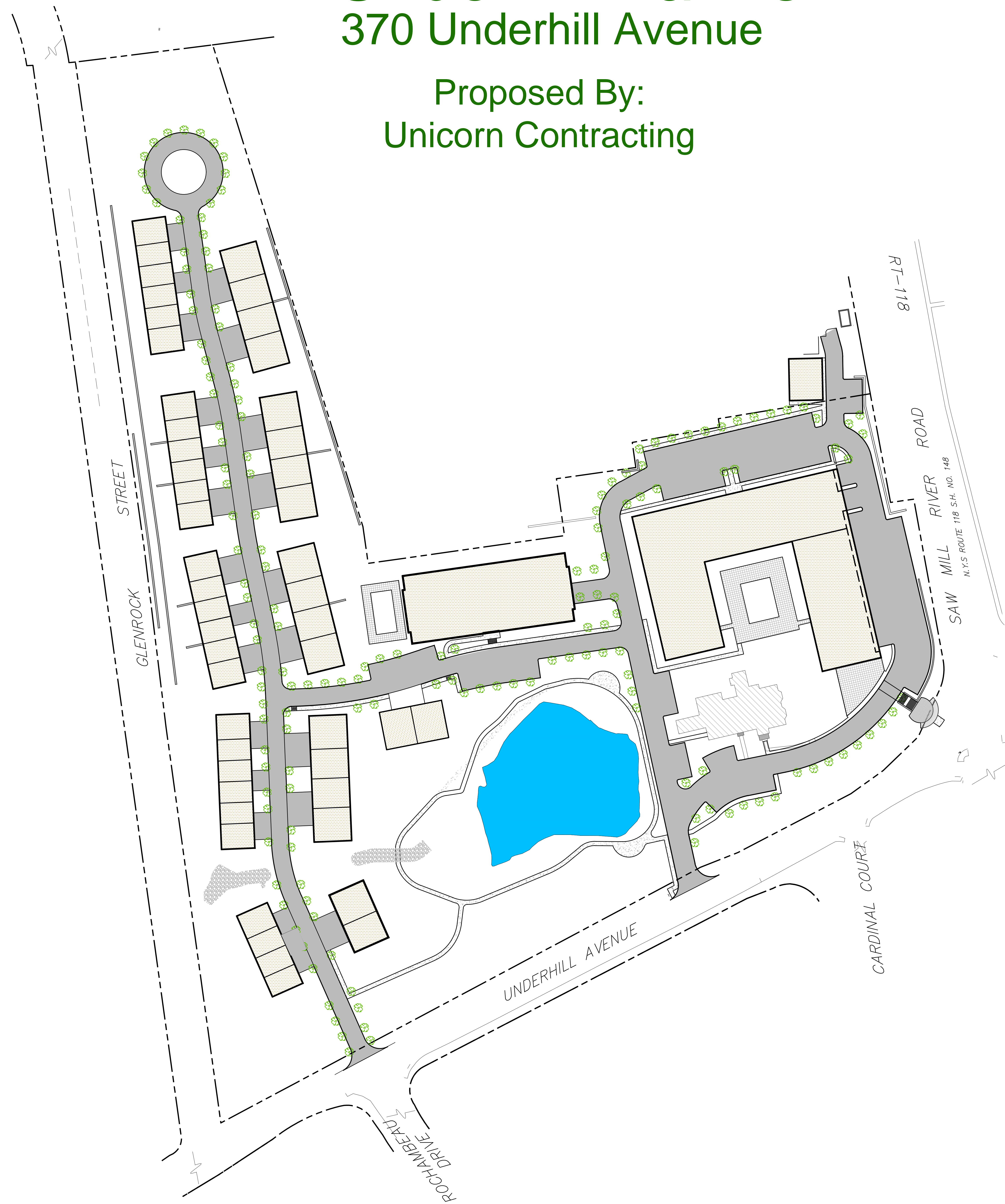


Multi-Use Development
Known As
Underhill Farms
370 Underhill Avenue

Proposed By:
Unicorn Contracting



OWNER / Applicant:
Unicorn Contracting Corp.
10 Julia Lane, Suite 103
Cold Spring, NY 10516
845-809-5969

PROJECT ATTORNEY:
Mark W. Blanchard
Blanchard & Wilson, LLC.
235 Main Street, Suite 330
White Plains, NY 10601
914-461-0280

PROJECT ENGINEER:
Joseph C. Riina, P.E.

Site Design Consultants
251 F Underhill Avenue
Yorktown Heights, NY 10598
914-962-4488

TRAFFIC ENGINEER:
Phillip J. Grealy, Ph.D., P.E.

Colliers Engineering & design
400 Columbus Avenue
Suite 180E
Valhalla, NY 10595
914-347-4700

PROJECT ARCHITECT:
Chris Lessard, AIA

Lessard Design Inc., PC
8125 Leesburgh Pike
Vienna, VA 22182
571-830-1800

ENVIRONMENTAL CONSULTANT:
Steven Marino, PWS

Tim Miller Associates, Inc.
10 North Street
Cold Spring, NY 10516
845-265-4400

CULTURAL RESOURCES CONSULTANT:
Beth Selig

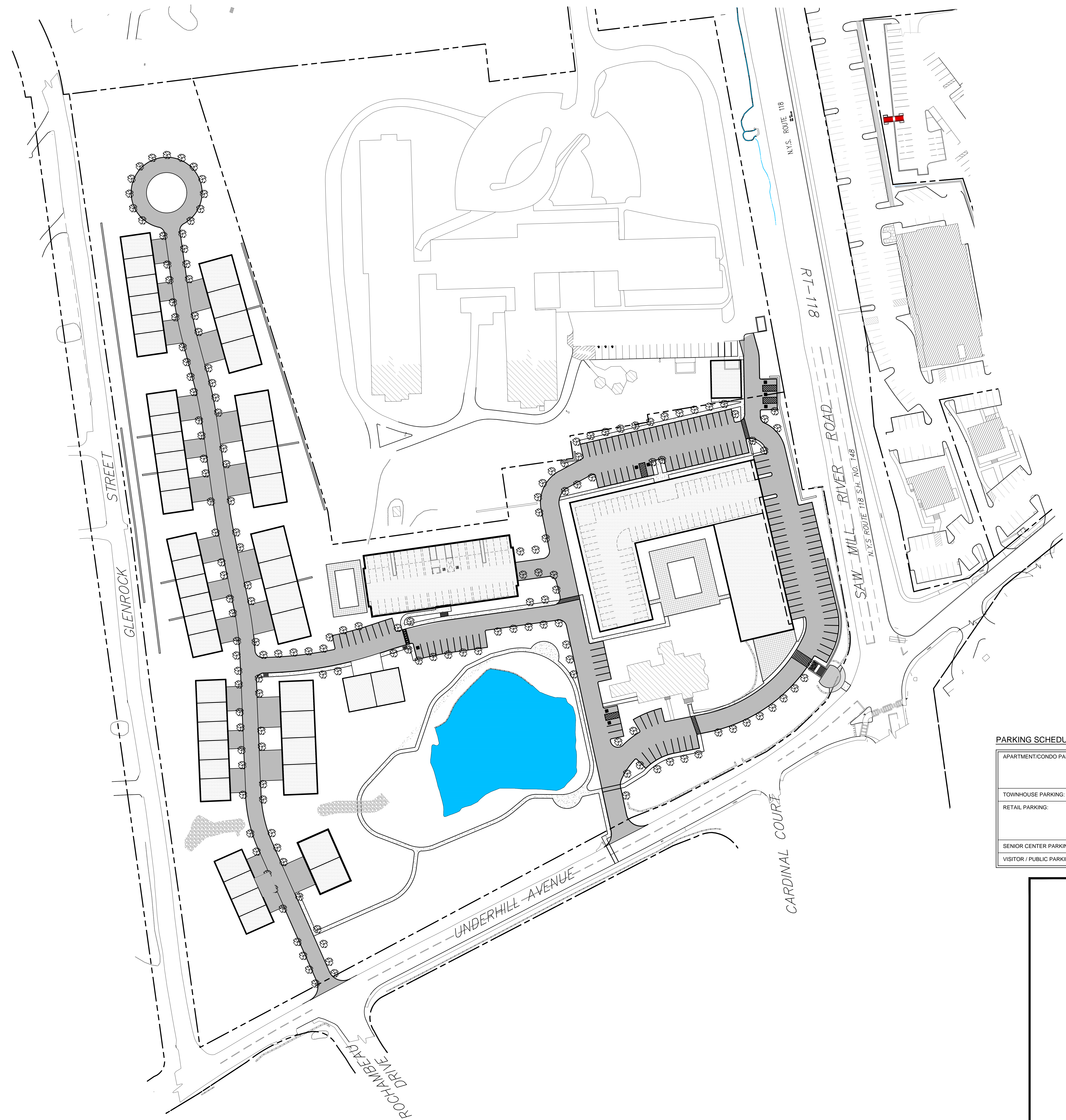
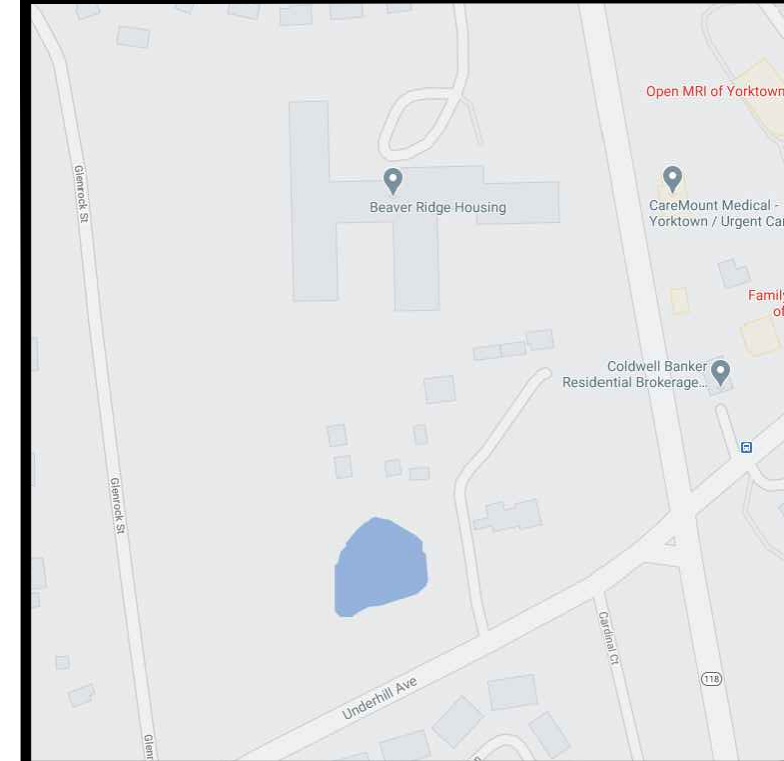
Hudson Cultural Services
Box 264
Salt Point, NY 12578
845-465-3698

