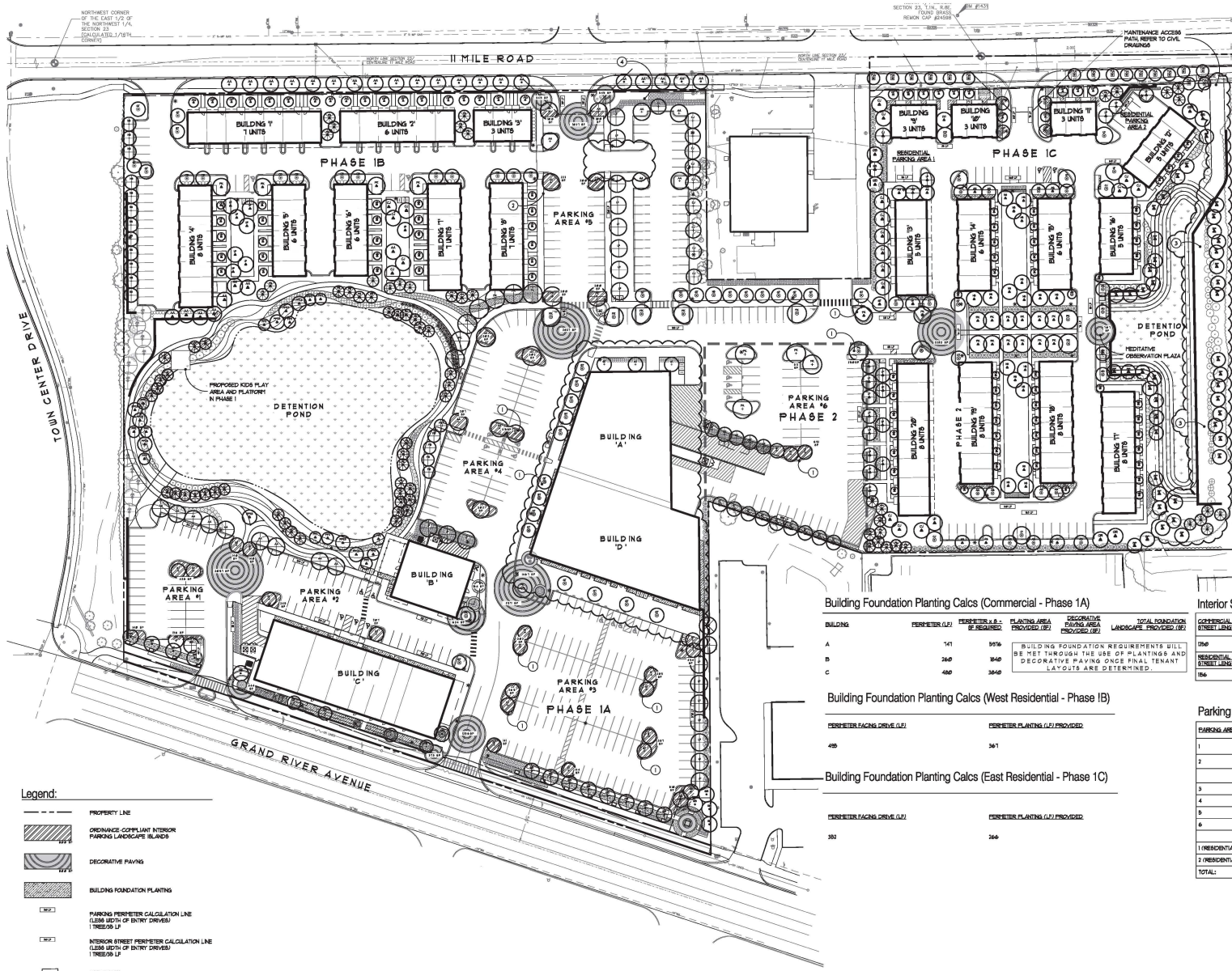


TAG #	CODE	DBH	COMMON NAME	LATIN NAME	CON	COMMENT	EXEMPT?	SAVE/REMOVE	REPLACEMENTS REQ'D	TAG #	CODE	DBH	COMMON NAME	LATIN NAME	CON	COMMENT	EXEMPT?	SAVE/REMOVE	REPLACEMENTS REQ'D	TAG #	CODE	DBH	COMMON NAME	LATIN NAME	CON	COMMENT	EXEMPT?	SAVE/REMOVE	REPLACEMENTS REQ'D		
12	OW	8	Crack Willow	<i>Salix fragilis</i>	Good			SAVE		1237	CT	23	Cottonwood	<i>Populus deltoides</i>	Poor			REMOVE	3 Trees	1343	RD	27	Road Oak	<i>Quercus rubra</i>	Good			EXEMPT-LOC	REMOVE		
13	CT	16	Cottonwood	<i>Populus deltoides</i>	Good			SAVE		1238	CT	10	Cottonwood	<i>Populus deltoides</i>	Fair			REMOVE	1 Tree	1344	BS	6	Blue Spruce	<i>Picea spruce</i>	Good			EXEMPT-SIZE	REMOVE		
14	CT	10	Cottonwood	<i>Populus deltoides</i>	Good			SAVE		1239	BS	8	Box Elder	<i>Acer negundo</i>	Poor			REMOVE	1 Tree	1345	RD	6	Road Oak	<i>Quercus rubra</i>	Good			EXEMPT-SIZE	REMOVE		
15	RM	13	Red Maple	<i>Acer rubrum</i>	Good			REMOVE		1240	BS	12	Box Elder	<i>Acer negundo</i>	DEAD			EXEMPT-COND.		1346	BP	6	Braided Pear	<i>Pyrus californiana</i>	Good			EXEMPT-SIZE	REMOVE		
16	BP	13	Braided Pear	<i>Pyrus californiana</i>	Good			EXEMPT-LOC	REMOVE	1241	SM	21	Silver Maple	<i>Acer saccharinum</i>	Fair			REMOVE	3 Trees	1347	BP	4	Braided Pear	<i>Pyrus californiana</i>	Good			EXEMPT-SIZE	REMOVE		
17	SM	22	Silver Maple	<i>Acer saccharinum</i>	Good			REMOVE		1242	BS	6	Box Elder	<i>Acer negundo</i>	DEAD			EXEMPT-LOC		1348	BP	4	Braided Pear	<i>Pyrus californiana</i>	Good			EXEMPT-SIZE	REMOVE		
18	SM	20	Silver Maple	<i>Acer saccharinum</i>	Good			REMOVE		1243	SM	13	Silver Maple	<i>Acer saccharinum</i>	Fair	12.12		EXEMPT-SIZE		1349	RM	4	Road Maple	<i>Acer rubrum</i>	Fair			EXEMPT-SIZE	REMOVE	1 Tree	
19	SM	16	Silver Maple	<i>Acer saccharinum</i>	Fair	13		EXEMPT-LOC	REMOVE	1244	BS	12	Box Elder	<i>Acer negundo</i>	DEAD			REMOVE	3 Trees	1350	BP	10	Braided Pear	<i>Pyrus californiana</i>	Fair			EXEMPT-LOC	REMOVE		
20	SM	17	Silver Maple	<i>Acer saccharinum</i>	Good			REMOVE		1245	BS	12	Box Elder	<i>Acer negundo</i>	DEAD			EXEMPT-COND.	REMOVE	1351	AJ	15	Australian Pine	<i>Pinus nigra</i>	Good			EXEMPT-LOC	REMOVE		
21	SM	14	Silver Maple	<i>Acer saccharinum</i>	Good			REMOVE	4 Trees	1246	BS	12	Box Elder	<i>Acer negundo</i>	DEAD			EXEMPT-COND.	REMOVE	1352	BS	6	Blue Spruce	<i>Picea spruce</i>	Fair			EXEMPT-SIZE	REMOVE		
22	SM	26	Silver Maple	<i>Acer saccharinum</i>	Good		21	EXEMPT-LOC	REMOVE	1247	SM	29	Silver Maple	<i>Acer saccharinum</i>	Fair			REMOVE	3 Trees	1353	BS	4	Blue Spruce	<i>Picea spruce</i>	Good			EXEMPT-SIZE	REMOVE		
23	CA	12	Crab Apple	<i>Malus coronaria</i>	Good			EXEMPT-LOC	REMOVE	1248	MC	13	White Cedar	<i>Thuja occidentalis</i>	Fair			REMOVE	2 Trees	1354	HD	14	Horsechestnut	<i>Aesculus hippocastanum</i>	Fair			EXEMPT-LOC	REMOVE		
24	CT	46	Cottonwood	<i>Populus deltoides</i>	Good			REMOVE	4 Trees	1249	SM	33	Silver Maple	<i>Acer saccharinum</i>	Fair			REMOVE	4 Trees	1355	SM	10	Silver Maple	<i>Acer saccharinum</i>	Fair			EXEMPT-LOC	REMOVE		
25	BS	9	Blue Spruce	<i>Picea pungens</i>	Good			EXEMPT-LOC	REMOVE	1250	BS	8	Box Elder	<i>Acer negundo</i>	Poor			REMOVE	1 Tree	1356	SM	8	Silver Maple	<i>Acer saccharinum</i>	Good			EXEMPT-LOC	REMOVE		
26	BS	9	Blue Spruce	<i>Picea pungens</i>	Good			EXEMPT-LOC	REMOVE	1251	BS	9	Box Elder	<i>Acer negundo</i>	DEAD			EXEMPT-COND.	REMOVE	1357	AL	6	Japanese Liboc	<i>Syringa reticulata</i>	DEAD	No leaves		EXEMPT-SIZE	REMOVE		
27	AJ	13	Australian Pine	<i>Pinus nigra</i>	Poor			SAVE		1252	BS	10	Box Elder	<i>Acer negundo</i>	Poor		6	EXEMPT-COND.	REMOVE	1358	JL	4	Japanese Liboc	<i>Syringa reticulata</i>	DEAD			EXEMPT-SIZE	REMOVE		
28	AJ	12	Australian Pine	<i>Pinus nigra</i>	Poor			SAVE		1253	BS	13	Box Elder	<i>Acer negundo</i>	Poor			REMOVE	2 Trees	1359	SM	11	Silver Maple	<i>Acer saccharinum</i>	Fair			EXEMPT-LOC	REMOVE		
29	AJ	13	Australian Pine	<i>Pinus nigra</i>	DEAD			EXEMPT-COND.	SAVE	1254	BS	6	Box Elder	<i>Acer negundo</i>	DEAD			EXEMPT-SIZE	REMOVE	1360	BS	6	Blue Spruce	<i>Picea spruce</i>	Fair			EXEMPT-SIZE	REMOVE		
