



COMMUNITY DEVELOPMENT DEPARTMENT

45175 Ten Mile Road
Novi, MI 48375
(248) 347-0415 Phone
(248) 735-5600 Facsimile
www.cityofnovi.org

ZONING BOARD OF APPEALS STAFF REPORT

FOR: City of Novi Zoning Board of Appeals

ZONING BOARD APPEALS DATE: July 11, 2023

REGARDING: 21700 Novi Road, Parcel # 50-22-35-101-016 (PZ23-0023)

BY: Alan Hall, Deputy Director Community Development

I. GENERAL INFORMATION:

Applicant

Extra Space Self Storage

Variance Type

Dimensional Variance

Property Characteristics

Zoning District: This property is zoned Light Industrial (I-1)

Location: East of Novi Road, South of 10 Mile

Parcel #: 50-22-35-101-016

Request

The applicant is requesting a variance from the City of Novi Zoning Ordinance Section 4.19.2.F for the proposed location of a dumpster in the interior side yard. This property is zoned Light Industrial (I-1).

II. STAFF COMMENTS:

This property has a special dimensional consideration because of the existing wetlands on the site.

III. RECOMMENDATION:

The Zoning Board of Appeals may take one of the following actions:

1. I move that we **grant** the variance in Case No. **PZ23-0023**, sought by _____, for _____ because Petitioner has shown practical difficulty requiring _____.

 - (a) Without the variance Petitioner will be unreasonably prevented or limited with respect to use of the property because _____
 - (b) The property is unique because _____

- (c) Petitioner did not create the condition because _____
_____.
- (d) The relief granted will not unreasonably interfere with adjacent or surrounding properties because _____
_____.
- (e) The relief is consistent with the spirit and intent of the ordinance because _____
_____.
- (f) The variance granted is subject to:
 - 1. _____.
 - 2. _____.
 - 3. _____.
 - 4. _____.

2. I move that we **deny** the variance in Case No. **PZ23-0023**, sought by _____,
for _____ because Petitioner has not shown practical difficulty requiring _____.

- (a) The circumstances and features of the property including _____ are not unique because they exist generally throughout the City.
- (b) The circumstances and features of the property relating to the variance request are self-created because _____
_____.
- (c) The failure to grant relief will result in mere inconvenience or inability to attain higher economic or financial return based on Petitioner's statements that _____.
- (d) The variance would result in interference with the adjacent and surrounding properties by _____.
- (e) Granting the variance would be inconsistent with the spirit and intent of the ordinance to _____
_____.

Should you have any further questions with regards to the matter please feel free to contact me at (248) 347-0423.

Alan Hall – Deputy Director Community Development - City of Novi

RECEIVED

MAY 26 2023



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CITY OF NOVI
COMMUNITY DEVELOPMENT
ZONING BOARD OF APPEALS
APPLICATION

APPLICATION MUST BE FILLED OUT COMPLETELY

I. PROPERTY INFORMATION (Address of subject ZBA Case)

PROJECT NAME / SUBDIVISION
Self Storage Novi MI
ADDRESS
21700 Novi Rd, Novi, MI 48375
LOT/SIUTE/SPACE #
SIDWELL #
50-22-35 101 018
May be obtained from the
Assessing Department
(248) 347-0485

Application Fee: 300.00
Meeting Date: July 11 2023
ZBA Case #: PZ 23-0023

CROSS ROADS OF PROPERTY

IS THE PROPERTY WITHIN A HOMEOWNER'S ASSOCIATION JURISDICTION?
[] YES [x] NO
REQUEST IS FOR:
[] RESIDENTIAL [x] COMMERCIAL [] VACANT PROPERTY [] SIGNAGE

DOES YOUR APPEAL RESULT FROM A NOTICE OF VIOLATION OR CITATION ISSUED?
[] YES [] NO

II. APPLICANT INFORMATION

A. APPLICANT
NAME: Gordon H. Kolb, Jr.
ORGANIZATION/COMPANY: Novi Development Company, LLC
ADDRESS: 3020 Magazine St.
CITY: New Orleans
STATE: LA
ZIP CODE: 70116

B. PROPERTY OWNER [x] CHECK HERE IF APPLICANT IS ALSO THE PROPERTY OWNER

Identify the person or organization that owns the subject property:
NAME:
ORGANIZATION/COMPANY:
ADDRESS:
CITY:
STATE:
ZIP CODE:

