.3	Dead	Novi Road	
1045	Bitternut Hickory	Carya cordiformis	8.1	Good	Remove	1
1046	Basswood	Tilia americana	8.3	Good	Remove	1
1047	Bitternut Hickory	Carya cordiformis	8.3	Good	Remove	1
1048	Basswood	Tilia americana	11.4	Fair/Leaning	Remove	2
1049	Sugar Maple	Acer saccharum	11.0	Good	Remove	1
1050	Bitternut Hickory	Carya cordiformis	10.3	Good	Remove	1
1051	Bitternut Hickory	Carya cordiformis	12.5	Good	Remove	2
1052	Basswood	Tilia americana	13.0	Good	Remove	2
1053	Basswood	Tilia americana	13.6	Good	Remove	2
1054	Hop-hornbeam	Ostrya virginiana	9.2	Good	Remove	1
1055	American Beech	Fagus grandifolia	8.7	Good	Remove	1
1056	Bitternut Hickory	Carya cordiformis	13.5	Good	Remove	2
1057	Bitternut Hickory	Carya cordiformis	11.9	Good	Remove	2
1058	Bitternut Hickory	Carya cordiformis	8.2	Good	Remove	1
1059	Bitternut Hickory	Carya cordiformis	8.0	Good	Remove	1
1060	Basswood	Tilia americana	10.5	Fair/Cancerous	Remove	1
1061	Bitternut Hickory	Carya cordiformis	8.9	Good	Remove	1
1062	Basswood	Tilia americana	14.7	Good	Remove	2
1063	Basswood	Tilia americana	11.8	Good	Remove	2
1064	Bitternut Hickory	Carya cordiformis	10.3	Good	Remove	1
1065	Twin Basswood	Tilia americana	11.7	Good	Remove	2
1066	Twin Bitternut Hickory	Carya cordiformis	13.4	Good	Remove	2
1067	Basswood	Tilia americana	17.1	Good	Remove	2
1068	Bitternut Hickory	Carya cordiformis	10.0	Good	Remove	1
1069	Sugar Maple	Acer saccharum	8.4	Good	Remove	1
1070	Sugar Maple	Acer saccharum	8.8	Good	Remove	1
1071	Black Walnut	Juglans nigra	13.9	Good	Remove	2
1072	Black Walnut	Juglans nigra	14.3	Good	Remove	2
1073	Bitternut Hickory	Carya cordiformis	8.2	Good	Remove	1
1074	American Elm	Ulmus Americana	18.1	Good	Remove	2
1075	Black Walnut	Juglans nigra	13.5	Good	Remove	2
1076	Bitternut Hickory	Carya cordiformis	12.2	Good	Remove	2
1077	Green Ash	Fraxinus pennsylvanica	16.6	Dead	Dead	
1078	Twin Basswood	Tilia americana	10.6	Good	Remove	1
1079	Bitternut Hickory	Carya cordiformis	15.6	Good	Remove	2
1080	Green Ash	Fraxinus pennsylvanica	14.2	Dead	Dead	
1081	Sugar Maple	Acer saccharum	20.8	Fair/Trunk Decay	Remove	3
1082	Sugar Maple	Acer saccharum	21.5	Fair	Remove	3
1083	Sugar Maple	Acer saccharum	9.5	Good	Remove	1
1084	Black Cherry	Prunus serotina	15.6	Good	Remove	2
1085	Green Ash	Fraxinus pennsylvanica	16.9	Dead	Dead	
1086	Bitternut Hickory	Carya cordiformis	13.3	Good	Remove	2
1087	Sugar Maple	Acer saccharum	11.1	Good	Remove	2
1088	Basswood	Tilia americana	12.6	Good	Remove	2
1089	Bitternut Hickory	Carya cordiformis	12.1	Good	Remove	2
1090	Sugar Maple	Acer saccharum	10.0	Good	Remove	1
1091	Basswood	Tilia americana	16.9	Fair/Trunk Decay	Remove	2
1092	Sugar Maple	Acer saccharum	13.2	Good	Remove	2
1093	American Beech	Fagus grandifolia	21.5	Good	Remove	3
1094	Sugar Maple	Acer saccharum	13.3	Good	Remove	2
1095	Basswood	Tilia americana	12.8	Good	Remove	2
1096	Basswood	Tilia americana	12.6	Good	Remove	2
1097	American Elm	Ulmus Americana	18.0	Good	Remove	2
1098	Bitternut Hickory	Carya cordiformis	11.8	Good	Remove	2
1099	Sugar Maple	Acer saccharum	10.1	Good	Remove	1
1100	Basswood	Tilia americana	22.6	Good	Remove	3
1101	Triple Basswood	Tilia americana	11.2	Good	Novi Road	
1102	Triple Basswood	Tilia americana	12.9	Good	Remove	2
1103	Triple Basswood	Tilia americana	13.3	Good	Remove	2
1104	Green Ash	Fraxinus pennsylvanica	8.2	Dead	Dead	
1105	Basswood	Tilia americana	9.3	Fair	Remove	1
1106	Basswood	Tilia americana	8.0	Fair	Remove	1
1107	Basswood	Tilia americana	8.4	Good	Remove	1
1108	Basswood	Tilia americana	8.8	Good	Remove	1
1109	Green Ash	Fraxinus pennsylvanica	16.8	Dead	Dead	
1110	Basswood	Tilia americana	12.1	Good	Remove	2
1111	Green Ash	Fraxinus pennsylvanica	15.3	Dead	Dead	
1112	Basswood	Tilia americana	4/10.5	Good	Remove	1
1113	Bitternut Hickory	Carya cordiformis	9.3	Good	Remove	1

Tree #	Common Name	Botanical Name	DBH	Condition	Status	Replacement
1114	Basswood	Tilia americana	11.0	Poor/Cancerous	Remove	1
1115	Triple Bitternut Hickory	Carya cordiformis	9.5	Good	Remove	1
1116	Basswood	Tilia americana	8.5	Dead	Dead	
1117	Twin Bitternut Hickory	Carya cordiformis	10.3	Good	Remove	1
1118	Basswood	Tilia americana	8.4	Good	Remove	1
1119	Twin Green Ash	Fraxinus pennsylvanica	15.2	Dead	Dead	
1120	Twin Basswood	Tilia americana	12.8	Fair	Remove	2
1121	Bitternut Hickory	Carya cordiformis	4/9.5	Good	Remove	1
1122	Twin Basswood	Tilia americana	15.0	Good	Remove	2
1123	Basswood	Tilia americana	10.0	Good	Remove	1
1124	Twin Basswood	Tilia americana	13.5	Fair/Vine Choke	Remove	2
1125	Basswood	Tilia americana	4/12.6	Poor/Cancerous	Remove	2
1126	Basswood	Tilia americana	10.1	Fair	Remove	1
1127	Twin Basswood	Tilia americana	11.2	Fair/Trunk Decay	Remove	2
1128	Bitternut Hickory	Carya cordiformis	11.7	Good	Remove	2
1129	Sugar Maple	Acer saccharum	22.0	Good	Remove	3
1130	Green Ash	Fraxinus pennsylvanica	19.3	Dead	Dead	
1131	Basswood	Tilia americana	11.8	Good	Remove	2
1132	Bitternut Hickory	Carya cordiformis	12.8	Good	Remove	2
1133	American Beech	Fagus grandifolia	10.8	Good	Remove	1
1134	American Beech	Fagus grandifolia	12.0	Good	Remove	2
1135	Basswood	Tilia americana	23.3	Good	Remove	3
1136	American Beech	Fagus grandifolia	17.7	Good	Remove	2
1137	Black Cherry	Prunus serotina	13.5	Fair	Remove	2
1138	Black Walnut	Juglans nigra	10.1	Good	Remove	1
1139	Green Ash	Fraxinus pennsylvanica	8.1	Dead	Dead	
1140	Green Ash	Fraxinus pennsylvanica	11.3	Dead	Dead	
1141	Green Ash	Fraxinus pennsylvanica	14.9	Dead	Dead	
1142	American Beech	Fagus grandifolia	22.5	Fair/May Be Hollow	Remove	3
1143	Green Ash	Fraxinus pennsylvanica	9.5	Dead	Dead	
1144	Sugar Maple	Acer saccharum	9.0	Good	Remove	1
1145	Green Ash	Fraxinus pennsylvanica	10.1	Dead	Dead	
1146	Green Ash	Fraxinus pennsylvanica	14.8	Dead	Dead	
1147	Green Ash	Fraxinus pennsylvanica	10.2	Dead	Dead	
1148	Black Walnut	Juglans nigra	8.5	Good	Remove	1
1149	Black Walnut	Juglans nigra	12.9	Good	Remove	2
1150	Green Ash	Fraxinus pennsylvanica	16.4	Dead	Dead	
1151	Black Walnut	Juglans nigra	15.2	Good	Remove	2
1152	Sugar Maple	Acer saccharum	8.4	Good	Remove	1
1153	Sugar Maple	Acer saccharum	13.3	Good	Remove	2
1154	Basswood	Tilia americana	11.8	Good	Remove	2
1155	Bitternut Hickory	Carya cordiformis	13.3	Fair/Fence in trunk	Remove	2
1156	Sugar Maple	Acer saccharum	9.6	Fair/Trunk Decay	Remove	1
1157	Sugar Maple	Acer saccharum	13.0	Good	Remove	2
1158	Basswood	Tilia americana	13.4	Good	Remove	2
1159	Basswood	Tilia americana	8.1	Fair	Remove	1
1160	Green Ash	Fraxinus pennsylvanica	12.6	Dead	Dead	
1161	Basswood	Tilia americana	13.1	Good	Remove	2
1162	Green Ash	Fraxinus pennsylvanica	14.6	Dead	Dead	
1163	Green Ash	Fraxinus pennsylvanica	9.6	Dead	Dead	
1164	Sugar Maple	Acer saccharum	9.9	Good	Remove	1
1165	Green Ash	Fraxinus pennsylvanica	8.2	Dead	Dead	
1166	Black Walnut	Juglans nigra	23.9	Good	Remove	3
1167	Sugar Maple	Acer saccharum	8.9	Good	Remove	1
1168	Twin Basswood	Tilia americana	29.3	Good	Remove	3
1169	Basswood	Tilia americana	14.5	Fair/Cancerous	Remove	2
1170	Basswood	Tilia americana	18.1	Good	Remove	2
1171	American Beech	Fagus grandifolia	30.2	Poor/Trunk Decay	Remove	3
1172	American Beech	Fagus grandifolia	31.1	Poor/Trunk Decay	Remove	3
1173	American Beech	Fagus grandifolia	8.0	Fair	Remove	1
1174	Sugar Maple	Acer saccharum	10.5	Good	Remove	1
1175	Sugar Maple	Acer saccharum	9.7	Good	Remove	1
1176	Basswood	Tilia americana	12.3	Good	Remove	2
1177	Basswood	Tilia americana	8.1	Fair	Remove	1
1178	Triple Basswood	Tilia americana	8.8	Good	Remove	1
1179	Black Walnut	Juglans nigra	29.5	Poor/Trunk Decay	Remove	3
1180	Black Walnut	Juglans nigra	8.0	Good	Remove	1
1181	Black Walnut	Juglans nigra	8.2	Good	Remove	1
1182	Basswood	Tilia americana	8.1	Fair/Vine Choke	Remove	1
1183	Twin Basswood	Tilia americana	9.1	Good	Remove	1
1184	Sugar Maple	Acer saccharum	11.0	Good	Remove	1
1185	Green Ash	Fraxinus pennsylvanica	20.2	Dead	Dead	
1186	Bitternut Hickory	Carya cordiformis	8.8	Good	Remove	1
1187	Black Cherry	Prunus serotina	8.2	Poor/stressed	Remove	1
1188	Sugar Maple	Acer saccharum	10.1	Good	Remove	1
1189	Sugar Maple	Acer saccharum	10.1	Good	Remove	1
1190	American Beech	Fagus grandifolia	25.3	Good	Remove	3
1191	Sugar Maple	Acer saccharum	10.4	Good	Remove	1
1192	Black Cherry	Prunus serotina	14.9	Good	Remove	2
1193	Green Ash	Fraxinus pennsylvanica	19.2	Dead	Dead	
1194	Sugar Maple	Acer saccharum	17.6	Good	Remove	2
1195	Sugar Maple	Acer saccharum	9.0	Fair	Remove	1
1196	Green Ash	Fraxinus pennsylvanica	9.9	Dead	Dead	
1197	Basswood	Tilia americana	16.1	Good	Remove	2
1198	Sugar Maple	Acer saccharum	10.8	Good	Remove	1
1199	Sugar Maple	Acer saccharum	9.9	Good	Remove	1
1200	Basswood	Tilia americana	9.3	Fair	Remove	1
1201	American Beech	Fagus grandifolia	25.1	Fair/Trunk Decay	Remove	3
1202	American Beech	Fagus grandifolia	22.3	Good	Remove	3
1203	Twin American Beech	Fagus grandifolia	8.7	Good	Remove	1
1204	American Beech	Fagus grandifolia	9.9	Good	Remove	1
1205	Basswood	Tilia americana	17.2	Good	Remove	2
1206	Green Ash	Fraxinus pennsylvanica	8.3	Dead	Dead	
1207	Bitternut Hickory	Carya cordiformis	11.8	Good	Remove	2
1208	Green Ash	Fraxinus pennsylvanica	18.5	Dead	Dead	
1209	Basswood	Tilia americana	16.4	Good	Remove	2
1210	Green Ash	Fraxinus pennsylvanica	14.3	Dead	Dead	
1211	Twin Basswood	Tilia americana	9.5	Good	Remove	1
1212	American Beech	Fagus grandifolia	24.0	Good	Remove	3
1213	Twin American Beech	Fagus grandifolia	30.0	Good	Remove	3
1214	American Beech	Fagus grandifolia	11.2	Good	Remove	2
1215	American Beech	Fagus grandifolia	21.4	Fair/May Be Hollow	Remove	3
1216	Bitternut Hickory	Carya cordiformis	11.4	Good	Remove	2
1217	Basswood	Tilia americana	14.3	Fair/Cancerous	Remove	2
1218	Sugar Maple	Acer saccharum	17.0	Good	Remove	2
1219	Sugar Maple	Acer saccharum	12.1	Good	Remove	2
1220	Sugar Maple	Acer saccharum	8.3	Good	Remove	1
1221	Sugar Maple	Acer saccharum	18.8	Good	Remove	2
1222	American Beech	Fagus grandifolia	19.7	Good	Remove	2
1223	Green Ash	Fraxinus pennsylvanica	10.2	Dead	Dead	
1224	Black Cherry	Prunus serotina	10.0	Good	Remove	1
1225	Basswood	Tilia americana	18.7	Good	Remove	2
1226	American Beech	Fagus grandifolia	27.4	Poor/Hollow	Remove	3
1227	American Elm	Ulmus Americana	9.7	Good	Remove	1
1228	Basswood	Tilia americana	13.5	Good	Remove	2
1229	Green Ash	Fraxinus pennsylvanica	9.0	Dead	Dead	
1230	Green Ash	Fraxinus pennsylvanica	14.5	Dead	Dead	
1231	Twin Black Cherry	Prunus serotina	11.9	Good	Remove	2
1232	Green Ash	Fraxinus pennsylvanica	13.1	Dead	Dead	
1233	White Oak	Quercus alba	36.1	Good	Remove	3
1234	Basswood	Tilia americana	9.2	Fair/Leaning	Remove	1
1235	Red Oak	Quercus rubra	13.9	Good	Remove	2
1236	Green Ash	Fraxinus pennsylvanica	11.7	Dead	Dead	
1237	Red Oak	Quercus rubra	17.3	Good	Remove	2
1238	Black Cherry	Prunus serotina	8.7	Fair	Remove	1
1239	American Beech	Fagus grandifolia	21.0	Poor/Trunk Decay	Remove	3
1240	American Beech	Fagus grandifolia	8.3	Good	Remove	1
1241	Basswood	Tilia americana	19.2	Good	Remove	2
1242	Basswood	Tilia americana	17.8	Good	Remove	2
1243	Black Cherry	Prunus serotina	13.9	Good	Remove	2
1244	American Beech	Fagus grandifolia	25.7	Poor/Trunk Decay	Remove	3
1245	Green Ash	Fraxinus pennsylvanica	8.5	Dead	Dead	
1246	Green Ash	Fraxinus pennsylvanica	8.7	Dead	Dead	
1247	Green Ash	Fraxinus pennsylvanica	10.8	Dead	Dead	
1248	Green Ash	Fraxinus pennsylvanica	9.6	Dead	Dead	
1249	Green Ash	Fraxinus pennsylvanica	13.0	Dead	Dead	
1250	Green Ash	Fraxinus pennsylvanica	11.6	Dead	Dead	
1251	Green Ash	Fraxinus pennsylvanica	17.5	Dead	Dead	
1252	Green Ash	Fraxinus pennsylvanica	8.1	Dead	Dead	
1253	Green Ash	Fraxinus pennsylvanica	8.1	Dead	Dead	
1254	Green Ash	Fraxinus pennsylvanica	18.0	Dead	Dead	
1255	Green Ash	Fraxinus pennsylvanica	12.3	Dead	Dead	
1256	Green Ash	Fraxinus pennsylvanica	11.9	Dead	Dead	
1257	Green Ash	Fraxinus pennsylvanica	9.1	Dead	Dead	
1258	Twin Black Cherry	Prunus serotina	15.2	Good	Remove	2
1259	Black Cherry	Prunus serotina	16.2	Good	Remove	2
1260	American Beech	Fagus grandifolia	8.8	Good	Remove	1
1261	American Beech	Fagus grandifolia	25.8	Fair	Remove	3
1262	Basswood	Tilia americana	11.7	Good	Remove	2
1263	Basswood	Tilia americana	10.2	Good	Remove	1
1264	Green Ash	Fraxinus pennsylvanica	10.7	Dead	Dead	
1265	Basswood	Tilia americana	11.5	Good	Remove	2
1266	Basswood	Tilia americana	18.5	Good	Remove	2
1267	Basswood	Tilia americana	21.8	Good	Remove	3
1268	Green Ash	Fraxinus pennsylvanica	9.7	Dead	Dead	
1269	Green Ash	Fraxinus pennsylvanica	8.1	Dead	Dead	
1270	Green Ash	Fraxinus pennsylvanica	9.2	Dead	Dead	
1271	Green Ash	Fraxinus pennsylvanica	9.0	Dead	Dead	
1272	Green Ash	Fraxinus pennsylvanica	9.2	Dead	Dead	

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Seal:

Title:
Tree List

Project:
Society Hill
Novi, Michigan

Prepared for:
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Revision:	Issued:
Preliminary Site Plan	March 25, 2024

Job Number:
23-077

Drawn By:	Checked By:
jca	jca

Know what's below. Call before you dig.