30	CT	17	Cottonwood	<i>Populus deltoides</i>	Fair			SAVE		1255	CT	17	Cottonwood	<i>Populus deltoides</i>	Fair			REMOVE	2 Trees	1361	BP	3	Braided Pear	<i>Pyrus californiana</i>	Fair			EXEMPT-SIZE	REMOVE		
31	CT	17	Cottonwood	<i>Populus deltoides</i>	Fair			SAVE		1256	CT	14	Cottonwood	<i>Populus deltoides</i>	Fair			REMOVE	2 Trees	1362	CT	15	Cottonwood	<i>Populus deltoides</i>	Fair			EXEMPT-LOC	REMOVE		
32	AJ	14	Australian Pine	<i>Pinus nigra</i>	Poor			SAVE		1257	CT	16	Cottonwood	<i>Populus deltoides</i>	Fair			REMOVE	2 Trees	1363	CT	17	Cottonwood	<i>Populus deltoides</i>	Fair			EXEMPT-SIZE	REMOVE		
33	AJ	14	Australian Pine	<i>Pinus nigra</i>	Poor			SAVE		1258	BS	12	Box Elder	<i>Acer negundo</i>	Poor			REMOVE	2 Trees	1364	CT	9	Cottonwood	<i>Populus deltoides</i>	Fair	1236		SAVE			
34	CT	15	Cottonwood	<i>Populus deltoides</i>	Fair			SAVE		1259	CT	12	Cottonwood	<i>Populus deltoides</i>	Poor			REMOVE	2 Trees	1365	CT	11	Cottonwood	<i>Populus deltoides</i>	Fair			EXEMPT-SIZE	REMOVE		
35	BL	15	Black Locust	<i>Robinia pseudoacacia</i>	DEAD			EXEMPT-COND.	REMOVE	1260	MC	11	White Cedar	<i>Thuja occidentalis</i>	DEAD			EXEMPT-COND.	REMOVE	1366	CT	13	Cottonwood	<i>Populus deltoides</i>	Fair			SAVE			
36	BL	12	Black Locust	<i>Robinia pseudoacacia</i>	DEAD			EXEMPT-COND.	REMOVE	1261	CT	17	Cottonwood	<i>Populus deltoides</i>	Fair			REMOVE	2 Trees	1367	CT	13	Cottonwood	<i>Populus deltoides</i>	Fair			SAVE			
37	BL	21	Black Locust	<i>Robinia pseudoacacia</i>	Poor			REMOVE	3 Trees	1262	BS	6	Box Elder	<i>Acer negundo</i>	Poor			EXEMPT-SIZE	SAVE	1368	BS	6	Box Elder	<i>Acer negundo</i>	Fair		3	EXEMPT-SIZE	REMOVE		
38	BL	20	Black Locust	<i>Robinia pseudoacacia</i>	Fair			SAVE		1263	BS	12	Box Elder	<i>Acer negundo</i>	DEAD			EXEMPT-SIZE	REMOVE	1369	BL	2	Black Locust	<i>Robinia pseudoacacia</i>	Fair			EXEMPT-SIZE	REMOVE		
39	CT	17	Cottonwood	<i>Populus deltoides</i>	Good			SAVE		1264	BS	12	Box Elder	<i>Acer negundo</i>	Poor			REMOVE	1 Tree	1370	BS	7	Black Locust	<i>Robinia pseudoacacia</i>	Fair			EXEMPT-SIZE	REMOVE		
40	E	16	American Elm	<i>Ulmus americana</i>	Good			SAVE		1265	BS	8	Box Elder	<i>Acer negundo</i>	Poor			REMOVE	1 Tree	1371	BL	2	Black Locust	<i>Robinia pseudoacacia</i>	Fair			REMOVE		1 Tree	
41	BL	21	Black Locust	<i>Robinia pseudoacacia</i>	Poor			REMOVE	3 Trees	1266	CT	12	Cottonwood	<i>Populus deltoides</i>	Fair			REMOVE	2 Trees	1372	BL	10	Black Locust	<i>Robinia pseudoacacia</i>	Fair			REMOVE		1 Tree	
42	BL	20	Black Locust	<i>Robinia pseudoacacia</i>	Fair			SAVE		1267	BS	8	Box Elder	<i>Acer negundo</i>	Fair			REMOVE	1 Tree	1373	BL	13	Black Locust	<i>Robinia pseudoacacia</i>	Fair			REMOVE		2 Trees	
43	BL	21	Black Locust	<i>Robinia pseudoacacia</i>	Fair			SAVE		1268	CT	9	Cottonwood	<i>Populus deltoides</i>	Poor	7.1		EXEMPT-COND.	REMOVE	1374	BS	2	Black Locust	<i>Robinia pseudoacacia</i>	Fair		10		REMOVE		
44	BL	24	Black Locust	<i>Robinia pseudoacacia</i>	Fair			SAVE		1269	WA	12	White Ash	<i>Fraxinus americana</i>	Fair			REMOVE	2 Trees	1375	BL	13	Black Locust	<i>Robinia pseudoacacia</i>	Poor			REMOVE		2 Trees	
45	BL	17	Black Locust	<i>Robinia pseudoacacia</i>	Poor	6.8		REMOVE	2 Trees	1270	WC	9	White Cedar	<i>Thuja occidentalis</i>	DEAD			EXEMPT-COND.	REMOVE	1376	BS	13	Black Locust	<i>Robinia pseudoacacia</i>	Fair			REMOVE		2 Trees	
46	BL	24	Black Locust	<i>Robinia pseudoacacia</i>	Poor			REMOVE	3 Trees	1271	BS	9	Box Elder	<i>Acer negundo</i>	Poor			REMOVE	1 Tree	1377	BS	9	Black Locust	<i>Robinia pseudoacacia</i>	Fair			REMOVE		1 Tree	
47	BL	17	Black Locust	<i>Robinia pseudoacacia</i>	Fair			SAVE		1272	CT	12	Cottonwood	<i>Populus deltoides</i>	Poor			REMOVE	2 Trees	1378	CT	9	Cottonwood	<i>Populus deltoides</i>	Fair			REMOVE		1 Tree	
48	RM	18	Red Maple	<i>Acer rubrum</i>	Good			SAVE		1273	E	16	American Elm	<i>Ulmus americana</i>	Poor			REMOVE	2 Trees	1379	BL	11	Black Locust	<i>Robinia pseudoacacia</i>	Fair			REMOVE		1 Tree	
