



**CITY OF WARREN  
PLANNING COMMISSION**

JAMES R. FOUTS, MAYOR  
ONE CITY SQUARE, STE. 315  
WARREN, MICHIGAN 48093-5283

PHONE: (586) 574-4687 FAX: (586) 574-4645

# SITE PLAN APPLICATION

New Site Plan

**\$1,000.00** (up to 5,000 s.f.) and \$20/1,000 s.f. beyond 5,000 s.f. of gross floor area

Building addition, parking lot, outdoor retail sales, open storage, etc.

**\$500.00** (up to 5,000 s.f.) and \$20/1,000 s.f. beyond 5,000 s.f. of gross floor area

**\$300.00** Minor Amendment to Approved Site Plan

Effective 9/23/2015

PLEASE TYPE OR PRINT

DESCRIPTION OF PLANNED USE (S) \_\_\_\_\_

ADDRESS \_\_\_\_\_ ZONING \_\_\_\_\_

PARCEL I.D. 13- \_\_\_\_\_ ESTIMATED COST OF PROJECT \$ \_\_\_\_\_  
(Estimated cost of all site improvements)

LEGAL DESCRIPTION \_\_\_\_\_

**LEGAL OWNER:**

Name/Company	Phone	Fax	Email
_____	_____	_____	_____
Address		City/State/Zip	
_____		_____	

**PROFESSIONAL:**

(MUST BE LICENSED)

Name/Company	Phone	Fax	Email
_____	_____	_____	_____
Address		City/State/Zip	
_____		_____	

**PETITIONER:**

Name/Company	Phone	Fax	Email
_____	_____	_____	_____
Address		City/State/Zip	
_____		_____	

**I have read and understand the application and requirements for Site Plan Approval.**

Signature of Legal Owner (Attached AFFIDAVIT OF OWNERSHIP must be completed)

\_\_\_\_\_ Date

Printed Name of Legal Owner

Signature of Professional (Plan Preparer)

\_\_\_\_\_ Date

Printed Name of Professional

Signature of Petitioner

\_\_\_\_\_ Date

Printed Name of Petitioner

- An applicant's request for tabling a public hearing must demonstrate an undue hardship on the petitioner AND indicate a date certain for the public hearing to occur. One (1) request for tabling is allowed per petition without an amendment fee.
- Site plan approval does not waive or override The City of Warren Building and Fire Codes and all other applicable requirements that may apply.
- Please be sure to thoroughly review the attached Plan Requirements, Landscape Plan Requirements, The Standard Conditions of the Planning Commission and the Site Plan Approval Procedure. The Affidavit of Ownership of Land is also attached and must be completed and submitted with the application.
- By signing, permission is granted for City Staff and Board Members to enter the subject property for purposes of gathering information to review this request.
- I acknowledge there are no refunds for any reason.





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## Site Plan Approval Procedure

1. Petitioners may schedule a meeting with Planning Staff to conduct a preliminary review of the proposed site plan in order to identify issues which may arise during the review process. This preliminary meeting is not a requirement.
2. A completed application, including the affidavit of ownership, required plans and applicable fee must be submitted to the Planning Department. **In addition to the required hard copy documents, an electronic PDF version of all submitted Site Plans, Floor Plans, Landscape Plans, Elevations and Property Surveys must also be included with all submittals.** Site plans in compliance with Zoning Ordinance requirements will be placed on a Planning Commission agenda in accordance with the submittal schedule prepared by the Planning Staff.
3. The petitioner will receive a notice informing them of the Planning Commission public hearing scheduled for their item. Attendance at the Planning Commission meeting is mandatory.
4. If the request is approved by the Planning Commission, the petitioner will receive formal correspondence from the Planning Commission secretary outlining any conditions placed on the site plan approval by the Commission, including the submittal of the required bond, revised site plans, etc. If the request is denied by the Planning Commission, the petitioner will receive formal correspondence from the Planning Commission secretary outlining the reasons for the denial.
5. The required bond (cash, surety or letter of credit) must be approved by the City Attorney's office prior to being submitted to the Planning Department (please note that the Planning Department has bond forms available).
6. All other conditions of the site plan approval must be met by the petitioner, including the submittal of acceptable revised site plans, if necessary.
7. When all of the conditions of the site plan approval have been satisfactorily met, the Planning Department will prepare a letter to the Building Division indicating that it is acceptable for them to begin processing a building permit application for the site. Please note that all required permits are the responsibility of the petitioner.
8. Once the site is completed in compliance with the approved site plan, including all site improvements, the petitioner must submit a written request to the Planning Department requesting that the bond be released. Staff will perform an inspection of the site to confirm proper completion. If the site has been properly completed, the item will be placed on the next available Planning Commission agenda for bond release approval. If the site has not been properly completed, staff will send correspondence to the petitioner outlining the deficiencies with the site.



