500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

Date: August 5, 2024

To: Robert J. Bruner, Acting City Manager

From: Megan E. Schubert, Assistant City Manager
R. Brent Savidant, Community Development Director

Subject: PUBLIC HEARING – PLANNED UNIT DEVELOPMENT (File Number PUD 020 (JPLN2023-0021) – Proposed Village of Hastings PUD, East side of Livernois, North of Square Lake (PIN 88-20-03-301-088, -023, -024, -025 and 88-20-03-351-004), Section 3, Presently zoned NN (Neighborhood Node "Q") and R-1B (One Family Residential) Zoning Districts.

The applicant GFA Development, Inc. seeks Conceptual Development Plan (CDP) and Preliminary Development Plan (PDP) approval for the Village of Hastings Planned Unit Development (PUD). The project features a total of 33 residential units comprised of 4 different housing types (single family detached, ranch style detached, single family attached and duplex). City Council is the approval body for PUD's, following a Planning Commission recommendation.

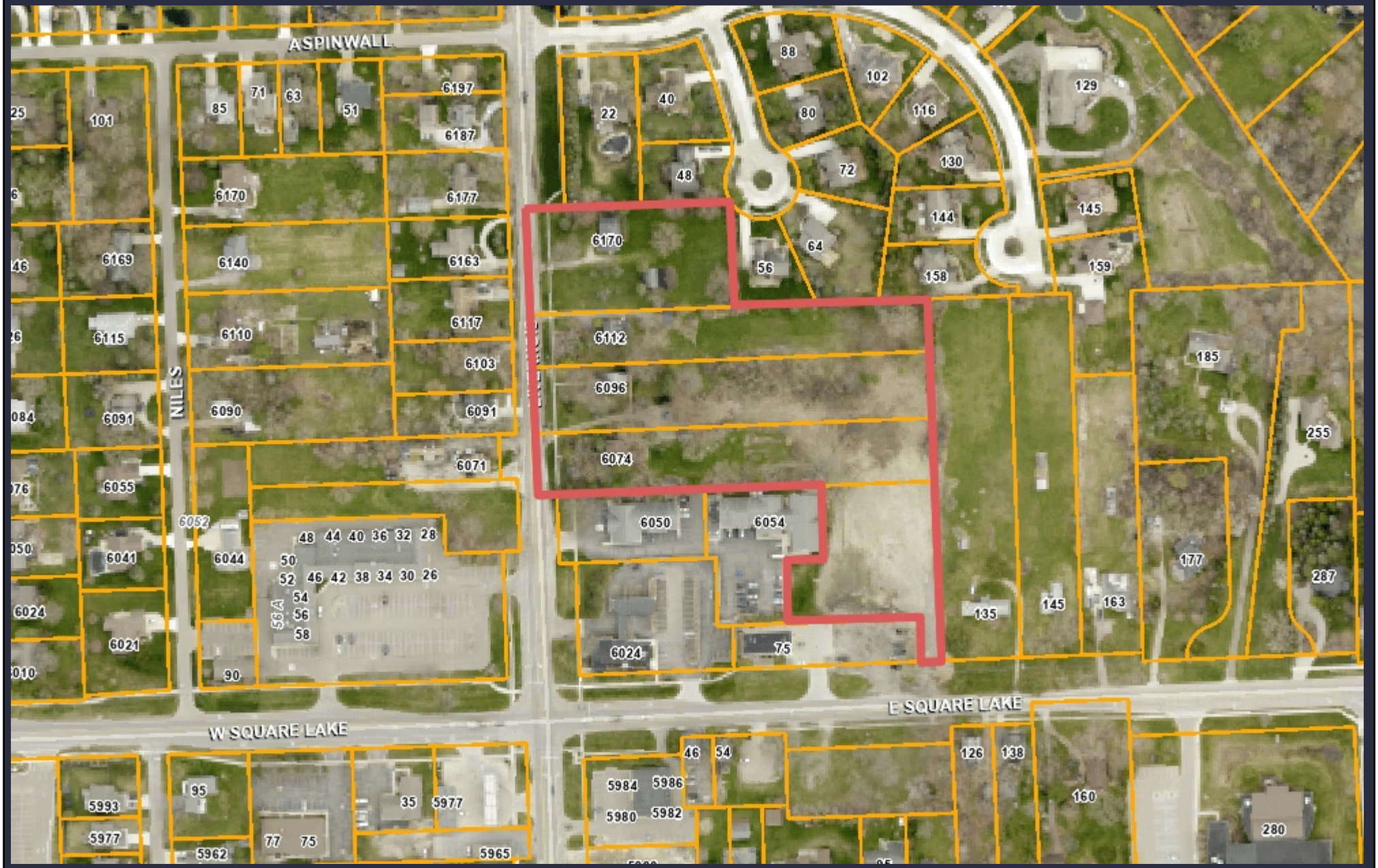
The Planning Commission held a public hearing on this item on April 9, 2024 and postponed the item to allow the applicant an opportunity to address some site design issues. The Planning Commission considered the item on May 28, 2024 and recommended approval of the project by a vote of 6-2.

A public hearing is scheduled for this item on August 12, 2024.

Legal Review
This item was submitted to the City Attorney for review pursuant to City Charter Section 3.17.

Attachments:
1. Maps
2. Planning Commission minutes from April 9, 2024 Planning Commission Regular meeting (excerpt)
3. Planning Commission minutes from May 28, 2024 Planning Commission Regular meeting (excerpt)
4. Report prepared by Carlisle/Wortman Associates, Inc. for May 28, 2024 Planning Commission meeting.
5. OHM Memo, dated August 24, 2023
6. PUD Application/Site Plan
7. Public comment
8. PUD Agreement (draft)

GIS Online



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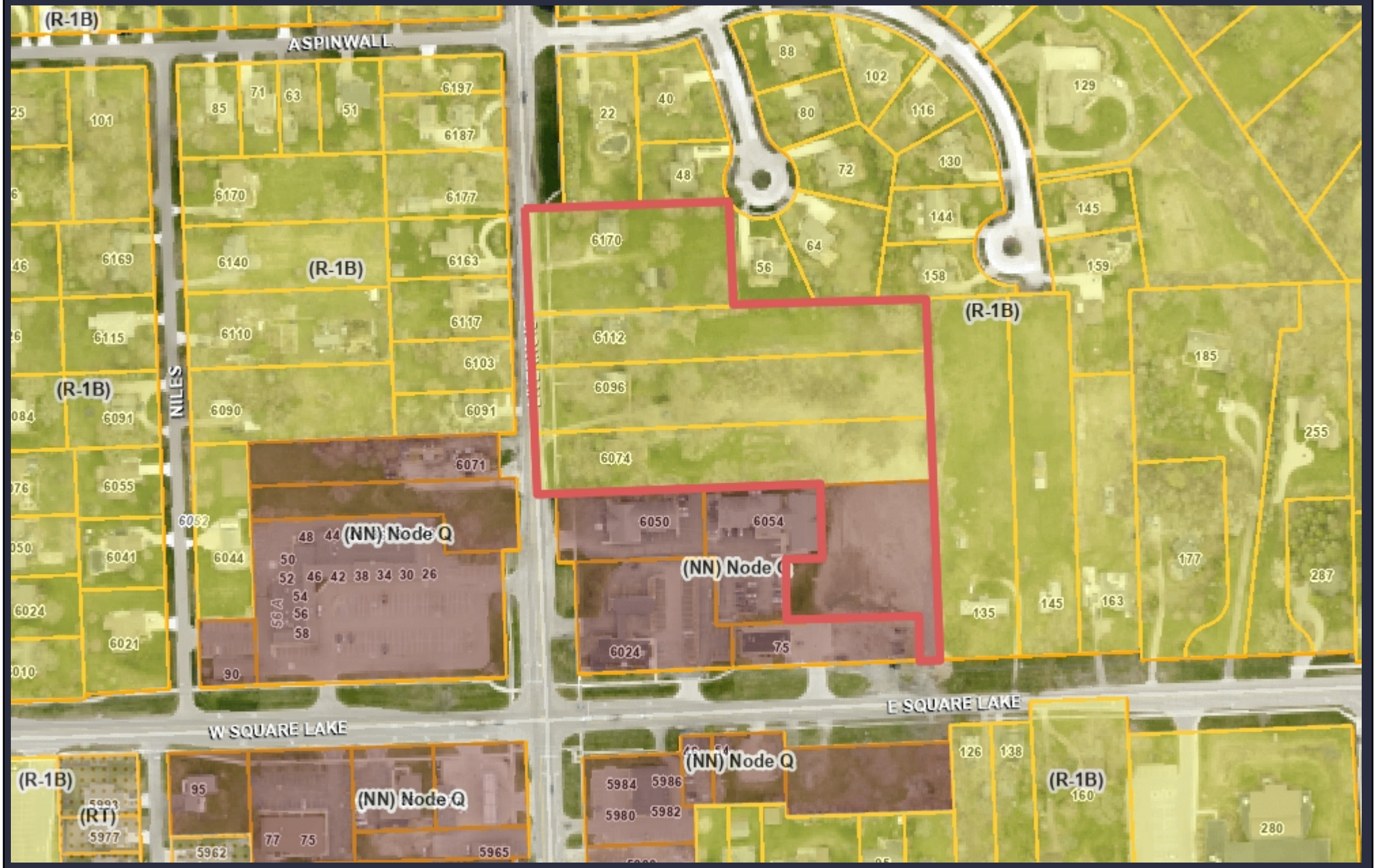
Note: The information provided by this application has been compiled from recorded deeds, plats, tax maps, surveys, and other public records and data. It is not a legally recorded map survey. Users of this data are hereby notified that the source information represented should be consulted for verification.

GIS Online



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PLANNED UNIT DEVELOPMENT

7. PUBLIC HEARING - PLANNED UNIT DEVELOPMENT (File Number PUD 020 JPLN2023-0021) - CONCEPT DEVELOPMENT PLAN (CDP) AND PRELIMINARY DEVELOPMENT PLAN (PDP) APPROVAL – The Village of Hastings PUD, East Side of Livernois, North of Square Lake, (PIN 88-20-03-301-088, -023, -024, -025 and 88-20-03-351-004), Section 3, Presently Zoned NN (Neighborhood Node "Q") and R-1B (One Family Residential) Zoning Districts

Mr. Carlisle provided a brief background of The Village of Hastings PUD application. He stated the applicant removed the privacy fence between the existing older homes and the adjacent new housing units and reduced the number of duplex units to two (2). Mr. Carlisle said the applicant has not provided building materials or an architectural color scheme. He asked the Planning Commission to hold a public hearing and consider public testimony. He said as part of the deliberations, the Planning Commission should consider if the project is consistent with the Master Plan, whether it meets the Site Plan Review Design Standards and whether it meets the PUD Standards.

In summary, Mr. Carlisle said any approval of the PUD application should be subject to the conditions as identified in his report dated March 15, 2024.

Applicant Gary Abitheira gave a PowerPoint presentation. He addressed the reduction of units, reorientation of entrance doors on units 9 through 12, the City Traffic Consultant report, traffic volume data from the RCOC (Road Commission of Oakland County) website, internal vehicular circulation, comparisons of density with previously approved PUD developments and the missing middle ranch style homes he is proposing. Mr. Abitheira walked through the PUD Standards one by one to substantiate how he feels the application meets the PUD Standards.

There was discussion, some comments related to:

- Applicant to keep the historic nature of the older homes, place them on the market for sale and incorporate such terms in the PUD Agreement.
- Walkability of the site.
- EVA (Emergency Vehicle Access); access and signage.
- Extension of sidewalk along Square Lake.
- Potential to provide a pedestrian crosswalk on Square Lake.
- Potential for additional green space in detention area.
- Circulation improvements requested by the City Traffic Consultant OHM; applicant has met.
- Trash pickup arrangement.
- Public amenities.
- Sustainability features.
- Design of ranch units as relates to the Site Plan Review Design Standards.
- Building materials and color scheme.
- Patios and/or decks on units.
- Inconsistency of building and lot dimension designations on the site plan.

It was the consensus of the Board members that the application does not meet the PUD Standard that references *innovative and creative site and building designs, solutions and materials*, and that the applicant could focus more on the Site Plan Review Design Standards.

It was clarified that the Long Lake and Crooks PUD development is the development that Ms. Dufrane referenced in a previous meeting stating it set a high bar for approval of a PUD development.

PUBLIC HEARING OPENED

- Michael Johnson, 450 E Square Lake; expressed support for the development, that any additional traffic that might be generated is negligible, concerns expressed by community and Board members have been addressed by applicant.
- Mary Rettig, 6860 Westaway; addressed definitions applied to different styles of housing units, square footage of units, concerns with parking and traffic.
- Allyson Wyckhuyse, 56 Telford; addressed orientation of her home as relates to the development and proposed public amenities.
- Sheila Lenz-Shomo, 6464 Fredmoor; addressed concerns with traffic, acceleration and deceleration lanes, density, internal vehicular circulation, and application meeting PUD Standards.
- Nanette Gearhart, 6197 Livernois; voiced opposition to the development, addressed concerns with parking and transition to existing neighborhood, would prefer the by-right proposal of single family residential.
- Leasa Williams, 159 Telford; voiced opposition to the PUD application, would prefer the by-right proposal of single family residential.
- Jeff Williams, 159 Telford; addressed PUD Standards that he feels application has not met.
- Ann Coleman, 6091 Livernois; addressed PUD Standards that she feels application has not met, support by-right proposal of single family residential.
- Dave Pampreen, 6408 Canmoor; addressed density of application in comparison to surrounding residential, concerns with artesian well allegedly on site.
- John Malott, 72 Telford; addressed comments of residents he surveyed within differential distances of the proposed PUD development, in support of the by-right proposal of single family residential.
- Deboral Louzecky, 6327 Donaldson; voiced opposition of the PUD development, prefer by-right proposal of single family residential, addressed PUD Standards that she feels are not met, concerns with residents west of Square Lake losing property.

PUBLIC HEARING CLOSED

Mr. Carlisle stated an application to develop single family residential at this site has not been submitted nor has it been through the site plan approval process. He said at this point it is not clear how many units might be allowed under the R-1B zoning classification.

Several board members shared comments as relates to a single family residential by-right development in comparison to the proposed PUD development.

Mr. Abitheira stepped forward to ask the Board's consideration in postponing the item because of the lateness of the meeting and that it would allow him the opportunity to improve the architectural design of the ranch style homes.

Resolution # PC-2024-04-018
Moved by: Fox
Seconded by: Buechner

RESOLVED, To postpone The Village of Hastings PUD, East side of Livernois, North of Square Lake, to allow the applicant to make improvements and provide updated elevations for the ranch style homes as specified in the Site Plan Review Design Standards, Section 8.06 of the Zoning Ordinance, as well as provide signage for the EVA, and address any outstanding items as identified in the Planning Consultant report dated March 15, 2024.

Yes: Buechner, Faison, Fox, Krent, Malalahalli, Perakis, Tagle
No: Hutson, Lambert

MOTION CARRIED

PLANNED UNIT DEVELOPMENT

5. PLANNED UNIT DEVELOPMENT (File Number PUD 020 JPLN2023-0021) - CONCEPT DEVELOPMENT PLAN (CDP) AND PRELIMINARY DEVELOPMENT PLAN (PD) APPROVAL – The Village of Hastings PUD, East side of Livernois, North of Square Lake, PIN 88-20-03-301-088, -023, -024, -025 and 88-20-03-351-004, Section 3, Presently Zoned NN (Neighborhood Node "Q") and R-1B (One Family Residential) Zoning Districts

Mr. Savidant presented a brief background of the Village of Hastings PUD application and addressed the revisions to the application since last reviewed by the Planning Commission at their April 9, 2024 meeting. He said the revised plan addresses concerns relating to the building design and architecture, EVA (Emergency Vehicle Access) access and signage, extension of sidewalks and inclusion of crosswalks and trash pickup arrangement.

In summary, Mr. Savidant asked the Planning Commission to discuss whether the current proposal is consistent with the Master Plan and whether it meets the Site Plan Review Design Standards and the PUD Standards.

Gary Abitheira was present and said he had nothing more to add to the presentation given by the administration.

There was discussion, some comments related to:

- Trash removal arrangement among different housing units.
- Potential to provide right and left hand turning lanes on Livernois.
- Favorable comments on the revised elevations, preservation of historic homes and the applicant's dedication to work with the Planning Commission.

Mr. Savidant explained the review and approval process of a PUD application. He said the Planning Commission is a recommending body only and that the City Council has the final decision on the application. Mr. Savidant stated a PUD Agreement would be prepared prior to the City Council consideration of the application, noting it is a legal contract between the City and the developer.

Mr. Savidant said numerous email messages received from the public since the April 9 meeting date were provided to the Planning Commission either in the agenda packet or at their seat prior to the beginning of tonight's meeting.

A count was taken to determine the number of persons in the audience who were in support or in opposition of the proposed PUD application. There were 57 residents in opposition; one in support.

Mr. Fox cited data he researched on a U.S. Census survey relating to property values and home sales in communities with a mix of single family and multi-family homes in comparison to communities with only single family homes. The data signifies communities with a mix of single family and multi-family homes have higher property values and higher home sales. Mr. Fox said he is in support of the PUD application.

Resolution # PC-2024-05-029
Moved by: Fox
Seconded by: Malalahalli

WHEREAS, The applicant GFA Development, Inc. seeks Conceptual Development Plan (CDP) and Preliminary Development Plan (PDP) approval for the Village of Hastings Planned Unit Development (PUD), located on the east side of Livernois, north of Square Lake, in Section 3, approximately 6.05 acres in area; and

WHEREAS, The Village of Troy PUD features 3 detached single-family homes, 8 ranch style single family homes, 18 two-story attached homes and 4 single family duplex homes, for a total of 33 residential units; and

WHEREAS, The proposed development accomplishes a significant number of the Standards of Approval as per Section 11.03.B.

BE IT RESOLVED, That the Planning Commission recommends to City Council that Concept Development Plan Approval and Preliminary Development Plan Approval for the proposed Village of Hastings be granted.

Discussion on the motion on the floor.

There was discussion on whether to include a design consideration to have the Engineering Department look into providing left and right hand turning lanes.

Mr. Lambert said he would vote no on the motion to approve because he thinks the application does not meet enough of the PUD Standards.

Vote on the motion on the floor.

Yes: Buechner, Faison, Fox, Krent, Malalahalli, Perakis
No: Hutson, Lambert
Absent: Tagle

MOTION CARRIED

Carlisle | Wortman
ASSOCIATES, INC.
117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

Date: October 10, 2023
December 19, 2023
February 21, 2024
March 15, 2024
May 14, 2024

PUD and Preliminary Development Plan Approval Review For City of Troy, Michigan

Applicant:	GFA Development Inc
Project Name:	Village of Hastings
Plan Date:	January 24, 2024
Location:	East side of Livernois, north of Square Lake
Zoning:	R-1B, Single Family Residential (approx. 4.9 acres) & NN-Q Neighborhood Node, (approx. 1.1 acres)
Proposed Zoning:	Planned Unit Development
Action Requested:	PUD and Preliminary Development Plan Approval Review

BACKGROUND

An application has been submitted to conditionally rezone a +/-6.0 acre site to PUD in order to construct thirty (30) new residential units and preserve three (3) existing homes on site. Eight (8) will be ranch style single-family homes, eighteen (18) will be two-story attached row homes, and four (4) will be single-family duplex homes. The site currently has four (4) existing single-family homes of which three (3) will be preserved and incorporated into the entire development. The site includes five (5) parcels. Approximately 4.9 acres of the site is currently zoned R-1B, which does not permit multi-family residential; while approximately 1.1 acres of the site is zoned Neighborhood Node, which does allow multi-family residential.

The subject site is located on the east side of Livernois, north of Square Lake. Access is via a new twenty-eight (28) foot wide private road off Livernois along with an emergency vehicle access road off Square Lake in the southeast corner of the development. The 30-units will be distributed in the format outlined below:

- Four (4) one (1) unit detached ranches. Four (4) units total.
- Two (2) two (2) unit attached ranches. Four (4) units total.
- Three (3) five (5) unit multi-unit row homes. Fifteen (15) units total.
- One (1) three (3) unit multi-unit row homes. Three (3) units total.
- Two (2) two (2) unit single-family duplex homes. Four (4) units total.
- Three (3) existing (1) unit single family homes. Three (3) units total.

Total of Units: 30 new units + 3 existing units = 33 units.

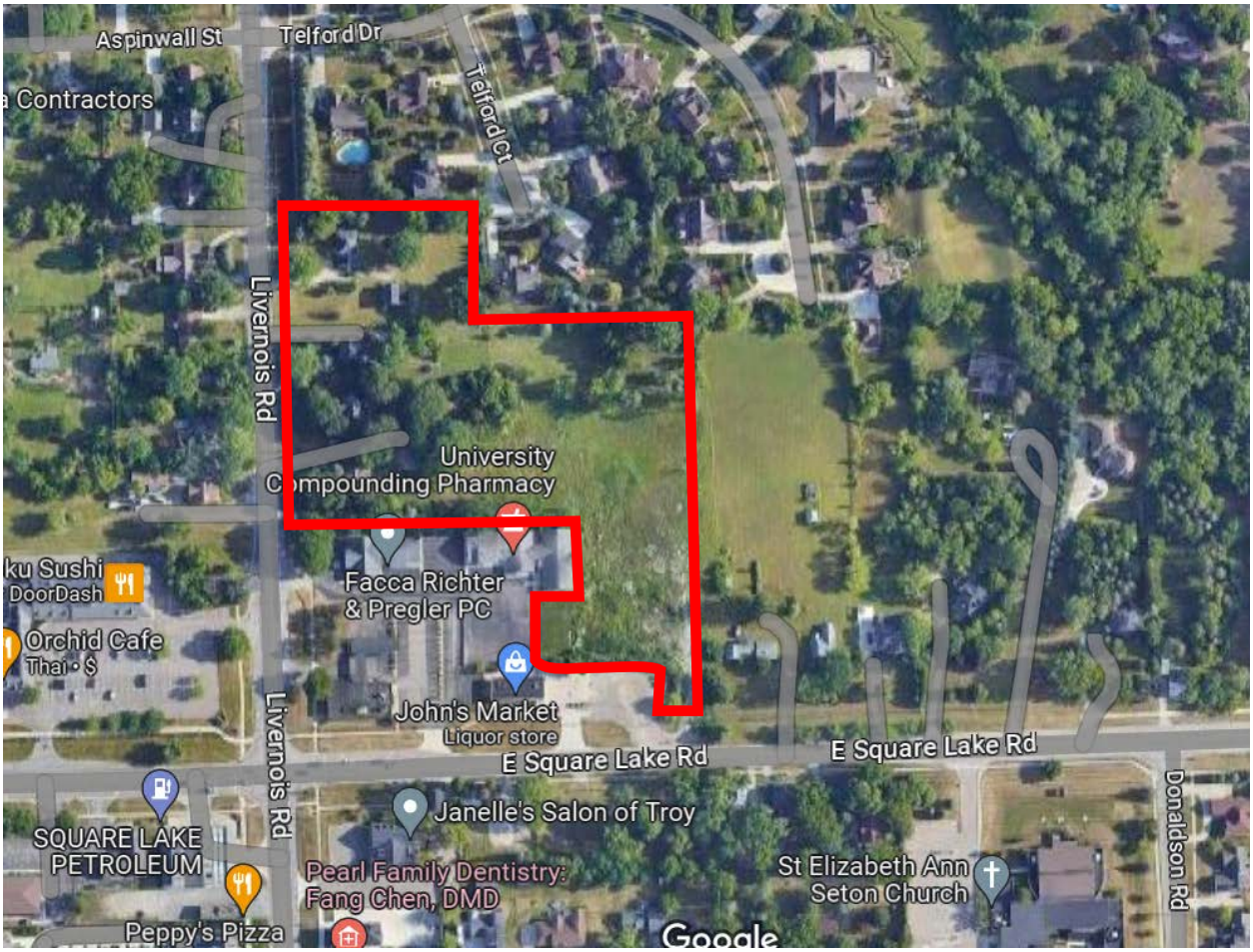
All duplex and multi-unit row homes are two stories. One (1) duplex unit measures roughly 1,900 square feet and one (1) row home unit measures roughly 2,000 square feet.

The following benefits have been noted by the applicant:

1. *Preservation of three existing homes built.*
2. *Offer multiple styles of housing.*
3. *Emergency Vehicle Access from Square Lake Road.*
4. *1.3 acres of open space including communal sport court, putting green, and butterfly garden.*
5. *Landscaping will be viable, interesting, and inviting to encourage outdoor recreation and exercise.*
6. *Extensive interior sidewalks to promote walkability.*
7. *Maximum Building Height shall not exceed 2 stories or 30' in height.*
8. *Maximum lot area covered by buildings will be 18%.*

If the PUD is recommended for approval by the Planning Commission, a PUD Agreement will be drafted between the applicant and the City Attorney's office prior to consideration by the City Council.

Location of Subject Site:



Current Zoning:
R-1B, Single Family Residential & NN-Q Neighborhood Node.

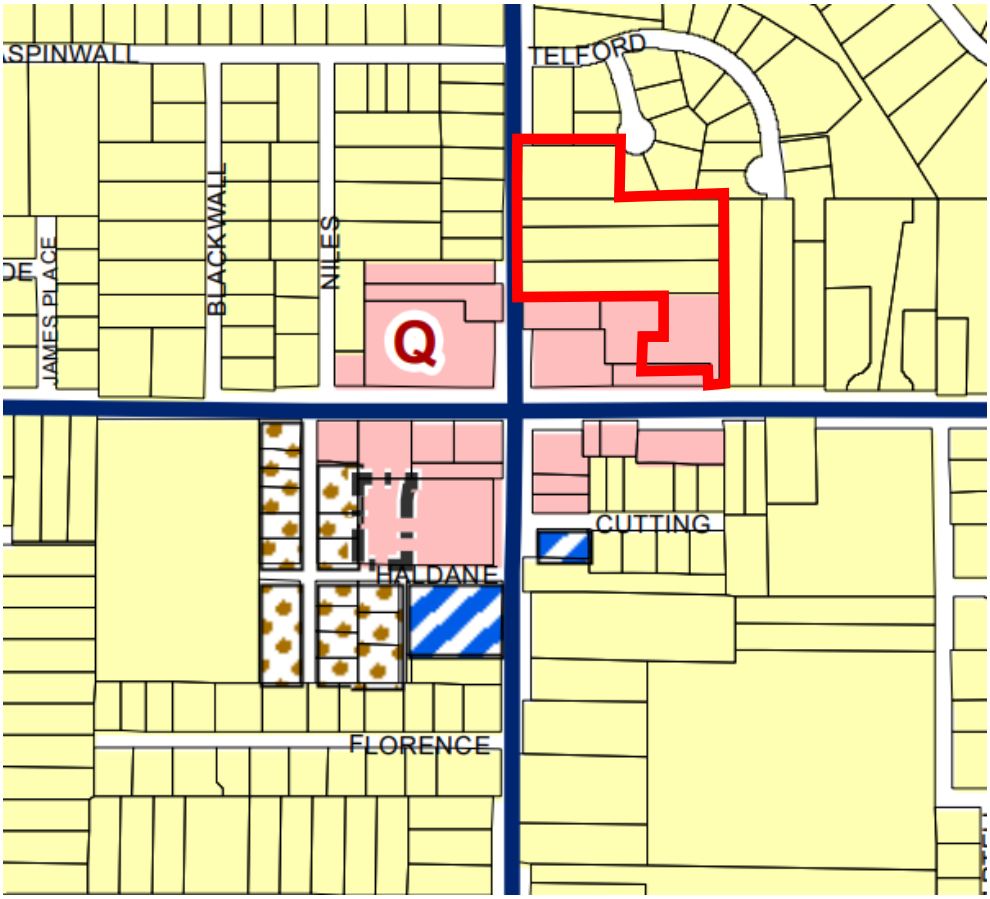
Proposed Uses of Subject Parcels:
Thirty-three (33) multi-family and single-family dwelling units.

Current Use of Subject Properties:
Single Family Homes and undeveloped land.

Surrounding Property Details:

Direction	Zoning	Use
North	R-1B	Single Family Housing
South	NN-Q	Commercial / Office
East	R-1B	Single Family Housing
West	R-1B / NN-Q	Single Family Housing / Commercial

ZONING



The site includes a mix of zoned R1-B (one family residential) and NN, Neighborhood Node Zoning. Uses along this portion of Livernois and Square Lake Road are primarily low intensity office and retail located near the intersection. Institutional uses exist along Square Lake Road with Troy Preschool to the west of the intersection and Saint Elizabeth Ann Seton Church to the east of the intersection. Newer dense multi-family housing does exist south of the intersection along Livernois.

PUD PROCESS

A Planned Unit Development project is viewed as an integrated development concept. To that end, the provisions of this Article are not intended to be used as a device for avoiding the zoning requirements that would otherwise apply, but rather to allow flexibility and mixture of uses, and to improve the design, character and quality of new development. The use of a Planned Unit Development to permit variations from other requirements of this Ordinance shall only be approved when such approval results in improvements to the public health, safety and welfare in the area affected, and in accordance with the intent of this Article.

The approval of a Planned Unit Development (PUD) is a three-step process:

> ***Step 1-Concept Plan:*** *The first step shall be application for and approval of a Concept Development Plan, which requires a legislative enactment amending the zoning district map so as to reclassify the property as a Planned Unit Development. A proposed Development Agreement shall be included and incorporated with the Concept Development Plan, to be agreed upon and approved coincident with said Plan. The Concept Development Plan and Development Agreement shall be approved by the City Council following the recommendation of the Planning Commission. Such action, if and when approved, shall confer upon the applicant approval of the Concept Development Plan and shall rezone the property to PUD in accordance with the terms and conditions of the Concept Development Plan approval.*

> ***Step 2- Preliminary Development Plan Approval:*** *The second step of the review and approval process shall be the application for and approval of a Preliminary Development Plan (preliminary site plan) for the entire project, or for any one or more phases of the project. City Council shall have the final authority to approve and grant Preliminary Development Plan approvals, following a recommendation by the Planning Commission.*

> ***Step 3- Final Development Plan Approval:*** *The third step of the review and approval process shall be the review and approval of a Final Development Plan (final site plan) for the entire project, or for any one or more phases of the project, and the issuance of building permits. Final Development Plans for Planned Unit Developments shall be submitted to the Zoning Administrator for administrative review, and the Zoning Administrator, with the recommendation of other appropriate City Departments, shall have final authority for approval of such Final Development Plans.*

The applicant is seeking a recommendation of approval for their Preliminary Development Plan.

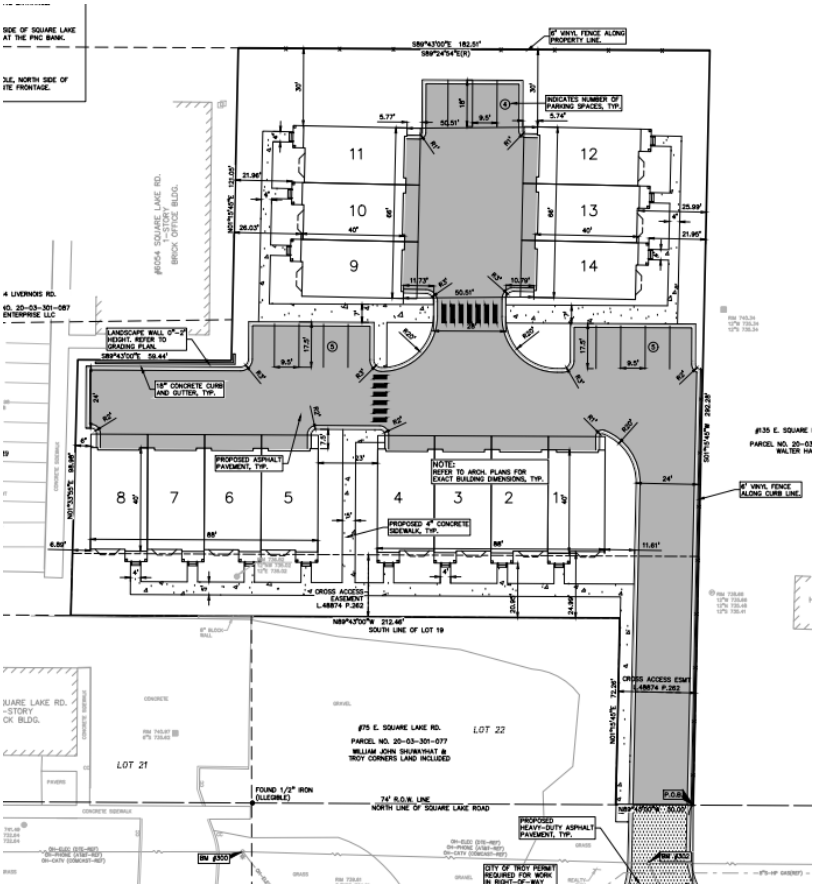
PUD INTENT

As set forth in Section 11.01, the intent of the Planned Unit Development option is to permit flexibility in the design and use of residential and non-residential land which, through the implementation of an overall development plan, when applicable to the site, will:

1. Encourage developments that will result in a long-term contribution to social, environmental and economic sustainability in the City of Troy.
2. Permit development patterns that respond to changing public and private needs.
3. Encourage flexibility in design and use that will result in a higher quality of development and a better overall project than would be accomplished under conventional zoning, and which can be accommodated without sacrificing established community values.
4. Provide for the long-term protection and/or preservation of natural resources, natural features, and/or historic and cultural resources.
5. Promote the efficient use and conservation of energy.
6. Encourage the use, redevelopment and improvement of existing sites where current ordinances do not provide adequate protection and safeguards for the site or its surrounding areas, or where current ordinances do not provide the flexibility to consider redevelopment, replacement, or adaptive re-use of existing structures and sites.
7. Provide for enhanced housing, employment, recreation, and shopping opportunities for the citizens of Troy.
8. Ensure the compatibility of design and use between various components within the PUD and with neighboring properties and uses. 9. Ensure development that is consistent with the intent of the Master Plan.

PREVIOUS PLANNING COMMISSION REVIEWS

The following 14-unit townhome development was approved in 2018:



2018 approved 14-unit site plan.

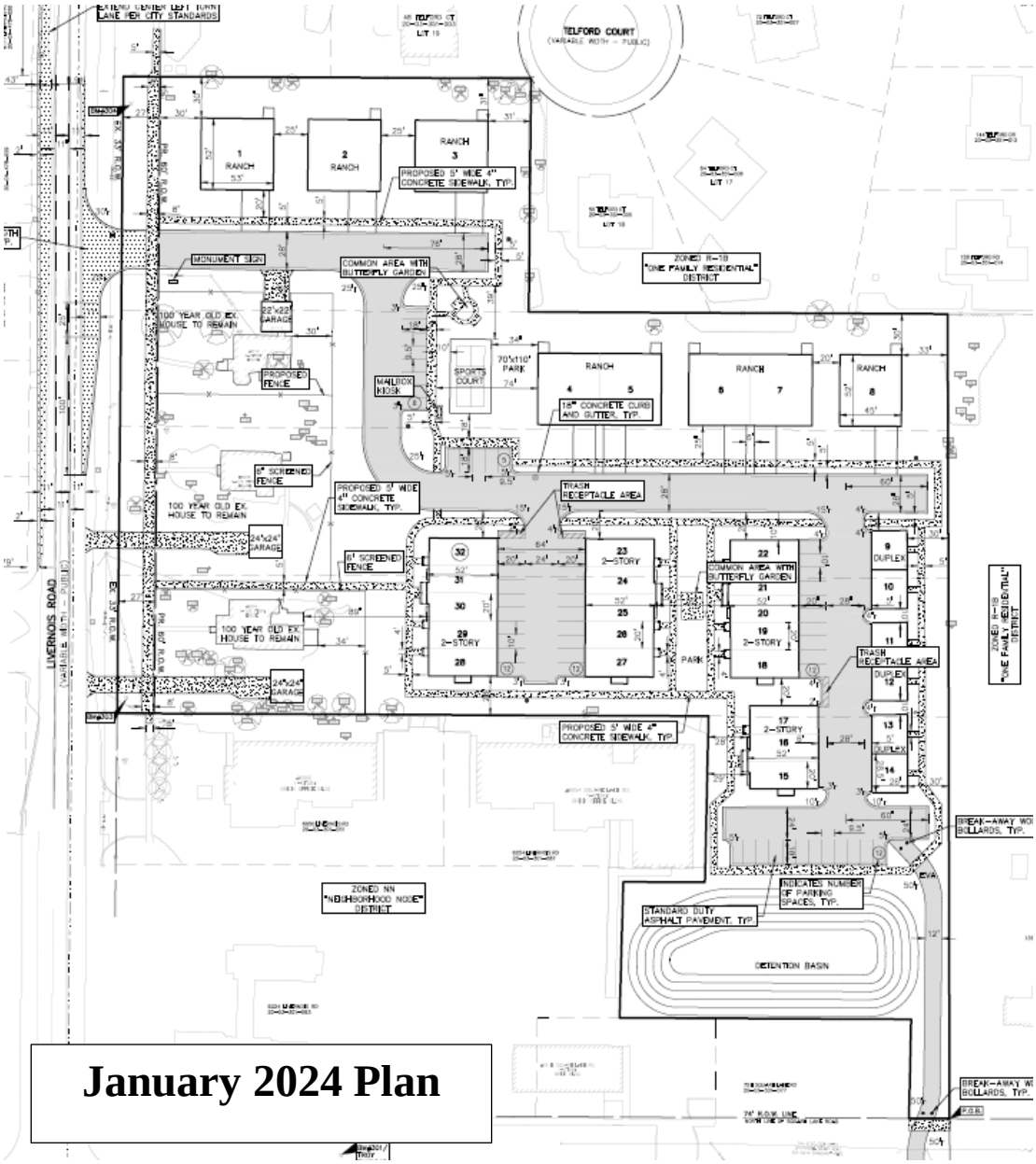
The applicant is revising the approved site layout shown above and expanding the project to the northwest.

The Concept Plan was first reviewed by the Planning Commission in July 2022. Discussion included:

- Previously approved development, housing types, timing and validity of approval, currently in engineering process
- Existing homes; historical in nature, and listed in Historic Preservation Chapter
- Neighborhood Node "Q" toured by Planning Commission and City Council
- Public benefit, preservation of two existing homes, housing types offered
- Intent of PUD development: provide flexibility from Zoning Ordinance regulations to allow a more creative and negotiable product

- Planning Commission members expressed opposition to 3-story tall buildings
- Applicant was encouraged to:
    - Create more green space
    - Retain “old Troy” feel of neighborhood
    - Create a community feel; a village
    - Create a different and unique development
    - Let element of historical homes shine on their own

On January 9, 2024, the Planning Commission considered a revised plan. After public commentary and lengthy deliberation, a vote to recommend approval of the plan to the City Council failed 4-5. No further action was taken.

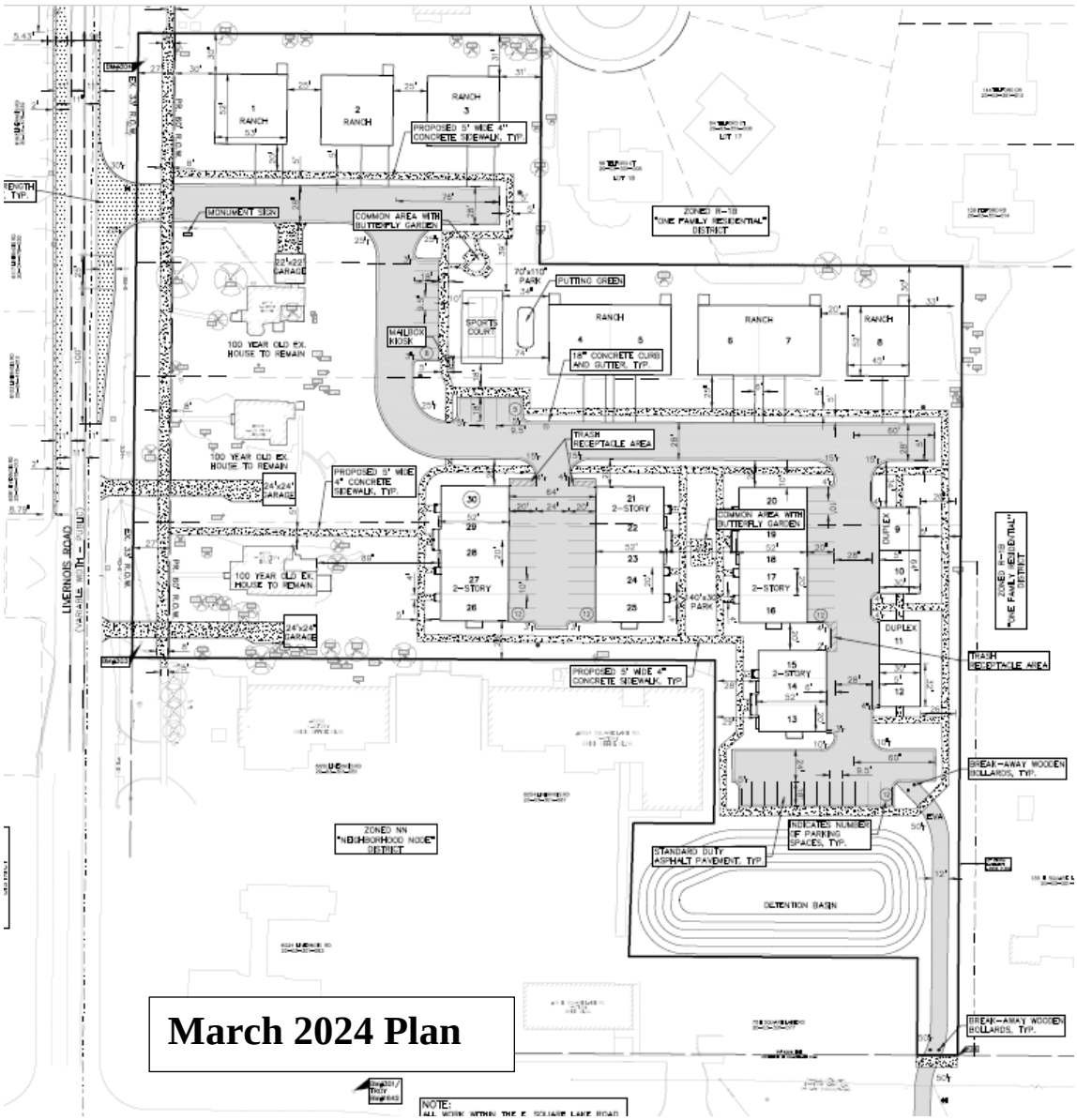


January 2024 Plan

REVISED PLANS

The applicant requested to submit a revised plan for further Planning Commission consideration. Per further discussion at the January 9, 2024 meeting, the applicant provided the following revisions in March 2024:

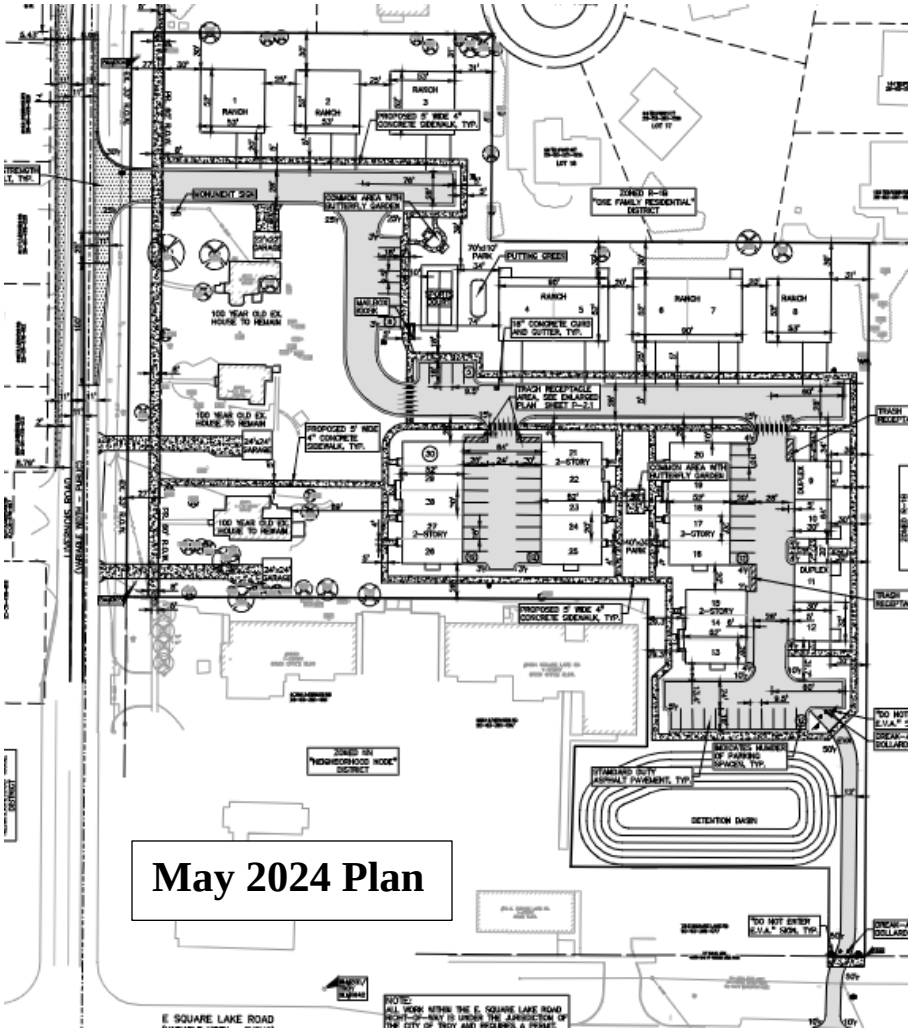
- Removal of the proposed privacy fence between the existing older homes and the adjacent new housing units.
- Reduction of two (2) units. Revisions include the removal of two (2) duplex units on the east side of the development.
- The four (4) remaining duplex units have a new footprint and layout.



The applicant brought the revised site plans to the Planning Commission meeting on April 9, 2024. Discussion at this meeting included:

- Preserving historic nature of older homes through terms in the PUD agreement
- Walkability of the site; extension of sidewalks and inclusion of crosswalks
- EVA (Emergency Vehicle Access); access and signage
- Additional green space, public amenities, and sustainability features
- Trash pickup arrangement
- Design, materials, and color scheme of units
- Inconsistency of building and lot dimension designations on the site plan

On May 14, 2024, the applicant submitted newly revised plans to the City's Planning Department. Through these revised plans, the applicant has addressed several concerns raised at the April 9th meeting, such as EVA access and signage, crosswalks, and the trash pickup arrangement. However, some concerns were not addressed, such as additional green space, public amenities, and sustainability features. These points are discussed further throughout this report.



NATURAL FEATURES

Topography: A topographic survey has been provided on sheet P-1.0. The site is relatively flat with the exception of the southeast corner where a natural depression exists and will be converted into the detention basin.

Wetlands: There are no state regulated wetlands on the site.

Floodplain: The site is not located within a flood hazard zone.

Woodlands: A tree inventory and replacement plan have been provided on Sheet T.1.0-T.1.1. The applicant surveyed a total of 305 trees on site. The composition of trees is predominantly woodland and invasive species with a small amount of landmark trees. Invasive species include silver maples, box elder, black walnut, elm, white mulberry, american elm, norway maple, catalpa, white poplar, green ash and cottonwood. Of the 305 on-site trees, 44 woodland trees and 5 landmark trees will be saved. Preserved trees will be primarily along the borders of the site and adjacent to the three (3) existing homes.

Replacement Details		
Protected Tree	**Inches Removed**	**Replacement Required**
Landmark	172 inches	172 inches
Woodland	329 inches	165 inches
Protected Tree	**Inches Preserved**	**Credit**
Landmark	94 inches	188 inches
Woodland	440 inches	880 inches
Protected Replacement Required	337 Inches	
Preservation Credit	1,068 Inches	
Total	**0 inches of replacement required**	
Total Tree Mitigation	**0 inches of replacement required**	

Items to be Addressed: *None.*

SITE ARRANGEMENT/SETBACKS/HEIGHT CONSIDERATION

The applicant is proposing to construct thirty (30) new residential units and maintain three (3) existing houses on site. Eight (8) new units will be ranch style single-family homes, eighteen (18) will be two-story attached row homes, and four (4) will be single-family duplex homes. The site currently has four (4) existing single-family homes of which three (3) will be preserved and incorporated into the entire development.

A detention basin is proposed for the southeastern portion of the site, which will be bordered by neighboring properties to the south and west, the site emergency vehicle access drive to the east, and on-site parking to the north. The plans include two (2) outdoor recreational areas: the northern central portion of the site features a sports court, butterfly garden, and putting green; and the southern central portion features a 420 square foot park with butterfly garden.

We note that our previous reports raised concerns about inconsistent setbacks found on the site plans. The applicant has addressed and alleviated these concerns with the latest site plan submitted on May 14, 2024. The applicant has shifted Units 13, 14, and 15, one-foot to the west to provide a compliant 30-foot rear setback.

Items to be Addressed: *None.*

PARKING

Section 13.06.G of the Zoning Ordinance requires:

	Required	Provided	Complies
Multiple-Family Residential			
1 space per each efficiency dwelling unit 2 spaces per each dwelling unit	2*33 units= 66 spaces	25 surface lot spaces 42 driveway spaces 30 garage spaces = 97 total	Complies

Items to be Addressed: *None*

SITE ACCESS AND CIRCULATION

Vehicular Access

The site will be accessed from Livernois Road via a two-lane entry. There is a one-lane Emergency Vehicular Access (EVA) proposed from Square Lake Road into the southeastern portion of the development. Based on Planning Commission comments on April 9, 2024, the applicant has provided signage around the EVA to inform that this lane is meant for emergency vehicles only.

Pedestrian Circulation

Five (5) foot wide sidewalks are shown throughout the development providing pedestrian connection to multiple units and open space amenities. To address concerns raised at the April 9, 2024 Planning Commission meeting, the applicant has also provided three (3) crosswalks in areas expected to have heavier pedestrian traffic. One (1) crosswalk connects the sidewalk south of the sports court to the adjacent sidewalk north of Unit 30. On the south side of the main road,

two (2) more crosswalks are provided where the sidewalk ends for vehicular entry into each parking lot.

Items to be Addressed: *None.*

LANDSCAPING

A landscaping plan has been provided on Sheets L-1.0 and L-1.1. The following table discusses the development's compliance with the landscape requirements set forth in Section 13.02.

	Required	Provided	Compliance
Greenbelt Planting			
Livernois: 1 tree per 30 feet of frontage	463 / 30 = 15	15	Complies
Property Lines			
North (Residential): 1 large evergreen tree per 10 lineal feet OR 1 narrow evergreen tree per 3 lineal feet	297-feet along western half / 10 = 30 trees	30 large evergreen trees	Complies
	305-feet along eastern half / 10 = 31 trees	31 large evergreen trees	Complies
East (Residential): 1 large evergreen tree per 10 lineal feet OR 1 narrow evergreen tree per 3 lineal feet	170-feet along northern quarter/3 = 57 trees	57 narrow evergreen trees	Complies
	586-feet along southern three quarters/3 = 195 trees	195 narrow evergreen trees	Complies
South (Office): Not required	N/A	2 trees	N/A
Parking Lot			
1 tree per 8 surface lot parking spaces	25 / 8 = 3 trees	None in parking lot; but 52 provided along the road	Complies
Subdivision and Site Condominium Landscaping			
1 tree per 50 lineal feet of public or private road frontage	1,281 LF / 50= 26 trees	52 trees	Complies

Overall			
Site landscaping: A minimum of 20% of the site area shall be comprised of landscape material	20%	26%	Complies

Trash Pickup

Ranch home residents will utilize private trash cans which shall be set along the road for pickup. Then, four (4) trash receptacles are provided within the parking lots for residents in the ROW and duplex style units. The four (4) trash receptacles are dispersed in a manner convenient for all units. We note that initially only three (3) trash receptacles were proposed on-site, and the applicant added a fourth trash receptacle following the April 9th Planning Commission meeting.

***Items to be Addressed**: None.*

TRAFFIC

In an August 23rd, 2023 memo, OHM has reviewed traffic.

Traffic Counts:

Land Use	Number of Units	ITE Land Use Code	Number of Site Generation Trips								
			AM Peak Hour			PM Peak Hour			Daily		
			In	Out	Total	In	Out	Total	In	Out	Total
Single Family Detached	6	210	1	5	6	4	3	7	38	38	76
Single Family Attached	38	215	4	10	14	11	8	19	120	120	240
Site Totals – 44 units			5	15	20	15	11	26	158	158	316

OHM Conclusion

Traffic volumes are closely correlated with the number of residential units. Essentially all the trips generated by the Village of Hastings development will be delivered directly to Livernois Road, an arterial roadway, which will increase slightly over current conditions. The traffic generated by the proposed development would be minimal, adding less than 30 vehicle trips during the peak ("busiest") hour. This equates to approximately one vehicle every 2-3 minutes during the peak hours. The traffic impact of this site on the adjacent road network is negligible and would be imperceptible to the majority of road users.

***Items to be Addressed:** None.*

PHOTOMETRICS

The types of fixtures and footcandle measurements proposed are compliant with lighting standards. In regard to fixture height, the applicant notes: "No fixture to be mounted greater than 25 feet above grade. Fixtures at sports court to be no more than 15 feet above grade."

Items to be Addressed: *None.*

FLOOR PLAN AND ELEVATIONS

Floor Plans

Ranch Unit:
The front façade of the ranch allows entry into the unit via the front door and through the garage. The unit features three (3) bedrooms, two (2) restrooms, a great room, kitchen, nook area, and laundry room. Ranch units can be built with either a 2-car garage or 3-car garage. The applicant has confirmed that this choice shall be made by the buyer at the time of sale. Ranch units with a 3-car garage will be slightly larger in width and will include a covered patio in the rear yard.

Ranch Duplex Unit:
Each ranch duplex unit is accessed via the front door or the 2-car garage. The unit includes (3) bedrooms, two (2) restrooms, a great room, kitchen, nook area, laundry room, and mud room.

2-story Duplex Unit:
The first floor of each 2-story duplex unit includes a 2-car garage, mechanical equipment area, and stairs. The main door entrance is located on the side of the unit. The second floor includes the living room, kitchen, laundry area, two (2) bedrooms, and one (1) restroom.

Multi-Unit ROW Homes/Townhouse:
The first floor of these units is where the 19' x 20' garage, living room, dining area, kitchen, pantry, and one (1) restroom are located. The second floor includes three (3) bedrooms, two (2) restrooms, and a laundry room. One (1) restroom is located in a common area and the other is solely accessible through the primary bedroom.

Elevations
The maximum proposed height of all housing units is 30 feet tall.

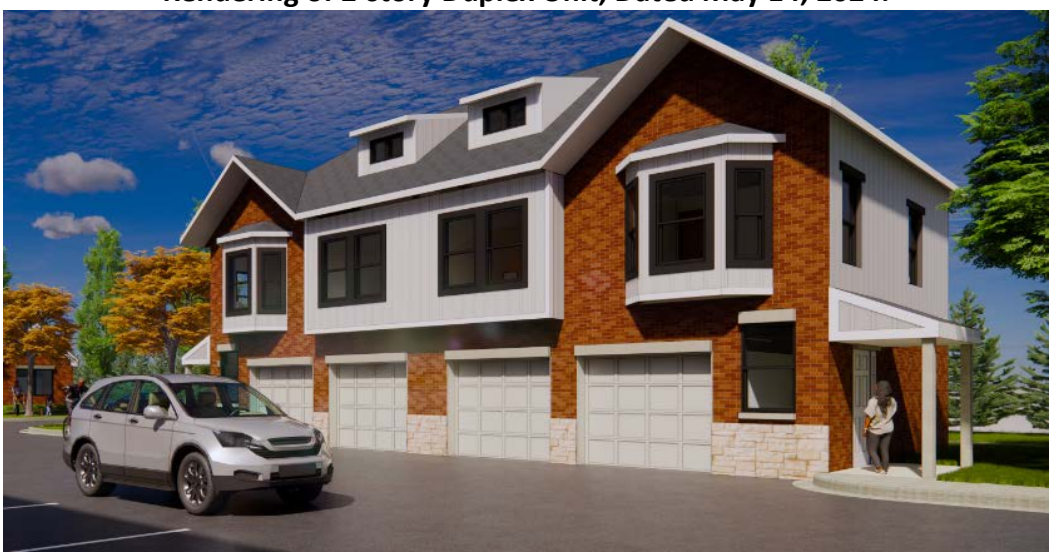
Building Materials
Overall, the same general building materials are proposed for all housing types at this development. These materials include asphalt shingles, brick veneer, board and batten siding, painted wood trim, and insulated vinyl windows. The only notable differences in materials are that the ROW homes also contain limestone veneer and the ranch duplexes have a couple of small areas with metal roofing. Colored renderings indicate that all housing types shall have a similar color scheme, including shades of red, orange, brown, white, gray, and black.

We note that since the April 9th Planning Commission meeting, the applicant has revised aspects of the building design to address architectural concerns. The “snout nose” appearance of the ranch units has been reduced, and more windows and architectural details have been incorporated to enhance natural light and building appearance. See the latest colored renderings below.

Rendering of Detached Ranch Unit, Dated May 14, 2024.

Rendering of Ranch Duplex Unit, Dated May 14, 2024.

Rendering of 2-story Duplex Unit, Dated May 14, 2024.



Rendering of Multi-Unit Townhouse, Dated May 14, 2024.

In light of these changes, we recommend the Planning Commission evaluate the proposed architecture in accordance with Site Plan Review Design Standards of Section 8.06.

Items to be Addressed: *Planning Commission to evaluate proposed architecture in accordance with Site Plan Review Design Standards of Section 8.06.*

PUD STANDARDS

As set forth in section 11.03, Standards for Approval, it should be demonstrated that the following standards will be met, as reasonably applicable to the site:

1. *The applicant shall demonstrate that through the use of the PUD option, the development will accomplish a sufficient number of the following objectives, as are reasonably applicable to the site, providing:*
2. *A mixture of land uses that would otherwise not be permitted without the use of the PUD provided that other objectives of this Article are also met.*
3. *A public improvement or public facility (e.g. recreational, transportation, safety and security) which will enhance, add to or replace those provided by public entities, thereby furthering the public health, safety and welfare.*
4. *A recognizable and material benefit to the ultimate users of the project and to the community, where such benefit would otherwise be infeasible or unlikely to be achieved absent these regulations.*
5. *Long-term protection and preservation of natural resources, natural features, and historic and cultural resources, of a significant quantity and/or quality in need of protection or preservation, and which would otherwise be unfeasible or unlikely to be achieved absent these regulations.*
6. *A compatible mixture of open space, landscaped areas, and/or pedestrian amenities.*
7. *Appropriate land use transitions between the PUD and surrounding properties.*
8. *Design features and techniques, such as green building and low impact design, which will promote and encourage energy conservation and sustainable development.*
9. *Innovative and creative site and building designs, solutions and materials.*
10. *The desirable qualities of a dynamic urban environment that is compact, designed to human scale, and exhibits contextual integration of buildings and city spaces.*
11. *The PUD will reasonably mitigate impacts to the transportation system and enhance non-motorized facilities and amenities.*
12. *For the appropriate assembly, use, redevelopment, replacement and/ or improvement of existing sites that are occupied by obsolete uses and/or structures.*
13. *A complementary variety of housing types that is in harmony with adjacent uses.*
14. *A reduction of the impact of a non-conformity or removal of an obsolete building or structure.*
15. *A development consistent with and meeting the intent of this Article, which will promote the intent of the Master Plan or the intent of any applicable corridor or sub-area plans. If conditions have changed since the Plan, or any applicable corridor or sub-area plans were adopted, the uses shall be consistent with recent development trends in the area.*
16. *Includes all necessary information and specifications with respect to structures, heights, setbacks, density, parking, circulation, landscaping, amenities and other design and layout features, exhibiting a due regard for the relationship of the development to the surrounding properties and uses thereon, as well as to the relationship between the various elements within the proposed Planned Unit Development. In determining whether these relationships have been appropriately addressed, consideration shall be given to the following:*
    a. *The bulk, placement, and materials of construction of the proposed structures and other site improvements.*
    b. *The location and screening of vehicular circulation and parking areas in relation to surrounding properties and the other elements of the development.*

c. *The location and screening of outdoor storage, loading areas, outdoor activity or work areas, and mechanical equipment.*
d. *The hours of operation of the proposed uses.*
e. *The location, amount, type and intensity of landscaping, and other site amenities.*

17. *Parking shall be provided in order to properly serve the total range of uses within the Planned Unit Development. The sharing of parking among the various uses within a Planned Unit Development may be permitted. The applicant shall provide justification to the satisfaction of the City that the shared parking proposed is sufficient for the development and will not impair the functioning of the development, and will not have a negative effect on traffic flow within the development and/or on properties adjacent to the development.*
18. *Innovative methods of stormwater management that enhance water quality shall be considered in the design of the stormwater system. 18. The proposed Planned Unit Development shall be in compliance with all applicable Federal, State and local laws and ordinances, and shall coordinate with existing public facilities.*

SITE PLAN REVIEW STANDARDS

Site Plan review standards provide the Planning Commission with direction when reviewing the proposed site plan and design features of this development.

<u>Section 8.06 outlines Site Plan Review Design Standards.</u>

1. *Development shall ensure compatibility to existing commercial districts and provide a transition between land uses.*
    a. *Building design shall enhance the character of the surrounding area in relation to building and parking placement, landscape and streetscape features, and architectural design.*
    b. *Street fronts shall provide a variety of architectural expression that is appropriate in its context and prevents monotony.*
    c. *Building design shall achieve a compatible transition between areas with different height, massing, scale, and architectural style.*

2. *Development shall incorporate the recognized best architectural building design practices.*
    a. *Foster a lasting impact on the community through the provision of high quality design, construction, and detailing.*
    b. *Provide high quality, durable materials, such as but not limited to stone, brick, glass, and metal. E.I.F.S. or material equivalent shall only be used as an accent material.*
    c. *Develop buildings with creativity that includes balanced compositions and forms.*
    d. *Design roofs that are appropriate to the architectural style of the building and create an appropriate visual exterior mass of the building given the context of the site.*

e. For commercial buildings, incorporate clearly defined, highly visible customer entrances using features such as canopies, porticos, arcades, arches, wing walls, ground plane elements, and/or landscape planters.

f. Include community amenities that add value to the development such as patio/ seating areas, water features, art work or sculpture, clock towers, pedestrian plazas with park benches or other features located in areas accessible to the public.

3. Enhance the character, environment and safety for pedestrians and motorists.

a. Provide elements that define the street and the pedestrian realm.

b. Create a connection between the public right of way and ground floor activities.

c. Create a safe environment by employing design features to reduce vehicular and pedestrian conflict, while not sacrificing design excellence.

d. Enhance the pedestrian realm by framing the sidewalk area with trees, awnings, and other features.

e. Improve safety for pedestrians through site design measures.

SUMMARY

The Planning Commission has seen several revisions of the proposed project. We recommend the Planning Commission discuss whether the current proposal is consistent with the Master Plan, whether it meets the site plan design standards, and whether it meets the PUD standards.

Sincerely,

CARLISLE/WORTMAN ASSOC., INC.
Benjamin R. Carlisle, AICP, LEED AP
President

CARLISLE/WORTMAN ASSOC., INC.
Shana Kot
Community Planner

memorandum

Date: August 24, 2023

To: R. Brent Savidant, AICP
Scott G Finlay, PE

From: Stephen Dearing, PE, PTOE

Re: Village of Hastings – Mixed Residential
Site Review and Anticipated Traffic Impacts

We have reviewed the preliminary site plan for the Village of Hastings, prepared by PEA and dated August 9, 2023. There are a variety of issues and concerns that should be addressed and revised plans submitted.

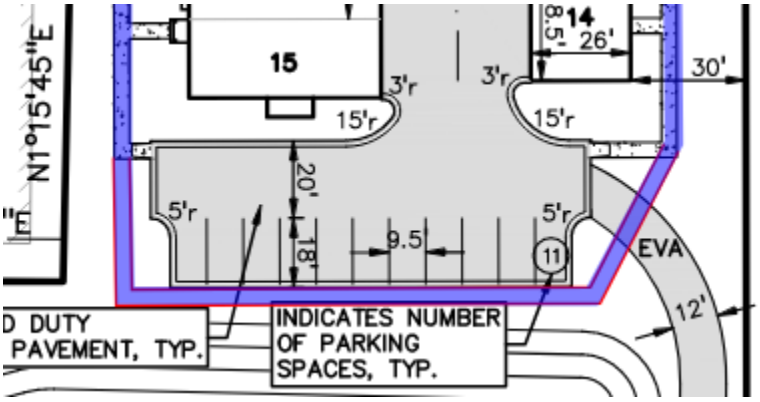
1. The plans already proposed improvements to Livernois Rd in support of the development, widening to provide a center lane for left turns for SB movement into the site and a NB right turn lane. The geometry for the center lane needs to be changed for the width to be 11', not 10' as depicted. The right turn lane width needs to be dimensioned and should be at least 11' wide.

2. The Telford Court ROW looks to overlap with the parcel corner to the northeast of Ranch No. 3. Clarify this issue.

3. The developer should add sidewalk along the site's Square Lake Rd frontage, as there's only a few gaps remaining along that roadway.

4. Verify that emergency vehicles can navigate the proposed EVA to Square Lake by way of an AutoTurn analysis.

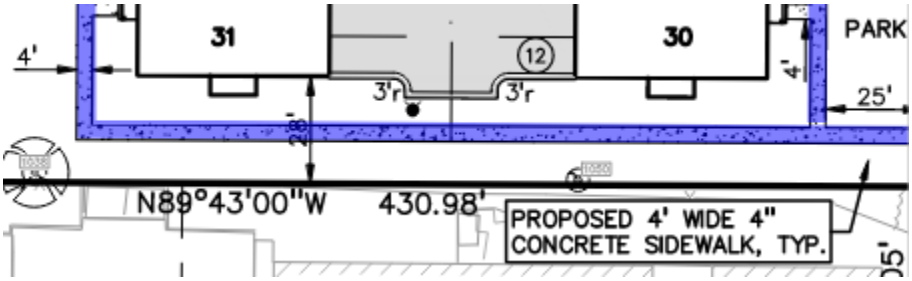
5. The following points relate to the image below:



   a. The aisle width of 20' for the parking lot does not conform to zoning ordinance requirements.
   b. Should have continuity of sidewalk, avoiding long transit of parking lot.
   c. The relocated portion adjacent to parking stalls needs to be 7' wide to account for bumper overhang.