49	BL	16	Black Locust	<i>Robinia pseudoacacia</i>	DEAD			EXEMPT-COND.	SAVE	1274	E	9	American Elm	<i>Ulmus americana</i>	Poor			REMOVE	1 Tree	1380	BL	8	Black Locust	<i>Robinia pseudoacacia</i>	Poor			REMOVE		1 Tree	
50	BL	16	Black Locust	<i>Robinia pseudoacacia</i>	Poor			SAVE		1275	BS	18	Box Elder	<i>Acer negundo</i>	Poor			REMOVE	2 Trees	1381	BS	8	Black Locust	<i>Robinia pseudoacacia</i>	Poor			REMOVE		1 Tree	
51	BL	18	Black Locust	<i>Robinia pseudoacacia</i>	Poor			REMOVE	2 Trees	1276	RIJ	19	Rustless Olive	<i>Eleagnus angustifolia</i>	Poor			EXEMPT-COND.	REMOVE	1382	BS	12	Black Locust	<i>Robinia pseudoacacia</i>	Fair			REMOVE		1 Tree	
52	BL	20	Black Locust	<i>Robinia pseudoacacia</i>	Fair			REMOVE	3 Trees	1277	GA	6	Green Ash	<i>Fraxinus pennsylvanica</i>	Fair			EXEMPT-SIZE	REMOVE	1383	BL	6	Black Locust	<i>Robinia pseudoacacia</i>	Fair			EXEMPT-SIZE	REMOVE		
53	BL	16	Black Locust	<i>Robinia pseudoacacia</i>	Fair			REMOVE	2 Trees	1278	SM	12	Silver Maple	<i>Acer saccharinum</i>	Fair	9.6		REMOVE	2 Trees	1384	BL	11	Black Locust	<i>Robinia pseudoacacia</i>	Poor			REMOVE		1 Tree	
54	BL	24	Black Locust	<i>Robinia pseudoacacia</i>	Fair			REMOVE	3 Trees	1279	SM	16	Silver Maple	<i>Acer saccharinum</i>	Fair			REMOVE	2 Trees	1385	BL	13	Black Locust	<i>Robinia pseudoacacia</i>	Fair		11		REMOVE		2 Trees
55	EE	8	Siberian Elm	<i>Ulmus pumila</i>	Good	4.3		SAVE		1280	RIJ	19	Rustless Olive	<i>Eleagnus angustifolia</i>	Poor			REMOVE	2 Trees	1386	BS	13	Black Locust	<i>Robinia pseudoacacia</i>	Fair			REMOVE		1 Tree	
56	CT	17	Cottonwood	<i>Populus deltoides</i>	Good			SAVE		1281	BS	12	Box Elder	<i>Acer negundo</i>	Poor			REMOVE	1 Tree	1387	BS	12	Black Locust	<i>Robinia pseudoacacia</i>	Fair			REMOVE		2 Trees	
243	AJ	12	Australian Pine	<i>Pinus nigra</i>	Good			REMOVE	2 Trees	1282	SM	14	Silver Maple	<i>Acer saccharinum</i>	Poor	12.6.8		REMOVE	4 Trees	1388	BL	10	Black Locust	<i>Robinia pseudoacacia</i>	Fair			REMOVE		1 Tree	
230	CT	17	Cottonwood	<i>Populus deltoides</i>	Good			SAVE		1283	SM	13	Silver Maple	<i>Acer saccharinum</i>	Fair			REMOVE	2 Trees	1389	BS	8	Black Locust	<i>Robinia pseudoacacia</i>	Poor			REMOVE		1 Tree	
223	CT	16	Cottonwood	<i>Populus deltoides</i>	Good			SAVE		1284	BS	6	Box Elder	<i>Acer negundo</i>	Poor	12.6.8		EXEMPT-COND.	REMOVE	1390	BS	8	Black Locust	<i>Robinia pseudoacacia</i>	Fair			REMOVE		1 Tree	
221	CT	15	Cottonwood	<i>Populus deltoides</i>	Good			SAVE		1285	BS	13	Black Locust	<i>Robinia pseudoacacia</i>	Poor			REMOVE	2 Trees	1391	CT	29	Cottonwood	<i>Populus deltoides</i>	Fair		16		REMOVE		3 Trees
233	CT	20	Cottonwood	<i>Populus deltoides</i>	Good			SAVE		1286	MC	12	White Cedar	<i>Thuja occidentalis</i>	DEAD	no leader		EXEMPT-COND.	REMOVE	1392	C	16	Caldonia	<i>Caldonia speciosa</i>	Fair		13		REMOVE		2 Trees
234	CT	16	Cottonwood	<i>Populus deltoides</i>	Good			SAVE		1287	SM	14	Silver Maple	<i>Acer saccharinum</i>	Poor	12.11.9.2		REMOVE	5 Trees	1393	SM	16	Silver Maple	<i>Acer saccharinum</i>	Fair		12		REMOVE		2 Trees
235	CT	15	Cottonwood	<i>Populus deltoides</i>	Good			SAVE		1288	SM	11	Silver Maple	<i>Acer saccharinum</i>	Fair	9		EXEMPT-LOC	REMOVE	1394	SM	16	Silver Maple	<i>Acer saccharinum</i>	Fair		13		REMOVE		2 Trees
236	CT	15	Cottonwood	<i>Populus deltoides</i>	Good			SAVE		1289	E	14	American Elm	<i>Ulmus americana</i>	Fair			REMOVE	2 Trees	1395	SM	21	Silver Maple	<i>Acer saccharinum</i>	Fair			REMOVE		3 Trees	
237	CT	14	Cottonwood	<i>Populus deltoides</i>	Good			SAVE		1290	SM	21	Silver Maple	<i>Acer saccharinum</i>	Fair	13		EXEMPT-SIZE	REMOVE	1396	SM	18	Silver Maple	<i>Acer saccharinum</i>	Fair			REMOVE		2 Trees	
238	CT	15	Cottonwood	<i>Populus deltoides</i>	Good			SAVE		1291	BS	6	Box Elder	<i>Acer negundo</i>	Poor			EXEMPT-SIZE	REMOVE	1397	SM	14	Silver Maple	<i>Acer saccharinum</i>	Fair		12.6		REMOVE		3 Trees
239	CT	9	Cottonwood	<i>Populus deltoides</i>	Good	9		SAVE																							