LANDSCAPE ARCHITECT:
Earl Govern, AIA

Blades & Govern, Landscape Architects
Box 1851
Fairfield, Ct 06825
203-254-8530

SURVEYOR:
Glen Watson, L.S.
Badey & Watson Surveying &
Engineering
3063 Route 9
Cold Spring, NY 10516
845-265-9216

Date: March 2023



SITE DATA:
 OWNER / DEVELOPER: UNICORN CONTRACTING
 10 JULIA LANE
 COLD SPRING, NY, 10516
 PROJECT LOCATION: 370 UNDERHILL AVE
 YORKTOWN, NY, 10596
 EXISTING TOWN ZONING: R1-40, RESIDENTIAL DESCRIPTION
 PROPOSED USE: PLANNED DEVELOPMENT DISTRICT
 TOWN TAX MAP DATA: SECTION 48.96, BLOCK 1, LOT 50
 SITE AREA: 13.78 ACRES (600,459 SF)
 SEWAGE FACILITIES: PUBLIC SEWERS
 WATER FACILITIES: PUBLIC WATER FACILITIES

BULK ZONE REQUIREMENTS:

ZONING DISTRICT:	EXISTING: R1-40 RESIDENTIAL	PROPOSED: YORKTOWN HEIGHTS PLANNED DESIGN DISTRICT OVERLAY ZONE
MINIMUM SIZE OF LOT:		600,459 SF / 13.78 ACRES
FLOOR AREA (WITH PUBLIC SEWERS):		
12 UNITS/ACRE		
10 UNITS/ACRE		
9 UNITS/ACRE		
MINIMUM LOT DEPTH:		510 FT.
MINIMUM YARD DIMENSIONS:		
PRINCIPAL BUILDING:		
FRONT YARD SETBACK:		53.5 FT.
REAR YARD SETBACK:		20 FT.
ONE SIDE YARD SETBACK:		26.9 FT.
COMBINED SIDE YARD SETBACK:		130.2 FT.
MAXIMUM HEIGHT:		40 FT MAX
MAXIMUM USABLE FLOOR AREA:		
MAXIMUM % OF LOT TO BE OCCUPIED:		20.3%
BUILDING COVERAGE:		
MAXIMUM ROAD FRONTAGE:		
DISTANCE BETWEEN MAIN WALLS OF BUILDINGS WITH WINDOWS:		32.5 FT.
DISTANCE BETWEEN WALLS IN ANY OTHER CASE:		30 FT.
MAXIMUM LENGTH OF ANY BUILDING:		250 FT.
DISTANCE OF PARKING TO PROPERTY LINE:		5 FT.
AT LEAST 400 SQUARE FEET OF USABLE OPEN SPACE IS PROVIDED ON THE SITE FOR EACH DWELLING UNIT FOR PLAY AREA AND OTHER OUTDOOR LIVING USES. THE DEVELOPER SHALL PROVIDE A SUITABLY IMPROVED PLAYGROUND/PLAY AREA. EACH SUCH PLAYGROUND/PLAY AREA SHALL HAVE A MINIMUM AREA OF 1,200 SQUARE FEET AND A MAXIMUM DISTANCE OF 1,000 FEET FROM THE UNITS TO BE SERVED.		65,000 SF
IN ADDITION TO THE ABOVE, THE DEVELOPER SHALL ALSO SET ASIDE 10% OF THE SITE FOR THE PROVISION OF PARK AND/OR RECREATIONAL FACILITIES. IF THE PROVISION OF SUCH FACILITIES IS IMPRACTICAL BECAUSE OF THE PARTICULAR LAYOUT OF THE DEVELOPMENT OR FOR OTHER REASONS, A RECREATION FEE OF \$4,000 PER UNIT SHALL BE SUBMITTED PRIOR TO APPROVAL OF THE APPLICATION.		65,000 SF

* THE PLANNED DEVELOPMENT DISTRICT ALLOWS FOR UP TO A 60% REDUCTION IN THE REQUIREMENTS OF THE UNDERLYING ZONE.

F.A.R. CALCULATION BASIS:

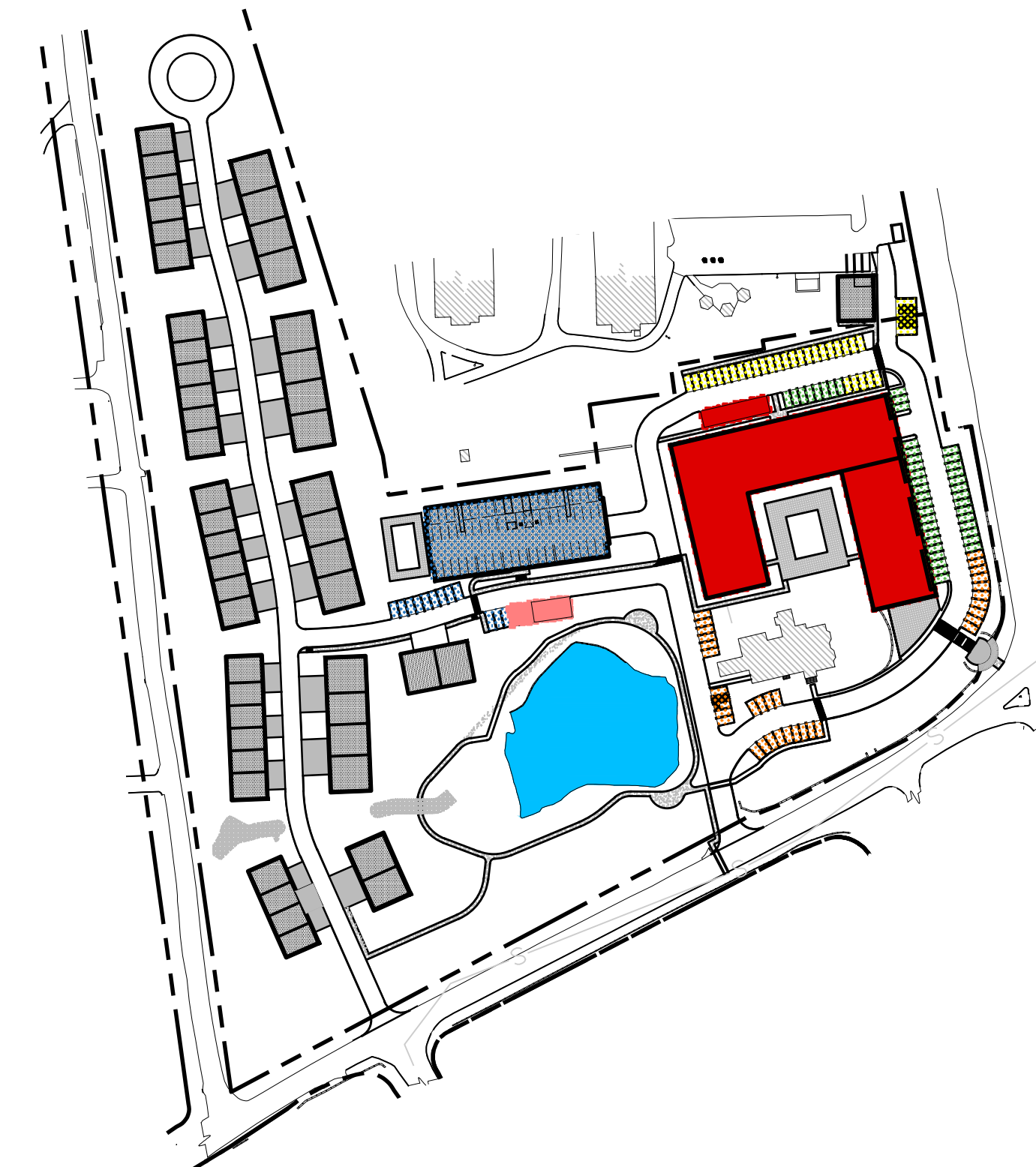
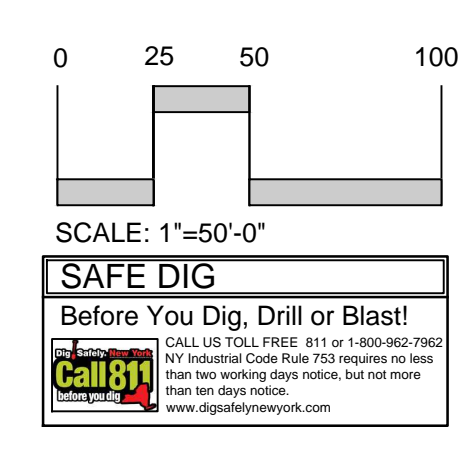
TOTAL LOT AREA:	600,459 SF
ALLOWABLE F.A.R. = 0.55	
PROVIDED F.A.R.:	
144 DWELLING UNITS	
APARTMENTS:	99,415 GSF
CONDO FLATS:	54,800 SF
UPHILL TOWNHOUSE:	59,320 SF
DOWNHILL TOWNHOUSE:	77,000 SF
TOTAL:	290,535 SF
TOTAL F.A.R. = 290,535 / 600,459 = 0.48 < 0.55	
NOT INCLUDED IN F.A.R.:	
EXISTING BUILDING:	8,000 SF
NEW RETAIL SPACE:	11,000 SF