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## Standard Conditions of the Planning Commission

1. Parking areas and driveways accessing streets shall be properly curbed, graded, drained, and hard surfaced within one (1) year's time of issuance of a building permit. The Division of Engineering shall approve parking/driveways in accordance with the approved site plan.
2. Perpendicular parking spaces abutting a common property line shall be a minimum of twenty-two (22) ft. in length and a minimum of nine (9) ft. in width. All parking spaces adjoining a wall shall have five (5) ft. wide continuous concrete curbing. If parking spaces abut a common property line AND do not require continuous curbing, then they shall have six (6) in. high concrete curbing or a protective "bumper curb" placed five (5) feet from the property line.
3. Planning Commission approval for site plans is contingent upon a true representation of the development, which means that all dimensions, acreage, and figures on a site plan must be accurate.
4. Setback areas and areas between sidewalks and street curbs must be planted and maintained with grass and trees. Trees should be planted at fifty (50) feet on center if these areas abut public right-of-ways. Please note that areas along Van Dyke Avenue, Eight Mile Road, and Groesbeck Highway have proved difficult to landscape and the Planning Staff will review each plan abutting these streets on an individual basis. A grass area with a three (3') foot wide concrete strip along the street curb may be acceptable. Do not place loose materials or stones within setback areas or public right-of-ways.
5. The curb radii connecting driveway approaches must be twenty (20) ft. to twenty-five (25) ft. The government agency with jurisdiction (City Engineer, Macomb County Road Commission, and MDOT) over the Right-of-Way will evaluate the location, deceleration lanes, etc. of any points of access. MDOT may not be able to prepare a review of a site plan by the public hearing date set by the Planning Commission. When this situation arises, it is the responsibility of the petitioner to obtain the approval of MDOT. If MDOT requires modification of the site plan, the Planning Director may review minor changes administratively, or remit major changes to the Planning Commission for consideration.
6. Construct sidewalks to the standards of the Division of Engineering. Sidewalk ramps at roadway intersections, driveways, sidewalk grade separations, etc. must comply with Act 8, P.A. 1973 (MCLA 125.1361).
7. Any screening wall required shall be a brick embossed, poured concrete wall with a 45° cap. The wall shall be six (6) feet higher than the established grade of the properties abutting the property line. A detail of construction for walls must accompany the site plan. The Planning Director may allow walls three (3) feet high if sight lines for adjacent properties are an issue.
8. Install greenbelts and walls before requesting a Certificate of Compliance.
9. Any lighting on the site shall not trespass onto abutting properties or right-of-ways.
10. A trash enclosure shall be provided on each site. Construct the enclosure with six (6) foot high, brick embossed poured concrete walls. Gates with chain link and slats or boards should not have more than an inch of space between them. Details for construction are available in the Planning Department.
11. All sites must comply with the provisions of Act 1 (1966, as amended, MCLA 125.1352) for physically disabled persons. This includes the installation of signs, blue parking stall lines, and symbols.