Sheet No.
L-11

Tree List

Tree #	Common Name	Botanical Name	DBH	Condition	Status	Replacement
1273	Green Ash	Fraxinus pennsylvanica	8.0	Dead	Dead	
1274	Green Ash	Fraxinus pennsylvanica	10.2	Dead	Dead	
1275	Red Oak	Quercus rubra	30.8	Good	Remove	3
1276	Red Oak	Quercus rubra	26.8	Good	Remove	3
1277	Green Ash	Fraxinus pennsylvanica	10.1	Dead	Dead	
1278	Bitternut Hickory	Carya cordiformis	8.6	Good	Remove	1
1279	Green Ash	Fraxinus pennsylvanica	12.7	Dead	Dead	
1280	Black Cherry	Prunus serotina	10.1	Fair/Vine Choke	Remove	1
1281	Green Ash	Fraxinus pennsylvanica	12.5	Dead	Dead	
1282	Basswood	Tilia americana	11.7	Good	Remove	2
1283	Green Ash	Fraxinus pennsylvanica	10.8	Dead	Dead	
1284	Hop-hornbeam	Ostrya virginiana	8.0	Good	Remove	1
1285	Basswood	Tilia americana	10.0	Good	Remove	1
1286	Green Ash	Fraxinus pennsylvanica	11.0	Dead	Dead	
1287	Green Ash	Fraxinus pennsylvanica	12.3	Dead	Dead	
1288	Green Ash	Fraxinus pennsylvanica	10.0	Dead	Dead	
1289	Basswood	Tilia americana	21.5	Good	Remove	3
1290	American Beech	Fagus grandifolia	27.0	Fair/May Be Hollow	Remove	3
1291	American Beech	Fagus grandifolia	31.3	Good	Remove	3
1292	Twin Green Ash	Fraxinus pennsylvanica	13.7	Dead	Dead	
1293	Bitternut Hickory	Carya cordiformis	8.5	Good	Remove	1
1294	Basswood	Tilia americana	13.0	Good	Remove	2
1295	Basswood	Tilia americana	8.5	Good	Remove	1
1296	Sugar Maple	Acer saccharum	6/13.1	Good	Remove	2
1297	Black Walnut	Juglans nigra	8.4	Good	Remove	1
1298	Basswood	Tilia americana	10.2	Fair/Cancerous	Remove	1
1299	Twin Basswood	Tilia americana	15.6	Fair	Remove	2
1300	Basswood	Tilia americana	8.2	Fair	Remove	1
1301	Green Ash	Fraxinus pennsylvanica	15.5	Dead	Dead	
1302	Basswood	Tilia americana	11.7	Poor/Trunk Decay	Remove	2
1303	Basswood	Tilia americana	14.4	Good	Remove	2
1304	Basswood	Tilia americana	8.0	Poor/Cancerous	Remove	1
1305	Green Ash	Fraxinus pennsylvanica	18.6	Dead	Dead	
1306	Triple Basswood	Tilia americana	10.0	Good	Remove	1
1307	Basswood	Tilia americana	13.2	Good	Remove	2
1308	Triple Basswood	Tilia americana	14.0	Fair/Cancerous	Remove	2
1309	Basswood	Tilia americana	12.0	Good	Remove	2
1310	Triple Basswood	Tilia americana	16.1	Poor/Cancerous	Remove	2
1311	Sugar Maple	Acer saccharum	8.0	Good	Remove	1
1312	Basswood	Tilia americana	12.9	Good	Remove	2
1313	Basswood	Tilia americana	15.7	Good	Remove	2
1314	Twin Basswood	Tilia americana	12.6	Fair	Remove	2
1315	Twin Basswood	Tilia americana	11.5	Fair/Cancerous	Remove	2
1316	Triple Basswood	Tilia americana	16.2	Good	Remove	2
1317	Basswood	Tilia americana	11.9	Fair	Remove	2
1318	Twin Basswood	Tilia americana	8.9	Fair/Leaning	Remove	1
1319	Twin Basswood	Tilia americana	13.6	Good	Remove	2
1320	Triple Basswood	Tilia americana	15.1	Good	Remove	2
1321	Black Walnut	Juglans nigra	17.7	Good	Remove	2
1322	Basswood	Tilia americana	4/12.0	Good	Remove	2
1323	Black Walnut	Juglans nigra	8.0	Good	Remove	1
1324	Triple Basswood	Tilia americana	8.1	Fair	Remove	1
1325	Norway Spruce	Picea abies	9.3	Good	Remove	1
1326	American Elm	Ulmus Americana	8.4	Fair	Remove	1
1327	Black Walnut	Juglans nigra	9.1	Good	Remove	1
1328	Norway Spruce	Picea abies	12.0	Good	Remove	2
1329	Norway Spruce	Picea abies	8.2	Good	Remove	1
1330	Norway Spruce	Picea abies	9.8	Good	Remove	1
1331	Black Walnut	Juglans nigra	11.9	Good	Remove	2
1332	Triple Sugar Maple	Acer saccharum	8.5	Good	Remove	1
1333	Triple Basswood	Tilia americana	13.0	Fair/One Dead	Remove	2
1334	Twin Sugar Maple	Acer saccharum	11.0	Good	Remove	1
1335	Bitternut Hickory	Carya cordiformis	10.8	Good	Remove	1
1336	Sugar Maple	Acer saccharum	13.9	Good	Remove	2
1337	Twin American Elm	Ulmus Americana	9.3	Fair	Remove	1
1338	Bitternut Hickory	Carya cordiformis	8.4	Good	Remove	1
1339	Basswood	Tilia americana	10.6	Good	Remove	1
1340	Twin Black Walnut	Jugians nigra	9.2	Good	Remove	1
1341	Twin American Elm	Ulmus Americana	9.6	Fair	Remove	1
1342	Basswood	Tilia americana	10.6	Good	Remove	1
1343	Twin Basswood	Tilia americana	10.2	Fair/Cancerous	Remove	1
1344	Basswood	Tilia americana	13.0	Good	Remove	2
1345	Basswood	Tilia americana	8.5	Good	Remove	1
1346	Bitternut Hickory	Carya cordiformis	9.1	Good	Remove	1
1347	Basswood	Tilia americana	8.6	Fair	Remove	1
1348	Black Walnut	Juglans nigra	12.6	Good	Remove	2
1349	Black Cherry	Prunus serotina	9.1	Dead	Dead	
1350	E'ern White Pine	Pinus strobus	10.2	Good	Remove	1
1351	Green Ash	Fraxinus pennsylvanica	16.9	Dead	Dead	
1352	Green Ash	Fraxinus pennsylvanica	9.9	Dead	Dead	
1353	Twin Basswood	Tilia americana	13.0	Good	Remove	2
1354	Green Ash	Fraxinus pennsylvanica	9.9	Dead	Dead	
1355	Green Ash	Fraxinus pennsylvanica	10.2	Dead	Dead	
1356	Twin Black Walnut	Jugians nigra	10.3	Good	Remove	1
1357	Triple American Elm	Ulmus Americana	8.7	Fair	Remove	1
1358	Twin Black Walnut	Jugians nigra	10.4	Good	Remove	1
1359	Basswood	Tilia americana	11.9	Good	Remove	2
1360	Black Walnut	Juglans nigra	9.5	Good	Remove	1
1361	Black Walnut	Juglans nigra	9.4	Good	Remove	1
1362	Triple Black Walnut	Juglans nigra	11.4	Good	Remove	2
1363	American Elm	Ulmus Americana	12.5	Good	Remove	2
1364	Black Walnut	Juglans nigra	10.2	Good	Remove	1
1365	Twin Green Ash	Fraxinus pennsylvanica	8.4	Dead	Dead	
1366	Green Ash	Fraxinus pennsylvanica	11.3	Dead	Dead	
1367	Green Ash	Fraxinus pennsylvanica	10.0	Dead	Dead	
1368	American Elm	Ulmus Americana	11.0	Fair/Vine Choke	Remove	1
1369	Black Walnut	Juglans nigra	17.0	Good	Remove	2
1370	Green Ash	Fraxinus pennsylvanica	10.0	Dead	Dead	
1371	Green Ash	Fraxinus pennsylvanica	9.8	Dead	Dead	
1372	Green Ash	Fraxinus pennsylvanica	8.6	Dead	Dead	
1373	Sugar Maple	Acer saccharum	11.2	Good	Remove	2
1374	Basswood	Tilia americana	7/11.0	Good	Remove	1
1375	Black Walnut	Juglans nigra	12.7	Good	Remove	2
1376	Black Walnut	Juglans nigra	12.7	Good	Remove	2
1377	American Elm	Ulmus Americana	8.9	Good	Remove	1
1378	Black Walnut	Juglans nigra	13.1	Good	Remove	2
1379	Basswood	Tilia americana	8.7	Good	Remove	1
1380	Sugar Maple	Acer saccharum	13.9	Good	Remove	2
1381	Black Walnut	Juglans nigra	10.4	Good	Remove	1
1382	American Elm	Ulmus Americana	9.2	Fair/Vine Choke	Remove	1
1383	Triple American Elm	Ulmus Americana	10.7	Good	Remove	1
1384	Green Ash	Fraxinus pennsylvanica	10.1	Dead	Dead	
1385	Green Ash	Fraxinus pennsylvanica	8.6	Dead	Dead	
1386	Black Walnut	Juglans nigra	9.5	Good	Remove	1
1387	Red Oak	Quercus rubra	9.2	Good	Remove	1
1388	Black Cherry	Prunus serotina	8.8	Good	Remove	1
1389	Black Cherry	Prunus serotina	8.9	Good	Remove	1
1390	Basswood	Tilia americana	4/16.4	Fair/Cancerous	Remove	2
1391	Twin Basswood	Tilia americana	10.6	Good	Remove	1
1392	Basswood	Tilia americana	8.4	Good	Remove	1
1393	Sugar Maple	Acer saccharum	9.6	Good	Remove	1
1394	Twin Bitternut Hickory	Carya cordiformis	8.4	Good	Remove	1
1395	Green Ash	Fraxinus pennsylvanica	17.0	Dead	Dead	
1396	Bitternut Hickory	Carya cordiformis	8.0	Good	Remove	1
1397	Basswood	Tilia americana	10.4	Good	Remove	1
1398	Black Cherry	Prunus serotina	11.8	Fair	Remove	2
1399	Basswood	Tilia americana	8.9	Good	Remove	1
1400	Green Ash	Fraxinus pennsylvanica	10.3	Dead	Dead	
1401	Green Ash	Fraxinus pennsylvanica	11.5	Dead	Dead	
1402	Basswood	Tilia americana	11.1	Good	Remove	2
1403	Green Ash	Fraxinus pennsylvanica	5/13.3	Dead	Dead	
1404	Green Ash	Fraxinus pennsylvanica	11.3	Dead	Dead	
1405	Basswood	Tilia americana	10.1	Fair/Leaning	Remove	1
1406	Basswood	Tilia americana	9.2	Fair/Leaning	Remove	1
1407	Basswood	Tilia americana	4/14.7	Good	Remove	2
1408	Basswood	Tilia americana	12.7	Good	Remove	2
1409	Red Oak	Quercus rubra	23.9	Good	Remove	3
1410	Green Ash	Fraxinus pennsylvanica	9.3	Dead	Dead	
1411	Basswood	Tilia americana	12.2	Good	Remove	2
1412	Twin Red Oak	Quercus rubra	15.4	Good	Remove	2
1413	Basswood	Tilia americana	18.0	Good	Remove	2
1414	Black Walnut	Juglans nigra	9.3	Good	Remove	1
1415	Green Ash	Fraxinus pennsylvanica	14.8	Dead	Dead	
1416	Green Ash	Fraxinus pennsylvanica	14.0	Dead	Dead	
1417	Trembling Aspen	Populus tremuloides	16.0	Good	Remove	2
1418	Twin American Elm	Ulmus Americana	8.9	Fair/Stress	Remove	1
1419	Basswood	Tilia americana	10.0	Fair/Leaning	Remove	1
1420	Basswood	Tilia americana	44.2	Poor/Trunk Decay	Remove	3
1421	Green Ash	Fraxinus pennsylvanica	11.6	Dead	Dead	
1422	Green Ash	Fraxinus pennsylvanica	8.6	Dead	Dead	
1423	Red Oak	Quercus rubra	8.5	Good	Save	
1424	Triple Green Ash	Fraxinus pennsylvanica	20.5	Dead	Dead	
1425	Black Walnut	Juglans nigra	17.7	Good	Remove	2
1426	Basswood	Tilia americana	11.0	Good	Remove	1
1427	Basswood	Tilia americana	9.8	Good	Remove	1
1428	Red Oak	Quercus rubra	8.4	Good	Remove	1
1429	Basswood	Tilia americana	9.3	Good	Remove	1
1430	Basswood	Tilia americana	13.1	Fair/Leaning	Remove	2
1431	Twin Basswood	Tilia americana	10.1	Good	Remove	1
1432	Basswood	Tilia americana	18.9	Good	Remove	2
1433	Basswood	Tilia americana	12.8	Good	Remove	2
1434	Basswood	Tilia americana	8.5	Good	Remove	1
1435	Red Oak	Quercus rubra	11.8	Good	Remove	2
1436	Red Oak	Quercus rubra	14.9	Good	Remove	2
1437	Basswood	Tilia americana	4/8.7	Good	Remove	1
1438	Green Ash	Fraxinus pennsylvanica	12.1	Dead	Dead	
1439	Green Ash	Fraxinus pennsylvanica	12.9	Dead	Dead	
1440	Twin Basswood	Tilia americana	8.3	Good	Remove	1
1441	Green Ash	Fraxinus pennsylvanica	9.5	Dead	Dead	
1442	Twin Green Ash	Fraxinus pennsylvanica	8.4	Dead	Dead	
1443	Black Cherry	Prunus serotina	9.8	Fair/Vine Choke	Remove	1
1444	Basswood	Tilia americana	9.0	Poor/Leaning	Remove	1
1445	Green Ash	Fraxinus pennsylvanica	8.9	Dead	Dead	
1446	Sugar Maple	Acer saccharum	11.4	Good	Remove	2
1447	Black Cherry	Prunus serotina	9.0	Fair	Remove	1
1448	Black Cherry	Prunus serotina	9.2	Good	Remove	1
1449	Basswood	Tilia americana	4/16.1	Good	Remove	2
1450	Black Cherry	Prunus serotina	10.6	Fair/Leaning	Remove	1
1451	Sugar Maple	Acer saccharum	9.6	Good	Remove	1
1452	Green Ash	Fraxinus pennsylvanica	8.8	Dead	Dead	
1453	Black Cherry	Prunus serotina	10.8	Good	Remove	1
1454	Black Cherry	Prunus serotina	10.0	Good	Remove	1
1455	Sugar Maple	Acer saccharum	8.9	Good	Remove	1
1456	Twin Sugar Maple	Acer saccharum	17.5	Good	Remove	2
1457	American Elm	Ulmus Americana	10.6	Good	Remove	1
1458	Basswood	Tilia americana	9.9	Good	Remove	1
1459	Twin Sugar Maple	Acer saccharum	10.5	Good	Remove	1
1460	Sugar Maple	Acer saccharum	8.0	Good	Remove	1
1461	Green Ash	Fraxinus pennsylvanica	9.4	Dead	Dead	
1462	American Elm	Ulmus Americana	9.5	Good	Remove	1
1463	Green Ash	Fraxinus pennsylvanica	12.3	Dead	Dead	
1464	Basswood	Tilia americana	11.9	Good	Remove	2
1465	Twin Basswood	Tilia americana	11.2	Good	Remove	2
1466	Twin Basswood	Tilia americana	11.3	Good	Remove	2
1467	Basswood	Tilia americana	12.8	Good	Remove	2
1468	Sugar Maple	Acer saccharum	11.9	Good	Remove	2
1469	Red Oak	Quercus rubra	8.0	Good	Remove	1
1470	Sugar Maple	Acer saccharum	9.5	Fair/Stress	Remove	1
1471	Black Walnut	Juglans nigra	13.4	Good	Remove	2
1472	Basswood	Tilia americana	5/8.9	Good	Remove	1
1473	American Elm	Ulmus Americana	8.4	Good	Remove	1
1474	Basswood	Tilia americana	10.3	Good	Remove	1
1475	Bitternut Hickory	Carya cordiformis	9.3	Good	Remove	1
1476	Twin Red Oak	Quercus rubra	19.0	Good	Remove	2
1477	Green Ash	Fraxinus pennsylvanica	11.3	Dead	Dead	
1478	Basswood	Tilia americana	9.0	Good	Remove	1
1479	Basswood	Tilia americana	9.0	Good	Remove	1
1480	Green Ash	Fraxinus pennsylvanica	8.7	Dead	Dead	
1481	Twin Green Ash	Fraxinus pennsylvanica	21.5	Dead	Dead	
1482	Basswood	Tilia americana	13.8	Good	Remove	2
1483	Basswood	Tilia americana	11.5	Fair/Cancerous	Save	
1484	Green Ash	Fraxinus pennsylvanica	10.0	Dead	Dead	
1485	Green Ash	Fraxinus pennsylvanica	11.7	Dead	Dead	
1486	Basswood	Tilia americana	8.2	Fair	Save	
1487	Twin Red Oak	Quercus rubra	31.0	Good	Remove	3
1488	Red Oak	Quercus rubra	31.1	Good	Remove	3
1489	Twin Green Ash	Fraxinus pennsylvanica	19.4	Dead	Dead	
1490	Black Walnut	Juglans nigra	10.5	Good	Remove	1
1491	Basswood	Tilia americana	9.4	Good	Remove	1
1492	Basswood	Tilia americana	11.7	Good	Remove	2
1493	Basswood	Tilia americana	12.7	Good	Remove	2
1494	Red Oak	Quercus rubra	10.1	Good	Remove	1
1495	Green Ash	Fraxinus pennsylvanica	14.0	Dead	Dead	
1496	Green Ash	Fraxinus pennsylvanica	12.9	Dead	Dead	
1497	Basswood	Tilia americana	8.3	Fair	Save	
1498	American Elm	Ulmus Americana	10.9	Good	Save	
1499	Basswood	Tilia americana	8.5	Good	Save	
1500	Red Oak	Quercus rubra	13.1	Good	Save	
1501	Basswood	Tilia americana	14.2	Fair/Vine Choke	Save	
1502	Twin Basswood	Tilia americana	36.5	Good	Save	
1503	Black Walnut	Juglans nigra	21.2	Good	Save	
1504	Green Ash	Fraxinus pennsylvanica	9.8	Dead	Dead	
1505	Green Ash	Fraxinus pennsylvanica	15.1	Dead	Dead	
1506	Green Ash	Fraxinus pennsylvanica	13.7	Dead	Dead	
1507	Basswood	Tilia americana	6/11.4	Good	Remove	2
1508	American Elm	Ulmus Americana	8.5	Good	Remove	1
1509	Basswood	Tilia americana	15.3	Fair/Leaning	Remove	2
1510	Black Cherry	Prunus serotina	11.4	Fair/Leaning	Remove	2
1511	Twin Basswood	Tilia americana	15.9	Good	Remove	2
1512	American Elm	Ulmus Americana	8.1	Good	Remove	1
1513	Twin Red Oak	Quercus rubra	10.2	Good	Remove	1
1514	American Elm	Ulmus Americana	8.0	Good	Remove	1
1515	Black Cherry	Prunus serotina	10.7	Good	Remove	1
1516	Basswood	Tilia americana	11.7	Good	Remove	2
1517	Basswood	Tilia americana	11.5	Good	Remove	2
1518	Sugar Maple	Acer saccharum	10.0	Good	Remove	1
1519	Black Cherry	Prunus serotina	12.0	Dead	Dead	
1520	Green Ash	Fraxinus pennsylvanica	12.1	Dead	Dead	
1521	Black Cherry	Prunus serotina	6/9.0	Fair	Remove	1
1522	Green Ash	Fraxinus pennsylvanica	10.4	Dead	Dead	
1523	American Elm	Ulmus Americana	8.6	Fair	Remove	1
1524	Black Cherry	Prunus serotina	9.4	Good	Remove	1
1525	Twin American Elm	Ulmus Americana	8.3	Good	Remove	1
1526	American Elm	Ulmus Americana	12.8	Good	Remove	2
1527	American Elm	Ulmus Americana	10.6	Good	Remove	1
1528	Green Ash	Fraxinus pennsylvanica	11.3	Dead	Dead	
1529	Black Cherry	Prunus serotina	10.6	Good	Remove	1
1530	American Elm	Ulmus Americana	15.2	Poor/Trunk Decay	Remove	2
1531	Sweet Cherry	Prunus avium	8.6	Fair	Remove	1
1532	Common Apple	Malus pumila	10.8	Poor/Old	Remove	1
1533	Willow	Salix spp.	52.2	Fair	Remove	3
1534	Red Mulberry	Morus rubra	8.6	Fair	Remove	1
1535	Green Ash	Fraxinus pennsylvanica	13.0	Dead	Dead	
1536	Willow	Salix spp.	47.5	Fair	Remove	3
1537	Sugar Maple	Acer saccharum	11.6	Fair	Remove	2
1538	Silver Maple	Acer saccharinum	11.6	Good	Remove	2
1539	Eastern Red Cedar	Juniparus virginiana	10.5	Good	Remove	1
1540	Eastern Red Cedar	Juniparus virginiana	8.3	Fair/Trunk Decay	Remove	1
1541	Eastern Red Cedar	Juniparus virginiana	8.2	Good	Remove	1
1542	Red Mulberry	Morus rubra	12.1	Good	Remove	2
1543	Red Mulberry	Morus rubra	9.9	Good	Remove	1
1544	Norway Spruce	Picea abies	14.0	Good	Remove	2
1545	Silver Maple	Acer saccharinum	17.5	Fair	Remove	2
1546	Norway Spruce	Picea abies	14.0	Good	Remove	2
1547	Green Ash	Fraxinus pennsylvanica	16.1	Dead	Dead	
1548	Twin Green Ash	Fraxinus pennsylvanica	9.3	Dead	Dead	
1549	E'ern White Pine	Pinus strobus	14.6	Good	Remove	2
1550	E'ern White Pine	Pinus strobus	13.1	Good	Remove	2
1551	Eastern Red Cedar	Juniparus virginiana	8.2	Good	Remove	1
1552	Twin Black Walnut	Jugians nigra	15.1	Good	Remove	2
1553	Twin Eastern Red-Cedar	Juniparus virginiana	9.8	Good	Remove	1
1554	Twin Eastern Red-Cedar	Juniparus virginiana	10.5	Good	Remove	1
1555	Eastern Red Cedar	Juniparus virginiana	9.5	Good	Novi Road	
1556	Eastern Red Cedar	Juniparus virginiana	11.7	Good	Remove	2
1557	Twin Green Ash	Fraxinus pennsylvanica	10.4	Dead	Novi Road	
1558	Black Cherry	Prunus serotina	8.5	Good	Remove	1
1559	American Elm	Ulmus Americana	14.2	Good	Remove	2
1560	Twin American Elm	Ulmus Americana	15.0	Good	Remove	2
1561	Chinese Elm	Ulmus parvifolia	14.8	Fair/Leaning	Remove	2
1562	Chinese Elm	Ulmus parvifolia	9.4	Fair/Leaning	Remove	1
1563	Twin Chinese Elm	Ulmus parvifolia	11.5	Fair	Remove	2
1564	Chinese Elm	Ulmus parvifolia	15.5	Fair	Remove	2
1565	Chinese Elm	Ulmus parvifolia	9.2	Fair	Remove	1