- Legend:**
- PROPERTY LINE
 - OVERHEAD COMPLIANT INTERIOR PARKING LANDSCAPE BOUNDARY
 - DECORATIVE PAVING
 - BUILDING FOUNDATION PLANTING
 - PARKING PERIMETER CALCULATION LINE (LESS WIDTH OF ENTRY DRIVES) 1 TREE/50 LF
 - INTERIOR STREET PERIMETER CALCULATION LINE (LESS WIDTH OF ENTRY DRIVES) 1 TREE/50 LF
 - BIKE RACKS
2 RACKS - COMMERCIAL
24 RACKS - RESIDENTIAL

Parking Area Landscape (Sec. 5.5.3.C.1)

1. Green-powder interior parking lot area landscape for total square footage of vehicle lot area based upon Category 1 of Table 5.5.3.C.1.
 2. Provide parking lot canopy trees 18" landscape size / 200' (if vehicle lot area > 275)
 3. Provide parking lot shrubs (if vehicle lot area > 275)
- Parking Area 1**
 A) 17500 SF x 275 (13A) = 4800 SF REQD.
 B) 17500 SF x 275 (13A) = 4800 SF REQD.
 1. 3 canopy trees required (1000 / 200 = 5 trees)
 2. 80 SF parking island landscaping has been provided.
 3. 4 canopy interior trees have been provided.
- Parking Area 2**
 A) 7000 SF x 275 (13A) = 1925 SF REQD.
 B) 7000 SF x 275 (13A) = 1925 SF REQD.
 1. 3 canopy interior trees required (1000 / 200 = 5 trees)
 2. 90 SF parking island landscaping has been provided.
 3. 3 canopy interior trees have been provided.
- Parking Area 3**
 A) 7000 SF x 275 (13A) = 1925 SF REQD.
 B) 7000 SF x 275 (13A) = 1925 SF REQD.
 1. 3 canopy interior trees required (1000 / 200 = 5 trees)
 2. 90 SF parking island landscaping has been provided.
 3. 3 canopy interior trees have been provided.
- Parking Area 4**
 A) 7000 SF x 275 (13A) = 1925 SF REQD.
 B) 7000 SF x 275 (13A) = 1925 SF REQD.
 1. 3 canopy interior trees required (1000 / 200 = 5 trees)
 2. 90 SF parking island landscaping has been provided.
 3. 3 canopy interior trees have been provided.
- Parking Area 5**
 A) 7000 SF x 275 (13A) = 1925 SF REQD.
 B) 7000 SF x 275 (13A) = 1925 SF REQD.
 1. 3 canopy interior trees required (1000 / 200 = 5 trees)
 2. 90 SF parking island landscaping has been provided.
 3. 4 canopy interior trees have been provided.
- Parking Area 6**
 A) 7000 SF x 275 (13A) = 1925 SF REQD.
 B) 7000 SF x 275 (13A) = 1925 SF REQD.
 1. 3 canopy interior trees required (1000 / 200 = 5 trees)
 2. 90 SF parking island landscaping has been provided.
 3. 4 canopy interior trees have been provided.