12. Post the required performance bond in a form (surety, cash or letter of credit) approved by the City Attorney. This assures the City of development in accordance with the approved site plan, completed within two (2) years of issuance of a building permit. The Planning Staff will conduct a site inspection after a request in writing to release the bond is received. **There is no fee for the initial bond release inspection, but each subsequent inspection will require a \$50 fee.** The Planning Commission will only release the bond after the Planning Staff verifies that the development meets the conditions of the site plan approval. The minimum amount of the bond will be three (3) percent of the estimated cost of the new construction, including all site improvements. The Planning Commission may require a higher bond amount if it determines that it is necessary based on the circumstances of the proposed site plan.
13. If a site plan is approved and a building permit is not issued within two (2) years from the date of approval, the site plan approval will be revoked. If an issued building permit expires after six (6) months, the site plan approval will also be revoked and a new building permit may not be issued until the Planning Commission extends site plan approval or new site plan approval is granted. **Please note that there will be a \$200 fee assessed to extend a site plan approval.**
14. Special land use and/or site plan approval does not waive or override the City of Warren's Building and Fire Codes. Fire hydrant location and distances are required on all site plans, along with fire apparatus access and turn around, construction type, and external flammable and combustible liquid storage referenced in the current Zoning Ordinance and International Building and Fire Code.
15. Storage of vehicles, trailers, and materials on site is prohibited except as stipulated in Section 17.02 (s) and (t) Industrial Districts of the Zoning Ordinance.
16. If the proposed development is within the Red Run Drain, connecting tributaries, easements or right-of-ways, then the Red Run Drainage Board requires permits for the installation of storm drainage taps.
17. The Planning Commission may require a Phase I Environmental Assessment on the subject property if the Commission believes that there may be a health, safety, and welfare concern on the property with regards to environmental contamination.
18. All developments or redevelopments that disturb one acre or more, including projects less than one acre of a larger common plan of development, shall show how the developed site will comply with the storm water runoff requirements for the Minimum Treatment Volume Standard, the Channel Protection Standard, and the long term requirement to maintain the design performance of all constructed best management practices for storm water runoff volume and quantity. Guidance for meeting these requirements is found in the **Procedures and Design Standards for Storm Water Management** as published by the Macomb County Public Works Office.

**SPECIFIC NOTES MAY BE REQUIRED ON SITE PLANS. THE FOLLOWING LIST SHOULD BE REVIEWED AND THE NOTES PROVIDED, IF APPLICABLE:**

1. This note applies to property in C-1, C-2, C-3, M-1 and M-2 Zoning Districts if the applicant is not selling or renting items outside the building - NOTE: All outdoor retail sales of items shall be prohibited on the site.
2. This note applies to property in C-3, M-1, M-2, M-3 and M-4 Zoning Districts if the applicant is not storing anything outside the building - NOTE: Open storage of materials shall not be permitted on the site.
3. When a new trash enclosure is required, the following note shall be provided - NOTE: A trash enclosure, measuring a minimum 10 ft. x 10 ft. shall be constructed of six (6) ft. high brick embossed poured concrete walls with 45° angle cap, have screened gates and be placed upon a minimum 10 ft. x 18 ft. concrete pad that provides an 8 ft. wide apron. Masonry block shall not be used as a construction material.
4. This note shall be provided on every site plan - NOTE: All lighting on the site shall be shielded and not encroach upon abutting properties or right-of-ways. The light poles shall be no higher than 20 ft. All glare shall be eliminated from all light fixtures. Upward directed lighting shall not be permitted.
5. This note shall be provided on every site plan - NOTE: All landscaped areas shall be automatically irrigated.
6. This note shall be provided on every site plan - NOTE: All barbed wire and supports for barbed wire are prohibited on the site.



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# SITE PLAN APPLICATION

## Plan Requirements

### I. PREPARATION OF PLANS BY LICENSED PROFESSIONAL

Submit one (1) copy of this application to the Planning Department, along with the corresponding plans (**hard copy and electronic**), **signed and sealed by a professional licensed by the State of Michigan**, and the appropriate **fee** (please make checks out to: *City of Warren Treasurer*).

All plans necessary for site plan approval must bear the seal and signature of a professional architect, engineer, land surveyor, or landscape architect licensed by the State of Michigan. All plans shall be on a minimum 24" x 36" size paper using a minimum scale of 1" = 10'. Planning Staff may approve smaller scales. The following chart prescribes the type and quantity of plans the Planning Department requires for your petition:

SITE PLAN		SPECIAL LAND USE		SITE PLAN AND SPECIAL LAND USE	
Site Plan	20 copies*			Site Plan	20 copies*
Property Survey	12 copies*	Site Plan	20 copies*	Property Survey	12 copies*
Floor Plan	2 copies*	Property Survey	12 copies*	Floor Plan	12 copies*
Elevations	15 copies*	Floor Plan	12 copies*	Elevations	15 copies*
Landscape	11 copies*			Landscape	11 copies*
<b>*An electronic PDF version of all Site Plans, Floor Plans, Elevations, Landscape Plans and Property Surveys <u>MUST</u> be included with all submittals.</b>					

**Note:** The Planning Commission may require a Phase I Environmental Assessment on the subject property if the Commission believes that there may be a health, safety, and welfare concern with regards to environmental contamination.