1566	Twin Chinese Elm	Ulmus parvifolia	16.3	Fair	Remove	2
1567	Chinese Elm	Ulmus parvifolia	8.0	Fair/Leaning	Remove	1
1568	Black Walnut	Juglans nigra	16.0	Good	Remove	2
1569	American Elm	Ulmus Americana	9.3	Good	Remove	1
1570	Green Ash	Fraxinus pennsylvanica	4/13.0	Dead	Dead	
1571	Black Cherry	Prunus serotina	10.8	Good	Remove	1
1572	Green Ash	Fraxinus pennsylvanica	12.3	Dead	Dead	
1573	Sugar Maple	Acer saccharum	9.5	Good	Remove	1
1574	Black Cherry	Prunus serotina	8.2	Fair/Leaning	Remove	1
1575	American Elm	Ulmus Americana	8.7	Fair/Vine Choke	Remove	1
1576	American Elm	Ulmus Americana	10.8	Fair/Vine Choke	Remove	1
1577	No Tree		-	N/A		
1578	Green Ash	Fraxinus pennsylvanica	9.0	Dead	Dead	
1579	Black Cherry	Prunus serotina	11.0	Good	Remove	1
1580	American Elm	Ulmus Americana	11.2	Good	Remove	2
1581	Green Ash	Fraxinus pennsylvanica	10.3	Dead	Dead	
1582	Sugar Maple	Acer saccharum	11.1	Good	Remove	2
1583	American Elm	Ulmus Americana	8.1	Good	Remove	1
1584	Twin American Elm	Ulmus Americana	8.5	Fair/Vine Choke	Remove	1
1585	Sugar Maple	Acer saccharum	9.0	Good	Remove	1
1586	Sugar Maple	Acer saccharum	8.5	Fair/Vine Choke	Remove	1
1587	Sugar Maple	Acer saccharum	12.7	Fair/Leaning	Remove	2
1588	American Elm	Ulmus Americana	13.0	Fair/Vine Choke	Remove	2
1589	Sugar Maple	Acer saccharum	8.5	Good	Remove	1
1590	Basswood	Tilia americana	9.5	Fair/Leaning	Remove	1
1591	Green Ash	Fraxinus pennsylvanica	10.0	Dead	Dead	
1592	American Elm	Ulmus Americana	8.5	Good	Remove	1
1593	Basswood	Tilia americana	12.0	Fair/Cancerous	Remove	2
1594	Triple Green Ash	Fraxinus pennsylvanica	16.0	Dead	Dead	
1595	American Elm	Ulmus Americana	10.5	Poor/Vine Choke	Remove	1
1596	American Elm	Ulmus Americana	8.0	Fair/Vine Choke	Remove	1
1597	Basswood	Tilia americana	10.9	Good	Remove	1
1598	Triple Green Ash	Fraxinus pennsylvanica	11.8	Dead	Dead	
1599	American Elm	Ulmus Americana	13.5	Fair/Vine Choke	Save	
1600	American Elm	Ulmus Americana	13.0	Fair/Vine Choke	Save	
1601	Green Ash	Fraxinus pennsylvanica	9.2	Dead	Dead	
1602	American Elm	Ulmus Americana	13.4	Good	Save	
1603	American Elm	Ulmus Americana	9.0	Fair/Vine Choke	Remove	1
1604	Twin American Elm	Ulmus Americana	10.2	Fair	Remove	1
1605	American Elm	Ulmus Americana	9.0	Fair/Vine Choke	Remove	1
1606	American Elm	Ulmus Americana	11.5	Fair	Remove	2
1607	Twin Basswood	Tilia americana	13.1	Good	Remove	2
1608	Basswood	Tilia americana	11.7	Poor/Trunk Decay	Remove	2
1609	American Elm	Ulmus Americana	10.0	Poor/Vine Choke	Remove	1
1610	Basswood	Tilia americana	12.8	Poor/Trunk Decay	Remove	2
1611	Twin American Elm	Ulmus Americana	11.2	Good	Remove	2
1612	Sugar Maple	Acer saccharum	8.7	Good	Remove	1
1613	Sugar Maple	Acer saccharum	8.5	Good	Remove	1
1614	Sugar Maple	Acer saccharum	9.7	Good	Remove	1
1615	Black Cherry	Prunus serotina	9.0	Good	Remove	1
1616	American Elm	Ulmus Americana	9.1	Fair/Vine Choke	Remove	1
1617	Green Ash	Fraxinus pennsylvanica	14.3	Dead	Dead	
1618	Black Cherry	Prunus serotina	13.4	Fair/Vine Choke	Remove	2
1619	Black Cherry	Prunus serotina	10.4	Good	Remove	1
1620	Black Cherry	Prunus serotina	9.2	Fair/Leaning	Remove	1
1621	Sugar Maple	Acer saccharum	11.0	Good	Remove	1
1622	Black Cherry	Prunus serotina	8.5	Good	Remove	1
1623	Green Ash	Fraxinus pennsylvanica	9.0	Dead	Dead	
1624	American Elm	Ulmus Americana	8.9	Fair/Vine Choke	Remove	1
1625	Black Cherry	Prunus serotina	8.0	Fair	Remove	1
1626	Black Cherry	Prunus serotina	8.1	Fair	Remove	1
1627	American Elm	Ulmus Americana	8.9	Fair	Remove	1
1628	Green Ash	Fraxinus pennsylvanica	9.4	Dead	Dead	
1629	Black Walnut	Juglans nigra	8.4	Good	Remove	1
1630	Black Walnut	Juglans nigra	12.6	Good	Save	
1631	Green Ash	Fraxinus pennsylvanica	17.5	Dead	Dead	
1632	Green Ash	Fraxinus pennsylvanica	22.9	Dead	Dead	
1633	Black Walnut	Juglans nigra	11.3	Good	Save	
1634	Green Ash	Fraxinus pennsylvanica	10.4	Dead	Dead	
1635	Black Walnut	Juglans nigra	8.7	Good	Remove	1
1636	Black Walnut	Juglans nigra	9.5	Good	Save	
1637	Black Walnut	Juglans nigra	14.0	Good	Remove	2
1638	Black Walnut	Juglans nigra	9.6	Good	Remove	1
1639	Green Ash	Fraxinus pennsylvanica	10.4	Dead	Dead	
1640	Black Cherry	Prunus serotina	11.9	Fair/Vine Choke	Remove	2
1641	Sugar Maple	Acer saccharum	9.6	Good	Remove	1
1642	Black Walnut	Juglans nigra	12.2	Good	Remove	2
1643	Black Cherry	Prunus serotina	9.5	Good	Remove	1
1644	Black Cherry	Prunus serotina	10.1	Poor/Vine Choke	Remove	1
1645	Twin Black Cherry	Prunus serotina	11.5	Poor/Trunk Decay	Remove	2
1646	Sugar Maple	Acer saccharum	10.7	Good	Remove	1
1647	Black Cherry	Prunus serotina	10.3	Good	Remove	1
1648	Basswood	Tilia americana	4/9.2	Fair/Vine Choke	Remove	1
1649	Red Oak	Quercus rubra	17.4	Fair	Remove	2
1650	Triple American Elm	Ulmus Americana	10.8	Poor/60% Dead	Remove	1
1651	Twin Green Ash	Fraxinus pennsylvanica	20.0	Dead	Dead	
1652	Green Ash	Fraxinus pennsylvanica	11.5	Dead	Dead	
1653	American Elm	Ulmus Americana	12.0	Fair/Vine Choke	Remove	2
1654	Common Apple	Malus pumila	8.4	Poor/Old	Remove	1
1655	Green Ash	Fraxinus pennsylvanica	10.1	Dead	Dead	
1656	Sugar Maple	Acer saccharum	8.8	Good	Remove	1
1657	American Elm	Ulmus Americana	7/14.0	Good	Remove	2
1658	Green Ash	Fraxinus pennsylvanica	8.8	Dead	Dead	
1659	Willow	Salix spp.	14.5	Fair	Remove	2
1660	Black Cherry	Prunus serotina	9.5	Good	Remove	1
1661	Green Ash	Fraxinus pennsylvanica	12.8	Dead	Dead	
1662	Green Ash	Fraxinus pennsylvanica	12.3	Dead	Dead	
1663	Green Ash	Fraxinus pennsylvanica	8.0	Dead	Dead	
1664	Green Ash	Fraxinus pennsylvanica	8.1	Dead	Novi Road	
1665	American Elm	Ulmus Americana	9.0	Fair	Novi Road	
1666	E'ern Cottonwood	Populus doltoides	16.9	Fair/Top Gone	Novi Road	
1667	American Elm	Ulmus Americana	10.3	Fair	Novi Road	
1668	E'ern Cottonwood	Populus doltoides	31.1	Good	Remove	3
1669	American Elm	Ulmus Americana	9.1	Poor/Leaning	Remove	1
1670	Twin American Elm	Ulmus Americana	15.8	Fair	Novi Road	
1671	Twin American Elm	Ulmus Americana	8.4	Fair	Remove	1
1672	Red Mulberry	Morus rubra	10.2	Poor/Trunk Decay	Remove	1
1673	E'ern Cottonwood	Populus doltoides	9.0	Fair	Remove	1
1674	Twin Cottonwood	Populus doltoides	10.3	Fair	Remove	1
1675	E'ern Cottonwood	Populus doltoides	13.6	Fair	Remove	2
1676	Willow	Salix spp.	8.9	Fair	Remove	1
1677	Green Ash	Fraxinus pennsylvanica	13.5	Dead	Dead	
1678	Twin Green Ash	Fraxinus pennsylvanica	18.0	Dead	Dead	
1679	American Elm	Ulmus Americana	10.4	Fair	Remove	1
1680	American Elm	Ulmus Americana	9.7	Fair/Leaning	Remove	1
1681	Green Ash	Fraxinus pennsylvanica	8.3	Dead	Dead	
1682	American Elm	Ulmus Americana	13.5	Good	Remove	2
1683	American Elm	Ulmus Americana	15.0	Fair/Leaning	Remove	2
1684	Green Ash	Fraxinus pennsylvanica	11.3	Dead	Dead	
1685	Triple American Elm	Ulmus Americana	14.0	Fair	Remove	2
1686	American Elm	Ulmus Americana	13.0	Good	Remove	2
1687	Green Ash	Fraxinus pennsylvanica	8.6	Dead	Dead	
1688	Green Ash	Fraxinus pennsylvanica	14.1	Dead	Dead	
1689	American Elm	Ulmus Americana	13.5	Fair	Remove	2
1690	Black Cherry	Prunus serotina	9.3	Poor/Trunk Decay	Remove	1
1691	Green Ash	Fraxinus pennsylvanica	19.8	Dead	Dead	
1692	Twin Green Ash	Fraxinus pennsylvanica	12.5	Dead	Dead	
1693	Eastern Red Cedar	Juniparus virginiana	9.0	Good	Remove	1
1694	Eastern Red Cedar	Juniparus virginiana	11.0	Good	Remove	1
1695	Eastern Red Cedar	Juniparus virginiana	11.0	Good	Remove	1
1696	Twin American Elm	Ulmus Americana	14.0	Good	Remove	2
1697	Twin American Elm	Ulmus Americana	11.3	Good	Remove	2
1698	Twin American Elm	Ulmus Americana	10.8	Poor/60% Dead	Remove	1
1699	Eastern Red Cedar	Juniparus virginiana	10.0	Good	Remove	1
1700	Twin Black Cherry	Prunus serotina	15.4	Fair	Remove	2
1701	Triple Chinese Elm	Ulmas parvifulia	11.0	Fair	Remove	1
1702	American Elm	Ulmus Americana	11.5	Fair	Remove	2
1703	American Elm	Ulmus Americana	8.7	Good	Remove	1
1704	Black Cherry	Prunus serotina	8.8	Good	Remove	1
1705	Sugar Maple	Acer saccharum	8.4	Good	Remove	1
1706	Green Ash	Fraxinus pennsylvanica	13.3	Dead	Dead	
1707	Twin Black Cherry	Prunus serotina	8.5	Fair/Leaning	Remove	1
1708	Triple Black Cherry	Prunus serotina	9.0	Good	Remove	1
1709	Black Cherry	Prunus serotina	9.5	Good	Remove	1
1710	Twin Black Cherry	Prunus serotina	10.4	Fair/Vine Choke	Remove	1
1711	Green Ash	Fraxinus pennsylvanica	8.6	Dead	Dead	
1712	American Elm	Ulmus Americana	13.5	Good	Remove	2
1713	Twin American Elm	Ulmus Americana	10.0	Good	Remove	1
1714	American Elm	Ulmus Americana	9.2	Fair	Remove	1
1715	Green Ash	Fraxinus pennsylvanica	9.5	Dead	Dead	
1716	Sugar Maple	Acer saccharum	12.4	Good	Remove	2
1717	American Elm	Ulmus Americana	5/14.0	Fair	Remove	2
1718	American Elm	Ulmus Americana	18.5	Fair	Save	
1719	Triple Black Cherry	Prunus serotina	8.2	Poor/Trunk Decay	Remove	1
1720	American Elm	Ulmus Americana	11.4	Fair/Vine Choke	Remove	2
1721	Green Ash	Fraxinus pennsylvanica	8.3	Dead	Dead	
1722	Green Ash	Fraxinus pennsylvanica	8.2	Dead	Dead	
1723	Triple Basswood	Tilia americana	12.5	Good	Remove	2
1724	E'ern Cottonwood	Populus doltoides	13.6	Good	Remove	2
1725	Triple American Elm	Ulmus Americana	8.6	Fair/Vine Choke	Remove	1
1726	Twin Black Cherry	Prunus serotina	9.9	Fair	Remove	1
1727	Twin Black Cherry	Prunus serotina	9.3	Good	Remove	1
1728	Black Cherry	Prunus serotina	8.4	Good	Remove	1
1729	Black Cherry	Prunus serotina	8.4	Good	Remove	1
1730	Black Cherry	Prunus serotina	8.2	Fair	Remove	1
1731	White Oak	Quercus alba	15.8	Fair	Remove	2
1732	Tree of Heaven	Ailanthus altissima	10.3	Good	Remove	1
1733	Twin Tree of Heaven	Ailanthus altissima	10.4	Good	Remove	1
1734	E'ern White Pine	Pinus strobus	13.9	Good	Remove	2
1735	Cottonwood	Populus doltoides	11.8	Good	Remove	2
1736	Willow	Salix spp.	7/9.6	Fair	Remove	1
1737	Cottonwood	Populus doltoides	8.5	Good	Remove	1
1738	Cottonwood	Populus doltoides	8.5	Good	Remove	1
1739	Cottonwood	Populus doltoides	10.5	Good	Remove	1
1740	E'ern White Pine	Pinus strobus	14.7	Good	Remove	2
1741	Twin Eastern Red-Cedar	Juniparus virginiana	10.4	Good	Remove	1
1742	Eastern Red Cedar	Juniparus virginiana	13.7	Good	Remove	2
1743	Eastern Red Cedar	Juniparus virginiana	10.9	Good	Remove	1
1744	Eastern Red Cedar	Juniparus virginiana	12.0	Good	Remove	2
1745	Eastern Red Cedar	Juniparus virginiana	12.8	Dead	Dead	
1746	Twin Eastern Red-Cedar	Juniparus virginiana	11.4	Fair	Novi Road	
1747	Black Walnut	Juglans nigra	13.7	Good	Remove	2
1748	Triple Eastern Red-Cedar	Juniparus virginiana	13.2	Fair	Remove	2
1749	Eastern Red Cedar	Juniparus virginiana	13.9	Fair	Remove	2
1750	Twin Eastern Red-Cedar	Juniparus virginiana	12.5	Poor/Trunk Decay	Remove	2
1751	Green Ash	Fraxinus pennsylvanica	8.1	Dead	Dead	
1752	American Elm	Ulmus Americana	8.5	Good	Remove	1
1753	Green Ash	Fraxinus pennsylvanica	12.4	Dead	Dead	
1754	Green Ash	Fraxinus pennsylvanica	19.1	Dead	Dead	
1755	Green Ash	Fraxinus pennsylvanica	14.3	Dead	Dead	
1756	E'ern White Pine	Pinus strobus	18.6	Good	Remove	2
1757	Colorado Blue Spruce	Picoa pungons	11.5	Good	Remove	2
1758	Eastern Red Cedar	Juniparus virginiana	10.4	Good	Remove	1
1759	Eastern Red Cedar	Juniparus virginiana	11.2	Good	Remove	2
1760	Colorado Blue Spruce	Picoa pungons	10.0	Good	Remove	1
1761	Common Apple	Malus pumila	14.0	Poor/Old	Remove	2
1762	Cottonwood	Populus doltoides	19.0	Good	Remove	2
1763	Cottonwood	Populus doltoides	19.0	Good	Remove	2
1764	Cottonwood	Populus doltoides	8.5	Good	Remove	1
1765	Cottonwood	Populus doltoides	22.6	Good	Remove	3
1766	Black Cherry	Prunus serotina	11.9	Fair	Remove	2
1767	Twin Eastern Red-Cedar	Juniparus virginiana	9.5	Fair	Remove	1
1768	Colorado Blue Spruce	Picoa pungons	11.5	Good	Save	
1769	Colorado Blue Spruce	Picoa pungons	8.5	Good	Save	
1770	Green Ash	Fraxinus pennsylvanica	12.2	Dead	Novi Road	
1771	Black Walnut	Juglans nigra	9.2	Dead	Novi Road	
1772	American Elm	Ulmus Americana	19.8	Good	Novi Road	
1773	Green Ash	Fraxinus pennsylvanica	8.1	Dead	Dead	
1774	Tulip Tree	Lirodendron tulipera	8.1	Good	Save	
1775	Twin Silver Maple	Acer saccharinum	10.0	Good	Save	
1776	Sugar Maple	Acer saccharum	8.0	Good	Save	
1777	Twin Sugar Maple	Acer saccharum	8.5	Poor/Leaning	Save	
1778	Green Ash	Fraxinus pennsylvanica	10.1	Dead	Dead	
1779	Basswood	Tilia americana	9.0	Poor/Trunk Decay	Remove	1
1780	Silver Maple	Acer saccharinum	17.0	Good	Remove	2
1781	Silver Maple	Acer saccharinum	16.3	Good	Remove	2
1782	Sugar Maple	Acer saccharum	8.0	Good	Remove	1
1783	Triple Basswood	Tilia americana	11.0	Poor/Trunk Decay	Remove	1
1784	Swamp White Oak	Quercus bicolor	20.0	Good	Remove	2
1785	Swamp White Oak	Quercus bicolor	17.3	Good	Remove	2
1786	Silver Maple	Acer saccharinum	22.5	Good	Remove	3
1787	Swamp White Oak	Quercus bicolor	8.9	Good	Remove	1
1788	Green Ash	Fraxinus pennsylvanica	8.4	Dead	Dead	
1789	Swamp White Oak	Quercus bicolor	10.1	Good	Remove	1
1790	American Elm	Ulmus Americana	11.5	Good	Remove	2
1791	Swamp White Oak	Quercus bicolor	11.4	Good	Remove	2
1792	Swamp White Oak	Quercus bicolor	8.0	Good	Remove	1
1793	Swamp White Oak	Quercus bicolor	17.7	Good	Remove	2
1794	Swamp White Oak	Quercus bicolor	11.0	Fair	Remove	1
1795	Swamp White Oak	Quercus bicolor	12.5	Good	Remove	2
1796	Green Ash	Fraxinus pennsylvanica	8.5	Dead	Dead	
1797	Basswood	Tilia americana	9.1	Fair	Save	
1798	Basswood	Tilia americana	11.7	Poor/Cancerous	Save	
1799	Basswood	Tilia americana	12.1	Fair	Save	
1800	Basswood	Tilia americana	9.2	Fair	Remove	1
1801	Green Ash	Fraxinus pennsylvanica	10.5	Dead	Dead	
1802	Basswood	Tilia americana	8.8	Fair	Save	
1803	Twin Basswood	Tilia americana	12.0	Poor/Cancerous	Save	
1804	Red Oak	Quercus rubra	12.3	Fair	Save	
1805	Basswood	Tilia americana	14.7	Fair	Save	
1806	Basswood	Tilia americana	11.8	Fair	Save	
1807	Green Ash	Fraxinus pennsylvanica	11.5	Dead	Dead	
1808	Green Ash	Fraxinus pennsylvanica	9.3	Dead	Dead	
1809	Green Ash	Fraxinus pennsylvanica	11.2	Dead	Dead	
1810	Basswood	Tilia americana	10.0	Fair	Save	
1811	Red Oak	Quercus rubra	12.3	Fair	Save	
1812	Green Ash	Fraxinus pennsylvanica	9.3	Dead	Dead	
1813	Red Oak	Quercus rubra	11.5	Good	Save	
1814	Green Ash	Fraxinus pennsylvanica	9.6	Dead	Dead	
1815	Black Walnut	Juglans nigra	8.5	Fair/Vine Choke	Save	
1816	Green Ash	Fraxinus pennsylvanica	8.7	Dead	Dead	
1817	Black Walnut	Juglans nigra	10.0	Good	Save	
1818	Red Oak	Quercus rubra	8.9	Fair	Save	
1819	Green Ash	Fraxinus pennsylvanica	9.7	Dead	Dead	
1820	Green Ash	Fraxinus pennsylvanica	10.7	Dead	Dead	
1821	American Elm	Ulmus Americana	8.4	Good	Save	
1822	American Elm	Ulmus Americana	9.0	Fair/Vine Choke	Save	
1823	American Elm	Ulmus Americana	8.2	Fair	Save	
1824	American Elm	Ulmus Americana	8.3	Fair/Stress	Save	
1825	American Elm	Ulmus Americana	13.6	Fair	Save	
1826	American Elm	Ulmus Americana	9.2	Fair	Save	
1827	Basswood	Tilia americana	20.7	Fair	Save	
1828	American Elm	Ulmus Americana	8.7	Poor/Vine Choke	Save	
1829	Green Ash	Fraxinus pennsylvanica	11.7	Dead	Dead	
1830	Green Ash	Fraxinus pennsylvanica	9.8	Dead	Dead	
1831	Green Ash	Fraxinus pennsylvanica	8.0	Dead	Dead	
1832	Silver Maple	Acer saccharinum	17.6	Fair	Save	
1833	Basswood	Tilia americana	8.8	Poor/Leaning	Save	
1834	Green Ash	Fraxinus pennsylvanica	14.7	Dead	Dead	
1835	Green Ash	Fraxinus pennsylvanica	23.0	Dead	Dead	
1836	Green Ash	Fraxinus pennsylvanica	14.2	Dead	Dead	
1837	Green Ash	Fraxinus pennsylvanica	9.0	Dead	Dead	
1838	Black Walnut	Juglans nigra	8.4	Fair	Save	
1839	E'ern Cottonwood	Populus doltoides	32.5	Poor/Trunk Decay	Save	
1840	American Elm	Ulmus Americana	12.7	Good	Save	
1841	Black Walnut	Juglans nigra	9.5	Good	Save	
1842	Green Ash	Fraxinus pennsylvanica	9.9	Dead	Dead	
1843	Green Ash	Fraxinus pennsylvanica	10.2	Dead	Dead	
1844	Twin Green Ash	Fraxinus pennsylvanica	8.4	Dead	Dead	
1845	Green Ash	Fraxinus pennsylvanica	9.1	Dead	Dead	
1846	Black Walnut	Juglans nigra	18.0	Good	Save	
1847	American Elm	Ulmus Americana	11.2	Fair	Save	
1848	Black Walnut	Juglans nigra	16.7	Good	Save	
1849	Green Ash	Fraxinus pennsylvanica	11.9	Dead	Dead	
		Required Replacement				2041
		Regulated Trees Removed			1,256	