OHM Advisors
34000 PLYMOUTH ROAD
LIVONIA, MICHIGAN 48150
T 734.522.6711
F 734.522.6427
OHM-Advisors.com

6. The following points relate to the image below:



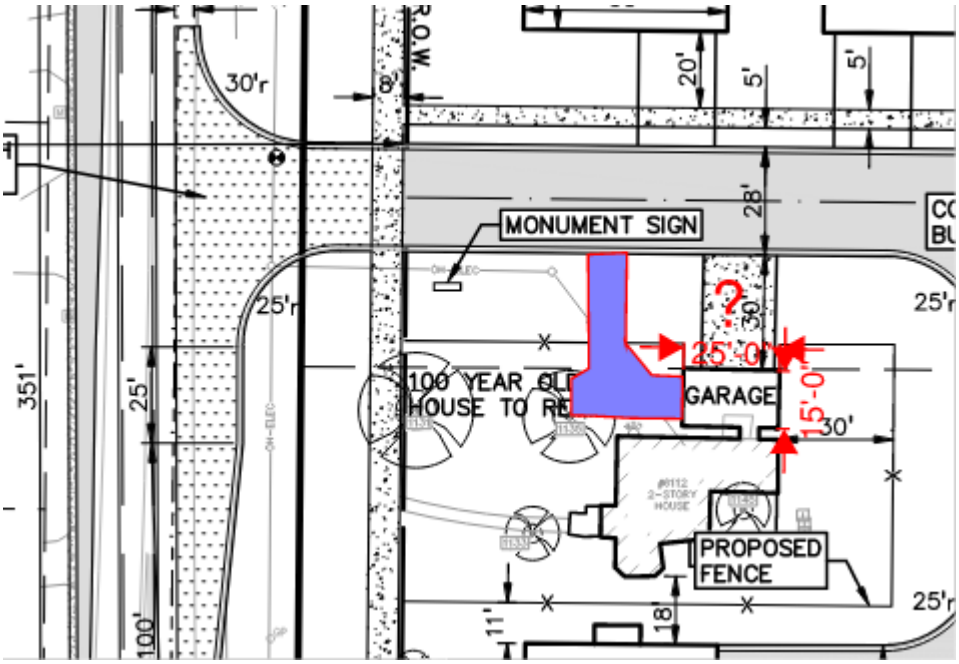
   a. All internal walks should be 5' wide.
   b. Dead end turnarounds must be a minimum of 5' deep, not the 3' depicted.

7. Five of the ranch homes have some of the worst ped access within the site. Add ped connectivity for units #4-8.

8. The stub of pavement between Ranch #8 and Duplex #9 is problematic. If the intent it to allow from the future extension of the street to the east, then have the pavement extend to the property line. If not, then truncate / eliminate the pavement east of the driveway for Ranch #8.

9. Same issue for stub of pavement near Ranch # 3. In this case, will not be extending into adjacent property. Truncate / eliminate the pavement east of driveway for Ranch #3.

10. The proposed driveway for the historic house that will remain adjacent to the new development access is illogical. The existing one car garage is orientated east-west with the door on the west side. The garage is not wide/deep enough to reorientate it to store vehicles north-south. Do not retain the existing driveway approach to Livernois; change to access the new site street.



Anticipated Traffic Impacts

Usually, a traffic study is performed to identify any needed roadway improvements that would be required to support a proposed development. In this case, the site plan already shows reasonable turn lane improvements for the site's point of access. But it may be considered appropriate to at least identify the trip generation that is likely to result from the proposed development.

The proposed site development consisting of 2 existing single-family homes to remain, as well as 8 new ranch homes, 6 duplexes and 28 townhouses. All but one existing home will be accessing Livernois with the site's single street to Livernois.

The Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition, provides trip generation rates for numerous land uses, based on thousands of studies throughout the United States and Canada. This data can then be used to estimate the number of vehicle trips generated by a development. For residential housing, traffic impacts are usually most noticeable during the peak hour of adjacent street traffic – that is, during morning and evening peak commuter periods, when traffic on the roads is most congested. In most areas, the morning (AM) peak is a one hour period that occurs between 7 am – 9 am, and the evening (PM) peak is a one hour period usually between 4 pm – 6 pm.

The table below provides the calculated number of trips generated for the proposed Village of Hastings, based on the ITE Trip Generation Manual, 11th Edition, for various residential building types (ITE Land Use Codes #210 and 215).

Land Use	No. of Units	ITE Land Use Code	Number of Site-Generated Trips								
			AM Peak Hour			PM Peak Hour			Daily		
			In	Out	Total	In	Out	Total	In	Out	Total
Single Family Detached	6	210	1	5	6	4	3	7	38	38	76
Single Family Attached	38	215	4	10	14	11	8	19	120	120	240
Site Totals – 44 Units			5	15	20	15	11	26	158	158	316

Single family detached is self-explanatory and includes the two existing historic houses. The category of single family attached encompasses the four ranches that share a common wall, the six duplex units and the 28 townhouse units.

During the morning (AM) peak hour, the proposed Village of Hastings development is expected to generate 20 new trips: 5 inbound (entering the site), and 15 outbound (exiting the site). During the evening (PM) peak hour, the proposed site is expected to generate 26 new vehicle trips: 15 inbound (entering the site) trips, and 11 outbound (exiting the site). This pattern coincides with residents typically leaving in the morning for work and returning home in the evening.

Traffic volumes are closely correlated with the number of residential units. Essentially all the trips generated by the Village of Hastings development will be delivered directly to Livernois Road, an arterial roadway, which will increase slightly over current conditions. The traffic generated by the proposed development would be minimal, adding less than 30 vehicle trips during the peak ("busiest") hour. This equates to approximately one vehicle every 2-3 minutes during the peak hours. The traffic impact of this site on the adjacent road network is negligible and would be imperceptible to the majority of road users.

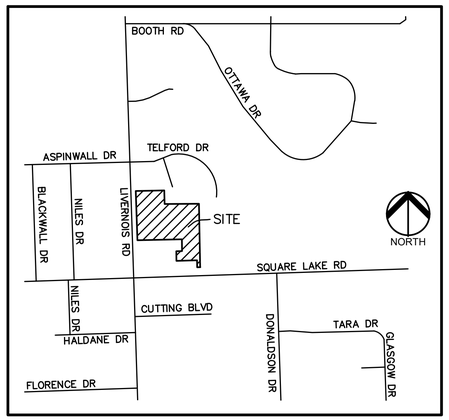
PLANNED UNIT DEVELOPMENT
CONCEPT DEVELOPMENTAL PLAN

THE VILLAGE OF HASTINGS

PART OF THE SW 1/4 OF SECTION 3, T. 02N., R. 11E.,

CITY OF TROY, OAKLAND COUNTY, MICHIGAN

PERMIT / APPROVAL SUMMARY		
DATE SUBMITTED	DATE APPROVED	PERMIT / APPROVAL



LOCATION MAP
NO SCALE

INDEX OF DRAWINGS	
NUMBER	TITLE
	COVER SHEET
P-1.0	TOPOGRAPHIC SURVEY
P-2.0	PRELIMINARY SITE PLAN
P-2.1	ADDITIONAL SITE DETAILS
P-2.2	TRASH VEHICLE CIRCULATION PLAN
P-3.0	PRELIMINARY GRADING PLAN
P-4.0	PRELIMINARY UTILITY PLAN
L-1.0	PRELIMINARY LANDSCAPE PLAN
L-1.1	LANDSCAPE DETAILS
T-1.0	TREE PRESERVATION PLAN
T-1.1	TREE PRESERVATION LIST
	ARCHITECTURAL PLANS
A100	FIRST FLOOR UNIT PLAN
A200	ELEVATIONS
A300	3D VIEWS
A100	FIRST FLOOR UNIT PLAN
A200	ELEVATIONS - OPTION A
A200	ELEVATIONS - OPTION B
A300	3D VIEWS - OPTION A
A300	3D VIEWS - OPTION B
A100	FIRST FLOOR UNIT PLAN
A200	ELEVATIONS
A300	3D VIEWS
A101	FIRST FLOOR UNIT PLANS
A102	STANDARD SECOND FLOOR UNIT PLANS
A200	STANDARD NORTH & SOUTH ELEVATIONS
A201	STANDARD EAST & WEST ELEVATION
A400	STANDARD AXONMETRIC VIEWS
A100	FIRST FLOOR PLAN
A101	SECOND FLOOR PLAN
A200	ELEVATIONS
A300	3D VIEWS

PEA GROUP

DESIGN TEAM

OWNER/APPLICANT/DEVELOPER

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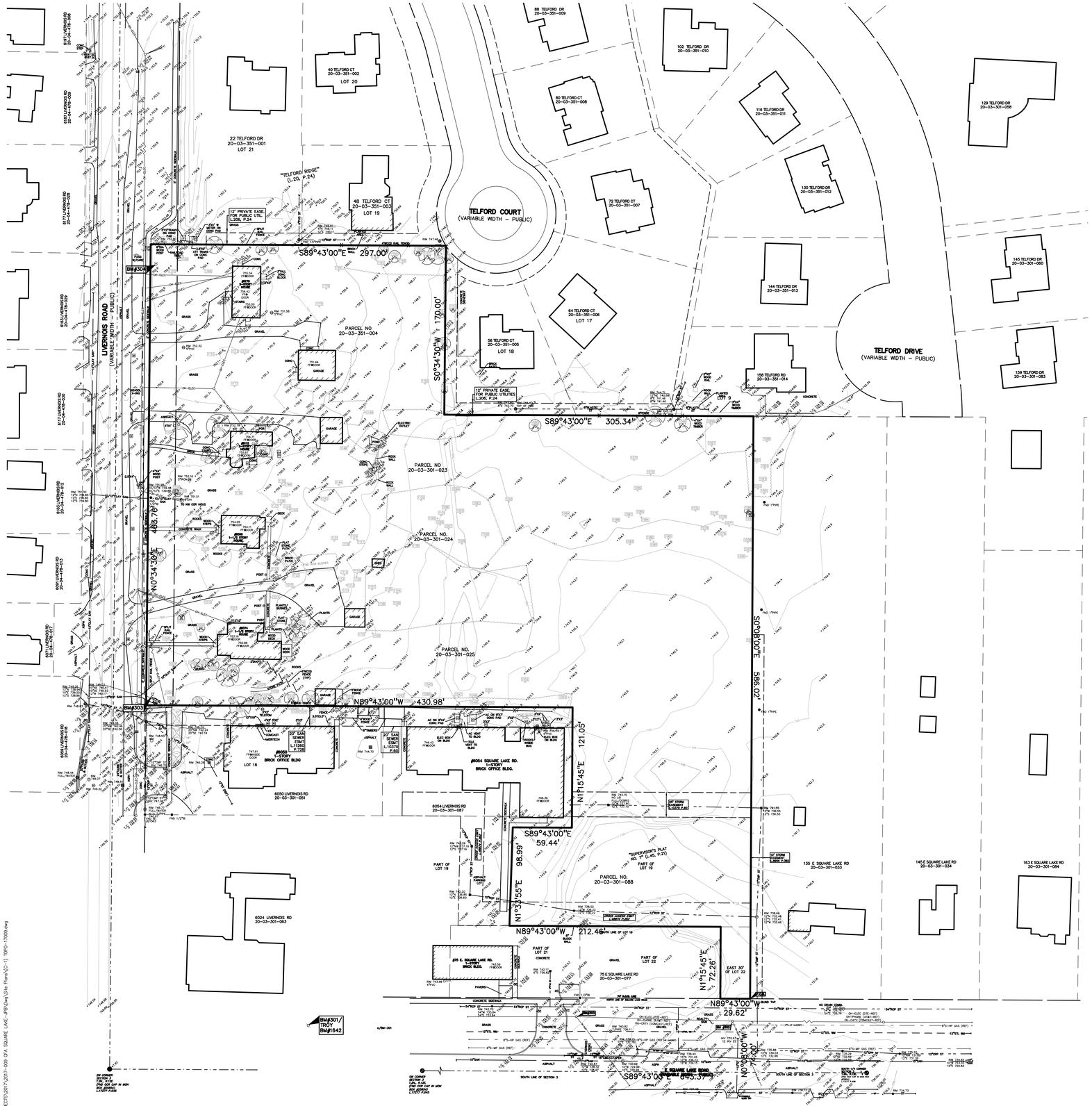
PHONE: 844.813.2949
EMAIL: KDIETZEL@PEAGROUP.COM

REVISIONS	
DESCRIPTION	DATE
ORIGINAL ISSUE DATE	6/1/2023
REVISED PER PLANNER COMMENTS DATED 6/2/2023	8/9/2023
REVISED PER PLANNER COMMENTS DATED 8/24/2023	11/17/2023
REVISED PER PLANNING COMMISSION COMMENTS DATED 11/28/2023	12/7/2023
REVISED PER PLANNING COMMISSION COMMENTS DATED 1/9/2024	1/24/2024
REVISED PER PLANNING COMMISSION COMMENTS DATED 4/9/2024	4/22/2024
REVISED PER PLANNING REVIEW DATED 3/15/2024	4/23/2024
REVISED PER PLANNING COMMENTS DATED 5/6/2024	5/13/2024



LEGEND

- IRON FOUND
- IRON SET
- NAIL FOUND
- NAIL & CAP SET
- BRASS PLUG SET
- MONUMENT FOUND
- MONUMENT SET
- SEC. CORNER FOUND
- R RECORDED
- M MEASURED
- C CALCULATED

EXISTING

- ELEC., PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE
- UNDERGROUND CABLE TV, CATV PEDESTAL
- TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
- ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE
- GAS MAIN, VALVE & GAS LINE MARKER
- WATERMAIN, HYD., GATE VALVE, TAPPING SLEEVE & VALVE
- SANITARY SEWER, CLEANOUT & MANHOLE
- STORM SEWER, CLEANOUT & MANHOLE
- COMBINED SEWER & MANHOLE
- SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN
- POST INDICATOR VALVE
- WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF
- MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE
- UNIDENTIFIED STRUCTURE
- SPOT ELEVATION
- CONTOUR LINE
- FENCE
- GUARD RAIL
- STREET LIGHT
- SIGN
- CONCRETE
- ASPHALT
- GRAVEL SHOULDER
- WETLAND

REFERENCE DRAWINGS

PRELIMINARY ALTA/NSPS SURVEY, PEA JOB NO. 2017–009, DATED JANUARY 24, 2018

CABLE	COMCAST MAP NO. 1319–404, DATED 4/03/07
ELECTRIC	DTE MAP 316–404 & 319–404, DATED 2/15/2017
PHONE	AT&T SKETCH VIA EMAIL, DATED 01/15/2017
GAS	CONSUMERS ENERGY QUARTER SECTION MAP NO. 02–61–03–3, DATED 10–16–14
WATER MAIN	CITY OF TROY GIS ONLINE
SANITARY SEWER	CITY OF TROY GIS ONLINE
SEWER & WATER	CITY OF TROY GIS ONLINE
STORM SEWER	CITY OF TROY GIS ONLINE
DRAIN	OAKLAND COUNTY WATER RESOURCES COMMISSION – KING DRAIN MAP SHEET #11 SW SECTION 3
	KING DRAIN, OAKLAND COUNTY DRAIN COMMISSIONER JOB NO. 880113, SHEET NO. 3, DATED 5–10–93, AS–BUILT 5–1–98
	STORM DRAIN SYSTEMS, SHEET 011, WATER RESOURCES COMMISSIONER

Legal Description

(Combined Parcel Per PEA Group)

Part of Lots 19 and 22 of "Supervisors Plat No. 7" as recorded in Liber 45 on pages 21 and 21A, Oakland County Records, together with part of the Southwest 1/4 of Section 3, Town 2 North, Range 11 East, City of Troy, Oakland County Michigan and being more particularly described as Commencing at the Southwest Corner of said Section 3; thence along the south line of said section, S89°43'00"E, 643.50 feet; thence N00°08'00"W, 74.00 feet to the north line of East Square Lake Road, 74' half width, and the Point of Beginning; thence along said north line, N89°43'00"W, 29.62 feet; thence N01°15'45"E, 72.26 feet to the north line of said Lot 22, said line also being the south line of said Lot 19; thence along said south line N89°43'00"W, 212.46 feet; thence N01°33'55"E, 98.99 feet; thence S89°43'00"E, 59.44 feet; thence N01°15'45"E, 121.05 feet to the easterly extension of the north line of Lot 18 of said Supervisors Plat; thence along said line, N89°43'00"W, 430.98 feet to the east line of Livernois Road, 33' half width; thence along said east line, N00°34'30"E, 463.76 feet to the easterly extension of the south line of "Telford Ridge" as recorded in Liber 206, page 24 Oakland County Records; thence along said south line, S89°43'00"E, 297.00 feet to the west line of said Telford Ridge; thence along said west line, S00°34'30"W, 170.00 feet to the south line of said Telford Ridge, said line also being the north line of the south 660 feet of the southwest 1/4 of said Section 3; thence along said south line, S89°43'00"E, 305.34 feet to the west line of tax parcel 20–03–301–033; thence along said west line,S00°08'00"E, 586.02 feet to the aforementioned north line of East Square Lake Road and the Point of Beginning.
Containing 6.313 acres of land more or less.

BENCHMARKS

(CITY OF TROY DATUM)

BM #300
SET BENCHTIE IN SOUTHEAST FACE OF POWER LIGHT POLE, NORTH SIDE OF SQUARE LAKE ROAD APPROX. 70' SOUTHEAST OF SOUTHEAST BUILDING CORNER OF JOHN'S MARKET AT EAST SIDE OF DRIVE ENTRANCE.
ELEV. – 743.36

BM #301 – CITY OF TROY BM #1642
ARROW ON A HYDRANT LOCATED ON THE NORTH SIDE OF SQUARE LAKE ROAD, APPROX. 200' EAST OF LIVERNOIS ROAD AT THE PNC BANK.
ELEV. – 750.08

BM #302
FOUND BOAT SPIKE IN SOUTH FACE OF UTILITY POLE, NORTH SIDE OF SQUARE LAKE ROAD, AT THE CENTERLINE OF 30' WIDE SITE FRONTAGE.
ELEV – 737.51

BM #303
ARROW ON HYDRANT, EAST SIDE OF LIVERNOIS, APPROX. 75' SOUTHWEST OF #6074 LIVERNOIS.
ELEV – 750.66

BM #304
ARROW ON HYDRANT, EAST SIDE OF LIVERNOIS, APPROX. 80' WEST OF #6170 LIVERNOIS.
ELEV – 755.18

PEA GROUP
t: 844.813.2949
www.peagroup.com

NORTH

0 25 50 100
SCALE: 1" = 50'

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

CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR PROVING THE EXACT CONSTRUCTION LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

CLIENT
GFA DEVELOPMENT, INC.
3301 MIRAGE DRIVE
TROY, MI 48083

PROJECT TITLE
THE VILLAGE OF HASTINGS
PART OF THE SW 1/4 OF SECTION 3, T. 02N., R. 11E., TROY, MI

REVISIONS	
REV. PER COMMENTS 6/2/2023	8/9/2023
REV. PER COMMENTS 8/24/2023	11/17/2023
REV. PER PC COMMENTS 11/28/2023	12/7/2023
REV. PER PC COMMENTS 1/9/2024	1/24/2024
REV. PER PC COMMENTS 4/9/2024	4/22/2024
REV. PER REVIEW 3/15/2024	4/23/2024
REV. PER PLANNING 5/6/2024	5/13/2024

ORIGINAL ISSUE DATE:
JUNE 1, 2023

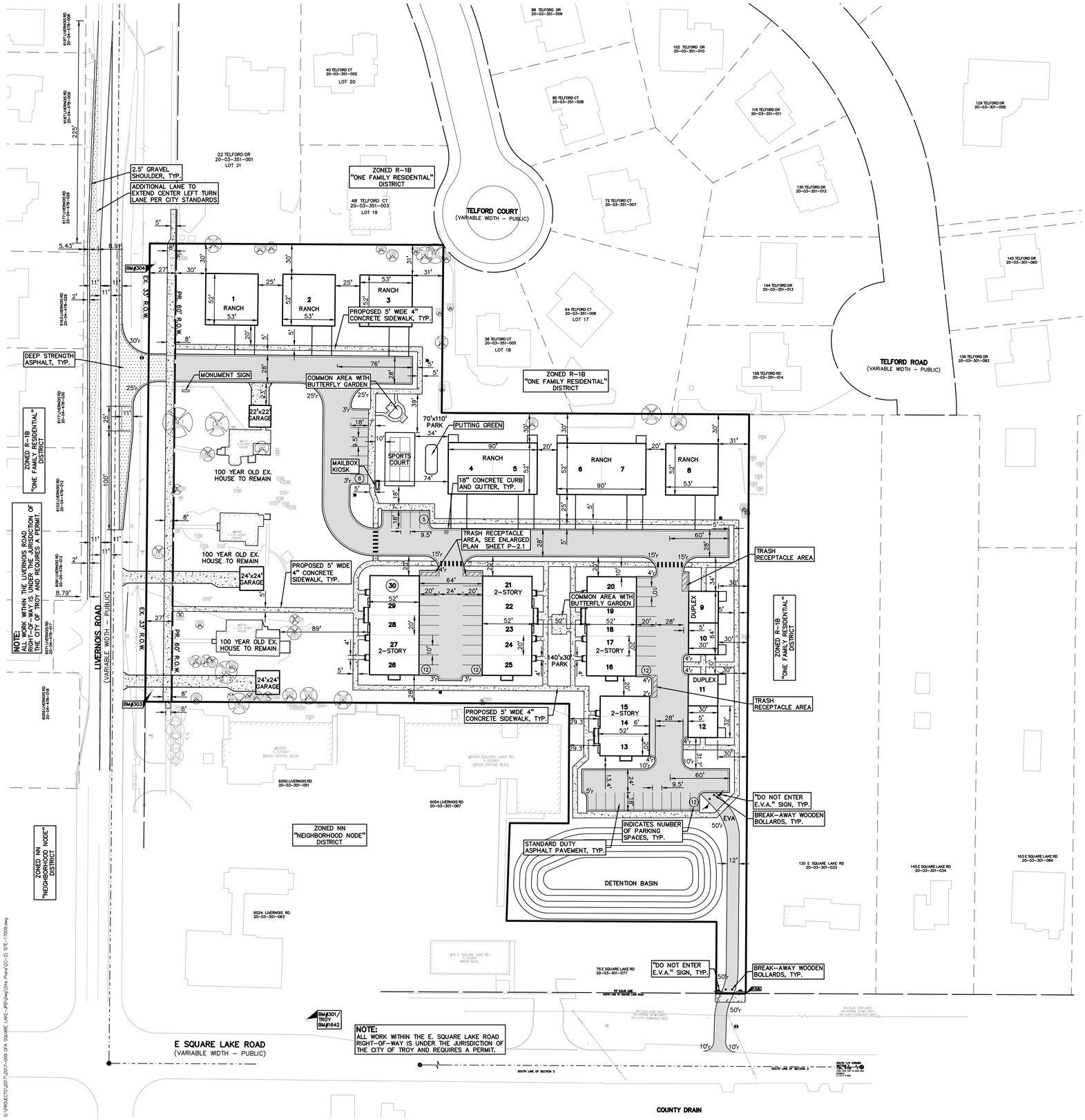
DRAWING TITLE
TOPOGRAPHIC SURVEY

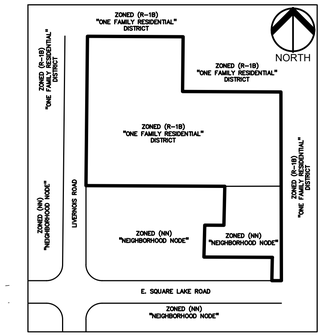
PEA JOB NO.	2017-009
P.M.	KR
DN.	EH
DES.	EH

DRAWING NUMBER:
P-1.0

NOT FOR CONSTRUCTION

S:\PROJECTS\2017\2017-009 GFA SQUARE LAKE - JPR\Dwg\Site Plans\C-1 TOPO-17008.dwg





ZONING SKETCH

NOT TO SCALE

LEGEND

IRON FOUND
IRON SET
NAIL FOUND
NAIL & CAP SET
BRASS PLUG SET
MONUMENT FOUND
MONUMENT SET
SEC. CORNER FOUND
R RECORDED
M MEASURED
C CALCULATED

EXISTING / PROPOSED

ELEC., PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE
UNDERGROUND CABLE TV, CATV PEDESTAL
TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE
GAS MAIN, VALVE & GAS LINE MARKER
WATERMAIN, HYD., GATE VALVE, TAPPING SLEEVE & VALVE
SANITARY SEWER, CLEANOUT & MANHOLE
STORM SEWER, CLEANOUT & MANHOLE
COMBINED SEWER & MANHOLE
SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN
POST INDICATOR VALVE
WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF
MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE
UNIDENTIFIED STRUCTURE
SPOT ELEVATION
CONTOUR LINE
FENCE
GUARD RAIL
STREET LIGHT
SIGN
CONCRETE
ASPHALT
GRAVEL SHOULDER
WETLAND

STD DUTY / HEAVY DUTY / R.O.W. ONLY
STD DUTY / HEAVY DUTY / DEEP STRENGTH

SITE DATA:

LOCATION OF PROJECT:
LIVERNOIS ROAD, NORTH OF SQUARE LAKE ROAD

SIZE OF PROPERTY: 6.31 ACRES GROSS, 6.05 ACRES NET

PROPOSED USE OF PROPERTY: THREE (3) EXISTING HOMES TO REMAIN, EIGHT (8) RANCH STYLE SINGLE FAMILY HOMES, EIGHTEEN (18) 2 STORY ATTACHED SINGLE FAMILY HOMES, FOUR (4) SINGLE FAMILY DUPLEX HOMES.

CURRENT ZONING: R-1B, ONE-FAMILY RESIDENTIAL DISTRICT AND (NN) NEIGHBORHOOD NODE Q, SITE TYPE NN:B, BUILDING FORM: C

PROPOSED ZONING: PUD, PLANNED RESIDENTIAL DEVELOPMENT

SURROUNDING PROPERTY DETAILS:

DIRECTION	ZONING	USE
NORTH	R-1B, ONE-FAMILY RESIDENTIAL DISTRICT	SINGLE-FAMILY HOMES
SOUTH	NEIGHBORHOOD NODE Q	COMMERCIAL
EAST	R-1B, ONE-FAMILY RESIDENTIAL DISTRICT	SINGLE-FAMILY HOMES
WEST	NEIGHBORHOOD NODE Q	COMMERCIAL

REQUIRED AND PROVIDED LOT DIMENSIONS:

	REQUIRED:	PROVIDED:
FRONT	10'(NN) & 40'(R-1B) SETBACK	30' SETBACK
REAR	30'(NN) & 45'(R-1B) SETBACK	30' SETBACK
SIDES	N/A(NN) & 12.5(R-1B) SETBACK	29.3' SETBACK
MAXIMUM HEIGHT	4 STORIES/55'(NN), 2.5 STORIES/30'(R-1B)	30 FEET, 2 STORY
OPEN SPACE	15%(NN)	26%
LOT COVERAGE BY ALL BLDGS	30%(NN)	18%

PARKING:
REQUIRED:
2 SPACES PER DWELLING UNIT = 2 SPACES x 30 UNITS = 60 REQUIRED PARKING SPACES

PROVIDED:
25 SURFACE LOT SPACES + 42 DRIVEWAY SPACES + 30 GARAGES SPACES = 97 PARKING SPACES

PROJECT AND SITE DESCRIPTION:
PROPOSED DEVELOPMENT OF A 33-UNIT RESIDENTIAL CONDOMINIUM LOCATED ON LIVERNOIS ROAD NORTH OF SQUARE LAKE ROAD. THE SITE CONSISTS OF 26 ATTACHED UNITS AND 4 DETACHED SINGLE FAMILY UNITS, ACCOMPANYING THE DEVELOPMENT IS THE PRESERVATION OF 3 CENTENNIAL SINGLE FAMILY HOUSES. ACCESS TO ALL UNITS WILL BE VIA CONNECTION TO LIVERNOIS ROAD, WITH TWO OF THE PRESERVED HOUSES HAVING DIRECT ACCESS TO LIVERNOIS, AND AN EMERGENCY VEHICLE ACCESS (EVA) WILL BE PROVIDED TO SQUARE LAKE ROAD. THE PROPOSED RESIDENTIAL USE IS PERMITTED BY-RIGHT IN THE (NN) NEIGHBORHOOD NODE Q DISTRICT AND THE R-1B PORTION OF THE SITE DUE TO THE MIXED HOUSING PRODUCTS AND MIXED ZONING A PUD IS PROPOSED FOR THIS PROPERTY.

NATURAL RESOURCES:
THE SITE CURRENTLY HAS MODERATE TREE COVER.

FLOODPLAIN:
THE PROPERTY IS NOT LOCATED WITHIN THE FLOOD HAZARD AREA INDICATED BY FLOOD INSURANCE RATE MAP (FIRM) NO. 26125C0532F DATED: SEPTEMBER 29, 2006 (ZONE X).

WETLAND:
PER THE 2022 SEMCOG WETLAND DATA, THE SITE CONTAINS NO WETLANDS.

ACCESS AND CIRCULATION:

VEHICULAR ACCESS AND CIRCULATION:
VEHICULAR ACCESS TO ALL UNITS WILL BE VIA A PRIVATE ROAD OFF OF LIVERNOIS ROAD. THE NEW ROAD WILL HAVE A TWENTY-EIGHT (28) FOOT WIDE ACCESS AGREEMENT. AN EVA WILL BE PROVIDED TO SQUARE LAKE ROAD.

PEDESTRIAN ACCESS AND CIRCULATION:
SIDEWALKS ARE PROVIDED AT BUILDING ENTRANCES TO PARKING FIELDS. THIS WILL BE A WALK FRIENDLY DEVELOPMENT WITH CIRCULATION THROUGHOUT THE DEVELOPMENT WITH CONNECTIONS TO LIVERNOIS ROAD VIA THE EVA.

UTILITIES:
UTILITIES ARE PLACED WITHIN EASEMENTS APPROVED AS TO SIZE AND LOCATION BY THE CITY ENGINEER.

ALL SITES ARE SERVED BY PUBLIC WATER, SANITARY SEWER, STORM WATER AND DETENTION/RETENION SYSTEMS CONSTRUCTED TO CITY STANDARDS, AT THE EXPENSE OF THE DEVELOPER. EASEMENTS OVER THESE SYSTEMS SHALL BE CONVEYED AND RECORDED BEFORE OCCUPANCY PERMITS ARE ISSUED FOR DWELLING UNITS.

100-YEAR DETENTION IS PROPOSED WITH A RESTRICTED OUTLET DISCHARGING THROUGH CITY OF TROY STORM SEWER.

PEA GROUP
t: 844.813.2949
www.peagroup.com

NORTH

0 25 50 100
SCALE: 1" = 50'

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

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CLIENT
GFA DEVELOPMENT, INC.
3301 MIRAGE DRIVE
TROY, MI 48083

PROJECT TITLE
THE VILLAGE OF HASTINGS
PART OF THE SW 1/4 OF SECTION 3, T. 02N., R. 11E., TROY, MI

REVISIONS	
REV. PER COMMENTS 6/2/2023	8/9/2023
REV. PER COMMENTS 8/24/2023	11/17/2023
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REV. PER PLANNING 5/6/2024	5/13/2024

ORIGINAL ISSUE DATE:
JUNE 1, 2023

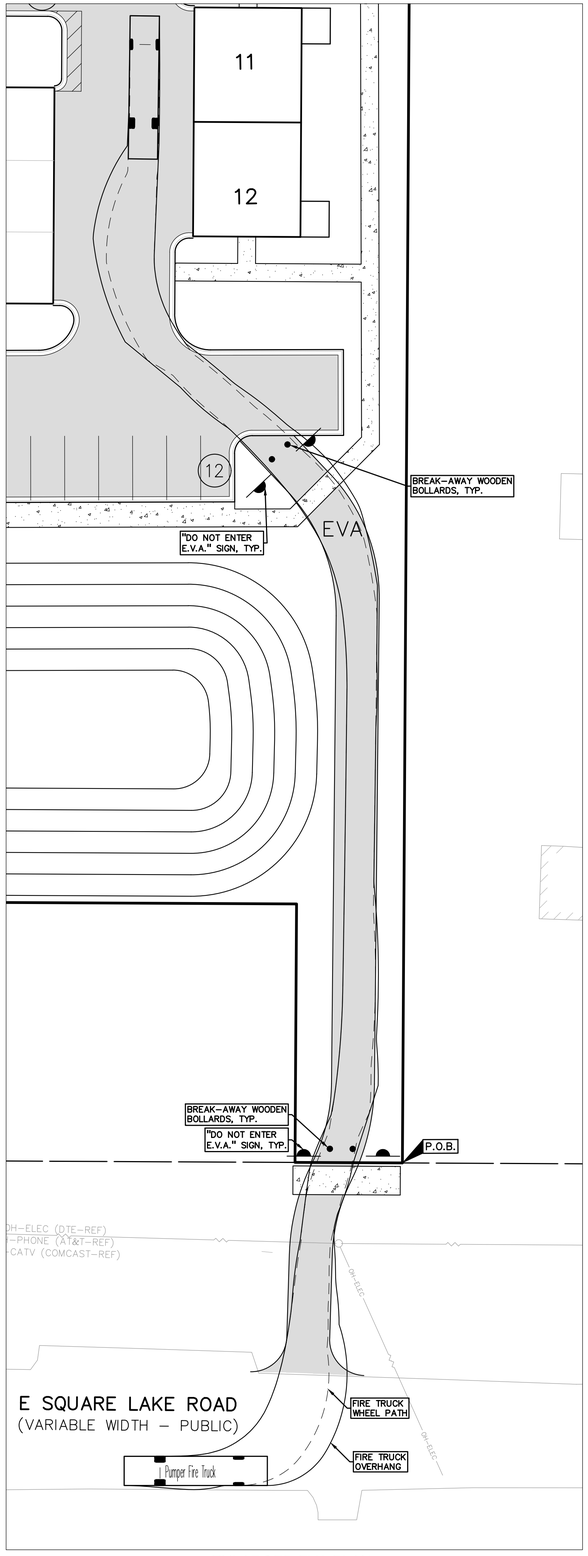
DRAWING TITLE
PRELIMINARY SITE PLAN

PEA JOB NO.	2017-009
P.M.	JBT
DN.	KMB
DES.	DSK

DRAWING NUMBER:
P-2.0

NOT FOR CONSTRUCTION

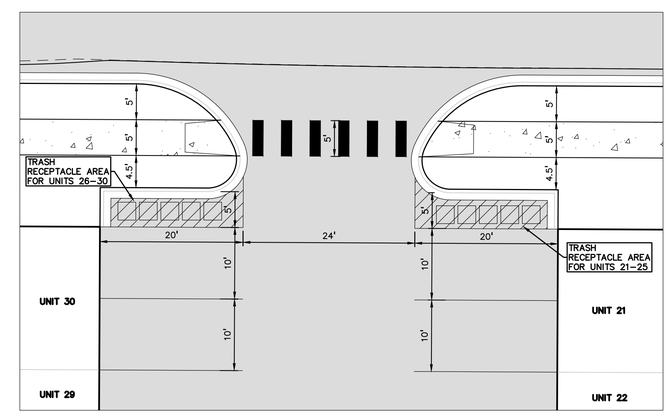
S:\PROJECTS\2017\2017-009 GFA SQUARE LAKE-RFP\dwg\Site Plans\C-2 SITE-17009.dwg



ENLARGED EVA PLAN

SCALE: 1"=20'

EXAMPLE EVA PHOTO



ENLARGED TRASH RECEPTACLE AREA PLAN

SCALE: 1"=10'

LEGEND

IRON FOUND
IRON SET
NAIL FOUND
NAIL & CAP SET
BRASS PLUG SET
MONUMENT FOUND
MONUMENT SET
SEC. CORNER FOUND
R RECORDED
M MEASURED
C CALCULATED

EXISTING		PROPOSED
—OH—ELEC—	ELEC., PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE	
—UG—CATV—	UNDERGROUND CABLE TV, CATV PEDESTAL	
—UG—PHONE—	TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE	
—UG—ELEC—	ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE	
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	WATERMAIN, HYD., GATE VALVE, TAPPING SLEEVE & VALVE	
	SANITARY SEWER, CLEANOUT & MANHOLE	
	STORM SEWER, CLEANOUT & MANHOLE	
	COMBINED SEWER & MANHOLE	
	SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN	T.D.
	POST INDICATOR VALVE	
	WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF	
	MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE	
	UNIDENTIFIED STRUCTURE	
596.34	SPOT ELEVATION	671.21
670	CONTOUR LINE	671
	FENCE	
	GUARD RAIL	
	STREET LIGHT	
	SIGN	
CONC.	CONCRETE	STD DUTY / HEAVY DUTY / R.O.W. ONLY
ASPH.	ASPHALT	STD DUTY / HEAVY DUTY / DEEP STRENGTH
GRAVEL	GRAVEL SHOULDER	
	WETLAND	

PEA GROUP
t: 844.813.2949
www.peagroup.com

NORTH

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CLIENT
GFA DEVELOPMENT, INC.
3301 MIRAGE DRIVE
TROY, MI 48083

PROJECT TITLE
THE VILLAGE OF HASTINGS
PART OF THE SW 1/4 OF SECTION 3, T. 02N., R. 11E.,
TROY, MI

REVISIONS	
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ORIGINAL ISSUE DATE:
JUNE 1, 2023

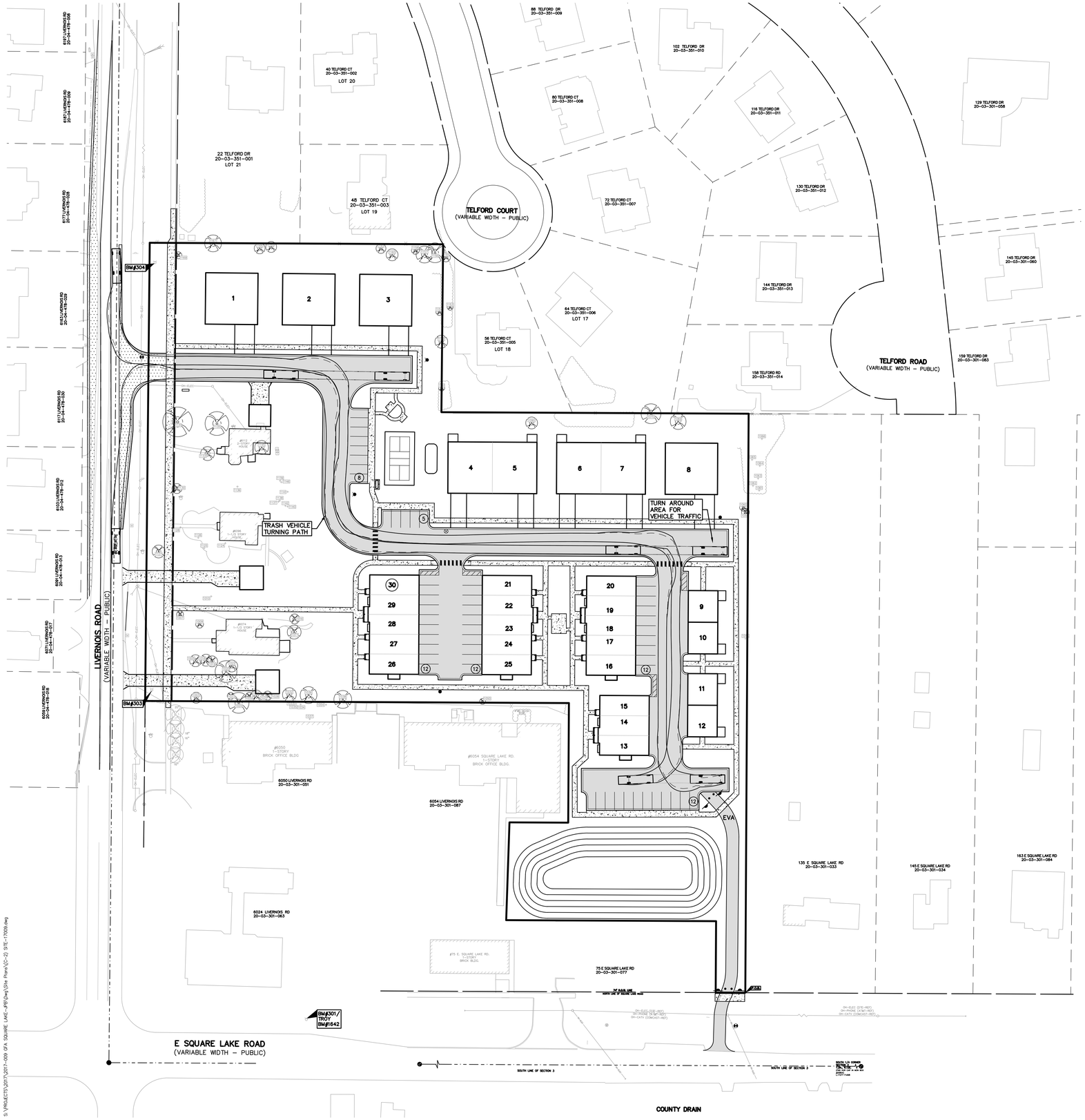
DRAWING TITLE
ADDITIONAL SITE DETAILS

PEA JOB NO.	2017-009
P.M.	JBT
DN.	KMB
DES.	DSK

DRAWING NUMBER:
P-2.1

NOT FOR CONSTRUCTION

S:\PROJECTS\2017\2017-009 GFA SQUARE LAKE-JPB\Dwg\Site Plans\(C-2) SITE-17009.dwg



LEGEND

- IRON FOUND
- IRON SET
- NAIL FOUND
- NAIL & CAP SET
- BRASS PLUG SET
- MONUMENT FOUND
- MONUMENT SET
- SEC. CORNER FOUND
- R RECORDED
- M MEASURED
- C CALCULATED

EXISTING		PROPOSED
—OH—ELEC—	ELEC., PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE	
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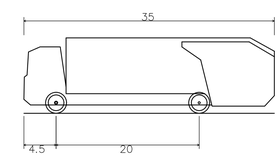
	MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE	
	UNIDENTIFIED STRUCTURE	
× 596.34	SPOT ELEVATION	× 671.21
670	CONTOUR LINE	671
	FENCE	
	GUARD RAIL	
	STREET LIGHT	
	SIGN	
CONC.	CONCRETE	STD DUTY / HEAVY DUTY / R.O.W. ONLY
ASPH.	ASPHALT	STD DUTY / HEAVY DUTY / DEEP STRENGTH
GRAVEL	GRAVEL SHOULDER	
	WETLAND	



Rear-Load Garbage Truck

Overall Length	35.000ft
Overall Width	8.375ft
Overall Body Height	10.546ft
Min Body Ground Clearance	1.000ft
Track Width	8.375ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	29.300ft

REAR-LOAD GARBAGE TRUCK

PEA GROUP
t: 844.813.2949
www.peagroup.com

NORTH

0 25 50 100
SCALE: 1" = 50'

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CLIENT
GFA DEVELOPMENT, INC.
3301 MIRAGE DRIVE
TROY, MI 48083

PROJECT TITLE
THE VILLAGE OF HASTINGS
PART OF THE SW 1/4 OF SECTION 3, T. 02N., R. 11E., TROY, MI

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ORIGINAL ISSUE DATE:
JUNE 1, 2023

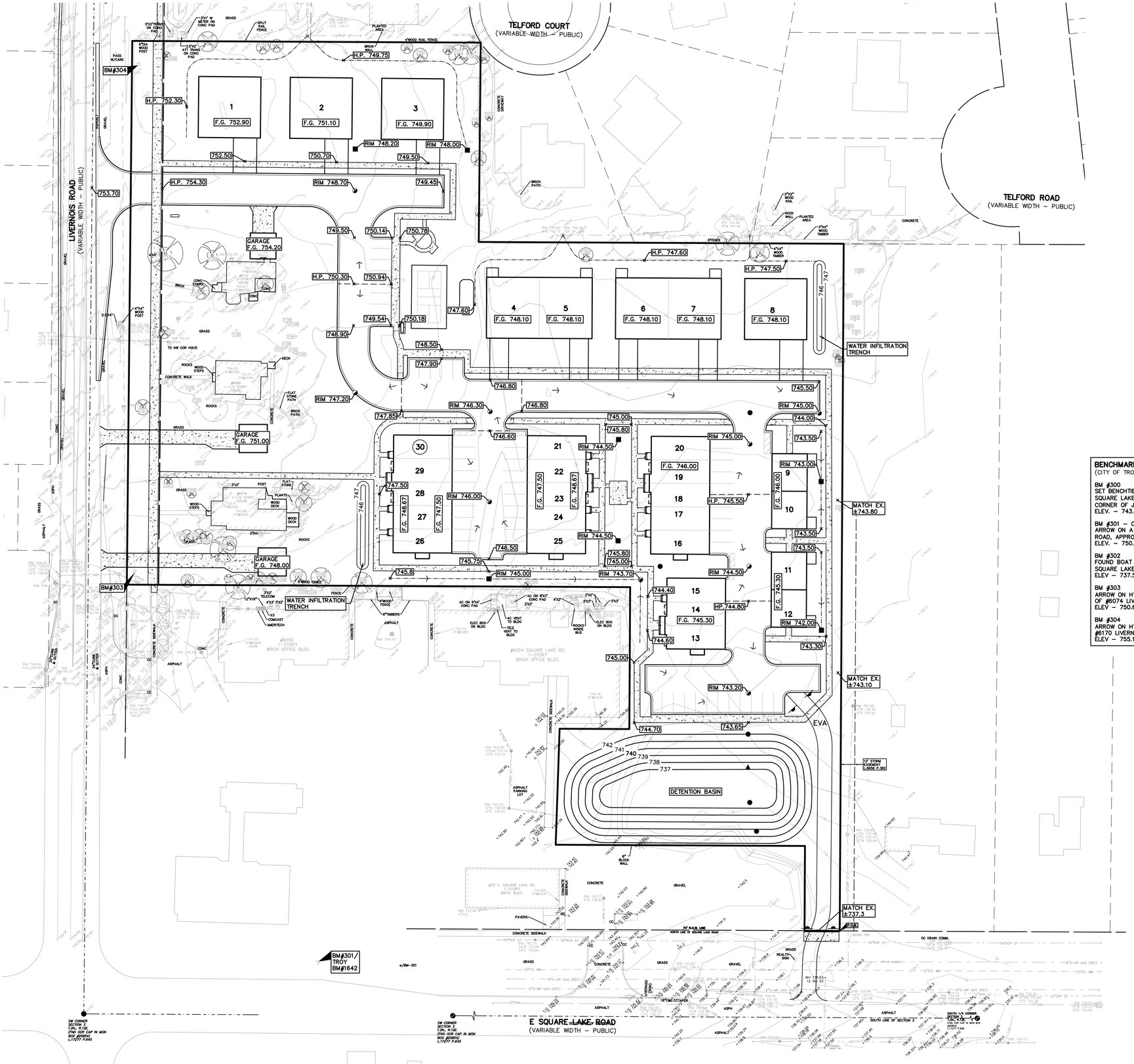
DRAWING TITLE
TRASH VEHICLE CIRCULATION PLAN

PEA JOB NO.	2017-009
P.M.	JBT
DN.	KMB
DES.	DSK

DRAWING NUMBER:
P-2.2

NOT FOR CONSTRUCTION

S:\PROJECTS\2017\2017-009 GFA SQUARE LAKE-HPB\Dwg\Site Plans\C-2 SITE-17009.dwg



LEGEND

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- NAIL & CAP SET
- BRASS PLUG SET
- MONUMENT FOUND
- MONUMENT SET
- SEC. CORNER FOUND
- R RECORDED
- M MEASURED
- C CALCULATED

EXISTING		PROPOSED
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—UG—CATV—	UNDERGROUND CABLE TV, CATV PEDESTAL	
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	MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE	
	UNIDENTIFIED STRUCTURE	
598.9	SPOT ELEVATION	671.21
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	FENCE	
	GUARD RAIL	
	STREET LIGHT	
	SIGN	
CONC.	CONCRETE	STD DUTY / HEAVY DUTY / R.O.W. ONLY
ASPH.	ASPHALT	STD DUTY / HEAVY DUTY / DEEP STRENGTH
GRAVEL	GRAVEL SHOULDER	
	WETLAND	

SYMBOLS: GRADING

PROPOSED SPOT ELEVATION:
TYPICALLY TOP OF PAVEMENT IN PAVED AREAS, GUTTER GRADE IN CURB LINES. — 622.50

PROPOSED CONTOUR LINE — 922 —

ABBREVIATIONS:
T/C = TOP OF CURB
G = GUTTER GRADE
T/P = TOP OF PAVEMENT
T/S = TOP OF SIDEWALK
T/W = TOP OF WALL
B/W = BOTTOM OF WALL
F.G. = FINISH GRADE
RIM = RIM ELEVATION

BENCHMARKS

(CITY OF TROY DATUM)

BM #300
SET BENCHTIE IN SOUTHEAST FACE OF POWER LIGHT POLE, NORTH SIDE OF SQUARE LAKE ROAD APPROX. 70' SOUTHEAST OF SOUTHEAST BUILDING CORNER OF JOHN'S MARKET AT EAST SIDE OF DRIVE ENTRANCE.
ELEV. – 743.36

BM #301 – CITY OF TROY BM #1642
ARROW ON A HYDRANT LOCATED ON THE NORTH SIDE OF SQUARE LAKE ROAD, APPROX. 200' EAST OF LIVERNOIS ROAD AT THE PNC BANK.
ELEV. – 750.08

BM #302
FOUND BOAT SPIKE IN SOUTH FACE OF UTILITY POLE, NORTH SIDE OF SQUARE LAKE ROAD, AT THE CENTERLINE OF 30' WIDE SITE FRONTAGE.
ELEV – 737.51

BM #303
ARROW ON HYDRANT, EAST SIDE OF LIVERNOIS, APPROX. 75' SOUTHWEST OF #6074 LIVERNOIS.
ELEV – 750.66

BM #304
ARROW ON HYDRANT, EAST SIDE OF LIVERNOIS, APPROX. 80' WEST OF #6170 LIVERNOIS.
ELEV – 755.18

PEA GROUP
t: 844.813.2949
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NORTH

0 20 40 80
SCALE: 1" = 40'

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CLIENT
GFA DEVELOPMENT, INC.
3301 MIRAGE DRIVE
TROY, MI 48083

PROJECT TITLE
THE VILLAGE OF HASTINGS
PART OF THE SW 1/4 OF SECTION 3, T. 02N., R. 11E., TROY, MI

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ORIGINAL ISSUE DATE:
JUNE 1, 2023

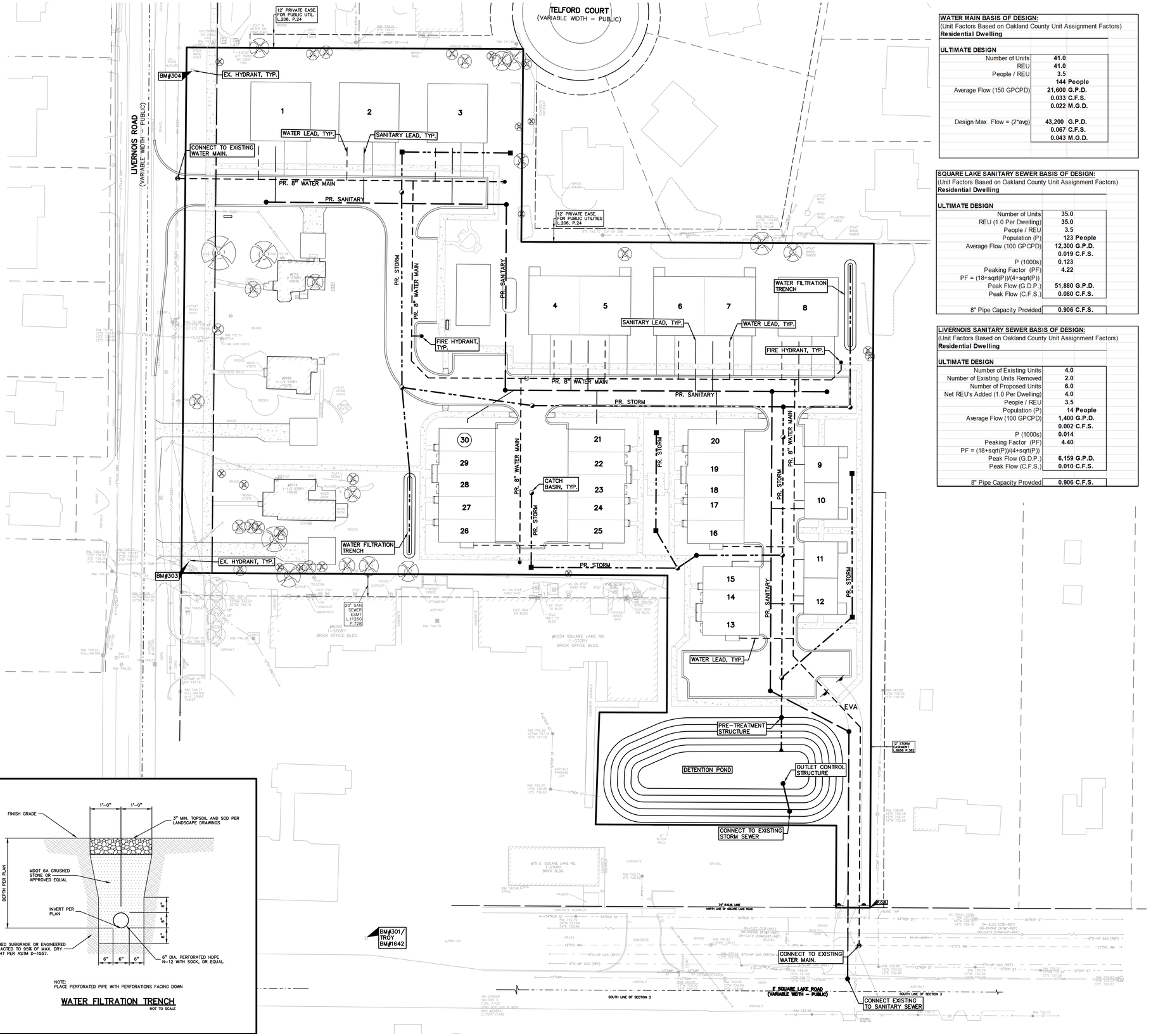
DRAWING TITLE
PRELIMINARY GRADING PLAN

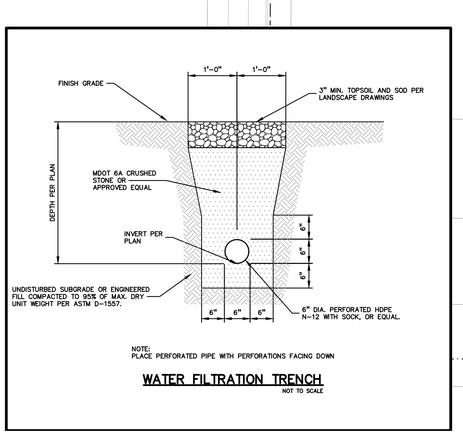
PEA JOB NO.	2017-009
P.M.	JBT
DN.	KMB
DES.	DSK

DRAWING NUMBER:
P-3.0

NOT FOR CONSTRUCTION

S:\PROJECTS\2017\2017-009 GFA SQUARE LAKE-#FB\Dwg\Site Plans\(C-3) GRADE-1T000.dwg





WATER FILTRATION TRENCH
NOT TO SCALE

WATER MAIN BASIS OF DESIGN:
(Unit Factors Based on Oakland County Unit Assignment Factors)
Residential Dwelling

ULTIMATE DESIGN	
Number of Units	41.0
REU	41.0
People / REU	3.5
	144 People
Average Flow (150 GPCPD)	21,600 G.P.D.
	0.033 C.F.S.
	0.022 M.G.D.
Design Max. Flow = (2*avg)	43,200 G.P.D.
	0.067 C.F.S.
	0.043 M.G.D.

SQUARE LAKE SANITARY SEWER BASIS OF DESIGN:
(Unit Factors Based on Oakland County Unit Assignment Factors)
Residential Dwelling

ULTIMATE DESIGN	
Number of Units	35.0
REU (1.0 Per Dwelling)	35.0
People / REU	3.5
Population (P)	123 People
Average Flow (100 GPCPD)	12,300 G.P.D.
	0.019 C.F.S.
P (1000s)	0.123
Peaking Factor (PF)	4.22
PF = (18+sqrt(P))/(4+sqrt(P))	
Peak Flow (G.D.P.)	51,880 G.P.D.
Peak Flow (C.F.S.)	0.080 C.F.S.
8" Pipe Capacity Provided	0.906 C.F.S.

LIVERNOIS SANITARY SEWER BASIS OF DESIGN:
(Unit Factors Based on Oakland County Unit Assignment Factors)
Residential Dwelling

ULTIMATE DESIGN	
Number of Existing Units	4.0
Number of Existing Units Removed	2.0
Number of Proposed Units	6.0
Net REU's Added (1.0 Per Dwelling)	4.0
People / REU	3.5
Population (P)	14 People
Average Flow (100 GPCPD)	1,400 G.P.D.
	0.002 C.F.S.
P (1000s)	0.014
Peaking Factor (PF)	4.40
PF = (18+sqrt(P))/(4+sqrt(P))	
Peak Flow (G.D.P.)	6,159 G.P.D.
Peak Flow (C.F.S.)	0.010 C.F.S.
8" Pipe Capacity Provided	0.906 C.F.S.

LEGEND

IRON FOUND
IRON SET
NAIL FOUND
NAIL & CAP SET
BRASS PLUG SET
MONUMENT FOUND
MONUMENT SET
SEC. CORNER FOUND
R RECORDED
M MEASURED
C CALCULATED

EXISTING / PROPOSED

ELEC., PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE
UNDERGROUND CABLE TV, CATV PEDESTAL
TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE
GAS MAIN, VALVE & GAS LINE MARKER
WATERMAIN, HYD., GATE VALVE, TAPPING SLEEVE & VALVE
SANITARY SEWER, CLEANOUT & MANHOLE
STORM SEWER, CLEANOUT & MANHOLE
COMBINED SEWER & MANHOLE
SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN
POST INDICATOR VALVE
WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF
MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE
UNIDENTIFIED STRUCTURE
SPOT ELEVATION
CONTOUR LINE
FENCE
GUARD RAIL
STREET LIGHT
SIGN
CONCRETE — STD DUTY, HEAVY DUTY, R.O.W. ONLY
ASPHALT — STD DUTY, HEAVY DUTY, DEEP STRENGTH
GRAVEL SHOULDER
WETLAND

Site Drainage Data			
Select County:	Oakland		
Existing			
Natural Greenspace area:	0.00 acre	C =	0.35
Select NCRS Soil type:	D		
Select NCRS Soil type:	D		
Impervious Area:	0.00 acre	C =	0.95
Greenbelt Area:	6.31 acre	C =	0.35
Total Area (A):	6.31 acre		
Weighted Coefficient of Runoff (C):	0.35		
Proposed			
Natural Greenspace area:	0.00 acre	C =	0.35
Select NCRS Soil type:	D		
Improved Greenspace area:	3.07 acre	C =	0.35
Select NCRS Soil type:	D		
Wooded Area:	0.00 acre	C =	0.35
Select NCRS Soil type:	D		
Impervious Area:	2.96 acre	C =	0.95
Greenbelt Area:	3.07 acre	C =	0.35
Total Area (A):	6.03 acre		
Weighted Coefficient of Runoff (C):	0.64		
Rainfall Intensity			
Flood Control Time of Concentration, Tc =	20.00 min		

Rainfall Intensity		
Time of Concentration (T_C)	20.00	min
Since 15<Tc<60, use intensity equation		
I1 = 30.2 /[(T + 9.17)^.81]	1.97	in/hr
I10 = 50.12 / [(T + 9.17)^.81]	3.26	in/hr
I100 = 83.3/[(T + 9.17)^.81]	5.42	in/hr
CPVC: Channel Protection Volume Control Volume		
Vcpvc = (4719)CA	18,212	cf
CPRC: Channel Protection Rate Control Volume: Extended Detention		
VED= (6897)CA	26,617	cf
CPRC Allowable Outlet Rate		
Q_{VED} = V_{ED} / (48*60*60)	0.15	cfs
Water Quality Control		
Forebay Volume = (545)CA	2,103	cf
Forebay Release Rate: QVF = VF/(48*60*60)	0.012	cfs
100-Year Allowable Outlet Rate		
Since 2<A<100, Qvrr = 1.1055-0.206xln(A)		
Q_{VRR} =	0.74	cfs/ac
100-Year Peak Allowable Discharge		
Q_{100P} = Q_{VRR}(A)	4.43	cfs
100-Year Runoff Volume		
V100R = (18,985)CA	73,267	cf
100-Year Peak Inflow		
Q_{100IN} = C(I_{100})A	20.92	cfs
Storage Curve Factor (Vs/Vr)		
R = 0.206-0.15 x ln(Q100P/Q100IN)	0.439	
100-Year Storage Volume		
Vs = R(V100R)	32,164	cf
No infiltration will be provided, so no CPVC deduction is taken.		
V100 = Vs	32,164*	cf
V_{flood} must be larger or equal to V_{ED} :		
Is V_{100} >= V_{ED} ?	Yes	
V_{flood} =	32,164	cf

Design Requirements		
CPVC Storage Volume: $V_{CP,R}$ =	NA	cf
CPVC Storage Outflow Rate: $Q_{CP,R}$ =	NA	cfs
CPRC Extended Detention: V_{ED} =	26,617	cf
CPRC Allowable Outlet Rate: Q_{VED} =	0.15	cfs
100-Year Storage Volume, V_{100P} =	32,164	cf
100-Year Allowable Outlet Rate: Q_{VRR} =	4.43	cfs
100 Year Peak Inflow: Q_{100IN} =	20.92	cfs

Detention Basin

CPRC Storage Elevation:	740.00	26,617	cf
100-yr Storage Elevation:	740.42	32,164	cf

Elev. (ft)	Area (sf)	Vol. (cf)	Total Vol. (cf)
736.00	0	0	0
737.00	4,575	2,288	2,288
738.00	6,817	5,696	7,984
739.00	9,236	8,027	16,010
740.00	11,880	10,558	26,568
741.00	14,751	13,316	39,884

NOT FOR CONSTRUCTION

PEA GROUP
t: 844.813.2949
www.peagroup.com

NORTH

0 20 40 80
SCALE: 1" = 40'

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

CAUTION!!
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CLIENT
GFA DEVELOPMENT, INC.
3301 MIRAGE DRIVE
TROY, MI 48083

PROJECT TITLE
THE VILLAGE OF HASTINGS
PART OF THE SW 1/4 OF SECTION 3, T. 02N., R. 11E., TROY, MI

REVISIONS	
REV. PER COMMENTS 6/2/2023	8/9/2023
REV. PER COMMENTS 8/24/2023	11/17/2023
REV. PER PC COMMENTS 11/28/2023	12/7/2023
REV. PER PC COMMENTS 1/9/2024	1/24/2024
REV. PER PC COMMENTS 4/9/2024	4/22/2024
REV. PER REVIEW 3/15/2024	4/23/2024
REV. PER PLANNING 5/6/2024	5/13/2024

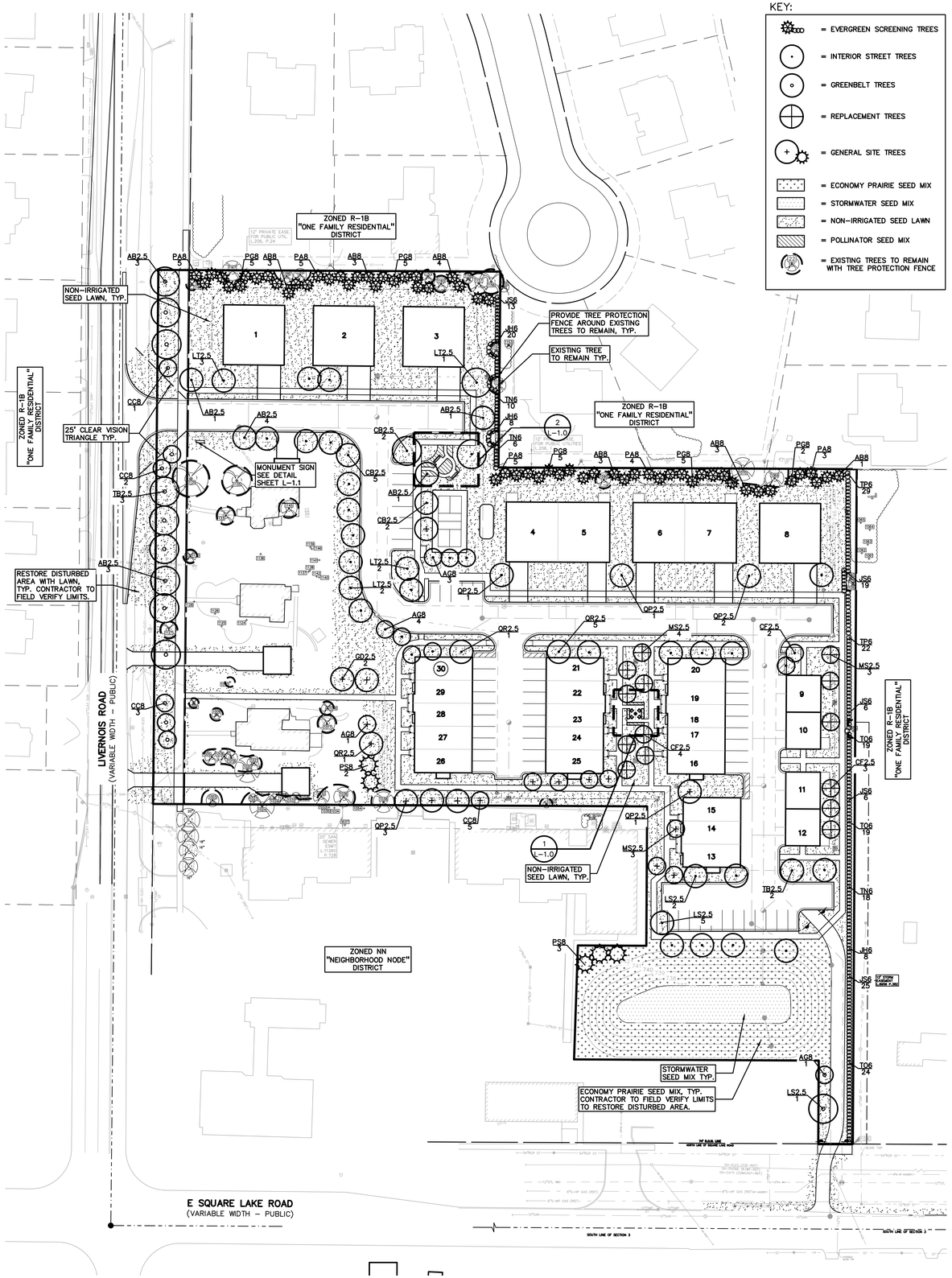
ORIGINAL ISSUE DATE:
JUNE 1, 2023

DRAWING TITLE
PRELIMINARY UTILITY PLAN

PEA JOB NO.	2017-009
P.M.	JBT
DN.	KMB
DES.	DSK

DRAWING NUMBER:
P-4.0

S:\PROJECTS\2017\2017-009 GFA SQUARE LAKE-FRB\Dwg\Site Plans\(C-4) UTIL-17009.dwg



KEY:

- = EVERGREEN SCREENING TREES
- = INTERIOR STREET TREES
- = GREENBELT TREES
- = REPLACEMENT TREES
- = GENERAL SITE TREES
- = ECONOMY PRAIRIE SEED MIX
- = STORMWATER SEED MIX
- = NON-IRRIGATED SEED LAWN
- = POLLINATOR SEED MIX
- = EXISTING TREES TO REMAIN WITH TREE PROTECTION FENCE

DECIDIOUS TREE LIST:

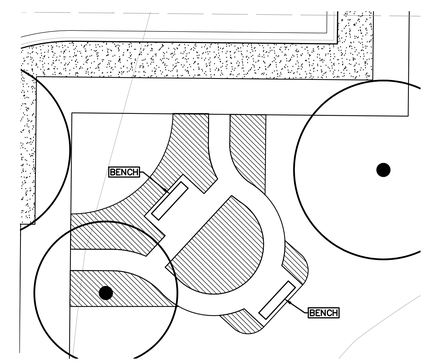
QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
13	AB2.5	Bowhall Maple	*Acer rubrum 'Bowhall' (columnar)*	2.5" Cal.	B&B
9	AG8	Autumn Brillance Serviceberry	*Amelanchier x grandiflora 'Autumn Brillance'*	8-10' Ht.	B&B
9	CB2.5	European Hornbeam	*Carpinus betulus*	2.5" Cal.	B&B
11	CC8	Eastern Redbud	*Cercis canadensis*	8-10' Ht.	B&B
9	CF2.5	Cherokee Brave Flowering Dogwood	*Cornus florida 'Combo NO.1'*	2.5" Cal.	B&B
2	GD2.5	Kentucky Coffee Tree	*Gymnocladus dioica- male only*	2.5" Cal.	B&B
8	LS2.5	Sweetgum	*Liquidambar styraciflua*	2.5" Cal.	B&B
8	LT2.5	Tulip Tree	*Liriodendron tulipifera*	2.5" Cal.	B&B
10	MS2.5	Royal Star Magnolia	*Magnolia stellata 'Royal Star'*	2.5" Cal.	B&B
8	QP2.5	Regal Prince Oak	*Quercus robur x bicolor 'Long' (columnar)*	2.5" Cal.	B&B
7	QR2.5	Red Oak	*Quercus rubra*	2.5" Cal.	B&B
5	TB2.5	Boulevard Linden	*Tilia americana 'Boulevard (columnar)*	2.5" Cal.	B&B
99	TOTAL DEC				

EVERGREEN TREE PLANT LIST:

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
17	AB8	Balsam Fir	*Abies balsamea*	8' Ht.	B&B
22	PA8	Norway Spruce	*Picea abies*	8' Ht.	B&B
22	PG8	Black Hills Spruce	*Picea glauca 'Densata'*	8' Ht.	B&B
5	PS8	Eastern White Pine	*Pinus strobus*	8' Ht.	B&B
66	TOTAL EVERGREEN				

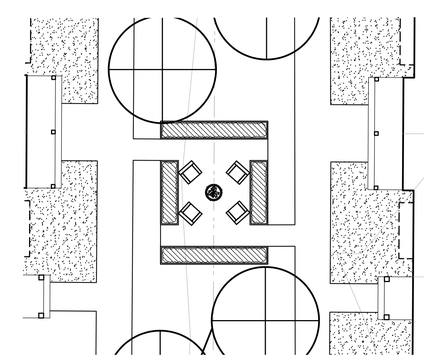
NARROW EVERGREEN LIST:

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
62	TO6	Techny Arborvitae	*Thuja occidentalis 'Techny'*	6' Ht.	B&B
34	TN6	Dark Green Arborvitae	*Thuja occidentalis 'Nigra'*	6' Ht.	B&B
51	TP6	Pyramidal Arborvitae	*Thuja occidentalis 'Pyramidalis'*	6' Ht.	B&B
36	JH6	Hetz Columnar Juniper	*Juniperus chinensis 'Hetzii Columnaris'*	6' Ht.	B&B
69	JS6	Blue Arrow Juniper	*Juniperus scopolorum 'Blue Arrow'*	6' Ht.	B&B
252	TOTAL NARROW EVERGREEN				



2 BUTTERFLY GARDEN

SCALE: 1" = 10'-0"



1 SEATING AREA

SCALE: 1" = 10'-0"

LANDSCAPE CALCULATIONS:

PER CITY OF TROY ZONING ORDINANCE – FORM BASE DISTRICT (NN) NEIGHBORHOOD NODE Q; SITE TYPE NN:B; BUILDING FORM C

5.03 C–1a. = GENERAL SITE LANDSCAPE:
REQUIRED: 15% OF SITE AREA SHALL BE LANDSCAPE MATERIAL
274,863.6 SF * 15% = 41,229.5 SQ FT REQUIRED

PROVIDED: 71,465 SQ FT LANDSCAPE (26%)

13.02 B. = SCREENING BETWEEN USES:
REQUIRED: ABUTS R–1B USE SPACE TO THE NORTH AND EAST
REQUIRES SCREEN ALT. 1 (1 NARROW EVG. / 3')
OR ALT. 2 (1 LARGE EVG. TREE / 10 LF)

NORTH PROPERTY LINE –
WESTERN SEGMENT 297 LF AND EASTERN SEGMENT 305 LF.
ALT. 2; 297 LF / 10 = 30 AND 305 LF / 10 = 31 LARGE EVG. TREES
PROVIDED: WESTERN SEGMENT: 30 8' HT LARGE EVG. TREES
EASTERN SEGMENT: 31 8' HT LARGE EVG. TREES

EAST PROPERTY LINE –
NORTHERN SEGMENT 170 LF AND SOUTHERN SEGMENT 586 LF.
ALT 1; 170 LF / 3 = 57 AND 586 LF / 3 = 195 NARROW EVG. TREES
PROVIDED: NORTHERN SEGMENT: 57, 6' HT. NARROW EVG. / 3' OC.
SOUTHERN SEGMENT: 195, 6' HT. NARROW EVG. / 3' OC.