### II. PROPERTY SURVEY PLAN SPECIFICATIONS

A property survey, signed and sealed by a Professional Surveyor licensed by the State of Michigan and presented on a 24" X 36" sheet of paper must be provided. An accurate property survey ensures the Planning Commission that the development presented is as it exists. A survey will also enable your professional to provide you with a higher quality product. The survey shall be separate from the concept site plan and needs to clearly and correctly show the following:

- A. A correct depiction of the property lines, bearings, and distances of subject property.
- B. The legal owners, address, parcel number, legal description, and petitioner/representative.
- C. Platted, cross access, joint driveway access, utility, and drainage easements.
- D. Joint parking and radii encroachment agreements.
- E. Features, structures, and improvements under, on, or above the surface of the property.

### III. FLOOR PLANS

Plans of each floor of a structure, including the basement, prepared to an architect's scale are a requirement. Please identify all walls, doors, and window openings. Identify areas of each floor by use. Note all seating arrangements and capacities on the plans.

### IV. BUILDING ELEVATIONS

Acceptable renderings of building elevations prepared to an architect's scale must include the height and width of the building in relation to the established grade, the types and colors of exterior materials, and fenestration, rooflines, chimneys, etc.

### V. SITE PLAN SPECIFICATIONS

Please be sure to include all of the information listed below on your site plan.

**Please note that the Planning Staff may remove the site plan from an agenda if this information is not provided!**

**A. Title Block**

1. Project Name and Address
2. Designer Name and Address
3. Drawing Date
4. North Arrow with Drawing Scale
5. Embossed/Stamped and Signed Seal

**B. Property Description**

1. Legal Description
2. P.I.N. Number(s) (Sidwell)
3. Property Lines, Bearings & Distance
4. Platted Easement(s)
5. Small Location Map
6. Cross Access Easement(s)
7. Joint Parking Agreement(s)
8. Radii Encroachment Agreement(s)
9. Joint Driveway Access Easement(s)
10. Drainage Easement(s)
11. 100-year Flood Plain Boundary
12. Acreage of proposed earth disturbance

**C. Zoning Ordinance Requirements**

1. List any variances granted for the property
2. Provide setbacks for all structures, impermeable areas, storage areas, etc. – measured to property lines
3. Site Data Chart must contain the following:
  - Use (both existing and proposed)
  - Zoning district(s) and setbacks (both required and existing or proposed)
  - Site area (ft<sup>2</sup> or acreage)
  - Area of existing structure(s)
  - Area of proposed structure(s)
  - Gross structure area
  - Structure height
  - Open storage area
  - Outdoor sales area
  - Parking requirements
  - Existing parking area(s)
  - Proposed parking area(s)
  - International Building & Fire Code
  - Michigan Building Code – use group
  - Acreage of proposed earth disturbance

**D. Structures (dimensioned)**

1. Principal Structure(s)
2. Accessory Structure(s)
3. Trash Enclosure
4. Greenbelt(s), Fence(s), Wall(s), Earthen Berms(s)
5. Utility Pole(s), Fire Hydrant(s), Manhole(s)
6. Signage
7. Flood Plain Floor Elevations
8. Storage Area(s)
9. Proposed areas for storm water treatment and retention facilities (if applicable)

**E. Impermeable Surface Areas (dimensioned)**

1. Parking Area(s)
2. Driveway(s) (26 ft. minimum)
3. Concrete Curbing
4. Concrete Strips
5. Bumper Curbs
6. Public/Private Sidewalk(s)
7. Roof Area (All Structures)

**F. Parking Areas and Circulation (dimensioned)**

1. Parking Area(s)
2. Barrier-Free Parking Space(s)
3. Loading Zone(s)
4. Maneuvering Lane(s)
5. Vehicle Circulation Arrows

**G. Abutting Properties (within 50 ft.)**

1. Zoning District(s)
2. Structure(s) and uses of close proximity
3. Driveway(s)
4. Sidewalk(s)
5. Parking Area(s)
6. Greenbelt(s), Fence(s), Wall(s), Earthen Berm(s)

**H. Public/Private Streets and Roads**

1. Name and Class (thoroughfare, collector, etc.)
2. Defined Centerline
3. Existing and Planned Right-of-Ways
4. Public Alley(s), Walkway(s), etc.