BUILDING UNITS:

APARTMENT BUILDING (64 UNITS):	16 - 1 BEDROOM UNITS @ 750 SF
	46 - 2 BEDROOM UNITS @ 1,050 SF
	6 - 3 BEDROOM UNITS @ 1,280 SF
CONDO BUILDING (32 UNITS):	2 - 1 BEDROOM UNITS @ 1,000 SF
	18 - 2 BEDROOM UNITS @ 2,000 SF
	12 - 2 BEDROOM UNITS @ 1,400 SF
TOWNHOUSES (48 UNITS):	20 - 4 BEDROOM UNITS @ 2,966 SF
	28 - 3 BEDROOM UNITS @ 2,750 SF
TOTAL NUMBER OF DWELLING UNITS 148	

PARKING SCHEDULE

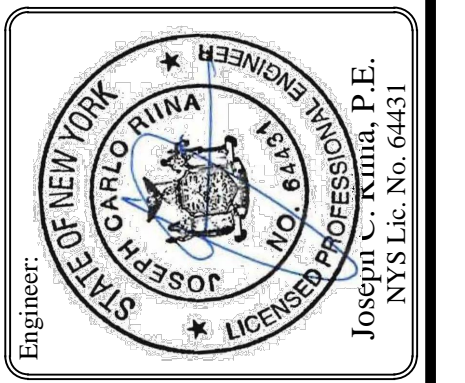
PARKING TYPE	REQUIREMENTS	PROVIDED	LEGEND
APARTMENT/CONDO PARKING:	1.5 SPACES/UNIT		
	APARTMENT BUILDING @ 68 UNITS = 102 (REQUIRED) - 112 (PROVIDED) W/ 30 SPACES SHARED W/ SENIOR CENTER		
	CONDO BUILDING @ 32 UNITS = 48 (REQUIRED) - 48 (PROVIDED) PLUS 16 INTERIOR TANDEM SPACES		
TOWNHOUSE PARKING:	2 SPACES/UNIT = 96 (REQUIRED) - 96 (PROVIDED) (GARAGE & DRIVEWAY)		
RETAIL PARKING:	NEW RETAIL 11,000 SF @ 4 SPACES/1,000 SF = 44 SPACES (REQUIRED) - 44 (PROVIDED) (10 SHARED W/ RES. UNITS)		
	EXISTING BUILDING OFFICE / RETAIL 7,000 SF @ 4 SPACES/1,000 SF = 28 SPACES (REQUIRED) + RESTAURANT 1,000 SF @ 1 SP/100 SF = 10 SPACES - TOTAL REQUIRED 48 SPACES - 33 SPACES PROVIDED		
SENIOR CENTER PARKING:	30 SPACES PROVIDED - SHARED W/ APARTMENT BUILDING		
VISITOR / PUBLIC PARKING:	8 SPACES PROVIDED		



NOTE:
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 251 F. Underhill Avenue, Yorktown, NY 10596
 (516) 462-4488, Fax: (516) 462-2786
 www.sitedesignconsultants.com



Revisions:

No.	Date	Description
1	6/23/20	Initial Design
2	7/15/20	Revised Site Plan
3	7/27/20	Revised Site Plan
4	8/10/20	Revised Site Plan
5	8/24/20	Revised Site Plan

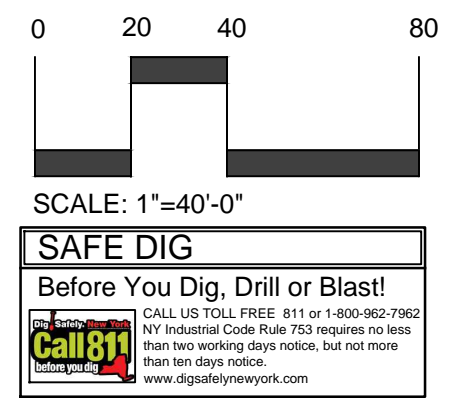
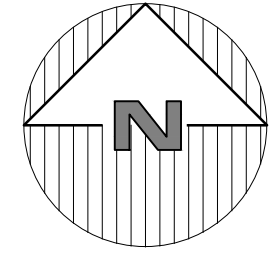
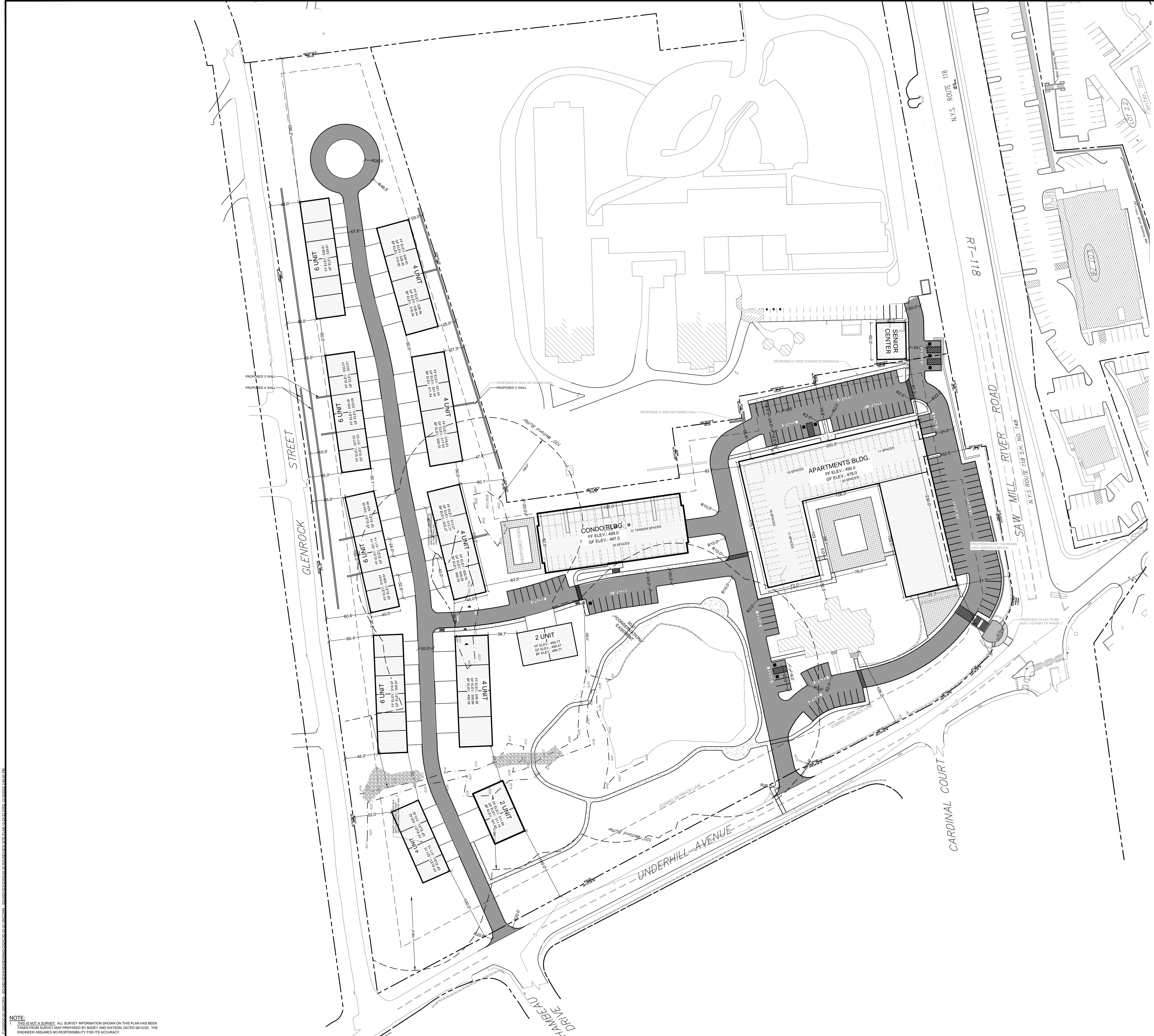
SCALE: 1" = 50'
 DRAWN BY: TK
 DATE: 10-24-22

ZONING DATA

PRELIMINARY SITE PLAN
 PREPARED FOR
UNDERHILL FARM
 UNDERHILL AVENUE
 Yorktown
 Westchester County, New York

NOTE:
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 2. UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 2209 (2) OF THE NEW YORK STATE EDUCATION LAW.