III. ZONING INFORMATION

A. ZONING DISTRICT
[] R-A [] R-1 [] R-2 [] R-3 [] R-4 [] RM-1 [] RM-2 [] MH
[x] I-1 [] I-2 [] RC [] TC [] TC-1 [] OTHER

B. VARIANCE REQUESTED

INDICATE ORDINANCE SECTION (S) AND VARIANCE REQUESTED:
1. Section 4.19.2.F Variance requested Dumpster encroachment into interior side yard
2. Section Variance requested
3. Section Variance requested
4. Section Variance requested

IV. FEES AND DRAWINGS

A. FEES
[] Single Family Residential (Existing) \$200 [] (With Violation) \$250 [] Single Family Residential (New) \$250
[x] Multiple/Commercial/Industrial \$300 [] (With Violation) \$400 [] Signs \$300 [] (With Violation) \$400
[] House Moves \$300 [] Special Meetings (At discretion of Board) \$600
B. DRAWINGS 1-COPY & 1 DIGITAL COPY SUBMITTED AS A PDF
• Dimensioned Drawings and Plans
• Site/Plot Plan
• Existing or proposed buildings or addition on the property
• Number & location of all on-site parking, if applicable
• Existing & proposed distance to adjacent property lines
• Location of existing & proposed signs, if applicable
• Floor plans & elevations
• Any other information relevant to the Variance application



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ZONING BOARD OF APPEALS VARIANCE APPLICATION CHECKLIST

The following items are required for a complete Variance application. Incomplete applications will be returned.

Signed Application Form

Complete the Zoning Board of Appeals application form. Application must be signed by the applicant and the property owner (if different).

Response to Variance Review Standards – Dimensional, Use, or Sign

Select the applicable Review Standards for the requested Variance and complete in full. Use additional paper if needed. If you don't know which Review Standards to complete, call the Community Development Department at 248.347.0415 for guidance.

Dimensioned Site Plan (1 copy & 1 digital copy submitted as a PDF)

- Existing or proposed buildings or additions on the property.
- Number and location of all on-site parking spaces.
- Existing and proposed distances to adjacent property lines.
- Location of existing and proposed signs, if applicable.
- Any other information relevant to the Variance application.

Dimensioned Drawings and Plans (1 copy & 1 digital copy submitted as a PDF)

- Floor plans and elevations with all proposed buildings and additions.
- All existing and proposed signs on the property (photographs may be used).
- For use variances, include floor plan showing the existing and proposed layout and functions of each area.
- For multi-family residential structures or projects, a summary showing the existing and proposed number of dwelling units by type (efficiency, one-bedroom, two-bedroom, etc.)

Other Helpful Information – Optional (1 copy & 1 digital copy submitted as a PDF)

- Photographs of the lot or structure that shows the special conditions or circumstances described in the application.
- Photographs or maps that show how other properties in the area enjoy the same type of property rights related to the Variance.
- Letters of support from the neighbors who would be most affected by your request.

Fee (make check payable to the City of Novi)

Single Family Residential (Existing) \$200 (With Violation) \$250
Single Family Residential (New) \$250
Multiple/Commercial/Industrial \$300 (With Violation) \$400
Signs \$300 (With Violation) \$400
House Moves \$300
Special Meetings (At discretion of Board) \$600

Additional Information

In the course of reviewing the application, the Planning Department staff may request additional information from the applicant.



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REVIEW STANDARDS DIMENSIONAL VARIANCE

The Zoning Board of Appeals (ZBA) will review the application package and determine if the proposed Dimensional Variance meets the required standards for approval. In the space below, and on additional paper if necessary, explain how the proposed project meets each of the following standards. (Increased costs associated with complying with the Zoning Ordinance will not be considered a basis for granting a Dimensional Variance.)

Standard #1. Circumstances or Physical Conditions.

Explain the circumstances or physical conditions that apply to the property that do not apply generally to other properties in the same zoning district or in the general vicinity. Circumstances or physical conditions may include:

- a. Shape of Lot.** Exceptional narrowness, shallowness or shape of a specific property in existence on the effective date of the Zoning Ordinance or amendment.

Not Applicable Applicable If applicable, describe below:

The existing building location along with the width of the site does not leave enough area for the dumpster to be constructed out of the buffer while still providing full circulation (including fire access routing) through the site as well as access to the required stormwater pond.

and/or

- b. Environmental Conditions.** Exceptional topographic or environmental conditions or other extraordinary situations on the land, building or structure.