- Note Key:**
1. TREE PLANTING TO RECEIVE SUPPLEMENTAL STRUCTURAL SOIL ADJACENT TO PLANTING FOR TO PROVIDE ADDITIONAL SOIL VOLUME FOR HEALTHY TREE GROWTH AS DETERMINED BY FUTURE SOIL TESTS. ADJACENT PARKING SHALL TO RECEIVE PERFORATED PAVING TO ALLOW ADEQUATE WATER INFILTRATION TO TREE ROOT ZONE. AREA OF SOIL ADDITION SHALL EQUAL 200% PER TREE AT A MINIMUM.
 2. PARKING PERIMETER PLANTING TO BE INSTALLED AT THE TIME OF THE PHASE 1 100 YEAR INFILTRATION PERIOD.
 3. THE EASTERN STORM WATER DETENTION AREA, ADJACENT TO THE CITY-DONATED BIKE AREA TO THE SOUTH, WAS MODIFIED TO ACCOMMODATE EASEL REQUIREMENTS IN BURNING EASEL APPROVAL. IN THE FALL OF 2018 EASEL WAS SPECIFIC PLANTING REQUIREMENTS IN THE BIKE INFILTRATION AREA BEING CREATED EAST OF THE BIKE AND THESE MODIFICATIONS MAY REDUCE THE INITIAL WOODLAND IMPACT ALONG WITH THE LANDSCAPING REQUIREMENT THESE ITEMS WILL BE FINALIZED AT PRELIMINARY SITE PLAN SUBMISSION.
 4. BIKE TO BE PROVIDED PER ORDINANCE REQUIREMENTS.

Building Foundation Planting Calcs (Commercial - Phase 1A)

BUILDING	PERIMETER (LF)	PERIMETER 2:1 REQUISITE	PLANTING AREA PROVIDED (SF)	DECORATIVE PAVING AREA PROVIDED (SF)	TOTAL SOUGHT-AFTER LANDSCAPE PROVIDED (SF)
A	141	95%			
B	260	94%			
C	480	94%			

BUILDING FOUNDATION REQUIREMENTS WILL BE MET THROUGH THE USE OF PLANTINGS AND DECORATIVE PAVING ONCE FINAL TENANT LAYOUTS ARE DETERMINED.

Building Foundation Planting Calcs (West Residential - Phase 1B)

PERIMETER FACING DRIVE (LF)	PERIMETER PLANTING (LF) PROVIDED
405	361

Building Foundation Planting Calcs (East Residential - Phase 1C)

PERIMETER FACING DRIVE (LF)	PERIMETER PLANTING (LF) PROVIDED
392	366

Interior Street Perimeter Calculations

COMMERCIAL INTERIOR STREET LENGTH (LF)	TREES REQUIRED	TREES PROVIDED
290	36	36
RESIDENTIAL INTERIOR STREET LENGTH (LF)	TREES REQUIRED	TREES PROVIDED
184	34	34

Parking Perimeter Calculations

PARKING AREA	PERIMETER (LF)	TREES REQUIRED	TREES PROVIDED
1	304	6	6
2	360	7	4
3	54	4	4
4	918	11	11
5	270	5	5
6	221	4	2
7	190	4	4
8 (RESIDENTIAL)	166	3	3
9 (RESIDENTIAL)	181	3	3
TOTAL:	2392	73	73



Key Map
Scale: Not to Scale



Owner/Developer:
SAKURA · NOVI
 Land Development, LLC
 350 N. Old Woodward, Suite 300
 Birmingham, MI 48009

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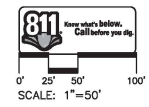
Project:
Sakura Novi
 New, Midrise