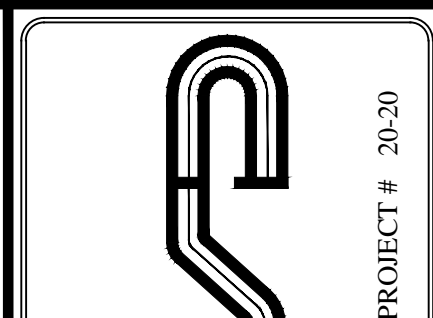
ENGINEER OF RECORD: SCHEIDT ENGINEERING, 300 W. 125th STREET, NEW YORK, NY 10027, 212.332.4343 FAX 212.332.4344



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NO.	DATE	COMMENTS
1	10/24/22	Issue for Review
2	10/24/22	Issue for Review
3	10/24/22	Issue for Review
4	10/24/22	Issue for Review

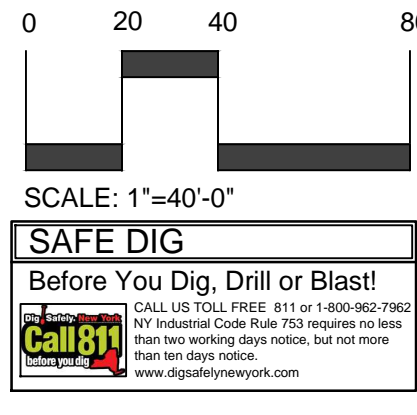
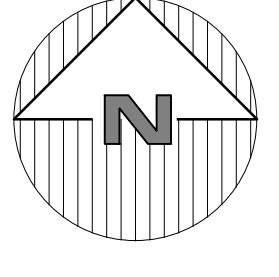
NO.	DATE	COMMENTS





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Sheet 3 of 8

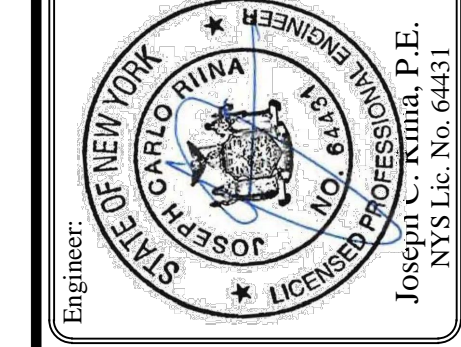
PRELIMINARY SITE PLAN
 PREPARED FOR
UNDERHILL FARM
 UNDERHILL AVENUE
 Westchester County, New York

EXISTING CONDITIONS

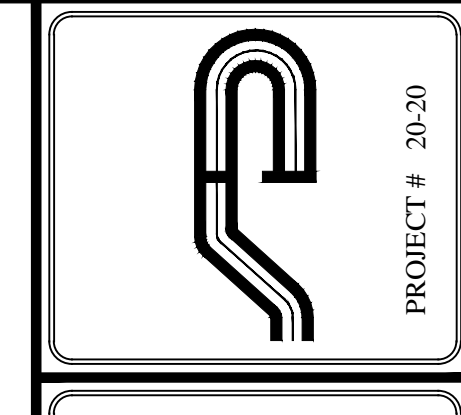
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Revisions:	No.	Date	Comments:
1.	6/13/22		7.5' Zone Shaded
2.	1/27/22		Updated Landscaping and Utility Plans
3.	1/27/22		Updated Landscaping and Utility Plans
4.	1/27/22		Update wetland boundary

Revisions:	No.	Date	Comments:

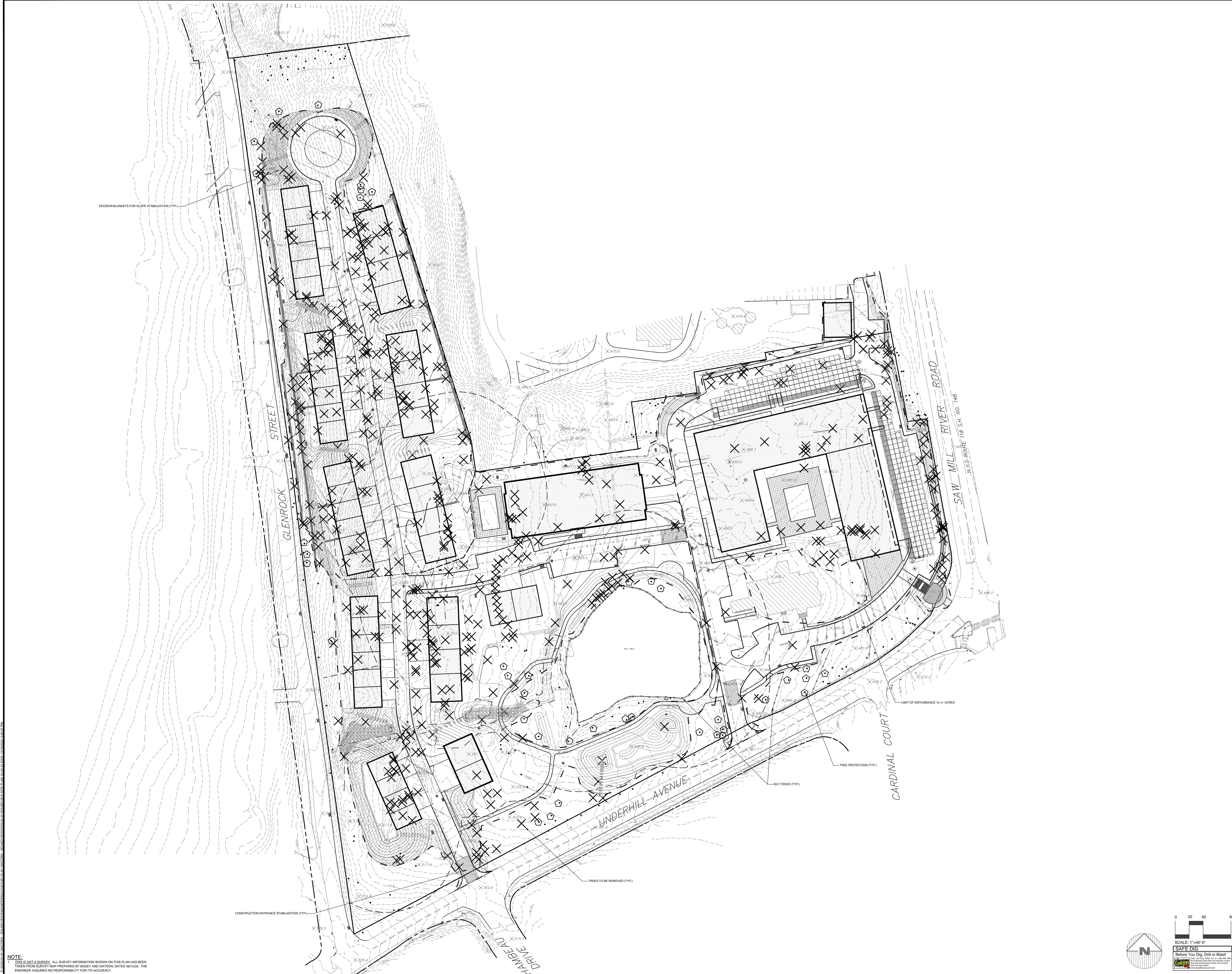


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 www.sitedesignconsultants.com



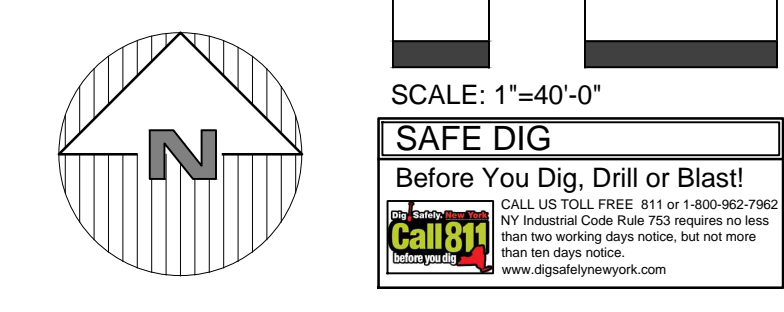
PROJECT # 20-20

COURTESY: 2018 BY SITE DESIGN CONSULTANTS, ALL RIGHTS RESERVED



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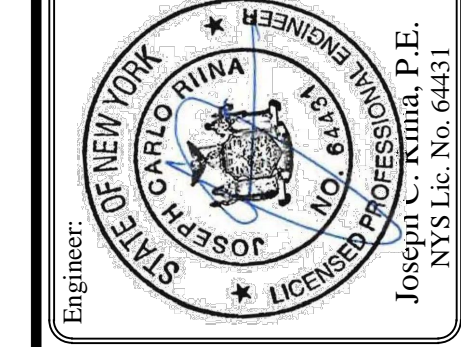
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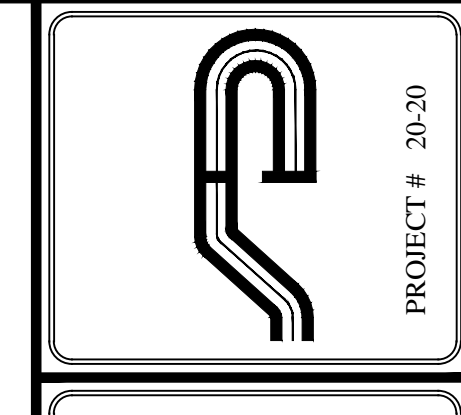
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DRAWN BY	TK
DATE	10-24-22