Not Applicable Applicable If applicable, describe below:

There are existing wetlands and flood plain on site. The wetlands will only be disturbed to construct the pond outlet barrel. Other wetlands areas that are currently paved area will be demolished and re planted with native wetland species. There will be no fill in flood plain areas. Because of the flood plain and existing building, the construction of stormwater ponds is necessary to meet City of Novi Water Quantity/ Quality standards. This creates minimal area for the dumpster to meet setback

and/or

- c. Abutting Property.** The use or development of the property immediately adjacent to the subject property would prohibit the literal enforcement of the requirements of the Zoning Ordinance or would involve significant practical difficulties.

Not Applicable Applicable If applicable, describe below:

Standard #2. Not Self-Created.

Describe the immediate practical difficulty causing the need for the Dimensional Variance, that the need for the requested variance is not the result of actions of the property owner or previous property owners (i.e., is not self-created).

There is an existing building on site which can not be moved. In order to provide full circulation of the site for fire access and meet stormwater requirements the dumpster will have to be located where proposed.

Standard #3. Strict Compliance.

Explain how the Dimensional Variance in strict compliance with regulations governing area, setback, frontage, height, bulk, density or other dimensional requirements will unreasonably prevent the property owner from using the property for a permitted purpose, or will render conformity with those regulations unnecessarily burdensome.

Strict compliance is not feasible because locating it in the rear yard would require it in the area of the wetlands or the fire department access drive.

Standard #4. Minimum Variance Necessary.

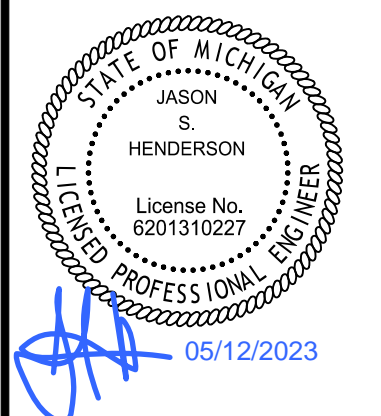
Explain how the Dimensional Variance requested is the minimum variance necessary to do substantial justice to the applicant as well as to other property owners in the district.

Locating the dumpster in the proposed area side yard will be the closest we can put the dumpster to the rear yard and not infringing on wetlands/floodplains located on site.

Standard #5. Adverse Impact on Surrounding Area.

Explain how the Dimensional Variance will not cause an adverse impact on surrounding property, property values, or the use and enjoyment of property in the neighborhood or zoning district.

The dumpster will be fully screened which will keep it out of view and will avoid impacts to natural features.



PLN REVISION	ISSUE DATE	ISSUE COMMENT
A	9-23-2022	PRELIMINARY FOR PRE-APP SUBMITTAL
B	12-22-2022	REVISED PER PRE APP COMMENTS
C	3-9-2023	ISSUED FOR NOVI REVIEW
D	3-17-2023	ISSUED FOR OWNER REVIEW
E	3-31-2023	REVISED PER CITY OF NOVI COMMENTS
F	5-12-2023	REVISED PER CITY OF NOVI COMMENTS