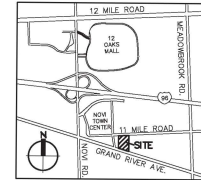
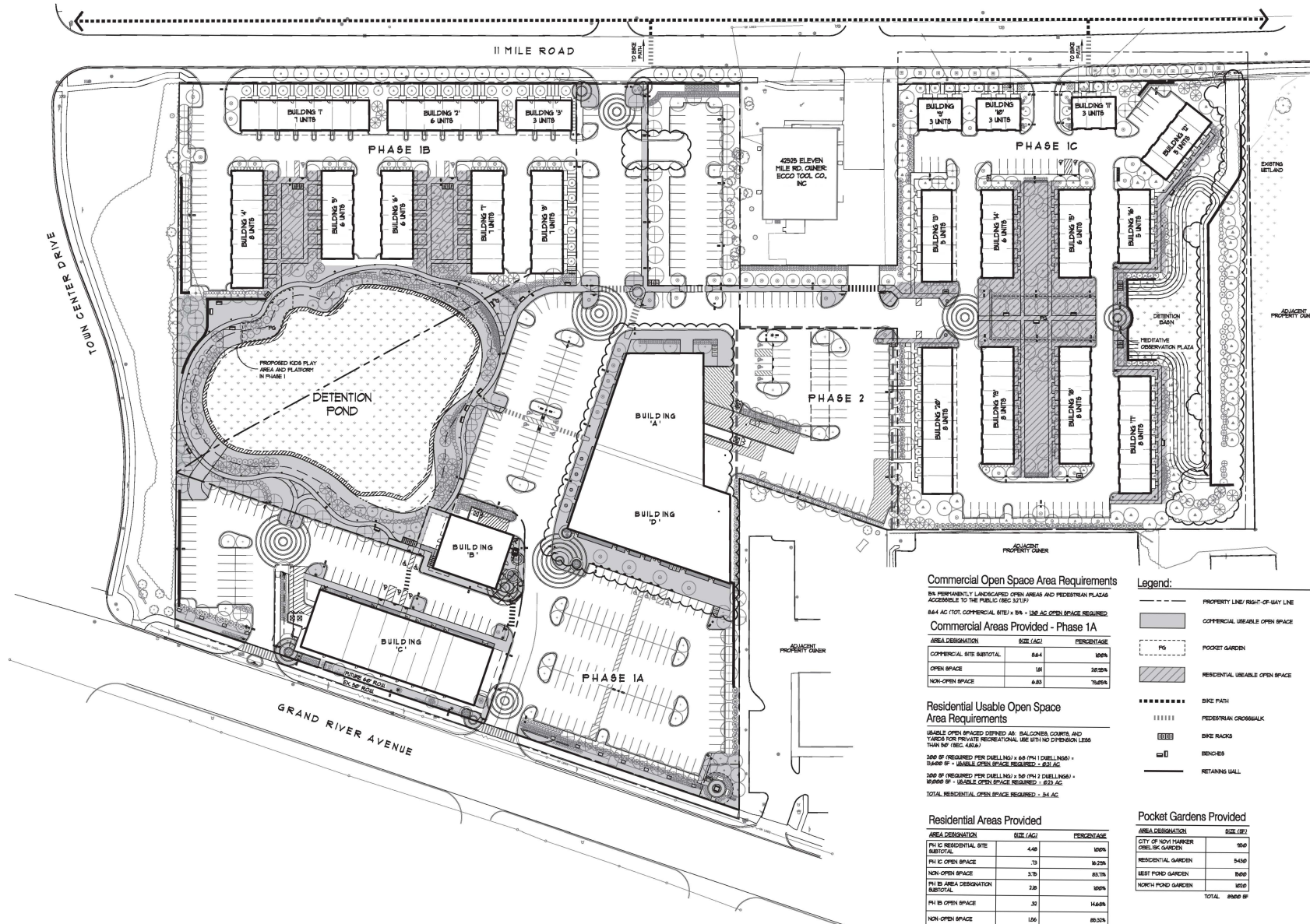
Sheet:
Landscape Ordinance Plan

Job Number: A01-191
 Drawn: MS/RS/SE
 Checked: SG
 Title: 11-20

Date: 05.28.2019
 10.02.2019
 12.20.2019
 03.12.2020
 04.29.2021
 05.18.2021

Issued for:
 Preliminary Site Plan Submission
 PRO Revisions Revised Submittal
 PRO Revisions Revised Submittal
 Final Draft PRO Plans for Staff Review
 PRO Plan Update for Staff Review, CC Approval
 3rd Revised PRO Concept Plan Set





Key Map
Scale: Not to Scale



Owner/Developer:
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**GRISSIM
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Project:
Sakura Novi
Novi, Michigan

Open Space and Site Amenities Plan

Job Number: AD1-191
Date: MS/05/20
Scale: 1"=50'

Date: 06.28.2019 Preliminary Site Plan Submission
10.02.2019 PRO Rezoning Revised Submitted
12.20.2019 PRO Rezoning Revised Submitted
03.12.2020 Final Draft PRO Plans for Staff Review
05.18.2021 2nd Revised PRO Concept Plan Set

Commercial Open Space Area Requirements

PER REQUIREMENTS: LANDSCAPED OPEN AREAS AND PEDESTRIAN PLAZAS ACCESSIBLE TO THE PUBLIC (SEC. 217)
8.64 AC (TOT. COMMERCIAL INTD) x 9% = 1.46 AC OPEN SPACE REQUIRED

Commercial Areas Provided - Phase 1A

AREA DESIGNATION	SIZE (AC)	PERCENTAGE
COMMERCIAL SITE SUBTOTAL	8.64	100%
OPEN SPACE	1.46	36.58%
NON-OPEN SPACE	6.88	79.5%

Residential Usable Open Space Area Requirements

USABLE OPEN SPACES DEFINED AS: BALCONIES, COURTS, AND YARDS FOR PRIVATE RECREATIONAL USE WITH NO OPENING LESS THAN 8'6" (SEC. 426A)
200 SF (REQUIRED PER DWELLING) x 68 (PH 1 DWELLINGS) + 200 SF x USABLE OPEN SPACE REQUIRED = 13,760 SF

200 SF (REQUIRED PER DWELLING) x 50 (PH 2 DWELLINGS) + 200 SF x USABLE OPEN SPACE REQUIRED = 8,200 SF
TOTAL RESIDENTIAL OPEN SPACE REQUIRED = .54 AC

Residential Areas Provided

AREA DESIGNATION	SIZE (AC)	PERCENTAGE
PH 1C RESIDENTIAL SITE SUBTOTAL	4.48	100%
PH 1C OPEN SPACE	1.73	38.7%
NON-OPEN SPACE	3.75	83.7%
PH 1B AREA DESIGNATION SUBTOTAL	2.18	100%
PH 1B OPEN SPACE	32	14.6%
NON-OPEN SPACE	1.86	85.3%

Bicycle Racks

40 BIKE RACKS ARE PROPOSED TO BE INSTALLED IN LOCATIONS SHOWN. 3 BIKE RACKS ARE IN THE COMMERCIAL, 17 MORE THAN THE ORDINANCE REQUIRED. 93.34 IN THE RESIDENTIAL AREA.

Legend:

- PROPERTY LINE/ RIGHT-OF-WAY LINE
- COMMERCIAL USABLE OPEN SPACE
- POCKET GARDEN
- RESIDENTIAL USABLE OPEN SPACE
- BIKE PATH
- PEDESTRIAN CROSSWALK
- BIKE RACKS
- BENCHES
- RETAINING WALL

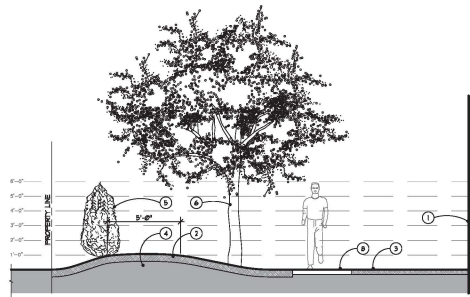
Pocket Gardens Provided

AREA DESIGNATION	SIZE (SF)
CITY OF NOVI PARKER OPEN SP. GARDEN	950
RESIDENTIAL GARDEN	5430
WEST POND GARDEN	8000
NORTH POND GARDEN	1070
TOTAL	10050 SF