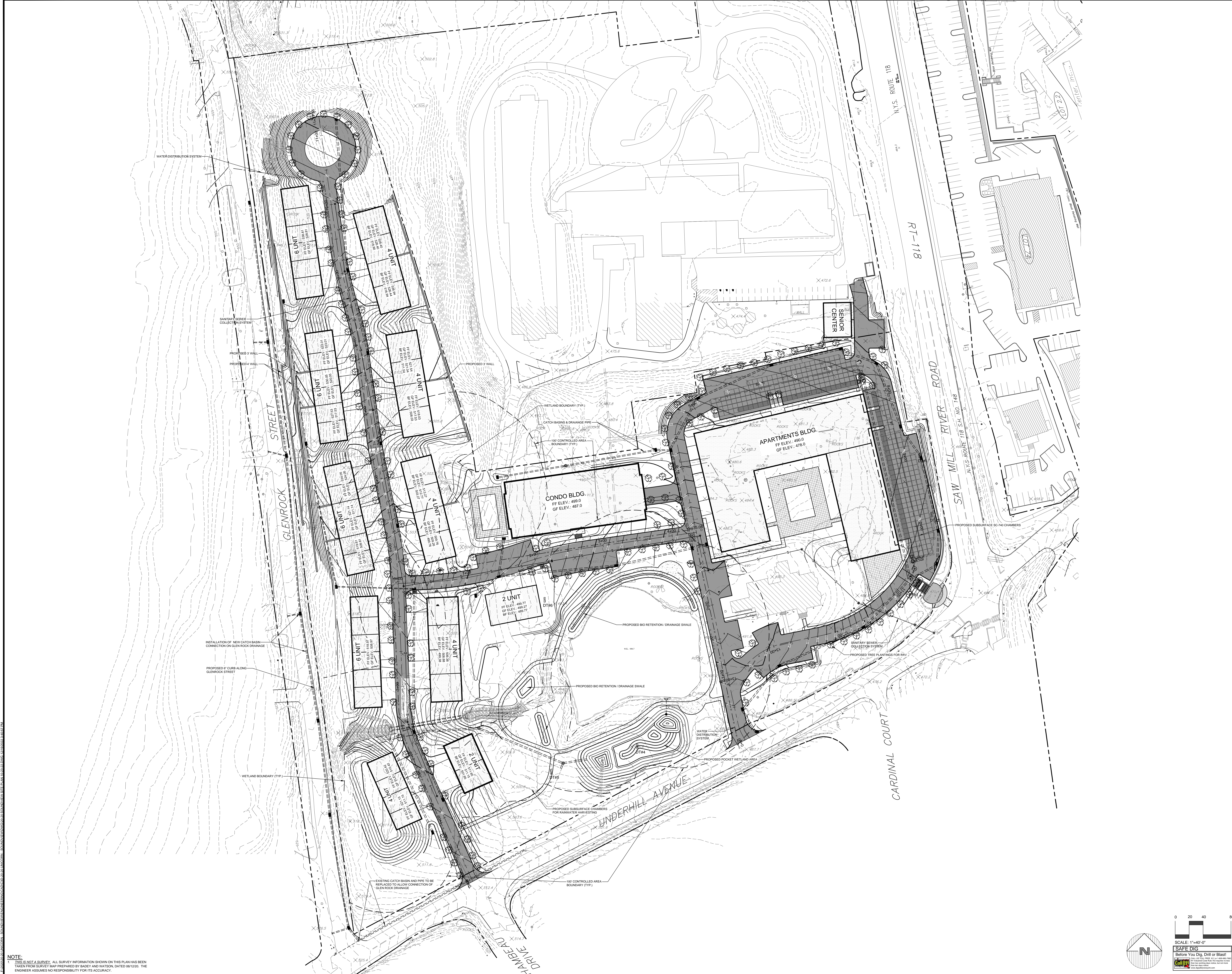
Revisions	No.	Date	Comments
	1	6/13/22	Issue for Review
	2	10/25/22	Updated Land Use and Utility Plans
	3	10/25/22	Utility within boundary

Revisions	No.	Date	Comments
	1		
	2		
	3		



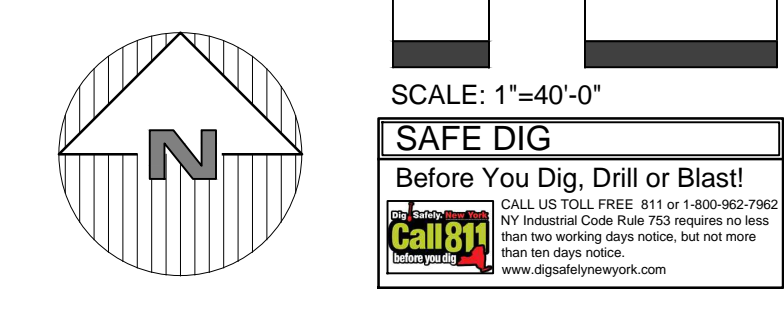
Site Design Consultants
 Civil Engineers • Land Planners
 251-F Underhill Avenue, Yorktown Heights, NY 10596
 (914) 962-4488, Fax: (914) 962-7826
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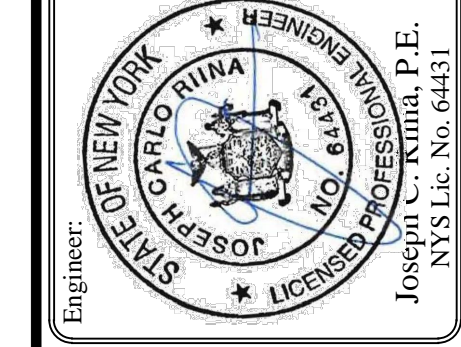


Sheet 5 of 8

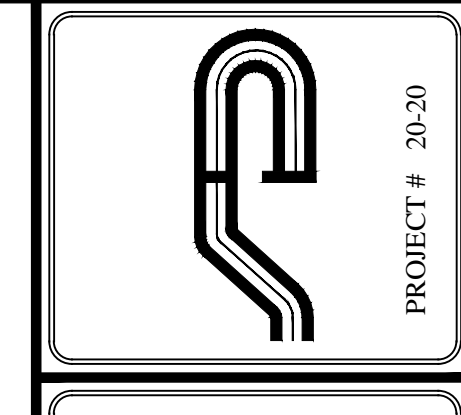
PRELIMINARY SITE PLAN
 PREPARED FOR
UNDERHILL FARM
 UNDERHILL AVENUE
 Town of Yorktown
 Westchester County, New York

IMPROVEMENT PLAN

NO.	DATE	COMMENTS
1	10/24/22	Issue for Review
2	11/02/22	Updated Landmark and Utility Plans
3	11/22/22	Updated Landmark and Utility Plans
4	12/02/22	Update wetland boundary