SITE PLAN

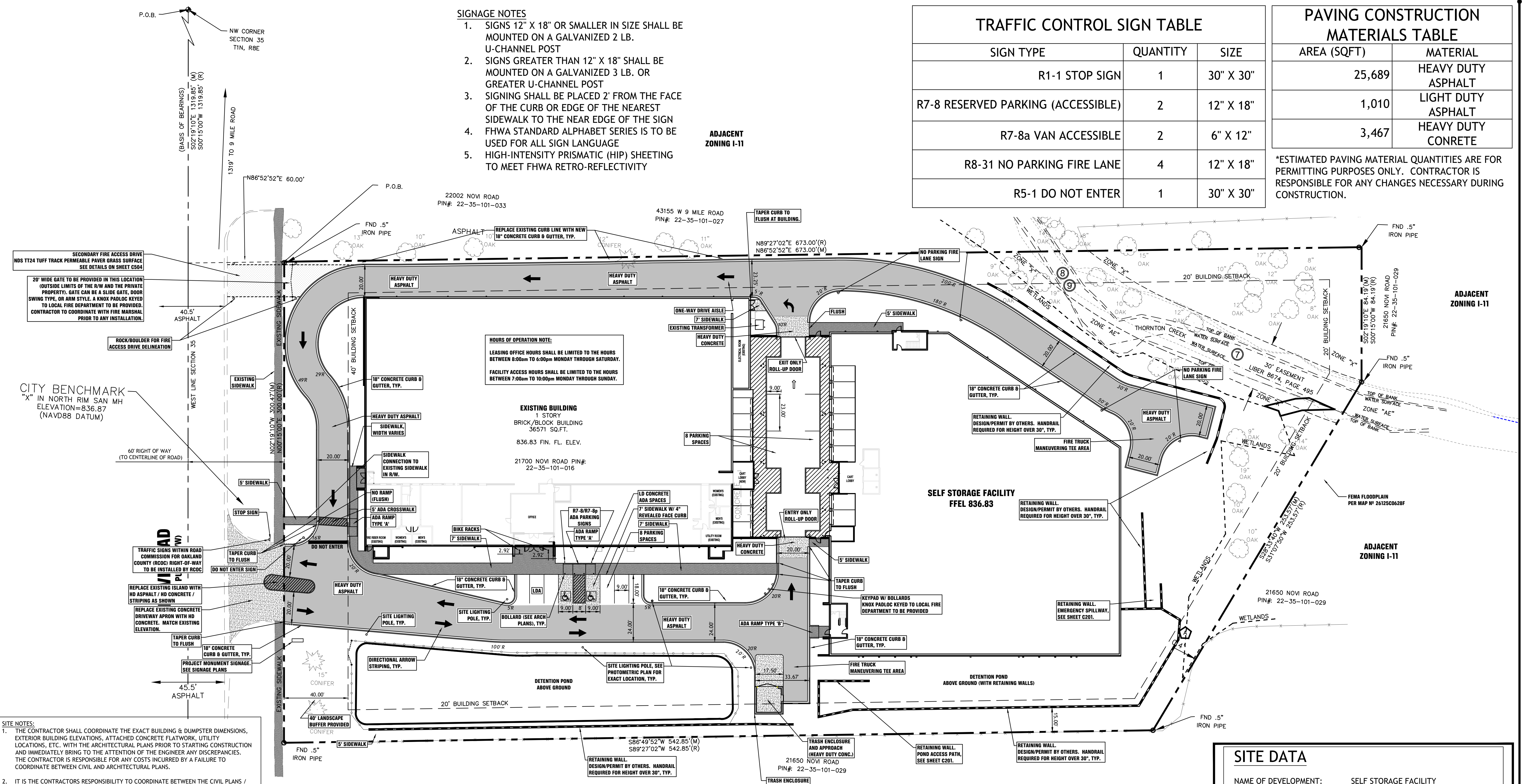
C101

SIGN TYPE	QUANTITY	SIZE
R1-1 STOP SIGN	1	30" X 30"
R7-8 RESERVED PARKING (ACCESSIBLE)	2	12" X 18"
R7-8a VAN ACCESSIBLE	2	6" X 12"
R8-31 NO PARKING FIRE LANE	4	12" X 18"
R5-1 DO NOT ENTER	1	30" X 30"

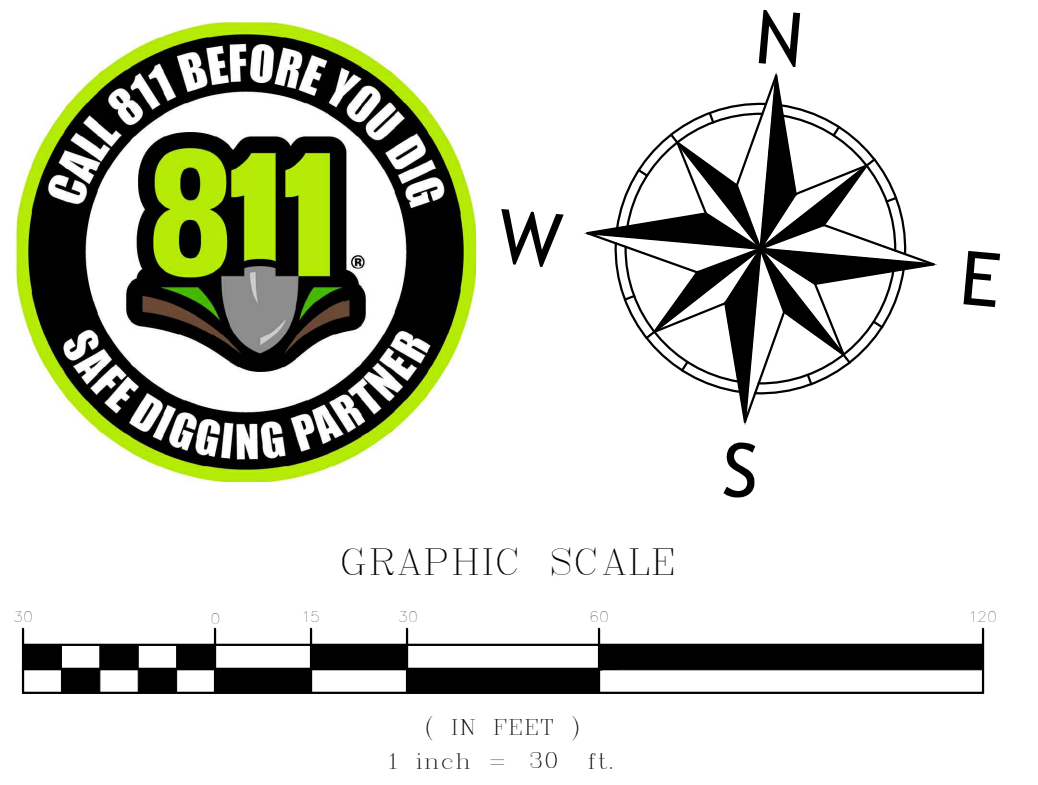
AREA (SQFT)	MATERIAL
25,689	HEAVY DUTY ASPHALT
1,010	LIGHT DUTY ASPHALT
3,467	HEAVY DUTY CONCRETE