13.02 F. INTERIOR STREET TREES:
REQUIRED: 1 TREE PER 50 LF OF INTERIOR STREETS
1281 LF / 50 = 26 TREES REQUIRED (EACH SIDE)

PROVIDED: 52 PROPOSED TREES

13.02 D2. GREENBELT:
REQUIRED: 1 TREE / 30 LF OF FRONTAGE TO PUBLIC RD.
LIVERNOIS ROAD – 463 LF FRONTAGE / 30 = 15 TREES
E. SQUARE LAKE ROAD – 42 LF FRONTAGE / 30 = 2 TREES

PROVIDED: LIVERNOIS ROAD: 15 TREES
E. SQUARE LAKE ROAD: 2 TREES

REPLACEMENT TREES:
SEE SHT. T–1.0 AND T–1.1 FOR EXISTING TREE LIST AND TREE PRESERVATION PLAN.

REQUIRED: 35" DBH TO REPLACE REMOVED REGULATED TREES

PROVIDED: 14 TREES AT 2.5" (14 * 2.5 = 35") PROVIDED

GENERAL PLANTING NOTES:

1. LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING SITE CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED WORK. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, PLAN SHALL GOVERN QUANTITIES. CONTACT LANDSCAPE ARCHITECT WITH ANY CONCERNS.
2. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON SITE UTILITIES PRIOR TO BEGINNING CONSTRUCTION ON HIS/HER PHASE OF WORK. ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION MAY BE LOCATED BY CALLING MISS DIG 1–800–482–7171. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF CONTRACTOR. CONTRACTOR SHALL COORDINATE ALL RELATED ACTIVITIES WITH OTHER TRADES ON THE JOB AND SHALL REPORT ANY UNACCEPTABLE JOB CONDITIONS TO OWNER'S REPRESENTATIVE PRIOR TO COMMENCING.
3. ALL PLANT MATERIAL TO BE PREMIUM GRADE NURSERY STOCK AND SHALL SATISFY AMERICAN ASSOCIATION OF NURSERYMEN STANDARD FOR NURSERY STOCK. ALL LANDSCAPE MATERIAL SHALL BE NORTHERN GROWN, NO. 1. GRADE.
4. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON LANDSCAPE PLAN PRIOR TO PRICING THE WORK.
5. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
6. ALL SINGLE STEM SHADE TREES TO HAVE STRAIGHT TRUNKS AND SYMMETRICAL CROWNS.
7. ALL SINGLE TRUNK SHADE TREES TO HAVE A CENTRAL LEADER; TREES WITH FORKED OR IRREGULAR TRUNKS WILL NOT BE ACCEPTED.
8. ALL MULTI STEM TREES SHALL BE HEAVILY BRANCHED AND HAVE SYMMETRICAL CROWNS. ONE SIDED TREES OR THOSE WITH THIN OR OPEN CROWNS SHALL NOT BE ACCEPTED.
9. ALL EVERGREEN TREES SHALL BE HEAVILY BRANCHED AND FULL TO THE GROUND, SYMMETRICAL IN SHAPE AND NOT SHEARED FOR THE LAST FIVE GROWING SEASONS.
10. ALL TREES TO HAVE CLAY OR CLAY LOAM BALLS, TREES WITH SAND BALLS WILL BE REJECTED.
11. NO MACHINERY IS TO BE USED WITHIN THE DRIP LINE OF EXISTING TREES; HAND GRADE ALL LAWN AREAS WITHIN THE DRIP LINE OF EXISTING TREES.
12. ALL TREE LOCATIONS SHALL BE STAKED BY LANDSCAPE CONTRACTOR AND ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF THE PLANT MATERIAL.
13. IT IS MANDATORY THAT POSITIVE DRAINAGE IS PROVIDED AWAY FROM ALL BUILDINGS.
14. ALL PLANTING BEDS SHALL RECEIVE 3" SHREDDED HARDWOOD BARK MULCH WITH PRE EMERGENT, SEE SPECIFICATIONS. SHREDDED PALETTE AND DYED MULCH WILL NOT BE ACCEPTED.
15. ALL LANDSCAPED AREAS SHALL RECEIVE 3" COMPACTED TOPSOIL.
16. SEE SPECIFICATIONS FOR ADDITIONAL COMMENTS, REQUIREMENTS, PLANTING PROCEDURES AND WARRANTY STANDARDS.
17. FOR NON–LAWN SEED MIX AREAS, AS NOTED ON PLAN, BRUSH MOW ONCE SEASONALLY FOR INVASIVE SPECIES CONTROL.
18. CONTRACTOR SHALL NOT INSTALL PLANTS UNDER BUILDING OVERHANG AND SHALL NOTIFY LANDSCAPE ARCHITECT IF DRAWINGS CONFLICT WITH BUILDING OVERHANGS.
19. TREES SHALL NOT CONFLICT/ BLOCK PROPOSED REGULATORY/ DIRECTION SIGNAGE, MONUMENT SIGNS, ADDRESS OR LIGHT POLES. SHIFT TREES AS NECESSARY TYP.

PEA GROUP
t: 844.813.2949
www.peagroup.com

STATE OF MICHIGAN
LYNN A. WHIPPLE
LANDSCAPE ARCHITECT
No. 4001012172
REGISTERED LANDSCAPE ARCHITECT

NORTH

0 25 50 100
SCALE: 1" = 50'

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

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CLIENT
GFA DEVELOPMENT, INC.
3301 MIRAGE DRIVE
TROY, MI 48083

PROJECT TITLE
THE VILLAGE OF HASTINGS
PART OF THE SW 1/4 OF SECTION 3, T. 02N., R. 11E., TROY, MI

REVISIONS	
REV. PER COMMENTS 6/2/2023	8/9/2023
REV. PER COMMENTS 8/24/2023	11/17/2023
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REV. PER PLANNING 5/6/2024	5/13/2024

ORIGINAL ISSUE DATE:
JUNE 1, 2023

DRAWING TITLE
PRELIMINARY LANDSCAPE PLAN

PEA JOB NO.	2017-009
P.M.	JBT
DN.	LAW
DES.	LAW

DRAWING NUMBER:
L-1.0

NOT FOR CONSTRUCTION

S:\PROJECTS\2017\2017-009 GFA SQUARE LAKE-HFR\Dwg\Site Plans\(L-1.0) LANDSCAPE-170309.dwg

FOR ALL SEED MIXES, PROVIDE EROSION MAT ON SLOPES AND AREAS OF WASH OUT TYP. INSTALL AND PREP PER MANUFACTURES SPECIFICATIONS.

Economy Prairie Seed Mix
Stantec Native Plant Nursery 574-586-2412
stantec.com/native-plant-nursery

Botanical Name	Common Name
Permanent Grasses/Sedges/Rushes:	
Andropogon gerardii	Big Bluestem
Bouteloua curtipendula	Side Oats Grama
Carex spp.	Prairie Sedge Mix
Elymus canadensis	Canada Wild Rye
Panicum virgatum	Switch Grass
Schizachyrium scoparium	Little Bluestem
Sorghastrum nutans	Indian Grass
Temporary Cover:	
Avena sativa	Common Oat
Lolium multiflorum	Annual Rye
Forbs & Shrubs:	
Asclepias syriaca	Common Milkweed
Asclepias tuberosa	Butterfly Weed
Chamaecrista fasciculata	Partridge Pea
Coreopsis lanceolata	Sand Coreopsis
Echinacea purpurea	Broad-leaved Purple Coneflower
Heliopsis helianthoides	False Sunflower
Lupinus perennis	Wild Lupine
Monarda fistulosa	Wild Bergamot
Penstemon digitalis	Foxglove Beard Tongue
Pycnanthemum virginianum	Common Mountain Mint
Ratibida pinnata	Yellow Coneflower
Rudbeckia hirta	Black-Eyed Susan
Solidago speciosa	Showy Goldenrod
Symphyotrichum laeve	Smooth Blue Aster
Symphyotrichum novae-angliae	New England Aster

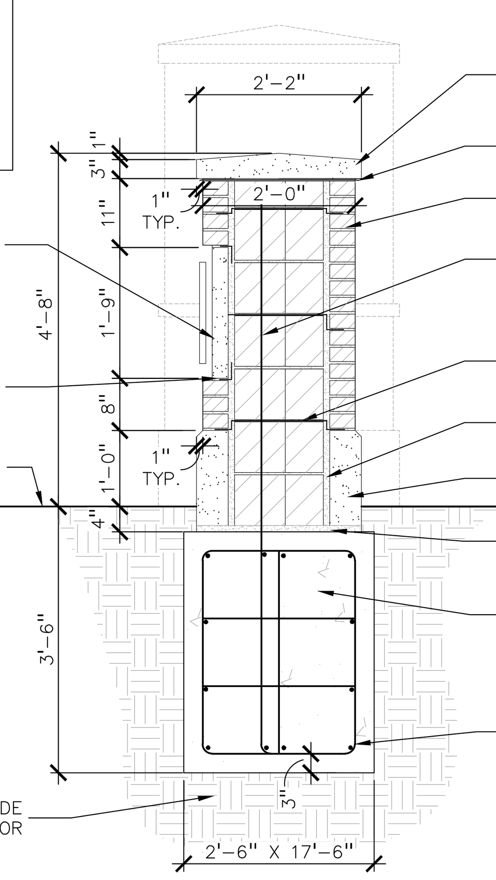
Stormwater Seed Mix
Stantec Native Plant Nursery 574-586-2412
stantec.com/native-plant-nursery

Botanical Name	Common Name
Permanent Grasses/Sedges/Rushes:	
Bolboschoenus fluviatilis	River Bulrush
Carex cristatella	Crested Oval Sedge
Carex lurida	Bottlebrush Sedge
Carex vulpinoidea	Brown Fox Sedge
Elymus virginicus	Virginia Wild Rye
Glyceria striata	Fowl Manna Grass
Juncus effusus	Common Rush
Leersia oryzoides	Rice Cut Grass
Panicum virgatum	Switch Grass
Schoenoplectus tabernaemontani	Softstem Bulrush
Scirpus atrovirens	Dark Green Rush
Scirpus cyperinus	Wool Grass
Temporary Cover:	
Avena sativa	Common Oat
Lolium multiflorum	Annual Rye
Forbs & Shrubs:	
Alisma spp.	Water Plantain (Various Mix)
Asclepias incarnata	Swamp Milkweed
Bidens spp.	Bidens (Various Mix)
Helenium autumnale	Sneezeweed
Iris virginica	Blue Flag
Lycopus americanus	Common Water Horehound
Mimulus ringens	Monkey Flower
Oligoneuron riddellii	Riddell's Goldenrod
Penthorum sedoides	Ditch Stonecrop
Polygonum spp.	Pinkweed (Various Mix)
Rudbeckia subtomentosa	Sweet Black-Eyed Susan
Rudbeckia triloba	Brown-Eyed Susan
Sagittaria latifolia	Common Arrowhead
Senna hebecarpa	Wild Senna
Symphyotrichum novae-angliae	New England Aster
Thalictrum dasycarpum	Purple Meadow Rue

Solar Pollinator Habitat Mix
Stantec Native Plant Nursery 574-586-2412
stantec.com/native-plant-nursery

Botanical Name	Common Name
Permanent Grasses:	
Bouteloua curtipendula	Side-Oats Grama
Carex bicknellii	Copper-Shouldered Oval Sedge
Koeleria macrantha	June Grass
Schizachyrium scoparium	Little Bluestem
Sporobolus heterolepis	Prairie Dropseed
Temporary Cover:	
Avena sativa	Common Oat
Forbs:	
Allium cernuum	Nodding Onion
Aquilegia canadensis	Wild Columbine
Asclepias syriaca	Common Milkweed
Chamaecrista fasciculata	Partridge Pea
Coreopsis lanceolata	Sand Coreopsis
Dalea purpurea	Purple Prairie Clover
Liatris aspera	Rough Blazing Star
Lupinus perennis v. occidentalis	Wild Lupine
Monarda punctata	Horse Mint
Penstemon hirsutus	Hairy Beard Tongue
Solidago nemoralis	Old-Field Goldenrod
Symphyotrichum ericoides	Heath Aster
Zizia aurea	Golden Alexanders

NOTE:
BRICK MASONRY VENEER: MANUF: BELDEN BRICK COLOR: BELCREST 500
LIMESTONE: SUBMIT SAMPLE FOR APPROVAL
SUBMIT SHOP DRAWINGS FOR REVIEW FOR APPROVAL



6 MASONRY WALL DETAIL
SCALE: 1/8" = 1'-0"

TREE PROTECTION WILL BE ERECTED PRIOR TO START OF CONSTRUCTION ACTIVITIES AND SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE

NO PERSON MAY CONDUCT ANY ACTIVITY WITHIN THE DRIP LINE OF ANY TREE DESIGNATED TO REMAIN; INCLUDING, BUT NOT LIMITED TO PLACING SOLVENTS, BUILDING MATERIAL, CONSTRUCTION EQUIPMENT OR SOIL DEPOSITS WITHIN DRIP LINES

GRADE CHANGES MAY NOT OCCUR WITHIN THE DRIP LINE OF PROTECTED TREES

DURING CONSTRUCTION, NO PERSON SHALL ATTACH ANY DEVICE OR WIRE TO ANY REMAINING TREE

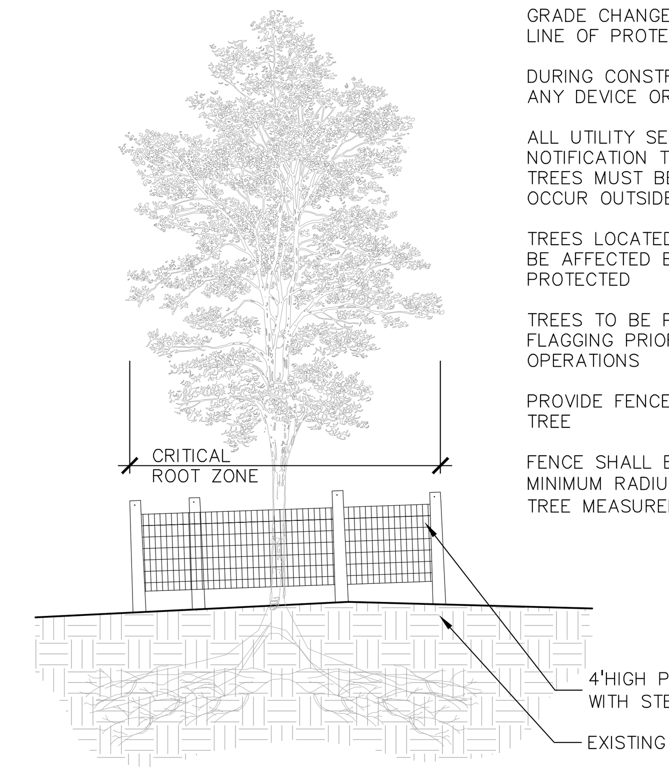
ALL UTILITY SERVICE REQUESTS MUST INCLUDE NOTIFICATION TO THE INSTALLER THAT PROTECTED TREES MUST BE AVOIDED. ALL TRENCHING SHALL OCCUR OUTSIDE OF THE PROTECTIVE FENCING

TREES LOCATED ON ADJACENT PROPERTY THAT MAY BE AFFECTED BY CONSTRUCTION ACTIVITIES MUST BE PROTECTED

TREES TO BE PRESERVED SHALL BE IDENTIFIED WITH FLAGGING PRIOR TO THE TREE CLEARING OPERATIONS

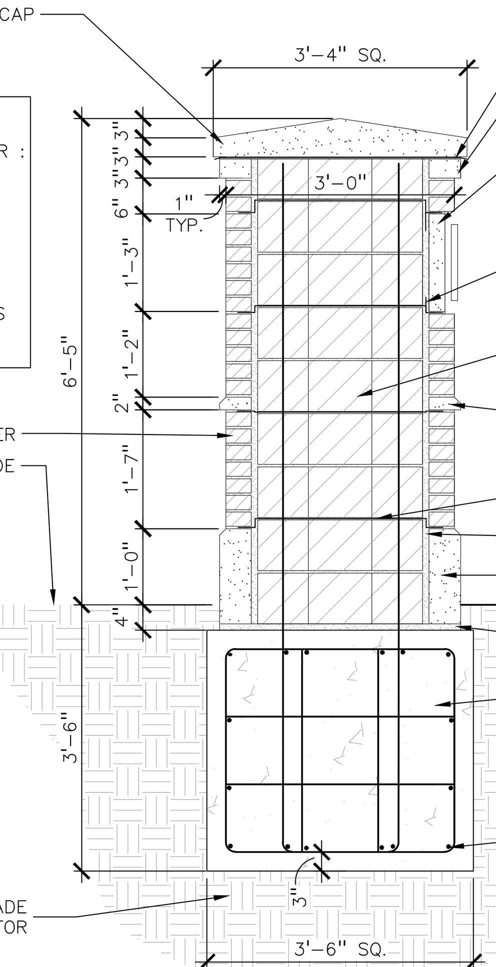
PROVIDE FENCE AROUND CRITICAL ROOT ZONE OF TREE

FENCE SHALL BE PLACED IN A CIRCLE WITH A MINIMUM RADIUS OF 1' PER 1" DIAMETER OF THE TREE MEASURED AT 4.5' ABOVE GROUND

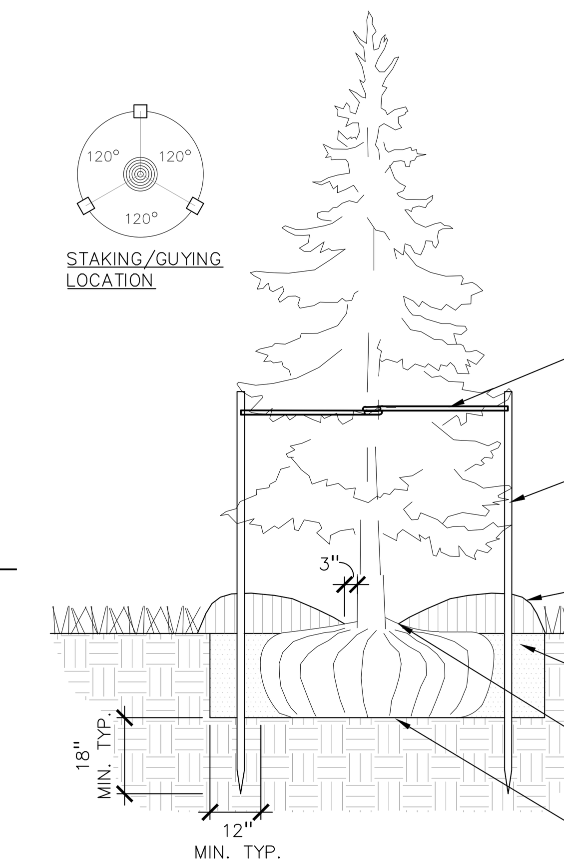


3 TREE PROTECTION DETAIL
SCALE: 1" = 3'-0"

NOTE:
BRICK MASONRY VENEER : MANUF: BELDEN BRICK COLOR: BELCREST 500
LIMESTONE: SUBMIT SAMPLE FOR APPROVAL
SUBMIT SHOP DRAWINGS FOR REVIEW FOR APPROVAL



5 MASONRY PIER DETAIL
SCALE: 1/8" = 1'-0"



PLANT SO THAT TOP OF ROOT BALL IS FLUSH TO GRADE OR 1-2" HIGHER IF IN POORLY DRAINED SOILS

STAKE JUST BELOW BRANCHES WITH 2"-3" WIDE NYLON OR PLASTIC STRAPS. CONNECT FROM TREE TO STAKE AND ALLOW FOR FLEXIBILITY. REMOVE AFTER (1) ONE YEAR. (DO NOT USE WIRE & HOSE)

THREE 2"X2" HARDWOOD STAKES OR STEEL T-POSTS DRIVEN A MIN. OF 18" DEEP FIRMLY INTO SUBGRADE PRIOR TO BACKFILLING

SHREDDED HARDWOOD BARK MULCH TO DRIPLINE. 3" DEEP AND LEAVE 3" CIRCLE OF BARE SOIL AROUND TREE TRUNK. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK. FORM SAUCER WITH 4" HIGH CONTINUOUS RIM

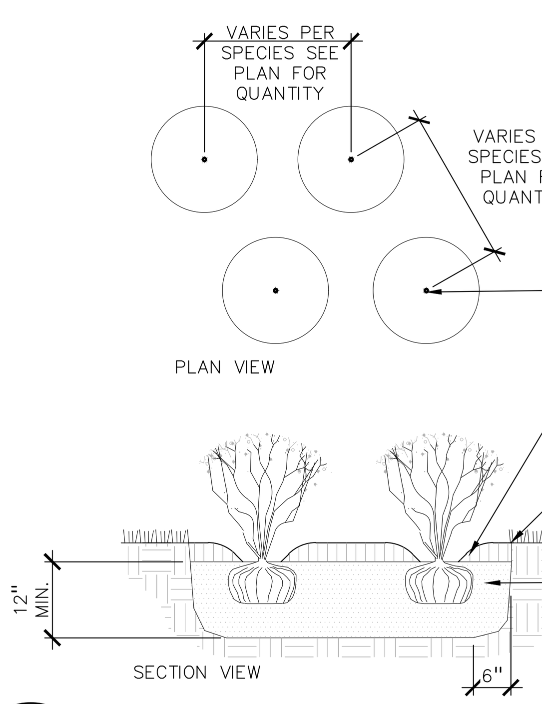
FINISH GRADE

SPECIFIED PLANTING MIX, WATER & TAMP TO REMOVE AIR POCKETS, AMEND SOIL PER SITE CONDITIONS & TREE REQUIREMENTS

EXPOSE ROOT FLARE OF TREE. CONTRACTOR MAY HAVE TO REMOVE EXCESS SOIL FROM TOP OF ROOTBALL. REMOVE ALL BURLAP FROM TOP ⅓ OF ROOTBALL. DISCARD ALL NON-BIODEGRADABLE MATERIAL OFF SITE

PLACE ROOTBALL ON UNEXCAVATED OR TAMPED SOIL

2 EVERGREEN TREE PLANTING DETAIL
SCALE: 1" = 3'-0"



PLANT PERENNIALS EQUAL DISTANCE IN ALL DIRECTIONS

ALL SPACING IS TO BE TRIANGULAR UNLESS NOTED OR GRAPHICALLY SHOWN OTHERWISE

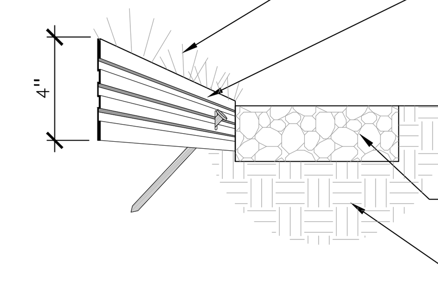
3" SHREDDED BARK MULCH. DO NOT PILE MULCH AGAINST PLANT STEMS

SHOVEL CUT EDGE OR ALUMINUM EDGING AS INDICATED ON PLAN

SPECIFIED PLANTING MIX

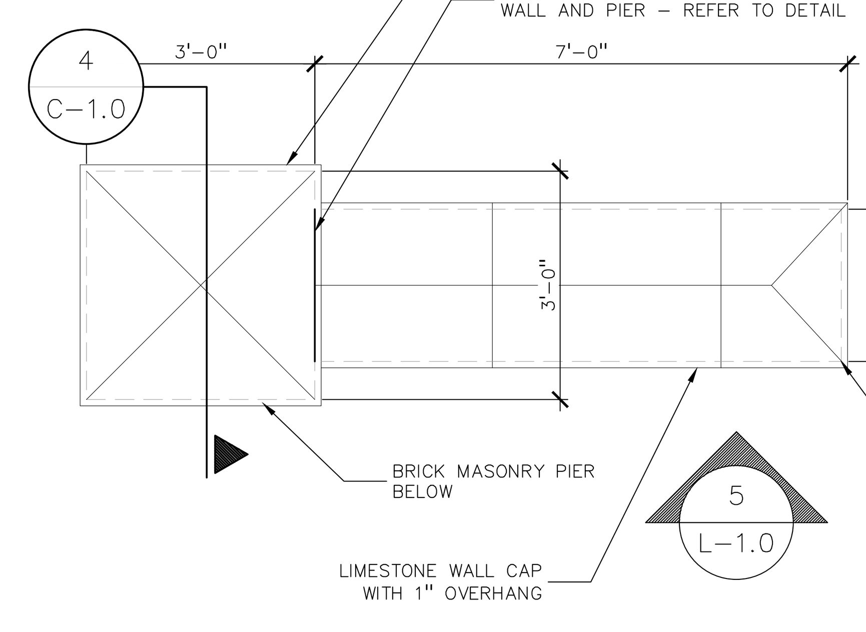
NOTE: REMOVE ALL CONTAINERS PRIOR TO PLANTING

8 PERENNIAL PLANTING DETAIL
SCALE: 1" = 2'-0"

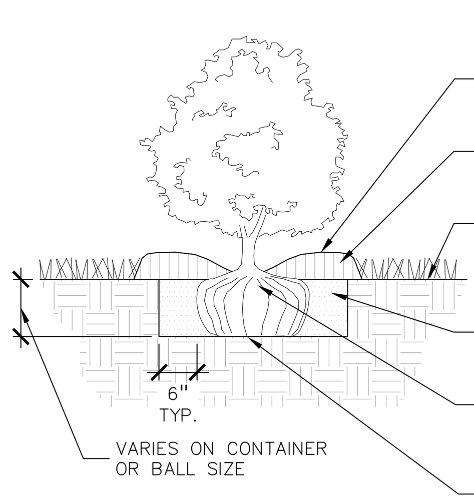


EDGING NOTES:
1. MANUFACTURER: SURE-LOC (OR APPROVED EQUAL)
   PHONE#: 1.800.787.3562
   PRODUCT: E-Z EDGE
   FINISH: BLACK
2. 4 – 6' SECTIONS ALUMINUM EDGING (24 TOTAL LF), 12 SPIKES PER BOX
3. SLIDE ENDS TOGETHER, OVERLAP MATERIAL 4", AND INSERT STAKE AT 45° ANGLE FOR CONNECTION BETWEEN SECTIONS
4. STAKE SHALL SECURELY ENGAGE EDGING AND SHALL BE ENTIRELY BELOW TOP OF SURFACE OF EDGING
5. INSTALL AS PER MANUFACTURER'S SPECIFICATIONS WITH TOP OF EDGING ¼"-½" ABOVE COMPACTED FINISH GRADE. FINISH GRADE TO BE COMPACTED ON BOTH SIDES OF EDGING TO MAINTAIN STABILITY

7 ALUMINUM EDGE DETAIL
SCALE: 1/2" = 1'-0"



4 MASONRY WALL AND PIER PLAN ENLARGEMENT
SCALE: 1/8" = 1'-0"



PLANT SO THAT TOP OF ROOT BALL IS FLUSH TO GRADE OR 1-2" HIGHER IF IN POORLY DRAINED SOILS

DO NOT COVER TOP OF ROOTBALL WITH SOIL

FORM SAUCER WITH 4" HIGH CONTINUOUS RIM

SHREDDED HARDWOOD BARK MULCH 3" DEEP AND LEAVE 3" CIRCLE OF BARE SOIL AROUND TRUNK. DO NOT PLACE MULCH IN CONTACT WITH TRUNK

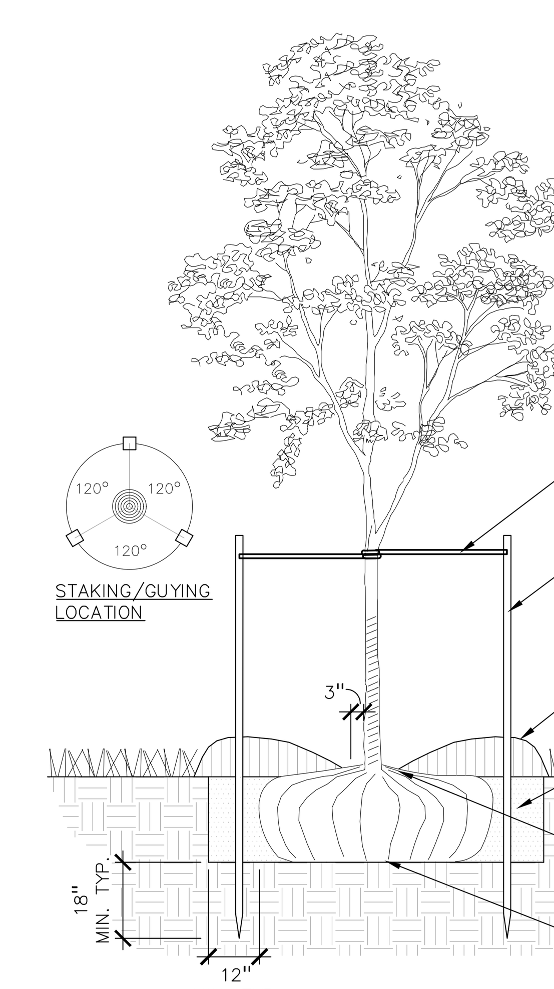
FINISH GRADE

SPECIFIED PLANTING MIX. WATER AND TAMP TO REMOVE AIR POCKETS

REMOVE ALL BURLAP FROM TOP ⅓ OF ROOTBALL. DISCARD ALL NON-BIODEGRADABLE MATERIAL OFF SITE

PLACE ROOTBALL ON UNEXCAVATED OR TAMPED SOIL

9 SHRUB PLANTING DETAIL
SCALE: 1" = 2'-0"



PLANT SO THAT TOP OF ROOT BALL IS FLUSH TO GRADE OR 1-2" HIGHER IF IN POORLY DRAINED SOILS

SECURE TREE WRAP WITH BIODEGRADABLE MATERIAL AT TOP & BOTTOM, REMOVE AFTER FIRST WINTER

DO NOT PRUNE TERMINAL LEADER PRUNE ONLY DEAD, BROKEN BRANCHES AS DIRECTED BY LANDSCAPE ARCHITECT

STAKE JUST BELOW BRANCHES WITH 2"-3" WIDE NYLON OR PLASTIC STRAPS. CONNECT FROM TREE TO STAKE AND ALLOW FOR FLEXIBILITY. REMOVE AFTER (1) ONE YEAR. (DO NOT USE WIRE & HOSE)

(3) THREE 2"X2" HARDWOOD STAKES DRIVEN A MIN. OF 18" DEEP FIRMLY INTO SUBGRADE PRIOR TO BACKFILLING

SHREDDED HARDWOOD BARK MULCH TO DRIPLINE. 3" DEEP AND LEAVE 3" CIRCLE OF BARE SOIL AROUND TREE TRUNK. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK. FORM SAUCER WITH 4" HIGH CONTINUOUS RIM

SPECIFIED PLANTING MIX, WATER & TAMP TO REMOVE AIR POCKETS, AMEND SOIL PER SITE CONDITIONS & TREE REQUIREMENTS

FINISH GRADE

EXPOSE ROOT FLARE OF TREE. CONTRACTOR MAY HAVE TO REMOVE EXCESS SOIL FROM TOP OF ROOTBALL. REMOVE ALL BURLAP FROM TOP ⅓ OF ROOTBALL. DISCARD ALL NON-BIODEGRADABLE MATERIAL OFF SITE

PLACE ROOTBALL ON UNEXCAVATED OR TAMPED SOIL

1 DECIDUOUS TREE PLANTING DETAIL
SCALE: 1" = 3'-0"

S:\PROJECTS\2017\2017-009 GFA SQUARE LAKE-JPB\Dwg\Site Plans\(L-1.1) LANDSCAPE DETAILS-17009.dwg

PEA GROUP
t: 844.813.2949
www.peagroup.com

STATE OF MICHIGAN
LYNN A. WHIPPLE
LANDSCAPE ARCHITECT
No. 1756
REGISTERED LANDSCAPE ARCHITECT

Know what's below. Call before you dig.

CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

CLIENT
GFA DEVELOPMENT, INC.
3301 MIRAGE DRIVE
TROY, MI 48083

PROJECT TITLE
THE VILLAGE OF HASTINGS
PART OF THE SW 1/4 OF SECTION 3, T. 02N., R. 11E.,
TROY, MI

REVISIONS	
REV. PER COMMENTS 6/2/2023	8/9/2023
REV. PER COMMENTS 8/24/2023	11/17/2023
REV. PER PC COMMENTS 11/28/2023	12/7/2023
REV. PER PC COMMENTS 1/9/2024	1/24/2024

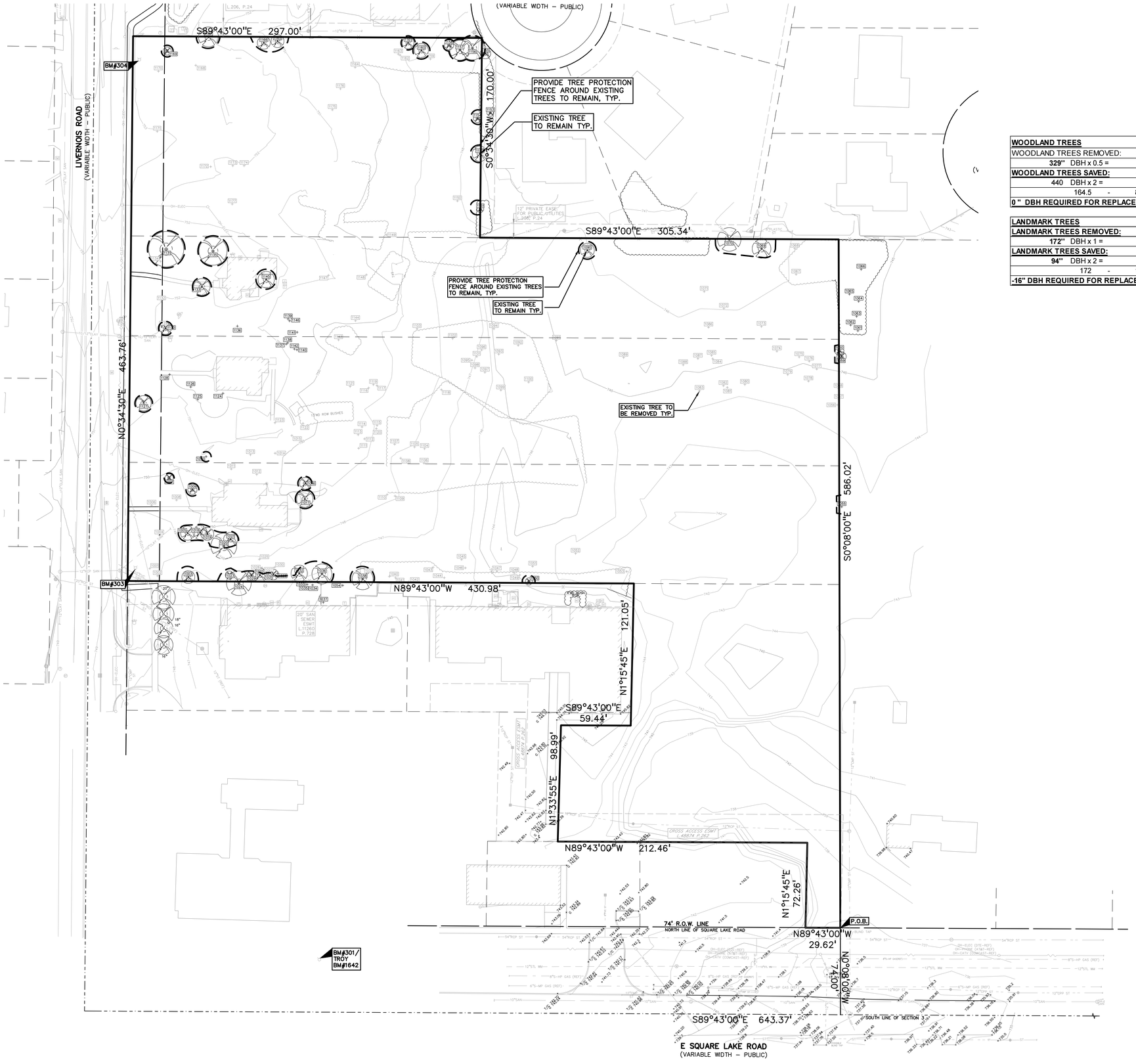
ORIGINAL ISSUE DATE:
JUNE 1, 2023

DRAWING TITLE
LANDSCAPE DETAILS

PEA JOB NO.	2017-009
P.M.	JBT
DN.	LAW
DES.	LAW

DRAWING NUMBER:
L-1.1

NOT FOR CONSTRUCTION



KEY

- = EXISTING TREE/ TAG TO REMAIN
- = EXISTING TREE / TAG TO BE REMOVED
- = TREE PROTECTION FENCE

WOODLAND TREES			
WOODLAND TREES REMOVED:	30	(REPLACE AT 50% OF REMOVED DBH)	
329" DBH x 0.5 =		165"	REPLACEMENT
WOODLAND TREES SAVED:	44	**(CREDIT OF 2X DBH)**	
440 DBH x 2 =		880"	CREDIT
164.5 -	880	=	-715.5
0 " DBH REQUIRED FOR REPLACEMENT			

LANDMARK TREES			
LANDMARK TREES REMOVED:	10	**(REPLACE AT 100% OF REMOVED DBH)**	
172" DBH x 1 =		172"	REPLACEMENT
LANDMARK TREES SAVED:	5	**(CREDIT OF 2X DBH)**	
94" DBH x 2 =		188"	CREDIT
172 -	188	=	-16
-16" DBH REQUIRED FOR REPLACEMENT			

PEA GROUP
t: 844.813.2949
www.peagroup.com

STATE OF MICHIGAN
LYNN A. WHIPPLE
LANDSCAPE ARCHITECT
No. 1301015955
REGISTERED LANDSCAPE ARCHITECT

NORTH

0 20 40 80
SCALE: 1" = 40'

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

CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR PRESERVING THE ACTUAL CONSTRUCTION LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

CLIENT
GFA DEVELOPMENT, INC.
3301 MIRAGE DRIVE
TROY, MI 48083

PROJECT TITLE
THE VILLAGE OF HASTINGS
PART OF THE SW 1/4 OF SECTION 3, T. 02N., R. 11E.,
TROY, MI

REVISIONS	
REV. PER COMMENTS 6/2/2023	8/9/2023
REV. PER COMMENTS 8/24/2023	11/17/2023
REV. PER PC COMMENTS 11/28/2023	12/7/2023
REV. PER PC COMMENTS 1/9/2024	1/24/2024

ORIGINAL ISSUE DATE:
JUNE 1, 2023

DRAWING TITLE
TREE PRESERVATION PLAN

PEA JOB NO.	2017-009
P.M.	JBT
DN.	LAW
DES.	LAW

DRAWING NUMBER:
T-1.0

NOT FOR CONSTRUCTION

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TAG	CODE	DBH	COMMON NAME	LATIN NAME	CONDITION	NOTE	CLASS	SAVE / REMOVE	ON-SITE
1	E	6	American Elm	Ulmus americana	Poor		INVASIVE	S	Y
2	E	7	American Elm	Ulmus americana	Very Poor		INVASIVE	S	Y
3	CT	11	Cottonwood	Populus deltoides	Poor		INVASIVE	S	Y
4	BW	13	Black Walnut	Juglans nigra	Very Poor		WOODLAND	S	Y
5	B	8	Basswood	Tilia americana	Fair		WOODLAND	S	Y
6	BX	8	Box elder	Acer negundo	Very Poor		INVASIVE	S	Y
7	B	9	Basswood	Tilia americana	Fair		WOODLAND	S	Y
8	BX	6	Box elder	Acer negundo	Poor		INVASIVE	S	Y
9	E	9	American Elm	Ulmus americana	Fair		INVASIVE	S	Y
10	E	6	American Elm	Ulmus americana	Fair		INVASIVE	S	Y
11	B	6	Basswood	Tilia americana	Poor		WOODLAND	S	Y
12	E	9	American Elm	Ulmus americana	Fair		INVASIVE	S	Y
13	BX	8	Box elder	Acer negundo	Poor		INVASIVE	S	Y
14	BX	7	Box elder	Acer negundo	Poor		INVASIVE	S	Y
15	E	7	American Elm	Ulmus americana	Very Poor		INVASIVE	S	Y
16	E	7	American Elm	Ulmus americana	Fair		INVASIVE	S	Y
17	E	9	American Elm	Ulmus americana	Fair		INVASIVE	S	Y
18	CT	8	Cottonwood	Populus deltoides	Poor		INVASIVE	S	Y
19	NM	11	Norway Maple	Acer platanoides	Fair		INVASIVE	S	Y
20	E	12	American Elm	Ulmus americana	Poor		INVASIVE	S	Y
21	BX	12	Box elder	Acer negundo	Very Poor		INVASIVE	S	Y
22	E	9	American Elm	Ulmus americana	Poor		INVASIVE	S	Y
23	E	7	American Elm	Ulmus americana	Fair		INVASIVE	S	Y
24	CT	11	Cottonwood	Populus deltoides	Good		INVASIVE	S	Y
25	B	9	Basswood	Tilia americana	Poor		WOODLAND	S	Y
26	CT	8	Cottonwood	Populus deltoides	Poor		INVASIVE	S	Y
27	BX	7	Box elder	Acer negundo	Poor		INVASIVE	S	Y
28	E	10	American Elm	Ulmus americana	Good		INVASIVE	S	Y
29	E	13	American Elm	Ulmus americana	Fair		INVASIVE	S	Y
30	B	7	Basswood	Tilia americana	Poor		WOODLAND	S	Y
31	NM	15	Norway Maple	Acer platanoides	Good		INVASIVE	S	Y
32	NM	15	Norway Maple	Acer platanoides	Very Poor		INVASIVE	S	Y
33	B	7	Basswood	Tilia americana	Poor		WOODLAND	S	Y
34	B	10	Basswood	Tilia americana	Poor		WOODLAND	S	Y
35	B	11	Basswood	Tilia americana	Poor		WOODLAND	S	Y
36	E	6	American Elm	Ulmus americana	Fair		INVASIVE	S	Y
37	E	9	American Elm	Ulmus americana	Poor		INVASIVE	S	Y
38	BC	7	Wild Black Cherry	Prunus serotina	Fair		WOODLAND	S	Y
39	E	6	American Elm	Ulmus americana	Poor		INVASIVE	S	Y
40	B	7	Basswood	Tilia americana	Poor		WOODLAND	S	Y
41	B	9	Basswood	Tilia americana	Fair		WOODLAND	S	Y
42	B	8	Basswood	Tilia americana	Poor		WOODLAND	S	Y
43	B	8	Basswood	Tilia americana	Very Poor		WOODLAND	S	Y
44	B	6	Basswood	Tilia americana	Very Poor		WOODLAND	S	Y
45	BC	10	Wild Black Cherry	Prunus serotina	Good		WOODLAND	S	Y
46	B	8	Basswood	Tilia americana	Very Poor		WOODLAND	S	Y
47	B	8	Basswood	Tilia americana	Fair		WOODLAND	S	Y
48	B	8	Basswood	Tilia americana	Very Poor		WOODLAND	S	Y
49	B	11	Basswood	Tilia americana	Poor		WOODLAND	S	Y
50	B	7	Basswood	Tilia americana	Poor		WOODLAND	S	Y
51	B	7	Basswood	Tilia americana	Fair		WOODLAND	S	Y
52	B	7	Basswood	Tilia americana	Fair		WOODLAND	S	Y
53A	GA	7	Green Ash	Fraxinus pennsylvanica	Very Poor		INVASIVE	S	Y
53B	E	9	American Elm	Ulmus americana	Fair		INVASIVE	S	Y
54	E	7	American Elm	Ulmus americana	Poor		INVASIVE	S	Y
55	BW	8	Black Walnut	Juglans nigra	Fair		WOODLAND	S	Y
56	B	11	Basswood	Tilia americana	Fair		WOODLAND	S	Y
57	E	10	American Elm	Ulmus americana	Fair		INVASIVE	S	Y
58	B	12	Basswood	Tilia americana	Fair		WOODLAND	S	Y
59	BX	7	Box elder	Acer negundo	Poor		INVASIVE	S	Y
60	BX	7	Box elder	Acer negundo	Poor		INVASIVE	S	Y
61	CT	11	Cottonwood	Populus deltoides	Poor		INVASIVE	S	Y
62	NM	12	Norway Maple	Acer platanoides	Good		INVASIVE	S	Y
63	B	10	Basswood	Tilia americana	Fair		WOODLAND	S	Y
64	CT	21	Cottonwood	Populus deltoides	Good		INVASIVE	S	Y
65	B	10	Basswood	Tilia americana	Fair		WOODLAND	S	Y
66	B	12	Basswood	Tilia americana	Fair		WOODLAND	S	Y
67	CT	12	Cottonwood	Populus deltoides	Poor		INVASIVE	S	Y
68	NM	7	Norway Maple	Acer platanoides	Poor		INVASIVE	S	Y
69	NM	15	Norway Maple	Acer platanoides	Good		INVASIVE	S	Y
70	BX	9	Box elder	Acer negundo	Poor		INVASIVE	S	Y
71	B	11	Basswood	Tilia americana	Fair		WOODLAND	S	Y
72	BX	7	Box elder	Acer negundo	Poor		INVASIVE	S	Y
73	BX	7	Box elder	Acer negundo	Poor		INVASIVE	S	Y
74	B	13	Basswood	Tilia americana	Fair		WOODLAND	S	Y
75	B	12	Basswood	Tilia americana	Fair		WOODLAND	S	Y
76	B	11	Basswood	Tilia americana	Fair		WOODLAND	S	Y
77	B	11	Basswood	Tilia americana	Fair		WOODLAND	S	Y
78	BX	9	Box elder	Acer negundo	Fair		INVASIVE	S	Y
79	CT	14	Cottonwood	Populus deltoides	Fair		INVASIVE	S	Y
80	B	7	Basswood	Tilia americana	Fair		WOODLAND	S	Y
81	CT	12	Cottonwood	Populus deltoides	Fair		INVASIVE	S	Y
82	B	7	Basswood	Tilia americana	Poor		WOODLAND	S	Y
83	B	7	Basswood	Tilia americana	Poor		WOODLAND	S	Y
84	CT	12	Cottonwood	Populus deltoides	Fair		INVASIVE	S	Y
85	BX	8	Box elder	Acer negundo	Poor		INVASIVE	S	Y
86	PW	14	White Poplar	Populus alba	Good		INVASIVE	S	Y
87	BX	8	Box elder	Acer negundo	Poor		INVASIVE	S	Y
88	E	9	American Elm	Ulmus americana	Poor		INVASIVE	S	Y
89	BX	11	Box elder	Acer negundo	Poor		INVASIVE	S	Y
90	E	10	American Elm	Ulmus americana	Good		INVASIVE	S	Y
91	E	8	American Elm	Ulmus americana	Fair		INVASIVE	S	Y
92	BX	11	Box elder	Acer negundo	Poor		INVASIVE	S	Y
93	BX	13	Box elder	Acer negundo	Poor		INVASIVE	S	Y
94	B	14	Basswood	Tilia americana	Very Poor		WOODLAND	S	Y
95	BX	16	Box elder	Acer negundo	Poor		INVASIVE	S	Y
96A	B	9	Basswood	Tilia americana	Poor		WOODLAND	S	Y
96B	B	9	Basswood	Tilia americana	Poor		WOODLAND	S	Y
97	BX	10	Box elder	Acer negundo	Poor		INVASIVE	S	Y
98	BX	11	Box elder	Acer negundo	Very Poor		INVASIVE	S	Y
99	CT	11	Cottonwood	Populus deltoides	Fair		INVASIVE	S	Y
100	RO	8	Red Oak	Quercus rubra	Poor		WOODLAND	S	Y
101	B	7	Basswood	Tilia americana	Fair		WOODLAND	S	Y
102	BX	12	Box elder	Acer negundo	Poor		INVASIVE	S	Y
103	BX	8	Box elder	Acer negundo	Poor		INVASIVE	S	Y

TAG	CODE	DBH	COMMON NAME	LATIN NAME	CONDITION	NOTE	CLASS	SAVE / REMOVE	ON-SITE
104	BX	7	Box elder	Acer negundo	Very Poor		INVASIVE	S	Y
105	BX	9	Box elder	Acer negundo	Very Poor		INVASIVE	S	Y
106	BX	12	Box elder	Acer negundo	Poor		INVASIVE	S	Y
107	BX	17	Box elder	Acer negundo	Poor		INVASIVE	S	Y
108	BX	9	Box elder	Acer negundo	Poor		INVASIVE	S	Y
109	B	12	Basswood	Tilia americana	Fair		WOODLAND	S	Y
110	B	10	Basswood	Tilia americana	Fair		WOODLAND	S	Y
111	B	12	Basswood	Tilia americana	Fair		WOODLAND	S	Y
112	B	10	Basswood	Tilia americana	Fair		WOODLAND	S	Y
113	B	8	Basswood	Tilia americana	Fair		WOODLAND	S	Y
114	B	8	Basswood	Tilia americana	Fair		WOODLAND	S	Y
115	BX	7	Box elder	Acer negundo	Fair		INVASIVE	S	N
116	BX	8	Box elder	Acer negundo	Fair		INVASIVE	S	N
117	PW	6	White Poplar	Populus alba	Good		INVASIVE	S	N
1001	BS	10	Blue Spruce	Picea pungens	Poor		WOODLAND	R	Y
1002	AU	15	Austrian Pine	Pinus nigra	Fair		WOODLAND	R	Y
1003	SC	11	Scotch Pine	Pinus sylvestris	Fair		WOODLAND	S	Y
1004	B	23	Basswood	Tilia americana	Good		LANDMARK	R	Y
1005	SM	12	Silver Maple	Acer saccharinum	Fair		INVASIVE	S	Y
1006	NS	14	Norway Spruce	Picea Abies	Fair		WOODLAND	R	Y
1007	WS	7	White Spruce	Picea glauca	Poor		WOODLAND	S	Y
1008	NM	27	Norway Maple	Acer platanoides	Good		INVASIVE	R	Y
1009	WS	14	White Spruce	Picea glauca	Fair		WOODLAND	S	Y
1010	TH	7	Thornapple/Hawthorne	Cragaegus spp.	Poor		WOODLAND	S	Y
1011	TH	11	Thornapple/Hawthorne	Cragaegus spp.	Poor		WOODLAND	S	Y
1012	SU	17	Sugar Maple	Acer saccharum	Fair		LANDMARK	S	Y
1013	NM	10	Norway Maple	Acer platanoides	Fair		INVASIVE	R	Y
1014	NM	13	Norway Maple	Acer platanoides	Good		INVASIVE	R	Y
1015	NM	11	Norway Maple	Acer platanoides	Good		INVASIVE	R	Y
1016	WS	10	White Spruce	Picea glauca	Poor		WOODLAND	S	Y
1017	SU	14	Sugar Maple	Acer saccharum	Very Poor	dead	WOODLAND	S	Y
1018	SC	12	Scotch Pine	Pinus sylvestris	Fair		WOODLAND	S	Y
1019	NM	11	Norway Maple	Acer platanoides	Good		INVASIVE	S	Y
1020	SM	22	Silver Maple	Acer saccharinum	Fair		INVASIVE	S	Y
1021	SC	20	Scotch Pine	Pinus sylvestris	Good		LANDMARK	S	Y
1022	NM	12	Norway Maple	Acer platanoides	Fair		INVASIVE	S	Y
1023	SC	7	Scotch Pine	Pinus sylvestris	Fair		WOODLAND	S	Y
1024	NM	21	Norway Maple	Acer platanoides	Good		INVASIVE	S	N
1025	SC	13	Scotch Pine	Pinus sylvestris	Fair		WOODLAND	R	Y
1026	NM	8	Norway Maple	Acer platanoides	Good		INVASIVE	R	Y
1027	NM	10	Norway Maple	Acer platanoides	Good		INVASIVE	R	Y
1028	NM	10	Norway Maple	Acer platanoides	Good		INVASIVE	S	Y
1029	NM	8	Norway Maple	Acer platanoides	Good		INVASIVE	S	Y
1030	NM	9	Norway Maple	Acer platanoides	Good		INVASIVE	R	Y
1031	NM	9	Norway Maple	Acer platanoides	Good		INVASIVE	S	Y
1032	BX	14	Box elder	Acer negundo	Fair		INVASIVE	S	Y
1033	BX	11	Box elder	Acer negundo	Fair		INVASIVE	S	N
1034	AU	16	Austrian Pine	Pinus nigra	Fair		WOODLAND	S	N
1035	NM	6	Norway Maple	Acer platanoides	Good		INVASIVE	S	N
1036	AU	17	Austrian Pine	Pinus nigra	Very Poor	dead	WOODLAND	S	Y
1037	NM	12	Norway Maple	Acer platanoides	Fair		INVASIVE	S	N
1038	BX	18	Box elder	Acer negundo	Fair		INVASIVE	S	Y
1039	WC	6	White Cedar	Thuja occidentalis	Good		WOODLAND	R	Y
1040	WC	6	White Cedar	Thuja occidentalis	Fair		WOODLAND	R	Y
1041	BX	10	Box elder	Acer negundo	Fair		INVASIVE	R	Y
1042	NM	12	Norway Maple	Acer platanoides	Good		INVASIVE	R	Y
1043	SM	12	Silver Maple	Acer saccharinum	Fair		INVASIVE	R	Y
1044	SC	11	Scotch Pine	Pinus sylvestris	Very Poor	dead	WOODLAND	R	Y
1045	SM	43	Silver Maple	Acer saccharinum	Fair		INVASIVE	R	Y
1046	NM	8	Norway Maple	Acer platanoides	Good		INVASIVE	R	Y
1047	SM	16	Silver Maple	Acer saccharinum	Fair		INVASIVE	R	Y
1048	SC	14	Scotch Pine	Pinus sylvestris	Poor		WOODLAND	R	Y
1049	SC	14	Scotch Pine	Pinus sylvestris	Poor		WOODLAND	R	Y
1050	SM	6	Silver Maple	Acer saccharinum	Fair		INVASIVE	S	Y
1051	SM	22	Silver Maple	Acer saccharinum	Good		INVASIVE	R	Y
1052	NM	8	Norway Maple	Acer platanoides	Very Poor		INVASIVE	R	Y
1053	SM	30	Silver Maple	Acer saccharinum	Poor		INVASIVE	R	Y
1054	SU	7	Sugar Maple	Acer saccharum	Good		WOODLAND	S	N
1055	TH	7	Thornapple/Hawthorne	Cragaegus spp.	Very Poor	x2 dead	WOODLAND	S	Y
1056	SC	13	Scotch Pine	Pinus sylvestris	Fair		WOODLAND	R	Y
1057	SC	12	Scotch Pine	Pinus sylvestris	Fair		WOODLAND	R	Y
1058	SC	13	Scotch Pine	Pinus sylvestris	Fair		WOODLAND	R	Y
1059	BX	8	Box elder	Acer negundo	Fair		INVASIVE	S	Y
1060	BX	8	Box elder	Acer negundo	Fair	x2	INVASIVE	S	Y
1061	BS	6	Blue Spruce	Picea pungens	Fair		WOODLAND	S	N
1062	NS	6	Norway Spruce	Picea Abies	Fair		WOODLAND	S	N
1063	NS	6	Norway Spruce	Picea Abies	Fair		WOODLAND	S	N
1064	NS	7	Norway Spruce	Picea Abies	Good		WOODLAND	S	N
1065	NS	6	Norway Spruce	Picea Abies	Fair		WOODLAND	S	N
1066	SC	17	Scotch Pine	Pinus sylvestris	Fair		WOODLAND	S	N
1067	CT	25	Cottonwood	Populus deltoides	Good		INVASIVE	R	Y
1068	WP	21	(Eastern) White Pine	Pinus strobus	Fair		LANDMARK	R	Y
1069	BW	16	Black Walnut	Juglans nigra	Good		WOODLAND	S	Y
1070	AU	20	Austrian Pine	Pinus nigra	Good		LANDMARK	S	Y
1071	MH	16	Bitternut Hickory	Carya cordiformis	Good	bitternut hickory	LANDMARK	R	Y
1072	SH	16	Shagbark Hickory	Carya ovata	Good	hickory	LANDMARK	R	Y
1073	SH	8	Shagbark Hickory	Carya ovata	Very Poor	hickory	WOODLAND	R	Y
1074	SC	12	Scotch Pine	Pinus sylvestris	Fair		WOODLAND	R	Y
1075	SC	10	Scotch Pine	Pinus sylvestris	Fair		WOODLAND	R	Y
1076	SC	10	Scotch Pine	Pinus sylvestris	Fair		WOODLAND	R	Y
1077	SC	9	Scotch Pine	Pinus sylvestris	Fair		WOODLAND	R	Y
1078	SC	9	Scotch Pine	Pinus sylvestris	Fair		WOODLAND	R	Y
1079	SC	8	Scotch Pine	Pinus sylvestris	Fair		WOODLAND	R	Y
1080	SC	14	Scotch Pine	Pinus sylvestris	Fair		WOODLAND	R	Y
1081	SC	8	Scotch Pine	Pinus sylvestris	Fair		WOODLAND	R	Y
1082	SC	13	Scotch Pine	Pinus sylvestris	Fair		WOODLAND	R	Y
1083	SC	16	Scotch Pine	Pinus sylvestris	Fair	x1	WOODLAND	R	Y
1084	SM	10	Silver Maple	Acer saccharinum	Good		INVASIVE	R	Y
1085	SC	14	Scotch Pine	Pinus sylvestris	Fair		WOODLAND	R	Y
1086	BT	9	Butternut	Juglans cinerea	Good		LANDMARK	R	Y
1087	SM	10	Silver Maple	Acer saccharinum	Fair		INVASIVE	R	Y
1088	SM	16	Silver Maple	Acer saccharinum	Good		INVASIVE	R	Y
1089	BX	12	Box elder	Acer negundo	Fair		INVASIVE	R	Y
1090	BS	12	Blue Spruce	Picea pungens	Good		WOODLAND	S	Y
1091	SM	12	Silver Maple	Acer saccharinum	Fair		INVASIVE	R	Y

WOODLAND TREES			
WOODLAND TREES REMOVED:	30	(REPLACE AT 50% OF REMOVED DBH)	
329'' DBH x 0.5 =		165''	REPLACEMENT
WOODLAND TREES SAVED:	44	**(CREDIT OF 2X DBH)**	
440 DBH x 2 =		880''	CREDIT
164.5 -	880	=	-715.5
0 '' DBH REQUIRED FOR REPLACEMENT			

LANDMARK TREES			
LANDMARK TREES REMOVED:	10	**(REPLACE AT 100% OF REMOVED DBH)**	
172'' DBH x 1 =		172''	REPLACEMENT
LANDMARK TREES SAVED:	5	**(CREDIT OF 2X DBH)**	
94'' DBH x 2 =		188''	CREDIT
172 -	188	=	-16
-16'' DBH REQUIRED FOR REPLACEMENT			

EXEMPT TREES		
(NO REPLACEMENT REQUIRED FOR EXEMPT TREES)		
SAVED EXEMPT TREES:	52	**Trees**
EXEMPT TREES ON SITE:		**Trees**