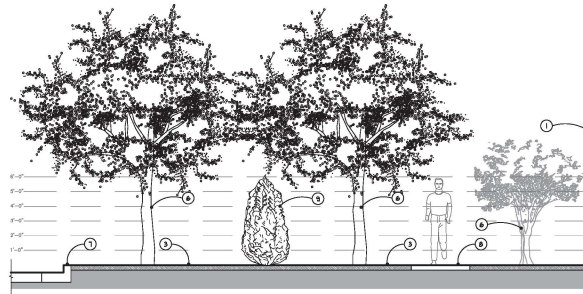


0' 25' 50' 100'
SCALE: 1"=50'

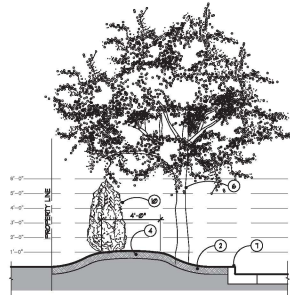




8 Cross Section Through Planting Buffer
SCALE: 1/4" = 1'-0"



7 Cross Section Through Planting Buffer
SCALE: 1/4" = 1'-0"



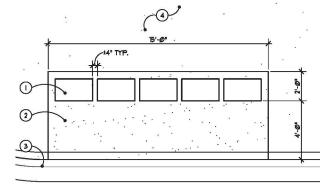
6 Cross Section Through Planting Buffer
SCALE: 1/4" = 1'-0"

Note Key: DETAILS 6-8
DO NOT APPLY TO EACH!

- ① LINE OF BUILDING FACE
- ② SODDED LAWN ON 4" DEPTH TOPSOIL ON LOAM FILL BENT
- ③ SODDED LAWN
- ④ LOAM FILL BENT WITH 9" 8" SIDE TYP. CROWN AND 13 MAX SLOPER
- ⑤ EVERGREEN HEDGE TO MAINTAINED AT A 3' 1/2" FINISH - REFER TO LANDSCAPE PLAN
- ⑥ DECIDUOUS TREE - REFER TO LANDSCAPE PLAN
- ⑦ CURB AND GUTTER - REFER TO CIVIL DOCUMENTS
- ⑧ CONCRETE SIDEWALK - REFER TO CIVIL DOCUMENTS
- ⑨ EVERGREEN HEDGE TO MAINTAINED AT A 3' 1/2" FINISH - REFER TO LANDSCAPE PLAN
- ⑩ EVERGREEN HEDGE TO MAINTAINED AT A 6' 1/2" FINISH - REFER TO LANDSCAPE PLAN



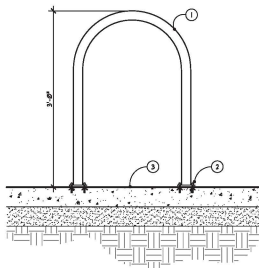
5 Typical 16 Unit Mailbox
NOT TO SCALE



4 Typical Mailbox Layout Plan
SCALE: 1/4" = 1'-0"

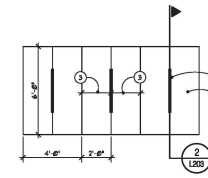


3 Typical Bench
NOT TO SCALE



2 Typical Bicycle Rack Detail
SCALE: 1" = 1'-0"

- ① U SHAPED ORNAMENTAL BIKE RACK
PLAN: S&G PRODUCTS
FINISH: STAINLESS
COLOR: BLACK MATTE FINISH
- ② NOSE: 1/2" 1/4" SURFACE MOUNT
CONCRETE REBAR
BLANK MOUNT TO CONCRETE
SLAB WITH 1" EXPANSION
ANCHORS - SEE # INSTALL PER
MANUFACTURER RECOMMENDATIONS
- ③ CONCRETE SLAB - REFER TO CIVIL
DOCUMENTS



1 Typical Bicycle Parking Layout Plan
SCALE: 1/4" = 1'-0"



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Project:
Sakura Novi
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Sheet:
Site Details

Job Number: ADI-191
Drawn: MS/RG/SE
Checked: SB
Title: As Noted

Date: 05.29.2019
10.02.2019
12.20.2012
03.12.2021
05.18.2021

Issued for:
Preliminary Site Plan Submittal
PRO Annotations Revised Submittal
PRO Annotations Revised Submittal
Final Draft PRO Plans for Shell Review
3rd Revised PRO Concept Plan Set