*ESTIMATED PAVING MATERIAL QUANTITIES ARE FOR PERMITTING PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE FOR ANY CHANGES NECESSARY DURING CONSTRUCTION.

- SIGNAGE NOTES**
- SIGNS 12" X 18" OR SMALLER IN SIZE SHALL BE MOUNTED ON A GALVANIZED 2 LB. U-CHANNEL POST
 - SIGNS GREATER THAN 12" X 18" SHALL BE MOUNTED ON A GALVANIZED 3 LB. OR GREATER U-CHANNEL POST
 - SIGNING SHALL BE PLACED 2' FROM THE FACE OF THE CURB OR EDGE OF THE NEAREST SIDEWALK TO THE NEAR EDGE OF THE SIGN
 - FHWA STANDARD ALPHABET SERIES IS TO BE USED FOR ALL SIGN LANGUAGE
 - HIGH-INTENSITY PRISMATIC (HIP) SHEETING TO MEET FHWA RETRO-REFLECTIVITY



- SITE NOTES:**
- THE CONTRACTOR SHALL COORDINATE THE EXACT BUILDING & DUMPSTER DIMENSIONS, EXTERIOR BUILDING ELEVATIONS, ATTACHED CONCRETE FLATWORK, UTILITY LOCATIONS, ETC. WITH THE ARCHITECTURAL PLANS PRIOR TO STARTING CONSTRUCTION AND IMMEDIATELY BRING TO THE ATTENTION OF THE ENGINEER ANY DISCREPANCIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY COSTS INCURRED BY A FAILURE TO COORDINATE BETWEEN CIVIL AND ARCHITECTURAL PLANS.
 - IT IS THE CONTRACTORS RESPONSIBILITY TO COORDINATE BETWEEN THE CIVIL PLANS / ARCHITECTURAL PLANS / STRUCTURAL PLANS REGARDING THE GROUND ELEVATIONS DIRECTLY EXTERNAL OF THE BUILDING IN RELATION TO THE STRUCTURAL BUILDING FOOTINGS.
 - CONTRACTOR'S SURVEYOR TO STAKE ALL BUILDING CORNERS PRIOR TO CONSTRUCTION. CONTRACTOR TO CONTACT LICENSED LAND SURVEYOR TO VERIFY AND TO APPROVE PRIOR TO BEGINNING BUILDING CONSTRUCTION.
 - THE CONTRACTOR SHALL SEE THE ARCHITECTURAL BUILDING PLANS FOR EXACT BUILDING DIMENSIONS, COLUMN LINES, WALL DIMENSIONS, DOOR LOCATIONS, STOOP/STEP LOCATIONS, ETC. ANY CONFLICTS SHALL BE BROUGHT TO ATTENTION OF ENGINEER.
 - ALL CURBING ON PRIVATE PROPERTY SHALL BE 18" CURB AND GUTTER PER FDOT LATEST STANDARD.
 - ALL SIDEWALKS AND ADA PATHS SHALL BE A.D.A. COMPLIANT AND HAVE A MAXIMUM CROSS-SLOPE OF 2.00% (1:50) AND A MAXIMUM LONGITUDINAL SLOPE OF 5.00% (1:20).
 - TACTILE WARNING MATS ARE TO BE INSTALLED ON ALL WHEELCHAIR RAMPS.
 - THE CONTRACTOR SHALL FIELD VERIFY ELEVATIONS AND LOCATIONS OF ALL CURBING, UTILITY POLES, CONTROL BOXES, CATCH BASINS, ETC. PRIOR TO STARTING CONSTRUCTION AND NOTIFY ENGINEER AND OWNER'S REPRESENTATIVE OF ANY CONFLICTS THAT WOULD NOT ALLOW IMPROVEMENTS TO BE MADE WITHOUT RELOCATING EXISTING ITEMS.
 - ALL A.D.A. SPACES SHALL BE A.D.A. COMPLIANT AND HAVE A MAXIMUM SLOPE OF 2.00% (1:50) IN ANY DIRECTION.
 - ALL PAVEMENT MARKINGS ON PRIVATE PROPERTY SHALL MEET MUTCD AND MDOT STANDARDS.
 - ALL ON-SITE STRIPING IS PAINTED.
 - THE CONTRACTOR SHALL COORDINATE WITH THE OWNER AND ARCHITECT ON FINISH PATTERNS OF ALL SIDEWALKS AND CONCRETE FLATWORK. DETAILS AND INFORMATION ON CIVIL PLANS IS FOR INFORMATION ONLY AND DOES NOT ADDRESS SCORING AND FINISH.
 - A SEPARATE PERMIT IS REQUIRED FOR ALL BUSINESS SIGNAGE.
 - THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A UTILITY PERMIT FROM THE CITY/MDOT PRIOR TO COMMENCING ANY WORK WITHIN THE ROAD RIGHT-OF-WAY.