TAG	CODE	DBH	COMMON NAME	LATIN NAME	CONDITION	NOTE	CLASS	SAVE / REMOVE	ON-SITE
1093	NM	8	Norway Maple	Acer platanoides	Good		INVASIVE	R	Y
1094	C	7	Catalpa	Catalpa speciosa	Good		INVASIVE	R	Y
1095	BX	9	Box elder	Acer negundo	Fair	x1	INVASIVE	R	Y
1096	NM	9	Norway Maple	Acer platanoides	Good		INVASIVE	R	Y
1097	BX	9	Box elder	Acer negundo	Poor	x1	INVASIVE	R	Y
1098	BX	12	Box elder	Acer negundo	Poor		INVASIVE	R	Y
1099	NM	7	Norway Maple	Acer platanoides	Fair		INVASIVE	R	Y
1100	NM	7	Norway Maple	Acer platanoides	Good		INVASIVE	R	Y
1101	BX	10	Box elder	Acer negundo	Poor		INVASIVE	R	Y
1102	BS	7	Blue Spruce	Picea pungens	Good		WOODLAND	R	Y
1103	TH	9	Thornapple/Hawthorne	Cragaegus spp.	Poor	x2	WOODLAND	R	Y
1104	NM	13	Norway Maple	Acer platanoides	Good		INVASIVE	R	Y
1105	NM	15	Norway Maple	Acer platanoides	Good		INVASIVE	R	Y
1106	SM	31	Silver Maple	Acer saccharinum	Good		INVASIVE	R	Y
1107	NM	8	Norway Maple	Acer platanoides	Good		INVASIVE	R	Y
1108	BX	15	Box elder	Acer negundo	Fair		INVASIVE	R	Y
1109	BX	20	Box elder	Acer negundo	Fair		INVASIVE	R	Y
1110	NM	10	Norway Maple	Acer platanoides	Good		INVASIVE	R	Y
1111	NM	8	Norway Maple	Acer platanoides	Good		INVASIVE	R	Y
1112	NM	14	Norway Maple	Acer platanoides	Good		INVASIVE	R	Y
1113	NM	12	Norway Maple	Acer platanoides	Good	x1	INVASIVE	R	Y
1114	NM	12	Norway Maple	Acer platanoides	Good		INVASIVE	R	Y
1115	BX	9	Box elder	Acer negundo	Fair		INVASIVE	R	Y
1116	NM	10	Norway Maple	Acer platanoides	Good		INVASIVE	R	Y
1117	NM	9	Norway Maple	Acer platanoides	Good	x1	INVASIVE	R	Y
1118	BW	8	Black Walnut	Juglans nigra	Good	o/s 10 ft E	WOODLAND	R	Y
1119	BT	20	Butternut	Juglans cinerea	Fair		LANDMARK	R	Y
1120	E	15	American Elm	Ulmus americana	Good		INVASIVE	R	Y
1121	SC	20	Scotch Pine	Pinus sylvestris	Fair		LANDMARK	R	Y
1122	E	11	American Elm	Ulmus americana	Good	x1	INVASIVE	R	Y
1123	NM	24	Norway Maple	Acer platanoides	Good		INVASIVE	S	Y
1124	BS	8	Blue Spruce	Picea pungens	Good		WOODLAND	S	Y
1125	NM	24	Norway Maple	Acer platanoides	Good		INVASIVE	S	Y
1126	NM	15	Norway Maple	Acer platanoides	Good		INVASIVE	S	Y
1127	MW	13	White Mulberry	Morus alba	Fair		INVASIVE	S	Y
1128	NM	20	Norway Maple	Acer platanoides	Good		INVASIVE	S	Y
1129	WO	14	White Oak	Quercus alba	Fair		WOODLAND	R	Y
1130	WP	10	(Eastern) White Pine	Pinus strobus	Good		WOODLAND	S	Y
1131	SM	31	Silver Maple	Acer saccharinum	Good		INVASIVE	S	Y
1132	WP	15	(Eastern) White Pine	Pinus strobus	Good		WOODLAND	R	Y
1133	WS	14	White Spruce	Picea glauca	Fair		WOODLAND	S	Y
1134	NM	12	Norway Maple	Acer platanoides	Good		INVASIVE	R	Y
1135	WS	24	White Spruce	Picea glauca	Poor		LANDMARK	S	Y
1136	MW	7	White Mulberry	Morus alba	Fair		INVASIVE	S	Y
1137	NM	12	Norway Maple	Acer platanoides	Good		INVASIVE	S	Y
1138	NM	7	Norway Maple	Acer platanoides	Good		INVASIVE	S	Y
1139	NM	11	Norway Maple	Acer platanoides	Good		INVASIVE	S	Y
1140	E	17	American Elm	Ulmus americana	Good	x1	INVASIVE	S	Y
1141	E	15	American Elm	Ulmus americana	Good		INVASIVE	S	Y
1142	SM	14	Silver Maple	Acer saccharinum	Good		INVASIVE	S	Y
1143	SC	6	Scotch Pine	Pinus sylvestris	Fair		WOODLAND	R	Y
1144	SC	20	Scotch Pine	Pinus sylvestris	Fair		LANDMARK	R	Y
1145	BS	14	Blue Spruce	Picea pungens	Fair		WOODLAND	S	Y
1146	OB	11	Ohio Buckeye	Aesculus glabra	Good		WOODLAND	S	Y
1147	SM	39	Silver Maple	Acer saccharinum	Fair	trunk damage	INVASIVE	R	Y
1148	TP	11	Tulip Poplar	Liriodendron tulipifera	Good		WOODLAND	R	Y
1149	MW	12	White Mulberry	Morus alba	Fair		INVASIVE	R	Y
1150	SM	28	Silver Maple	Acer saccharinum	Good		INVASIVE	R	Y
1151	WC	6	White Cedar	Thuja occidentalis	Good		WOODLAND	S	Y
1152	NM	13	Norway Maple	Acer platanoides	Good		INVASIVE	S	Y
1153	BS	6	Blue Spruce	Picea pungens	Good		WOODLAND	S	N
1154	BS	7	Blue Spruce	Picea pungens	Good		WOODLAND	S	Y
1155	BS	9	Blue Spruce	Picea pungens	Fair		WOODLAND	S	N
1156	WP	20	(Eastern) White Pine	Pinus strobus	Good		LANDMARK	S	Y
1157	WO	17	White Oak	Quercus alba	Good		LANDMARK	S	Y
1158	BF	8	Balsam Fir	Abies balsamea	Fair		WOODLAND	S	Y
1159	SM	26	Silver Maple	Acer saccharinum	Good		INVASIVE	R	Y
1160	WS	12	White Spruce	Picea glauca	Fair		WOODLAND	S	Y
1161	BF	10	Balsam Fir	Abies balsamea	Poor		WOODLAND	S	Y
1162	BF	13	Balsam Fir	Abies balsamea	Fair		WOODLAND	R	Y
1163	WS	8	White Spruce	Picea glauca	Fair		WOODLAND	R	Y
1164	SM	20	Silver Maple	Acer saccharinum	Good		INVASIVE	R	Y
1165	WS	11	White Spruce	Picea glauca	Fair		WOODLAND	S	Y
1166	AP	11	Domestic Apple	Malus sylvestris	Poor		WOODLAND	S	Y
1167	BX	17	Box elder	Acer negundo	Fair	x1	INVASIVE	S	Y
1168	SM	26	Silver Maple	Acer saccharinum	Good		INVASIVE	R	Y
1169	DF	7	Douglas Fir	Pseudotsuga menziesii	Fair		WOODLAND	S	Y
1170	BS	15	Blue Spruce	Picea pungens	Fair		WOODLAND	R	Y
1171	SM	26	Silver Maple	Acer saccharinum	Good		INVASIVE	R	Y
1172	PR	5	Pear	Pyrus communis	Fair	domestic pear	WOODLAND	R	Y
1173	PR	13	Pear	Pyrus communis	Very Poor	domestic pear	LANDMARK	R	Y
1174	PR	14	Pear	Pyrus communis	Fair	domestic pear	LANDMARK	R	Y
1175	SM	25	Silver Maple	Acer saccharinum	Good		INVASIVE	R	Y
1176	RP	12	Red Pine	Pinus resinosa	Good		WOODLAND	R	Y
1177	AP	13	Domestic Apple	Malus sylvestris	Fair		LANDMARK	R	Y

S:\PROJECTS\2017\2017-009 GFA SQUARE LAKE-JPB\Dwg\Site Plans\(T-1.0) TREE PRESERVATION-17009.dwg

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CLIENT
GFA DEVELOPMENT, INC.
3301 MIRAGE DRIVE
TROY, MI 48083

PROJECT TITLE
THE VILLAGE OF HASTINGS
PART OF THE SW 1/4 OF SECTION 3, T. 02N., R. 11E.,
TROY, MI

REVISIONS

REV. PER COMMENTS 6/2/2023	8/9/2023
REV. PER COMMENTS 8/24/2023	11/17/2023
REV. PER PC COMMENTS 11/28/2023	12/7/2023
REV. PER PC COMMENTS 1/9/2024	1/24/2024

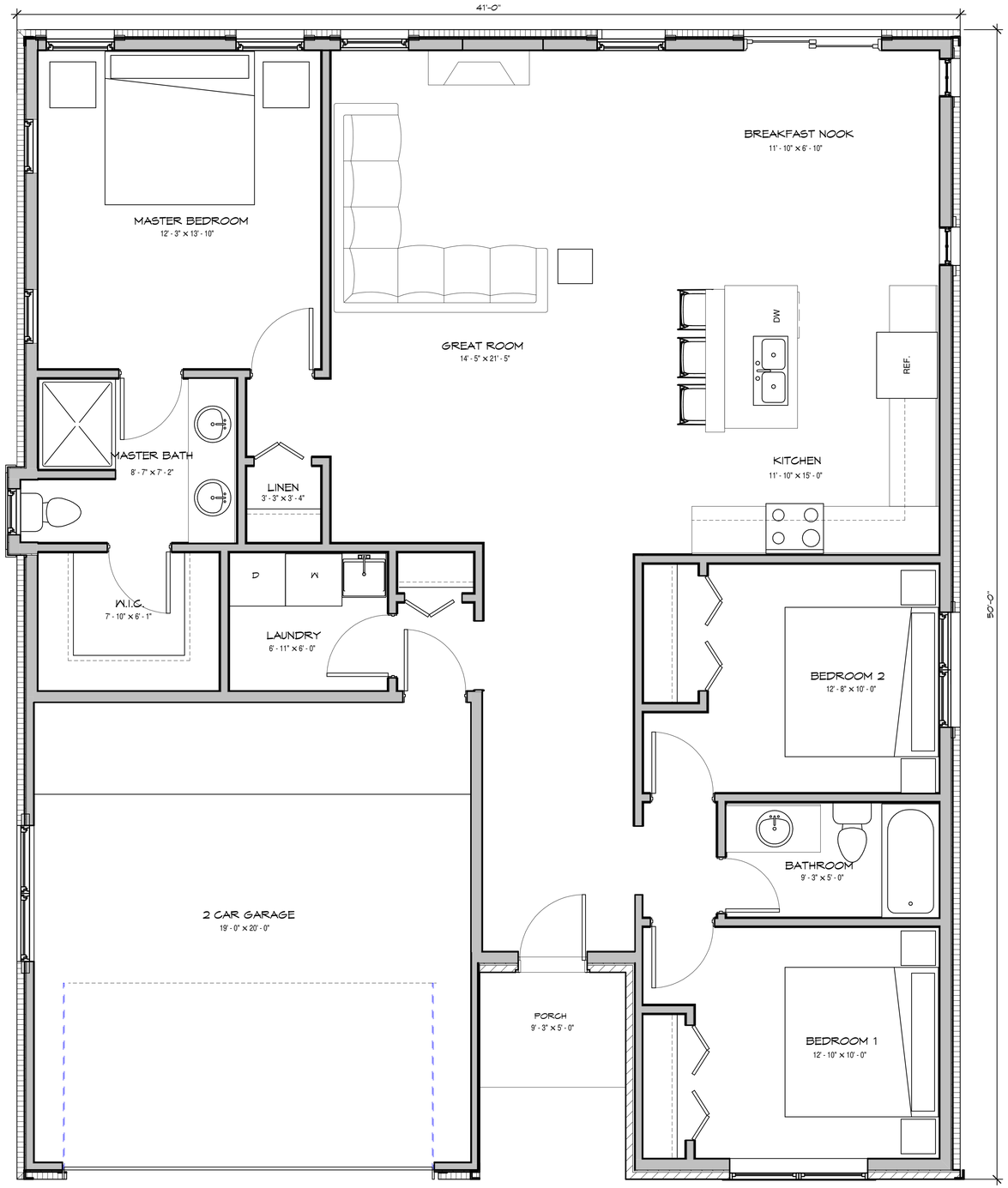
ORIGINAL ISSUE DATE:
JUNE 1, 2023

DRAWING TITLE
TREE PRESERVATION LIST

PEA JOB NO.	2017-009
P.M.	JBT
DN.	KAD
DES.	KAD

DRAWING NUMBER:
T-1.1

NOT FOR CONSTRUCTION



FIRST FLOOR PLAN

Scale: 3/8" = 1'-0"

MGA Architects/Designers

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Client:

GFA Development - Ranch Unit

Project Title:

VILLAGE OF HASTINGS

Troy, MI

Sheet Title:

FIRST FLOOR UNIT PLAN

Project Number: **22312**
Drawn By: **AJM, JS**
Checked By: **AJM**
Approved By: **AJM**
Date: **06-16-2023**

Issued:

Owner's Review	06-16-23
Owner's Review	11-09-23
Site Plan Approval	04-29-24

Sheet Number:

A100

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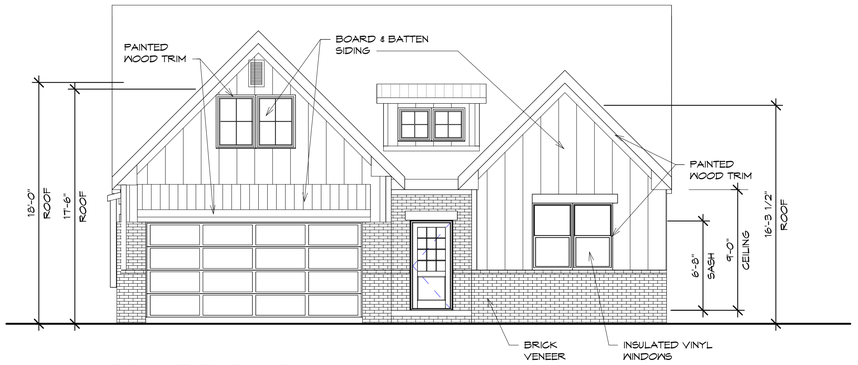

1 FRONT ELEVATION
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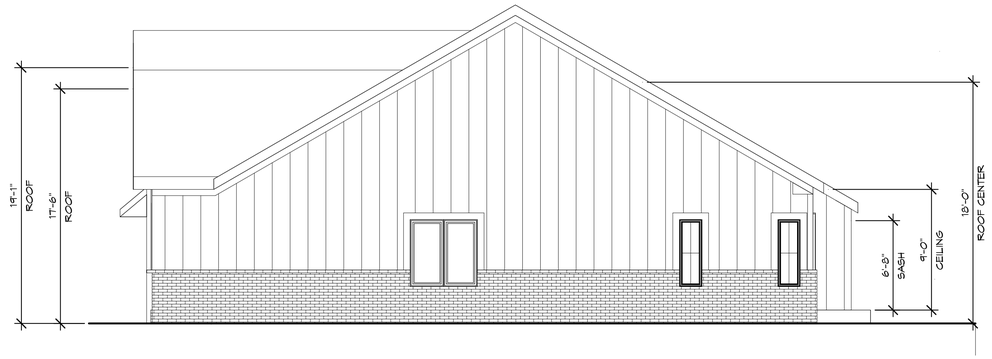

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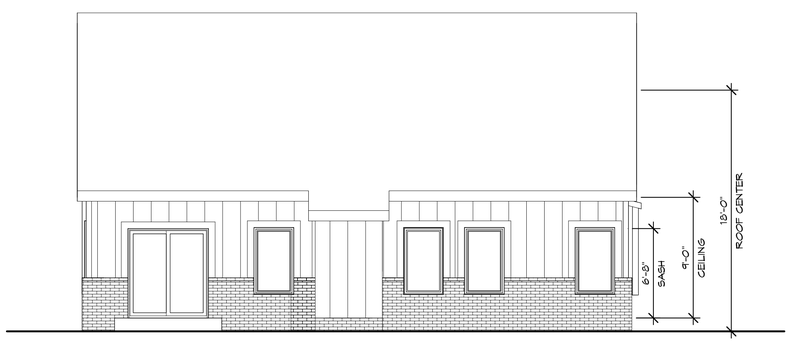

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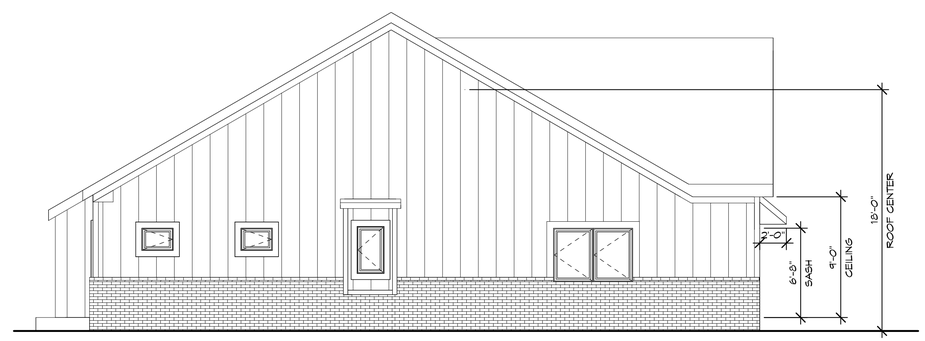

3 LEFT ELEVATION
Scale: 3/16" = 1'-0"

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Client:
GFA Development - Ranch Unit

Project Title:
VILLAGE OF HASTINGS

Troy, MI

Sheet Title:
ELEVATIONS - OPTION A

Project Number: 22312
Drawn By: AJM, JS
Checked By: AJM
Approved By: AJM
Date: 06-16-2023

Issued:

Review	08-04-16
Owner's Review	06-16-23
Owner's Review	11-09-23
Site Plan Approval	05-14-24

Sheet Number:
A200

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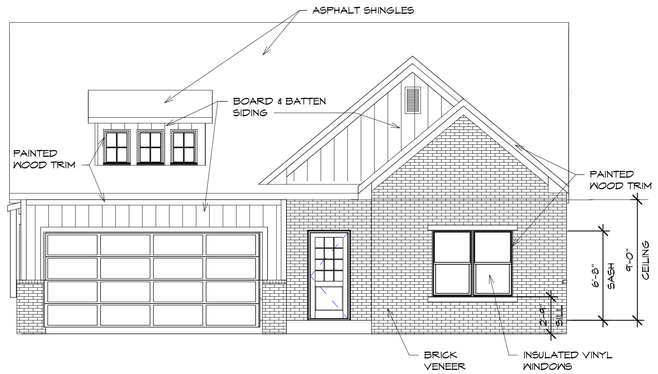

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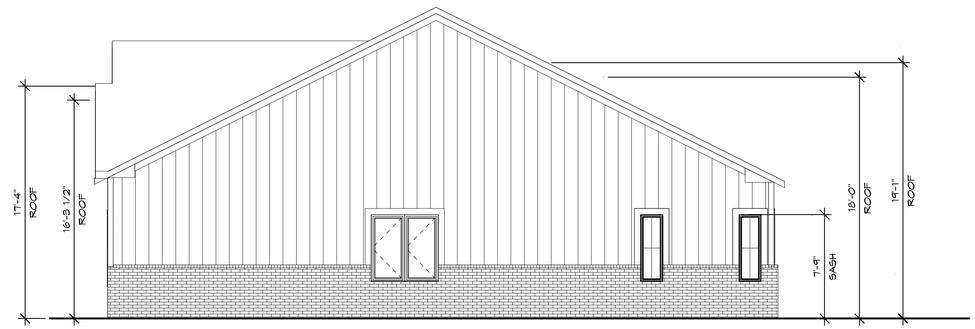
Scale: 3/16" = 1'-0"



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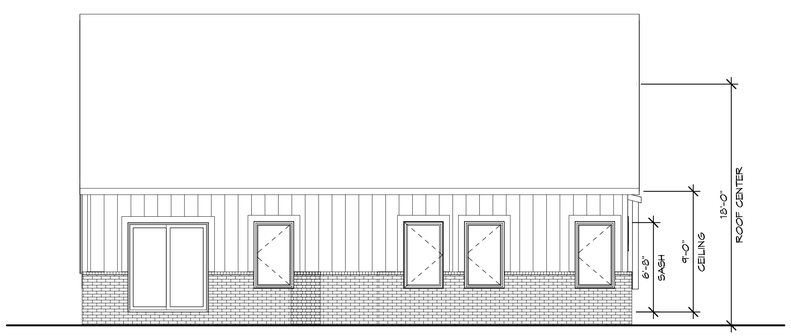

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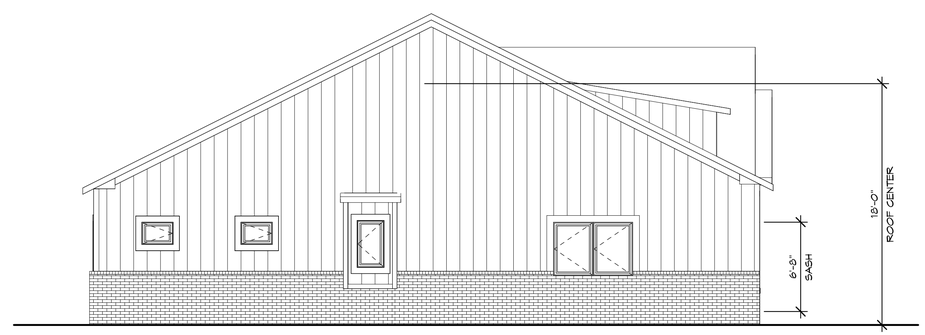

3 LEFT ELEVATION
Scale: 3/16" = 1'-0"

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Client:

GFA Development - Ranch Unit

Project Title:

VILLAGE OF HASTINGS

Troy, MI

Sheet Title:

ELEVATIONS - OPTION B

Project Number: **22312**
Drawn By: **AJM, JS**
Checked By: **AJM**
Approved By: **AJM**
Date: **06-16-2023**

Issued:

Review	08-04-16
Owner's Review	06-16-23
Owner's Review	11-09-23
Site Plan Approval	04-29-24

Sheet Number:

A200

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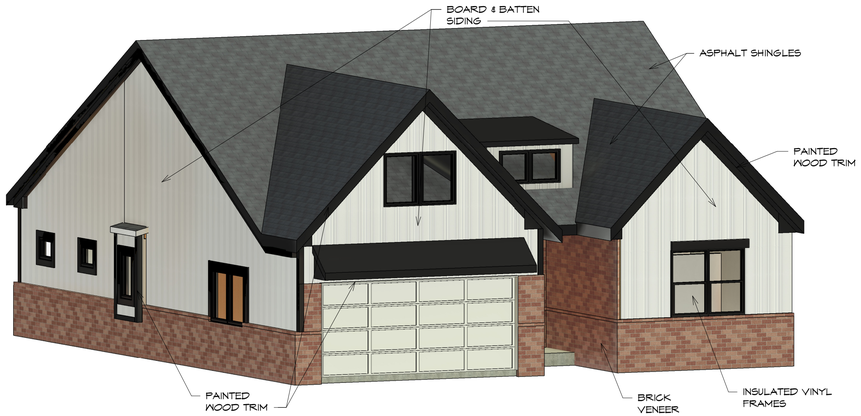

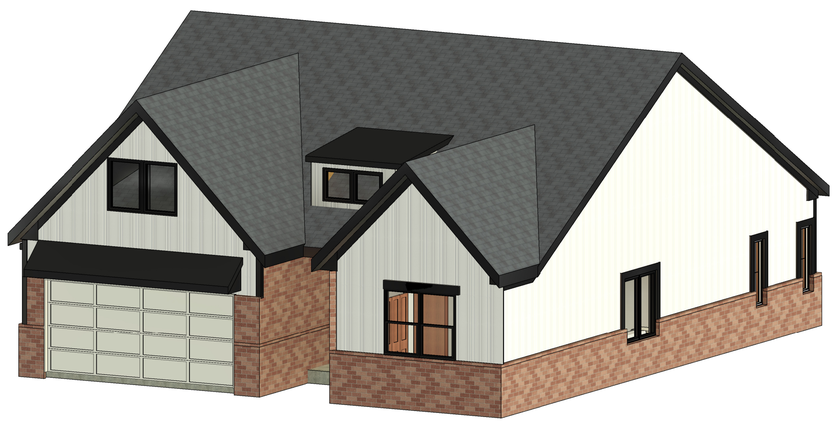

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Project Title:
VILLAGE OF HASTINGS

Troy, MI

Sheet Title:
3D VIEWS - OPTION A

Project Number: 22312
Drawn By: JS
Checked By: AJM
Approved By: AJM
Date: 06-16-2023

Issued:

Owner's Review	06-16-23
Owner's Review	11-09-23
Site Plan Approval	05-14-24

Sheet Number:
A300

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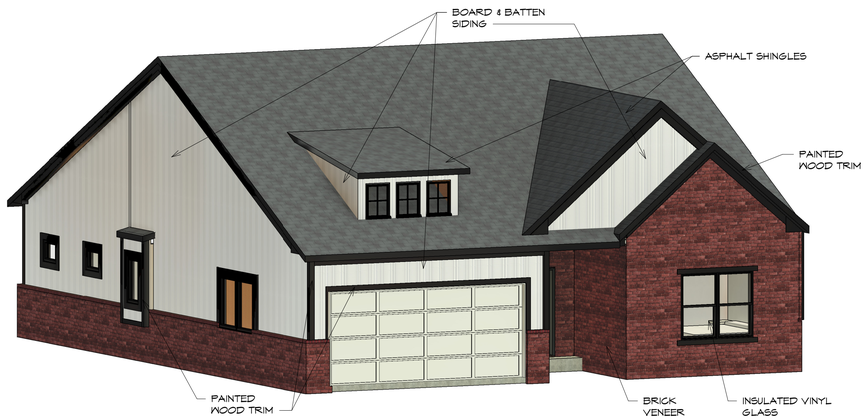

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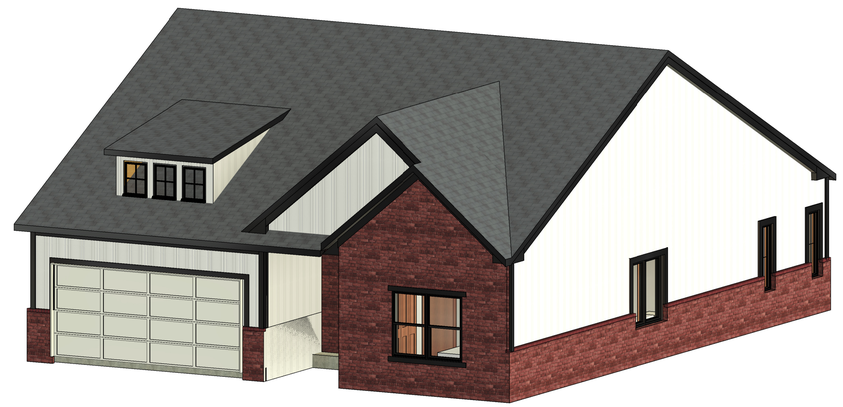

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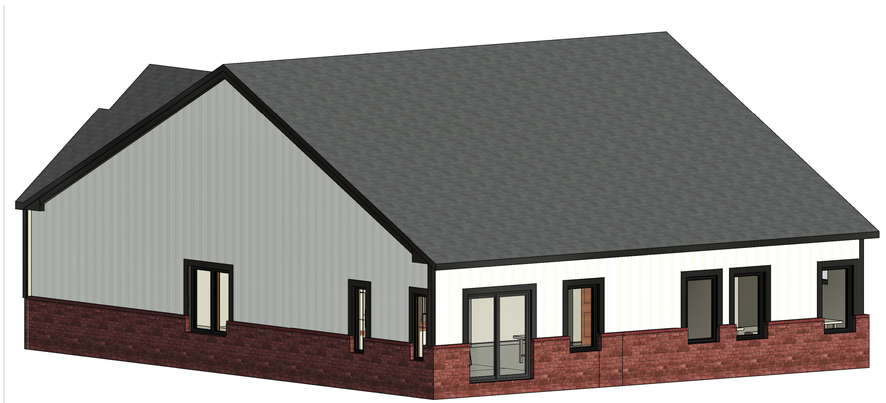

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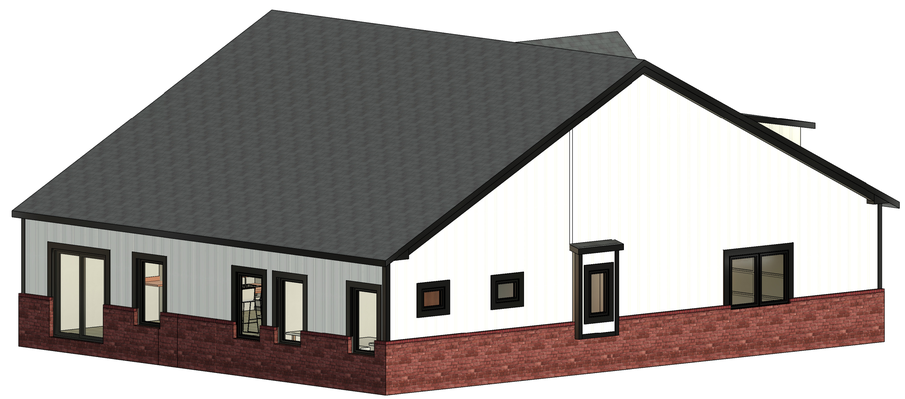

3D VIEW 4

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Client:

GFA Development - Ranch Unit

Project Title:

VILLAGE OF HASTINGS

Troy, MI

Sheet Title:

3D VIEWS - OPTION B

Project Number: **22312**
Drawn By: **JS**
Checked By: **AJM**
Approved By: **AJM**
Date: **06-16-2023**

Issued:

Owner's Review	06-16-23
Owner's Review	11-09-23
Site Plan Approval	04-29-24

Sheet Number:

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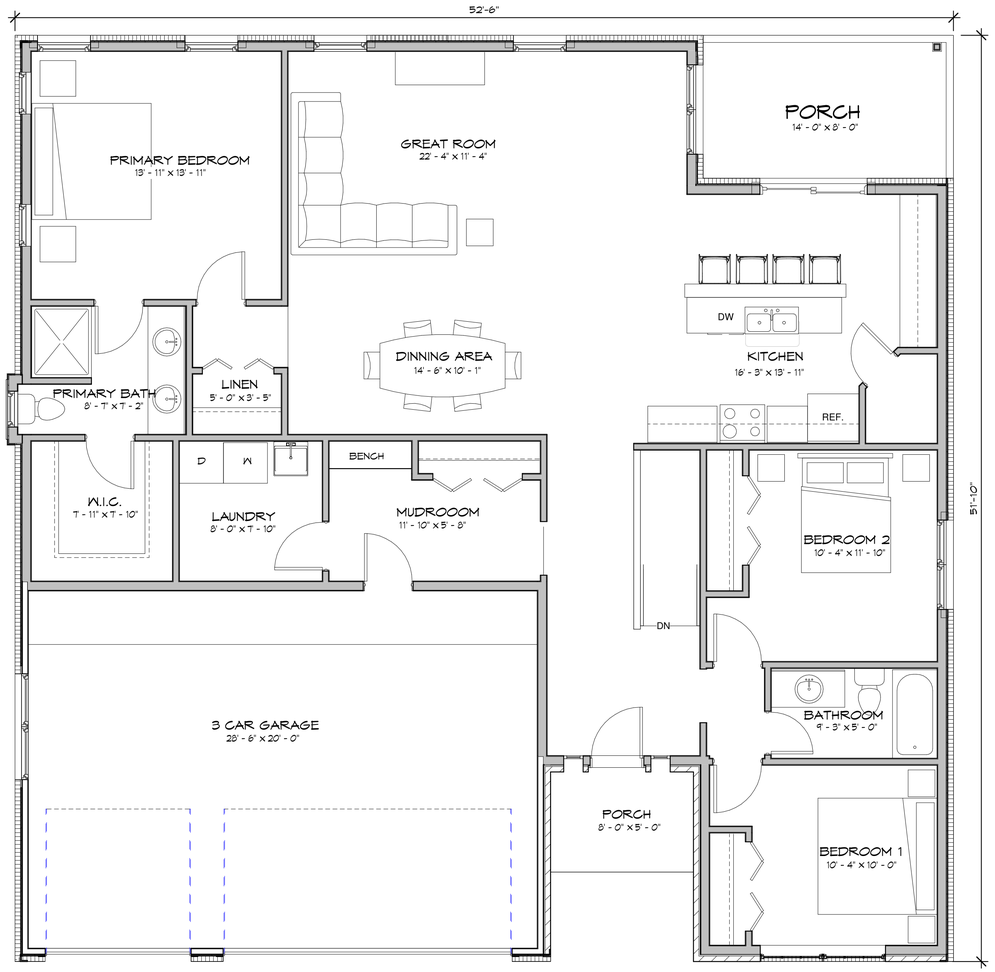

FIRST FLOOR PLAN

Scale: 1/4" = 1'-0"

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Client:

GFA Development - 3 Car Ranch Unit

Project Title:

VILLAGE OF HASTINGS

Troy, MI

Sheet Title:

FIRST FLOOR UNIT PLAN

Project Number: 22312
Drawn By: AJM, JS
Checked By: AJM
Approved By: AJM
Date: 06-16-2023

Issued:

Owner's Review	06-16-23
Owner's Review	11-09-2023
Site Plan Approval	05-14-24

Sheet Number:

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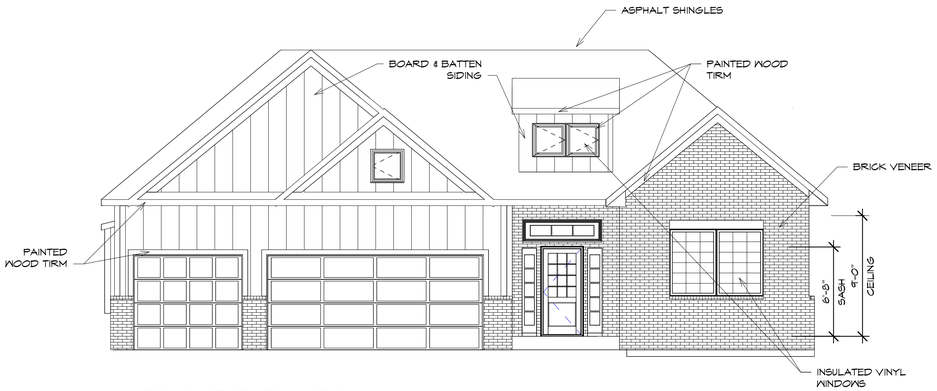

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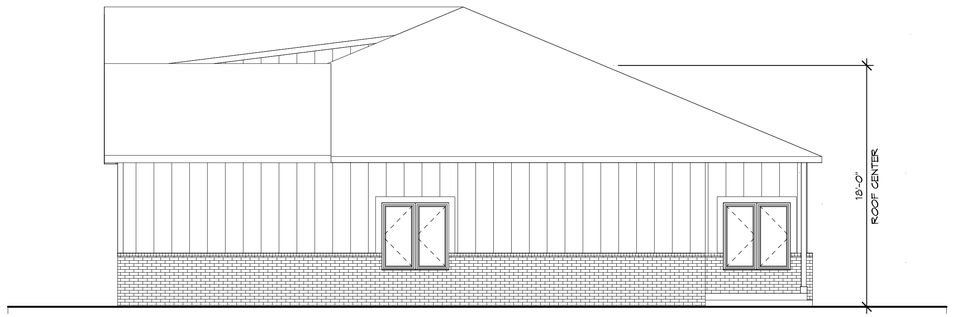

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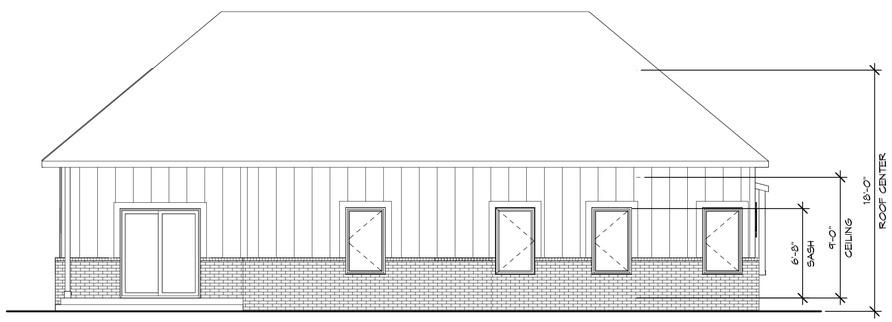

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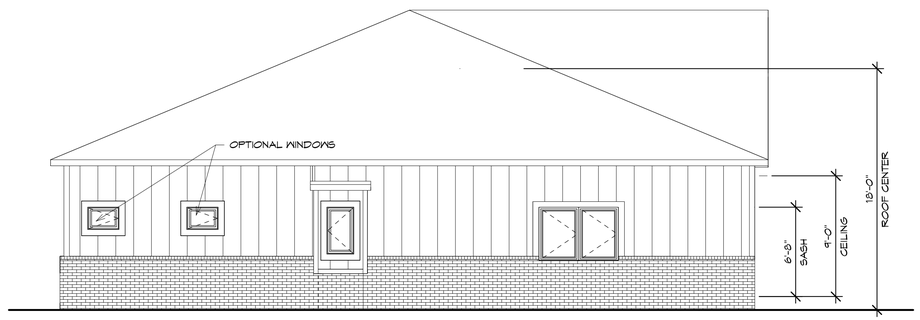

3 LEFT ELEVATION
Scale: 3/16" = 1'-0"

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Client:
GFA Development - 3 Car Ranch Unit

Project Title:
VILLAGE OF HASTINGS

Troy, MI

Sheet Title:
ELEVATIONS

Project Number: 22312
Drawn By: AJM, JS
Checked By: AJM
Approved By: AJM
Date: 06-16-2023

Issued:

Review	08-04-16
Owner's Review	06-16-23
Owner's Review	11-09-2023
Site Plan Approval	05-14-24

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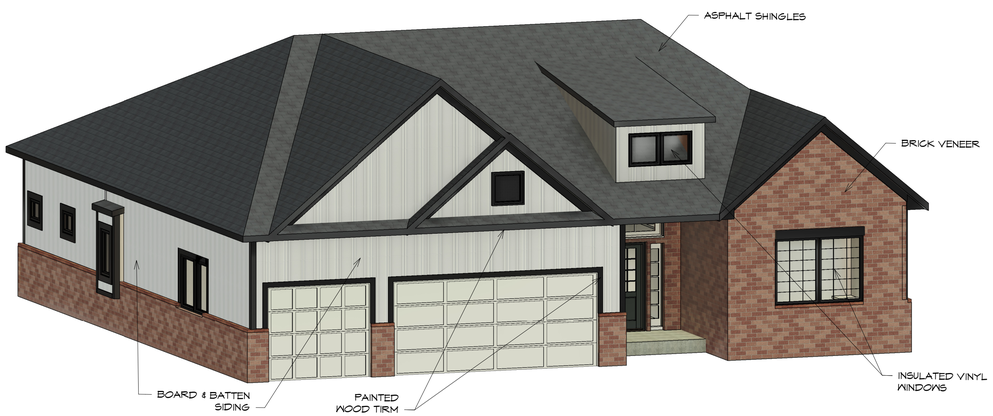

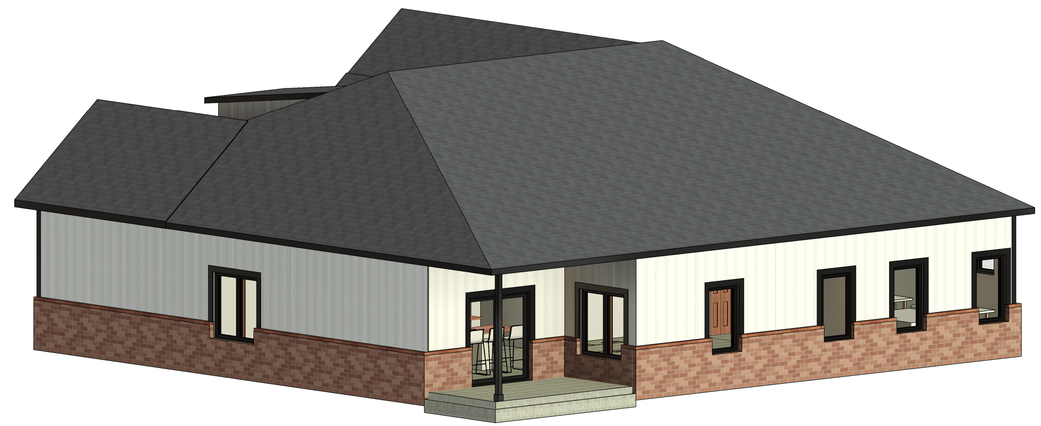

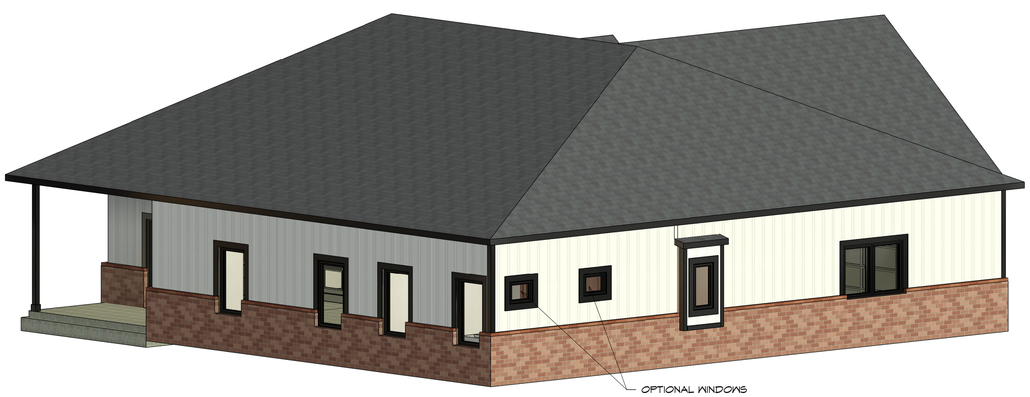

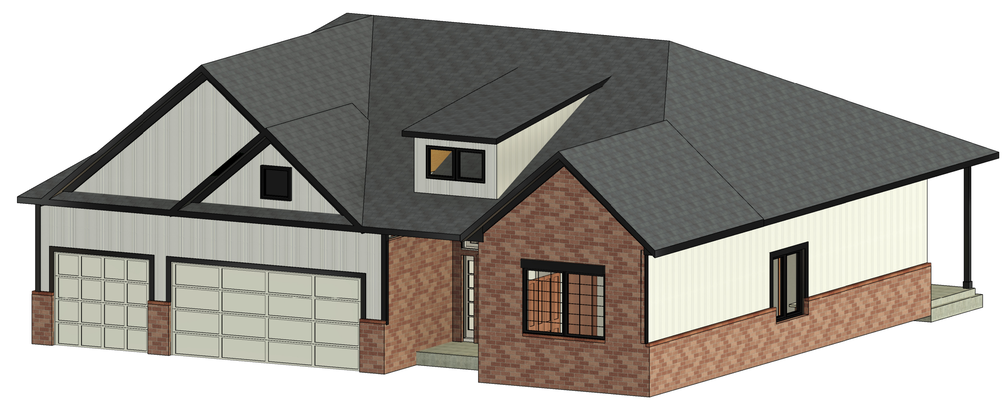

RANCH UNIT -
3 CAR
GARAGE

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Client:
GFA Development - 3 Car Ranch Unit

Project Title:
VILLAGE OF HASTINGS

Troy, MI

Sheet Title:
3D VIEWS

Project Number: 22312
Drawn By: JS
Checked By: AJM
Approved By: AJM
Date: 06-16-2023

Issued:

Owner's Review	06-16-23
Owner's Review	11-09-2023
Site Plan Approval	05-14-24

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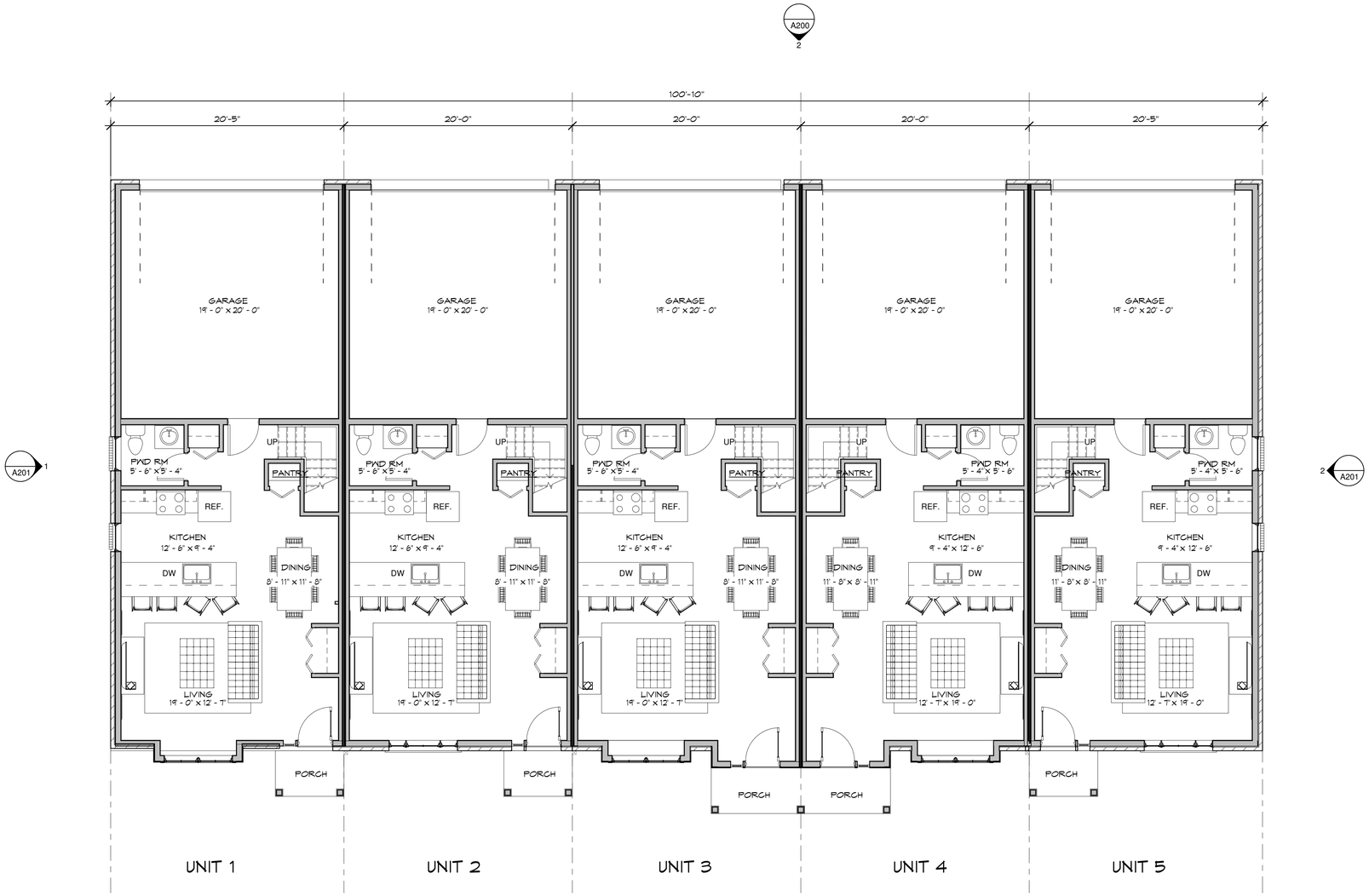

First Floor

Scale: 3/16" = 1'-0"

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Client:

5 UNIT TOWNHOUSE

Project Title:

The Village of Hastings

Troy, MI

Sheet Title:

FIRST FLOOR UNIT PLANS

Project Number: 22312
Drawn By: AJM, JS
Checked By: AJM
Approved By: AJM
Date: 11-03-23

Issued:

Owner's Review	06-29-23
Site Plan Approval	4-30-24

Sheet Number:

A101

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ARCHITECT
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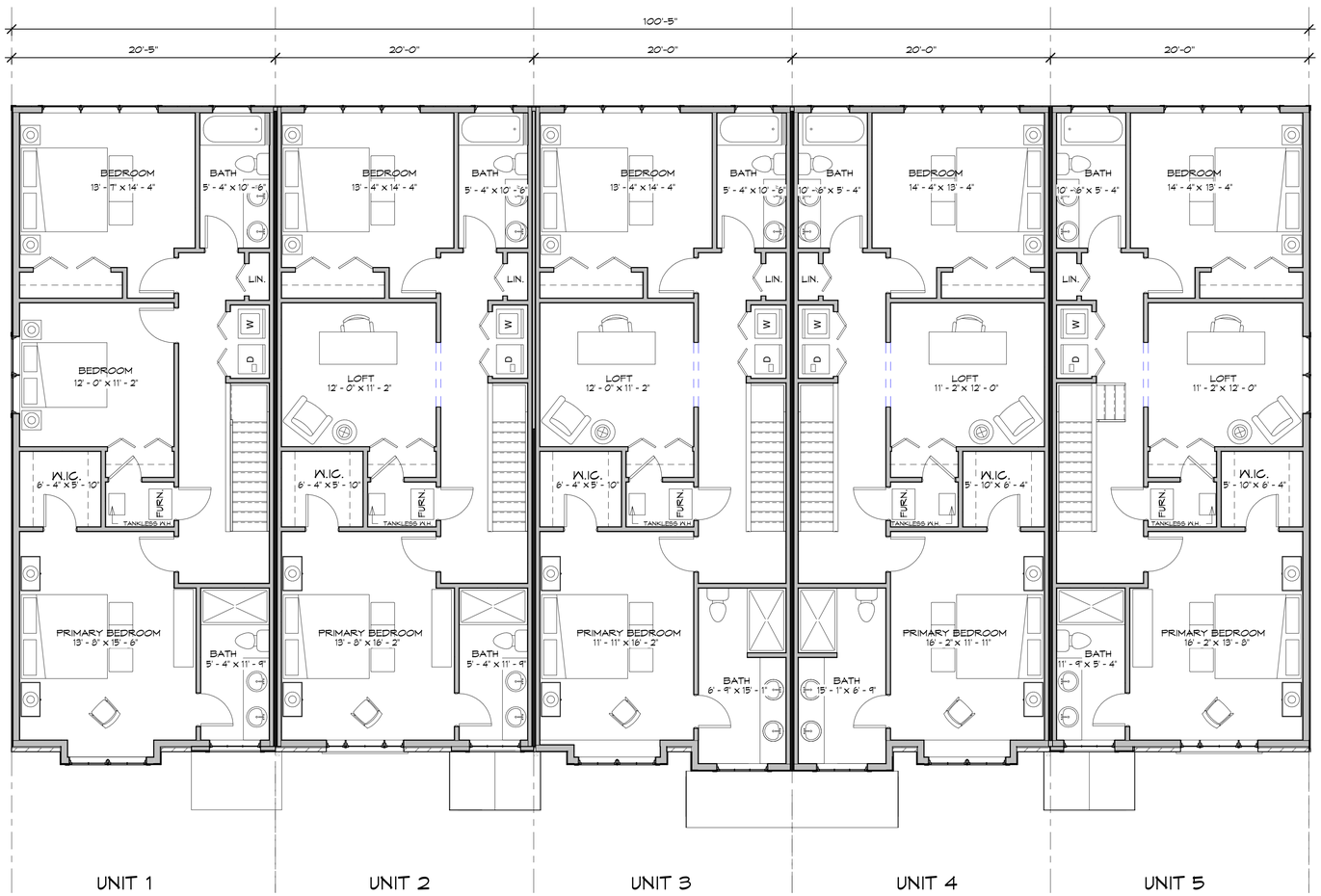

Second Floor

Scale: 3/16" = 1'-0"

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Client:

5 UNIT TOWNHOUSE

Project Title:

The Village of Hastings

Troy, MI

Sheet Title:

STANDARD SECOND FLOOR UNIT PLANS

Project Number: 22312
Drawn By: AJM, JS
Checked By: AJM
Approved By: AJM
Date: 11-03-23

Issued:

Owner's Review	06-29-23
Site Plan Approval	4-30-24

Sheet Number:

A102

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ARCHITECT
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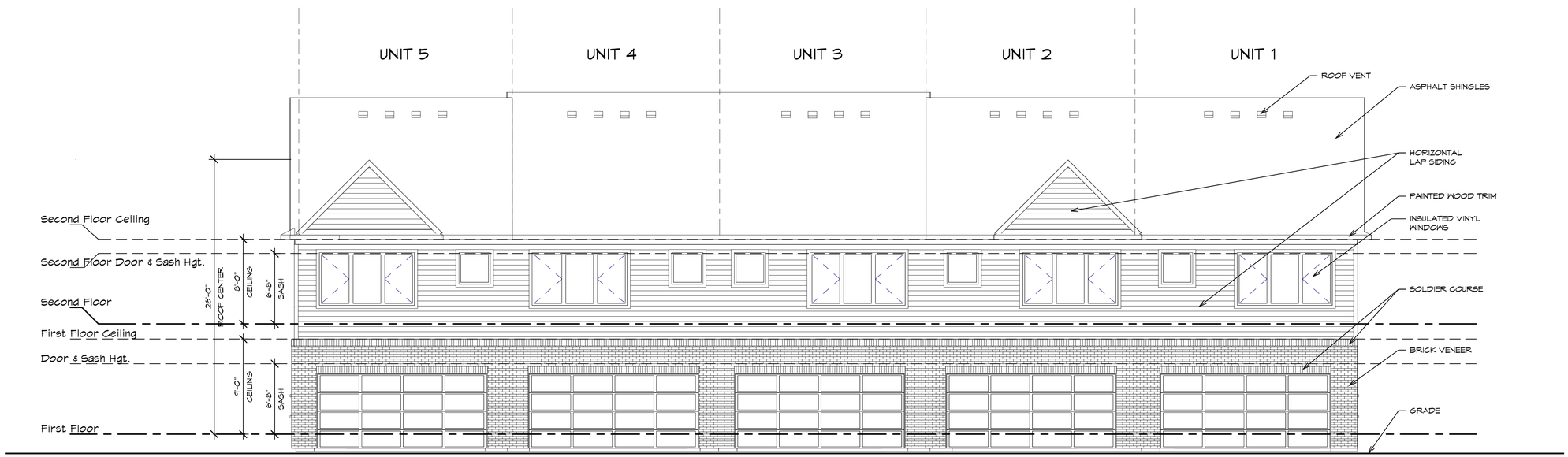

2 A101 NORTH ELEVATION
Scale: 3/16" = 1'-0"

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Client:
5 UNIT TOWNHOUSE

Project Title:
The Village of Hastings

Troy, MI

Sheet Title:
STANDARD NORTH & SOUTH ELEVATION

Project Number: 22312
Drawn By: AJM, JH
Checked By: AJM
Approved By: AJM
Date: 11-03-23

Issued:

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Owner's Review	06-29-23
Site Plan Approval	4-30-24

Sheet Number:
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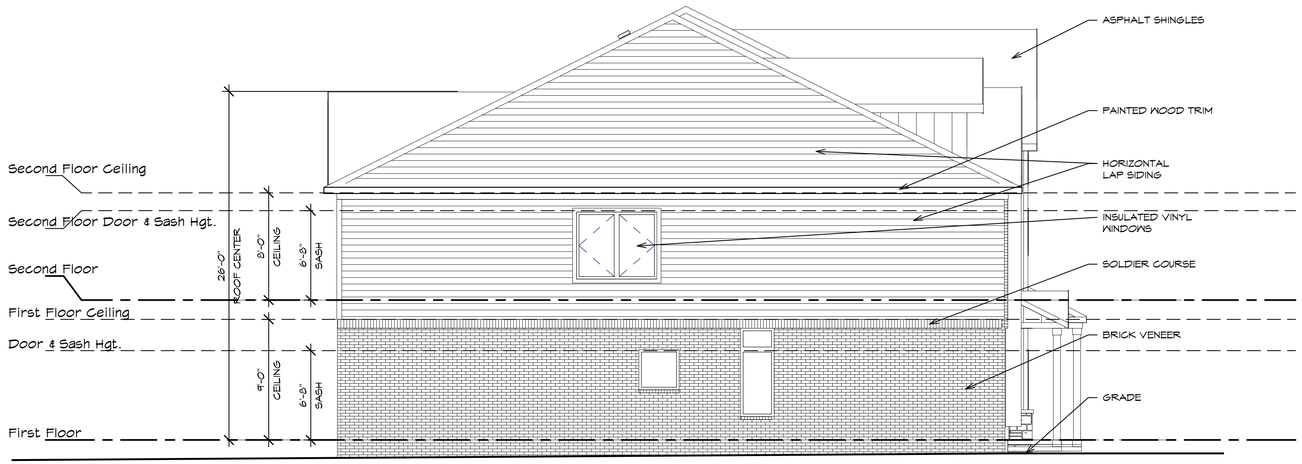

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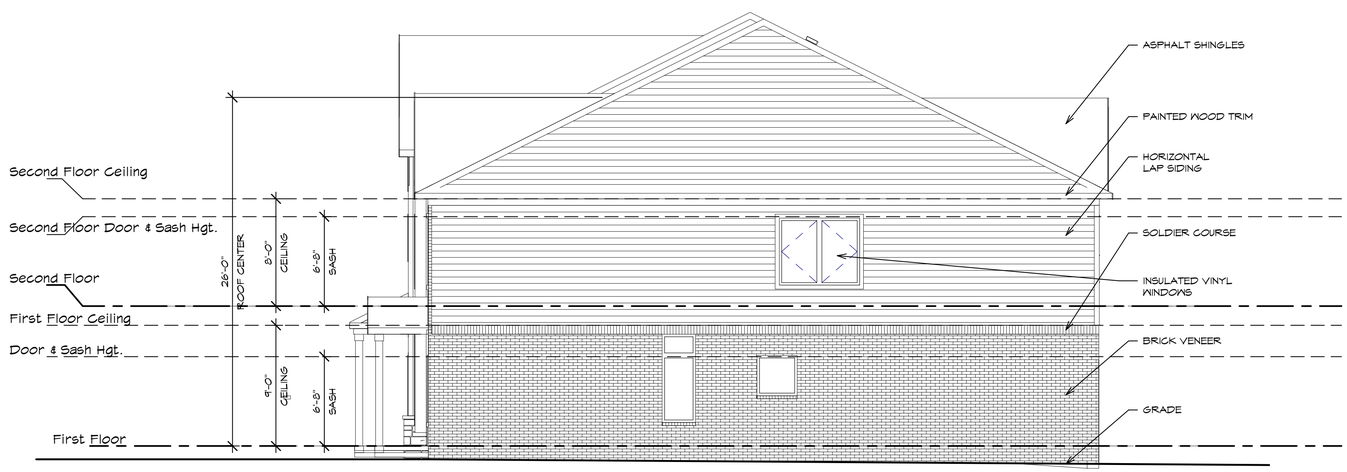

2 A101 EAST ELEVATION
Scale: 3/16" = 1'-0"

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Client:
5 UNIT TOWNHOUSE

Project Title:
The Village of Hastings

Troy, MI

Sheet Title:
STANDARD EAST & WEST ELEVATION

Project Number:22312
Drawn By: AJM,JS
Checked By: JS
Approved By: JS
Date:11-03-23

Issued:

Owner's Review	08-29-23
Site Plan Approval	4-30-24

Sheet Number:

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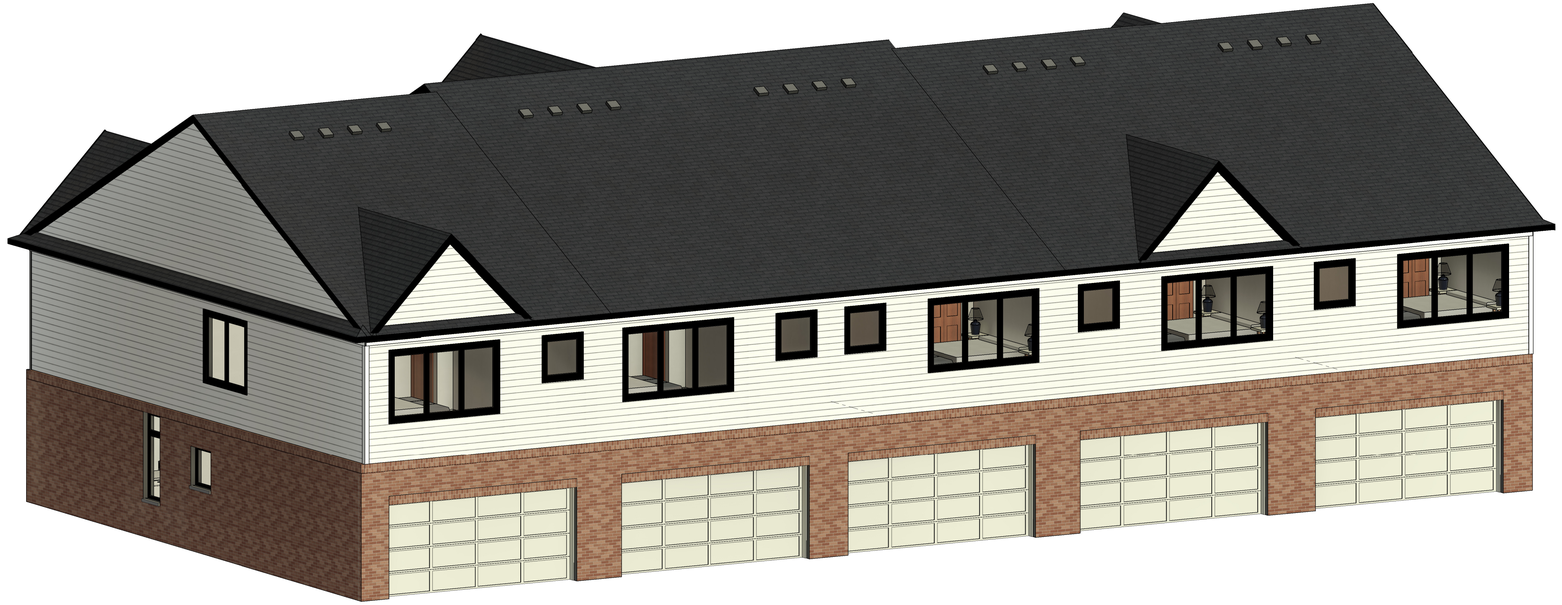

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Client:
5 UNIT TOWNHOUSE

Project Title:
The Village of Hastings

Troy, MI

Sheet Title:
STANDARD AXONMETRIC VIEWS

Project Number: 22312
Drawn By: Author
Checked By: Checker
Approved By: Approver
Date: 11-03-23

Issued:
Site Plan Approval 4-30-24

Sheet Number:
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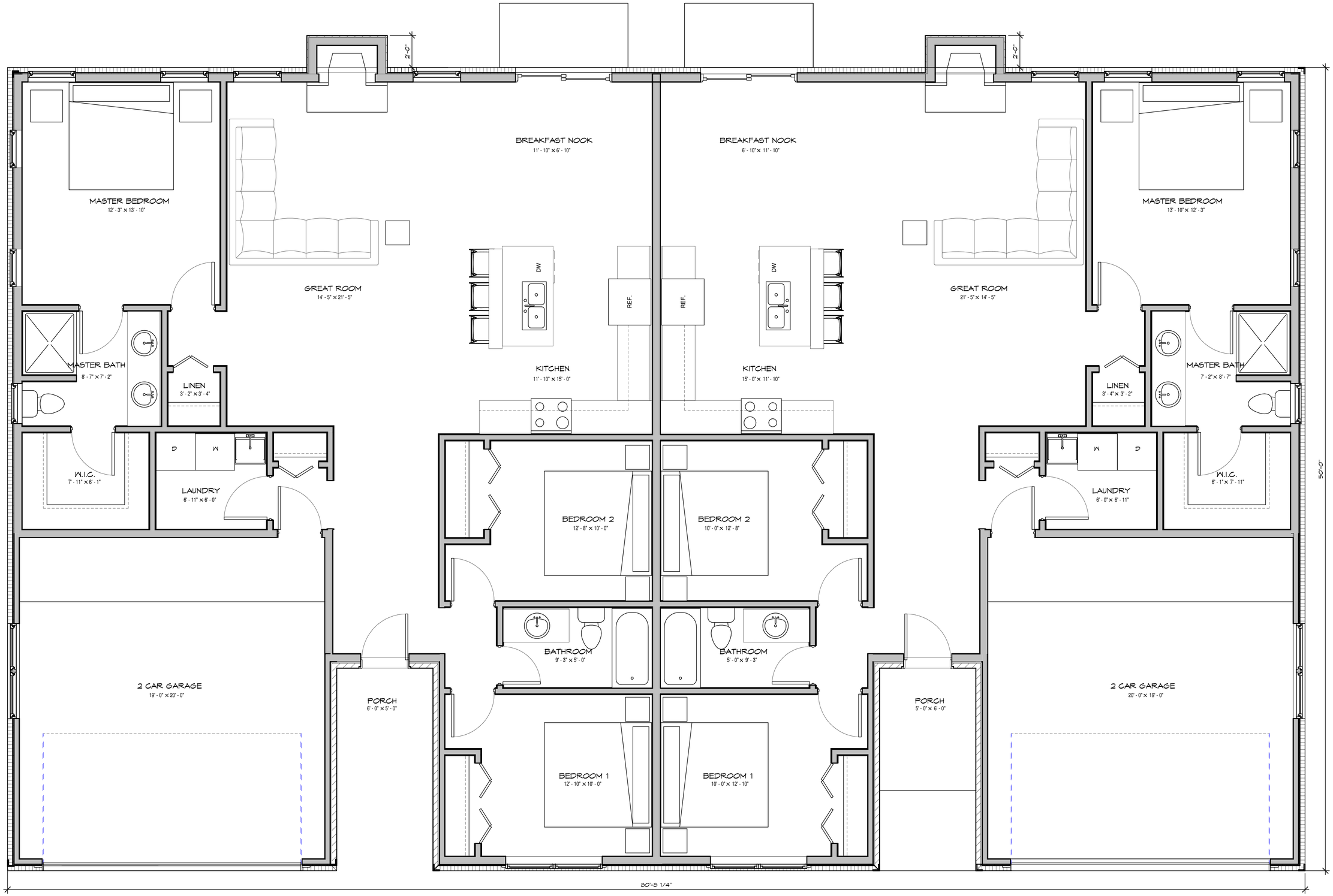

FIRST FLOOR PLAN

Scale: 3/8" = 1'-0"

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GFA Development - Ranch Duplex

Project Title:

VILLAGE OF HASTINGS

Troy, MI

Sheet Title:

FIRST FLOOR UNIT PLAN

Project Number: **22312**
Drawn By: **AJM, JS**
Checked By: **AJM**
Approved By: **AJM**
Date: **06-16-2023**

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Owner's Review	06-16-23
Owner's Review	11-09-2023

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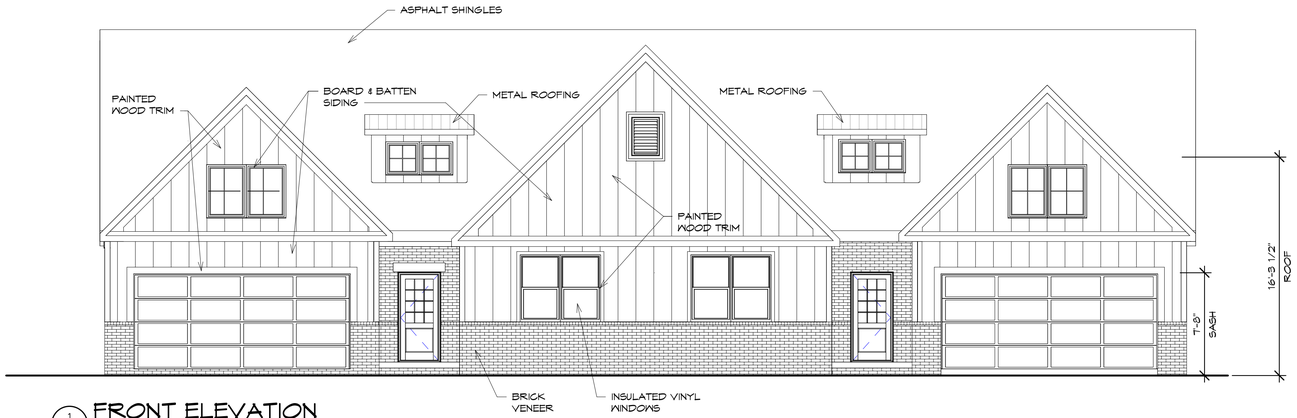

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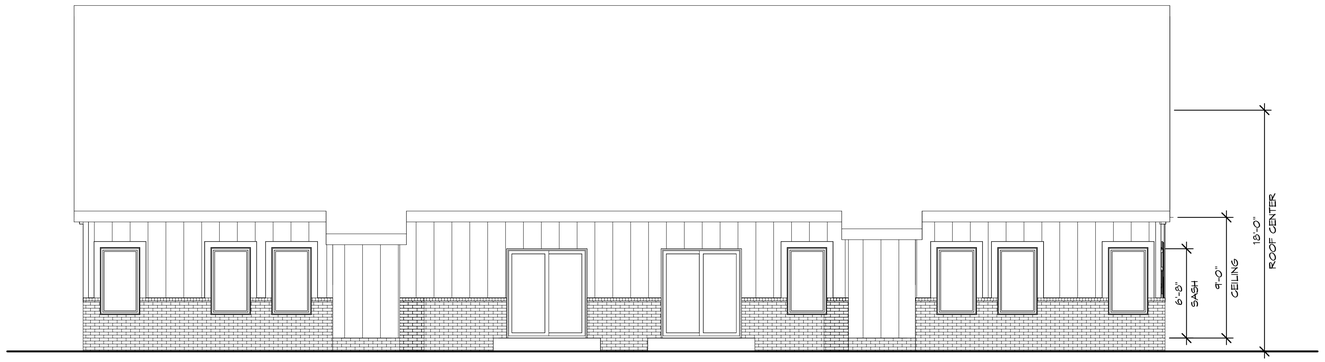

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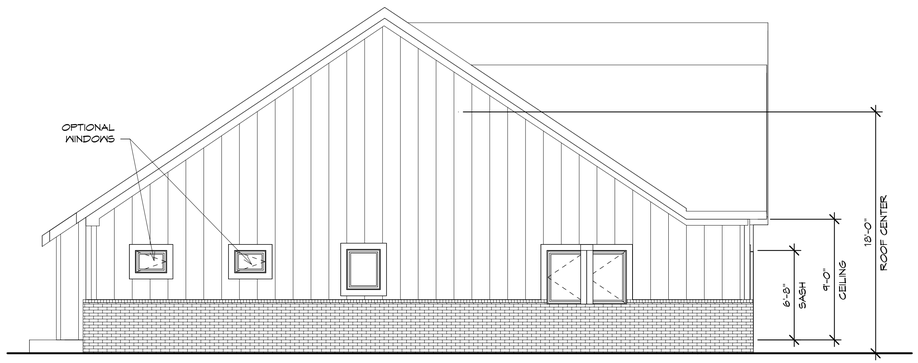