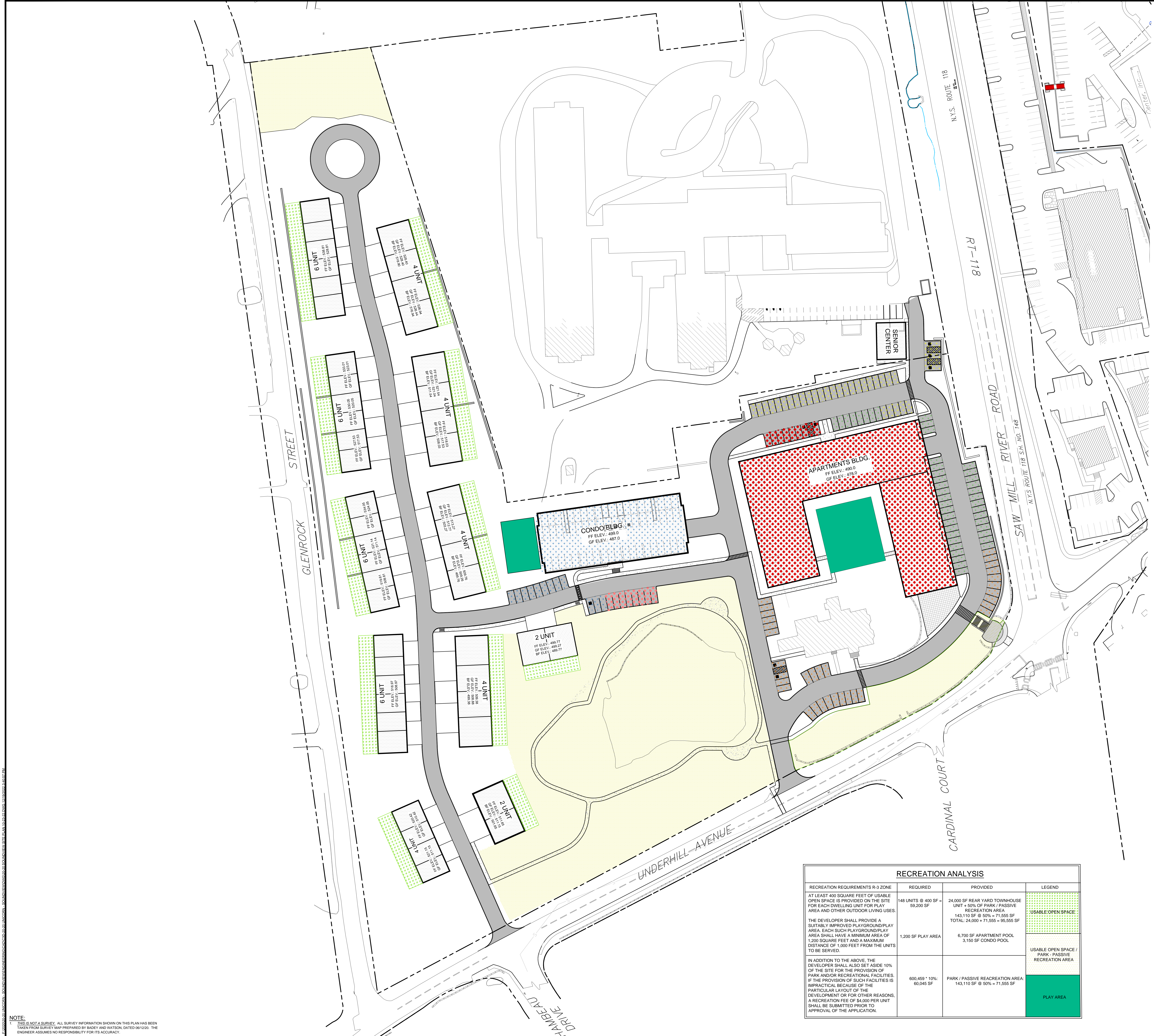


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PROJECT # 20-20

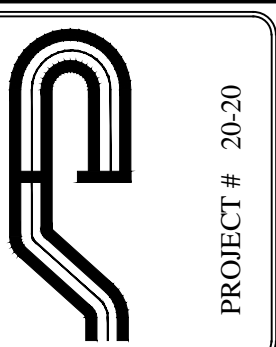
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RECREATION ANALYSIS			
RECREATION REQUIREMENTS R-3 ZONE	REQUIRED	PROVIDED	LEGEND
AT LEAST 400 SQUARE FEET OF USABLE OPEN SPACE IS PROVIDED ON THE SITE FOR EACH DWELLING UNIT FOR PLAY AREA AND OTHER OUTDOOR LIVING USES.	148 UNITS @ 400 SF = 59,200 SF	24,000 SF REAR YARD TOWNHOUSE UNIT + 50% OF PARK / PASSIVE RECREATION AREA 143,110 SF @ 50% = 71,555 SF TOTAL: 24,000 + 71,555 = 95,555 SF	USABLE OPEN SPACE
THE DEVELOPER SHALL PROVIDE A SUITABLY IMPROVED PLAYGROUND/PLAY AREA. EACH SUCH PLAYGROUND/PLAY AREA SHALL HAVE A MINIMUM AREA OF 1,200 SQUARE FEET AND A MAXIMUM DISTANCE OF 1,000 FEET FROM THE UNITS TO BE SERVED.	1,200 SF PLAY AREA	6,700 SF APARTMENT POOL 3,150 SF CONDO POOL	USABLE OPEN SPACE / PARK - PASSIVE RECREATION AREA
IN ADDITION TO THE ABOVE, THE DEVELOPER SHALL ALSO SET ASIDE 10% OF THE SITE FOR THE PROVISION OF PARK AND/OR RECREATIONAL FACILITIES. IF THE PROVISION OF SUCH FACILITIES IS IMPRACTICAL BECAUSE OF THE PARTICULAR LAYOUT OF THE DEVELOPMENT OR FOR OTHER REASONS, A RECREATION FEE OF \$4,000 PER UNIT SHALL BE SUBMITTED PRIOR TO APPROVAL OF THE APPLICATION.	600,459 * 10% = 60,045 SF	PARK / PASSIVE RECREATION AREA 143,110 SF @ 50% = 71,555 SF	PLAY AREA

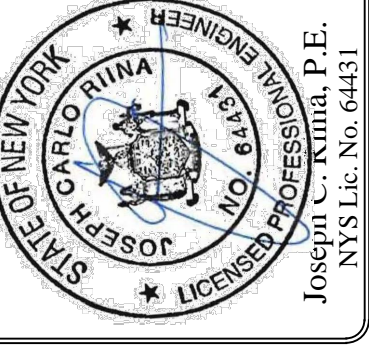
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PROJECT # 20-20



Professional Engineer
 Joseph A. Nardi, P.E.
 License No. 10121

Revisions	No.	Date	Comments
1.	1.	10-24-22	Initial Design
2.	2.	10-24-22	Updated Landscaping and Utility Plans
3.	3.	10-24-22	Units within boundary

SCALE: 1" = 40'

DRAWN BY: TK

DATE: 10-24-22

OPEN SPACE AND RECREATION PLAN

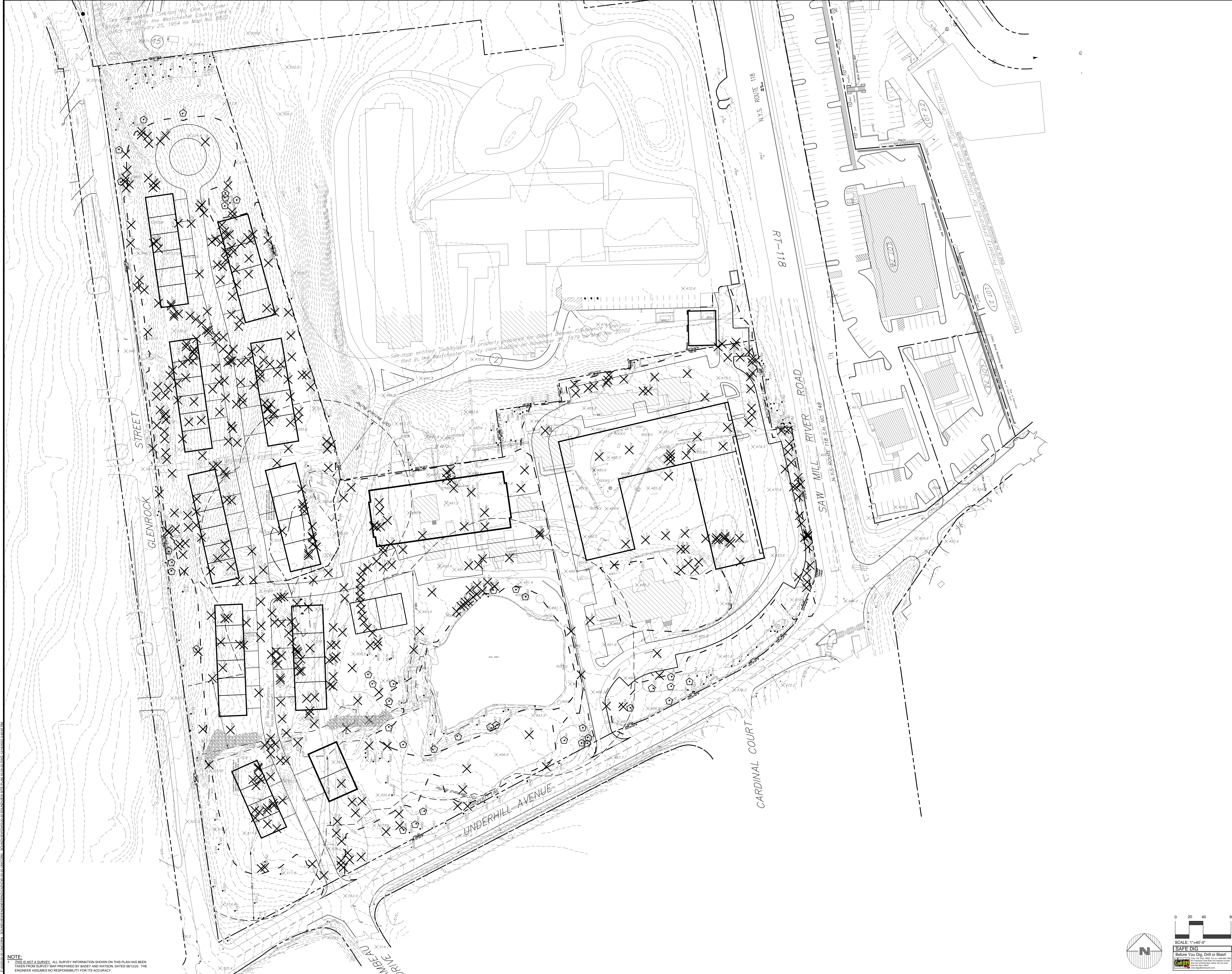
PRELIMINARY SITE PLAN
 PREPARED FOR

UNDERHILL FARM

UNDERHILL AVENUE
 Westchester County, New York

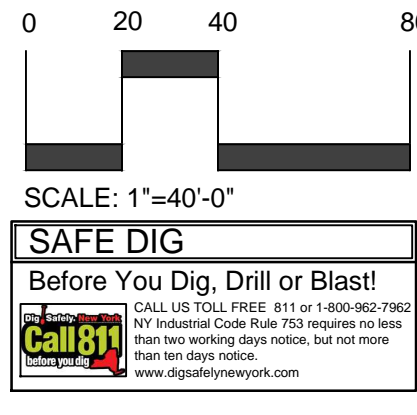
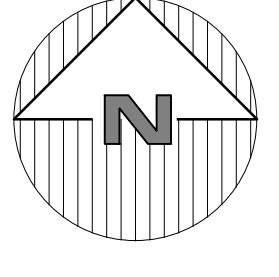
Town of Yorktown

Sheet 6 of 8



NOTE:
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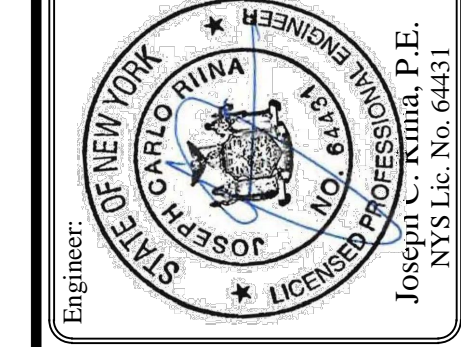
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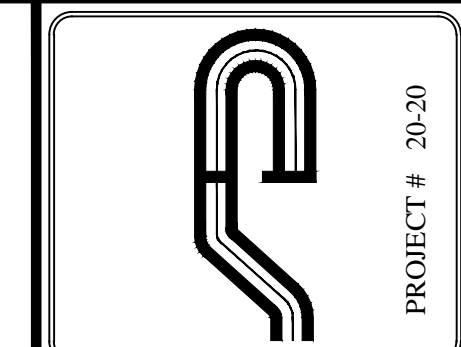
TREE REMOVAL PLAN

SCALE: 1" = 40'
 DRAWN BY: TK
 DATE: 10-24-22

Revisions:	No.	Date	Comments
1.	6/12/22		Issue for Review
2.	10/27/22		Updated Landscaping and Utility Plans
3.	10/27/22		Update within boundary