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# SITE PLAN APPLICATION

## Landscape Plan Requirements

### I. LANDSCAPE PLAN REQUIREMENTS AND SPECIFICATIONS

#### A. Landscape Plan Submittal Requirements

A landscape plan may be required for site plan approval. Proper selection and installation of plant material decreases maintenance and replacement cost over time. Investing in green space will attract more customers and make your site more desirable.

The landscaping plan shall indicate the quantity, quality, location, and the variety of all plantings. Include a maintenance schedule, an irrigation plan, and a method of planting on the plan.

Please prepare all landscape plans on a minimum 24" x 36" reproducible paper, at a minimum scale of 1" = 20', and include the following components:

1. **Title Block** - indicates the project name and address, the date of drawing/revisions, the scale, and licensed seal of professional on each copy.
2. **Plant Data Chart** - includes the common and scientific name of proposed plant materials, the quantity of each, the size of each (caliper and height), and any comments relevant to the landscape plan.
3. **Landscape Requirement Chart** - includes the total site area (ft.<sup>2</sup>), the Planning Commission's required landscaped area, and the total landscaped area proposed by the petitioner.
4. **Property and Structure Layout** - shows the physical properties of the site. Please be sure to include lot lines with dimensions, the location of principal structures on the subject and adjacent properties, impermeable areas, and the location of accessory improvements to the surface of the site (trash enclosures, storage sheds, light poles, etc.).

#### B. Greenbelts and Earthen Berms

If an industrial or commercially zoned use abuts a residential use or less intense zone, a greenbelt (as defined in Section 2.26 of the Zoning Ordinance) is required. Grass, ground cover, or other living plant material shall stabilize the ground surface within the greenbelt unless a durable synthetic material is approved by the Planning Commission.

An earthen berm functions as a visual and acoustical screen between spaces. The Planning Commission has the discretion to require the incorporation of earthen berms within a greenbelt. A landscaped berm (4:1 slope with a minimum height of 6 ft.) should buffer residential uses from areas where parking, truck traffic, open storage areas, and Right-of-Way exist.

#### C. Landscape Area

In addition to any greenbelt required by the Zoning Ordinance, ten (10%) percent of the net site area (apart from existing and/or proposed public Rights-of-Way) should be incorporated into the site as landscaped open space. Pedestrian walks, plazas, planters, and other decorative elements may be included in such landscaped areas, as well as "substantial" (greater than 200 ft.<sup>2</sup> and wider than 8 ft.), stabilized planted areas.

#### D. Development Connectivity

All developments requiring Site Plan Review should use landscape areas to provide pedestrian connections to adjacent developments as much as possible. In certain instances, the Planning Commission may request the provision of a fifteen (15) foot wide easement for pedestrian walkway/bikeway purposes.

### E. Sight Triangle

A "sight triangle" occurs at any corner where two streets intersect and is measured twenty-five (25) feet in each direction from the intersection. It is important for the safety of pedestrians and motorists that good vision is maintained within the sight triangle. To ensure clear lines of sight, no plant material, signage, etc. may obstruct view from a height of thirty (30) inches to a height of ten (10) feet above the roadway surface.

### F. Natural Feature Preservation

Landscape plans should indicate all existing natural features on site, such as watercourses, bodies of water, stands of trees and individual trees having a caliper of four (4) inches or larger in diameter. The Licensed Professional should attempt to preserve and enhance these features when designing the site.

### G. Landscape Area Installation and Maintenance

Install the approved greenbelt or landscape areas before requesting a Certificate of Occupancy from the Building Division. It is important to remove and replace diseased or dying materials, and keep the landscape areas in a neat and orderly appearance after receiving the Certificate of Occupancy. **If these areas fall into disrepair, the site plan is violated.**

### H. Storm Water Retention

If on-site storm water retention/treatment facilities are required, include the proposed location of the facilities on the landscape plan. A plan for the long term maintenance of any required storm water facilities will need to be submitted upon approval of the site plan by the Planning Commission, to the Division of Engineering.

## II. PLANT MATERIAL

The landscape plan shall consider existing landscape contained within adjacent Right-of-Way and properties. Although the Planning Staff encourages diverse and hardy plantings, a measure of connectivity to current conditions should exist.