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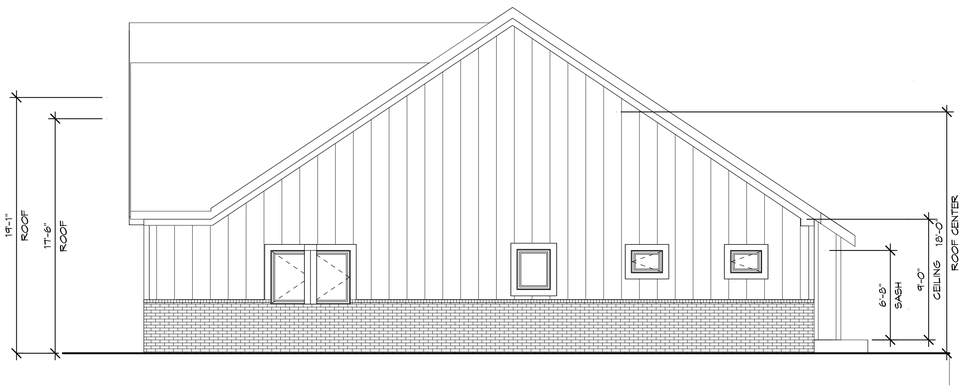

4 RIGHT ELEVATION
Scale: 3/16" = 1'-0"

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Client:

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Project Title:

VILLAGE OF HASTINGS

Troy, MI

Sheet Title:

ELEVATIONS

Project Number: **22312**
Drawn By: **AJM, JS**
Checked By: **AJM**
Approved By: **AJM**
Date: **06-16-2023**

Issued:

Review	08-04-16
Owner's Review	08-16-23
Owner's Review	11-09-2023
SPA Approval	04-29-2024

Sheet Number:

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Client:

GFA Development - Ranch Duplex

Project Title:

VILLAGE OF HASTINGS

Troy, MI

Sheet Title:

3D VIEWS

Project Number: **22312**
Drawn By: **JS**
Checked By: **AJM**
Approved By: **AJM**
Date: **06-16-2023**

Issued:

Owner's Review	06-16-23
Owner's Review	11-09-2023
SPA Approval	04-29-2024

Sheet Number:

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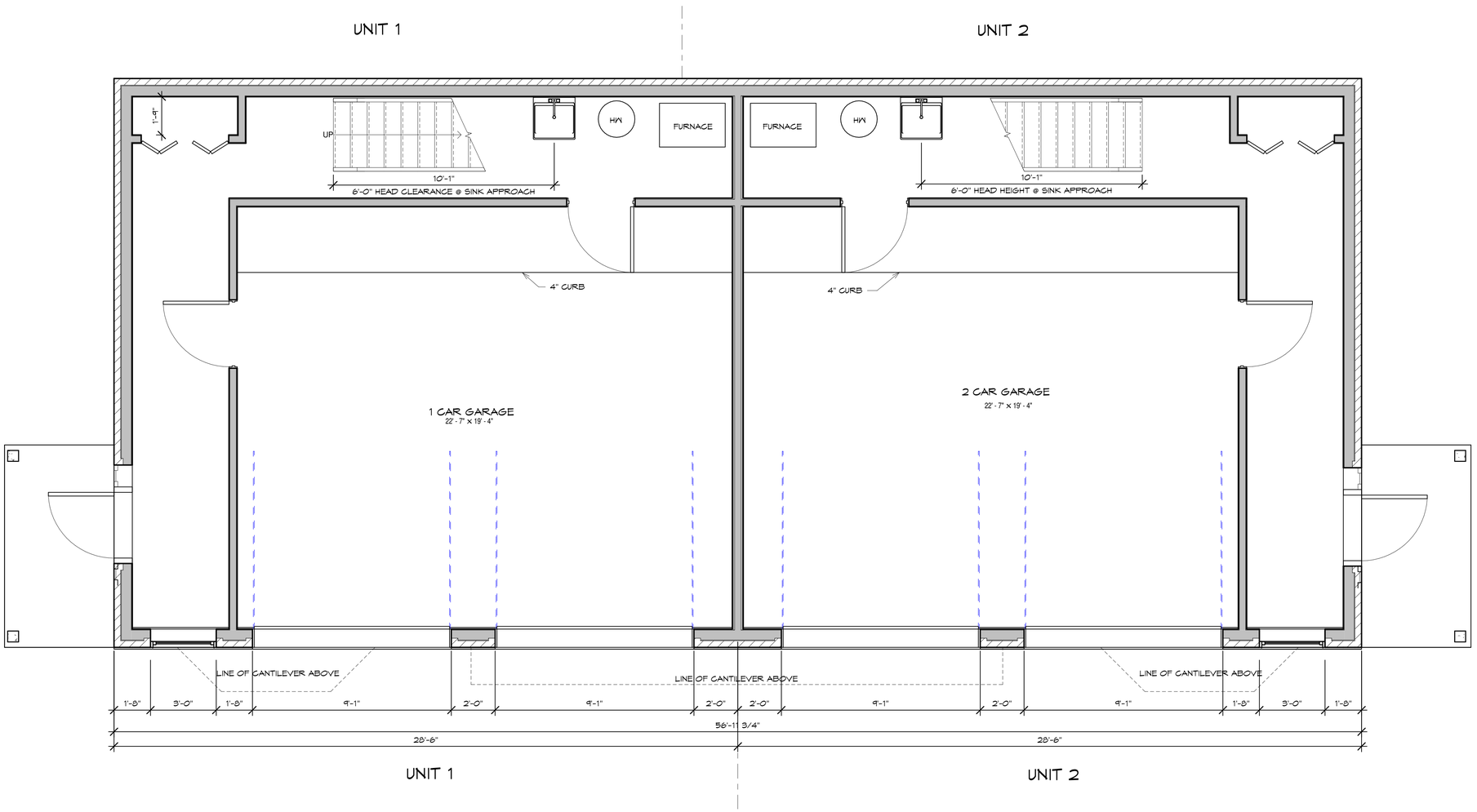

FIRST FLOOR PLAN

Scale: 3/8" = 1'-0"

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Client:

TWO STORY DUPLEX

Project Title:

VILLAGE OF HASTINGS

Troy, MI

Sheet Title:

FIRST FLOOR PLAN

Project Number: **22312**
Drawn By: **AJM, JS**
Checked By: **AJM**
Approved By: **AJM**
Date: **06-16-2023**

Issued:

Owner's Review	06-16-23
Owner's Review	11-08-23
Site Plan Approval	4-26-2024

Sheet Number:

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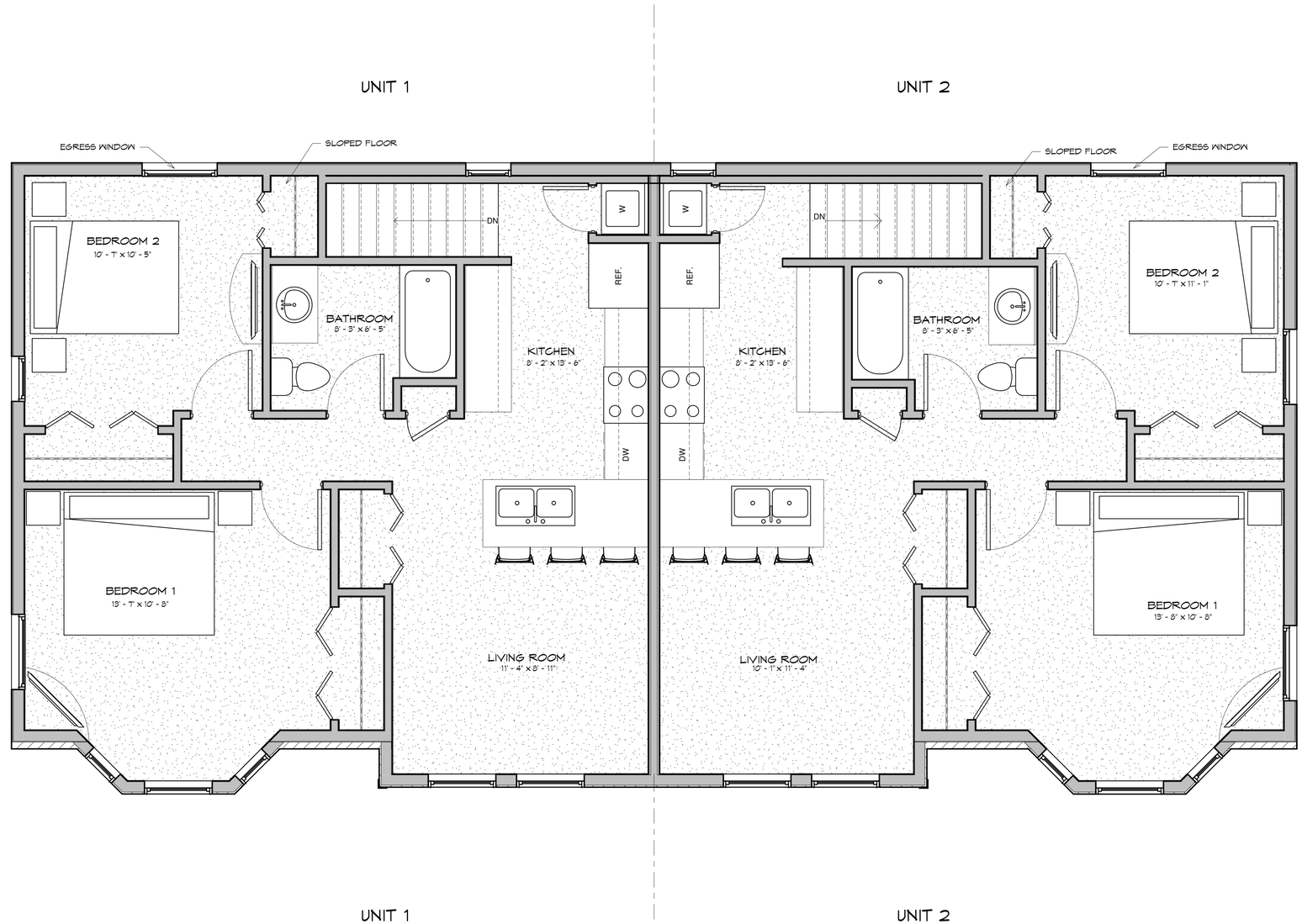
1301031108
LICENSED ARCHITECT

4/30/2024 4:41:07 PM



SECOND FLOOR PLAN

Scale: 3/8" = 1'-0"

MGA Architects/Designers

Moiseev/Gordon Associates, Inc.
4351 Delemere Court
Royal Oak, MI 48073

248.549.4500 voice
248.549.7300 facs.

www.mga-architects.net

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Client:

TWO STORY DUPLEX

Project Title:

VILLAGE OF HASTINGS

Troy, MI

Sheet Title:

SECOND FLOOR PLAN

Project Number: 22312
Drawn By: AJM, JS
Checked By: AJM
Approved By: AJM
Date: 06-16-2023

Issued:

Owner's Review	06-16-23
Owner's Review	11-08-23
Site Plan Approval	4-26-2024

Sheet Number:

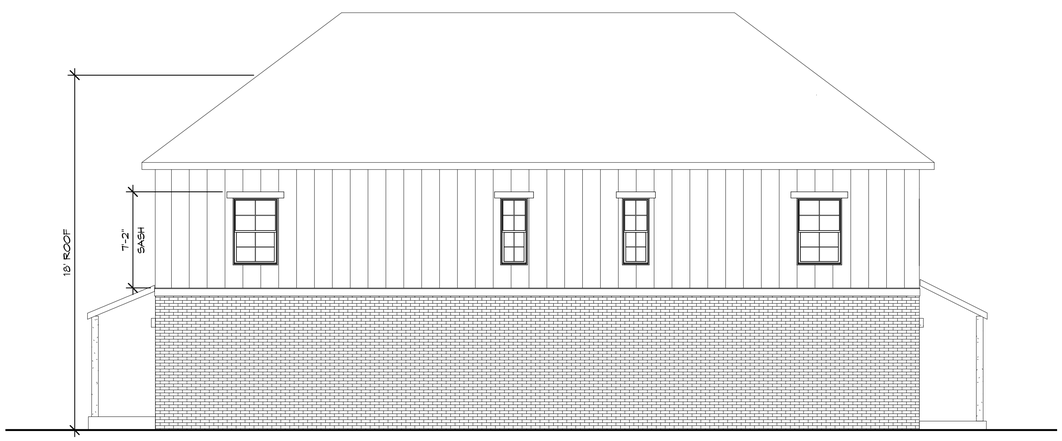
A101

STATE OF MICHIGAN
ANDREW J. MOISEEV
ARCHITECT
1301031108
LICENSED ARCHITECT

4/29/2024 2:52:37 PM

1 FRONT ELEVATION
Scale: 3/16" = 1'-0"

3 RIGHT ELEVATION
Scale: 3/16" = 1'-0"



2 REAR ELEVATION
Scale: 3/16" = 1'-0"

DUPLEX HEIGHTS

4 LEFT ELEVATION
Scale: 3/16" = 1'-0"

MGA Architects/Designers

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Client:
TWO STORY DUPLEX

Project Title:
VILLAGE OF HASTINGS

Troy, MI

Sheet Title:
ELEVATIONS

Project Number: 22312
Drawn By: AJM, JS
Checked By: AJM
Approved By: AJM
Date: 06-16-2023

Issued:

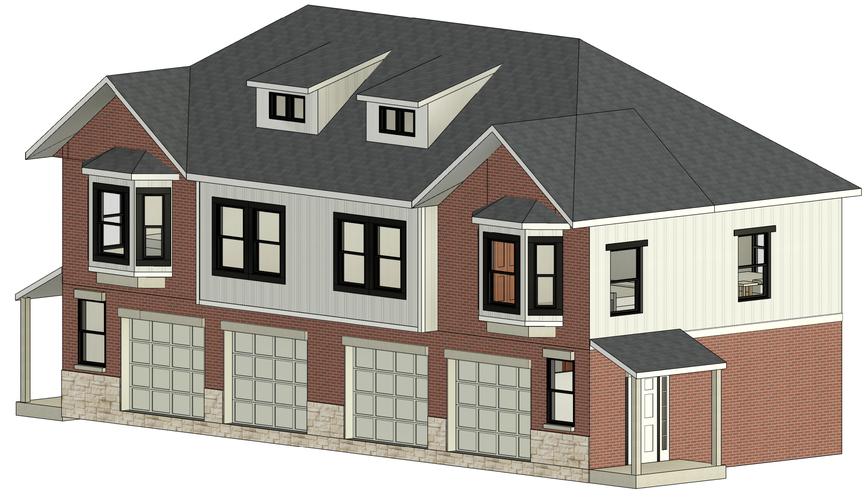
Review	08-04-16
Owner's Review	06-16-23
Owner's Review	11-08-23
Site Plan Approval	4-26-2024

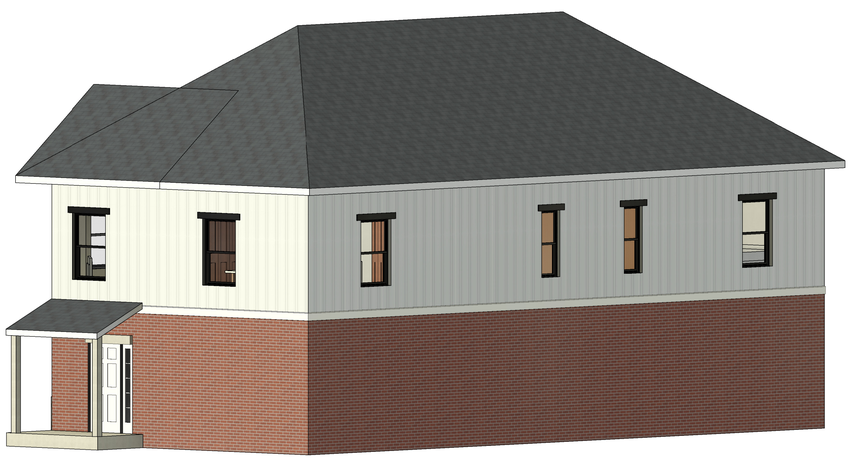
Sheet Number:

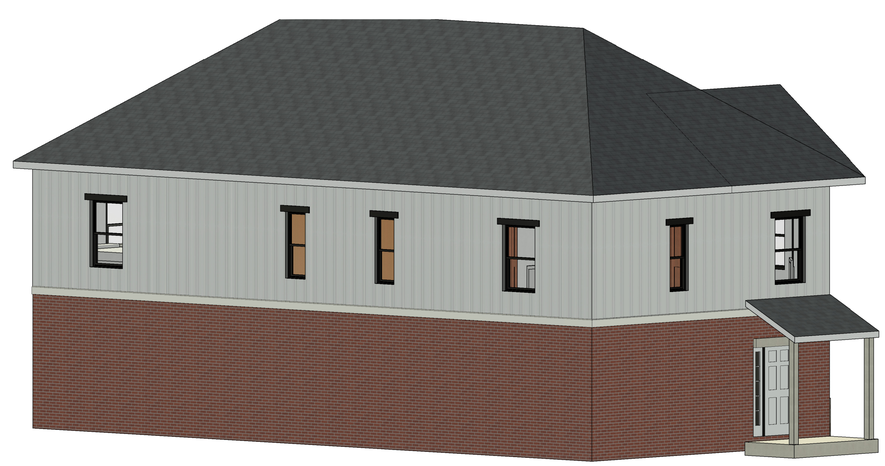
A200

STATE OF MICHIGAN
ANDREW J. MOISEEV
ARCHITECT
1901031108
LICENSED ARCHITECT

4/29/2024 2:52:39 PM







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Royal Oak, MI 48073

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Client:
TWO STORY DUPLEX

Project Title:
VILLAGE OF HASTINGS

Troy, MI

Sheet Title:
3D VIEWS

Project Number: 22312
Drawn By: JS
Checked By: AJM
Approved By: AJM
Date: 06-16-2023

Issued:

Owner's Review	06-16-23
Owner's Review	11-08-23
Site Plan Approval	4-26-2024

Sheet Number:

A300

STATE OF MICHIGAN
ANDREW J. MOISEEV
ARCHITECT
1901031108
LICENSED ARCHITECT

4/29/2024 2:52:42 PM

Ranch Duplex Units
Village of Hasting

MGA Project Number 22312 May 14, 2024

Moiseev/Gordon Associates, Inc.
4351 Delemere Court Royal Oak, MI 48073
www.mga-architects.net
248.549.4500 voice 248.549.7300 facs

MGA
Architects/Designers
www.mga-architects.net
info@mga-architects.net
248.549.4500

3 – Car Ranch Unit
Village of Hasting

MGA Project Number 22312 May 14, 2024

Moiseev/Gordon Associates, Inc.
4351 Delemere Court Royal Oak, MI 48073
www.mga-architects.net
248.549.4500 voice 248.549.7300 facs

MGA
Architects/Designers
www.mga-architects.net
info@mga-architects.net
248.549.4500

5 Unit – Townhouse
Village of Hasting

MGA Project Number 22312 April 30, 2024

Moiseev/Gordon Associates, Inc.
4351 Delemere Court Royal Oak, MI 48073
www.mga-architects.net
248.549.4500 voice 248.549.7300 facs

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Architects/Designers
www.mga-architects.net
info@mga-architects.net
248.549.4500

Ranch Duplex Units
Village of Hasting

MGA Project Number 22312 May 14, 2024

Moiseev/Gordon Associates, Inc.
4351 Delemere Court Royal Oak, MI 48073
www.mga-architects.net
248.549.4500 voice 248.549.7300 facs

MGA
Architects/Designers
www.mga-architects.net
info@mga-architects.net
248.549.4500

2 Story Duplex Unit
Village of Hasting

MGA Project Number 22312 April 29, 2024

Moiseev/Gordon Associates, Inc.
4351 Delemere Court Royal Oak, MI 48073
www.mga-architects.net
248.549.4500 voice 248.549.7300 facs

MGA
Architects/Designers
www.mga-architects.net
info@mga-architects.net
248.549.4500

From: Lynn Cronin
To: Planning
Cc: Larry Cronin
Subject: Development
Date: Wednesday, October 18, 2023 6:38:02 PM

CAUTION: This email did not originate from within the City of Troy. Do not click links or open attachments unless
you recognize the sender and know the content is safe.

Dear Planning Commission,

This letter is in regards to the potential development north of Square Lake Road and east of Livernois, Parcel ID88-20-03-301-088. We are OPPOSED to the developer wanting to rezone the R1B to a PUD. We are OPPOSED to any multi-level structures such as the ones near the southwest corner of Square Lake Road, the Tisbury Square Townhouses.
We SUPPORT a development that maintains lot sizes consistent with Troy's Master Plan that was approved by a previous Troy Planning Commission and City Council.
Thank you for your consideration.

Larry and Lynn Cronin
130 Telford Dr.
Troy, MI 48085

From: Jeff W
To: Planning
Subject: Rezone Request Parcel Id: 20-03-301-088, -023, -024, -025, & 20-03-351-004
Date: Wednesday, October 25, 2023 12:42:15 PM

CAUTION: This email did not originate from within the City of Troy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Board Members....

I spoke last night at the Planning Commission meeting, 10-24-23....Non Agenda. There is a rezone request for the land near Troy Corners (Square Lake rd and Livernois) coming up on November 28th. I mentioned that, as one of the subdivision representatives, I would like to personally invite any and all Board Members to briefly stop by my house on 159 Telford Dr to view the properties in question. This rezone request is one of the largest for this corner in my 24 years living in Telford Ridge. My thoughts are that each of you could view the location from a different perspective. Instead of seeing the upcoming rezone request on paper, aerial shots or driving by, come and get a feel for the neighborhood and the surroundings. See what's here and get an up close visual on what it would be if the rezone request gets approved.
Looking forward to meeting everyone....
Thanks for the consideration,
Jeff and Leasa Williams
159 Telford Dr
248 670 2020
kingwilly91@gmail.com

From: twig.teams-0v@icloud.com
To: Planning
Subject: "Village of Hastings"
Date: Tuesday, November 28, 2023 10:19:34 AM

[You don't often get email from twig.teams-0v@icloud.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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Dear planning commission,

I am opposed to the village of Hastings project near Square Lake and Livernois. We should not be allowing developers to demolish 100+ year old historic structures just like the houses proposed demolished for this project. Historically, these four corners have been a population center; its own community called Troy Corners. I know that's long gone, but these old homes were a part of the original Troy Corners. Although, Troy has a bad reputation for demolishing historic homes and buildings for projects like this one. The community of Big Beaver was wiped off the face of the earth by bad suburban planning policies of previous Troy planning commissions. But all of you on the planning commission have a chance to help save historic houses, and make progress towards a better reputation for the city of Troy. It is my understanding that the developers plan calls for preserving two of four historic homes. That's not good enough. They have plenty of land behind the houses already, why are they being so greedy? The planning commission should not allow this project in its current state. I'd support it without the demolition of two (or more) historically significant homes.

I'd like to add that despite sharing concerns with members of an HOA, I think HOAs are bad and I encourage the dissolution of each and every one.

I cannot make the meeting but want my voice heard. Thank you for your consideration.

Sent from my iPhone

From:	Lynn Cronin
To:	Planning
Cc:	Larry Cronin
Subject:	Development
Date:	Wednesday, October 18, 2023 6:38:02 PM

CAUTION: This email did not originate from within the City of Troy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Planning Commission,
This letter is in regards to the potential development north of Square Lake Road and east of Livernois, Parcel ID88-20-03-301-088. We are OPPOSED to the developer wanting to rezone the R1B to a PUD. We are OPPOSED to any multi-level structures such as the ones near the southwest corner of Square Lake Road, the Tisbury Square Townhouses.
We SUPPORT a development that maintains lot sizes consistent with Troy's Master Plan that was approved by a previous Troy Planning Commission and City Council.
Thank you for your consideration.

Larry and Lynn Cronin
130 Telford Dr.
Troy, MI 48085

From: Bob Bruner
To: Planning
Cc: Mark F Miller; Megan E Schubert
Subject: FW: Village of Hastings
Date: Monday, October 30, 2023 9:41:58 AM

FYI

-----Original Message-----
From: Nannette Gearhart <nannettegearhart@gmail.com>
Sent: Sunday, October 29, 2023 7:43 PM
To: City Council Email <CityCouncilEmail@troymi.gov>
Subject: Village of Hastings

[Some people who received this message don't often get email from nannettegearhart@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

CAUTION: This email did not originate from within the City of Troy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello I am emailing you tonight to make sure you are aware of the Village of Hastings development at Square Lake Road and Livernois. This project will require rezoning and demolition of at least 2 100 year old homes on Livernois. I live on the corner of Livernois and Aspinwall and myself and most of the neighbors are very upset with this project and feel that this area is the last unique area of Troy that has several 100 year old houses that the owners have spent many years and lots of money preserving these homes!!! This project does not belong in this area which includes 42 condominiums and 3 ranch houses. I plan on attending the Planning Commission Public Hearing on November 28th and hope that we have support in not moving forward with this proposal. Thank you Nannette Gearhart 6197 Livernois for the past 27 years

Sent from my iPhone

From: marv schoenherr
To: Planning
Subject: Proposed Village of Hastings Planned Unit Development PUD-020
Date: Friday, October 13, 2023 9:48:38 AM

Planning Commission,

The Telford Ridge HOA met with this developer on May 15,2023 to discuss his proposed site plan for this development. After much discussion, he agreed to not make Telford Dr. a through street to Sq. Lake Rd., keep all buildings at two (2) stories, eliminate the pickle ball courts and put single family homes on the far east end of the proposed development. He further agreed to submit the revised plan to the Telford Ridge HOA prior to the planning meeting scheduled on October 24, 2023, which he has not done. So, his credibility is immediately in question.

We totally understand progress, as we live in what used to be a 'pasture', but we also live in this city because it has 'sanctuary' neighborhoods such as Telford Ridge. However, Troy is turning into a multi-family building community. Greenspace and yards for families to enjoy are getting lost in three and four storied buildings with covered parking spaces and concrete lots while traffic is increasing at an alarming rate.

We can agree to a rezoning IF this developer does exactly what he told us he would do, and we would have to see the site plan as submitted to the city for approval. However, if he does not, we are totally against this rezoning. He can build single family dwellings in accordance with the current zoning requirements.

This type of construction/zoning is not in the spirit of why we moved to Troy. The city, in our opinion, has not placed the residents' interest over tax collection.

We ask that you seriously consider this application, as well as those in the future, to keeping Troy a beautiful community and not a cluttered community.

In conclusion, we are against this rezoning without the consensus of the Telford Ridge HOA to the proposed site plan as discussed with this developer on May 15, 2023.

Respectfully,

Marv & Cindy Schoenherr
115 Telford Dr.
Troy, MI 48085

Ann Coleman
6091 Livernois Road
Troy, MI 48098

City of Troy Planning Commission
500 W Big Beaver Road
Troy, MI 48084

April 14, 2024

Dear Planning Commission,

I am writing to follow up on the topic of rezoning R1B to PUD that was discussed Tuesday April 9. 2024.

It was not my, nor do I believe anyone's intent, to create surprise among the commission. I and my neighbors have put many, many hours of learning, exploring, and thought into the proposal to rezone the R1B at Square Lake and Livernois roads to PUD.

An either-or choice was presented to the Telford HOA by the developer. The developer has not reached out to talk to me, or anyone on the west side of Livernois Road that I know of. In addition, I have repeatedly heard at commission meetings that the developer has the right to build the 14 units on Square Lake because of past decisions, he is within his rights, unless the PUD development can go in. So, I truly believe that we have an either-or choice. I respect the developer's rights.

In thinking about the loss of old/historic homes to build new single-family homes with adjacent unit development on Square Lake, vs keeping the homes and seeing unit development behind them, I would rather see the new homes in R1B. For 3 reasons:

1) *The developer has not maintained the old/historic homes from the curb view*. The landscape has overgrown, a chopped wood fence has fallen apart (although on Sunday the 14th I saw a man repairing it after years), and mold/mildew covers the siding. This tells me that he truly does not care about these homes as assets to the neighborhood. I do not trust his words that say he will repair them. I trust his previous actions. And there is no guarantee that a new owner would maintain them as historic. It would be a niche sale.
2) *The intent of this area has not changed, and I agree with the intent of the master plan for this area*. "The Master Plan recognizes that single-family residential neighborhoods are vital components of the City.... The R-1A through R-1E Districts are further intended to **preserve and improve upon the quality of residential neighborhoods while permitting a limited number of other compatible uses** which support residential neighborhoods."
3) If the precedent is set to increase density of housing this will lead to a ripple effect of widening the road and *I will lose my house because it sits close it*. It is obvious that the properties on the east side of Livernois, south of Square Lake are likely going to be re-developed, along with the area to the east that the developer says he owns. We have many more homes getting built. Any density greater than R1B is concerning.

I believe that community development, when there is conflict, ought to be worked out through discussion and compromise. I believe I am a stakeholder. If I am wrong about these things, I humbly ask for correction.

Thank you, as always, for your service.

Respectfully submitted,

Ann Coleman

From: Shelley Stenger
To: Hirak Chanda; David Hamilton; Ellen C Hodorek; Mark A Gunn; Ethan Baker; Planning; Rebecca A. Chamberlain-Creangă; Theresa Brooks
Subject: PUD and Troy Corners
Date: Monday, May 13, 2024 8:43:21 PM

Some people who received this message don't often get email from shellsellshomes1@gmail.com. Learn why this is important

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Dear Planning Commision and City Council members,

I am out of town so I wanted to send this to be included in the public remarks at the next meeting. I will keep this short and sweet.

My mom and I live on 437 E Hurst Drive near historic Troy Corners. My mom has lived here for 62 years after my dad built our house. We love our neighborhood but we do not like what has been happening in our area in the last handful of years.... beginning with the townhouses next to Peppy's Pizza.

I have attended the previous planning and council meetings and am afraid that we are not being heard. I believe there is some confusion about what the residents want and I want to be clear.
I know that there are other townhomes already approved on Square Lake Road by John's party store. But we are very **opposed to the PUD** that is proposed for the northeast corner of the intersection. We would much rather only have the townhouses on Square Lake Road ~ but with a larger setback than the buildings next to Peppy's. The PUD does not meet the requirements, plain and simple. Please hear our plea and do not approve the PUD.

We also agree with the majority of the neighbors regarding our Node, no high density, no three- story, etc. Please, please keep any more large developments off of our 2 lane road. Too much traffic already. And we need to keep property values up in Troy! We are not a low income neighborhood.

Thank you for all of your time and effort in this matter. We really do appreciate your hard work!

Shelley Stenger & Shirley Hardwick

Certified Pricing Strategy Advisor
Certified Real Estate Negotiation Expert

Website: Shellsellshomes1.com

From: Jen Gillie
To: Planning
Subject: Re: Stop Rezoning of Troy Corners Development
Date: Monday, April 22, 2024 7:21:26 PM

[You don't often get email from jenniferrobingillie@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

CAUTION: This email did not originate from within the City of Troy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am newer to the neighborhood and live at 212 Booth Rd. It took my family 5 years to find a house in this neighborhood. We choose this neighborhood because we love the big yards and not having neighbors so close. We moved from Royal Oak. We chose this neighborhood because of the community, we have over 10 families with kids around my son's age of 9, some younger. My son didn't learn to ride a bike until this past summer because the streets of Royal Oak, the houses were so congested you never knew if someone would be backing out of their driveway!

My biggest concern is the safety of my child and the children who ride their bikes and scooters in the street, if the builder ends up connecting our neighborhood to his multi family home plan this could increase the traffic on our streets by more than 68 cars based on his 34 unit development. 68 more cars driving our streets.

My next concern is our infrastructure, my yard is partially under water now, I feel this could cause more problems for our area adding that kind of density.

I understand that Troy Corners will at some point be developed. Let's keep the same look and feel of our community. Single family homes on 1/2 acres lots! We moved to this area for a reason!! Less congestion and more room for our family and our children to stay safe!

My other concern is possible redevelopment of our beautiful neighborhood. If Gary gets his way and connects our neighborhood through 400 Ottawa. Family's could start moving out and selling and then our beautiful ranches could all turn into multi family homes. Living in Royal Oak the last 18 years was a sad site to see all of the big foot homes moving in as they tore down the small ranches. When I first moved here I would stare out my back kitchen window and watch the sunrise! The most beautiful and relaxing view I had ever seen! And I have it here in Troy and didn't need to be on vacation to have such a beautiful view. Something I had not seen in years living in royal oak. All I could see were houses! Please let's keep our community in tact and keep the same feel that I am sure is the reason why we all live here. We do not want to live on top of each other and would like a safe place for our kids to grow up!

It would be a win for everyone if Gary would do single family homes, he would still make money as that's all he truly cares about! And it would keep the families of Troy Corners happy and this long drawn out fight would be over.

Sincerely,
Jennifer Gillie

> On Dec 9, 2023, at 12:22 PM, Jen Gillie <jenniferrobingillie@gmail.com> wrote:
>
> I am a resident on Booth Rd, just north of the Troy corners site. I am not ok with this being zoned for PUD. This area needs to stay single family homes to maintained the integrity of our neighborhoods we love so much!
>
> We recently moved from the Royal Oak area for the quiet neighborhood with a small town feel. We do not approve or desire to have high rise buildings. This will add unnecessary congestion to our area and the need to do future upgrades of our roads that we do not need today!

>
> Keep our small town feel, please do not approve this to be rezoned!
>
> Jennifer Gillie

Brent Savidant

From: Rosemarie Thommes <rthommes@aol.com>
Sent: Sunday, May 12, 2024 11:09 AM
To: Planning
Cc: Ethan Baker
Subject: Strong Opposition to Proposed PUD at Livernois Rd and Square Lake Rd

You don't often get email from rthommes@aol.com. Learn why this is important

CAUTION: This email did not originate from within the City of Troy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To: City of Troy Planning Commission

I am writing to reiterate my strong opposition to the proposed Planned Unit Development (PUD) near the Neighborhood Node at Livernois Rd and Square Lake Rd. This letter serves as a continuation of my previous communications on this matter.

My opposition is based on several key concerns:

- Traffic Congestion: Livernois Rd and Square Lake Rd are only two-lane roads, and I, along with many other residents, believe the traffic studies underestimate the significant impact this PUD will have. These roads cannot handle the additional traffic generated by a high-density development.
- Neighborhood Character: This proposal disrupts the established character of our neighborhood. The existing single-family homes, many over 100 years old, contribute significantly to the charm of the area. A PUD with multi-family units would be a stark contrast and not a welcome addition. It would disrupt the look and feel of the community, similar to the negative impact of the 3-story townhomes built on Livernois.
- Inaccurate Comparisons: The builder's argument referencing other approved PUDs is irrelevant. Those developments were situated on major roads with multiple lanes, unlike the narrow, local roads surrounding this proposed site.
- Unaffordable Housing: GFA's claim of providing affordable housing solutions is misleading. With starting prices of $600,000 for homes and $350,000 for townhomes, these units will be out of reach for most residents seeking affordability.

Alternative Solutions:
Instead of this ill-suited PUD, I urge the Commission to consider alternative locations for such developments:

- Vacant Office Buildings: There are numerous vacant office buildings in Troy that could be repurposed for multi-family housing.
- Demolished Hotel Site: The vacant site at Crooks Rd and I-75, where a hotel once stood, presents another perfect opportunity for a PUD with existing infrastructure already in place.
- Long Lake Rd and Crooks Rd PUD: The proposed PUD at this location seems like a much better fit and makes far more sense, with existing infrastructure capable of supporting additional traffic.

The entire community surrounding the proposed PUD at Livernois Rd and Square Lake Rd strongly opposes this development. We urge the Commission to maintain the current zoning and protect the character of our neighborhood.

Thank you for your time and consideration.

Sincerely,
Rosemarie Thommes
335 Ottawa Drive

From:	Planning
To:	Brent Savidant
Subject:	FW: PUD Project: August 12th Council Meeting
Date:	Tuesday, July 9, 2024 2:16:07 PM
Attachments:	image001.png image002.png image003.png image004.png image005.png image006.png image007.png

---

Jackie Ferencz
Office Manager |
City of Troy Planning Dept
O: 248.524.3364

From: Dylan J Clark <Dylan.Clark@troymi.gov>
Sent: Tuesday, July 9, 2024 12:36 PM
To: Planning <planning@troymi.gov>
Subject: Fw: PUD Project: August 12th Council Meeting

Best,

Dylan Clark, M.P.A.
Management Analyst

Troy City Manager's Office
O: 248-524-1087

From: Rosemarie Thommes <rthommes@aol.com>
Sent: Monday, July 8, 2024 8:50 AM
To: Ethan Baker <Ethan.Baker@troymi.gov>; Ethan Baker <ethan@ethandbaker.com>; City Council Email <CityCouncilEmail@troymi.gov>
Subject: PUD Project: August 12th Council Meeting

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CAUTION: This email did not originate from within the City of Troy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To the Esteemed City Council Members of Troy,

We are writing to express our strongest opposition to the proposed Planned Unit Development (PUD) located near Square Lake Road and Livernois, which is scheduled to be presented at the August 12th council meeting. This development poses a number of serious concerns that threaten the well-being of our community.

Traffic Gridlock: The most pressing issue is the single access point planned for this development. This already congested intersection, with its single lane in each direction, will be overwhelmed by the influx of traffic, especially during peak hours. The current traffic study fails to accurately reflect the true impact this PUD will have.

Incompatible Development: This PUD is entirely out of character for the existing neighborhood. The area is already a mishmash of developments, further burdened by the poorly planned 3-story townhouses built near Peppi's. This PUD adds to the haphazard nature of the area, straining resources and infrastructure.

Environmental Destruction: The proposed development disregards the sensitive environmental aspects of the land. Claims by developer Gary Abitheria of GFA Development regarding his commitment to the community **ring hollow** when considering his threat to demolish classic homes and his wetland destruction activities on Ottawa Drive, which violated EGLE regulations.

Unnecessary Rezoning: The PUD necessitates the rezoning of property from R1-B, a move vehemently opposed by surrounding residents. Troy has numerous other locations far better suited for such high-density developments. Areas like the Long Lake and Crooks Road project or vacant office buildings and empty properties near the I-75 and Crooks Road exit possess existing infrastructure that can accommodate the increased traffic and noise associated with multi-family units.

Loss of Green Space: The PUD will result in the destruction of valuable green space, impacting local wildlife and further straining our already strained storm water management systems. This quadrant of Troy is particularly susceptible to flooding, and this development will only exacerbate the problem.

Unwanted by Residents: The overwhelming sentiment among residents surrounding this proposed PUD is one of opposition. This project is simply not wanted by the people who call this area home. The Troy City Council should prioritize the desires of its current residents.

Alternative Solutions: Troy can achieve necessary development goals without sacrificing the character of established neighborhoods and the environment. Focusing efforts on revitalizing underutilized office buildings and vacant properties near major

roadways presents a far more responsible approach.

We urge you to reject the proposed PUD at Square Lake Road and Livernois. This development prioritizes profit over the well-being of our community and environment. Troy deserves better.

Sincerely,

Rosemarie Thommes
Dave Sicheneder
Residents and Voters residing at 335 Ottawa Drive

From:	Brad Sheppard
To:	Ethan Baker; Theresa Brooks; Hirak Chanda; Rebecca A. Chamberlain-Creanga; Mark A Gunn; David Hamilton; Ellen C Hodorek; City Manager External Contact; Brent Savidant; Planning
Subject:	Development near Square Lake and Livernois
Date:	Wednesday, June 26, 2024 4:38:56 PM

Some people who received this message don't often get email from bradshep1@gmail.com. Learn why this is important

CAUTION: This email did not originate from within the City of Troy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear City Council and Planning Committee,

This note is in regards to the development north of Square Lake Road and East Livernois, Parcel ID 88-20-03-301-088. As a long time Troy resident, I wanted to express my concern and opposition to the developer's desire to rezone this area from R1B to a PUD. One reason I do NOT support this development effort is due to lot sizes that will not be consistent with Troy's Master Plan. I am opposed to a PUD at this location. Overall, my biggest concern with this development is related to the increase in traffic around this area that will be associated with a large development being added on this corner. The traffic is already heavy around this area especially during school start/end times. A development planned in the way this PUD is being considered is very concerning to me that it will become unbearable. I live in the Sylvan Glen subdivision and increased traffic will greatly impact the quality of my daily life. So please consider my concern and deny the PUD as the first step to help quality of life for long-term Troy residents.

Thank you,
Brad Sheppard

From: Lynn Cronin
To: Planning
Cc: Larry Cronin
Subject: For your consideration
Date: Tuesday, January 2, 2024 3:29:50 PM

CAUTION: This email did not originate from within the City of Troy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To: The Troy Planning Commission
From: Larry and Lynn Cronin
Date: January 2, 2024

As long time residents (37 years) of Troy we are opposing the rezone request from a R-1B to a PUD in the historic Troy Corners area of Square Lake and Livernois.
Before you make your decision, please consider:
1. This area does not qualify for a PUD per the Zoning Ordinance.
2. This would not be a good transition and is not the correct application for a PUD.
3. This does not follow the Old or New Master Plan which specifically asks for limited residential in the Neighborhood Nodes.
4. This is not equal to or compatible with the neighboring properties.

We hope you will consider the well being and quality of life issues of an established Troy neighborhood surrounding this zone as you make your decision.

Respectfully,
Larry and Lynn Cronin
130 Telford Dr.
Troy, MI

From: Danielle Vozel
To: Planning
Subject: Stop Rezoning of Troy Corners Development
Date: Sunday, December 17, 2023 8:46:07 AM

CAUTION: This email did not originate from within the City of Troy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,
I am writing about my concern for the proposed new development at the northeast corner of square lake and Livernois. I live on Hurst just a couple streets north of this area with my husband and our 2 young children. We moved into this neighborhood last year because we fell in love with how quiet and welcoming this area is. This development would drastically increase traffic and noise in this area. Especially with the elementary school just ½ a mile down the street on Livernois, this would cause more issues for quite a lot of people. Please consider helping us keep our historical, warm, welcoming small neighborhood in the great city of Troy and do not approve this rezoning.

Thank you,
Danielle Loiselle

From: Danielle Favret
To: Planning
Subject: Square Lake and Livernois development
Date: Thursday, December 21, 2023 10:51:45 AM
You don't often get email from daniellefav44@gmail.com. Learn why this is important

Hello Planning Commission,

My name is Danielle Favret and I have lived in Troy at 6390 Montclair Dr, Troy, MI 48085 for the last 27 years. I have seen a lot of change over the years and understand the desire for growth and the appeal of living in Troy. I have so many good things to say about our city and our community and our schools. I could go on at length about wonderful experiences we have had in this community with such amazing people.

I am writing to you today to voice my opinion regarding the proposed development for square lake and Livernois. I am very opposed to this high density project. It does not fit in with our current neighborhood structure of single residences and in my specific neighborhood primarily ranch style homes. The intersection at square lake and Livernois is narrow and cannot handle the increased traffic such a large development will bring. If you look at the condos that were built on the south side of square lake and Livernois you can see a development that clearly doesn't fit aesthetically. Please do not allow this to happen again.

I appreciate the opportunity to share my opinion with you and am very hopeful that you will listen to the Troy citizens who feel strongly about this and are doing the research to protect and preserve the integrity of Troy as a residential community for the very long term view. Thank you, Danielle Favret

From: Wendy Dingwall
To: Planning
Subject: Proposed development at Troy Corners (Livernois and Square Lake)
Date: Sunday, December 10, 2023 1:17:45 PM

You don't often get email from wendydingwall@live.com. Learn why this is important

I am writing in opposition to the proposed development in the area referred to as "Troy Corners" (Square Lake and Livernois).

I live at 5638 Folkstone, near this area. I frequently walk/run in the area. The proposal to increase population density in this area will likely result in increased traffic and congestion. Square Lake often backs up all the way from Rochester to Donaldson during rush hour periods, making is dangerous to cross on foot.

In addition, the development along Livernois on the other side of Square Lake has already increased density in the area and does not fit with the surrounding area. Buildings 3 or more stories tall should be along Big Beaver or Crooks (former Northfield Hilton site is available and desperately in need of development).

Please do not grant permission for the proposed development in this area.

Respectfully,

Wendy Dingwall
Michael Dingwall

From: Jen Gillie
To: Planning
Subject: Stop Rezoning of Troy Corners Development
Date: Saturday, December 9, 2023 12:22:06 PM

[You don't often get email from jenniferrobingillie@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]
CAUTION: This email did not originate from within the City of Troy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am a resident on Booth Rd, just north of the Troy corners site. I am not ok with this being zoned for PUD. This area needs to stay single family homes to maintained the integrity of our neighborhoods we love so much!

We recently moved from the Royal Oak area for the quiet neighborhood with a small town feel. We do not approve or desire to have high rise buildings. This will add unnecessary congestion to our area and the need to do future upgrades of our roads that we do not need today!

Keep our small town feel, please do not approve this to be rezoned!

Jennifer Gillie

From: Ryan Loiselle
To: Planning
Subject: Stop Rezoning of Troy Corners Development
Date: Sunday, December 17, 2023 8:51:09 AM

You don't often get email from ryan.loiselle1@gmail.com. Learn why this is important

Hello,
I am writing about my concern for the proposed new development at the northeast corner of square lake and Livernois. I live on Hurst just a couple streets north of this area with my wife and our 2 young children. We moved into this neighborhood last year because we fell in love with how quiet and welcoming this area is. This development would drastically increase traffic and noise in this area. Especially with the elementary school just 1/2 a mile down the street on Livernois, this would cause more issues for quite a lot of people. Please consider helping us keep our historical, warm, welcoming small neighborhood in the great city of Troy and do not approve this rezoning.

Thank you,

Ryan Loiselle

From: Brenda Seldon
To: Planning
Subject: Rezoning and development for Troy Corners
Date: Sunday, December 10, 2023 8:26:06 AM

You don't often get email from brendaseldon@gmail.com. Learn why this is important

Dear Planning Commission,
Im writing to express my concerns as a resident and owner of property of 51 Aspinwall regarding the proposed rezoning development east of livernois and North of square lake (also known as Troy Corners). I attended the planning meeting on November 28th and expressed my concerns regarding this proposal for this development however, thought I would reiterate my concerns again in writing.
1) it will no doubt add more traffic on my street with people cutting through to avoid traffic backed up at the light.
2) cars cutting through and drive too fast on my street when cutting through
3) cars regularly turn on my street but backup in my driveway since I am the first house deciding that they need to turn around
4) I have noise concerns for additional traffic, additional neighbors and construction that would come with this development.
5) I have plumbing and sewer concerns. Since I have lived here, I have had at least 3 sewage backups iny basement. I approached the city on one occasion with them telling me it is not a city issue . I replaced all the plumbing in the floor of mybasement as a result. I have a concern of the new plumbing and sewer load that this new development would cause and of the
city could even handle this development. I know if I get another backup in my basement I will be pissed (pardon my language) and I will look into taking action against the city.
6) in my eyes, this new development and the proposed structures are an eyesore. They are not what I would like to see in my direct neighborhood. I brought here for the nice size lot, because there is openness behind me and I like the quiet and nature it provides. I like to see the deer in my backyard. If this development goes through, it will take away from that and change the look and feel of this neighborhood.
7) Who would buy these new homes on the new development anyway? I feel they are overpriced and the setup of this development is not conducive to the amount of proposed units or structural integrity for this area.

I am confident that the planning commission will take all of my pain points and come to the right decision.

This development should not go through and instead of moving Troy forward, I feel it will put us in a position that you will lose residents in this area for the very reason.

Thank you for your consideration and hearing my concerns.

Regards, Brenda Seldon

From: Stephanie Heidt
To: Planning
Subject: Troy Corners Rezoning
Date: Saturday, December 16, 2023 7:53:37 AM

[You don't often get email from steph_klo@hotmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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Dear Committee,

I kindly request that you deny to PUD request at Troy Corners as a resident of the neighborhood. The planning is the single family homes is one thing but the condos is another. Our neighborhood is known for having large lots and space, it's one of the things that attracted us to the area and we would like to keep this precedence for our neighborhood.
Square Lake and Livernois are not set up to absorb any more traffic than they already have. If a PUD was to go in the streets, would need to be widen to help with the traffic flow. Traffic already backs up at the lights and it has become a very busy intersection. I also fear this will cause even more traffic on the neighborhood side streets and cars already use the neighborhood as a cut through going 50+ mph endangering our children please don't add to that.

Please vote not to the rezoning.

Sincerely,
Stephanie Heidt

From: Walenda Green
To: Planning
Date: Thursday, December 21, 2023 2:18:15 PM

You don't often get email from greenwalenda@gmail.com. Learn why this is important

Development at Sq. Lake and Livernois on West side.
I am opposed to 3 story Condo's. Homes or 2 story Condo's aren't bad.

Walenda Green

From: Walenda Green
To: Planning
Date: Saturday, December 16, 2023 10:03:24 AM

You don't often get email from greenwalenda@gmail.com. Learn why this is important

Property on Livernois North of Sq. Lake.
As someone who has lived in Troy all her life. I wonder what Troy is doing to this once beautiful city? We are looking like Southfield. Once a great and beautiful city now has turned into a ugly city. No more Condo's. The city wants to destroy Troy. Why do you think people are moving out of Troy? Troy is into destroying a once beautiful place. I am totally against building more Condo's and destroying wet lands.
Walenda Green

From: Jay Welch
To: Planning
Subject: Development, Livernois and Square lake
Date: Thursday, December 7, 2023 9:04:28 PM

You don't often get email from jaysusr@gmail.com. Learn why this is important

Greetings, planners
I am emailing you tonight to express my opposition for the new development Being proposed at the corner of Livernois and Square Lake Roads, by builder, Gary Abetheria. We do not need any more multifamily housing in this area coupled with the fact that he is planning on tearing down historic homes, and changing the face of Troy corners – the original Troy. If you have any questions, you can contact me at 248-709-4285. Thanks, Jay Welch.

Sent from mobile platform
Please excuse and typos & brevity

From: Jennifer Bruns
To: Planning
Subject: proposed development at Square Lake and Livernois
Date: Friday, December 8, 2023 10:07:07 AM

You don't often get email from jenkbruns@gmail.com. Learn why this is important

To Whom It May Concern:

I am writing to express my opposition to the proposed rezoning at the corner of Square Lake and Livernois. Please do not allow this developer to build high rise condos on that land. I live close to this intersection and I have concerns about how this will impact traffic and noise. Please leave this area for only the building of single family homes.

Thank you,

Jennifer Bruns
5964 Donaldson Dr
Troy

From: Theresa Clancy
To: Planning
Subject: Save Troy Corners!
Date: Friday, December 8, 2023 11:04:36 AM

You don't often get email from signuptheresa@gmail.com. Learn why this is important

Hi,

As a 29+ year resident of Troy, I am usually in favor of most things the Planning Commission approves. However, the proposed plan at Troy Corners is just wrong for the area. Too much density in buildings that are much too tall for that area. I urge you to not approve this as proposed!

Thank you,
Theresa Clancy

From: C Cof
To: Planning
Subject: Troy Corners
Date: Friday, December 8, 2023 7:18:32 AM

[You don't often get email from colorcc.222@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

CAUTION: This email did not originate from within the City of Troy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please stop building PUD properties! Please save the character of our city! Troy Corners should not be affected by this type of building.

Thank you. Cari Coffer
198 Aspinwall

From: Lucas, Linda
To: Planning; Ethan Baker
Subject: 11/28 meeting
Date: Thursday, November 30, 2023 9:53:01 AM
Some people who received this message don't often get email from linda.lucas@tenneco.com. Learn why this is important

Good Morning
I would like to put in my 2 cents about the building proposal that was spoken at the public meeting on 11/28 I am a resident in Troy at 99 E Lovell. You may think this doesn't affect me since I am further north of this area but it does. I feel like this building proposal does not "fit" our area. It is a homey, country like feel now and that is what brought us to the area 22 years ago.
I think the homes are too closely mashed in according to the slides that were shown. I also was completely shocked about the "emergency entrance" that only ambulance and other emergency traffic could go through on Square Lake Rd, it sounds like the residents would be trapped , only one way in and one way out. Very strange way of designing this. Also It sounds like the level of traffic will be ridiculous morning and night. There is already a large jam up in traffic, you add 42 more homes in the area multiply that by the average of 4 people per home that is an additional 168 people on the road at any given time. I also didn't like the builders suggestion of there could be a fire at the rentals he has (the 4 old houses on Livernois). That remark was ominous and sounds like a threat of sorts.
I also do not like the lack of green space. I didn't see ANY green on the slides.
The builder suggested that these would be affordable, when asked how affordable with the ranch homes he said approx. 650k. That's affordable? I don't know of a soul who would be interested in an area for 650k that has basically no backyard and trapped in a one way in one way out street.
Please reconsider any approval of this mess above, it doesn't fit the area, and I would think that the City of Troy should be conscious of the feelings of the citizens. I too was shocked of the Townhomes built next to Peppy's and in other areas of Troy. Honestly they are eyesores. I cannot imagine how the new building proposal would look. Also consider that a lot of these homes will basically be in the backyards of folks that have lived in this area for years. This is not fair.

Thank you

Sincerely
Linda Lucas
99 E Lovell
Troy MI 48085
Phone: 248-709-6978
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For more information regarding our company, please visit www.tenneco.com
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From: Erin Thompson
To: Planning
Subject: Proposed development NE corner SQ Lake and Livernois
Date: Thursday, December 7, 2023 9:44:27 PM

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To whom it concerns

Please do not allow more obnoxious multi-story, multi-family homes to be built at this corner of Troy. This corner has historical value. There are homes over 100 years old. It's already overly congested. We don't want this is our community. Residents, current residents that appreciate the city, need to be valued and heard. Stop the overdevelopment of our city!

If you should need any further follow up, please reach out.

Erin Ciaciuch
Troy Resident

Sent from my iPhone

From: Walenda Green
To: Planning
Date: Saturday, December 16, 2023 10:03:24 AM

You don't often get email from greenwalenda@gmail.com. Learn why this is important

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Property on Livernois North of Sq. Lake.
As someone who has lived in Troy all her life. I wonder what Troy is doing to this once beautiful city? We are looking like Southfield. Once a great and beautiful city now has turned into a ugly city. No more Condo's. The city wants to destroy Troy. Why do you think people are moving out of Troy? Troy is into destroying a once beautiful place. I am totally against building more Condo's and destroying wet lands.
Walenda Green

From: Wendy Dingwall
To: Planning
Subject: Proposed development at Troy Corners (Livernois and Square Lake)
Date: Sunday, December 10, 2023 1:17:45 PM

You don't often get email from wendydingwall@live.com. Learn why this is important

CAUTION: This email did not originate from within the City of Troy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am writing in opposition to the proposed development in the area referred to as "Troy Corners" (Square Lake and Livernois).

I live at 5638 Folkstone, near this area. I frequently walk/run in the area. The proposal to increase population density in this area will likely result in increased traffic and congestion. Square Lake often backs up all the way from Rochester to Donaldson during rush hour periods, making is dangerous to cross on foot.

In addition, the development along Livernois on the other side of Square Lake has already increased density in the area and does not fit with the surrounding area. Buildings 3 or more stories tall should be along Big Beaver or Crooks (former Northfield Hilton site is available and desperately in need of development).

Please do not grant permission for the proposed development in this area.

Respectfully,

Wendy Dingwall
Michael Dingwall

From:	Lynn Cronin
To:	Planning
Cc:	Larry Cronin
Subject:	For your consideration
Date:	Tuesday, January 2, 2024 3:29:50 PM

[You don't often get email from lynncro1@yahoo.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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To: The Troy Planning Commission
From: Larry and Lynn Cronin
Date: January 2, 2024

As long time residents (37 years) of Troy we are opposing the rezone request from a R-1B to a PUD in the historic Troy Corners area of Square Lake and Livernois.
Before you make your decision, please consider:
1. This area does not qualify for a PUD per the Zoning Ordinance.
2. This would not be a good transition and is not the correct application for a PUD.
3. This does not follow the Old or New Master Plan which specifically asks for limited residential in the Neighborhood Nodes.
4. This is not equal to or compatible with the neighboring properties.

We hope you will consider the well being and quality of life issues of an established Troy neighborhood surrounding this zone as you make your decision.

Respectfully,
Larry and Lynn Cronin
130 Telford Dr.
Troy, MI

From: Lynn Cronin
To: Planning
Cc: Larry Cronin; Jeff W
Subject: Rezoning Considerations
Date: Wednesday, January 3, 2024 8:17:52 PM

[You don't often get email from lynncro1@yahoo.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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Dear Planning Commission,
Upon further consideration we had a few more thoughts regarding the development north of Square Lake and east of Livernois, parcel Id 88-20-03-301-088. We are opposed to the developer wanting to rezone the RB1 to a PUD as this location does not meet the nine points needed to qualify for a PUD. We are opposed to any 3 story structures such as the ones on the southwest corner of Square Lake.

Here are a few more factual impacts this change would bring to our community for you to consider:
1. Are there storm water impacts that would be realized?
2. What about impacts on local school enrollment?
3. Can our fire and police departments provide adequate protection for the proposed development?
4. Is there adequate water and sewer infrastructure available to meet the new demand without compromising the current residents in this vicinity?
5. Are there traffic implications to consider as this corner is the corridor to three Troy schools which currently provide high volume traffic?

Again we respectfully request you consider the multiple impacts the rezoning of this site would have on your current residents and their quality of life.

Sincerely,
Larry and Lynn Cronin
130 Telford Dr.
Troy, MI 48085

From: Walenda Green
To: Planning
Date: Thursday, December 21, 2023 2:18:15 PM

You don't often get email from greenwalenda@gmail.com. Learn why this is important

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Development at Sq. Lake and Livernois on West side.
I am opposed to 3 story Condo's. Homes or 2 story Condo's aren't bad.

Walenda Green

From: Jay Welch
To: Planning
Subject: Development, Livernois and Square lake
Date: Thursday, December 7, 2023 9:04:28 PM

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Sent from mobile platform
Please excuse and typos & brevity

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Please stop building PUD properties! Please save the character of our city! Troy Corners should not be affected by this type of building.

Thank you. Cari Coffer
198 Aspinwall

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To: Planning; Ethan Baker
Subject: 11/28 meeting
Date: Thursday, November 30, 2023 9:53:01 AM

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Good Morning
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Thank you

Sincerely
Linda Lucas
99 E Lovell
Troy MI 48085
Phone: 248-709-6978

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To: Planning
Subject: Proposed development NE corner SQ Lake and Livernois
Date: Thursday, December 7, 2023 9:44:27 PM

[You don't often get email from emthompson29@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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To whom it concerns

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If you should need any further follow up, please reach out.

Erin Ciaciuch
Troy Resident

Sent from my iPhone

From: Brenda Seldon
To: Planning
Subject: Rezoning and development for Troy Corners
Date: Sunday, December 10, 2023 8:26:06 AM

You don't often get email from brendaseldon@gmail.com. Learn why this is important

CAUTION: This email did not originate from within the City of Troy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Planning Commission,

Im writing to express my concerns as a resident and owner of property of 51 Aspinwall regarding the proposed rezoning development east of livernois and North of square lake (also known as Troy Corners). I attended the planning meeting on November 28th and expressed my concerns regarding this proposal for this development however, thought I would reiterate my concerns again in writing.

1) it will no doubt add more traffic on my street with people cutting through to avoid traffic backed up at the light.
2) cars cutting through and drive too fast on my street when cutting through
3) cars regularly turn on my street but backup in my driveway since I am the first house deciding that they need to turn around
4) I have noise concerns for additional traffic, additional neighbors and construction that would come with this development.
5) I have plumbing and sewer concerns. Since I have lived here, I have had at least 3 sewage backups iny basement. I approached the city on one occasion with them telling me it is not a city issue . I replaced all the plumbing in the floor of my basement as a result. I have a concern of the new plumbing and sewer load that this new development would cause and of the city could even handle this development. I know if I get another backup in my basement I will be pissed (pardon my language) and I will look into taking action against the city.
6) in my eyes, this new development and the proposed structures are an eyesore. They are not what I would like to see in my direct neighborhood. I brought here for the nice size lot, because there is openness behind me and I like the quiet and nature it provides. I like to see the deer in my backyard. If this development goes through, it will take away from that and change the look and feel of this neighborhood.
7) Who would buy these new homes on the new development anyway? I feel they are overpriced and the setup of this development is not conducive to the amount of proposed units or structural integrity for this area.

I am confident that the planning commission will take all of my pain points and come to the right decision.

This development should not go through and instead of moving Troy forward, I feel it will put us in a position that you will lose residents in this area for the very reason.

Thank you for your consideration and hearing my concerns.

Regards, Brenda Seldon

From: Danielle Favret
To: Planning
Subject: Square Lake and Livernois development
Date: Thursday, December 21, 2023 10:51:45 AM

You don't often get email from daniellefav44@gmail.com. Learn why this is important

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Hello Planning Commission,
My name is Danielle Favret and I have lived in Troy at 6390 Montclair Dr, Troy, MI 48085 for the last 27 years. I have seen a lot of change over the years and understand the desire for growth and the appeal of living in Troy. I have so many good things to say about our city and our community and our schools. I could go on at length about wonderful experiences we have had in this community with such amazing people.

I am writing to you today to voice my opinion regarding the proposed development for square lake and Livernois. I am very opposed to this high density project. It does not fit in with our current neighborhood structure of single residences and in my specific neighborhood primarily ranch style homes. The intersection at square lake and Livernois is narrow and cannot handle the increased traffic such a large development will bring. If you look at the condos that were built on the south side of square lake and Livernois you can see a development that clearly doesn't fit aesthetically. Please do not allow this to happen again.

I appreciate the opportunity to share my opinion with you and am very hopeful that you will listen to the Troy citizens who feel strongly about this and are doing the research to protect and preserve the integrity of Troy as a residential community for the very long term view.
Thank you, Danielle Favret

From: Danielle Vozel
To: Planning
Subject: Stop Rezoning of Troy Corners Development
Date: Sunday, December 17, 2023 8:46:07 AM

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Hello,

I am writing about my concern for the proposed new development at the northeast corner of square lake and Livernois. I live on Hurst just a couple streets north of this area with my husband and our 2 young children. We moved into this neighborhood last year because we fell in love with how quiet and welcoming this area is. This development would drastically increase traffic and noise in this area. Especially with the elementary school just 1/2 a mile down the street on Livernois, this would cause more issues for quite a lot of people. Please consider helping us keep our historical, warm, welcoming small neighborhood in the great city of Troy and do not approve this rezoning.

Thank you,
Danielle Loiselle

From: Jen Gillie
To: Planning
Subject: Stop Rezoning of Troy Corners Development
Date: Saturday, December 9, 2023 12:22:06 PM

[You don't often get email from jenniferrobingillie@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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I am a resident on Booth Rd, just north of the Troy corners site. I am not ok with this being zoned for PUD. This area needs to stay single family homes to maintained the integrity of our neighborhoods we love so much!

We recently moved from the Royal Oak area for the quiet neighborhood with a small town feel. We do not approve or desire to have high rise buildings. This will add unnecessary congestion to our area and the need to do future upgrades of our roads that we do not need today!

Keep our small town feel, please do not approve this to be rezoned!

Jennifer Gillie

From: Ryan Loiselle
To: Planning
Subject: Stop Rezoning of Troy Corners Development
Date: Sunday, December 17, 2023 8:51:09 AM

You don't often get email from ryan.loiselle1@gmail.com. Learn why this is important

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Hello,

I am writing about my concern for the proposed new development at the northeast corner of square lake and Livernois. I live on Hurst just a couple streets north of this area with my wife and our 2 young children. We moved into this neighborhood last year because we fell in love with how quiet and welcoming this area is. This development would drastically increase traffic and noise in this area. Especially with the elementary school just 1/2 a mile down the street on Livernois, this would cause more issues for quite a lot of people. Please consider helping us keep our historical, warm, welcoming small neighborhood in the great city of Troy and do not approve this rezoning.

Thank you,

Ryan Loiselle

From: Stephanie Heidt
To: Planning
Subject: Troy Corners Rezoning
Date: Saturday, December 16, 2023 7:53:37 AM

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Dear Committee,

I kindly request that you deny to PUD request at Troy Corners as a resident of the neighborhood.

The planning is the single family homes is one thing but the condos is another. Our neighborhood is known for having large lots and space, it’s one of the things that attracted us to the area and we would like to keep this precedence for our neighborhood.

Square Lake and Livernois are not set up to absorb any more traffic than they already have. If a PUD was to go in the streets, would need to be widen to help with the traffic flow. Traffic already backs up at the lights and it has become a very busy intersection. I also fear this will cause even more traffic on the neighborhood side streets and cars already use the neighborhood as a cut through going 50+ mph endangering our children please don’t add to that.

Please vote not to the rezoning.

Sincerely,
Stephanie Heidt

From: Jeff W
To: Planning; Ethan Baker
Subject: Troy Corners NO PUD Rezone
Date: Monday, April 15, 2024 10:01:03 AM

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Dear Planning Commission,

I wanted to follow up on the many topics and comments made during last Tuesday night's Planning Commission meeting on April 9th, 2024. I believe the meeting started off very productively. The Neighborhood Node review for the Troy Corners location was a bit hard to follow and understand. I am concerned that this changed to attached residential. Which might make it denser. I did like that multiple commissioners made mention how unique, quiet, and special our node is, especially the Northeast corner. We were very encouraged that we were all on the same page.

When it came to addressing the PUD, that's when things got very confusing. The entire community was back (in person or with representation) to address another re-application for a PUD, when there were only (2) units removed from the last meeting. This is a lot of time and effort spent on another meeting when there was almost zero change from the last application.

Our team of representatives spoke about ***the only two options*** that have ever been presented. Option #1 is the PUD or Option #2 By-Right development. We have had many HOA meetings with the developer, and he has only given us (2) options. He has made it crystal clear that we

need to support the PUD, or he will put up 3 story condos. He also leverages that he will attach our Telford Ridge subdivision to Square Lake Rd or at the very least attach it to his new development. That is upsetting for everyone who lives in Telford Ridge. He said he would do this just because he could unless we support his PUD. He is leveraging properties he has not closed on. These are the two properties to the east of Plan A. We accept that these are likely to be developed; this is what makes us so focused on traffic. If you approve PUD now, there becomes an argument for more changeover into denser construction.

The decision from Previous Planning Commissioners approving the 3 story condos, is pushing the support of the PUD to get past the 3-story approval. This is very upsetting. On top of that, there have been 3 questionable extensions. Why would extensions be given if the 3 story condos are not even an option and highly disliked by the Planning Commission.

As a community, we DO NOT like the 3 story condos. BUT we have weighed the pros and cons of Option A and Option B. We found that R-1B is what the vast majority of all the surrounding neighbors are open to supporting vs the mass of condos in the center of the PUD. We have over 90%+ of all Telford Ridge residents supporting NO PUD. We have a petition with over 92 neighbors that are within 1000 linear feet from this development that are NO PUD.

The developer was in good faith given the extensions

over and over. But the developer is using the extensions as a means to leverage and frighten everyone involved. We are all on the same team, all stakeholders that care for the interest of Troy as a whole. The developer is dividing us by the choices we must make due to only having two choices to choose from.

Gary has full control to not build 3 story condos. It is not up to the residents to negotiate a solution that was set in motion by a previous planning commission and now a continuation of extensions.

As was mentioned previously, everyone has to give a little to get a little and no one is fully going to like what they end up with.

We **DO NOT** support a PUD above everything else.