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PROJECT # 20-20

TREE SCHEDULE																			
TAG #	KEEP/REMOVE	TYPE	DIAMETER	CONDITION	TAG #	KEEP/REMOVE	TYPE	DIAMETER	CONDITION	TAG #	KEEP/REMOVE	TYPE	DIAMETER	CONDITION	TAG #	KEEP/REMOVE	TYPE	DIAMETER	CONDITION
0013	KEEP	SPRUCE	26"	GOOD	0155	REMOVE	PINE	8"	GOOD	0297	REMOVE	MAPLE	16"	GOOD	0971	REMOVE	LOCUST	36"	GOOD
0014	KEEP	SPRUCE	22"	GOOD	0156	REMOVE	SPRUCE	8"	POOR	0298	REMOVE	CHERRY	16"	POOR	0972	REMOVE	CHERRY	10"	POOR
0015	REMOVE	SPRUCE	38"	GOOD	0157	REMOVE	ASPHEN	14"	GOOD	0299	KEEP	MAPLE	8"	GOOD	0973	REMOVE	LOCUST	18"	GOOD
0016	REMOVE	MAPLE	26"	GOOD	0158	REMOVE	APPLE (CLUMP)	8"	POOR	0300	REMOVE	SPRUCE	22"	POOR	0974	REMOVE	SPRUCE	22"	POOR
0017	REMOVE	MAPLE	32"	POOR	0159	REMOVE	POOR	10"	GOOD	0301	KEEP	DM (DOUBLE)	20"	GOOD	0975	REMOVE	MAPLE	24"	POOR
0018	REMOVE	MAPLE	40"	GOOD	0160	REMOVE	PINE	10"	GOOD	0302	KEEP	CHERRY (TWIN)	14"	GOOD	0976	REMOVE	MAPLE (TWIN)	18"	GOOD
0019	REMOVE	MAPLE (TRIPLE)	14"	GOOD	0161	REMOVE	ASPHEN	10"	GOOD	0303	REMOVE	PINE	8"	POOR	0977	REMOVE	CHERRY	32"	GOOD
0020	REMOVE	MAPLE	22"	POOR	0162	REMOVE	ASPHEN	8"	GOOD	0304	REMOVE	TULIP	12"	POOR	0978	KEEP	MAPLE	16"	GOOD
0021	REMOVE	MAPLE	12"	GOOD	0163	REMOVE	COTTONWOOD	12"	GOOD	0305	REMOVE	BIRCH	8"	GOOD	0979	REMOVE	MAPLE	16"	GOOD
0022	REMOVE	MAPLE	8"	GOOD	0164	REMOVE	PINE	10"	GOOD	0306	REMOVE	TULIP (TWIN)	18"	GOOD	0980	REMOVE	MAPLE	10"	GOOD
0023	REMOVE	MAPLE	8"	GOOD	0165	REMOVE	PINE	14"	GOOD	0307	REMOVE	BIRCH (TWIN)	8"	POOR	0981	REMOVE	MAPLE (TWIN)	8"	POOR
0024	REMOVE	MAPLE (TWIN)	12"	GOOD	0166	REMOVE	PINE	12"	GOOD	0308	REMOVE	MAPLE	10"	DEAD	0982	REMOVE	MAPLE	10"	DEAD
0025	REMOVE	MAPLE	14"	GOOD	0167	KEEP	ASPHEN (TWIN)	24"	GOOD	0309	KEEP	MAPLE	8"	GOOD	0983	REMOVE	MAPLE	10"	POOR
0026	REMOVE	MAPLE	20"	GOOD	0168	REMOVE	PINE	14"	GOOD	0310	REMOVE	TULIP	12"	GOOD	0984	REMOVE	WALNUT	16"	GOOD
0027	REMOVE	MAPLE	12"	GOOD	0169	KEEP	PINE	8"	GOOD	0311	KEEP	TULIP	24"	GOOD	0985	REMOVE	ASH	26"	DEAD
0028	REMOVE	MAPLE	12"	GOOD	0170	REMOVE	ASPHEN	16"	GOOD	0312	KEEP	DM	10"	GOOD	0986	REMOVE	MAPLE	24"	GOOD
0029	REMOVE	MAPLE (T)	14"	POOR	0171	REMOVE	ASPHEN	16"	GOOD	0313	KEEP	MAPLE	8"	GOOD	0987	REMOVE	MAPLE	18"	GOOD
0030	REMOVE	MAPLE (DOUBLE)	32"	POOR	0172	REMOVE	ASPHEN	8"	GOOD	0314	KEEP	MAPLE	12"	GOOD	0988	REMOVE	MAPLE (TWIN)	12"	GOOD
0031	REMOVE	WALNUT (TRIPLE)	12"	GOOD	0173	KEEP	DAK	16"	GOOD	0315	KEEP	MAPLE	8"	GOOD	0989	REMOVE	MAPLE	14"	POOR
0032	REMOVE	MAPLE (T)	12"	POOR	0174	REMOVE	ASPHEN	16"	GOOD	0316	KEEP	MAPLE	8"	GOOD	0990	REMOVE	BASSWOOD	48"	GOOD
0033	REMOVE	DOGWOOD	8"	POOR	0175	REMOVE	WILLOW	8"	POOR	0317	KEEP	HICKORY	20"	GOOD	0991	REMOVE	MAPLE	22"	GOOD
0034	REMOVE	DOGWOOD	8"	GOOD	0176	REMOVE	WILLOW	8"	GOOD	0318	KEEP	HICKORY	18"	GOOD	0992	REMOVE	MAPLE	36"	GOOD
0035	REMOVE	WALNUT (TRIPLE)	12"	GOOD	0177	REMOVE	WILLOW	8"	GOOD	0319	KEEP	DM	8"	GOOD	0993	KEEP	MAPLE	36"	GOOD
0036	REMOVE	BASSWOOD (QUADRUPLE)	12"	POOR	0178	REMOVE	WILLOW	10"	POOR	0320	KEEP	MAPLE	10"	POOR	0994	REMOVE	SPRUCE	26"	POOR
0037	REMOVE	CEDAR (TWIN)	14"	GOOD	0179	REMOVE	WILLOW	10"	GOOD	0321	KEEP	MAPLE	12"	GOOD	0995	REMOVE	SPRUCE	40"	POOR
0038	REMOVE	MAPLE	20"	GOOD	0180	REMOVE	WILLOW	10"	POOR	0322	KEEP	APPLE	8"	POOR	0996	REMOVE	SPRUCE	22"	GOOD
0039	REMOVE	MAPLE	24"	GOOD	0181	REMOVE	WILLOW (TWIN)	8"	POOR	0323	KEEP	MAPLE	8"	GOOD	0997	REMOVE	SPRUCE	30"	GOOD
0040	REMOVE	CEDAR (TRIPLE)	10"	POOR	0182	REMOVE	WILLOW (CLUMP)	10"	GOOD	0324	KEEP	HICKORY (CLUMP)	16"	GOOD	0998	REMOVE	MAPLE	24"	GOOD
0041	KEEP	MAPLE	24"	GOOD	0183	REMOVE	ASPHEN	8"	GOOD	0325	KEEP	HICKORY	14"	GOOD	0999	REMOVE	HICKORY	14"	GOOD
0042	KEEP	MAPLE	20"	POOR	0184	REMOVE	WILLOW	12"	GOOD	0326	KEEP	MAPLE	12"	GOOD	1000	REMOVE	HEMLOCK	14"	GOOD
0043	KEEP	MAPLE (T)	8"	GOOD	0185	REMOVE	WILLOW	10"	GOOD	0327	KEEP	TULIP (TWIN)	8"	GOOD	1001	REMOVE	HEMLOCK	24"	GOOD
0044	KEEP	MAPLE	12"	GOOD	0186	REMOVE	ASPHEN	8"	GOOD	0328	KEEP	HICKORY	12"	GOOD	1002	KEEP	HEMLOCK	18"	FAIR
0045	KEEP	MAPLE	24"	GOOD	0187	REMOVE	ASPHEN	8"	GOOD	0329	KEEP	DAK	8"	GOOD	1003	KEEP	LOCUST	30"	GOOD
0046	KEEP	MAPLE	8"	GOOD	0188	REMOVE	ASPHEN	8"	GOOD	0330	KEEP	HICKORY	18"	GOOD	1004	REMOVE	MAPLE	24"	GOOD
0047	REMOVE	ASH	12"	GOOD	0189	REMOVE	ASPHEN	8"	GOOD	0331	KEEP	MAPLE	12"	GOOD	1005	REMOVE	PINE	26"	GOOD
0048	KEEP	MAPLE	10"	GOOD	0190	REMOVE	ASPHEN	10"	GOOD	0332	KEEP	MAPLE	8"	GOOD	1006	REMOVE	HEMLOCK	18"	POOR
0049	KEEP	ASH	12"	GOOD	0191	REMOVE	WILLOW	10"	POOR	0333	KEEP	CEDAR	14"	GOOD	1007	REMOVE	WILLOW	26"	DEAD
0050	KEEP	MAPLE	24"	GOOD	0192	REMOVE	HICKORY	10"	GOOD	0334	KEEP	HICKORY	14"	GOOD	1008	REMOVE	MAPLE	36"	POOR
0051	KEEP	MAPLE	12"	GOOD	0193	REMOVE	ASPHEN	10"	GOOD	0335	KEEP	HICKORY (CLUMP)	16"	POOR	1009	KEEP	MAPLE (CLUMP)	22"	GOOD
0052	REMOVE	MAPLE (CLUMP)	14"	GOOD	0194	REMOVE	ASPHEN	8"	GOOD	0336	KEEP	ASH	16"	DEAD	1010	KEEP	CEDAR	8"	GOOD