Status Key

Save	Tree will be saved
Dead	Tree is Dead and Not Regulated.
Remove	Tree will be removed.
Novi Road	Trees were Located within the Right of Way and were Removed as Part of Novi Road Improvements

Woodland Summary per 1999 Consent Judgement

Total Regulated Trees			1,849 Trees
Removal Breakdown			
Size	Total	Ratio	Replacement Required
8"-11.0"	533 Trees	1:1	533 Trees
11.1"-20.0"	458 Trees	2:1	916 Trees
20.1"+	71 Trees	3:1	213 Trees
Trees Removed			1,062 Trees
Replacement Trees Required			1,662 Trees
Replacement Trees Shown			-0- Trees

Woodland Summary Current Plan

Total Trees		1,849 Trees
Less Non - Regulated Trees:		
Non-Regulated Trees		398 Trees (Dead and Novi Road)
Net Regulated Trees		1,451 Regulated Trees
Regulated Trees Removed		1,256 Trees
Replacement Required		
Trees 8" - 11"	580 trees x 1=	580 Trees
Trees 11.1" - 20"	567 trees x 2=	1,134 Trees
Trees 20.1" +	109 trees x 3=	327 Trees
Replacement Required		2,041 Trees

ALLENDESIGN
LAND PLANNING / LANDSCAPE ARCHITECTURE
557 Carpenter
Northville, Michigan 48167
e. jca@wideopenwest.com
t. 248.467.4668

Seal:

STATE OF MICHIGAN
JAMES C. ALLEN
Landscape Architect
No. 1166
REGISTERED LANDSCAPE ARCHITECT

Title:

Tree List

Project:

Society Hill
Novi, Michigan

Prepared for:

E and M Holdings
600 Madison Avenue
New York, New York 10022
248.640.8720

Revision:	Issued:
Preliminary Site Plan	March 25, 2024

Job Number:

23-077

Drawn By:	Checked By:
jca	jca

Know what's below. Call before you dig.

Sheet No.