### A. Plant Material Standards

The Planning Department applies the following **MINIMUM** standards to plant materials and locations:

1. Trees shall be at least two and one half (2 ½) inches in diameter and eight (8) feet high above grade.
2. Shrubs shall be at least twenty-four (24) inches high above grade.
3. All trees that range from two and one half (2 ½) to four (4) inches in diameter must be protected and supported by tree guards.
4. Trees should be planted no more than fifty (50) feet apart.
5. No tree may be planted closer than three and one half (3 ½) feet to the curb or the sidewalk.
6. No tree may be within fifteen (15) feet of a driveway that opens onto a public street due to the potential blocking of sight lines.

### B. Prohibited Species

The following species are prohibited within the City of Warren:

- |   |  |
|---|--|
| 1. Silver Maple, <i>Acer dasycarpum</i>           | 7. Common Mulberry, <i>Morus alba</i>    |
| 2. Box Elder, <i>Acer negundo</i>                 | 8. Poplar, <i>Populus</i>                |
| 3. Tree of Heaven, <i>Ailanthus altissima</i>     | 9. Willow, <i>Salix</i>                  |
| 4. European Barberry, <i>Berberis vulgaris</i>    | 10. American Elm, <i>Ulmus Americana</i> |
| 5. Northern Catalpa, <i>Catalpa speciosa</i>      | 11. Chinese Elm, <i>Ulmus parvifolia</i> |
| 6. Eastern Red Cedar, <i>Juniperus virginiana</i> | 12. All Ash species                      |

## C. Recommended Species

Choosing proper plant materials can save considerable expense over the life of a project. Desirable materials should be easy to maintain and withstand the varying climate of southeastern Michigan. The Planning Staff recommends the following varieties for use within the City of Warren:

<p><b>Deciduous Shade Trees</b></p> <ul style="list-style-type: none"><li>a) Red Maple, <i>Acer rubrum</i></li><li>b) Norway Maple, <i>Acer platanoides</i></li><li>c) Hackberry, <i>Celtis occidentalis</i></li><li>d) English Oak, <i>Quercus robur</i></li><li>e) Little Leaf Linden, <i>Tilia cordata</i></li><li>f) Thornless Honey Locust, <i>Gleditsia triacanthos var. inermis</i></li><li>g) Sweet Gum, <i>Liquidambar styracifua</i></li><li>h) White Oak, <i>Quercus alba</i></li><li>i) Pin Oak, <i>Quercus palustris</i></li></ul> <p><b>Deciduous Ornamental Trees</b></p> <ul style="list-style-type: none"><li>a) American Yellowwood, <i>Cladrastis kentukea</i></li><li>b) Ginkgo, <i>Ginkgo biloba</i></li><li>c) Eastern Redbud, <i>Cercis canadensis</i></li><li>d) Crab Apple, <i>Malus</i></li><li>e) Flowering Cherry, <i>Prunus</i></li><li>f) Bradford Pear, <i>Pyrus calleryana</i></li></ul>	<p><b>Deciduous Shrubbery</b></p> <ul style="list-style-type: none"><li>a) Dogwood, <i>Cornus</i> Species</li><li>b) Dwarf Burning Bush, <i>Euonymus alata var. compacta</i></li><li>c) Potentilla, <i>Potentilla</i> Species</li><li>d) Spirea, <i>Spirea</i> Species</li><li>e) Viburnum, <i>Viburnum</i> Species</li><li>f) Weigela, <i>Weigela</i> Species</li></ul> <p><b>Evergreen Trees</b></p> <ul style="list-style-type: none"><li>a) Norway Spruce, <i>Picea abies</i></li><li>b) White Spruce, <i>Picea glauca</i></li><li>c) Colorado Spruce, <i>Picea pungens</i></li><li>d) Austrian Pine, <i>Pinus nigra</i></li><li>e) Scotch Pine, <i>Pinus sylvestris</i></li><li>f) Douglas Fir, <i>Pseudotsuga menziesii</i></li></ul> <p><b>Evergreen Shrubbery</b></p> <ul style="list-style-type: none"><li>a) Yew, <i>Taxus</i> species</li><li>b) Arborvitae, <i>Thuja</i> species</li><li>c) Hemlock, <i>Ysuga</i> species</li></ul>
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