0053	KEEP	PINE	8"	GOOD	0195	REMOVE	ASPHEN	8"	GOOD	0337	KEEP	MAPLE	14"	GOOD	1011	KEEP	LOCUST	20"	GOOD
0054	REMOVE	SPRUCE	10"	GOOD	0196	REMOVE	ASPHEN	8"	GOOD	0338	KEEP	MAPLE	10"	GOOD	1012	REMOVE	CEDAR	10"	GOOD
0055	REMOVE	MAPLE	8"	GOOD	0197	KEEP	ASPHEN	8"	GOOD	0339	KEEP	HICKORY	14"	GOOD	1013	REMOVE	CEDAR (TWIN)	8"	GOOD
0056	REMOVE	MAPLE (CLUMP)	10"	POOR	0198	REMOVE	CATALPA	12"	GOOD	0340	KEEP	HICKORY	8"	GOOD	1014	REMOVE	CEDAR	8"	GOOD
0057	REMOVE	MAPLE	16"	GOOD	0199	REMOVE	ASPHEN	10"	GOOD	0341	REMOVE	ASPHEN	10"	GOOD	1015	REMOVE	CEDAR	14"	GOOD
0058	REMOVE	MAPLE	18"	GOOD	0200	REMOVE	ASPHEN	8"	GOOD	0342	REMOVE	ASPHEN	8"	GOOD	1016	KEEP	MAPLE	16"	GOOD
0059	KEEP	MAPLE	14"	GOOD	0201	REMOVE	ASPHEN	12"	GOOD	0343	REMOVE	ASPHEN	8"	GOOD	1017	KEEP	MAPLE	26"	GOOD
0060	KEEP	DAK	18"	GOOD	0202	REMOVE	ASPHEN	8"	GOOD	0344	REMOVE	ASPHEN	12"	GOOD	1018	KEEP	MAPLE	16"	GOOD
0061	KEEP	WHITE BIRCH (TWIN)	8"	GOOD	0203	REMOVE	ASPHEN	8"	GOOD	0345	REMOVE	ASPHEN	10"	GOOD	1019	REMOVE	TULIP	30"	GOOD
0062	KEEP	CEDAR (TWIN)	10"	GOOD	0204	REMOVE	ASPHEN	8"	GOOD	0346	REMOVE	ASPHEN	10"	GOOD	1020	REMOVE	WALNUT	48"	GOOD
0063	KEEP	MAPLE	8"	GOOD	0205	REMOVE	ASPHEN	8"	GOOD	0347	REMOVE	ASPHEN	10"	GOOD	1021	REMOVE	MAPLE	16"	DEAD
0064	KEEP	CEDAR (TWIN)	10"	GOOD	0206	REMOVE	ASPHEN	8"	GOOD	0348	REMOVE	ASPHEN (TWIN)	8"	GOOD	1022	REMOVE	MAPLE	14"	POOR
0065	KEEP	CEDAR	12"	GOOD	0207	REMOVE	CATALPA	10"	DEAD	0349	REMOVE	ASPHEN (TWIN)	8"	GOOD	1023	REMOVE	MAPLE	8"	GOOD
0066	KEEP	DAK	16"	GOOD	0208	REMOVE	ASPHEN	10"	GOOD	0350	REMOVE	ASPHEN	10"	GOOD	1024	REMOVE	MAPLE (DOUBLE)	22"	GOOD
0067	KEEP	WHITE BIRCH (TRIPLE)	8"	GOOD	0209	REMOVE	ASPHEN	8"	GOOD	0351	REMOVE	ASPHEN	8"	GOOD	1025	KEEP	SPRUCE	24"	GOOD
0068	KEEP	MAPLE (TRIPLE)	12"	GOOD	0210	REMOVE	ASPHEN	8"	GOOD	0352	KEEP	MAPLE (DOUBLE)	8"	POOR	1026	REMOVE	MAPLE (DOUBLE)	22"	GOOD
0069	KEEP	WILLOW	20"	POOR	0211	REMOVE	ASPHEN	8"	GOOD	0353	REMOVE	SPRUCE	8"	GOOD	1027	KEEP	MAPLE	8"	GOOD
0070	KEEP	SPRUCE	16"	GOOD	0212	REMOVE	ASPHEN	8"	GOOD	0354	REMOVE	ASPHEN	10"	GOOD	1028	KEEP	SPRUCE	24"	GOOD
0071	REMOVE	COTTONWOOD	8"	POOR	0213	REMOVE	ASPHEN	10"	POOR	0355	REMOVE	ASPHEN	8"	GOOD	1029	REMOVE	SPRUCE	20"	GOOD
0072	KEEP	SPRUCE	8"	GOOD	0214	REMOVE	ASPHEN	8"	GOOD	0356	REMOVE	ASPHEN	8"	GOOD	1030	KEEP	WALNUT	34"	GOOD
0073	KEEP	MAPLE (TWIN)	8"	GOOD	0215	REMOVE	ASPHEN	10"	GOOD	0357	REMOVE	ASPHEN	12"	GOOD	1031	REMOVE	SPRUCE	20"	DEAD
0074	KEEP	DOGWOOD	10"	GOOD	0216	REMOVE	ASPHEN	10"	GOOD	0358	REMOVE	ASPHEN	14"	GOOD	1032	REMOVE	LOCUST	36"	POOR
0075	KEEP	MAPLE	26"	GOOD	0217	REMOVE	ASPHEN	8"	GOOD	0359	REMOVE	WALNUT	24"	GOOD	1033	REMOVE	WALNUT	48"	GOOD
0076	REMOVE	MAPLE	30"	GOOD	0218	REMOVE	ASPHEN	8"	GOOD	0360	REMOVE	LOCUST (DOUBLE)	12"	GOOD	1034	REMOVE	MAPLE	10"	GOOD
0077	REMOVE	CEDAR (TWIN)	12"	GOOD	0219	REMOVE	ASPHEN	8"	GOOD	0361	REMOVE	WILLOW	12"	GOOD	1035	REMOVE	MAPLE	24"	POOR
0078	REMOVE	CEDAR	12"	GOOD	0220	REMOVE	ASPHEN (TWIN)	8"	GOOD	0362	REMOVE	WILLOW	16"	POOR	1036	REMOVE	MAPLE	8"	POOR
0079	REMOVE	CEDAR	14"	GOOD	0221	REMOVE	ASPHEN	10"	GOOD	0363	REMOVE	WILLOW	10"	GOOD	1037	REMOVE	WALNUT	10"	GOOD
0080	REMOVE	CEDAR	8"	GOOD	0222	REMOVE	ASPHEN	8"	GOOD	0364	REMOVE	ASPHEN	10"	GOOD	1038	REMOVE	MAPLE	8"	POOR
0081	REMOVE	CEDAR	12"	GOOD	0223	REMOVE	ASPHEN	10"	GOOD	0365	REMOVE	ASPHEN	10"	GOOD	1039	REMOVE	MAPLE	18"	POOR
0082	REMOVE	CEDAR	8"	POOR	0224	REMOVE	ASPHEN	10"	GOOD	0366	REMOVE	ASPHEN (TWIN)	8"	GOOD	1040	REMOVE	MAPLE	10"	POOR
0083	REMOVE	CEDAR	12"	GOOD	0225	REMOVE	ASPHEN	10"	POOR	0367	REMOVE	WILLOW	14"	GOOD	1041	REMOVE	MAPLE	10"	POOR
0084	REMOVE	MAPLE	20"	GOOD	0226	REMOVE	WILLOW	10"	POOR	0368	REMOVE	ASPHEN	14"	GOOD	1042	REMOVE	DAK	8"	GOOD
0085	REMOVE	MAPLE	12"	GOOD	0227	REMOVE	ASPHEN	14"	GOOD	0369	REMOVE	ASPHEN	14"	GOOD	1043	REMOVE	ASH	8"	POOR
0086	REMOVE	CEDAR	8"	GOOD	0228	REMOVE	ELM	12"	GOOD	0370	REMOVE	LOCUST	10"	GOOD	1044	REMOVE	MAPLE	8"	DEAD
0087	REMOVE	MAPLE	30"	GOOD	0229	REMOVE	ASPHEN	10"	GOOD	0371	REMOVE	LOCUST	8"	GOOD	1045	REMOVE	MAPLE (TWIN)	12"	POOR
0088	REMOVE	MULBERRY	8"	GOOD	0230	REMOVE	ASPHEN	16"	GOOD	0372	REMOVE	MAPLE	40"	POOR	1046	REMOVE	MAPLE	36"	POOR
0089	KEEP	CEDAR (TWIN)	8"	POOR	0231	REMOVE	ASPHEN	8"	POOR	0373	REMOVE	ASPHEN	10"	GOOD	1047	REMOVE	MAPLE	14"	GOOD
0090	REMOVE	CEDAR (TWIN)	8"	POOR	0232	REMOVE	ASPHEN	10"	GOOD	0374	REMOVE	APPLE (TWIN)	12"	GOOD	1048	REMOVE	MAPLE	8"	POOR
0091	KEEP	CEDAR	16"	GOOD	0233	REMOVE	ASPHEN (TWIN)	12"	POOR	0375	REMOVE	LOCUST (TRIPLE)	10"	GOOD	1049	KEEP	MAPLE	12"	GOOD
0092	KEEP	MULBERRY (TWIN)	10"	GOOD	0234	REMOVE	ASPHEN	8"	POOR	0376	REMOVE	ASPHEN	16"	GOOD	1050	KEEP	MAPLE	10"	GOOD
0093	REMOVE	ELM	12"	GOOD	0235	REMOVE	ELM	10"	GOOD	0377	KEEP	ASPHEN	8"	GOOD	1051	KEEP	MAPLE	12"	GOOD
0094	REMOVE	CEDAR	8"	GOOD	0236	REMOVE	ASPHEN	16"	GOOD	0378	REMOVE	ASPHEN	18"	GOOD	1052	KEEP	MAPLE (TWIN)	10"	GOOD
0095	REMOVE	CEDAR (TWIN)	8"	GOOD</															