Regards,
Jeff Williams
HOA President
Telford Ridge Subdivision
159 Telford Dr
248 670 2020

From: Fred Eckhout
To: Planning
Subject: Troy Development Concerns
Date: Monday, March 11, 2024 3:30:48 PM

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Commissioners:

I am writing to express my concern about excessive development in Troy. Every little parcel of land, every small stand of woods, every green space (outside of the Civic Center) is being replaced by a building. Troy will soon look like Birmingham--a city with no undeveloped land and a very unfavorable circumstance.

Over my forty years of residing in Troy, I have watched corn fields turn into subdivisions, roads change from small two-lane pathways to four-lane boulevards, and wooded corners evolve into small shopping centers. It seems like enough has been done. Overdevelopment is now characterized by a lack of architectural cohesion to the detriment of aesthetics. Many instances can be cited but a couple stand out: small tear downs being replaced by stand-alone big-foots and a 7-11 totally mismatched with the neighboring apartments (Wattles and Crooks; the kiddie corner apartment proposal should be rejected and the much ballyhooed housing shortage addressed through vacant office space conversion).

Great care should be taken with developing the vacant KMart site. It doesn't matter how long it takes to get the concept right. Somerset Mall was well-done and has stood the test of time; Somerset Apartments, not so much. Aesthetics, green space, and continued professional property management will go a long way to making the property a lasting treasure.

Thank you for your service and attention to these matters.

Fred Eckhout
Troy Resident

From: Dr Claudia
To: Planning
Subject: Master Plan concerning the Wattles/Crooks neighborhood node
Date: Sunday, March 10, 2024 4:21:56 PM

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To Whom It May Concern,

I understand you will be discussing the master plan regarding the Wattles and Crooks neighborhood node. I am aware that the same developer from a couple years ago will propose a new, yet very similar complex in that area. I wish to voice our opposition to this and our support of changing this neighborhood node.

Quite frankly, if this new proposal is even allowed before the commission, we find it a slap in the face to the HUNDREDS of neighbors who showed up in opposition the last time this was brought before you. Hundreds of hours, dedicated volunteers, emails rallying neighbors, money spent....this was all done to show Troy what is important to us and what we are willing to fight against. We do not need multiplexes of singe family apartments that will congest the area and increase the population at our schools. Our son's class now sits at 27 students, too many students for one teacher to adequately educate. Continuing to allow these complexes to be built will overcrowd and have an affect on the current fabulous reputation of the Troy School District.

Please show the residents of Troy, specifically in the area of Wattles and Crooks, that you not only appreciated and heard our concerns but that you will act accordingly for our future.

Thank you,

Scott and Claudia Leman

1075 Fountain Dr

Troy, MI 48098

From: Nannette Gearhart
To: Planning; Nannette Gearhart
Subject: Troy
Date: Tuesday, March 12, 2024 6:20:39 PM

[You don't often get email from nannettegearhart@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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I'm in total agreement with the last 2 articles in the Troy Times!!! I support approving single family homes over rezoning for multi family buildings especially in areas that are not appropriate such as the Square Lake and Livernois "Hastings Village" proposal and the 400 Ottawa proposal. We don't need any additional developers disrespecting or disrupting our current neighborhoods in Troy!!! Please leave our wildlife ie deer and wild turkeys alone!!!

Thank you, Nannette Gearhart 6197 Livernois Road, Troy

Sent from my iPhone

From: Karen Shaw
To: Planning
Cc: treasurer@woodlandsoftroy.com; mlipinski@advtechnologies.com
Subject: Wattles & Crooks Node Deveopment
Date: Sunday, March 10, 2024 1:06:30 PM

[You don't often get email from kshawmi@comcast.net. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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I am writing to you as a concerned citizen living in the Woodlands Sub-division. Once again the residents of the area must band together to fight the over-development of our main intersection, Wattles & Crooks. Two to three years ago we fought to prevent a multi-dwelling housing project just north of Wattles on the west side of Crooks proposed by the same developer. Lengthy research was submitted by several residents that convinced the commission that this was not a good thing for those living in the immediate area. After months of fighting, the residents won their case and the development was denied.

Nothing has changed so For all of the same reasons that existed then, the addition of either a daycare center or an apartment complex is NOT wanted now. Why do you continue to entertain plans such as this for that corner? Take a look at the previous case and you have all the reasons this development should not take place. And, by the way, why hasn't the zoning for this node been updated to reflect what the area citizens want?

I, for one, voted for the mayor & city council members because their campaign platforms supported a change to the Master Plan concerning the nodes. Nothing has been done to change our node since those elections. These officials do not seem to be listening to the residents adjacent to the Wattles and Crooks node. I think it's about time they did. I am VERY UNHAPPY with the performance of my city's officials at this time.

Karen Shaw
4040 Glencastle Dr.
Troy, MI 48098
Sent from my iPad

From: Chuck Shepherd
To: Planning
Subject: Comment for PUD at Livernois and Square Lake
Date: Monday, April 8, 2024 8:42:08 PM

You don't often get email from jcs621@gmail.com. Learn why this is important

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Hello Planning Commission,

I am writing today in support of the PUD at Livernois and Long Lake. I will start by saying I regularly drive through this intersection multiple times per week on my way to and from work and have been doing so for the last 8 years. I genuinely do not understand the comments relating to traffic. No matter what time I drive through, rush hour or not, I never wait more than 1 light cycle and I never have. Given all the development in the surrounding areas, I don't see how 32 more units will increase traffic markedly when it hasn't changed in the previous 8 years.

I support this project because it includes the types of housing both that residents are asking for (ranches) and that will be affordable compared to the $600k+ houses you see elsewhere in the city. This commission has several times discussed affordability, but when types of housing that are affordable are proposed and discussed there are many trifling objections that are rarely if ever made in discussions about purely single family development.

Lastly, I am disappointed there was no discussion about the benefit to local businesses. There are quite a few in the NW plaza and a couple others nearby. Having customers within walking distance is always good for our local businesses.

Please support the community and local businesses by approving this project.

Thanks,
Chuck Shepherd

From: J M
To: Planning
Cc: Ethan Baker; Jeff W.
Subject: Opposition to the PUD proposal at Square Lake and Livernois
Date: Saturday, May 25, 2024 10:55:04 AM

Dear Troy Planning Commission,

Thank you for your service. I know it is not easy serve on a committee such as yours weighing what is best for Troy AND the immediate surrounding areas in each proposal. As I have written previously, my wife Terri and I have been residents of Troy since 1987. We currently live in the Telford Ridge subdivision in the Troy Corners area, having moved here in 1999. We picked it for its quiet residential feel with a bit of small town mixed in. Most all of our neighbors in Telford Ridge and the surrounding areas feel much the same way. I know this because I have gone door to door speaking directly with many of them regarding the proposed development north of Square Lake Rd and east of Livernois, Parcel Id's
88-20-03-351-004
88-20-03-301-023
88-20-03-301-024
88-20-03-301-025
88-20-03-301-088
I believe this is currently being called 'The Village of Hastings' scheduled to be discussed in the Planning Commission meeting on May 28, 2024.
As a Troy Corners area resident, I am strongly OPPOSED to the developer wanting to rezone these R1B areas to any other type of zoning such as a PUD. Additionally, I am OPPOSED to any 3 story structures, such as the ones near the southwest corner of Square Lake Rd, the Tisbury Square Townhouses, or any multi-unit structures of any kind on parcels currently zoned as R1B. As I indicated, I have spoken to many of the Troy Corners area residents, I can say the overwhelming majority of those I have talked to also OPPOSE this proposal.
Changing the zoning for these currently zoned R1B areas will forever negatively affect the area's historical significance by inserting an overly dense condominium development that does not fit with the surrounding R1B zoned neighborhoods. Moreover, it will present unwanted potential utility, drainage, traffic and safety concerns along with significantly negatively impacting residents and wildlife in the area.
If there is to be any development on these parcels, I would support a residential development of single (NOT attached) individual residential homes only, consistent with the current R1B zoning such as those in the Telford Ridge subdivision. However, I am strongly OPPOSED to any such development connecting to the Telford Ridge streets in any way.
At the last Planning Commission meeting the commission seemed to be a 'leaning' toward approving the PUD proposal as a preference to the so-called 'by rights' proposal.

It seemed as though this was to avoid a previous Planning Commission mistake where 3 story condos were approved on the single parcel behind John's Market. Why recommend this PUD proposal that so many are against in order to avoid a previous mistake? It would seem the more prudent and forthright approach would be to work with the developer on the original 'by rights' proposal to make it more acceptable. This PUD proposal would be an even bigger mistake by affecting many more residents in the area. As you know, many Troy Corners area residents have publicly spoken out against this PUD. Unfortunately, I will not have the opportunity to publicly voice my opposition to this proposal on May 28. Please consider this letter to be my strong OPPOSITION to this PUD.

In all the previous meetings regarding this PUD proposal, and I suspect on May 28, you will have heard MANY of those local residents affected by this PUD proposal voice and write their objections to it. Thank you for hearing us. The question is; have you really LISTENED?

Once again, thank you for your service and for taking the time to read through my concerns.

Sincerely,

John Malott
72 Telford Court
Troy, MI 48085

PLANNED UNIT DEVELOPMENT AGREEMENT

Entered into between:

CITY OF TROY,

a Michigan Municipal Corporation

and

GFA SQUARE LAKE LLC,

a Michigan limited liability company

Dated: _____, 2024

THE VILLAGE OF HASTINGS CONDOMINIUMS
PLANNED UNIT DEVELOPMENT AGREEMENT

THIS **THE VILLAGE OF HASTINGS CONDOMINIUMS** PLANNED UNIT DEVELOPMENT AGREEMENT (the "Development Agreement" or "PUD") is made and entered into this _____ day of _____, 2024, by and between **THE CITY OF TROY** ("City") a Michigan municipal corporation, with offices located at 500 W. Big Beaver Rd, Troy, MI 48084, and **GFA SQUARE LAKE LLC** ("Developer"), a Michigan limited liability company, with offices located at 3301 Mirage Drive, Troy, Michigan 48083.

RECITALS

WHEREAS, GFA Square Lake LLC, a Michigan Limited Liability Company is the owner of certain property located in the City of Troy, Michigan, with legal description attached as Exhibit A. This development shall be known as The Village of Hastings Condominiums; and

WHEREAS, the Property consists of undeveloped and vacant land along with four single-family homes, three of which will be preserved as part of the Development; and

WHEREAS, the Property is split zoned Neighborhood Node (NN) and Single Family Residential (R-1B). Due to the split zoning, the development shall be approved for a Planned Unit Development ("PUD"). Developing the project as a PUD will provide for a transition between the commercial buildings located on the corner of Square Lake and Livernois Roads and the residential neighborhoods to the north as well as a safer and more desirable pedestrian connection as described in Exhibit A; and

WHEREAS, The Village of Hastings is a unique community of detached and attached style homes set in a concept to meet the needs of multiple demographics currently found in Troy. The development complies with the Master Plan. The project creates a community and enhances the existing neighboring developments. The site will include extensive landscaping along the existing residential sites to the north and the east, the installation of new sidewalks and paths, and new common green areas within the development; and

WHEREAS, the Developer asserts that the PUD will be a benefit to the community through the redevelopment of underutilized property and will provide an immediate increase in tax base. The units in the Development will be offered for lease and for sale. The plan includes the following amenities: a sports court, a butterfly garden, and other common areas for use by the residents of the PUD; and

WHEREAS, upon execution of this Development Agreement the Property shall be rezoned by the City to PUD, Planned Unit Development, which meets the City's goal of transitional density and residential uses to a mixed single-family community; and

WHEREAS the City and the Developer now desire to enter into this Agreement which, among other things, shall set forth the mutual and respective covenants, obligations, and undertakings of the City and Developer with respect to the Development. All successors and assigns of Developer shall be bound by the terms of this Development Agreement.

NOW, THEREFORE, it is hereby agreed as follows:

1. SUMMARY DESCRIPTION OF THE DEVELOPMENT

PUD Justification:

The current Site Plan has been developed with the input of the City of Troy Planning Commission and the Planning Department. The walkability of the site, the proposed building height, the additional greenspace, and the guest parking are all matters that shall be influenced with the goals in mind to meet the City's PUD standards.

In accordance with the City of Troy Code Chapter 39, Section 11.01, the PUD shall provide enhanced housing options for the City of Troy and allow increased flexibility in design and diverse residential development without sacrificing established community values.

In accordance with the City of Troy Code Chapter 39, Section 11.03, the subject development will consist of a mixture of residential uses that would not be permitted under one zoning classification without the use of a PUD. The site incorporates open space via parks and multiple pathways for pedestrian circulation throughout the site as set forth in Exhibit B. The PUD option creates a natural and smooth transition between the commercial buildings in the Neighborhood Node zoning at the intersection of Square Lake and Livernois Roads to the south, the single-family residential development to the north, and the residential homes to the east.

Density:

The community shall consist of a total of thirty-three (33) single-family residential homes consisting of three existing homes which will remain, eight (8) ranch style single family homes, eighteen (18) two-story attached single-family homes, and four (4) single family duplex homes. The density of this PUD is 5.45 units/acre. The proposed single-family units will range from 1,500 square feet to 2,200 square feet, providing a wide variety of options for existing downsizing residencies and first-time home buyers and seniors.

Road System:

The community will have one entry point to the development from Livernois Road. A paved Emergency Vehicle Access ("EVA") route will be provided for emergency vehicles to access the site from Square Lake Road. The EVA will also serve as a non-motorized connection to the PUD from Square Lake Road The internal roads are designed for efficient flow of traffic within and through the project and will remain private. Residents will enjoy the extensive network of walkways around the project as depicted in Exhibit B. Walkways are designed to be wide enough to accommodate the residents who may need the assistance of a walker, wheelchair, or other similar type of device as well as pedestrians, bicycles and buggies. The parking areas are designed to comply with the Ordinance and are detailed on the Site Plan attached as Exhibit B.

Utilities:

The Village of Hastings Condominiums will connect to and be served by the City's existing water, sanitary, and storm systems. There shall be a connection to both the Square Lake Road and Livernois Road for water and sanitary to service the community development. The storm water shall outlet to the Square Lake Road storm sewer. The storm sewer will utilize storm water infiltration trenches to capture rear and side yard storm water in a few designated areas throughout the development. The utilities shall be designed to meet the requirements of the City of Troy. The impact on Troy's public utilities will be in line with a typical residential development of its size.

Open Space/Common Areas:

As detailed on the attached Site Plan, Exhibit B, the Development will provide 1.3 acres of open space which comprises approximately 24% of the Development's total area. The open space will include two (2) parks; the park located on the north side of the Development will include a sports court and a butterfly garden. The park to the south will include a common area with butterfly planters. These common areas are designed to be inviting to all the residents of the Development and to be utilized by everyone within The Village of Hastings.

Uses:

The Village of Hastings is a mixed unit single-family residential development consisting of both attached and detached units. The attached Site Plan has been developed with feedback from meetings with the Planning Commission and the City Planners. (Exhibit C).

Development Guidelines:

The attached Site Plan depicts the proposed setbacks, building heights, and size of each building to be constructed and includes the parking, driving lanes, landscaping, green spaces, and common areas. (Exhibit B).

Parking and Traffic:

The attached Site Plan, Exhibit B, depicts the proposed parking. Every single-family unit will have a two-car garage. Guest parking is designated on the site plan. (Exhibit B).

Landscaping:

The landscaping is designed to be viable, interesting, and inviting to encourage the residents to spend time outdoors and to utilize the network of sidewalks for exercise and recreation. The attached Landscape Plan showing the proposed landscaping for the project, including the entrances and perimeter of the property are described in Exhibit B.

Natural Resources and Features:

The site currently has moderate tree cover and is located outside of the flood hazard area.

Phasing Information:

The Development will be built in one phase. If Developer is unable to proceed in one phase, Developer shall provide an explanation in writing to the Zoning Administrator to determine, at his sole discretion, whether additional phasing is necessary. The Zoning Administrator may defer the decision to Planning Commission.

Preservation of Three Homes:

The three existing single-family homes located on Livernois Road that are proposed to be preserved were built between 1915 and 1920 and have been well maintained. (Exhibit E). These are homes are identified as follows:

1. 6112 Livernois, current parcel number 88-20-03-351-004, four (4) bedrooms and one (1) full bath, 1753 square feet, 846 square feet of basement, 572 square feet garage;
2. 6096 Livernois, current parcel number 88-20-03-301-024, three (3) bedrooms, one (1) full bath, 1308 square feet, 840 square feet basement, and no garage; and
3. 6074 Livernois, current parcel number 88-020-03-301-025, four (4) bedrooms, one (1) full bath, 2100 square feet, 930 square feet basement, 400 square feet garage.

This PUD Agreement expresses specific intent to preserve these three homes and to maintain the character and historic nature of the houses and integrate them into the new surrounding development. No modifications to these three homes shall be made without the express written consent of the City of Troy. If any of these three homes are destroyed in whole or in part, they shall be reconstructed with substantially the same dimensions outlined above and in such a way as to attempt to recreate the historic nature of the homes as determined by the Zoning Administrator.

Any building plan(s) submitted for a new home on one of these sites shall be prepared and sealed by an Architect registered in the State of Michigan.

Site Topography:

The Topographic Survey sets forth the property's topography, grades, and elevations of the property. (Exhibit B).

Amenities:

This Development shall include amenities for the residents of the development with the main site amenity being the proposed sports court. The extensive sidewalks throughout the site which are designed to encourage walkability throughout the site. This walkability will give the residents access to the parks and the sports court within the development.

Zoning Classification:

The Property has two zoning designations:

1. 4.9 acres fronting Livernois Rd., Zoned R-1B; and
2. 1.1 acres fronting Square Lake Rd., Zoned NN.

The land surrounding the development is developed and zoned as follows:

North – zoned as R-1B;
East – zoned as R-1B;
West – zoned as R-1B & NN; and
South – zoned as NN.

Specification of Deviations:

The proposed project complies with the City of Troy's Master Plan and helps to create a smooth transition between the commercial Neighborhood Node district and the residential houses to the north and the east. The community shall have a mix of unit styles and is coupled with the mix of zoning within the property through means of the PUD and as is permitted in the zoning ordinance R-1B zoning setbacks. The R-1B zoning requires a 45-foot rear yard setback and a 40-foot front yard setback and the front and rear yard setbacks are to be 30 feet, except for units 15-18, where the rear setback have been noted on the plan. The building height adheres to the City Ordinance standards, and the side setbacks, open space, and building coverage are to be greater than the minimum requirement per the City of Troy's Zoning Ordinance as set forth in Exhibit B attached.

Community Impact Statement:

The development creates a valuable and beneficial opportunity for the City of Troy to approve a development on a vacant parcel that is readily available for the right type of development. The project is consistent with the City's Master Plan which identifies the property for a combination of single-family development and a neighborhood node development. The proposed use offers an ideal transition from the commercial uses at the intersection of Livernois and Square Lake to the residential development both to the north and east. This unique lifestyle development concept will offer an integrated blend of single-family units that responds to the changing need for enhanced and diverse housing and community options for the citizens of Troy. By approving this proposed PUD, the City of Troy shall allow the development of additional Missing Middle Housing in a Neighborhood Node district. The NN district has been targeted for the Missing Middle Development in the City of Troy's Master Plan. The project has preserved and incorporated existing century year old houses into the development and will create multiple parks for the use of and enjoyment by the residents and their guests.

2. ADHERENCE TO REQUIREMENTS FOR DEVELOPMENT

The Property shall be developed and improved in full compliance with the following documents which comprise all of the Development Documents.

a. The Code of Ordinances for the City of Troy.

b. The Preliminary Site Plan for The Village of Hastings Condominiums prepared by PEA Group revisions dated May 13, 2024 and is otherwise referred to as the Concept Development Plan/Preliminary Development Plan ("CDP/PDP") attached as Exhibit B.

c. The City of Troy Engineering Design Standards and any other reasonable conditions which might be required by the City's Engineer.

d. This Development Agreement and any conditions imposed herein.

The Developer and City acknowledge and agree that rezoning of the Property to PUD constitutes approval of the CDP/PDP for general configuration, road layout, location and amount of land occupied by permitted uses, building separation and setbacks, subject to final site plan review and approval.

All future owner(s) of the Property shall be bound by the terms of this Development Agreement and the Developer's authority and responsibilities stated herein. It shall be the responsibility of the Developer to provide notice of these requirements to all future owner(s) of the Property. A homeowner's association shall accept responsibility for maintenance of its portion of the regional storm pond, internal streets, landscaping and amenities.

3. INTENT OF DEVELOPMENT

The Village of Hastings Condominiums will be a quality residential community designed to appeal to prospective Troy home buyers looking for several new home options, including both single family living and maintenance free living, all set in a village atmosphere accompanied by integrated amenities and open spaces. It is the Developer's intent to construct quality units that will be targeted toward buyers seeking housing products that are severely lacking in the area. Homeowners who are looking to have a sense of community will find the offerings to be an attractive housing option. This Development will provide a vibrant diverse community that builds off our success over the years.

4. ADHERENCE TO ORDINANCES

The Property shall be developed as depicted in the CDP/PDP. (Exhibit B). Developer shall comply with the Zoning Ordinance of the City in effect at the time of construction of the Development, except where modified by this Development Agreement. Developer shall fully comply with all engineering and other local, state and federal codes and regulations in effect at the time of construction of the Development, unless superseded or otherwise covered in this Development Agreement. Permitted uses shall be limited to single family and condominium

residences and all accessory uses thereof as regulated by the City of Troy Zoning Ordinance and the flexibility as allowed under the Zoning Enabling Act for Planned Unit Development.

Development standards shall conform to the CDP/PDP as shown on **Exhibit B** and established per the Schedule of Regulations and Modifications within the City of Troy PUD Ordinance and the Michigan Zoning Enabling Act, Public Act 110 of 2006 as amended. MCL 125.3101 *et seq.*

5. PERMITS AND AUTHORIZATIONS

The City shall grant to Developer and its contractors and subcontractors all City permits and authorizations necessary to modify the existing utilities including electric, telephone, gas, cable television, water, storm and sanitary sewer to the Property and to otherwise develop and improve the Property in accordance with approved plans, provided the Developer has first made all requisite applications for permits, complied with the requirements for said permits, and paid all required fees. Any applications for permits from the City will be processed in the customary manner. The City will cooperate with Developer in connection with Developer's applications for any necessary county, state, federal or utility company approvals, permits or authorizations to the extent that such applications and/or discussions are consistent with the CDP/PDP, and this Development Agreement.

The Developer is permitted to sell units in The Village of Hastings Condominiums from an offsite location within the City or the surrounding area in lieu of a temporary sales trailer, if desired by the Developer.

Building Permits: With the exception of the model home as described in this Development Agreement, building permits shall not be issued until all public site improvements have been accepted and approved by the governmental agency having jurisdiction. Alternatively, the Developer may post sufficient bonding or a letter of credit to obtain building permits prior to final installation and acceptance of such facilities.

Other governmental approvals: It is understood that construction of some of the improvements included in the Development will require the approval from other governmental agencies.

Model units: One model unit per building type shall be permitted at locations to be determined by the Developer. The model units may be staffed by licensed real estate agents during normal daytime hours up to seven days a week. One lot may be established as a temporary parking lot at each model at a location to be determined by the Developer. At the risk to the Developer, construction of the model homes shall be permitted prior to the completion and acceptance of land development. The model building permit shall be expeditiously reviewed by the City immediately following final engineering plan approval.

6. DEVELOPMENT SEQUENCE

The parties agree and acknowledge that the approved plans represent the current intent of the Developer to develop the Property, with the knowledge and market condition information possessed by the Developer as of the present date. The parties acknowledge that housing market conditions may change over time, which could cause the Developer to change its plans. Site improvements reasonably necessary or reasonably related to any particular building, including without limitation road improvements, storm drainage facilities, sidewalks and landscaping, will be made at the time of construction of such particular building, as determined through the site plan process. Provided that the Developer is proceeding in good faith and with due diligence to develop the Project in light of existing economic conditions, and is otherwise in compliance with this Development Agreement and City ordinances, the City will not unreasonably refuse to extend any time periods for Project completion for a reasonable time to enable the Developer to complete the Development. The Developer shall provide City Staff with a written report of the status of the development of the Project on an annual basis commencing one year from the date of this Development Agreement until the Development is completed. Time is of the essence to this Development Agreement. The CDP/PDP shall be in effect for a period of three (3) years, during which time Developer shall obtain building permits and commence construction of the Development within 18 months following approval of the CDP/PDP and substantially complete construction of the Development within 42 months once commenced. The Development shall be completed in one phase.

7. ENGINEERING PLAN

The Developer shall prepare and submit for review and approval detailed engineering plans for improvements. Such plans shall be reviewed by the City Engineer to ensure that they are substantially consistent with the CDP/PDP and other applicable requirements. The Developer will make diligent and good faith efforts to obtain all approvals and permits on a timely basis, and the City will, in a timely manner, process all reviews and approvals required of it.

8. WATER, SANITARY AND STORM SEWER SYSTEMS

Developer shall, at its sole expense, construct and install all connections tying into the municipal water and sanitary sewer systems. The Developer shall convey to the City easements necessary for the City's access to sewer and water facilities within the Development or such facilities will be installed in City rights-of-way.

The Developer shall undertake storm water management, including construction of the detention pursuant to the City requirements. The detention may be dedicated to the City if accepted by the City or if private shall be maintained by the Homeowners Association.

9. ROADS, DRIVES AND PARKING

a) The Developer shall construct the roads as depicted on **Exhibit B**. The roads shall be private and will be maintained by an established homeowner's association.

b) Parking shall be provided onsite in the designated spaces as shown on **Exhibit B** and on street parking shall be permitted as depicted.

10. ARCHITECTURAL AND SITE DESIGN GUIDELINES

Dependent on specific housing product, building elevation materials will consist primarily of brick, stone, Hardie board siding and/or high-quality vinyl siding as shown on the conceptual architecture drawings (**Exhibit C**).

Development standards will generally conform to the Site Plan CDP/PDP as shown on **Exhibit B** and established per the City of Troy PUD Ordinance. Unless otherwise described in this Planned Unit Development Agreement, all architectural and site design guidelines shall meet City Ordinances and regulations.

11. LANDSCAPING AND MAILBOXES

a) Developer shall provide frontage and internal landscaping which shall meet or exceed replacement requirements as depicted on **Exhibit B**.

b) Mailboxes shall be installed in cluster boxes, as approved by the United States Postal Office.

12. SIGNAGE

Any proposed signs for the Development shall comply with the City's sign ordinance, Chapter 85.

13. AMENITY AND IMPROVEMENT COMPLETION

a) Amenities shall be installed per the Landscape Plan (**Exhibit B**).

b) In the event of a home closing in a time of year that does not allow for certain exterior items to be completed (i.e. concrete during the winter season) then a temporary certificate of occupancy may be issued. In the event a bond is required to be posted by the Developer with Chirco Title Agency Inc. and Westcor Land Title Insurance Company to secure completion and to facilitate a closing of the home, then the evidence of the bond shall be provided by the Developer to the City. The bond shall not be released until the City issues a certificate of occupancy on the home.

14. MINOR MODIFICATIONS TO APPROVED PUD SITE PLANS.

Minor modifications to the approved PUD Site Plan for the Project which are consistent with the intent of this Development Agreement may be approved administratively by the City's Zoning Administrator, which approval shall not be unreasonably withheld. Minor modifications which are approved by the Zoning Administrator shall not require an amendment to this Development Agreement, but shall be in writing and become a part of this Development

Agreement. For purposes of this Development Agreement, "minor modifications" shall mean as any change that does not significantly or substantively alter the site plan or the conditions set forth in this Agreement. The determination of whether a change to the site plan is a minor modification is at the reasonable discretion of City Staff. If a modification is not minor, then the revised site plan shall be submitted to the Planning Commission for review and proposed recommendation to Council. Any necessary minor modifications to the Site Plan must be approved by the City in writing.

Minor modifications do not include, by way of example, any change that would alter the specific use allowed by this Development Agreement, any change that would relieve the Developer of its obligations to construct improvements including roads, stormwater system, or any change that would result in a decrease or elimination of open space or preserved areas.

15. CONDOMINIUM ASSOCIATION

The Developer shall have the responsibility to legally organize condominium association for all parts of the residential development. The Master Deeds and Bylaws for the condominium shall set forth the restrictions and regulations contained in this Development Agreement; prescribe the responsibilities of the condominium association; set forth the manner, method and timing of transferal of maintenance responsibilities for common areas, and other facilities to the association; provide a feasible method of funding maintenance activities, such as annual dues and/or assessments; and reserve rights to the City to assess private property owners for the cost of maintenance of any common areas and roads.

The Developer shall be responsible initially for maintenance of roads, walkways, landscaped areas, open space areas until the Developer assigns such responsibilities either to the City or to the condominium association to be organized. Following the assignment of such maintenance responsibilities to the City or condominium association, the Developer shall have no further maintenance obligations for such improvements.

16. REIMBURSABLE COSTS

a. Developer shall reimburse the City for the following costs:

   i. All reasonable planning, engineering and any consultant fees incurred in connection with the review and approval of the Development, in accordance with the City's Planning Services Fee Schedule.

   ii. All reasonable planning, engineering and any consultant fees, along with applicable permit and inspection fees, which may be incurred throughout the construction of the Project as a result of any required inspections or actions taken to ensure compliance with the Development documents.

b. In addition, Developer shall be responsible for all costs associated with the submission to the City and consideration of all plans and documents associated

with the Development, including, but not limited to, site plans, landscaping plans, engineering plans, as-built plans, permits, inspections, etc. Further, Developer shall be responsible for all costs related to variance requests, special use requests, and review and approval of any other agreements associated with the Development, and other similar documents, plans and costs.

17. REMEDIES.

In the event that a party believes that the other party is not acting reasonably or in conformity with this Development Agreement, then the aggrieved party may petition the Oakland County Circuit Court to resolve such dispute and the parties shall make themselves immediately available for a hearing on a date to be set by the Court. In the event that the Court finds that party has not acted in good faith or in conformity with this Development Agreement, then the Court may order reasonable costs and attorney fees incurred to the prevailing party. All remedies afforded in this Development Agreement shall be taken and construed as cumulative, that is, in addition to every other remedy provided by law and in equity.

18. MISCELLANEOUS

a. Binding Effect

This Development Agreement shall be binding upon and inure to the benefit of the parties and their heirs, successors and assigns. The rights and obligations contained in this Development Agreement shall run with the Property.

b. Authority

This Development Agreement has been duly authorized by all necessary action of Developer and the City, the public hearing held on April 9, 2024 and the subsequent recommendation for approval made by Planning Commission on May 28, 2024, and approval of the City Council at the public meeting held_____, 2024 in accordance with the laws of the State of Michigan, and the Ordinances of the City. By the execution of this Development Agreement, the parties each warrant that they have the authority to execute this Development Agreement and bind the Property in its respective entities to its terms and conditions.

c. Amendment

This Development Agreement may not be modified, replaced, amended, or terminated, without the prior written consent of the City and the Developer or its successors in title to the Property as of the date of the modification, replacement, amendment, or termination. The City of Troy Zoning Board of Appeals shall not have any authority to grant any variances for any of the subject matter contained within this Development Agreement. Modifications to the General Development Plan shall be made

in accordance with the requirements and procedures set forth in City zoning ordinance and the Planned Unit Development Agreement.

The Developer and the City agree to amend this Development Agreement and the Exhibits attached hereto as may be necessary or required to comply with the requirements of any federal, state or county statue, ordinance, rule, regulation, or requirement relating to the Planned Unit Development, and that any such amendment shall be effective as if originally set forth herein. In addition, the Developer and the City agree to amend this Development Agreement and the Exhibits attached hereto as may be appropriate, necessary, or required in order to conform to any final surveys and engineering requirements and any final plats or plans that shall have been approved by The City of Troy from time to time.

d. **City Not Responsible for Damages**

The Developer agrees that, absent gross negligence or willful misconduct on the part of the City, its employees, agents, representatives or contractors, or by reason of the City's course of conduct resulting in a continuing or material default of its obligations under this Development Agreement, the City shall not be responsible to the Developer for damages arising out of a claimed breach of this Development Agreement. In such event, the Developer's sole remedy (except in the event of a material defect) shall be a claim for specific performance in the Oakland County Circuit Court. In the event of any litigation relating to this Development Agreement, the prevailing party (as determined by the trial Court) will be entitled to reimbursement of reasonable attorney fees and costs.

e. **Entire Development Agreement: Termination**

This Development Agreement constitutes the entire agreement between the parties relating to the subject matter herein and may not be modified replaced or amended, without the prior written consent of the Developer and The City of Troy.

f. **Modification**.

Except as provided in section 14 above, this Development Agreement may not be modified, replaced, amended or terminated without the prior written consent of the parties to this Development Agreement.

g. **Governing Law**.

This Development Agreement shall be governed by and construed in accordance with the laws of the State of Michigan.

h. **Counterparts**.

This Development Agreement may be executed in multiple counterparts, each of which shall be deemed an original and all of which shall constitute one agreement. The

signature of any party to any counterpart shall be deemed to be a signature to, and may be appended to, any other counterpart.

i. Successors and Assigns.

The terms, provisions and conditions of this Development Agreement are and shall be deemed to be of benefit to the Property and shall run with and bind the Property, and shall bind and inure to the benefit of the successors and assigns of the parties to this Development Agreement. Developer shall record, at its sole cost, a copy of this Development Agreement in the Oakland County Register of Deeds, and provide a recorded copy to the City.

j. Partial Invalidity.

Invalidation of any of the provisions contained in this Development Agreement or of the application thereof to any person by judgment or court order shall in no way affect any of the other provisions hereof or the application thereof to any other person and the same shall remain in full force and effect.

k. No Partnership.

None of the terms or provisions of this Development Agreement shall be deemed to create a partnership or joint venture between Developer and the City.

l. Notice

Unless later information is provided, notices under this Development Agreement will be provided to:

To Owner and Developer

GFA Square Lake LLC
By GFA Development Inc.
3301 Mirage Drive
Troy,Michigan 48083
Email: gabitheira@wideopenwest.com

Law Offices of Robert A. Jacobs, PLC
121 West Long Lake Road, Suite 200
Bloomfield Hills, Michigan 48304
Email: jacobs@rjacobsplc.com

To City:

Community Development Director

City of Troy
500 W. Big Beaver Rd.
Troy, Michigan 48084
(248) 524-3364 (phone)
SavidantB@troymi.gov

With a Copy to: City Attorney
City of Troy
500 W. Big Beaver Rd.
Troy, Michigan 48084
(248) 524-3259 (fax)
BluhmLG@troymi.gov

m. Integration Clause.

This Development Agreement is intended as the complete integration of all understandings between the parties related to the subject matter herein. No prior contemporaneous addition, deletion or other amendment shall have any force or effect whatsoever, unless referenced in this Development Agreement. No subsequent notation, renewal, addition, deletion or other amendment shall have any force or effect unless embodied in a written amendatory or other agreement executed by the parties required herein, other than conditions which may be attached to final site plan approval.

IN WITNESS WHEREOF, the parties have caused this Development Agreement to be executed on the day and year recited above.

CITY OF TROY
a Michigan municipal corporation

_____
By: Ethan Baker
Its: Mayor

STATE OF MICHIGAN)
) ss
COUNTY OF OAKLAND)

The foregoing Development Agreement was acknowledged before me by _____, the Mayor of the City of Troy, on the ____day of _____, 2024.

_____
_____, Notary Public
Oakland County, Michigan
My Commission Expires: _____
Acting in Oakland County

(Signatures continued on next page)

IN WITNESS WHEREOF, the parties have caused this Development Agreement to be executed on the day and year recited above.

CITY OF TROY
a Michigan municipal corporation

_____
By: M. Aileen Dickson
Its: Clerk

STATE OF MICHIGAN)
) ss
COUNTY OF OAKLAND)

The foregoing Development Agreement was acknowledged before me by _____, the Clerk of the City of Troy, on the ____day of _____, 2024.

_____
_____, Notary Public
Oakland County, Michigan
My Commission Expires: _____
Acting in Oakland County

(Signatures continued on next page)

GFA SQUARE LAKE LLC
a Michigan limited liability company

By: GFA Development Inc.
a Michigan corporation,
Its: Manager

_____
By: Gary Abitheira
Its: President and Sole Member

ACKNOWLEDGEMENT

STATE OF MICHIGAN)
) ss
COUNTY OF OAKLAND)

The foregoing Development Agreement was acknowledged before me in Oakland County, Michigan by Gary Abitheira, the President of GFA Development Inc., a Michigan corporation, the Manager of GFA SQUARE LAKE LLC, on the __ day of _____, 2024.

_____
_____, Notary Public
_____ County, Michigan
My Commission expires: _____
Acting in Oakland County

This Instrument Drafted By:
Robert A. Jacobs, Esq.
Robert A. Jacobs, PLC
121 West Long Lake Road, Suite 200
Bloomfield Hills, Michigan 48304
When recorded, return to drafter.

Recording Fee $_____
County Transfer Tax: Exempt pursuant to MCL 207.505(a)
State Transfer Tax: Exempt pursuant to MCL 207.526(a)

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Table of Exhibits

Exhibit A: Property Description

Exhibit B: General Development Plan

Exhibit C: Conceptual Architecture Drawings

Exhibit D: Planning Commission Minutes

Exhibit E: Photos of existing homes that will remain (Applicant will submit photos prior to August 12, 2024 City Council Meeting)

Exhibit A

Property Description

(Combined Parcel Per PEA Group)

Part of Lots 19 and 22 of "Supervisors Plat No. 711 as recorded in Uber 45 on pages 21 and 21A, Oakland County Records, together with part of the Southwest 1/4 of Section 3, Town 2 North, Range 11 East, City of Troy, Oakland County Michigan and being more particularly described as Commencing at the Southwest Corner of said Section 3; thence along the south line of said section, S89°43'0011E, 643.50 feet; thence N00°08'00"W, 74.00 feet to the north line of East Square Lake Road, 74' half width, and the Point of Beginning; thence along said north line, N89°43'00"W, 29.62 feet; thence N0l 015'45"E, 72.26 feet to the north line of said Lot 22, said line also being the south line of said Lot 19; thence along said south line N89°43'00"W, 212.46 feet; thence N0l033'55"E, 98.99 feet; thence S89°43'00"E, 59.44 feet; thence N0l 015'45"E, 121.05 feet to the easterly extension of the north line of Lot 18 of said Supervisors Plat; thence along said line, N89°43'00"W, 430.98 feet to the east line of Livernois Road, 33' half width; thence along said east line, N00°34'30"E, 463. 76 feet to the easterly extension of the south line of
"Telford Ridge" as recorded in Uber 206, page 24 Oakland County Records; thence along said south line, S89°43'0011E, 297.00 feet to the west line of said Telford Ridge; thence along said west line, S00°34'30"W, 170.00 feet to the south line of said Telford Ridge, said line also being the north line of the south 660 feet of the southwest 1/4 of said Section 3; thence along said south line, S89°43'00"E, 305.34 feet to the west line of tax parcel 20-03-301-033; thence along said west line,S00°08'0011E, 586.02 feet to the aforementioned north line of East Square Lake Road and the Point of Beginning.

Containing 6.313 acres of land more or less.

Exhibit B

General Development Plan

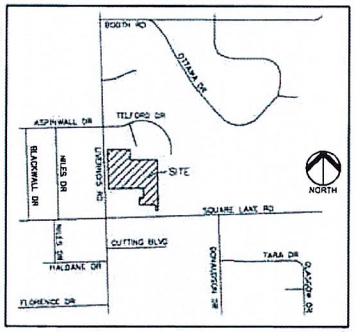
PLANNED UNIT DEVELOPMENT
CONCEPT DEVELOPMENTAL PLAN

THE VILLAGE OF HASTINGS

PART OF THE SW 1/4 OF SECTION 3, T. 02N., R. 11E.,

CITY OF TROY, OAKLAND COUNTY, MICHIGAN

PERMIT / APPROVAL SUMMARY		
DATE SUBMITTED	DATE APPROVED	PERMIT / APPROVAL



LOCATION MAP
NO SCALE

INDEX OF DRAWINGS	
NUMBER	TITLE
	COVER SHEET
P-1.0	TOPOGRAPHIC SURVEY
P-2.0	PRELIMINARY SITE PLAN
P-2.1	ADDITIONAL SITE DETAILS
P-2.2	TRASH VEHICLE CIRCULATION PLAN
P-3.0	PRELIMINARY GRADING PLAN
P-4.0	PRELIMINARY UTILITY PLAN
L-1.0	PRELIMINARY LANDSCAPE PLAN
L-1.1	LANDSCAPE DETAILS
T-1.0	TREE PRESERVATION PLAN
T-1.1	TREE PRESERVATION LIST
	ARCHITECTURAL PLANS
A100	FIRST FLOOR UNIT PLAN
A200	ELEVATIONS
A300	3D VIEWS
A100	FIRST FLOOR UNIT PLAN
A200	ELEVATIONS - OPTION A
A200	ELEVATIONS - OPTION B
A300	3D VIEWS - OPTION A
A300	3D VIEWS - OPTION B
A100	FIRST FLOOR UNIT PLAN
A200	ELEVATIONS
A300	3D VIEWS
A101	FIRST FLOOR UNIT PLANS
A102	STANDARD SECOND FLOOR UNIT PLANS
A200	STANDARD NORTH & SOUTH ELEVATIONS
A201	STANDARD EAST & WEST ELEVATION
A400	STANDARD AXONMETRIC VIEWS
A100	FIRST FLOOR PLAN
A101	SECOND FLOOR PLAN
A200	ELEVATIONS
A300	3D VIEWS

PEA GROUP

DESIGN TEAM

OWNER/APPLICANT/DEVELOPER

GFA DEVELOPMENT INC
586 ELMSFORD DRIVE
TROY MI 48083
CONTACT GARY ABITHEIRA
PHONE 248 840 2828
EMAIL GABITHEIRA@WIDEOPENWEST COM

CIVIL ENGINEER

PEA GROUP
1849 POND RUN
AUBURN HILLS MI 48326
CONTACT JOHN B THOMPSON PE
PHONE 844 813 2949
EMAIL JTHOMPSON@PEAGROUP COM

ARCHITECT

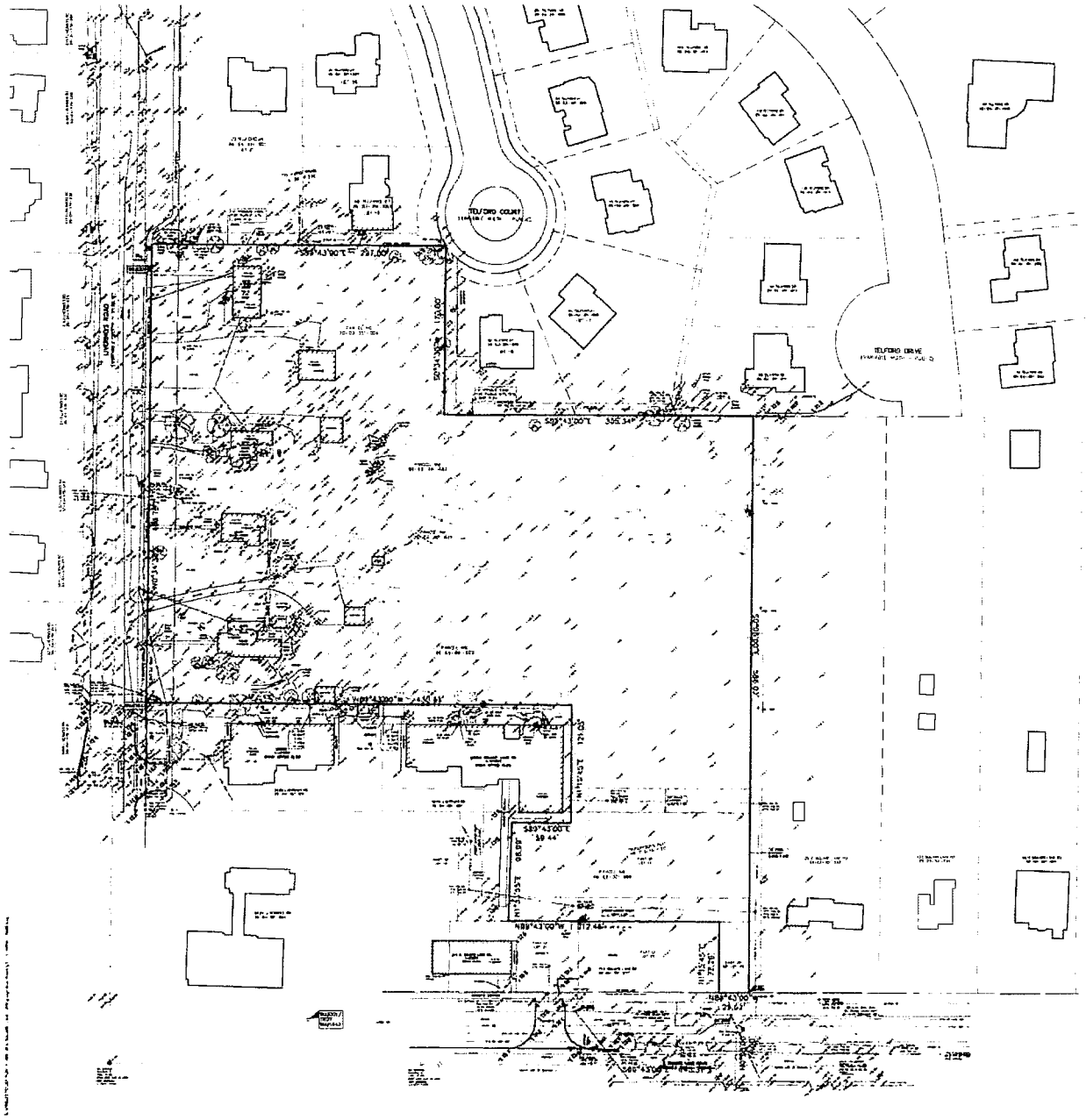
MOISEEV/GORDON ASSOCIATES INC
4351 DELEMERE COURT
ROYAL OAK, MI 48073
CONTACT ANDREW MOISEEV RA
PHONE 248 549 4500
EMAIL ANDREWM@MGA-ARCHITECTS NET

LANDSCAPE ARCHITECT

PEA GROUP
45 W GRAND RIVER AVE STE 501
DETROIT MI 48226
CONTACT KIMBERLY DIETZEL RLA
PHONE 844 813 2949
EMAIL KDIETZEL@PEAGROUP COM

REVISIONS	
DESCRIPTION	DATE
DESIGN RESUBMITTAL	6/12/2023
REVISED PER PLANNING COMMENTS DATED 7/7/2023	8/18/2023
REVISED PER PLANNER COMMENTS DATED 10/4/2023	11/11/2023
REVISED PER PLANNING COMMISSION COMMENTS DATED 11/28/2023	12/7/2023
REVISED PER PLANNING COMMISSION COMMENTS DATED 1/8/2024	1/24/2024
REVISED PER PLANNING COMMISSION COMMENTS DATED 4/4/2024	4/22/2024
REVISED PER PLANNING REVIEW DATED 3/15/2024	4/23/2024
REVISED PER PLANNING COMMENTS DATED 5/20/2024	5/23/2024

THE VILLAGE OF HASTINGS | PEA JOB NO 2017-009 | CONCEPT DEVELOPMENTAL PLAN



LEGEND

REFERENCE DRAWINGS

PEA GROUP

SCALE 1" = 30'

CAUTION

Legal Description
(Combined Parcel for PEA Group)

Part of Lots 16 and 32 of "Supervisors Plat No. 7" as recorded in Liber 43 on pages 21 and 22, Oakland County Records, together with part of the Southwest 1/4 of Section 3, Town 3 North, Range 11 East, City of Troy, Oakland County, Michigan and being more particularly described as Commencing at the Southwest Corner said Section 3; thence along the south line of said section, S89°43'00"E, 842.50 feet; thence N00°00'00"W, 74.00 feet to the north line of East Square Lake Road, 74' half width, and the Point of Beginning; thence along said north line, N89°43'00"W, 29.63 feet; thence N00°13'10"E, 72.28 feet to the north line of said Lot 32, said line also being the south line of said Lot 16; thence along said south line N89°43'00"W, 312.48 feet; thence N00°13'10"E, 86.99 feet; thence S89°43'00"E, 56.44 feet; thence N01°15'45"E, 121.00 feet to the westerly extension of the north line of Lot 16 of said Supervisors Plat; thence along said line, N89°43'00"W, 436.98 feet to the east line of Livernois Road, 33' half width; thence along said east line, N00°34'30"E, 463.78 feet to the westerly extension of the south line of "Telford Village" as recorded in Liber 306, page 31 Oakland County Records; thence along said south line, S89°43'00"E, 287.00 feet to the east line of said Telford Ridge; thence along said east line, S00°34'30"W, 170.00 feet to the south line of said Telford Ridge, said line also being the north line of the south 660 feet of the southwest 1/4 of said Section 3; thence along said south line, S89°43'00"E, 305.34 feet to the west line of tax parcel 20-03-301-033; thence along said west line, S00°00'00"E, 58.00 feet to the aforementioned north line of East Square Lake Road and the Point of Beginning.
Containing 8.313 acres of land more or less

BENCHMARKS
(CITY OF TROY DATUM)

BM #300
SET BONCHITE IN SOUTHEAST FACE OF POWER LIGHT POLE, NORTH SIDE OF SQUARE LAKE ROAD APPROX. 70' SOUTHEAST OF SOUTHEAST BUILDING CORNER OF JOHN'S MARKET AT EAST SIDE OF DRIVE ENTRANCE
ELEV. – 743.36

BM #301 – CITY OF TROY BM #642
ARROW ON A HYDRANT LOCATED ON THE NORTH SIDE OF SQUARE LAKE ROAD APPROX. 200' EAST OF LIVERNOIS ROAD AT THE PKG BANK
ELEV. – 750.08

BM #302
FOUND BOAT SPIKE IN SOUTH FACE OF UTILITY POLE, NORTH SIDE OF SQUARE LAKE ROAD, AT THE CENTERLINE OF 30' WIDE SITE FRONTAGE
ELEV. – 737.51

BM #303
ARROW ON HYDRANT, EAST SIDE OF LIVERNOIS, APPROX. 75' SOUTHWEST OF #6074 LIVERNOIS
ELEV. – 750.65

BM #304
ARROW ON HYDRANT, EAST SIDE OF LIVERNOIS, APPROX. 80' WEST OF #6175 LIVERNOIS
ELEV. – 750.18

CLIENT
GFA DEVELOPMENT, INC.

PROJECT TITLE
THE VILLAGE OF HASTINGS

REVISIONS

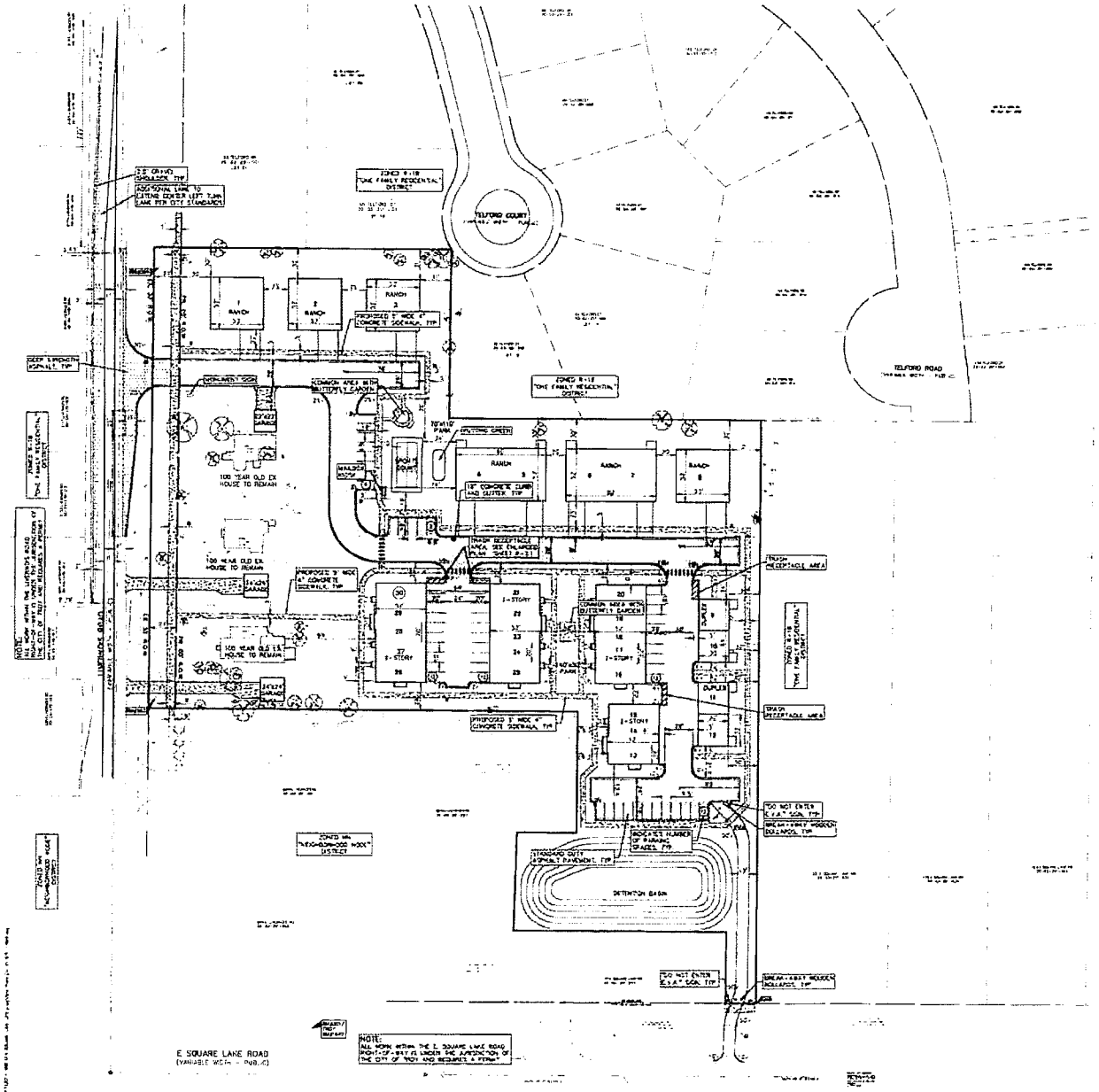
ORIGINAL ISSUE DATE

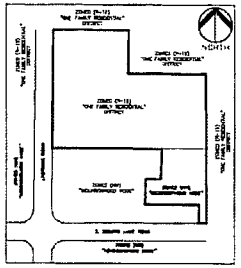
DRAWING TITLE
TOPOGRAPHIC SURVEY

PEA JOB NO. 2017-003

DRAWING NUMBER
P-1.0

NOT FOR CONSTRUCTION





ZONING SKETCH
NOT TO SCALE

LEGEND

PEA GROUP

SITE DATA:

LOCATION OF PROJECT:
LIVERNOIS ROAD, NORTH OF SQUARE LAKE ROAD

SIZE OF PROPERTY: 8.31 ACRES GROSS 8.25 ACRES NET

PROPOSED USE OF PROPERTY: THREE (3) EXISTING HOMES TO REMAIN, EIGHT (8) RANCH STYLE SINGLE FAMILY HOMES, EIGHTEEN (18) 2 STORY ATTACHED SINGLE FAMILY HOMES, FOUR (4) SINGLE FAMILY DUPLEX HOMES.

CURRENT ZONING: R-1B, ONE-FAMILY RESIDENTIAL DISTRICT AND (NN) NEIGHBORHOOD NODE O, SITE TYPE MIX, BUILDING FORM C

PROPOSED ZONING: PUD, PLANNED RESIDENTIAL DEVELOPMENT

SURROUNDING PROPERTY DETAILS:

DIRECTION	ZONING	USE
NORTH	R-1B, ONE-FAMILY RESIDENTIAL DISTRICT	SINGLE-FAMILY HOMES
SOUTH	NEIGHBORHOOD NODE O	COMMERCIAL
EAST	R-1B, ONE-FAMILY RESIDENTIAL DISTRICT	SINGLE-FAMILY HOMES
WEST	NEIGHBORHOOD NODE O	COMMERCIAL

REQUIRED AND PROVIDED LOT DIMENSIONS:

	REQUIRED	PROVIDED
FRONT	10'(NN) & 40'(R-1B) SETBACK	30' SETBACK
REAR	30'(NN) & 45'(R-1B) SETBACK	30' SETBACK
SIDES	N/A(NN) & 12.5'(R-1B) SETBACK	28.5' SETBACK
MAXIMUM HEIGHT	4 STORIES/55'(NN) 2.5 STORIES/30'(R-1B)	30 FEET, 2 STORY
OPEN SPACE	15%(NN)	78%
LOT COVERAGE BY ALL BLDGS	30%(NN)	16%

PARKING:
REQUIRED
2 SPACES PER DWELLING UNIT = 2 SPACES x 30 UNITS = 60 REQUIRED PARKING SPACES

PROVIDED:
23 SURFACE LOT SPACES + 42 DRIVEWAY SPACES + 30 GARAGES SPACES = 95 PARKING SPACES

PROJECT AND SITE DESCRIPTION:
PROPOSED DEVELOPMENT OF A 33-UNIT RESIDENTIAL CONDOMINIUM LOCATED ON LIVERNOIS ROAD NORTH OF SQUARE LAKE ROAD. THE SITE CONSISTS OF 29 ATTACHED UNITS AND 4 DETACHED SINGLE FAMILY UNITS. ACCOMPANYING THE DEVELOPMENT IS THE PRESERVATION OF 3 CENTENNIAL CREEK FAMILY HOUSES. ACCESS TO ALL UNITS WILL BE VIA CONNECTION TO LIVERNOIS ROAD, WITH TWO OF THE PREVIOUS HOUSES HAVING DIRECT ACCESS TO LIVERNOIS, AND AN EMERGENCY VEHICLE ACCESS (EVA) WILL BE PROVIDED TO SQUARE LAKE ROAD. THE PROPOSED RESIDENTIAL USE IS PERMITTED BY-RIGHT IN THE (NN) NEIGHBORHOOD NODE O DISTRICT AND THE R-1B PORTION OF THE SITE. DUE TO THE MIXED HOUSING PRODUCTS AND MIXED ZONING A PUD IS PROPOSED FOR THIS PROPERTY.

NATURAL RESOURCES
THE SITE CURRENTLY HAS MODERATE TREE COVER

FLOODPLAIN
THE PROPERTY IS NOT LOCATED WITHIN THE FLOOD HAZARD AREA INDICATED BY FLOOD INSURANCE RATE MAP (FIRM) NO 26125C0339 DATED SEPTEMBER 29 2006 (ZONE X)

WETLAND:
PER THE 2012 SEMCOG WETLAND DATA, THE SITE CONTAINS NO WETLANDS

ACCESS AND CIRCULATION:

VEHICULAR ACCESS AND CIRCULATION:
VEHICULAR ACCESS TO ALL UNITS WILL BE VIA A PRIVATE ROAD OFF OF LIVERNOIS ROAD. THE NEW ROAD WILL HAVE A TWENTY-EIGHT (28) FOOT WIDE ACCESS EASEMENT. AN EVA WILL BE PROVIDED TO SQUARE LAKE ROAD.

PEDESTRIAN ACCESS AND CIRCULATION
SIDEWALKS ARE PROVIDED AT BUILDING ENTRANCES TO PARKING FIELDS. THIS WILL BE A WALK FRIENDLY DEVELOPMENT WITH CIRCULATION THROUGHOUT THE DEVELOPMENT WITH CONNECTIONS TO LIVERNOIS ROAD VIA THE EVA.

UTILITIES:
UTILITIES ARE PLACED WITHIN EASEMENTS APPROVED AS TO SIZE AND LOCATION BY THE CITY ENGINEER.

ALL SITES ARE SERVED BY PUBLIC WATER, SANITARY SEWER, STORM WATER AND DETENTION/RETENTION SYSTEMS CONSTRUCTED TO CITY STANDARDS, AT THE EXPENSE OF THE DEVELOPER. EASEMENTS OVER THESE SYSTEMS SHALL BE CONVEYED AND RECORDED BEFORE OCCUPANCY PERMITS ARE ISSUED FOR DWELLING UNITS.

100-YEAR DETENTION IS PROPOSED WITH A RESTRICTED OUTLET DISCHARGING THROUGH CITY OF TROY STORM SEWER

OWNER
GFA DEVELOPMENT, INC.

PROJECT TITLE
THE VILLAGE OF HASTINGS

REVISIONS

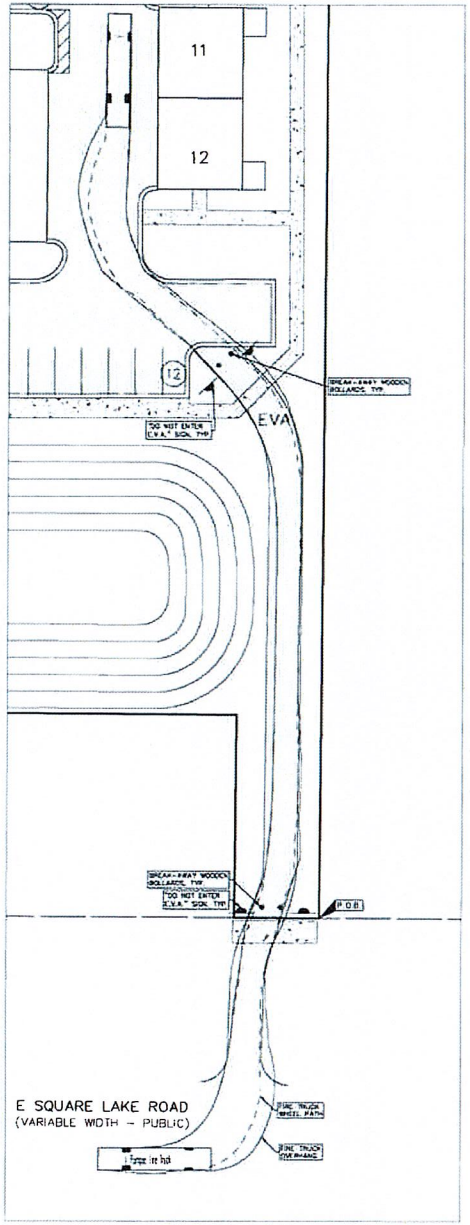
ORIGINAL ISSUE DATE
JUNE 7 2021

DRAWING TITLE
PRELIMINARY SITE PLAN

PEA JOB NO. 2017-005
DR
CK
DATE

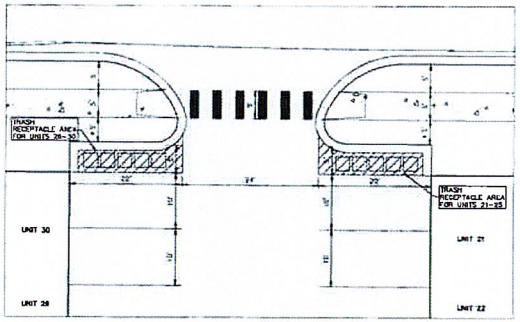
DRAWING NO. P-2.0

NOT FOR CONSTRUCTION



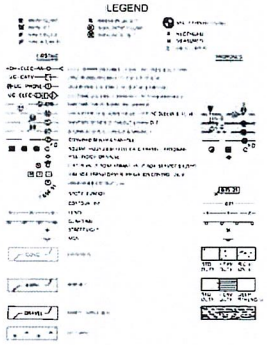
ENLARGED EVA PLAN

EXAMPLE EVA PHOTO



ENLARGED TRASH RECEPTACLE AREA PLAN

LEGEND



PEA GROUP

t. 844 813.2949
www.peagroup.com

NORTH

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

CAUTION:

CLIENT

GFA DEVELOPMENT, INC.
1301 VIRAGE DRIVE

PROJECT TITLE

THE VILLAGE OF HASTINGS

REVISIONS

ORIGINAL ISSUE DATE
JUNE 1, 2021

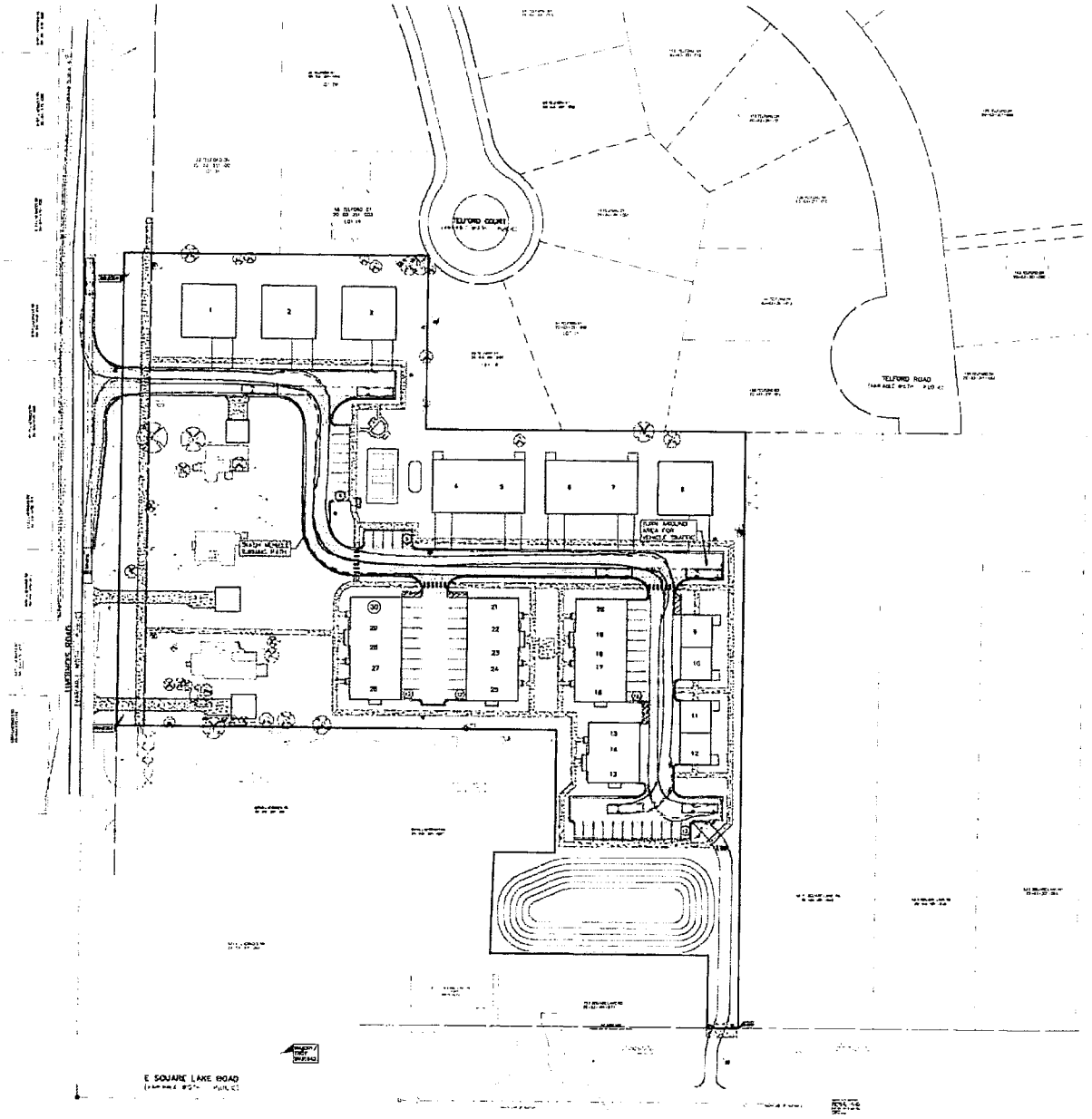
DRAWING TITLE

ADDITIONAL SITE DETAILS

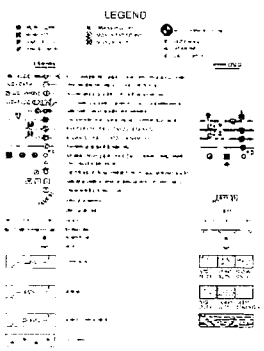
PEA JOB NO	2017 009
PM	JST
DR	KRH
CK	DFB

DRAWING NUMBER

NOT FOR CONSTRUCTION P-2.1



LEGEND



Rear-Load Garbage Truck	
Overall Length	37.500ft
Overall Width	8.500ft
Overall Body height	10.500ft
Min Body Ground Clearance	1.500ft
Track Width	6.125ft
Lock to Lock time	6.000s
Curb to Curb Turning Radius	29.500ft

REAR-LOAD GARBAGE TRUCK

PEA GROUP

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GFA DEVELOPMENT, INC.