Sheet Number:
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PHASE 1B

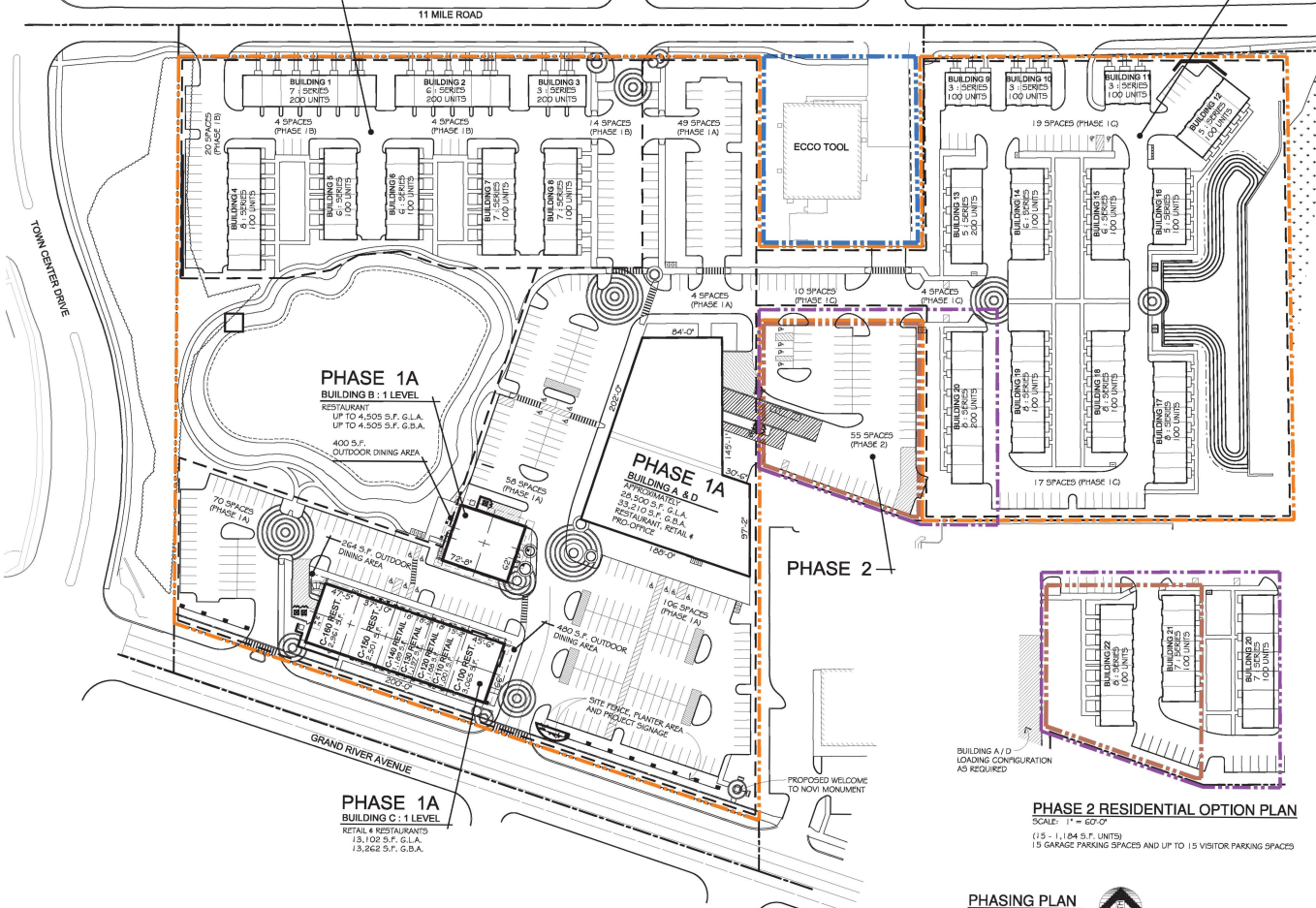
RESIDENTIAL

BUILDING TYPE 100 (ONE CAR GARAGE) : 34 UNITS
 BUILDING TYPE 200 (TWO CAR GARAGE) : 16 UNITS
 50 PHASE 1B UNITS / 14.78 AC. = 3.4 UNITS PER ACRE

PHASE 1C

RESIDENTIAL DEVELOPMENT

BUILDING TYPE 100 (ONE CAR GARAGE) : 55 UNITS
 BUILDING TYPE 200 (TWO CAR GARAGE) : 13 UNITS
 UP TO 68 PHASE 1C UNITS / 14.78 AC. = 4.6 UNITS PER ACRE



TOTAL DEVELOPMENT SITE :
 15.51 AC. GROSS : 15.04 AC. NET

- PHASE 1A, 1B, 1C : 14.78 AC.
- PHASE 2 : 0.73 AC.
- ECCO PARCEL GRANDFATHER I-1 USE : 0.90 AC.
- PHASE 2 RESIDENTIAL OPTION
- SUB-PHASE LINE

PHASES 1A, 1B, 1C & 2 PROJECT CALCULATIONS

PHASE 1A : COMMERCIAL BUILDING AREA	146,107 S.F. G.L.A.	50,977 S.F. G.B.A.
PARKING PROVIDED	1311 SPACES	
PHASE 1B : RESIDENTIAL DEVELOPMENT	34 ONE CAR GARAGE UNITS, 16 TWO TWO CAR GARAGE UNITS (50 TOTAL UNITS, ALL BEING 2 BEDROOM)	
PARKING PROVIDED	66 GARAGE SPACES + 26 VISITOR SPACES = 94 TOTAL SPACES	
PHASE 1C : RESIDENTIAL DEVELOPMENT	55 ONE CAR GARAGE UNITS, 13 TWO CAR GARAGE UNITS (68 TOTAL UNITS, ALL BEING 2 BEDROOM)	
PARKING PROVIDED	61 GARAGE SPACES + 40 VISITOR SPACES = 101 TOTAL SPACES	
PHASE 2 : 55 PARKING SPACES - A DEVELOPMENT TOTAL OF 561 PARKING SPACES WITH THE ALTERNATE OF UP TO 132 TOTAL DEVELOPMENT RESIDENTIAL UNITS WITH PARKING AS REQUIRED		

PHASE 2 RESIDENTIAL OPTION PLAN
 SCALE: 1" = 60'-0"

PHASING PLAN

SCALE: 1" = 60'-0"



PHASE 1A, 1B & 1C USES :

- UP TO 8 RESTAURANTS
- UP TO 12 RETAIL SPACES (INCLUDING THE OPTION FOR A SINGLE SPECIALTY MARKET OF UP TO 30,000 S.F.)
- UP TO 4 PRO OFFICES
- UP TO 118 TOWNHOUSE UNITS (89 - 1,184 S.F. & 29 - 1,541 S.F. UNITS)
 147 GARAGE PARKING SPACES + 88 VISITOR PARKING SPACES = 215 TOTAL PARKING SPACES
- UP TO 118 PHASE 1 UNITS / 15.51 AC. = 7.6 UNITS PER ACRE
- LIGHT INDUSTRIAL USE ECCO TOOL CO. PARCEL GRANDFATHERED IN

PHASE 2 USES :

- UP TO 15 TOWNHOUSE UNITS, UP TO 132 TOTAL RESIDENTIAL UNITS (15.51 ACRES WITH UP TO 132 UNITS = 8.5 UNITS PER ACRE)
- PHASE 2 RESIDENTIAL OPTION (15 - 1,184 S.F. UNITS)
 15 GARAGE PARKING SPACES AND UP TO 15 VISITOR PARKING SPACES

PHASING PLAN SAKURA • NOVI

NOVI, MICHIGAN

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 PROJECT NO. 3035

PRELIMINARY
 NOT FOR CONSTRUCTION
 CAD DWG 3035 P11 PHASING PLAN 5-18-21.DWG

ISSUED FOR CONCEPT MEETING FEB. 27, 2019
 PRE-APP. MEETING MAY 8, 2019
 PRO RECORDING JUNE 28, 2019
 PRO RECORDING REVISED SUBMITTAL OCTOBER 2, 2019
 PRO RECORDING P.C. & PUBLIC HEARING DECEMBER 4, 2019
 PRO RECORDING REVISED SUBMITTAL DECEMBER 20, 2019
 REVISED SUBMITTAL APRIL 30, 2021
 REVISED PRO SUB. MAY 18, 2021