L-12

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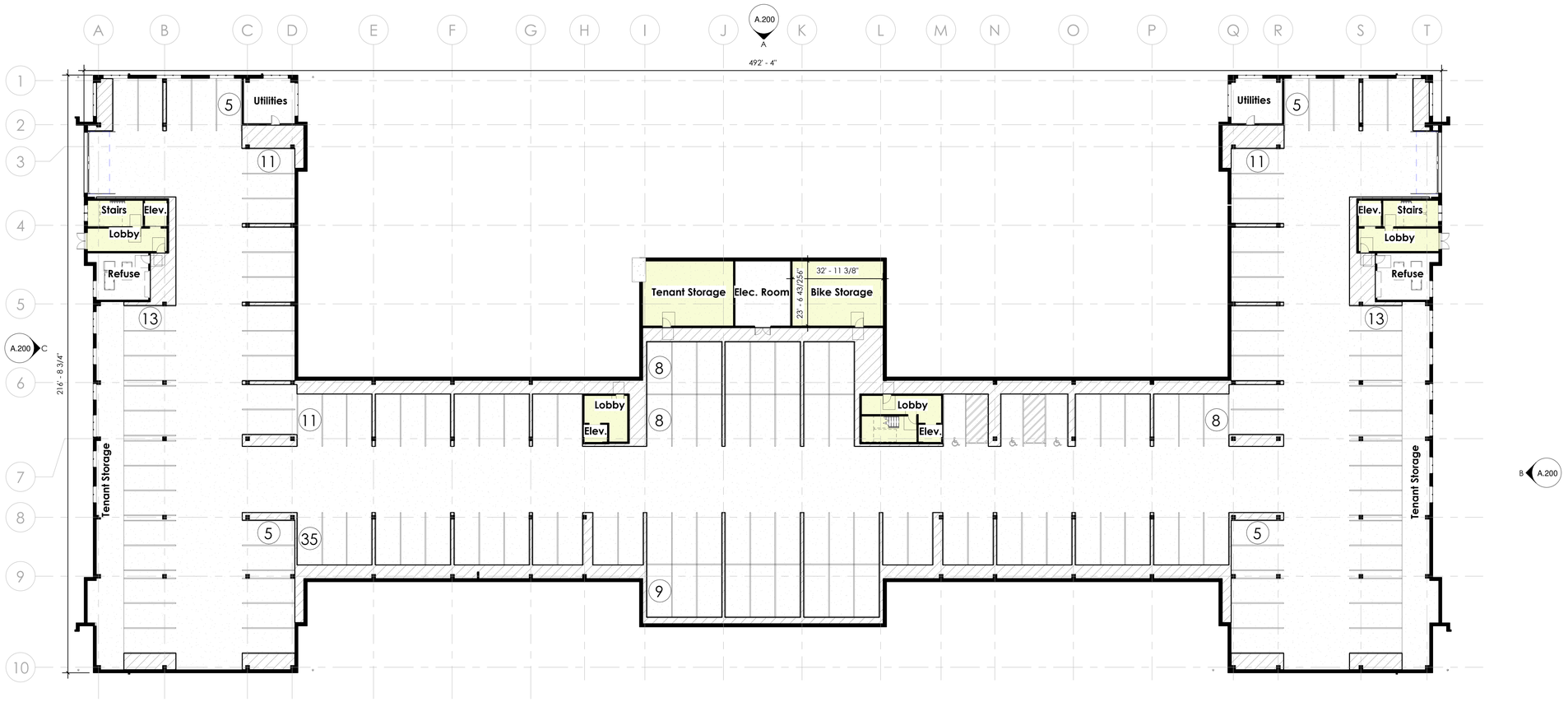

Lower Level Floor Plan (Parking)

3/64" = 1'-0"

Parking Schedule

Family and Type	Count
<varies>	148
Grand total: 148	

Unit Percentage

Department	Count	Unit %
1 Bedroom	51	32%
2 Bedroom	90	57%
3 Bedroom	10	6%
Studio	8	5%
Grand total	159	

Unit Schedules

Department	Count
01 - First Floor	
1 Bedroom	10
2 Bedroom	22
3 Bedroom	2
Studio	2
	36
02 - Second Floor	
1 Bedroom	12
2 Bedroom	24
3 Bedroom	2
Studio	2
	40
03 - Third Floor	
1 Bedroom	17
2 Bedroom	24
3 Bedroom	2
Studio	2
	45
04 - Fourth Floor	
1 Bedroom	12
2 Bedroom	20
3 Bedroom	4
Studio	2
	38
Total Units	159

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www.kriegerklatt.com

Client:

E&M Holdings, LLC
32605 W. 12 Mile Rd., Ste. 290
Farmington Hills, MI 48334

Project:

Society Hill
Novi Rd.
Novi, MI 48337

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Issued	Description	By
11-22-2023	Pre-App Submittal	
03-25-2024	Preliminary Site Plan	

Seal:

Note:

Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field.

North Arrow:

Sheet Title:

Building E - Lower Level Floor Plan

Project Number:

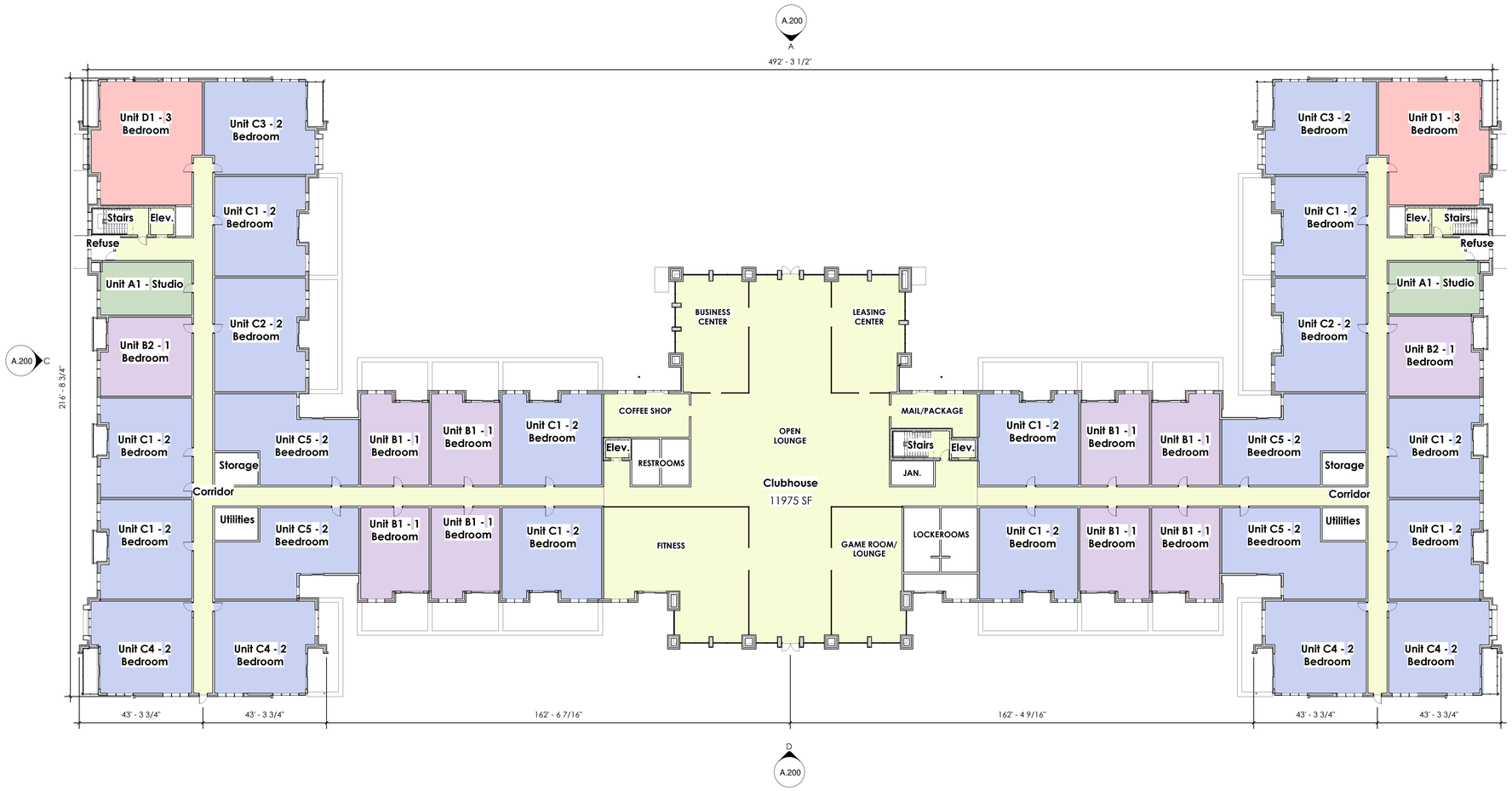
23-065

Scale:

3/64" = 1'-0"

Sheet Number:

A.100



First Floor Plan (Residential)

3/64" = 1'-0"

Parking Schedule

Family and Type	Count
<varies>	148
Grand total: 148	

Unit Percentage

Department	Count	Unit %
1 Bedroom	51	32%
2 Bedroom	90	57%
3 Bedroom	10	6%
Studio	8	5%
Grand total	159	

Unit Schedules

Department	Count
01 - First Floor	
1 Bedroom	10
2 Bedroom	22
3 Bedroom	2
Studio	2
	36
02 - Second Floor	
1 Bedroom	12
2 Bedroom	24
3 Bedroom	2
Studio	2
	40
03 - Third Floor	
1 Bedroom	17
2 Bedroom	24
3 Bedroom	2
Studio	2
	45
04 - Fourth Floor	
1 Bedroom	12
2 Bedroom	20
3 Bedroom	4
Studio	2
	38
Total Units	159

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North Arrow:

Sheet Title:

Building E - First Floor Plan

Project Number:

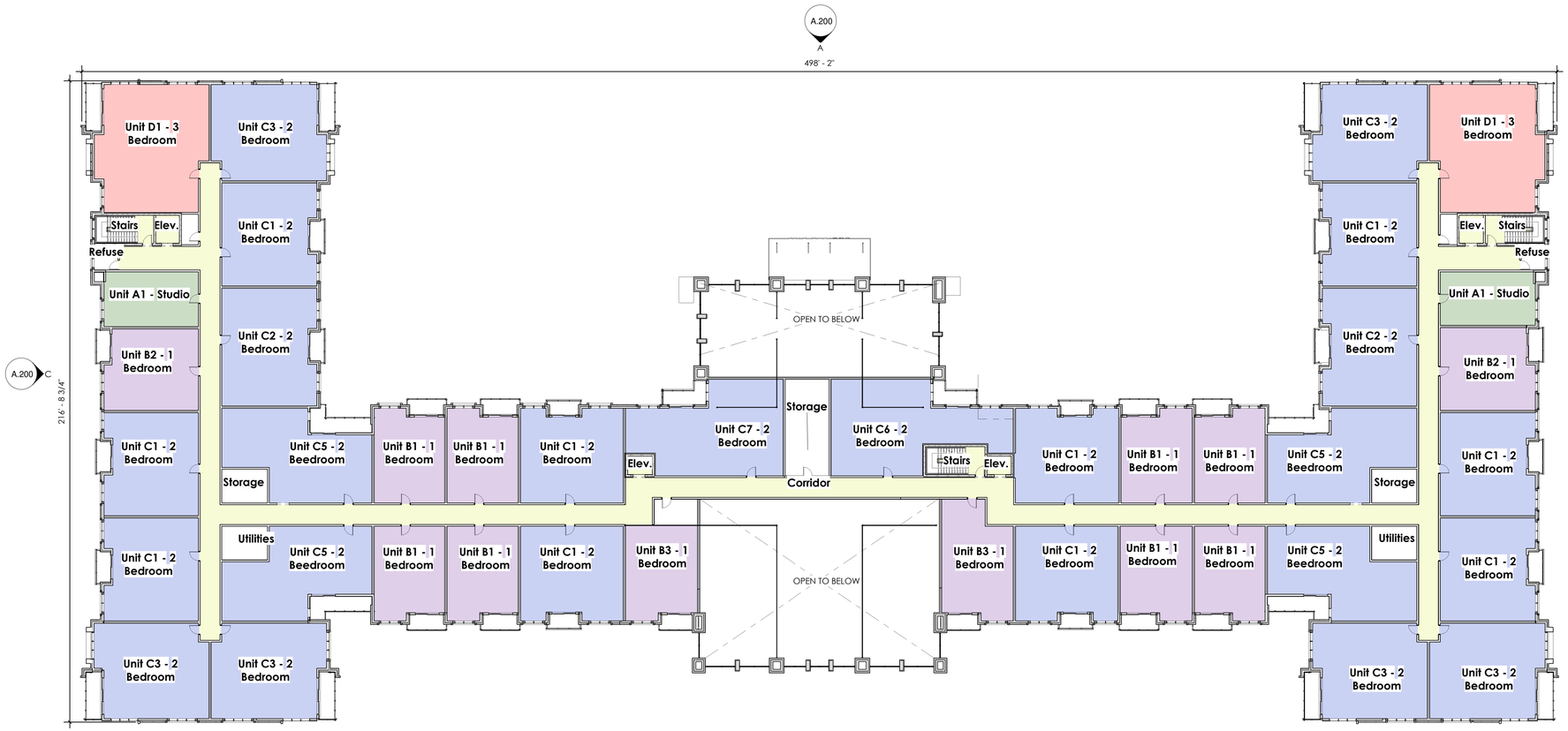
23-065

Scale:

3/64" = 1'-0"

Sheet Number:

A.101



Second Floor Plan (Residential)

3/64" = 1'-0"

Parking Schedule

Family and Type	Count
<varies>	148
Grand total: 148	

Unit Percentage

Department	Count	Unit %
1 Bedroom	51	32%
2 Bedroom	90	57%
3 Bedroom	10	6%
Studio	8	5%
Grand total	159	

Unit Schedules

Department	Count
01 - First Floor	
1 Bedroom	10
2 Bedroom	22
3 Bedroom	2
Studio	2
	36
02 - Second Floor	
1 Bedroom	12
2 Bedroom	24
3 Bedroom	2
Studio	2
	40
03 - Third Floor	
1 Bedroom	17
2 Bedroom	24
3 Bedroom	2
Studio	2
	45
04 - Fourth Floor	
1 Bedroom	12
2 Bedroom	20
3 Bedroom	4
Studio	2
	38
Total Units	159

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Project:

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Novi Rd.
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North Arrow:

Sheet Title:

Building E - Second Floor Plan

Project Number:

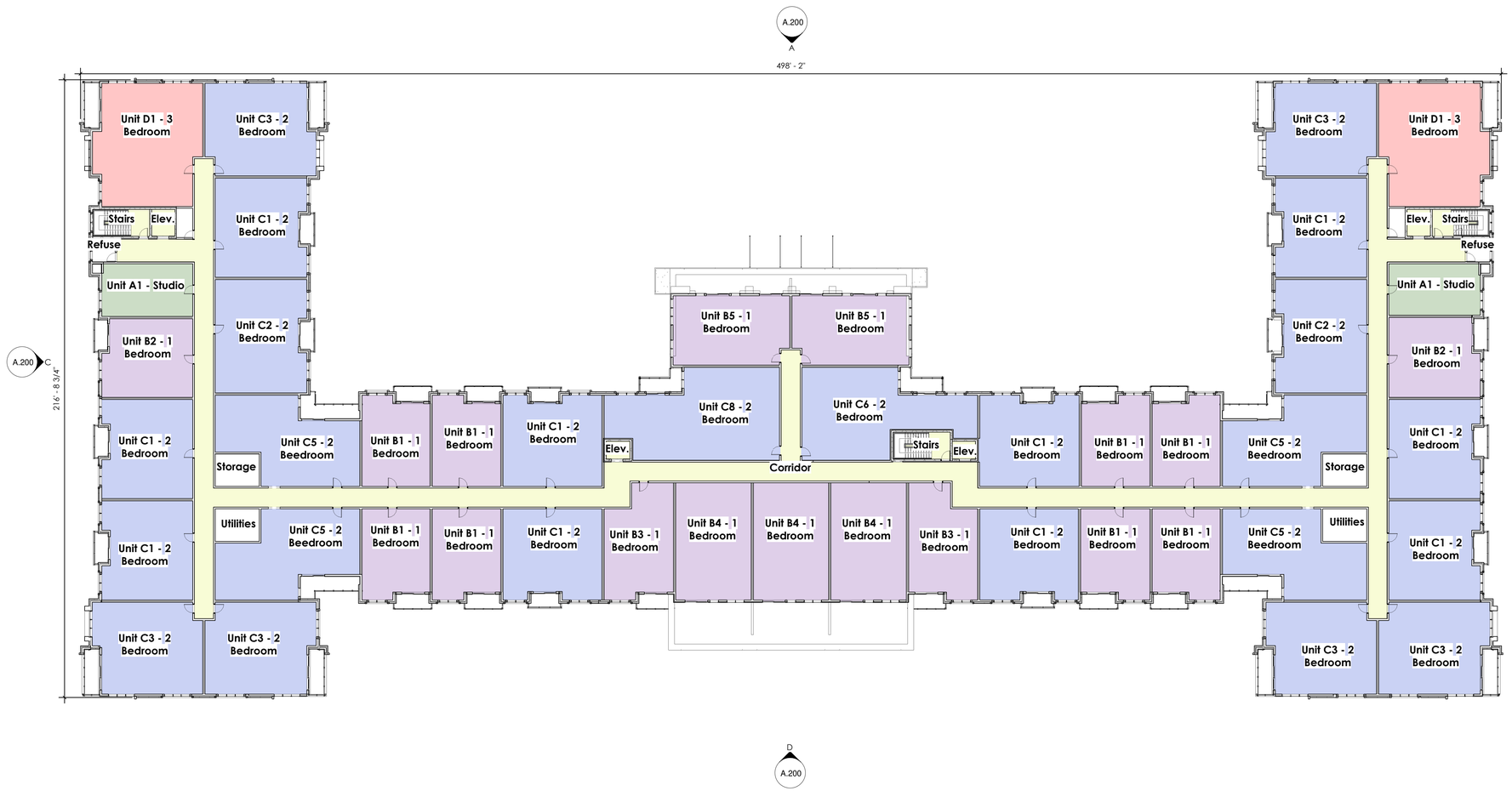
23-065

Scale:

3/64" = 1'-0"

Sheet Number:

A.102



Third Floor Plan (Residential)

3/64" = 1'-0"