- CITY OF NOVI NOTES**
- NO STORAGE OF COMBUSTIBLE OR FLAMMABLE LIQUIDS, COMBUSTIBLE FIBERS, OR EXPLOSIVE MATERIALS AS DEFINED IN THE FIRE PREVENTION CODE, OR TOXIC MATERIALS, SHALL BE PERMITTED WITHIN THE SELF-STORAGE BUILDINGS OR UPON THE PREMISES. A LEASE AGREEMENT BETWEEN THE LESSEE AND LESSOR SHALL STATE (1) THAT NO FLAMMABLE, COMBUSTIBLE OR TOXIC MATERIAL SHALL BE STORED OR USED ON PREMISES, AND (2) THAT THE PROPERTY SHALL BE SUBJECT TO PERIODIC AND UNANNOUNCED INSPECTIONS FOR FLAMMABLE, TOXIC AND OTHER HAZARDOUS MATERIALS BY CITY OFFICIALS.
 - NO STORAGE OUTSIDE OF THE SELF-STORAGE BUILDINGS SHALL BE PERMITTED.
 - EXCEPT AS PROVIDED HEREIN, THE USE OF THE PREMISES SHALL NOT BE USED FOR MAINTAINING OR REPAIRING OF ANY VEHICLES AND ANY OTHER USES AS DETERMINED BY THE PLANNING COMMISSION.
 - ALL WORK SHALL CONFORM TO THE CURRENT CITY OF NOVI STANDARDS AND SPECIFICATIONS.

SITE PLAN INFORMATION

ARCHITECTURAL NOTE:
 CONTRACTOR TO REFER TO ARCHITECTURAL PLANS FOR EXACT DIMENSIONS OF BUILDING, SIDEWALKS ADJACENT TO BUILDING, COLUMN LOCATIONS, DOOR/ENTRY LOCATIONS, BOLLARDS, COMPACTORS, ELECTRICAL/MECHANICAL EQUIPMENT, TRUCK WELL, ROOF DRAIN DOWNSPOUTS, AND ALL UTILITY CONNECTIONS.

BUILDING FOOTING NOTE:
 IT IS THE CONTRACTORS RESPONSIBILITY TO COORDINATE BETWEEN THE CIVIL PLANS / ARCHITECTURAL PLANS / STRUCTURAL PLANS REGARDING THE GROUND ELEVATIONS DIRECTLY EXTERNAL OF THE BUILDING IN RELATION TO THE STRUCTURAL BUILDING FOOTINGS.

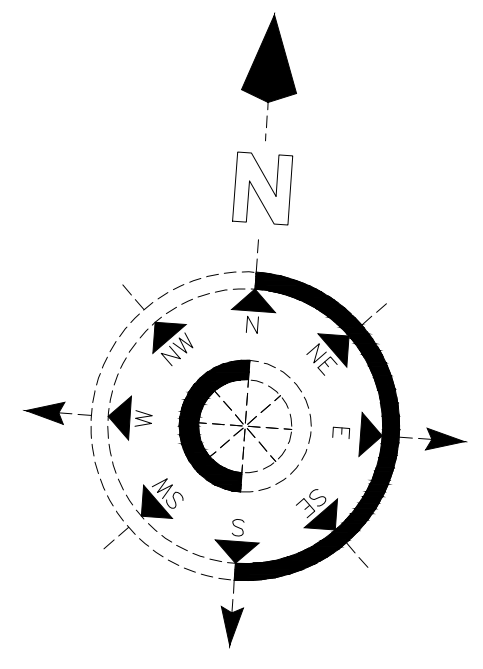
SITE LIGHTING NOTE:
 SEE SITE LIGHTING PLAN FOR ALL POLE LOCATIONS, FIXTURE AND PHOTOMETRIC INFORMATION. POLE LOCATIONS ARE SHOWN ON THIS PLAN FOR INFORMATION ONLY. LIGHTING WILL BE ARRANGED SO THAT LIGHT DOES NOT INTERFERE WITH TRAFFIC, IS SHIELDED OR DIRECTED AWAY FROM ADJOINING RESIDENCES, AND PRODUCES NO GLARE ACROSS RESIDENTIAL PROPERTY BOUNDARIES.