PROJECT TITLE
THE VILLAGE OF HASTINGS

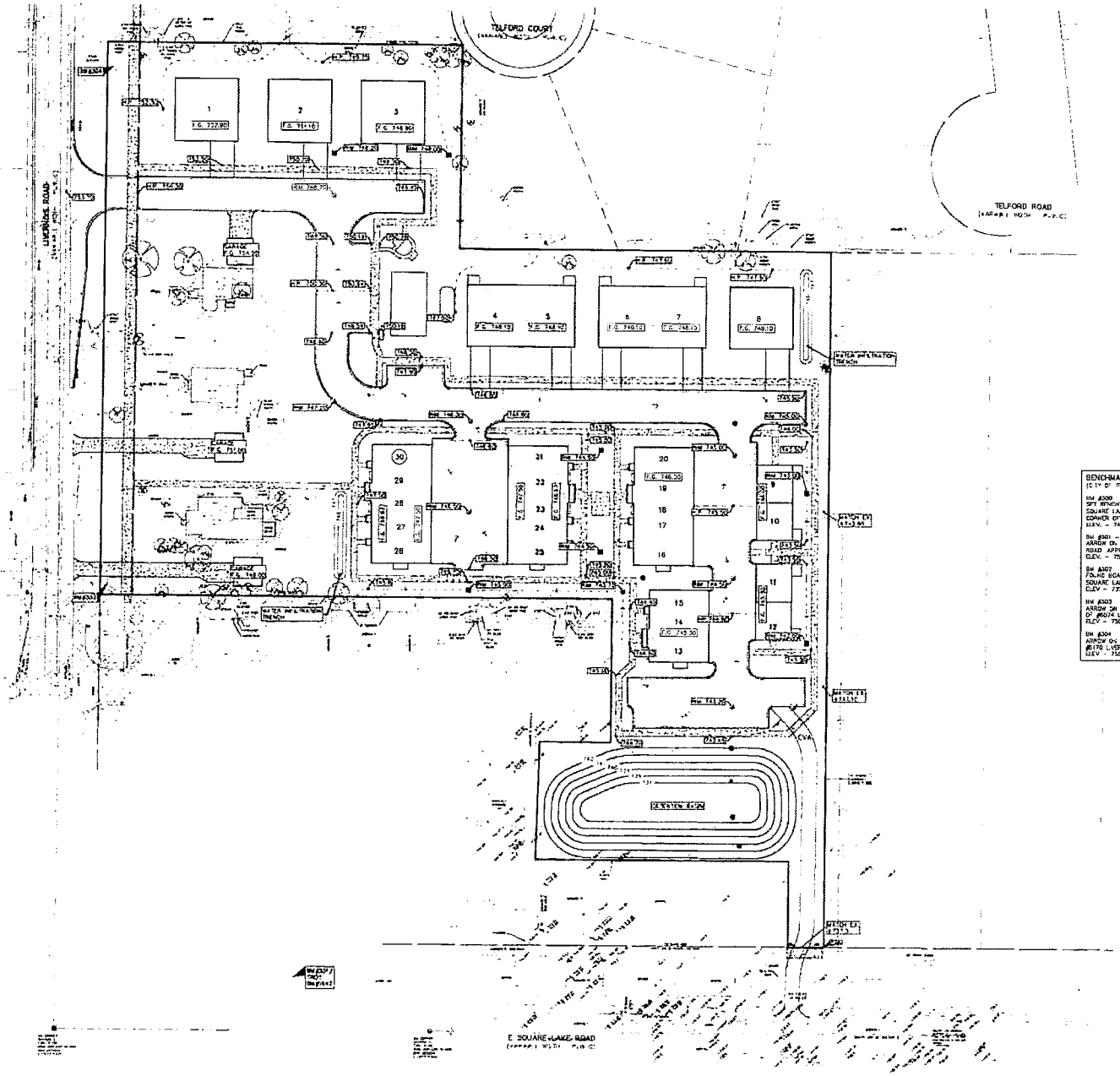
REVISIONS

DRAWING TITLE
TRASH VEHICLE CIRCULATION PLAN

PEA JOB NO. 2017-008

DRAWING NUMBER
P-2.2

NOT FOR CONSTRUCTION



LEGEND

SYMBOLS: GRADING

PROPOSED SPOT ELEVATION:
TYPICALLY TYP OF FLANGEWAY 'N' HAVES AHEAD. GUTTER GRADE IN CURB LINES

PROPOSED CONTOUR LINE

ABBREVIATIONS:
T/C = TOP OF CURB
G = GUTTER GRADE
T/P = TOP OF PAVEMENT
T/S = TOP OF SIDEWALK
T/W = TOP OF WALL
B/W = BOTTOM OF WALL
F.G. = FINISH GRADE
RIM = RIM ELEVATION

BENCHMARKS
(CITY OF TROY DATUM)

BM #300
SPT BENCHTIE IN SOUTHEAST FACE OF POWER LIGHT POLE, NORTH SIDE OF SQUARE LAKE ROAD APPROX. 70' SOUTHEAST OF SOUTHEAST BUILDING CORNER OF JOHN'S MARKETT AT EAST SIDE OF DRIVE OVERHANGE
ELEV. = 743.36

BM #301 – CITY OF TROY BM #1642
ARROW ON A HYDRANT LOCATED ON THE NORTH SIDE OF SQUARE LAKE ROAD APPROX. 200' EAST OF LIVERNOIS ROAD AT THE PNC BANK
ELEV. = 750.08

BM #302
FOUND BOLT SPIKE IN SOUTH FACE OF UTILITY POLE, NORTH SIDE OF SQUARE LAKE ROAD, AT THE CENTERLINE OF 30' WIDE SITE FRONTAGE
ELEV. = 737.51

BM #303
ARROW ON HYDRANT, EAST SIDE OF LIVERNOIS, APPROX. 75' SOUTHWEST OF #6074 LIVERNOIS.
ELEV. = 750.62

BM #304
ARROW ON HYDRANT, EAST SIDE OF LIVERNOIS, APPROX. 80' WEST OF #6170 LIVERNOIS.
ELEV. = 750.18

PEA GROUP
+ 614.813.2949
www.peagroup.com

NORTH

SCALE 1" = 40'

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CAUTION!

CLIENT
GFA DEVELOPMENT, INC.

PROJECT TITLE
THE VILLAGE OF HASTINGS

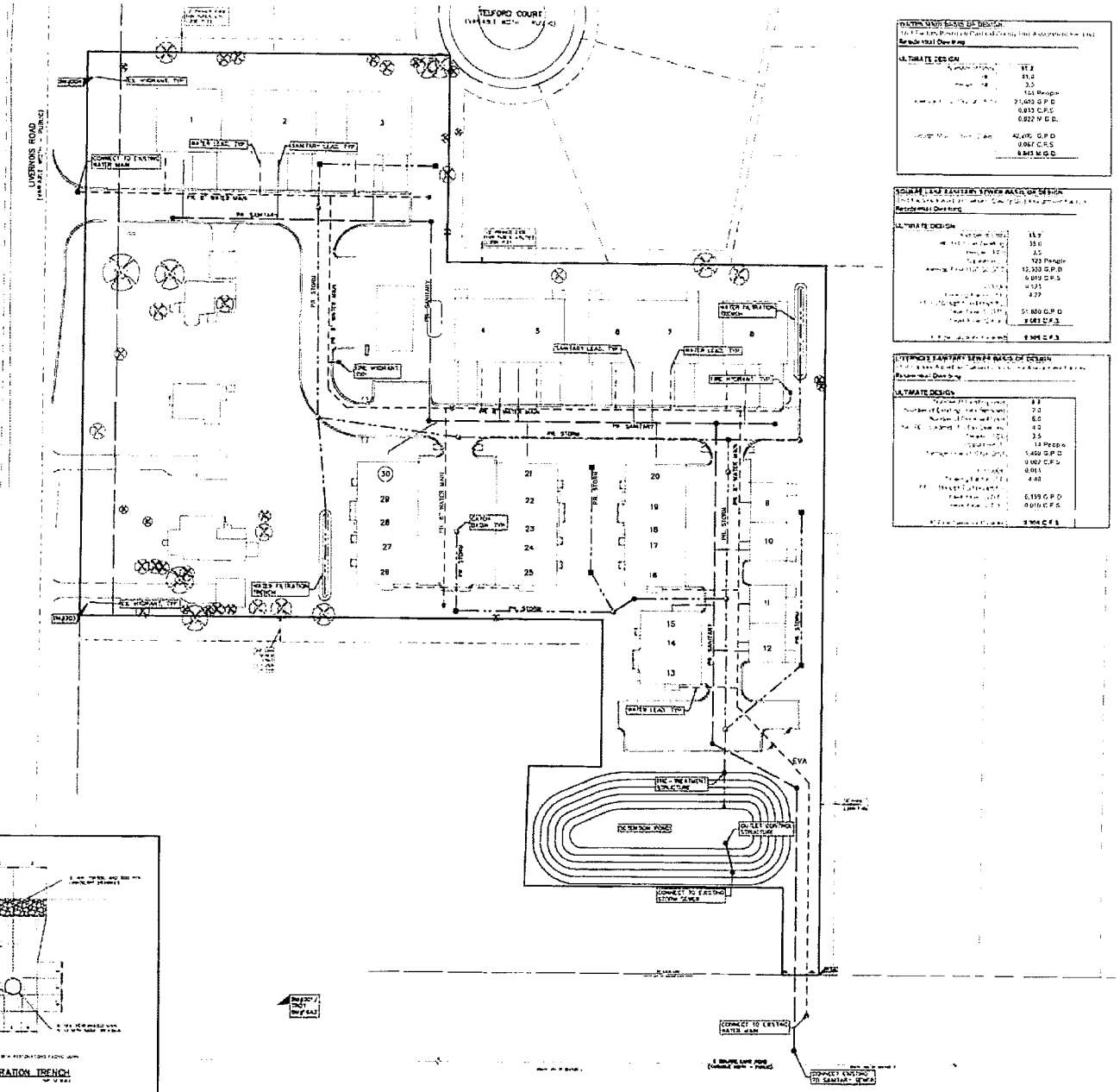
ORIGINAL ISSUE DATE
JUNE 7, 2023

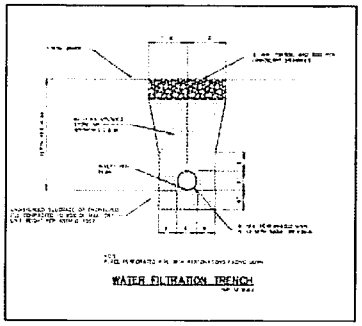
DRAWING TITLE
PRELIMINARY GRADING PLAN

PEA JOB NO. 2017-008
DRAWN JRS
DSN JRS
CHKD DJV

DRAWING NUMBER
P-3.0

NOT FOR CONSTRUCTION





LEGEND

PEA GROUP

NORTH

SCALE

CLIENT
GFA DEVELOPMENT, INC.

PROJECT TITLE
THE VILLAGE OF HASTINGS

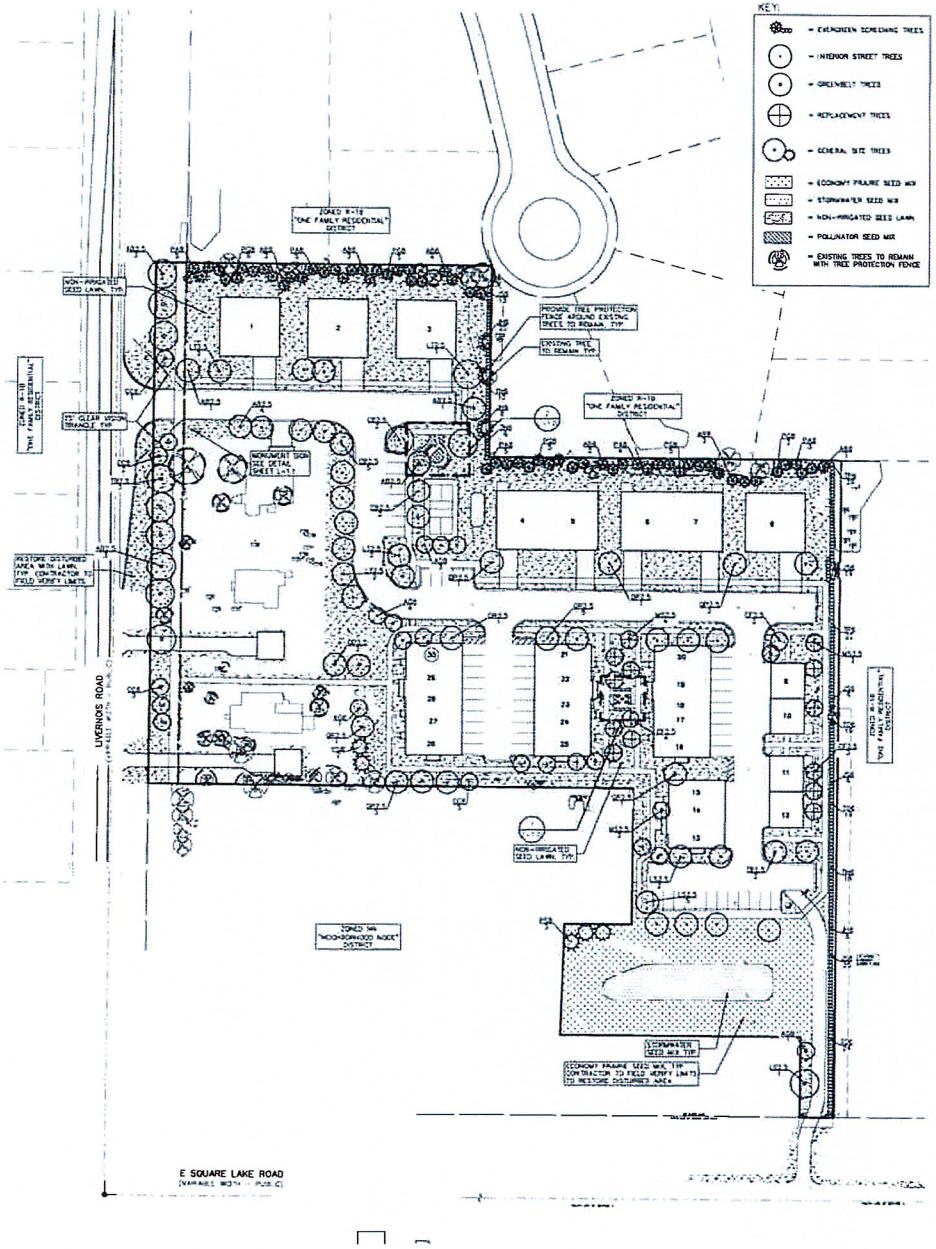
ORIGINAL ISSUE DATE
JUNE 7, 2021

DRAWING TITLE
PRELIMINARY UTILITY PLAN

PEA JOB NO. 2017-168

DRAWING NUMBER
P-4.0

NOT FOR CONSTRUCTION



KEY:

- EVERGREEN SCREENING TREES
- INTERIOR STREET TREES
- GREENBELT TREES
- REPLACEMENT TREES
- GENERAL SITE TREES
- ECONOMY PRAIRIE SEED MIX
- STORMWATER SEED MIX
- NON-IRRIGATED SEED LAWN
- POLLINATOR SEED MIX
- EXISTING TREES TO REMAIN WITH TREE PROTECTION FENCE

DECIDUOUS TREE LIST:

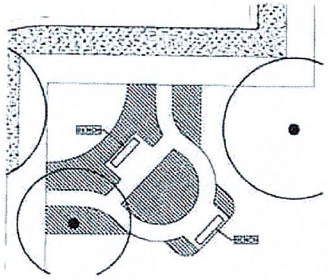
QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
12	AB2.5	Bowhall Maple	*Acer rubrum 'Bowhall' (columnar)*	2.5" Cal.	B&B
9	AG8	Autumn Brilliance Serviceberry	*Amelanchier x grandiflora 'Autumn Brilliance'*	8-10' Ht.	B&B
9	CB2.5	European Hornbeam	*Carpinus betulus*	2.5" Cal.	B&B
11	CC4	Eastern Redbud	*Cercis canadensis*	8-10' Ht.	B&B
8	CF2.5	Cherokee Brave Flowering Dogwood	*Cornus florida 'Cherokee NO 1'*	2.5" Cal.	B&B
7	GD2.5	Kentucky Coffee Tree	*Gymnocladus dioicus- male only*	2.5" Cal.	B&B
9	LS2.5	Sweetgum	*Liquidambar styraciflua*	2.5" Cal.	B&B
8	LT2.5	Tulip Tree	*Liriodendron tulipifera*	2.5" Cal.	B&B
15	MS2.5	Royal Star Magnolia	*Magnolia stellata 'Royal Star'*	2.5" Cal.	B&B
8	OP2.5	Regal Prince Oak	*Quercus robur x bicolor 'Long' (columnar)*	2.5" Cal.	B&B
7	QR2.5	Red Oak	*Quercus rubra*	2.5" Cal.	B&B
5	TB2.5	Doubleline Linden	*Tilia americana 'Boulevard' (columnar)*	2.5" Cal.	B&B
99	TOTAL DEC				

EVERGREEN TREE PLANT LIST:

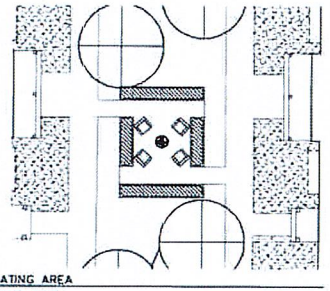
QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
17	AB4	Balsam Fir	*Abies balsamea*	8' Ht.	B&B
27	PA4	Norway Spruce	*Picea abies*	8' Ht.	B&B
27	PG8	Black Hills Spruce	*Picea glauca Densata*	8' Ht.	B&B
5	PS8	Eastern White Pine	*Pinus strobus*	8' Ht.	B&B
76	TOTAL EVERGREEN				

NARROW EVERGREEN LIST

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
42	TD6	Techny Arborvitae	*Thuja occidentalis 'Techny'*	6' Ht.	B&B
34	TN6	Dark Green Arborvitae	*Thuja occidentalis 'Nigra'*	6' Ht.	B&B
51	TP6	Pyramidal Arborvitae	*Thuja occidentalis 'Pyramidalis'*	6' Ht.	B&B
19	JH6	Holt Columnar Juniper	*Juniperus chinensis 'Holt Columnar'*	6' Ht.	B&B
49	JS6	Blue Arrow Juniper	*Juniperus scopulorum 'Blue Arrow'*	6' Ht.	B&B
242	TOTAL NARROW EVERGREEN				



2 BUTTERFLY GARDEN



1 SEATING AREA

LANDSCAPE CALCULATIONS:
PER CITY OF TROY ZONING ORDINANCE – FORM BASE DISTRICT (NN) NEIGHBORHOOD NODE (I); SITE TYPE NN (B); BUILDING FORM C

5.03 C-1a – GENERAL SITE LANDSCAPE:
REQUIRED: 15% OF SITE AREA SHALL BE LANDSCAPE MATERIAL
274,883.8 SF x 15% = 41,232.5 SQ FT REQUIRED

PROVIDED: 71,443 SQ FT LANDSCAPE (26%)

13.02 B. – SCREENING BETWEEN USES:
REQUIRED: ABUTS R-1B USE SPACE TO THE NORTH AND EAST
REQUIRES SCREEN ALT. 1 (1 NARROW EVG. / 3')
OR ALT. 2 (1 LARGE EVG. TREE / 10 LF)

NORTH PROPERTY LINE –
WESTERN SEGMENT 297 LF AND EASTERN SEGMENT 305 LF;
ALT. 2: 297 LF / 10 = 30 AND 305 LF / 10 = 31 LARGE EVG. TREES
PROVIDED: WESTERN SEGMENT: 30 8' HT LARGE EVG TREES
EASTERN SEGMENT: 31 8' HT LARGE EVG TREES

EAST PROPERTY LINE –
NORTHERN SEGMENT 170 LF AND SOUTHERN SEGMENT 588 LF;
ALT 1: 170 LF / 3 = 57 AND 588 LF / 3 = 195 NARROW EVG. TREES
PROVIDED: NORTHERN SEGMENT: 57, 6' HT. NARROW EVG. / 3' OC.
SOUTHERN SEGMENT: 195, 6' HT. NARROW EVG. / 3' OC

13.02 F – INTERIOR STREET TREES:
REQUIRED: 1 TREE PER 50 LF OF INTERIOR STREETS
1281 LF / 50 = 26 TREES REQUIRED (EACH SIDE)

PROVIDED: 52 PROVIDED TREES

13.02.02 GREENBELTS:
REQUIRED: 1 TREE / 30 LF OF FRONTAGE TO PUBLIC RD
LIVERNOIS ROAD – 403 LF FRONTAGE / 30 = 13 TREES
E. SQUARE LAKE ROAD – 42 LF FRONTAGE / 30 = 2 TREES

PROVIDED: LIVERNOIS ROAD: 13 TREES
E. SQUARE LAKE ROAD: 2 TREES

REPLACEMENT TREES:
SEE SHT. T-1.0 AND T-1.1 FOR EXISTING TREE LIST AND TREE PRESERVATION PLAN

REQUIRED: 35" DBH TO REPLACE REMOVED REGULATED TREES

PROVIDED: 14 TREES AT 2.5" (14 x 2.5 = 35") PROVIDED

GENERAL PLANTING NOTES:

1. LANDSCAPE CONTRACTOR SHALL MEET SITE, INSPECT EXISTING SITE CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED WORK. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, PLAN SHALL GOVERN QUANTITIES. CONTACT LANDSCAPE ARCHITECT WITH ANY CONCERNS.
2. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON SITE UTILITIES PRIOR TO BEGINNING CONSTRUCTION ON HIS/HER PHASE OF WORK. ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION MAY BE LOCATED BY CALLING MISS DIG 1-800-482-7171. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF CONTRACTOR. CONTRACTOR SHALL COORDINATE ALL RELATED ACTIVITIES WITH OTHER TRADES ON THE JOB AND SHALL REPORT ANY UNACCEPTABLE JOB CONDITIONS TO OWNER'S REPRESENTATIVE PRIOR TO COMMENCING.
3. ALL PLANT MATERIAL TO BE PREMIUM GRADE NURSERY STOCK AND SHALL SATISFY AMERICAN ASSOCIATION OF NURSERYMEN STANDARD FOR NURSERY STOCK. ALL LANDSCAPE MATERIAL SHALL BE NORTHERN GROWN, NO 1 GRADE.
4. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON LANDSCAPE PLAN PRIOR TO PRICING THE WORK.
5. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
6. ALL SINGLE STEM SHADE TREES TO HAVE STRAIGHT TRUNKS AND SYMMETRICAL CROWNS.
7. ALL SINGLE TRUNK SHADE TREES TO HAVE A CENTRAL LEADER; TREES WITH FORKED OR IRREGULAR TRUNKS WILL NOT BE ACCEPTED.
8. ALL MULTI STEM TREES SHALL BE HEAVILY BRANCHED AND HAVE SYMMETRICAL CROWNS. ONE SIDED TREES OR THOSE WITH THIN OR OPEN CROWNS SHALL NOT BE ACCEPTED.
9. ALL EVERGREEN TREES SHALL BE HEAVILY BRANCHED AND FULL TO THE GROUND, SYMMETRICAL IN SHAPE AND NOT SHEARED FOR THE LAST FIVE GROWING SEASONS.
10. ALL TREES TO HAVE CLAY OR CLAY LOAM BALLS. TREES WITH SAND BALLS WILL BE REJECTED.
11. NO MACHINERY IS TO BE USED WITHIN THE DRIP LINE OF EXISTING TREES. HAND GRADE ALL LAWN AREAS WITHIN THE DRIP LINE OF EXISTING TREES.
12. ALL TREE LOCATIONS SHALL BE STAKED BY LANDSCAPE CONTRACTOR AND ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF THE PLANT MATERIAL.
13. IT IS MANDATORY THAT POSITIVE DRAINAGE IS PROVIDED AWAY FROM ALL BUILDINGS.
14. ALL PLANTING BEDS SHALL RECEIVE 3" SHREDDED HARDWOOD BARK MULCH WITH PRE EMERGENT. SEE SPECIFICATIONS. SHREDDED PALETTE AND DYED MULCH WILL NOT BE ACCEPTED.
15. ALL LANDSCAPED AREAS SHALL RECEIVE 3" COMPACTED TOPSOIL.
16. SEE SPECIFICATIONS FOR ADDITIONAL COMMENTS, REQUIREMENTS, PLANTING PROCEDURES AND WARRANTY STANDARDS.
17. FOR NON-LAWN SEED MIX AREAS, AS NOTED ON PLAN, BRUSH MOW ONCE SEASONALLY FOR INVASIVE SPECIES CONTROL.
18. CONTRACTOR SHALL NOT INSTALL PLANTS UNDER BUILDING OVERHANG AND SHALL NOTIFY LANDSCAPE ARCHITECT IF DRAWINGS CONFLICT WITH BUILDING OVERHANGS.
19. TREES SHALL NOT CONFLICT/ BLOCK PROPOSED REGULATORY/ DIRECTION SIGNAGE, MONUMENT SIGNS, ADDRESS OR LIGHT POLES. SHIFT TREES AS NECESSARY TYP.

NOT FOR CONSTRUCTION

PEA GROUP
t: 844.813.2949
www.peagroup.com

STATE OF MICHIGAN
LYNN A. WHIPPLE
LANDSCAPE ARCHITECT
LICENSE NO. 1301000
LANDSCAPE ARCHITECTURE

NORTH

0 16 32 64
SCALE 1" = 32'

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

CAUTION:

CLIENT
GFA DEVELOPMENT, INC.
101 WALKER DRIVE
HASTINGS, MI 49058

PROJECT TITLE
THE VILLAGE OF HASTINGS
LIVERNOIS ROAD & E. SQUARE LAKE ROAD
TROY, MICHIGAN

REVISIONS

REVISED PER COMMENTS 11/20/2017	11/20/2017
REVISED PER COMMENTS 12/14/2017	12/14/2017
REVISED PER COMMENTS 1/19/2018	1/19/2018
REVISED PER COMMENTS 1/24/2018	1/24/2018
REVISED PER COMMENTS 2/12/2018	2/12/2018
REVISED PER COMMENTS 4/12/2018	4/12/2018
REVISED PER COMMENTS 5/11/2018	5/11/2018

ORIGINAL ISSUE DATE
JUNE 1, 2017

DRAWING TITLE
PRELIMINARY LANDSCAPE PLAN

PEA JOB NO	2017-009
P.M.	JBT
DN	LAW
DES	LAW

DRAWING NUMBER
L-1.0

Economy Prairie Seed Mix
Stanlee Native Plant Nursery 574-656-2412
stanlee.com/native-plant-nursery

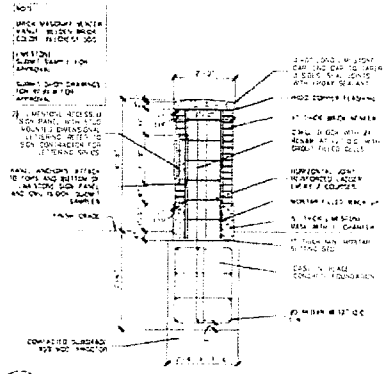
Botanical Name	Common Name
Permanent Grasses/Sedges/Rushes:	
Andropogon gerardii	Big Bluestem
Bouteloua curtipendula	Side Oats Grama
Carex brevior	Plains Sedge
Panicum virgatum	Switchgrass
Schizachyrium scoparium	Little Bluestem
Sporobolus heterolepis	Prairie Dropseed
Temporary Cover	
Avena sativa	Common Oat
Lolium multiflorum	Annual Rye
Forbs & Shrubs:	
Asclepias syriaca	Common Milkweed
Asclepias tuberosa	Butterfly Weed
Chamaecrista fasciculata	Partridge Pea
Dalea purpurea	Purple Prairie Clover
Echinacea purpurea	Broad-leaved Purple Coneflower
Heliopsis helianthoides	False Sunflower
Lupinus perennis	Wild Lupine
Monarda fistulosa	Wild Bergamot
Penstemon digitalis	Foxglove Beard Tongue
Ratibida pinnata	Common Mexican Hat
Rudbeckia hirta	Black Eyed Susan
Solidago canadensis	Canada Goldenrod
Symphyotrichum laevis	Smooth Blue Aster
Symphyotrichum novae-angliae	New England Aster

Stormwater Seed Mix
Stanlee Native Plant Nursery 574-656-2412
stanlee.com/native-plant-nursery

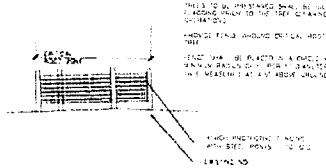
Botanical Name	Common Name
Permanent Grasses/Sedges/Rushes:	
Andropogon gerardii	Big Bluestem
Carex crinita	Crested Oat Sedge
Carex lacustris	Hairy Sedge
Carex stipata	Stalk Fox Sedge
Elymus virginicus	Virginia Wild Rye
Glyceria striata	Fowl Manna Grass
Juncus effusus	Common Rush
Juncus tenuis	Path Rush
Leersia oryzoides	Rice Cut Grass
Tripsacum dactyloides	Switch Grass
Zizania aquatica var. interior	Bottom Barnyard
Scirpus atrovirens	Dark Green Bulrush
Scirpus cyperinus	Wool Grass
Temporary Cover	
Avena sativa	Common Oat
Lolium multiflorum	Annual Rye
Forbs & Shrubs:	
Alisma spp.	Water Plantain (Various)
Asclepias incarnata	Swamp Milkweed
Acorus spp.	Sweet Flag (Various)
Helenium autumnale	Sneezeweed
Iris virginica	Blue Flag
Lobelia siphilitica	Common Blue Cardinal Flower
Mimulus ringens	Monkey Flower
Oxypolis rigidior	Stiff Cowbane
Pontederia cordata	Pickerel Weed
Rudbeckia laciniata	Cut Leaf Coneflower
Rudbeckia triloba	Brown Eyed Susan
Sagittaria latifolia	Common Arrowhead
Sagittaria rigida	Wild Sorrel
Symphyotrichum novae-angliae	New England Aster
Eupatorium perfoliatum	Purple Dragon Root

Solar Pollinator Habitat Mix
Stanlee Native Plant Nursery 574-656-2412
stanlee.com/native-plant-nursery

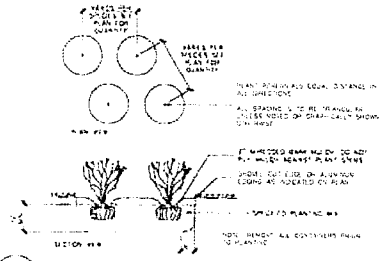
Botanical Name	Common Name
Permanent Grasses	
Bouteloua curtipendula	Side Oats Grama
Carex brevior	Dwarf Shortstalked Lake Sedge
Panicum virgatum	Switch Grass
Schizachyrium scoparium	Little Bluestem
Sporobolus heterolepis	Prairie Dropseed
Temporary Cover	
Avena sativa	Common Oat
Forbs	
Allium cernuum	Nodding Onion
Anemone canadensis	Wild Strawberry
Asclepias syriaca	Common Milkweed
Chamaecrista fasciculata	Partridge Pea
Dalea purpurea	Purple Prairie Clover
Dalea candida	Prairie Clover
Dalea purpurea	Purple Prairie Clover
Dodecatheon meadia	Shooting Star
Echinacea pallida	Pale Purple Coneflower
Lupinus perennis	Wild Lupine
Monarda fistulosa	Wild Bergamot
Penstemon digitalis	Foxglove Beard Tongue
Ratibida pinnata	Yellow Coneflower
Solidago nemoralis	Gray Goldenrod
Symphyotrichum ericoides	Heath Aster
Zizia aurea	Golden Alexanders



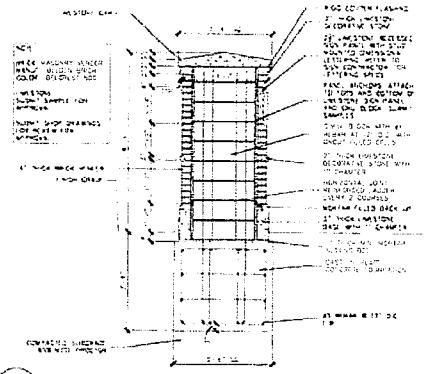
6 MASONRY WALL DETAIL



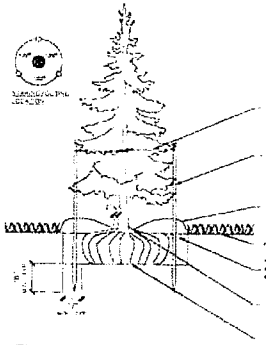
1 TREE PROTECTION DETAIL



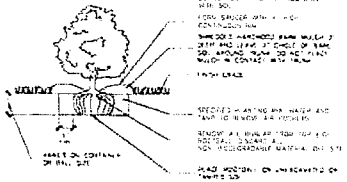
8 PERENNIAL PLANTING DETAIL



5 MASONRY PIER DETAIL

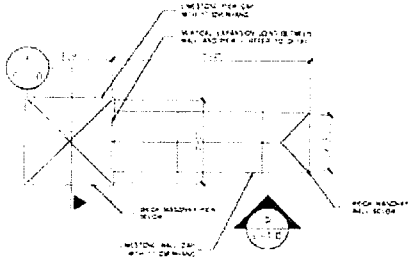


2 EVERGREEN TREE PLANTING DETAIL

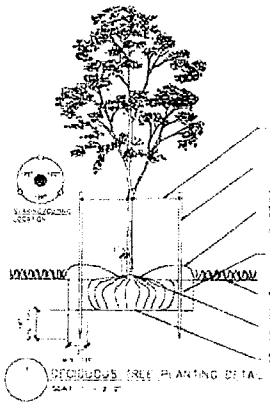


9 SHRUB PLANTING DETAIL

7 MOVEABLE EDGE DETAIL



3 MASONRY WALL AND PIER PLAN ENLARGEMENT



4 DECIDUOUS TREE PLANTING DETAIL

PEA GROUP
1 844 813 2549
www.peagroup.com

STATE OF MICHIGAN
LYNN A. WHIPPLE
LANDSCAPE ARCHITECT
No. 1301001

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

CLIENT
GFA DEVELOPMENT, INC.

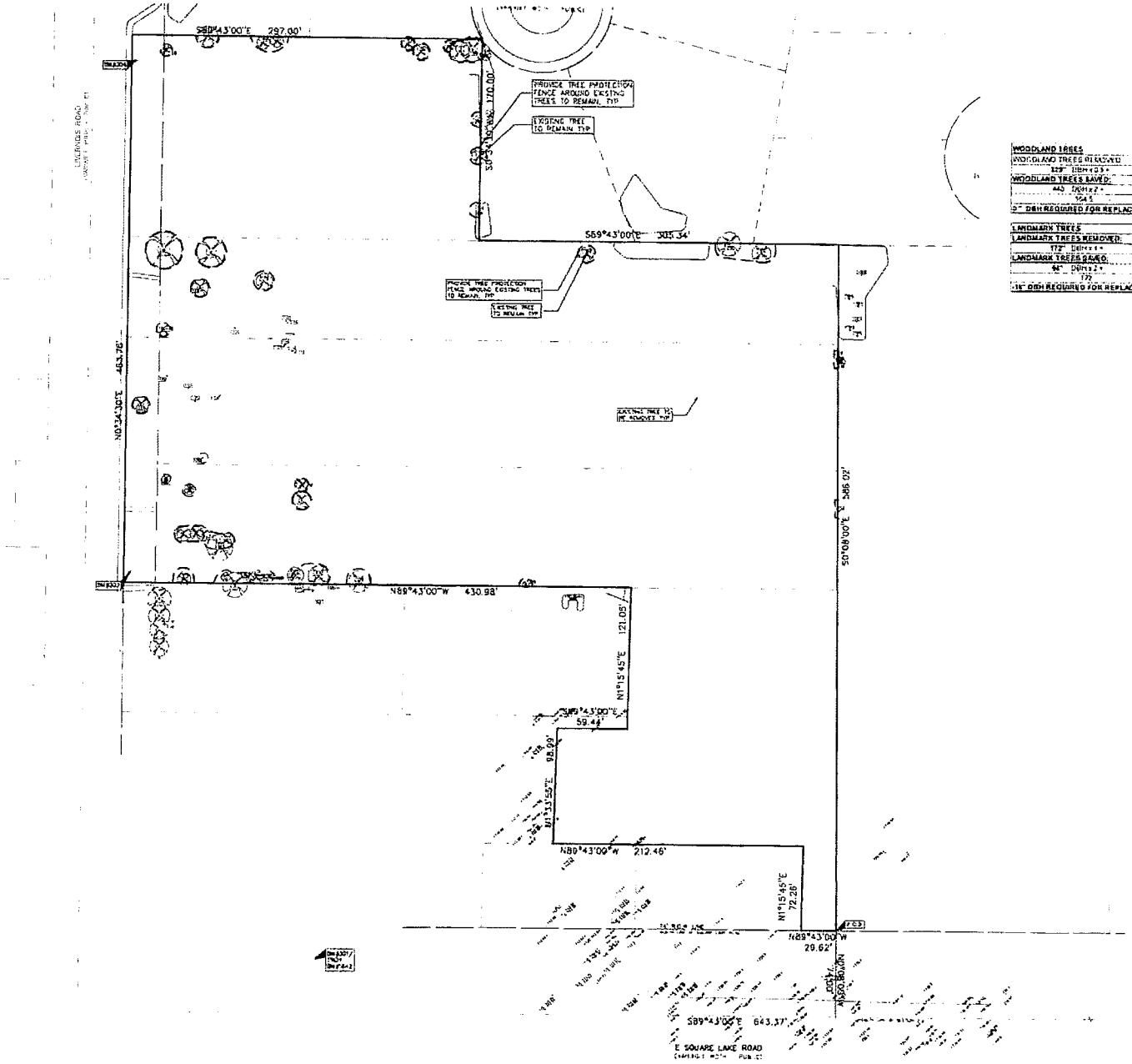
PROJECT TITLE
THE VILLAGE OF HASTINGS

DRAWING TITLE
LANDSCAPE DETAILS

PEA JOB NO. 2017-009

DRAWING NUMBER
L-1.1

NOT FOR CONSTRUCTION



KEY

WOODLAND TREES		
WOODLAND TREES REMOVED:	38	(REPLACE AT 50% OF REMOVED DBH)
629" DBH x 0.5 =	315"	REPLACEMENT
WOODLAND TREES SAVED:	44	(CREDIT OF 2X DBH)
445" DBH x 2 =	890"	CREDIT
154 x 5	770	= 770"
0" DBH REQUIRED FOR REPLACEMENT		

LANDMARK TREES		
LANDMARK TREES REMOVED:	10	(REPLACE AT 100% OF REMOVED DBH)
172" DBH x 1 =	172"	REPLACEMENT
LANDMARK TREES SAVED:	5	(CREDIT OF 3X DBH)
94" DBH x 3 =	282"	CREDIT
172	154	= 154
18" DBH REQUIRED FOR REPLACEMENT		

PEA GROUP

STATE OF MICHIGAN
LYNN A. WHIPPLE
LANDSCAPE ARCHITECT
LICENSED
LANDSCAPE ARCHITECT

SCALE: 1" = 40'

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

CLIENT
GFA DEVELOPMENT, INC.

PROJECT TITLE
THE VILLAGE OF HASTINGS

REVISIONS

ORIGINAL ISSUE DATE
JUNE 1, 2023

DRAWING TITLE
TREE PRESERVATION PLAN

PEA JOB NO	2017-059
PM	JLT
DV	AJ
QBS	LAW

DRAWING NUMBER
T-1.0

NOT FOR CONSTRUCTION

TAG	CODE	DBH	COMMON NAME	LATIN NAME	CONDITION	NOTE	CLASS	SAVE / REMOVE	ON-SITE
1	E	8	American Elm	Ulmus americana	Poor		INVASIVE	S	Y
2	E	7	American Elm	Ulmus americana	Very Poor		INVASIVE	S	Y
3	CT	11	Cottonwood	Populus deltoides	Poor		INVASIVE	S	Y
4	BW	12	Black Walnut	Juglans nigra	Very Poor		WOODLAND	S	Y
5	B	8	Basswood	Tilia americana	Fair		WOODLAND	S	Y
6	BX	8	Box elder	Acer negundo	Very Poor		INVASIVE	S	Y
7	B	9	Basswood	Tilia americana	Fair		WOODLAND	S	Y
8	BX	5	Box elder	Acer negundo	Poor		INVASIVE	S	Y
9	E	9	American Elm	Ulmus americana	Fair		INVASIVE	S	Y
10	E	6	American Elm	Ulmus americana	Fair		INVASIVE	S	Y
11	B	6	Basswood	Tilia americana	Poor		WOODLAND	S	Y
12	E	9	American Elm	Ulmus americana	Fair		INVASIVE	S	Y
13	BX	6	Box elder	Acer negundo	Poor		INVASIVE	S	Y
14	BX	7	Box elder	Acer negundo	Poor		INVASIVE	S	Y
15	E	7	American Elm	Ulmus americana	Very Poor		INVASIVE	S	Y
16	E	7	American Elm	Ulmus americana	Fair		INVASIVE	S	Y
17	E	5	American Elm	Ulmus americana	Fair		INVASIVE	S	Y
18	CT	8	Cottonwood	Populus deltoides	Poor		INVASIVE	S	Y
19	NM	11	Norway Maple	Acer platanoides	Fair		INVASIVE	S	Y
20	E	10	American Elm	Ulmus americana	Poor		INVASIVE	S	Y
21	BX	12	Box elder	Acer negundo	Very Poor		INVASIVE	S	Y
22	E	8	American Elm	Ulmus americana	Poor		INVASIVE	S	Y
23	E	7	American Elm	Ulmus americana	Fair		INVASIVE	S	Y
24	CT	11	Cottonwood	Populus deltoides	Good		INVASIVE	S	Y
25	B	3	Basswood	Tilia americana	Poor		WOODLAND	S	Y
26	CT	8	Cottonwood	Populus deltoides	Poor		INVASIVE	S	Y
27	BX	7	Box elder	Acer negundo	Poor		INVASIVE	S	Y
28	E	10	American Elm	Ulmus americana	Good		INVASIVE	S	Y
29	E	13	American Elm	Ulmus americana	Fair		INVASIVE	S	Y
30	B	7	Basswood	Tilia americana	Poor		WOODLAND	S	Y
31	NM	12	Norway Maple	Acer platanoides	Good		INVASIVE	S	Y
32	NM	15	Norway Maple	Acer platanoides	Very Poor		INVASIVE	S	Y
33	B	7	Basswood	Tilia americana	Poor		WOODLAND	S	Y
34	B	10	Basswood	Tilia americana	Poor		WOODLAND	S	Y
35	B	11	Basswood	Tilia americana	Poor		WOODLAND	S	Y
36	E	6	American Elm	Ulmus americana	Fair		INVASIVE	S	Y
37	E	9	American Elm	Ulmus americana	Poor		INVASIVE	S	Y
38	BC	7	Wild Black Cherry	Prunus serotina	Fair		WOODLAND	S	Y
39	E	6	American Elm	Ulmus americana	Poor		INVASIVE	S	Y
40	B	7	Basswood	Tilia americana	Poor		WOODLAND	S	Y
41	B	9	Basswood	Tilia americana	Fair		WOODLAND	S	Y
42	B	6	Basswood	Tilia americana	Poor		WOODLAND	S	Y
43	B	8	Basswood	Tilia americana	Very Poor		WOODLAND	S	Y
44	B	6	Basswood	Tilia americana	Very Poor		WOODLAND	S	Y
45	BC	10	Wild Black Cherry	Prunus serotina	Good		WOODLAND	S	Y
46	B	8	Basswood	Tilia americana	Very Poor		WOODLAND	S	Y
47	B	8	Basswood	Tilia americana	Fair		WOODLAND	S	Y
48	B	8	Basswood	Tilia americana	Very Poor		WOODLAND	S	Y
49	B	11	Basswood	Tilia americana	Poor		WOODLAND	S	Y
50	B	7	Basswood	Tilia americana	Poor		WOODLAND	S	Y
51	B	7	Basswood	Tilia americana	Fair		WOODLAND	S	Y
52	B	7	Basswood	Tilia americana	Fair		WOODLAND	S	Y
53A	GA	7	Green Ash	Fraxinus pennsylvanica	Very Poor		INVASIVE	S	Y
53B	E	9	American Elm	Ulmus americana	Fair		INVASIVE	S	Y
54	E	7	American Elm	Ulmus americana	Fair		INVASIVE	S	Y
55	BW	8	Black Walnut	Juglans nigra	Fair		WOODLAND	S	Y
56	B	11	Basswood	Tilia americana	Fair		WOODLAND	S	Y
57	E	10	American Elm	Ulmus americana	Fair		INVASIVE	S	Y
58	B	12	Basswood	Tilia americana	Fair		WOODLAND	S	Y
59	BX	7	Box elder	Acer negundo	Poor		INVASIVE	S	Y
60	BX	7	Box elder	Acer negundo	Poor		INVASIVE	S	Y
61	CT	11	Cottonwood	Populus deltoides	Poor		INVASIVE	S	Y
62	NM	12	Norway Maple	Acer platanoides	Good		INVASIVE	S	Y
63	B	12	Basswood	Tilia americana	Fair		WOODLAND	S	Y
64	CT	21	Cottonwood	Populus deltoides	Good		INVASIVE	S	Y
65	B	10	Basswood	Tilia americana	Fair		WOODLAND	S	Y
66	B	12	Basswood	Tilia americana	Fair		WOODLAND	S	Y
67	CT	12	Cottonwood	Populus deltoides	Poor		INVASIVE	S	Y
68	NM	7	Norway Maple	Acer platanoides	Poor		INVASIVE	S	Y
69	NM	16	Norway Maple	Acer platanoides	Good		INVASIVE	S	Y
70	BX	8	Box elder	Acer negundo	Poor		INVASIVE	S	Y
71	B	11	Basswood	Tilia americana	Fair		WOODLAND	S	Y
72	BX	7	Box elder	Acer negundo	Poor		INVASIVE	S	Y
73	BX	7	Box elder	Acer negundo	Poor		INVASIVE	S	Y
74	B	13	Basswood	Tilia americana	Fair		WOODLAND	S	Y
75	B	12	Basswood	Tilia americana	Fair		WOODLAND	S	Y
76	B	11	Basswood	Tilia americana	Fair		WOODLAND	S	Y
77	B	11	Basswood	Tilia americana	Fair		WOODLAND	S	Y
78	BX	9	Box elder	Acer negundo	Fair		INVASIVE	S	Y
79	CT	14	Cottonwood	Populus deltoides	Fair		INVASIVE	S	Y
80	B	7	Basswood	Tilia americana	Fair		WOODLAND	S	Y
81	CT	12	Cottonwood	Populus deltoides	Fair		INVASIVE	S	Y
82	B	7	Basswood	Tilia americana	Poor		WOODLAND	S	Y
83	B	7	Basswood	Tilia americana	Poor		WOODLAND	S	Y
84	CT	12	Cottonwood	Populus deltoides	Fair		INVASIVE	S	Y
85	BX	8	Box elder	Acer negundo	Poor		INVASIVE	S	Y
86	PW	14	White Poplar	Populus alba	Good		INVASIVE	S	Y
87	BX	8	Box elder	Acer negundo	Poor		INVASIVE	S	Y
88	E	8	American Elm	Ulmus americana	Poor		INVASIVE	S	Y
89	BX	11	Box elder	Acer negundo	Poor		INVASIVE	S	Y
90	E	10	American Elm	Ulmus americana	Good		INVASIVE	S	Y
91	E	8	American Elm	Ulmus americana	Fair		INVASIVE	S	Y
92	BX	11	Box elder	Acer negundo	Poor		INVASIVE	S	Y
93	BX	12	Box elder	Acer negundo	Poor		INVASIVE	S	Y
94	B	14	Basswood	Tilia americana	Very Poor		WOODLAND	S	Y
95	BX	11	Box elder	Acer negundo	Poor		INVASIVE	S	Y
96A	B	8	Basswood	Tilia americana	Poor		WOODLAND	S	Y
96B	B	8	Basswood	Tilia americana	Poor		WOODLAND	S	Y
97	BX	12	Box elder	Acer negundo	Poor		INVASIVE	S	Y
98	BX	11	Box elder	Acer negundo	Very Poor		INVASIVE	S	Y
99	CT	11	Cottonwood	Populus deltoides	Fair		INVASIVE	S	Y
100	RO	8	Red Oak	Quercus rubra	Poor		WOODLAND	S	Y
101	B	7	Basswood	Tilia americana	Fair		WOODLAND	S	Y
102	BX	12	Box elder	Acer negundo	Poor		INVASIVE	S	Y
103	BX	8	Box elder	Acer negundo	Poor		INVASIVE	S	Y
104	BX	7	Box elder	Acer negundo	Very Poor		INVASIVE	S	Y
105	BX	9	Box elder	Acer negundo	Very Poor		INVASIVE	S	Y
106	BX	12	Box elder	Acer negundo	Poor		INVASIVE	S	Y
107	BX	17	Box elder	Acer negundo	Poor		INVASIVE	S	Y
108	BX	9	Box elder	Acer negundo	Poor		INVASIVE	S	Y
109	B	12	Basswood	Tilia americana	Fair		WOODLAND	S	Y
110	B	16	Basswood	Tilia americana	Fair		WOODLAND	S	Y
111	B	13	Basswood	Tilia americana	Fair		WOODLAND	S	Y
112	B	16	Basswood	Tilia americana	Fair		WOODLAND	S	Y
113	B	8	Basswood	Tilia americana	Fair		WOODLAND	S	Y
114	B	9	Basswood	Tilia americana	Fair		WOODLAND	S	Y
115	BX	7	Box elder	Acer negundo	Fair		INVASIVE	S	N
116	BX	6	Box elder	Acer negundo	Fair		INVASIVE	S	N
117	PW	6	White Poplar	Populus alba	Good		INVASIVE	S	N
1001	BS	10	Blue Spruce	Picea pungens	Poor		WOODLAND	R	Y
1002	AU	15	Austrian Pine	Pinus nigra	Fair		WOODLAND	R	Y
1003	SC	11	Scotch Pine	Pinus sylvestris	Fair		WOODLAND	S	Y
1004	B	20	Basswood	Tilia americana	Good		LANDMARK	R	Y
1005	SM	12	Silver Maple	Acer saccharinum	Fair		INVASIVE	S	Y
1006	NS	14	Norway Spruce	Picea Abies	Fair		WOODLAND	R	Y
1007	WS	7	White Spruce	Picea glauca	Poor		WOODLAND	S	Y
1008	NM	21	Norway Maple	Acer platanoides	Good		INVASIVE	R	Y
1009	WS	14	White Spruce	Picea glauca	Fair		WOODLAND	S	Y
1010	TH	7	Thornapple/Hawthorne	Crataegus spp	Poor		WOODLAND	S	Y
1011	TH	11	Thornapple/Hawthorne	Crataegus spp	Poor		WOODLAND	S	Y
1012	SU	17	Sugar Maple	Acer saccharum	Fair		LANDMARK	S	Y
1013	NM	40	Norway Maple	Acer platanoides	Fair		INVASIVE	R	Y
1014	NM	18	Norway Maple	Acer platanoides	Good		INVASIVE	R	Y
1015	NM	11	Norway Maple	Acer platanoides	Good		INVASIVE	R	Y
1016	WS	10	White Spruce	Picea glauca	Poor		WOODLAND	S	Y
1017	SU	14	Sugar Maple	Acer saccharum	Very Poor	dead	WOODLAND	S	Y
1018	SC	12	Scotch Pine	Pinus sylvestris	Fair		WOODLAND	S	Y
1019	NM	11	Norway Maple	Acer platanoides	Good		INVASIVE	S	Y
1020	SM	27	Silver Maple	Acer saccharinum	Fair		INVASIVE	S	Y
1021	SC	20	Scotch Pine	Pinus sylvestris	Good		LANDMARK	S	Y
1022	NM	12	Norway Maple	Acer platanoides	Fair		INVASIVE	S	Y
1023	SC	7	Scotch Pine	Pinus sylvestris	Fair		WOODLAND	S	Y
1024	NM	21	Norway Maple	Acer platanoides	Good		INVASIVE	S	N
1025	SC	43	Scotch Pine	Pinus sylvestris	Fair		WOODLAND	R	Y
1026	NM	8	Norway Maple	Acer platanoides	Good		INVASIVE	R	Y
1027	NM	10	Norway Maple	Acer platanoides	Good		INVASIVE	R	Y
1028	NM	10	Norway Maple	Acer platanoides	Good		INVASIVE	S	Y
1029	NM	8	Norway Maple	Acer platanoides	Good		INVASIVE	S	Y
1030	NM	9	Norway Maple	Acer platanoides	Good		INVASIVE	R	Y
1031	NM	9	Norway Maple	Acer platanoides	Good		INVASIVE	S	Y
1032	BX	14	Box elder	Acer negundo	Fair		INVASIVE	S	Y
1033	BX	11	Box elder	Acer negundo	Fair		INVASIVE	S	N
1034	AU	16	Austrian Pine	Pinus nigra	Fair		WOODLAND	S	N
1035	NM	6	Norway Maple	Acer platanoides	Good		INVASIVE	S	N
1036	AU	17	Austrian Pine	Pinus nigra	Very Poor	dead	WOODLAND	S	Y
1037	NM	12	Norway Maple	Acer platanoides	Fair		INVASIVE	S	N
1038	BX	18	Box elder	Acer negundo	Fair		INVASIVE	S	Y
1039	WC	4	White Cedar	Thuja occidentalis	Good		WOODLAND	R	Y
1040	WC	6	White Cedar	Thuja occidentalis	Fair		WOODLAND	R	Y
1041	BX	10	Box elder	Acer negundo	Fair		INVASIVE	R	Y
1042	NM	12	Norway Maple	Acer platanoides	Good		INVASIVE	R	Y
1043	SM	12	Silver Maple	Acer saccharinum	Fair		INVASIVE	R	Y
1044	SC	11	Scotch Pine	Pinus sylvestris	Very Poor	dead	WOODLAND	R	Y
1045	SM	43	Silver Maple	Acer saccharinum	Fair		INVASIVE	R	Y
1046	NM	8	Norway Maple	Acer platanoides	Good		INVASIVE	R	Y
1047	SM	16	Silver Maple	Acer saccharinum	Fair		INVASIVE	R	Y
1048	SC	14	Scotch Pine	Pinus sylvestris	Poor		WOODLAND	R	Y
1049	SC	14	Scotch Pine	Pinus sylvestris	Poor		WOODLAND	R	Y
1050	SM	5	Silver Maple	Acer saccharinum	Fair		INVASIVE	S	Y
1051	SM	22	Silver Maple	Acer saccharinum	Good		INVASIVE	R	Y
1052	NM	9	Norway Maple	Acer platanoides	Very Poor		INVASIVE	R	Y
1053	SM	53	Silver Maple	Acer saccharinum	Poor		INVASIVE	R	Y
1054	SU	7	Sugar Maple	Acer saccharum	Good		WOODLAND	S	N
1055	TH	7	Thornapple/Hawthorne	Crataegus spp	Very Poor	x2 dead	WOODLAND	S	Y
1056	SC	13	Scotch Pine	Pinus sylvestris	Fair		WOODLAND	R	Y
1057	SC	12	Scotch Pine	Pinus sylvestris	Fair		WOODLAND	R	Y
1058	SC	13	Scotch Pine	Pinus sylvestris	Fair		WOODLAND	R	Y
1059	BX	8	Box elder	Acer negundo	Fair		INVASIVE	S	Y
1060	BX	8	Box elder	Acer negundo	Fair	x2	INVASIVE	S	Y
1061	BS	6	Blue Spruce	Picea pungens	Fair		WOODLAND	S	N
1062	NS	6	Norway Spruce	Picea Abies	Fair		WOODLAND	S	N
1063	NS	6	Norway Spruce	Picea Abies	Fair		WOODLAND	S	N
1064	NS	7	Norway Spruce	Picea Abies	Good		WOODLAND	S	N
1065	NS	6	Norway Spruce	Picea Abies	Fair		WOODLAND	S	N
1066	SC	17	Scotch Pine	Pinus sylvestris	Fair		WOODLAND	S	N
1067	CT	28	Cottonwood	Populus deltoides	Good		INVASIVE	R	Y
1068	WP	33	Eastern White Pine	Pinus strobus	Fair		LANDMARK	R	Y
1069	BW	15	Black Walnut	Juglans nigra	Good		WOODLAND	S	Y
1070	AU	20	Austrian Pine	Pinus nigra	Good		LANDMARK	S	Y
1071	AH	16	Bitternut Hickory	Carya cordiformis	Good	Bitternut Hickory	LANDMARK	R	Y
1072	SH	16	Shagbark Hickory	Carya ovata	Good	hickory	LANDMARK	R	Y
1073	SH	8	Shagbark Hickory	Carya ovata	Very Poor	hickory	WOODLAND	R	Y
1074	SC	12	Scotch Pine	Pinus sylvestris	Fair		WOODLAND	R	Y
1075	SC	16	Scotch Pine	Pinus sylvestris	Fair		WOODLAND	R	Y
1076	SC	10	Scotch Pine	Pinus sylvestris	Fair		WOODLAND	R	Y
1077	SC	8	Scotch Pine	Pinus sylvestris	Fair		WOODLAND	R	Y
1078	SC	8	Scotch Pine	Pinus sylvestris	Fair		WOODLAND	R	Y
1079	SC	8	Scotch Pine	Pinus sylvestris	Fair		WOODLAND	R	Y
1080	SC	14	Scotch Pine	Pinus sylvestris	Fair		WOODLAND	R	Y
1081	SC	8	Scotch Pine	Pinus sylvestris	Fair		WOODLAND	R	Y
1082	SC	13	Scotch Pine	Pinus sylvestris	Fair		WOODLAND	R	Y
1083	SC	12	Scotch Pine	Pinus sylvestris	Fair		WOODLAND	R	Y
1084	SM	30	Silver Maple	Acer saccharinum	Good		INVASIVE	R	Y
1085	SC	14	Scotch Pine	Pinus sylvestris	Fair		WOODLAND	R	Y
1086	BT	9	Butternut	Juglans cinerea	Good		LANDMARK	R	Y
1087	SM	10	Silver Maple	Acer saccharinum	Fair		INVASIVE	R	Y
1088	SM	16	Silver Maple	Acer saccharinum	Good		INVASIVE	R	Y
1089	BX	12	Box elder	Acer negundo	Fair		INVASIVE	R	Y
1090	BS	12	Blue Spruce	Picea pungens	Good		WOODLAND	S	Y
1091	SM	12	Silver Maple	Acer saccharinum	Fair		INVASIVE	R	Y
1093	NM	8	Norway Maple	Acer platanoides	Good		INVASIVE	R	N
1094	C	7	Catalpa	Catalpa speciosa	Good		INVASIVE	R	N
1095	BX	8	Box elder	Acer negundo	Fair	x1	INVASIVE	R	Y
1096	NM	8	Norway Maple	Acer platanoides	Good		INVASIVE	R	Y
1097	BX	5	Box elder	Acer negundo	Poor	x1	INVASIVE	R	Y
1098	BX	13	Box elder	Acer negundo	Poor		INVASIVE	R	Y
1099	NM	7	Norway Maple	Acer platanoides	Fair		INVASIVE	R	Y
1100	NM	7	Norway Maple	Acer platanoides	Good		INVASIVE	R	Y
1101	BX	12	Box elder	Acer negundo	Poor		INVASIVE	R	Y
1102	BS	7	Blue Spruce	Picea pungens	Good		WOODLAND	R	Y
1103	TH	9	Thornapple/Hawthorne	Crataegus spp	Poor	x2	WOODLAND	R	Y
1104	NM	13	Norway Maple	Acer platanoides	Good		INVASIVE	R	Y
1105	NM	18	Norway Maple	Acer platanoides	Good		INVASIVE	R	Y
1106	SM	31	Silver Maple	Acer saccharinum	Good		INVASIVE	R	Y
1107	NM	8	Norway Maple	Acer platanoides	Good		INVASIVE	R	Y
1108	BX	11	Box elder	Acer negundo	Fair		INVASIVE	R	Y
1109	BX	20	Box elder	Acer negundo	Fair		INVASIVE	R	Y
1110	NM	10	Norway Maple	Acer platanoides	Good		INVASIVE	R	N
1111	NM	6	Norway Maple	Acer platanoides	Good		INVASIVE	R	Y
1112	NM	14	Norway Maple	Acer platanoides	Good		INVASIVE	R	Y
1113	NM	12	Norway Maple	Acer platanoides	Good	x1	INVASIVE	R	Y
1114	NM	12	Norway Maple	Acer platanoides	Good		INVASIVE	R	Y
1115	BX	9	Box elder	Acer negundo	Fair		INVASIVE	R	Y
1116	NM	10	Norway Maple	Acer platanoides	Good		INVASIVE	R	Y
1117	NM	6	Norway Maple	Acer platanoides	Good	x1	INVASIVE	R	Y
1118	BW	8	Black Walnut	Juglans nigra	Good	[illegible]	WOODLAND	R	Y
1119	BT	20	Butternut	Juglans cinerea	Fair		LANDMARK	R	Y
1120	E	16	American Elm	Ulmus americana	Good		INVASIVE	R	Y
1121	SC	20	Scotch Pine	Pinus sylvestris	Fair		LANDMARK	R	Y
1122	E	11	American Elm	Ulmus americana	Good	x1	INVASIVE	R	Y
1123	NM	24	Norway Maple	Acer platanoides	Good		INVASIVE	S	Y
1124	BS	8	Blue Spruce	Picea pungens	Good		WOODLAND	S	Y
1125	NM	24	Norway Maple	Acer platanoides	Good		INVASIVE	S	Y
1126	NM	15	Norway Maple	Acer platanoides	Good		INVASIVE	S	Y
1127	MW	13	White Mulberry	Morus alba	Fair		INVASIVE	S	Y
1128	NM	20	Norway Maple	Acer platanoides	Good		INVASIVE	S	Y
1129	WO	14	White Oak	Quercus alba	Fair		WOODLAND	R	Y
1130	WP	10	Eastern White Pine	Pinus strobus	Good		WOODLAND	S	Y
1131	SM	21	Silver Maple	Acer saccharinum	Good		INVASIVE	S	Y
1132	WP	15	Eastern White Pine	Pinus strobus	Good		WOODLAND	R	Y
1133	WS	14	White Spruce	Picea glauca	Fair		WOODLAND	S	Y
1134	NM	12	Norway Maple	Acer platanoides	Good		INVASIVE	S	Y
1135	WS	24	White Spruce	Picea glauca	Poor		LANDMARK	S	Y
1136	MW	7	White Mulberry	Morus alba	Fair		INVASIVE	S	Y
1137	NM	12	Norway Maple	Acer platanoides	Good		INVASIVE	S	Y
1138	NM	7	Norway Maple	Acer platanoides	Good		INVASIVE	S	Y
1139	NM	11	Norway Maple	Acer platanoides	Good		INVASIVE	S	Y
1140	E	17	American Elm	Ulmus americana	Good	x1	INVASIVE	S	Y
1141	E	15	American Elm	Ulmus americana	Good		INVASIVE	S	Y
1142	SM	14	Silver Maple	Acer saccharinum	Good		INVASIVE	S	Y
1143	SC	4	Scotch Pine	Pinus sylvestris	Fair		WOODLAND	R	Y
1144	SC	20	Scotch Pine	Pinus sylvestris	Fair		LANDMARK	R	Y
1145	BS	14	Blue Spruce	Picea pungens	Fair		WOODLAND	S	Y
1146	OB	11	Ohio Buckeye	Aesculus glabra	Good		WOODLAND	S	Y
1147	SM	28	Silver Maple	Acer saccharinum	Fair	[illegible]	INVASIVE	R	Y
1148	TF	11	Tulip Poplar	Liriodendron tulipifera	Good		WOODLAND	R	Y
1149	MW	13	White Mulberry	Morus alba	Fair		INVASIVE	R	Y
1150	SM	28	Silver Maple	Acer saccharinum	Good		INVASIVE	R	Y
1151	WC	6	White Cedar	Thuja occidentalis	Good		WOODLAND	S	Y
1152	NM	13	Norway Maple	Acer platanoides	Good		INVASIVE	S	Y
1153	BS	6	Blue Spruce	Picea pungens	Good		WOODLAND	S	N
1154	BS	7	Blue Spruce	Picea pungens	Good		WOODLAND	S	Y
1155	BS	9	Blue Spruce	Picea pungens	Fair		WOODLAND	S	N
1156	WP	25	Eastern White Pine	Pinus strobus	Good		LANDMARK	S	Y
1157	WO	17	White Oak	Quercus alba	Good		LANDMARK	S	Y
1158	BF	8	Balsam Fir	Abies balsamea	Fair		WOODLAND	S	Y
1159	SM	26	Silver Maple	Acer saccharinum	Good		INVASIVE	R	Y
1160	WS	12	White Spruce	Picea glauca	Fair		WOODLAND	S	Y
1161	BF	10	Balsam Fir	Abies balsamea	Poor		WOODLAND	S	Y
1162	BF	13	Balsam Fir	Abies balsamea	Fair		WOODLAND	R	Y
1163	WS	8	White Spruce	Picea glauca	Fair		WOODLAND	R	N
1164	SM	20	Silver Maple	Acer saccharinum	Good		INVASIVE	R	N
1165	WS	11	White Spruce	Picea glauca	Fair		WOODLAND	S	Y
1166	AP	11	Domestic Apple	Malus sylvestris	Poor		WOODLAND	S	Y
1167	BX	17	Box elder	Acer negundo	Fair	x1	INVASIVE	S	Y
1168	SM	20	Silver Maple	Acer saccharinum	Good		INVASIVE	R	Y
1169	DF	7	Douglas Fir	Pseudotsuga menziesii	Fair		WOODLAND	S	Y
1170	BS	14	Blue Spruce	Picea pungens	Fair		WOODLAND	R	Y
1171	SM	26	Silver Maple	Acer saccharinum	Good		INVASIVE	R	Y
1172	PR	8	Pear	Pyrus communis	Fair	domestic pear	WOODLAND	R	Y
1173	PR	43	Pear	Pyrus communis	Very Poor	domestic pear	LANDMARK	R	N
1174	PR	14	Pear	Pyrus communis	Fair	domestic pear	LANDMARK	R	Y
1175	SM	25	Silver Maple	Acer saccharinum	Good		INVASIVE	R	Y
1176	RP	10	Red Pine	Pinus resinosa	Good		WOODLAND	R	Y
1177	AP	13	Domestic Apple	Malus sylvestris	Fair		LANDMARK	R	Y

WOODLAND TREES
WOODLAND TREES REMOVED: 50 (REPLACE AT 50% OF REMOVED DBH)
[illegible]" DBH x 0.5 = [illegible]" REPLACEMENT
WOODLAND TREES SAVED: 44 (CREDIT OF 2.5 DBH)
[illegible]
[illegible]" DBH REQUIRED FOR REPLACEMENT

LANDMARK TREES
LANDMARK TREES REMOVED: [illegible] (REPLACE AT 100% OF REMOVED DBH)
[illegible]" DBH x 1 = [illegible]" REPLACEMENT
LANDMARK TREES SAVED: [illegible] (CREDIT OF 2.5 DBH)
[illegible]
[illegible]" DBH REQUIRED FOR REPLACEMENT

EXEMPT TREES
(NO REPLACEMENT REQUIRED FOR EXEMPT TREES)
SAVED EXEMPT TREES: [illegible] Trees
EXEMPT TREES ON SITE: [illegible] Trees

PEA GROUP
t: 844.813.2949
www.peagroup.com

STATE OF MICHIGAN
LYNN A. WHIPPLE
LANDSCAPE ARCHITECT
LICENSED LANDSCAPE ARCHITECT

NORTH

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

CAUTION [illegible]

CLIENT
GFA DEVELOPMENT, INC.