Parking Schedule

Family and Type	Count
<varies>	148
Grand total: 148	

Unit Percentage

Department	Count	Unit %
1 Bedroom	51	32%
2 Bedroom	90	57%
3 Bedroom	10	6%
Studio	8	5%
Grand total	159	

Unit Schedules

Department	Count
01 - First Floor	
1 Bedroom	10
2 Bedroom	22
3 Bedroom	2
Studio	2
	36
02 - Second Floor	
1 Bedroom	12
2 Bedroom	24
3 Bedroom	2
Studio	2
	40
03 - Third Floor	
1 Bedroom	17
2 Bedroom	24
3 Bedroom	2
Studio	2
	45
04 - Fourth Floor	
1 Bedroom	12
2 Bedroom	20
3 Bedroom	4
Studio	2
	38
Total Units	159

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Client:

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Farmington Hills, MI 48334

Project:

Society Hill
Novi Rd.
Novi, MI 48337

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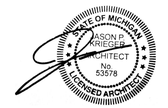

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North Arrow:

Sheet Title:

Building E - Third Floor Plan

Project Number:

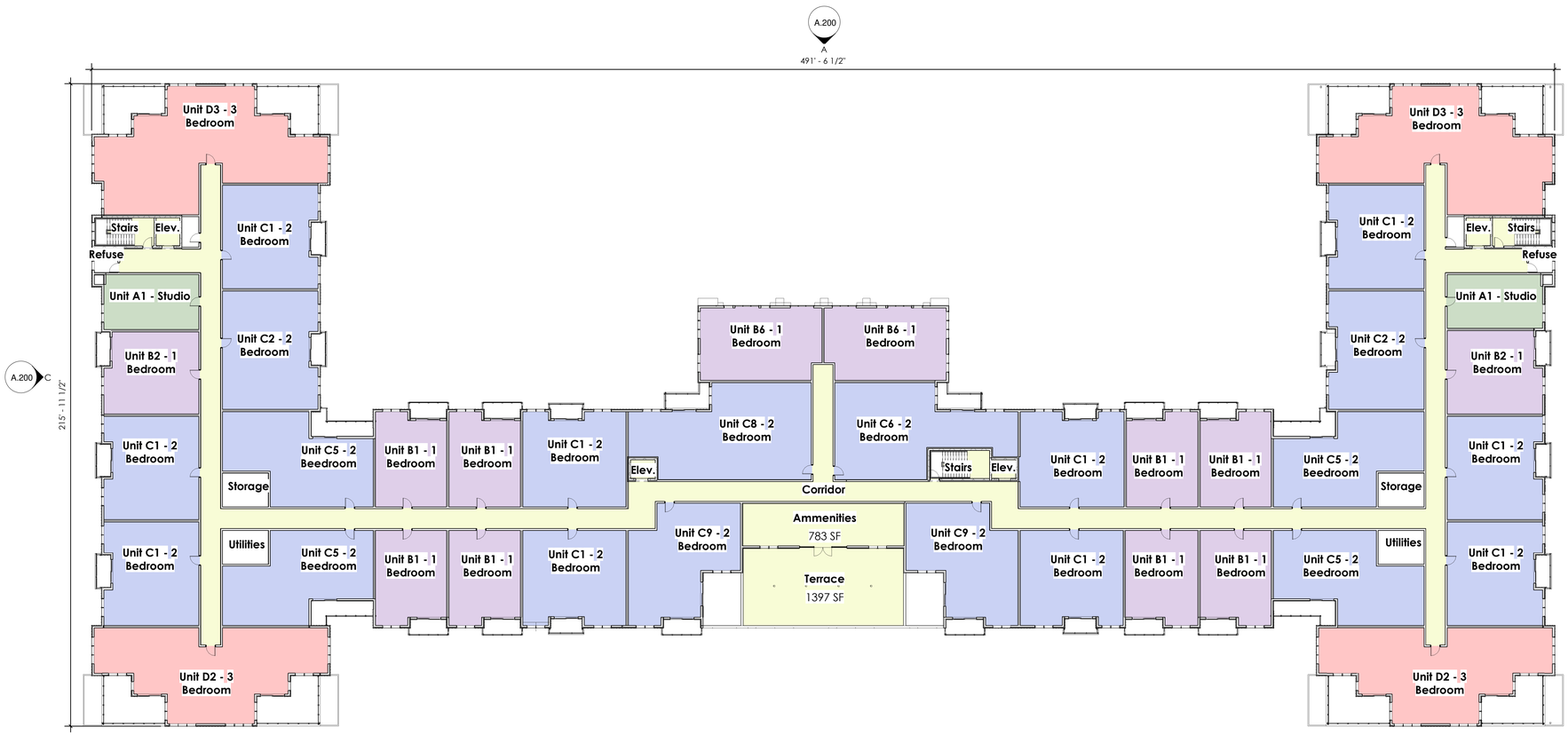
23-065

Scale:

3/64" = 1'-0"

Sheet Number:

A.103



Fourth Floor Plan (Residential)

3/64" = 1'-0"

Parking Schedule

Family and Type	Count
<varies>	148
Grand total: 148	

Unit Percentage

Department	Count	Unit %
1 Bedroom	51	32%
2 Bedroom	90	57%
3 Bedroom	10	6%
Studio	8	5%
Grand total	159	

Unit Schedules

Department	Count
01 - First Floor	
1 Bedroom	10
2 Bedroom	22
3 Bedroom	2
Studio	2
	36
02 - Second Floor	
1 Bedroom	12
2 Bedroom	24
3 Bedroom	2
Studio	2
	40
03 - Third Floor	
1 Bedroom	17
2 Bedroom	24
3 Bedroom	2
Studio	2
	45
04 - Fourth Floor	
1 Bedroom	12
2 Bedroom	20
3 Bedroom	4
Studio	2
	38
Total Units	159

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Seal:

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North Arrow:

Sheet Title:

Building E - Fourth Floor Plan

Project Number:

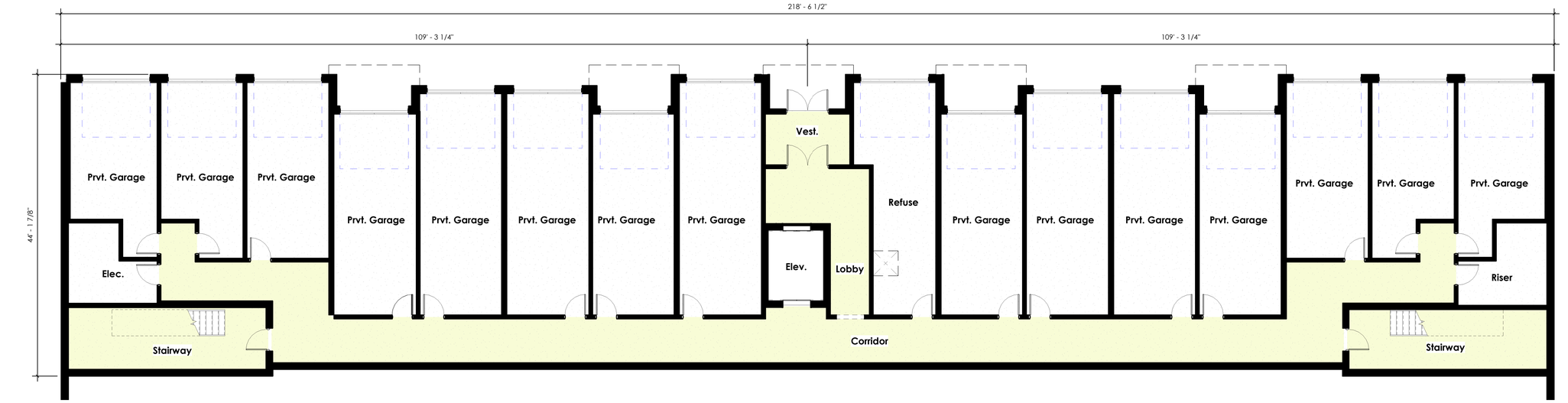
23-065

Scale:

3/64" = 1'-0"

Sheet Number:

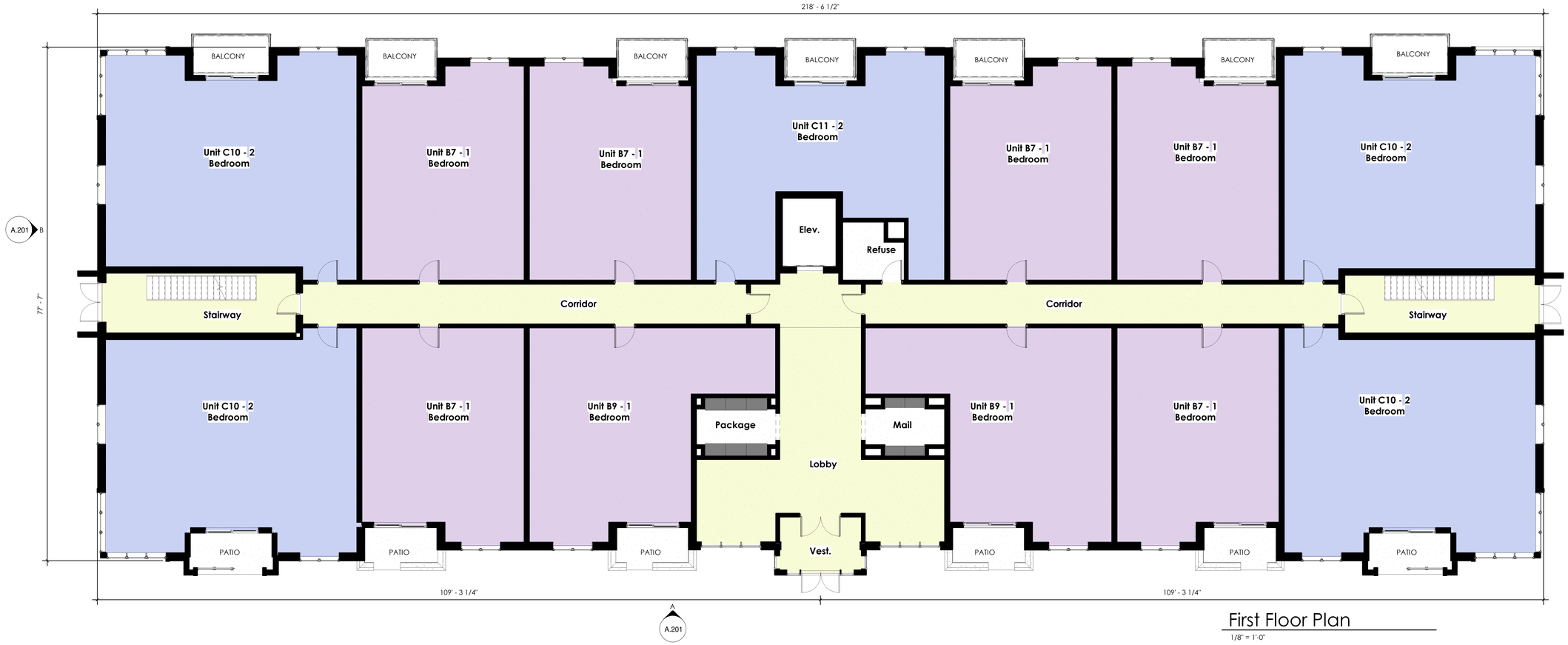
A.104



A.202
C

Lower Floor

1/8" = 1'-0"



First Floor Plan

1/8" = 1'-0"

D A.202

Unit Schedules	
Department	Count
01 - First Floor	
1 Bedroom	8
2 Bedroom	5
	13
02 - Second Floor	
1 Bedroom	8
2 Bedroom	6
	14

Unit Schedules	
Department	Count
03 - Third Floor	
1 Bedroom	4
2 Bedroom	10
	14
04 - Fourth Floor	
1 Bedroom	4
2 Bedroom	6
	10
Total Units	51

Unit Percentage		
Department	Count	Unit %
1 Bedroom	24	49%
2 Bedroom	27	51%
Grand total	51	

Layout Legend	
COMMON AREAS	
1 BEDROOM	
2 BEDROOM	
3 BEDROOM	

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Client:

E&M Holdings, LLC
32605 W. 12 Mile Rd., Ste. 290
Farmington Hills, MI 48334

Project:

Society Hill
Novi Rd.
Novi, MI 48377

Issued	Description	By
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03-25-2024	Preliminary Site Plan	

Seal:

STATE OF MICHIGAN JASON P. KRIEGER ARCHITECT No. 53578 REGISTERED ARCHITECT

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North Arrow:

Sheet Title:

Buildings A-D - Floor Plans

Project Number:

23-065

Scale:

As indicated

Sheet Number:

A.105

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Project:

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PRELIMINARY NOT FOR CONSTRUCTION

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STATE OF MICHIGAN
JASON P. KRIEGER
ARCHITECT
No. 53578
LICENSED ARCHITECT

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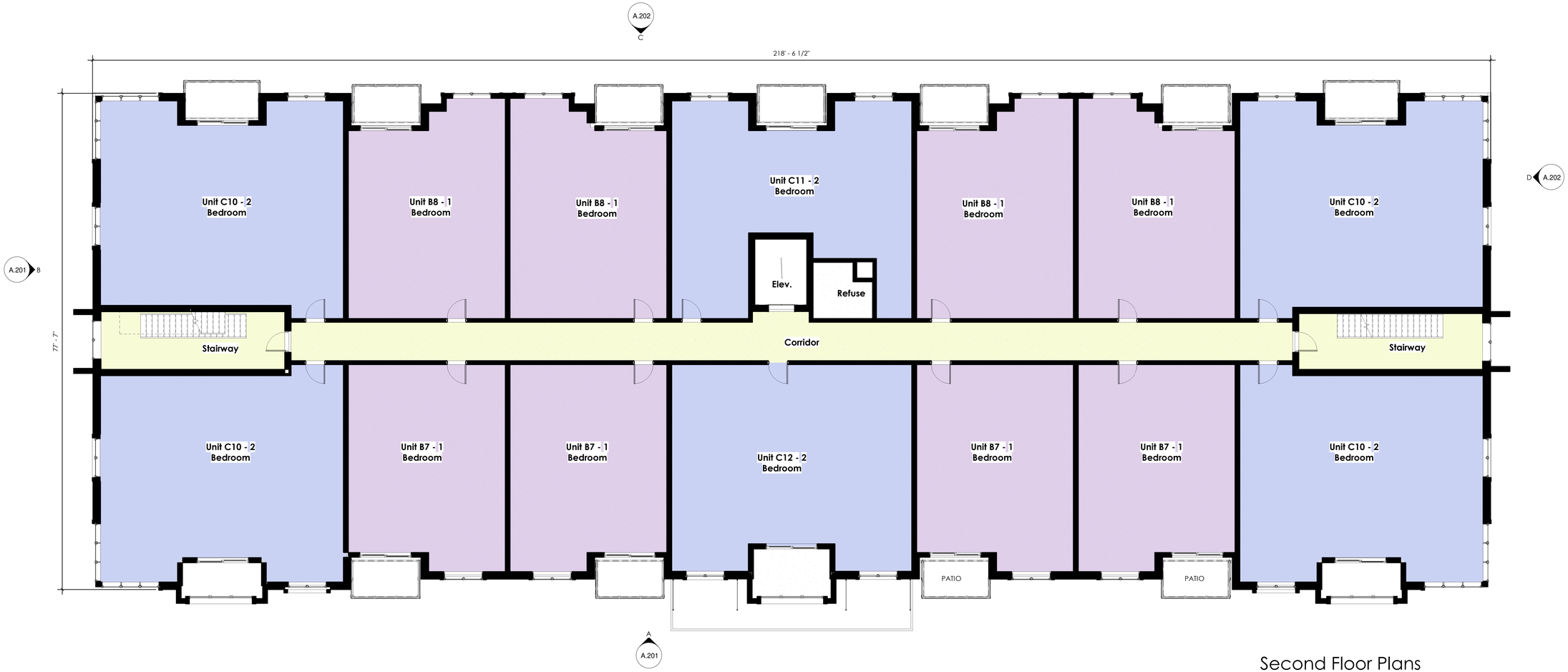


Second Floor Plans

1/8" = 1'-0"

Unit Schedules

Department	Count
01 - First Floor	
1 Bedroom	8
2 Bedroom	5
	13
02 - Second Floor	
1 Bedroom	8
2 Bedroom	6
	14

Unit Schedules

Department	Count
03 - Third Floor	
1 Bedroom	4
2 Bedroom	10
	14
04 - Fourth Floor	
1 Bedroom	4
2 Bedroom	6
	10
Total Units	51

Unit Percentage

Department	Count	Unit %
1 Bedroom	24	49%
2 Bedroom	27	51%
Grand total	51	

Layout Legend	
COMMON AREAS	
1 BEDROOM	
2 BEDROOM	
3 BEDROOM	

Sheet Title:

Buildings A-D - Floor Plans

Project Number:

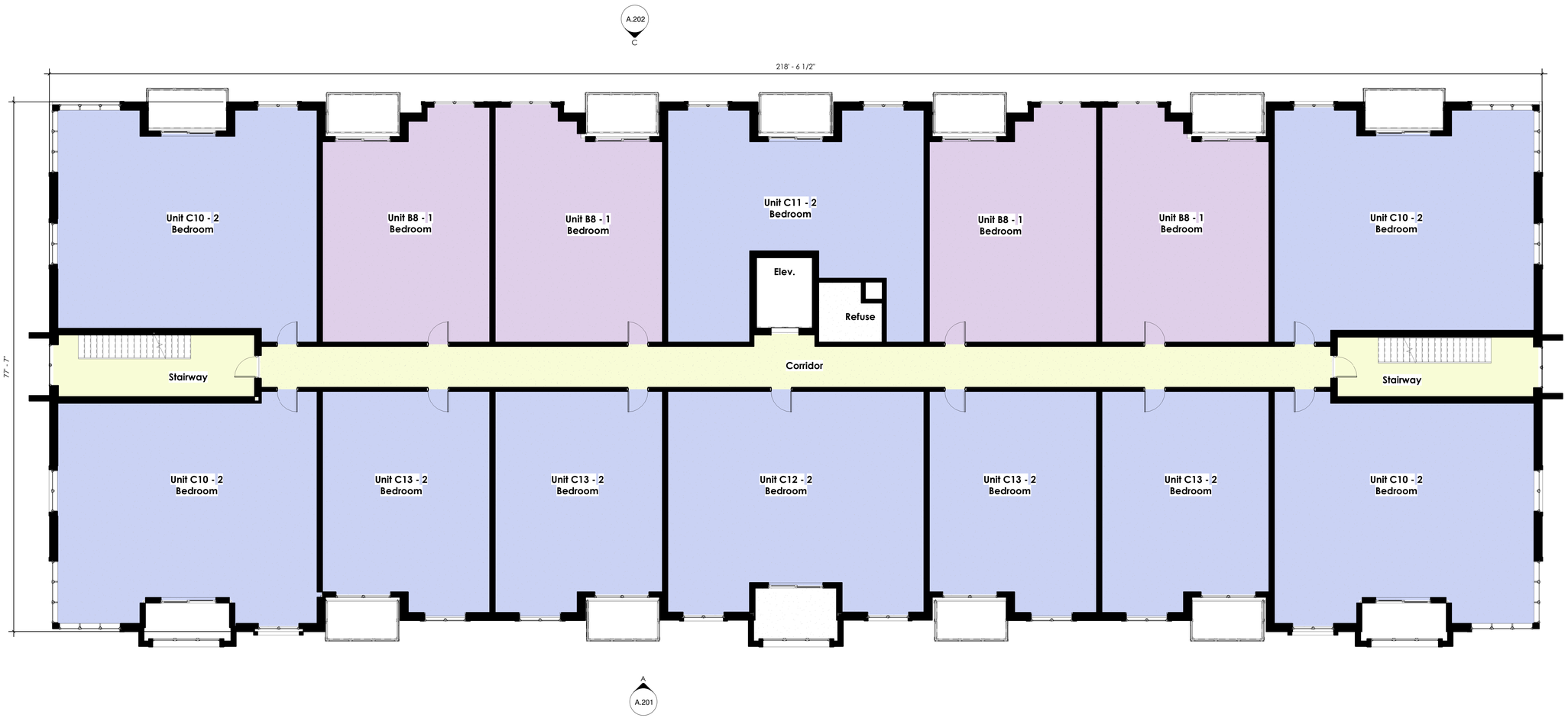
23-065

Scale:

As indicated

Sheet Number:

A.106



Third Floor Plan

1/8" = 1'-0"

Unit Schedules

Department	Count
01 - First Floor	
1 Bedroom	8
2 Bedroom	5
	13
02 - Second Floor	
1 Bedroom	8
2 Bedroom	6
	14

Unit Schedules

Department	Count
03 - Third Floor	
1 Bedroom	4
2 Bedroom	10
	14
04 - Fourth Floor	
1 Bedroom	4
2 Bedroom	6
	10
Total Units	51

Unit Percentage

Department	Count	Unit %
1 Bedroom	24	49%
2 Bedroom	27	51%
Grand total	51	

Layout Legend

COMMON AREAS	
1 BEDROOM	
2 BEDROOM	
3 BEDROOM	

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Client:

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32605 W. 12 Mile Rd., Ste. 290
Farmington Hills, MI 48334

Project:

Society Hill
Novi Rd.
Novi, MI 48377

Issued	Description	By
11-22-2023	PreApp Submittal	
03-25-2024	Preliminary Site Plan	

Seal:

Note:

Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field.

North Arrow:

Sheet Title:

Buildings A-D - Floor Plans

Project Number:

23-065

Scale:

As indicated

Sheet Number:

A.107

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Project:
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11-22-2023	PreApp Submittal	
03-25-2024	Preliminary Site Plan	

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STATE OF MICHIGAN JASON P. KRIEGER ARCHITECT No. 53578 LICENSED ARCHITECT

Note:
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North Arrow:

Sheet Title:
Buildings A-D - Floor Plans

Project Number:
23-065

Scale:
As indicated

Sheet Number:
A.108

Fourth Floor Plan
1/8" = 1'-0"

Unit Schedules

Department	Count
01 - First Floor	
1 Bedroom	8
2 Bedroom	5
	13
02 - Second Floor	
1 Bedroom	8
2 Bedroom	6
	14

Unit Schedules

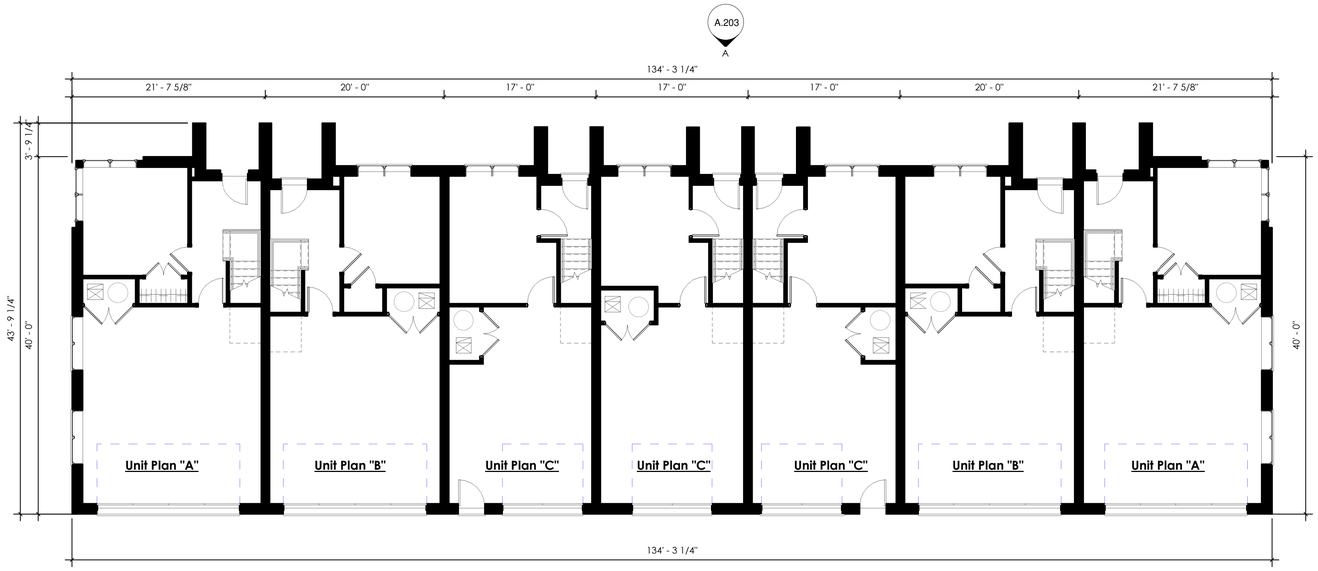
Department	Count
03 - Third Floor	
1 Bedroom	4
2 Bedroom	10
	14
04 - Fourth Floor	
1 Bedroom	4
2 Bedroom	6
	10
Total Units	51

Unit Percentage

Department	Count	Unit %
1 Bedroom	24	49%
2 Bedroom	27	51%
Grand total	51	

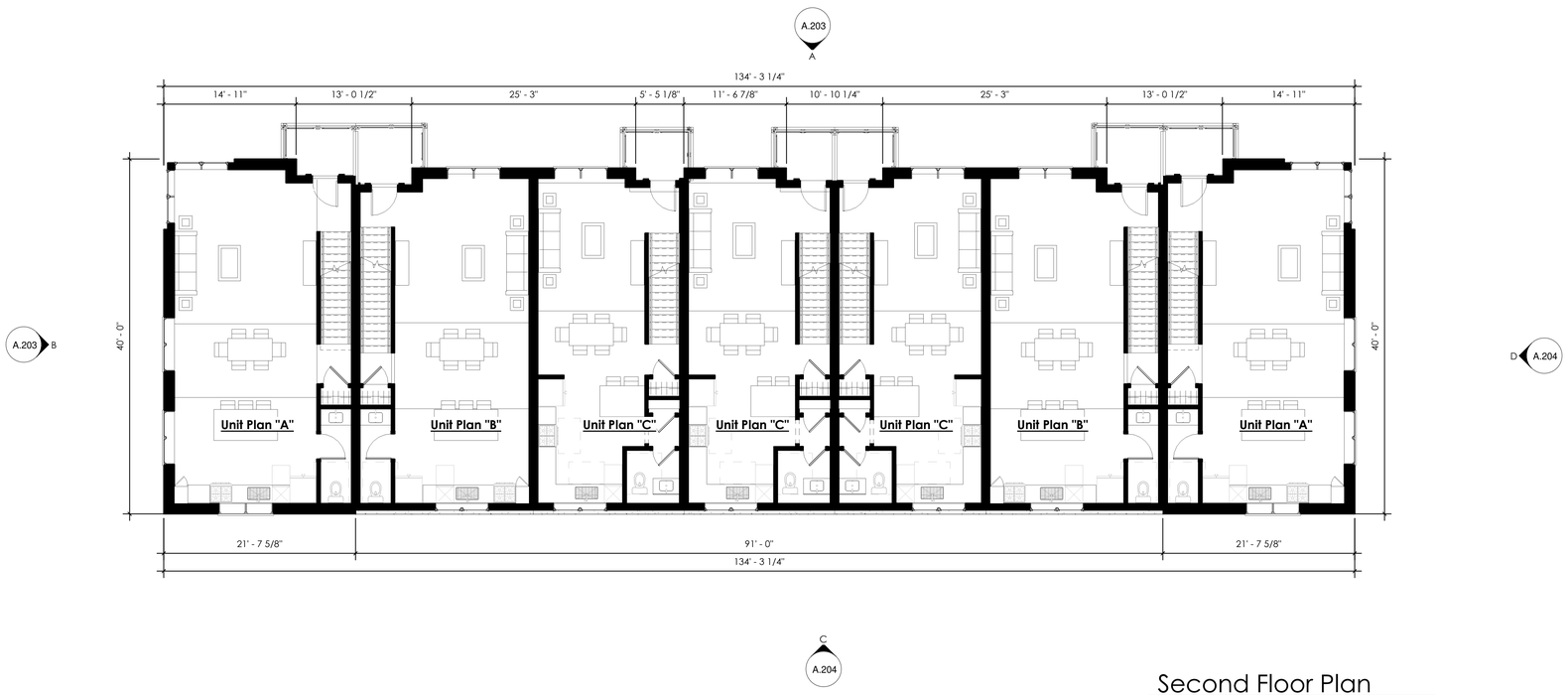
Layout Legend

COMMON AREAS	
1 BEDROOM	
2 BEDROOM	
3 BEDROOM	



First Floor Plan

1/8" = 1'-0"



Second Floor Plan

1/8" = 1'-0"

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03-25-2024	Preliminary Site Plan	

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Seal:

Note:

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North Arrow:

Sheet Title:

3-Story T.H. - Floor Plans (7 Unit Mockup)

Project Number:

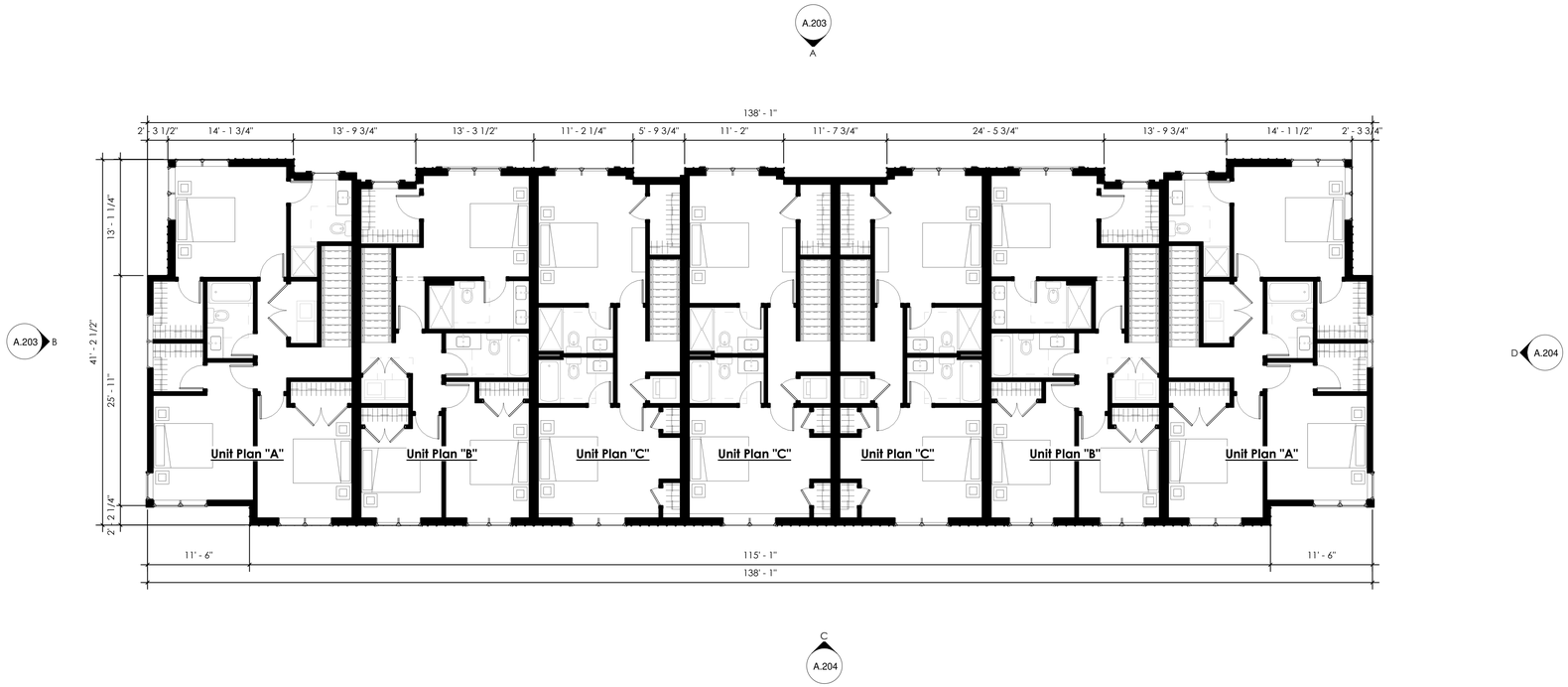
23-065

Scale:

1/8" = 1'-0"

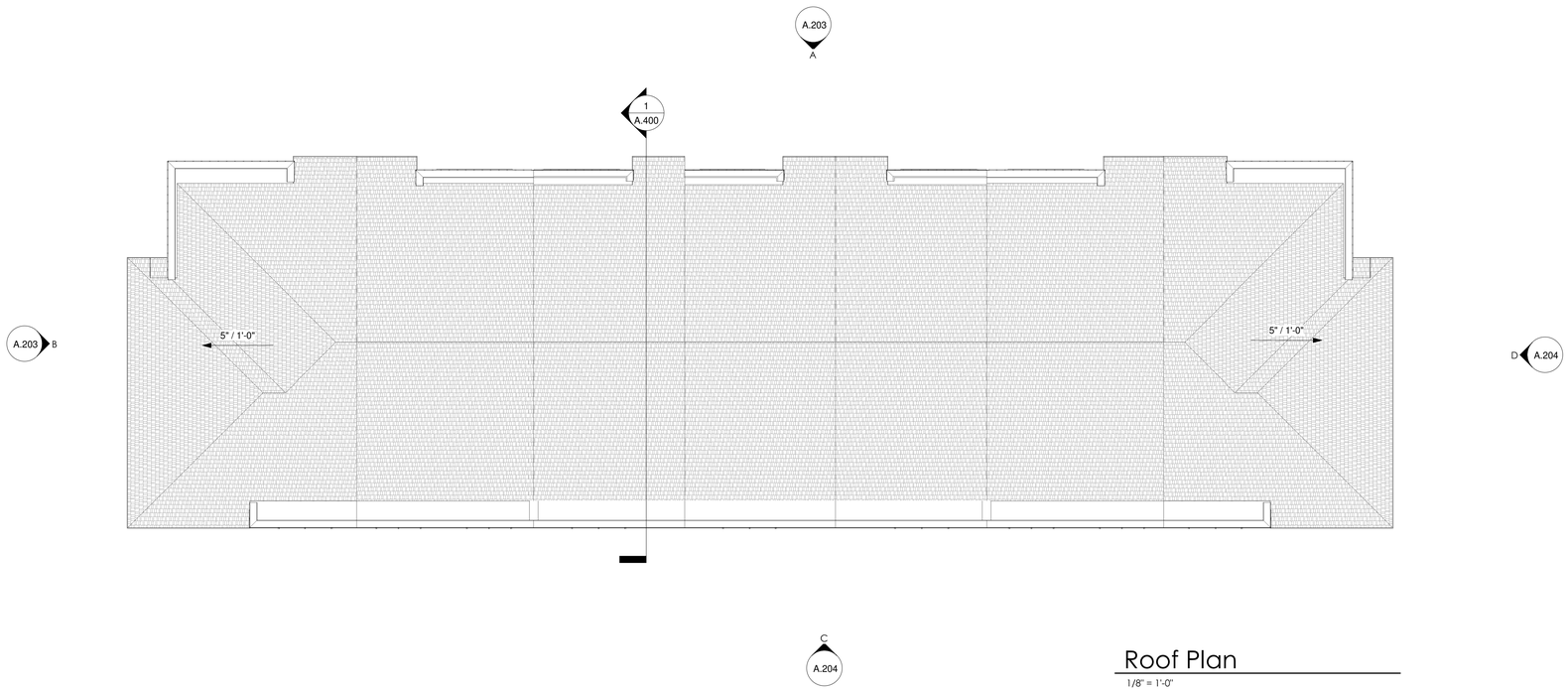
Sheet Number:

A.109



Third Floor Plan

1/8" = 1'-0"



Roof Plan

1/8" = 1'-0"

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Issued	Description	By
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STATE OF MICHIGAN JASON P. KRIEGER ARCHITECT No. 53578 LICENSED ARCHITECT

Note:

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North Arrow:

Sheet Title:

3-Story T.H. - Floor Plans (7 Unit Mockup)

Project Number:

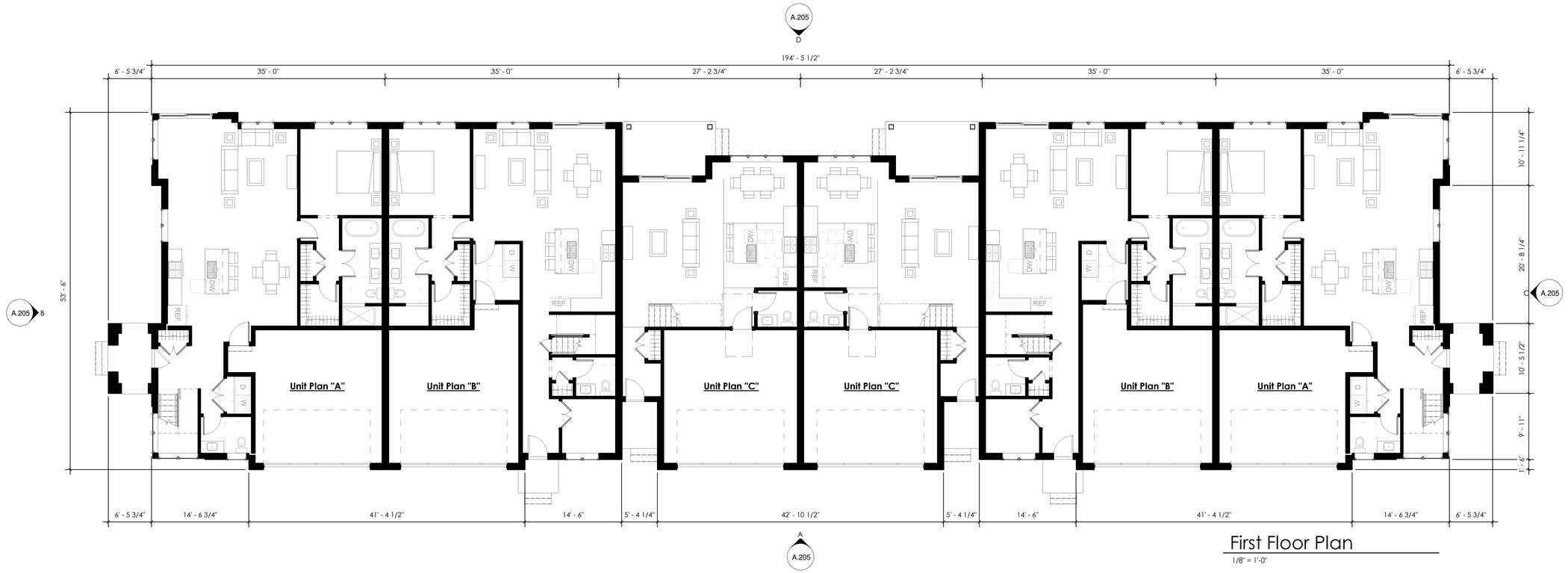
23-065

Scale:

1/8" = 1'-0"

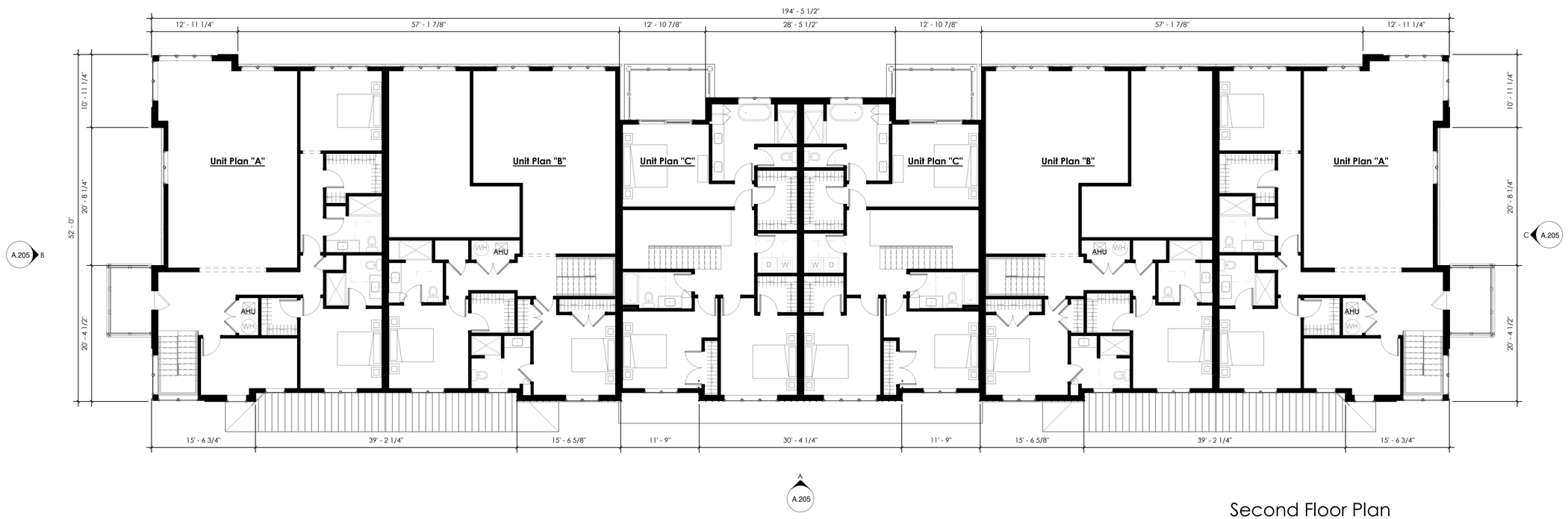
Sheet Number:

A.110



First Floor Plan

1/8" = 1'-0"



Second Floor Plan

1/8" = 1'-0"

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03-25-2024	Preliminary Site Plan	

Seal:

STATE OF MICHIGAN
JASON P. KRIEGER
ARCHITECT
No. 53578
LICENSED ARCHITECT

Note:

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North Arrow:

Sheet Title:

2-Story T.H. - Floor Plans (6 Unit Mockup)

Project Number:

23-065

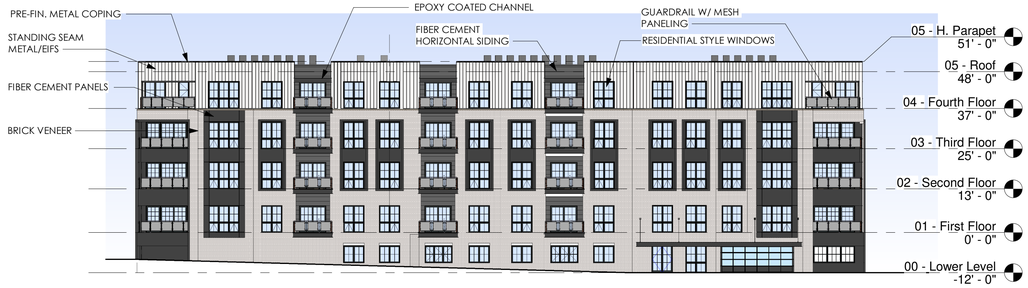
Scale:

1/8" = 1'-0"

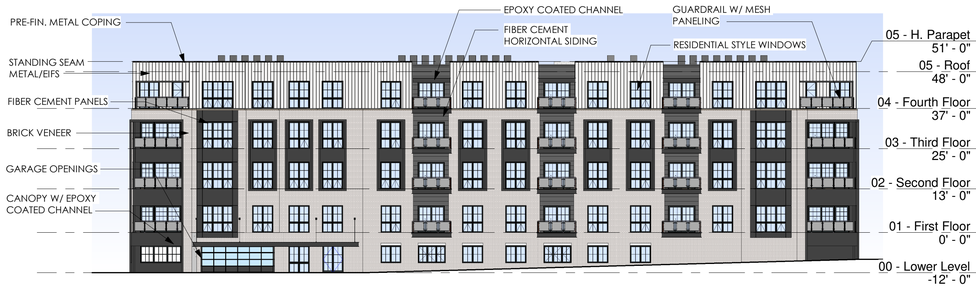
Sheet Number:

A.111

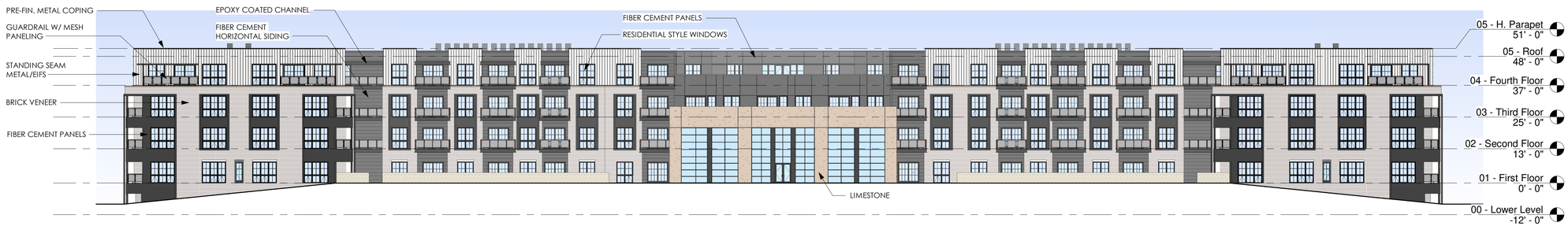
A A.100 East (Front) Elevation
3/64" = 1'-0"



B A.100 South (Left) Side Elevation
3/64" = 1'-0"



C A.100 North (Right) Side Elevation
3/64" = 1'-0"



D A.100 West (Rear) Elevation
3/64" = 1'-0"

MATERIAL CALCULATIONS

	FRONT	LEFT	RIGHT	REAR	MAX % ALLOWED
BRICK	36% (6,266 SF)	49% (4,157 SF)	48% (4,152 SF)	33% (5,508 SF)	100 % (MIN. 30%)
FIBER CEMENT SIDING	35% (5,976 SF)	30% (2,585 SF)	30% (2,595 SF)	40% (6,664 SF)	0%
STANDING SEAM METAL	17% (2,991 SF)	21% (1,808 SF)	22% (1,817 SF)	16% (2,767 SF)	25%
LIMESTONE	12% (2,052 SF)	0% (0 SF)	0% (0 SF)	11% (1,865 SF)	50%

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Novi Rd.
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Seal:
STATE OF MICHIGAN JASON D. KRIEGER ARCHITECT No. 53578 LICENSED ARCHITECT

Note:
Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field.

North Arrow:

Sheet Title:
Building E - Exterior Elevations

Project Number:
23-065

Scale:
As indicated

Sheet Number:
A.200

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Project:
Society Hill
Novi Rd.
Novi, MI 48377

A A.105 Front Elevation
1/8" = 1'-0"

MATERIAL CALCULATIONS

	FRONT	LEFT	RIGHT	REAR	MAX % ALLOWED
BRICK	39% (2,723 SF)	59% (1,703 SF)	59% (1,703 SF)	42% (3,646 SF)	100 % (MIN. 30%)
FIBER CEMENT SIDING	34% (2,385 SF)	19% (552 SF)	19% (552 SF)	41% (3,493 SF)	0%
STANDING SEAM METAL	27% (1,963 SF)	22% (655 SF)	22% (655 SF)	17% (1,452 SF)	25%

B A.105 Left Elevation
1/8" = 1'-0"

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Issued	Description	By
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03-25-2024	Preliminary Site Plan	

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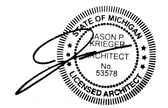

Note:
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North Arrow:

Sheet Title:
Buildings A-D - Exterior Elevations

Project Number:
23-065

Scale:
As indicated

Sheet Number:
A.201

C A.105 Rear Elevation

1/8" = 1'-0"

MATERIAL CALCULATIONS

	FRONT	LEFT	RIGHT	REAR	MAX % ALLOWED
BRICK	39% (2,723 SF)	59% (1,703 SF)	59% (1,703 SF)	42% (3,646 SF)	100 % (MIN. 30%)
FIBER CEMENT SIDING	34% (2,385 SF)	19% (552 SF)	19% (552 SF)	41% (3,493 SF)	0%
STANDING SEAM METAL	27% (1,963 SF)	22% (655 SF)	22% (655 SF)	17% (1,452 SF)	25%

D A.105 Right Elevation

1/8" = 1'-0"

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03-25-2024	Preliminary Site Plan	

Seal:

STATE OF MICHIGAN JASON P. KRIEGER ARCHITECT No. 53578 REGISTERED ARCHITECT

Note:

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North Arrow:

Sheet Title:

Buildings A-D - Exterior Elevations

Project Number:

23-065

Scale:

As indicated

Sheet Number:

A.202

A A.109 Front Elevation

3/16" = 1'-0"

MATERIAL CALCULATIONS

	FRONT	LEFT	RIGHT	REAR	MAX % ALLOWED
BRICK	46% (1,379 SF)	53% (497 SF)	53% (497 SF)	31% (939 SF)	100 % (MIN. 30%)
FIBER CEMENT SIDING	29% (892 SF)	35% (331 SF)	35% (331 SF)	27% (812 SF)	50%
STANDING SEAM METAL	12% (356 SF)	0% (0 SF)	0% (0 SF)	30% (934 SF)	25%
ASPHALT SHINGLES	13% (395 SF)	12% (116 SF)	12% (116 SF)	12% (367 SF)	50%

B A.109 Side Elevation (Left)

3/16" = 1'-0"

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North Arrow:

Sheet Title:

3-Story T.H. - Exterior Elevations

Project Number:

23-065

Scale:

As indicated

Sheet Number:

A.203

C A.109 Rear Elevation
3/16" = 1'-0"

MATERIAL CALCULATIONS

	FRONT	LEFT	RIGHT	REAR	MAX % ALLOWED
BRICK	46% (1,379 SF)	53% (497 SF)	53% (497 SF)	31% (939 SF)	100 % (MIN. 30%)
FIBER CEMENT SIDING	29% (892 SF)	35% (331 SF)	35% (331 SF)	27% (812 SF)	50%
STANDING SEAM METAL	12% (356 SF)	0% (0 SF)	0% (0 SF)	30% (934 SF)	25%
ASPHALT SHINGLES	13% (395 SF)	12% (116 SF)	12% (116 SF)	12% (367 SF)	50%

D A.109 Side Elevation (Right)
3/16" = 1'-0"

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STATE OF MICHIGAN JASON P. KRIEGER ARCHITECT No. 53578 LICENSED ARCHITECT

Note:
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North Arrow:

Sheet Title:
3-Story T.H. - Exterior Elevations

Project Number:
23-065

Scale:
As indicated

Sheet Number:
A.204

MATERIAL CALCULATIONS

	FRONT	LEFT	RIGHT	REAR	MAX % ALLOWED
BRICK	32% (1,272 SF)	61% (643 SF)	61% (643 SF)	50% (1,981 SF)	100 % (MIN. 30%)
FIBER CEMENT SIDING	12% (479 SF)	17% (182 SF)	17% (479 SF)	13% (504SF)	50%
STANDING SEAM METAL	24% (911 SF)	0% (0 SF)	0% (0 SF)	3% (134 SF)	25%
ASPHALT SHINGLES	32% (1,207 SF)	22% (228 SF)	22% (228 SF)	34% (1,379 SF)	50%

A A.111 Front Elevation
1/8" = 1'-0"

B A.111 Left Side Elevation
1/8" = 1'-0"

C A.111 Right Side Elevation
1/8" = 1'-0"

D A.111 Rear Elevation
1/8" = 1'-0"

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Novi, MI 48377

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Seal:
STATE OF MICHIGAN JASON P. KRIEGER ARCHITECT No. 53578 LICENSED ARCHITECT

Note:
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North Arrow:

Sheet Title:
2-Story T.H. - Exterior Elevations

Project Number:
23-065

Scale:
As indicated

Sheet Number:
A.205