SITE LANDSCAPING NOTE:
 SEE LANDSCAPE PLANS FOR ALL PERMANENT VEGETATION REQUIREMENTS/INFORMATION. I.E. SOD, TREES, SHRUBS, MULCHING, ETC.

LAYOUT IS SCHEMATIC ONLY AND IS SUBJECT TO REVIEW & APPROVAL BY GOVERNING AGENCIES. PROPERTY LINE AND EXISTING CONDITIONS ARE FROM GIS INFORMATION AND HAS NOT BEEN CONFIRMED.

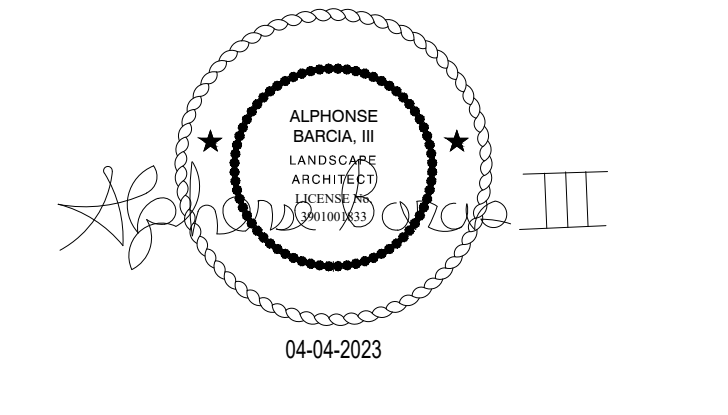


SITE INFO:
 SELF STORAGE FACILITY
 36,571 SF EXISTING
 100,200 S.F. PROPOSED (3-STORY)
 ADDRESS:
 21700 NOVI RD
 NOVI, MI 48375
 TMS: 22-35-101-016
 ZONING: I-1
 USE: SELF STORAGE FACILITY
 EXISTING LAND AREA: 4.32 ACRES
 DISTURBED AREA: 3.90± ACRES
 BUILDING SETBACKS REQ'D: 40' FRONT
 20' SIDE
 20' REAR
 PROPOSED PARKING: 16 SPACES (2 ADA)



PROJECT:
 PROPOSED SELF STORAGE
 21700 NOVI ROAD
 CITY OF NOVI, MI.

DRAWING:
 OVERALL LANDSCAPE PLAN (TREES)



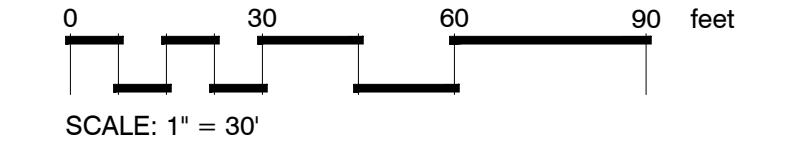
ALPHONSE BARCIA III
 LANDSCAPE ARCHITECT LLC.
 562 CLAYTON COURT
 SLIDELL, LOUISIANA 70461
 BARCIADesigns@gmail.com
 (985) 960-0429

GHK DEVELOPMENTS, INC.
 NEW ORLEANS
GHK DEVELOPMENT, INC.
 3920 MAGAZINE STREET
 NEW ORLEANS, LA. 70115
 GORDEN H. KOLB JR.
 (504) 866-7300

DATE: 04/04/2023
SHEET: LS-1



OVERALL LANDSCAPE PLAN (TREES)



LANDSCAPE CALCULATIONS
 PROPERTY ZONED: I-1 (NOT ADJACENT TO PARKING)

PARKING LANDSCAPE	PARKING ABUTS ACCESS DRIVE	REQUIRED	PROVIDED
478LF SOUTH ACCESS DRIVE	1 PERIMETER TREE 35LF (478/35=13.66 TREES REQUIRED)	PKS	14 DECIDUOUS CANOPY TREES PROVIDED
688LF NORTH ACCESS DRIVE	1 PERIMETER TREE 35LF (688/35=19.66 TREES REQUIRED)	PKN	7 DECIDUOUS CANOPY TREES PROVIDED
		AW	13 DECIDUOUS CANOPY TREES PROVIDED
NOVI ROAD, PUBLIC ROW BUFFER	REQUIRED	PROVIDED	
300' LF-36LF DRIVEWAYS 264 LF	25' WIDE BUFFER 1 DECIDUOUS CANOPY OR LARGE EVERGREEN PER 60LF (264/60=4.4 TREES REQUIRED) 1 DECIDUOUS SUB CANOPY 40LF (264/40=6.6 TREES REQUIRED)	PT	BUFFER WIDTH IMPACTED BY DRIVE LANE (SEE PLAN FOR DETAILS) 3 DECIDUOUS CANOPY TREES PROVIDED 1 LARGE EVERGREEN TREES PROVIDED 2 EXISTING LARGE EVERGREEN TREE CREDIT 6 DECIDUOUS SUB CANOPY TREES PROVIDED
STREET TREES (ROW)	PARKING ABUTS ACCESS DRIVE	REQUIRED	PROVIDED
300' LF-36LF DRIVEWAYS 264 LF	1 DECIDUOUS CANOPY PER 35LF 264 LF / 35 = 7.5 TREES REQUIRED	ST	0 DECIDUOUS CANOPY TREES PROVIDED EXISTING UTILITIES CONFLICTS
BUILDING FOUNDATION LANDSCAPE	EXISTING BUILDING (WEST)	PROVIDED	
	BUILDING PERIMETER 644LF-25-28-5=640X8 = 4,688SF BUILDING PERIMETER 585LF-7-3-3=640X8 = 4,576SF	BW BE	4,723SF 4,604SF
DETENTION/RETENTION BASIN	WEST POND PERIMETER	PROVIDED	
	1 DECIDUOUS CANOPY PER 35LF 355 LF / 35 = 10.14 TREES REQUIRED	WP	1 DECIDUOUS CANOPY TREES PROVIDED 9 DECIDUOUS SUB CANOPY TREES PROVIDED EXISTING OVERHEAD POWERLINES
DETENTION/RETENTION BASIN	EAST POND PERIMETER	PROVIDED	
	1 DECIDUOUS CANOPY PER 35LF 273 LF / 35 = 7.8 TREES REQUIRED	EP	8 DECIDUOUS CANOPY TREES PROVIDED
MITIGATED WOODLAND TREES	(6) TREES TO BE REMOVED	PROVIDED	
	(5) MITIGATED TREES REQUIRED	MW	5 WOODLAND TREES PROVIDED

PLANT SCHEDULE

DECIDUOUS CANOPY TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	BN	5	Betula nigra / River Birch Multi-Trunk	Gallon or B&B	1 Inch per Trunk, 3 trunks Min	8'-10' ht.
	NS	11	Nyssa sylvatica / Black Gum	Gallon or B&B	3" Cal.	10' - 12' ht.
	QA	9	Quercus alba / White Oak	Gallon or B&B	2.50" Cal, Single Trunk	10' - 12' ht.
	QS	9	Quercus shumardii / Shumard Oak	Gallon or B&B	3" Cal.	10' - 12' ht.
DECIDUOUS SUB-CANOPY TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	AH	1	Aesculus hippocastanum / European Horsechestnut	Gallon or B&B	2"-Cal.	8'-10' ht.
	AG	7	Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Apple Serviceberry	Gallon or B&B	2"-Cal.	8'-10' ht.
	CA	7	Carpinus caroliniana / American Hornbeam	Gallon or B&B	2"-Cal.	8'-10' ht.
	CF	6	Cornus florida / Flowering Dogwood	Gallon or B&B	2"-Cal.	8'-10' ht.
	MM	9	Magnolia x soulangeana / Saucer Magnolia Multi-Trunk	Gallon or B&B	1 Inch per Trunk, 3 trunks Min	6'-8' ht.
	MP	6	Malus x 'Purple Prince' / Purple Prince Crabapple	Gallon or B&B	1 Inch per trunk, Min. 3 trunks	6'-8' ht.
LARGE EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	PD	1	Pseudotsuga menziesii / Douglas Fir	Gallon or B&B	Full to the Ground	6'-8' ht.
UPRIGHT EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	TS	8	Thuja occidentalis 'Smaragd' / Emerald Green Arborvitae	Gallon or B&B	Full to the Ground	6'-8' ht.