PROJECT TITLE
THE VILLAGE OF HASTINGS

REVISIONS

ORIGINAL ISSUE DATE:

DRAWING TITLE
TREE PRESERVATION LIST

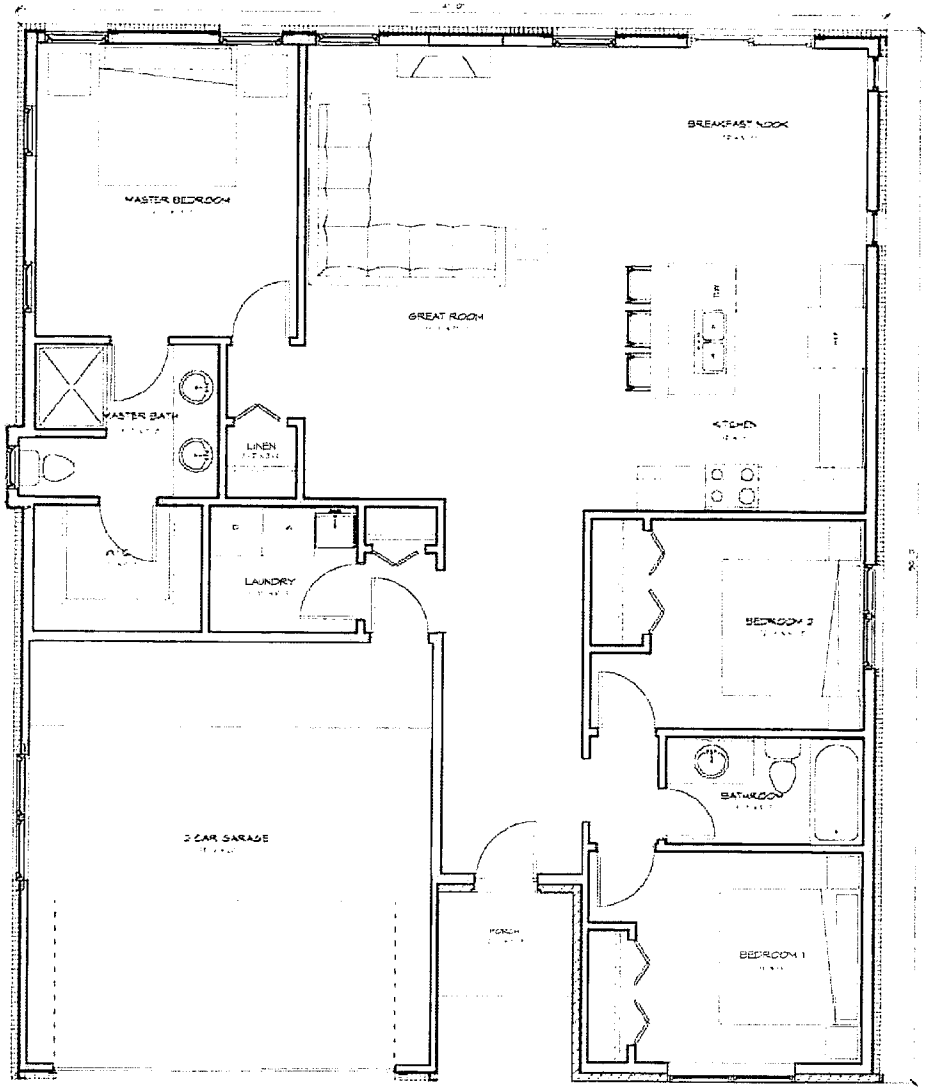
PEA JOB NO.	2017-009
P.M.	JBT
DN.	[illegible]
DES.	[illegible]
DRAWING NUMBER	

T-1.1

NOT FOR CONSTRUCTION

Exhibit C

Conceptual Architecture Drawings



FIRST FLOOR PLAN
Scale: 3/8" = 1'-0"

Architects Designers

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GFA Development - Ranch Unit

VILLAGE OF HASTINGS

Troy, MI

FIRST FLOOR UNIT PLAN

Project Number: 22312
Drawn By: AJM, JS
Checked By: AJM
Approved By: AJM
Date: 08-18-2023

Issued
Owner's Review: [illegible]
Owner's Review: [illegible]
Site Plan Approval: [illegible]

A10C

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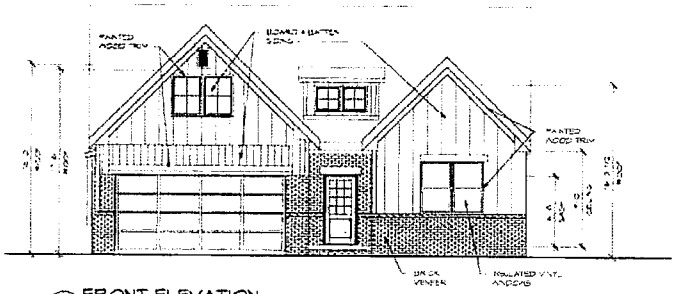

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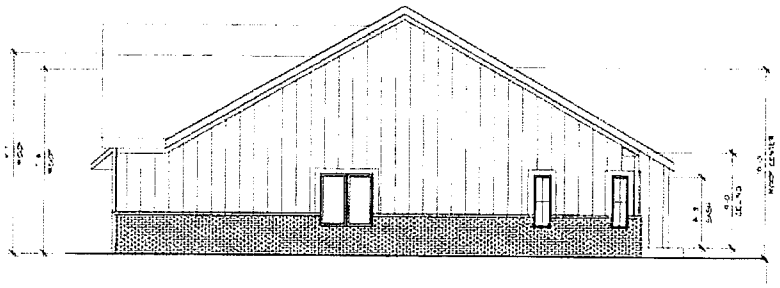

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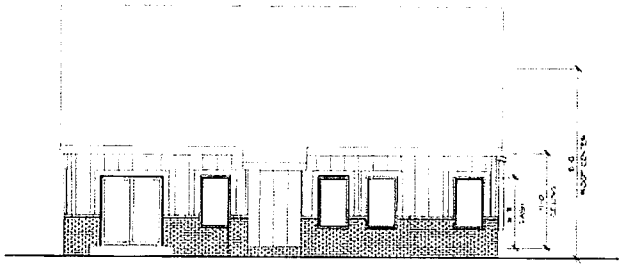

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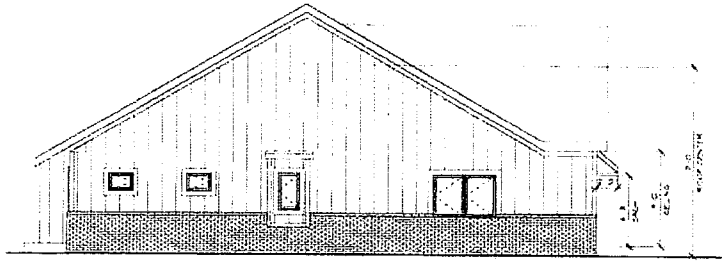

LEFT ELEVATION

Architects:Designers

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4351 Delmore Court
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Client:
GFA Development - Ranch Unit

Project Title:
VILLAGE OF HASTINGS

Troy, MI

Sheet Title:
ELEVATIONS - OPTION A

Project Number: 22312
Drawn By: AJM, JS
Checked By: AJM
Approved By: AJM
Date: 06-16-2023

Issued:

Review	08-04-23
Owner's Review	09-18-23
Owner's Review	11-29-23
Site Plan Approval	06-14-24

Sheet Number:
A200

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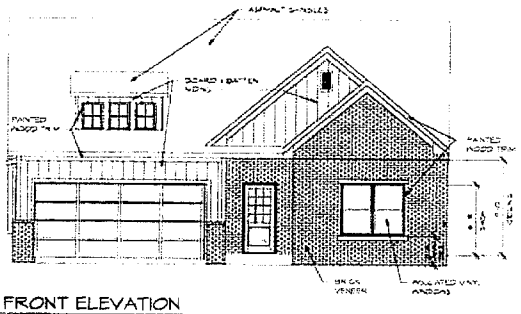

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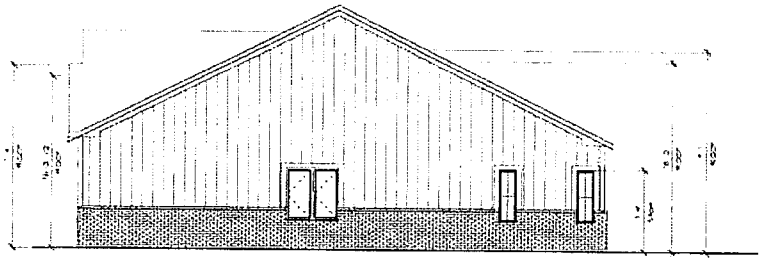

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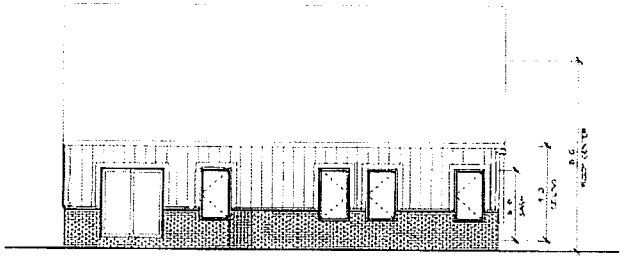

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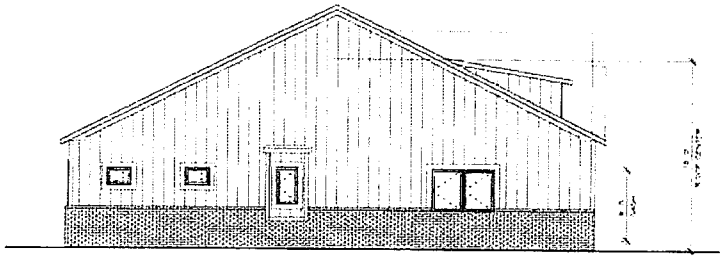

LEFT ELEVATION

GFA
Architects Designers

Mulvey Gordon Associates Inc.
[illegible]
Troy, Oak, MI 48084
248-[illegible]
www.mga-[illegible]

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Name:
GFA Development - Ranch Unit

Project Title:
VILLAGE OF HASTINGS

Troy, MI

Sheet Title:
ELEVATIONS - OPTION B

Project Number: 22312
Drawn By: AJM, JS
Checked By: AJM
Approved By: AJM
Date: 08-16-2023

Issued:
Review: 08-24-23
Owner's Review: 09-18-23
Owner's Review: 11-04-23
SITE PLAN REVIEW: 04-09-24

Sheet Number:
A200

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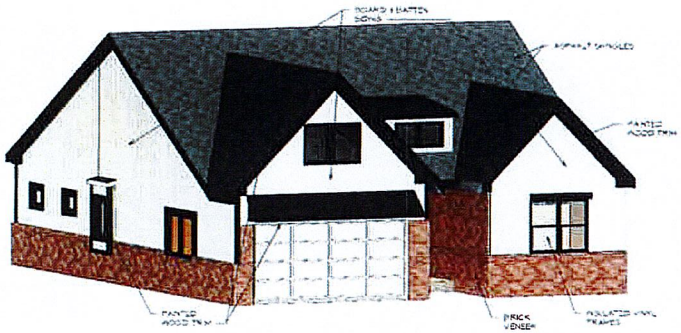

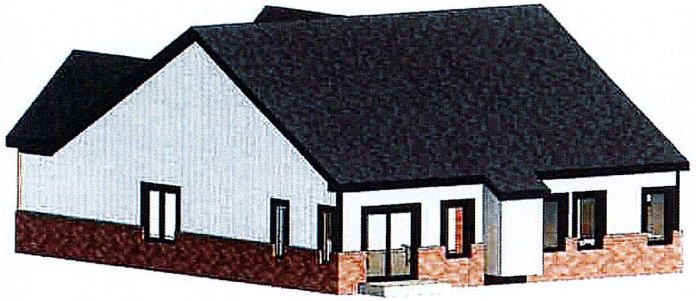

MGA
Architects/Designers

Moisenv/Gordon Associates
4351 Delemere Court
Royal Oak, MI 48073

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GFA Development - Ranch Unit

Project Title:
VILLAGE OF HASTINGS

Troy, MI

Sheet Title:
3D VIEWS - OPTION A

Project Number: 22312
Drawn By: JS
Checked By: AJM
Approved By: AJM
Date: 06-16-2023

Issued:
Owner's Review 06-16-23
Owner's Review 11-06-23
Site Plan Approval 05-14-24

Sheet Number:
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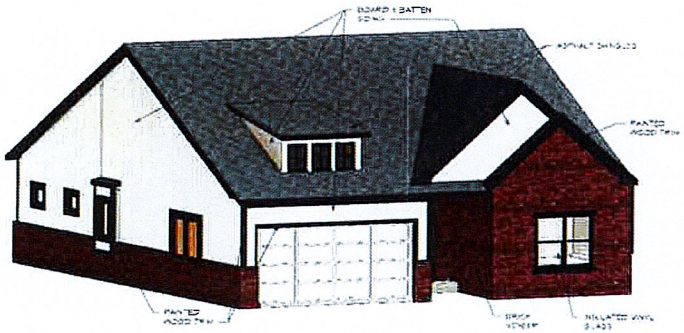

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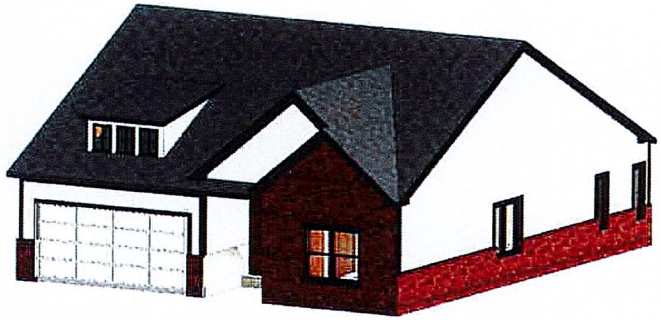

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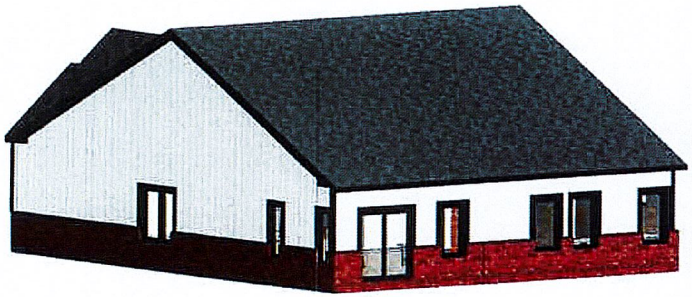

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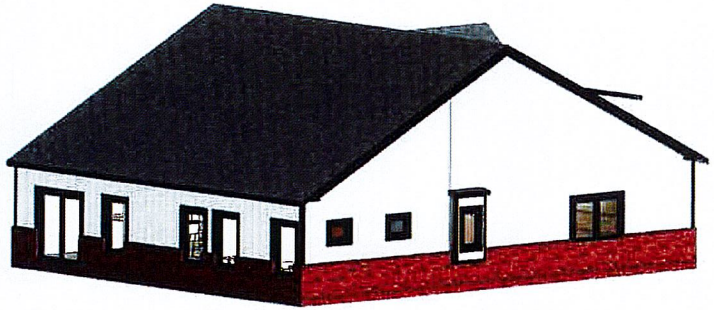

3D VIEW 4

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Client
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Project Title
VILLAGE OF HASTINGS

Troy, MI

Sheet Title
3D VIEWS - OPTION B

Project Number: 22312
Drawn By: JS
Checked By: AJM
Approved By: AJM
Date: 06-16-2023

Issued
Owner's Review
Owner's Review
Site Plan Application

Sheet Number
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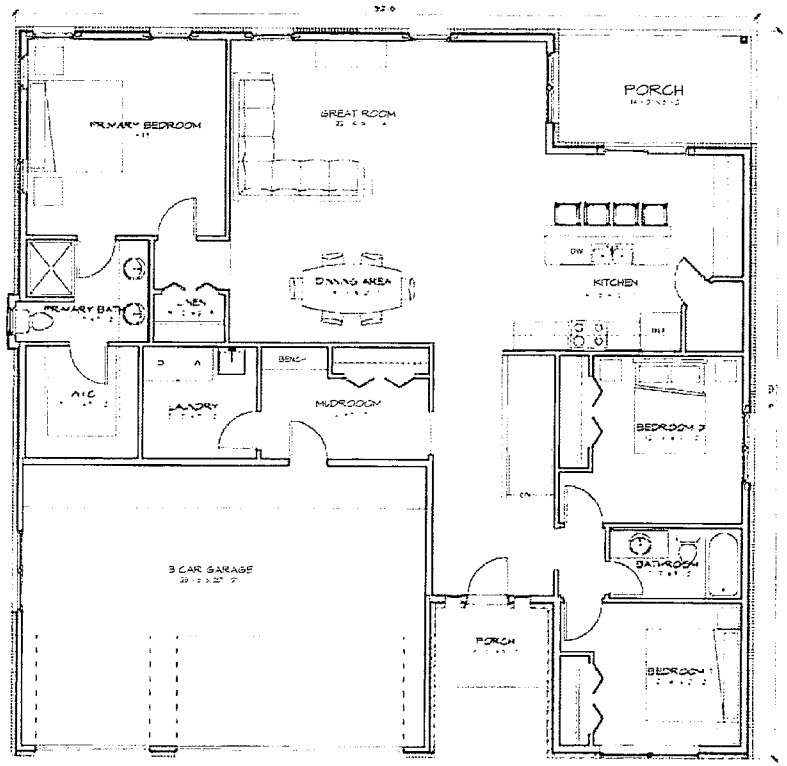

FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

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Royal Oak, MI 48073

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Client:
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Project Title:
VILLAGE OF HASTINGS

Troy, MI

Sheet Title:
FIRST FLOOR UNIT PLAN

Project Number: 22312
Drawn By: AJM, JS
Checked By: AJM
Approved By: AJM
Date: 08-16-2023

Issued:

Sheet Number:
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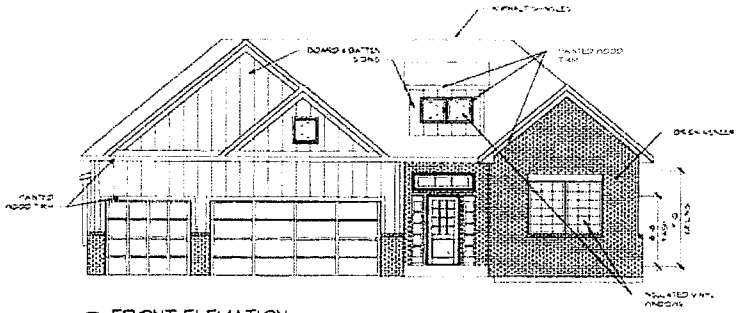

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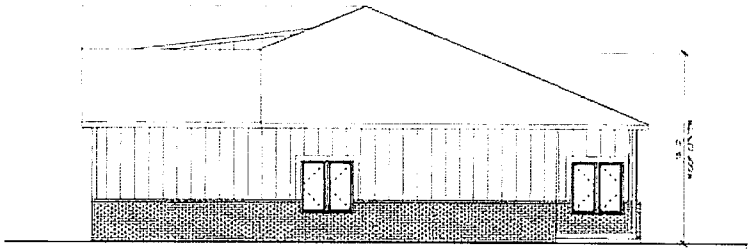

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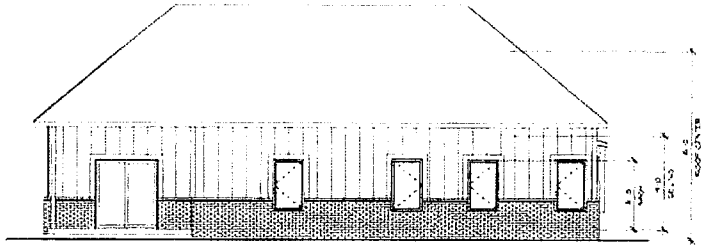

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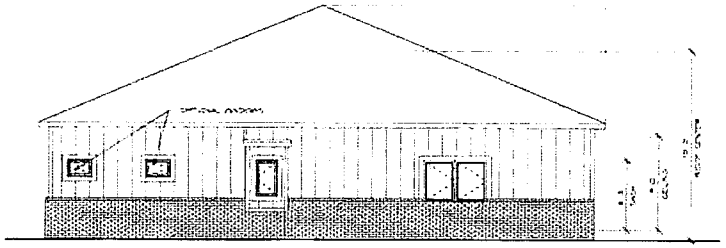

LEFT ELEVATION

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Client:
GFA Development - Car Ranch Unit

Project Title:
VILLAGE OF HASTINGS

Troy, MI

Sheet Title:
ELEVATIONS

Project Number: 22312
Drawn By: AJM, JS
Checked By: AJM
Approved By: AJM
Date: 08-16-2023

Issued:

Sheet Number:
A20

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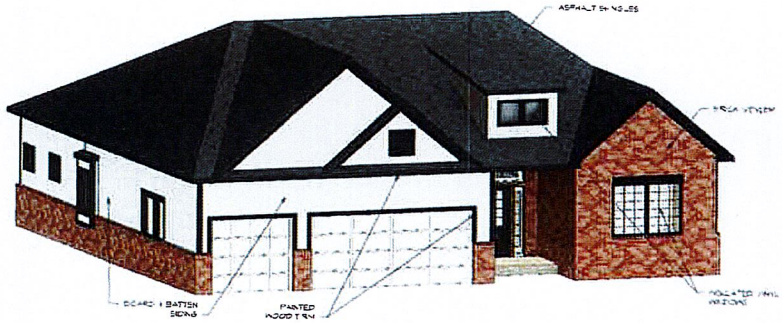

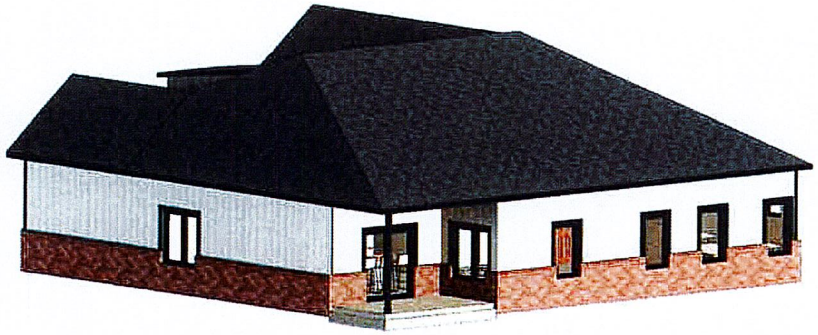

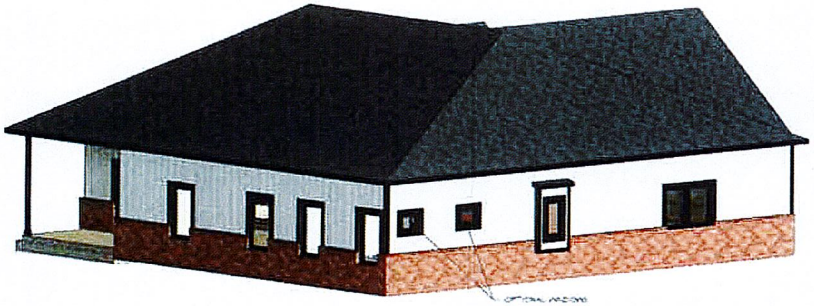

RANCH UNIT -
3 CAR
GARAGE

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Client:
GFA Development - Car Ranch Unit

Project Title:
VILLAGE OF HASTINGS

Troy, MI

Sheet Title:
3D VIEWS

Project Number: 22312
Drawn By: JS
Checked By: AJM
Approved By: AJM
Date: 06-16-2023

Issued:

Sheet Number:
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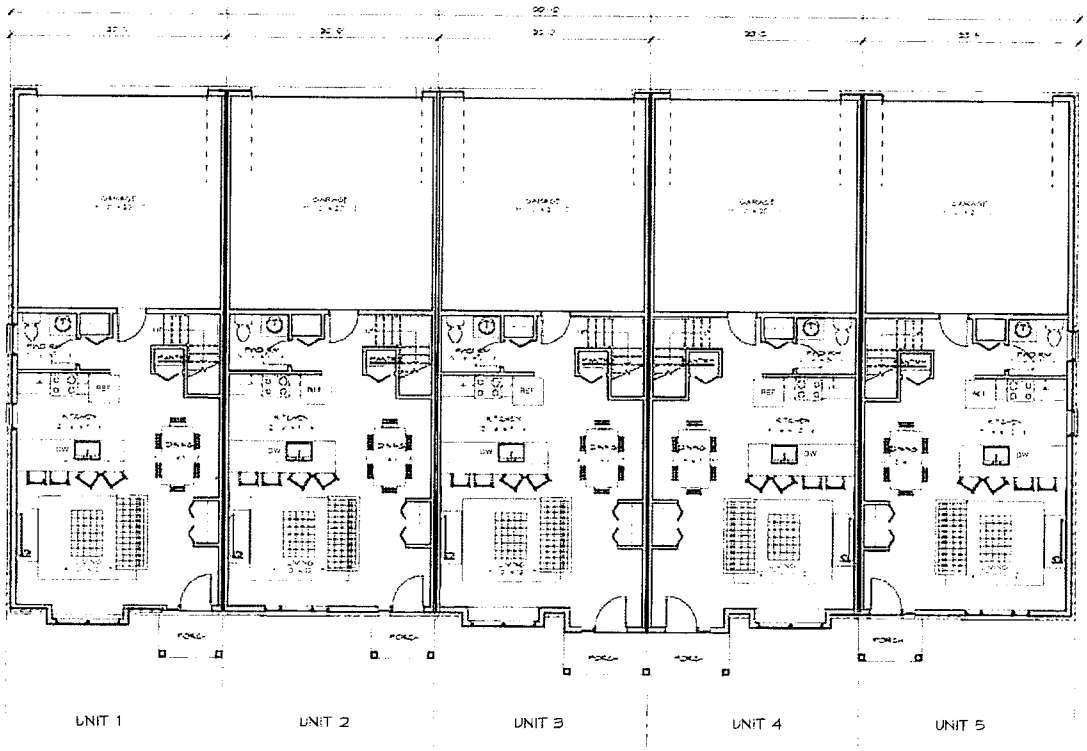

First Floor

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Client:
5 UNIT TOWNHOUSE

Project Title:
The Village of Hastings

Troy, MI

Sheet Title:
FIRST FLOOR UNIT PLANS

Project Number: 22312
Drawn By: AJM, JS
Checked By: AJM
Approved By: AJM
Date: 11-03-23

Issued:

Sheet Number:
A101

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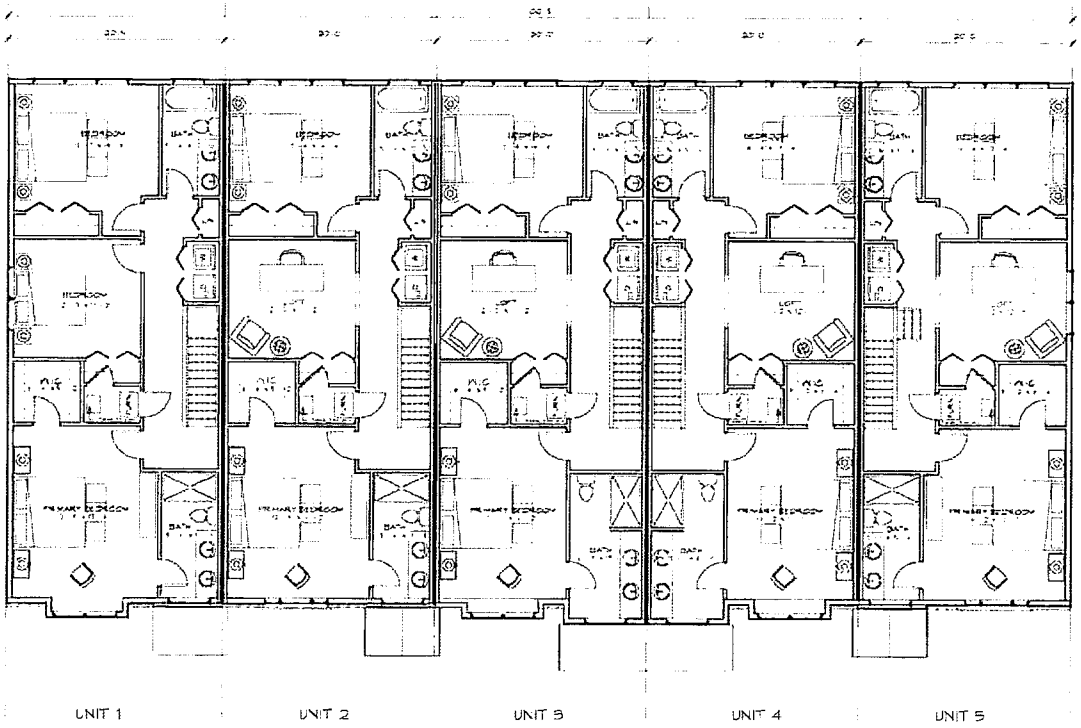

Second Floor

Scale: 1/4" = 1'-0"

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Client:
5 UNIT TOWNHOUSE

Project Title:
The Village of Hastings

Troy, MI

Sheet Title:
STANDARD SECOND FLOOR UNIT PLANS

Project Number: 22310
Drawn By: AJM, JS
Checked By: AJM
Approved By: AJM
Date: 11-03-23

Issued:

Sheet Number:
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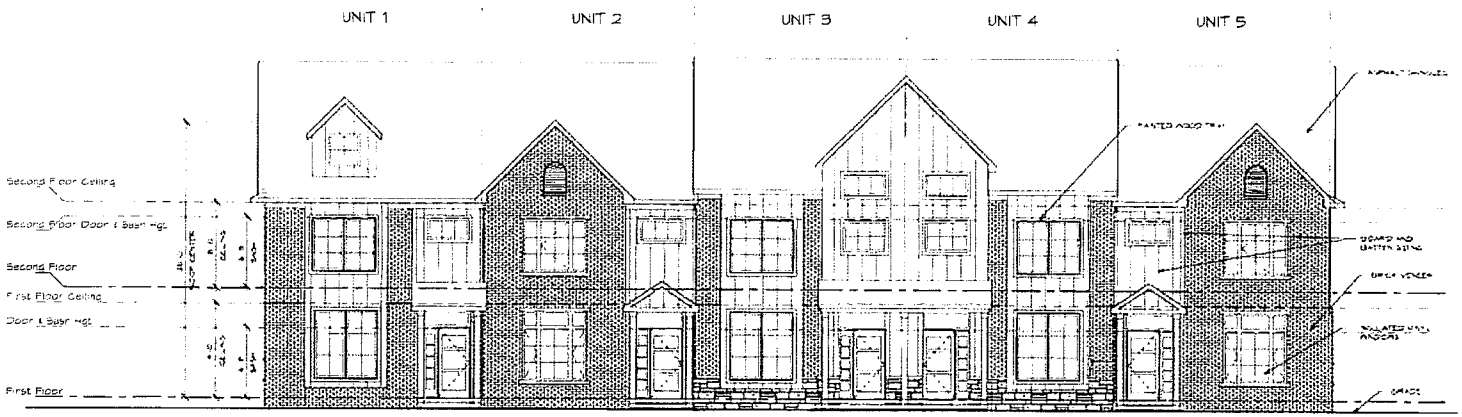

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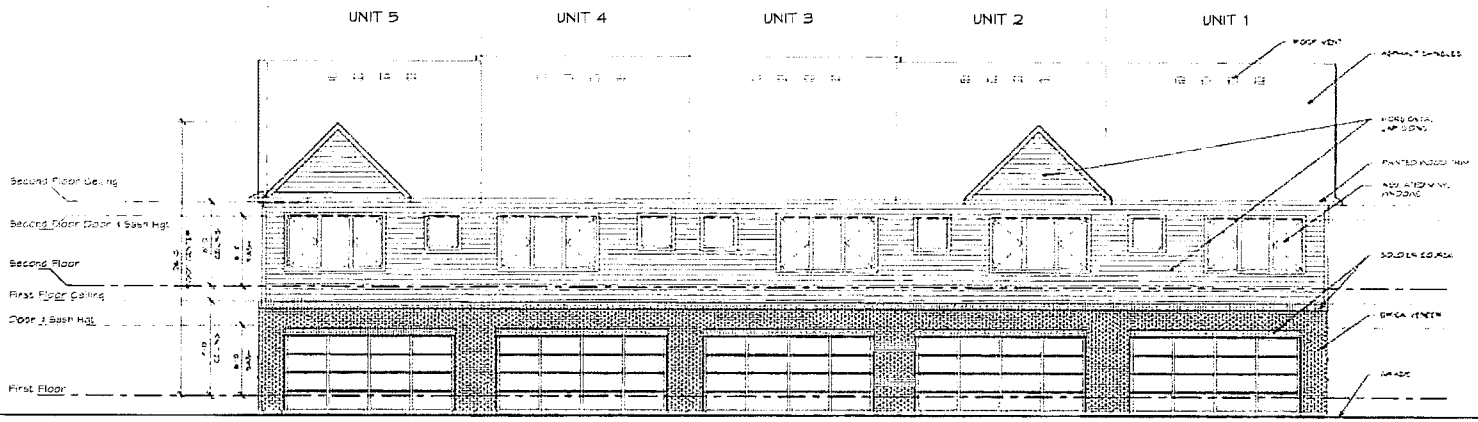

NORTH ELEVATION

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Client:
5 UNIT TOWNHOUSE

Project Title:
The Village of Hastings

Troy, MI

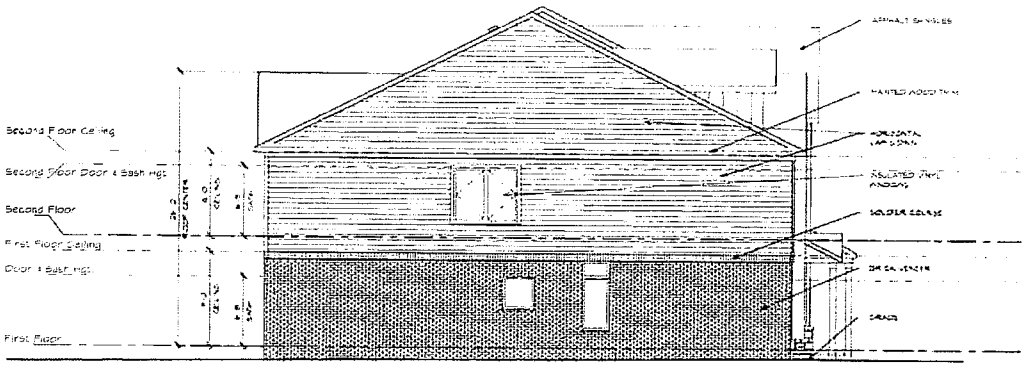
Sheet Title:
STANDARD NORTH & SOUTH ELEVATION

Project Number: 22312
Drawn By: AJM, JH
Checked By: AJM
Approved By: AJM
Date: 11-02-23

Issued

Sheet Number:
A20

4/29/2024 2:15:34 PM



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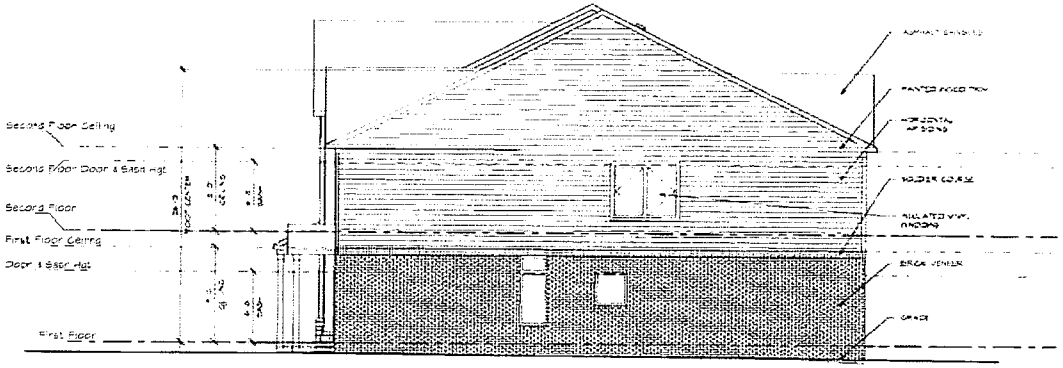

EAST ELEVATION

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Client:
5 UNIT TOWNHOUSE

Project Title:
The Village of Hastings

Troy, MI

Sheet Title:
STANDARD EAS & WEST ELEVATION

Project Number: 22312
Drawn By: AJM,JS
Checked By: JS
Approved By: JS
Date:11-03-23

Issued

Sheet Number:
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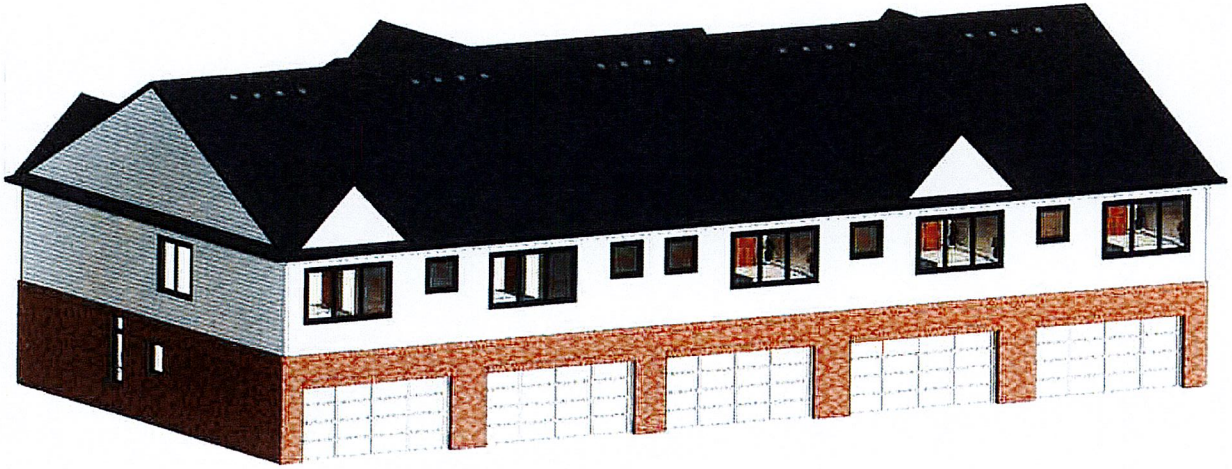

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Client:
5 UNIT TOWNHOUSE

Project Title:
The Village of Hastings

Troy, MI

Sheet Title:
STANDARD AXONMETRIC VIEWS

Project Number: 22312
Drawn By: Author
Checked By: Checker
Approved By: Approver
Date: 11-03-23

Issued:

Sheet Number:
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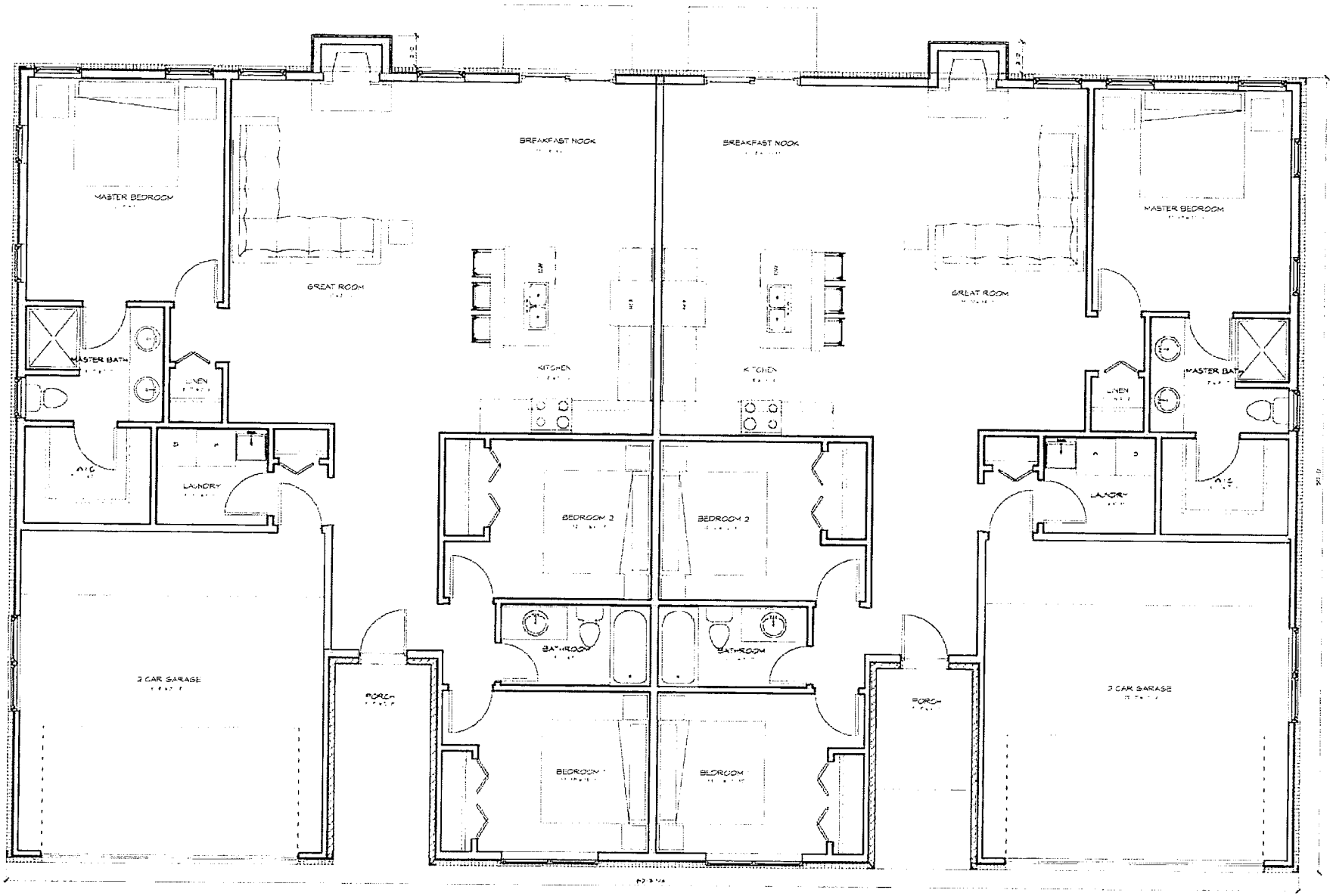

FIRST FLOOR PLAN

GFA Architects, Designers

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[illegible]

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Project
GFA Development - Ranch Duplex

Project Title
VILLAGE OF HASTINGS

Tray, MI

Sheet Title
FIRST FLOOR UNIT PLAN

Project Number 22312
Drawn By AJM, JS
Checked By AJM
Approved By AJM
Date 06-16-2023

Revisions
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Sheet Number
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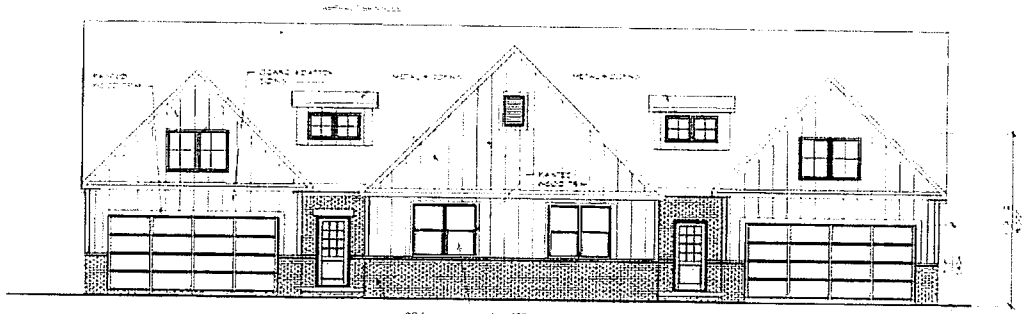

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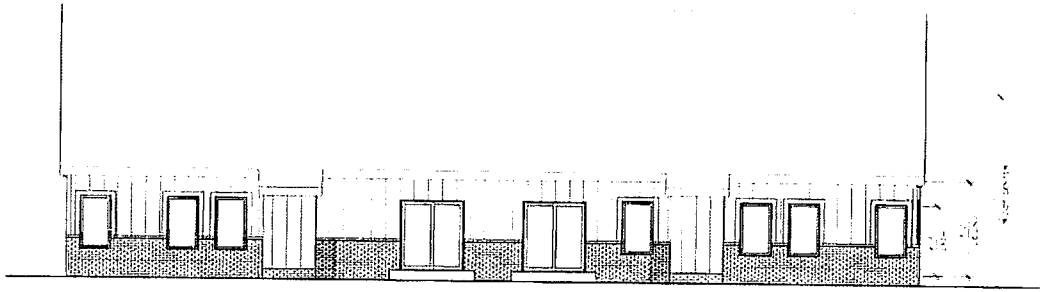

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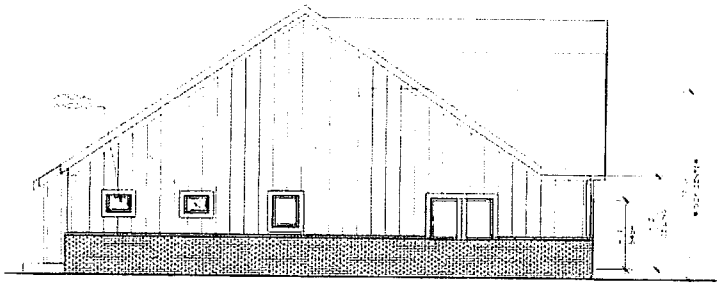

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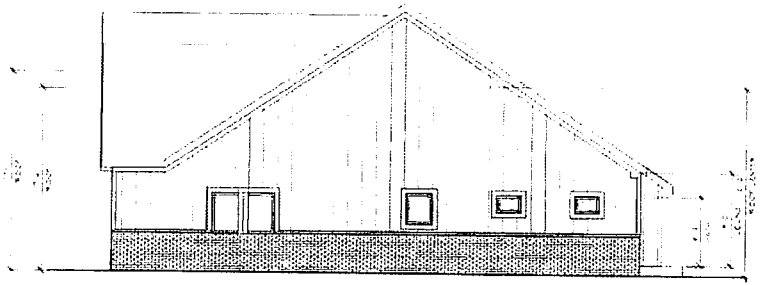

4 RIGHT ELEVATION

GFA Development - Ranch Duplex

VILLAGE OF HASTINGS

Troy, MI

ELEVATIONS

Project Number 22312
Drawn By AJM, JS
Checked By AJM
Approved By AJM
Date 06-16-2023

A200

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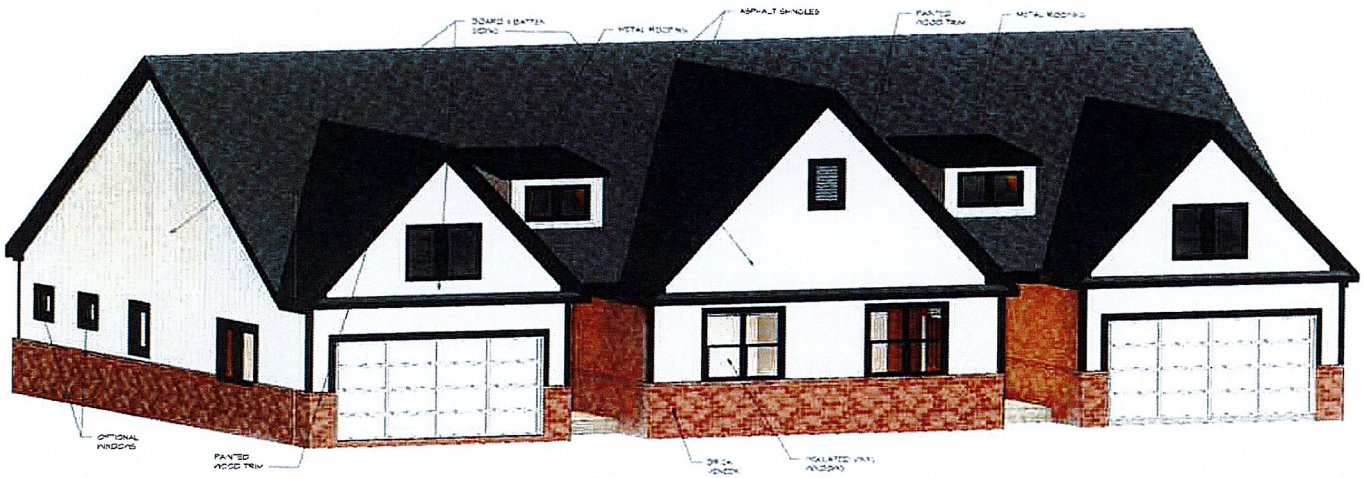

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Client
GFA Development - Ranch Duplex

Project Title
VILLAGE OF HASTINGS

Troy, MI

Sheet Title
3D VIEWS

Project Number 22312
Drawn By JS
Checked By AJM
Approved By AJM
Date 05-16-2023

Issue
Owner's Review 06-16-20
Owner's Review 11-04-20
GFA Approval 0-24-23

Sheet Number
A30(

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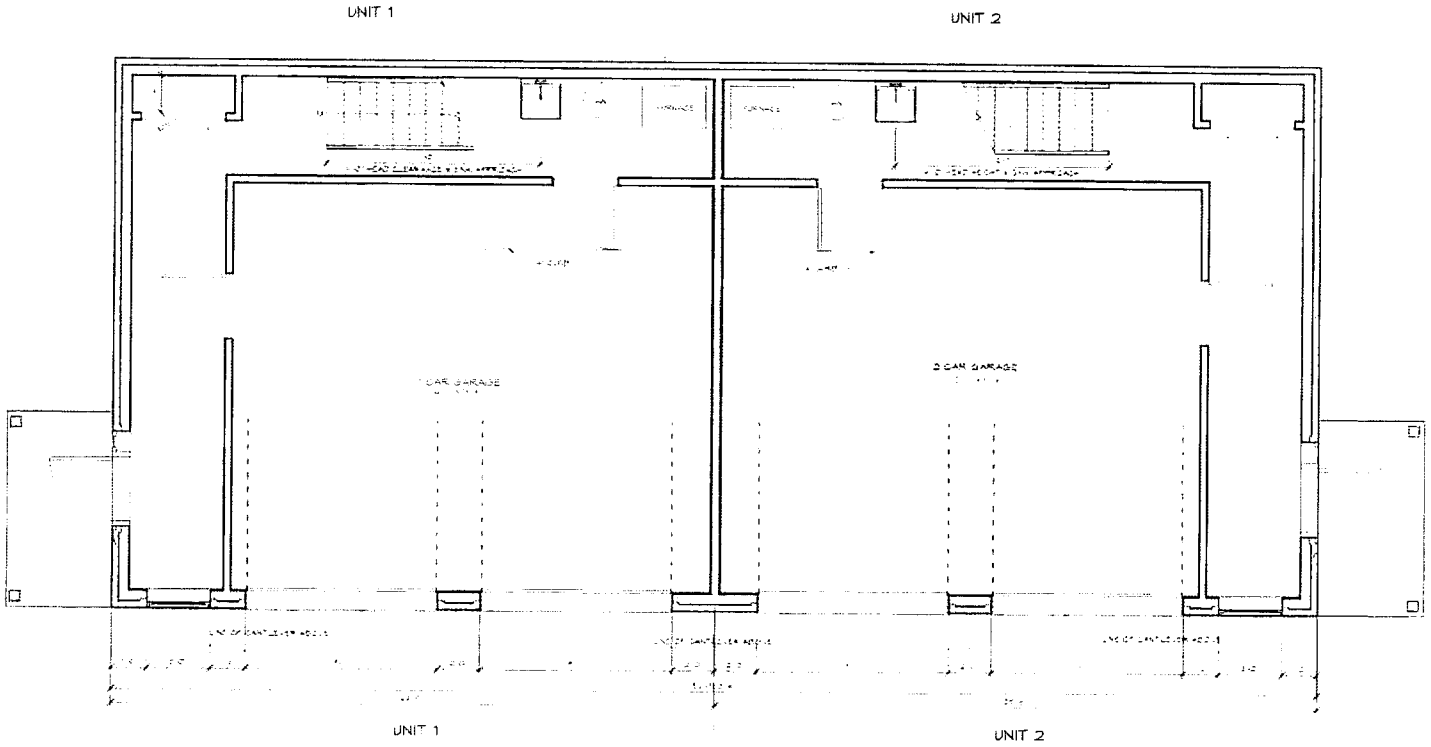

FIRST FLOOR PLAN

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Project

TWO STORY DUPLEX

Project Title

VILLAGE OF HASTINGS

Troy, MI

Sheet Title

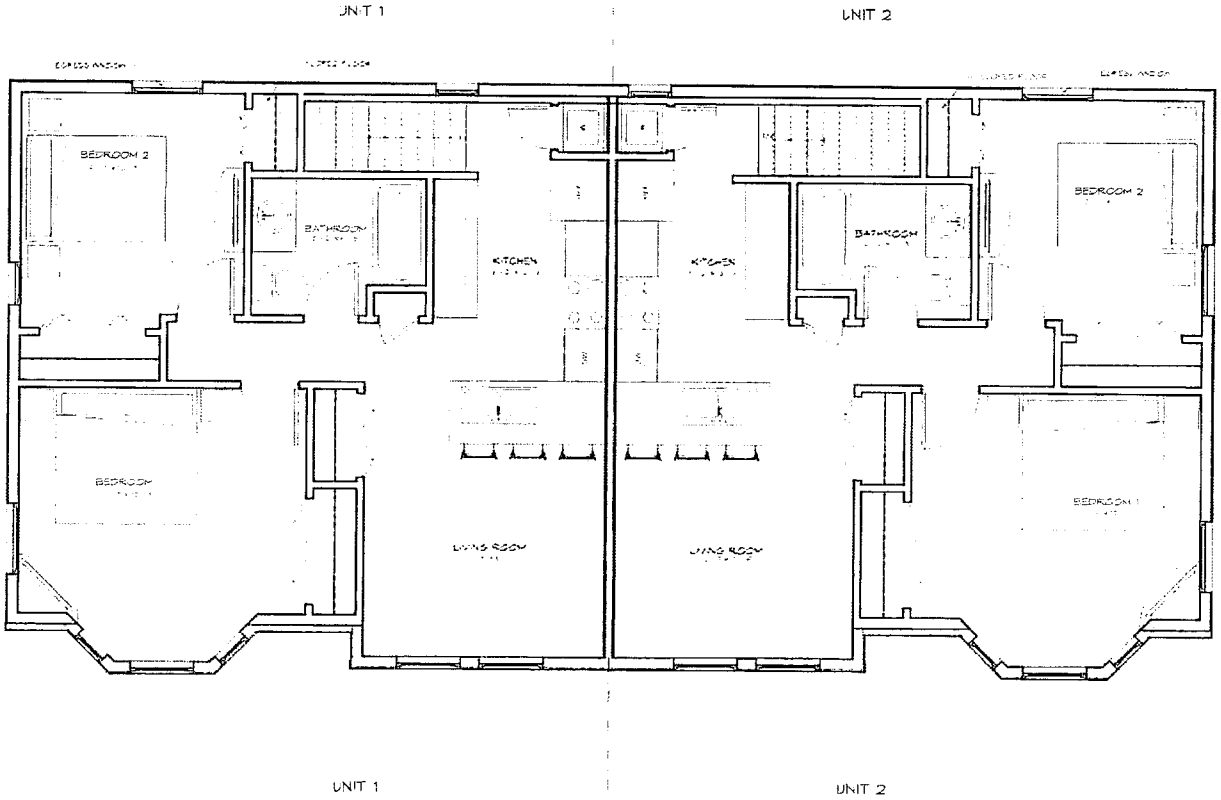
FIRST FLOOR PLAN

Project Number: 22312
Drawn By: AJM, JS
Checked By: AJM
Approved By: AJM
Date: 06-16-2023

Sheet Number

A10C

4/30/2024 4:41:07 PM



SECOND FLOOR PLAN

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Client:
TWO STORY DUPLEX

Project Title:
VILLAGE OF HASTINGS

Troy, MI

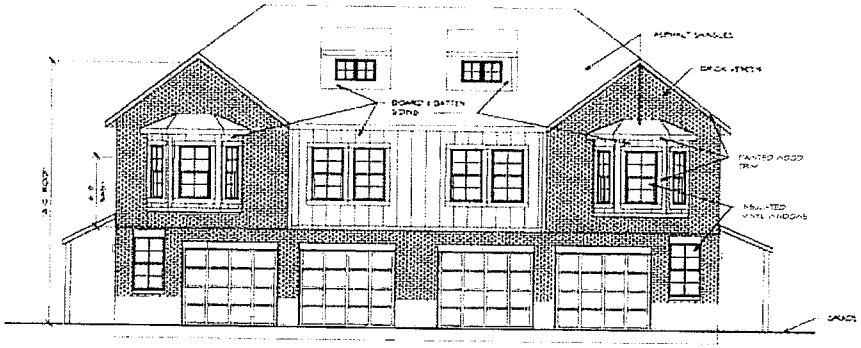
Sheet Title:
SECOND FLOOR PLAN

Project Number: 22312
Drawn By: AJM, JS
Checked By: AJM
Approved By: AJM
Date: 06-15-2023

Issued:

Sheet Number:
A101

4/29/2024 2:52:37 PM



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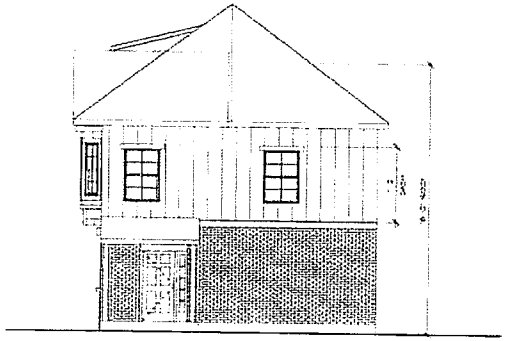

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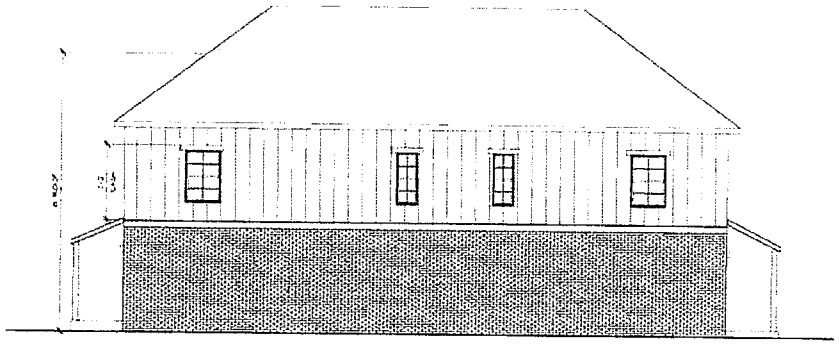
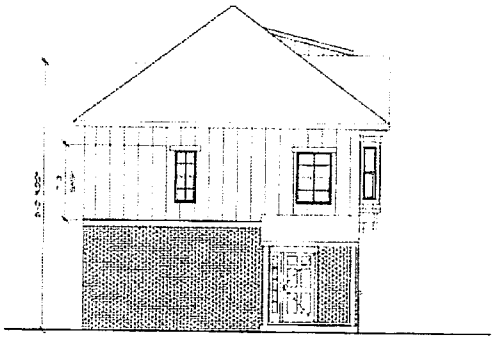


REAR ELEVATION

DUPLEX HEIGHTS



LEFT ELEVATION

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Client:
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Project Title:
VILLAGE OF HASTINGS

Troy, MI

Sheet Title:
ELEVATIONS

Project Number: 22312
Drawn By: AJM, JS
Checked By: AJM
Approved By: AJM
Date: 06-16-2023

Issued:
Review
Owner's Review
Submitted for
Permit Approval

Sheet Number:
A20

4/29/2024 2:52:39 PM

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Client:
TWO STORY DUPLEX

Project Title:
VILLAGE OF HASTINGS

Troy, MI

Sheet Title:
3D VIEWS

Project Number: 22312
Drawn By: JS
Checked By: AJM
Approved By: AJM
Date: 05-16-2023

Issued:
Owner's Review 04-04-23
Owner's Review 11-21-23
City of Troy Review 04-29-24

Sheet Number:
A300

4/29/2024 2:52:42 PM

Exhibit D

Planning Commission Minutes

[Following]

500 West Big Beaver
Troy, MI 48084
troymi.gov

248.524.3364
planning@troymi.gov

PLANNING COMMISSION
MEETING AGENDA
REGULAR MEETING

Marianna Perakis, Chair, Lakshmi Malalahalli, Vice Chair
Toby Buechner, Carlton Faison, Tyler Fox, Michael W. Hutson, Tom Krent,
Dave Lambert and John J. Tagle

June 11, 2024 | **7:00 P.M.** | **Council Chambers**

1. ROLL CALL

2. APPROVAL OF AGENDA

3. APPROVAL OF MINUTES – May 28, 2024

4. PUBLIC COMMENT – For Items Not on the Agenda

PRELIMINARY SITE PLAN APPROVAL

5. PRELIMINARY SITE PLAN APPROVAL (JPLN2024-0009) – Proposed Town Haven Site Condominium, 19 units, South of Wattles, West of Rochester (Parcels 88-20-22-226-023 and 88-20-22-226-024), Section 22, Currently Zoned R-1C (One-Family Residential) District.

OTHER ITEMS

6. PUBLIC COMMENT – For Items on the Agenda

7. PLANNING COMMISSION COMMENT

8. ADJOURN

NOTICE:*People with disabilities needing accommodations for effective participation in this meeting should contact the City Clerk by e-mail at clerk@troymi.gov or by calling (248) 524-3317 at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations*

Televised Live, Government Channel WTRY (10 WideOpenWest and 17 Comcast) Replayed Wednesdays 3:00 pm, 6:00 pm and 11:00 pm

Chair Perakis called the Regular meeting of the Troy City Planning Commission to order at 7:08 (7:06) p.m. on May 28, 2024, in the Council Chamber of the Troy City Hall. Chair Perakis and Vice Chair Malalahalli presented opening remarks relative to the role of the Planning Commission and procedure of tonight's meeting.

1. ROLL CALL

Present:
Toby Buechner
Carlton M. Faison
Tyler Fox
Michael W. Hutson
Tom Krent
David Lambert
Lakshmi Malalahalli
Marianna Perakis

Absent:
John J. Tagle

Also Present:
R. Brent Savidant, Community Development Director
Salim Huerta Jr., Commercial Project Collaborator
Allan Motzny, Assistant City Attorney
Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

Resolution # PC-2024-05-027
Moved by: Faison
Support by: Fox

RESOLVED, To approve the agenda as prepared.

Yes: All present (8)
Absent: Tagle

MOTION CARRIED

3. APPROVAL OF MINUTES – May 14, 2024

Resolution # PC-2024-05-028
Moved by: Fox
Support by: Faison

RESOLVED, To approve the minutes of May 14, 2024 Regular meeting as amended.

Yes: Buechner, Faison, Fox, Hutson, Krent, Lambert, Perakis
Abstain: Malalahalli
Absent: Tagle

MOTION CARRIED

4. PUBLIC COMMENT – For Items Not on the Agenda

Walt Storrs, 5675 Martell; addressed concerns with existing flooding issues in the Sylvan Glen III subdivision.

PLANNED UNIT DEVELOPMENT

5. PLANNED UNIT DEVELOPMENT (File Number PUD 020 JPLN2023-0021) - CONCEPT DEVELOPMENT PLAN (CDP) AND PRELIMINARY DEVELOPMENT PLAN (PD) APPROVAL – The Village of Hastings PUD, East side of Livernois, North of Square Lake, PIN 88-20-03-301-088, -023, -024, -025 and 88-20-03-351-004, Section 3, Presently Zoned NN (Neighborhood Node "Q") and R-1B (One Family Residential) Zoning Districts

Mr. Savidant presented a brief background of the Village of Hastings PUD application and addressed the revisions to the application since last reviewed by the Planning Commission at their April 9, 2024 meeting. He said the revised plan addresses concerns relating to the building design and architecture, EVA (Emergency Vehicle Access) access and signage, extension of sidewalks and inclusion of crosswalks and trash pickup arrangement.

In summary, Mr. Savidant asked the Planning Commission to discuss whether the current proposal is consistent with the Master Plan and whether it meets the Site Plan Review Design Standards and the PUD Standards.

Gary Abitheira was present and said he had nothing more to add to the presentation given by the administration.

There was discussion, some comments related to:

- Trash removal arrangement among different housing units.
- Potential to provide right and left hand turning lanes on Livernois.
- Favorable comments on the revised elevations, preservation of historic homes and the applicant's dedication to work with the Planning Commission.

Mr. Savidant explained the review and approval process of a PUD application. He said the Planning Commission is a recommending body only and that the City Council has the final decision on the application. Mr. Savidant stated a PUD Agreement would be prepared prior to the City Council consideration of the application, noting it is a legal contract between the City and the developer.

Mr. Savidant said numerous email messages received from the public since the April 9 meeting date were provided to the Planning Commission either in the agenda packet or at their seat prior to the beginning of tonight's meeting.

A count was taken to determine the number of persons in the audience who were in support or in opposition of the proposed PUD application. There were 57 residents in opposition; one in support.

Mr. Fox cited data he researched on a U.S. Census survey relating to property values and home sales in communities with a mix of single family and multi-family homes in comparison to communities with only single family homes. The data signifies communities with a mix of single family and multi-family homes have higher property values and higher home sales. Mr. Fox said he is in support of the PUD application.

Resolution # PC-2024-05-029
Moved by: Fox
Seconded by: Malalahalli

WHEREAS, The applicant GFA Development, Inc. seeks Conceptual Development Plan (CDP) and Preliminary Development Plan (PDP) approval for the Village of Hastings Planned Unit Development (PUD), located on the east side of Livernois, north of Square Lake, in Section 3, approximately 6.05 acres in area; and

WHEREAS, The Village of Troy PUD features 3 detached single-family homes, 8 ranch style single family homes, 18 two-story attached homes and 4 single family duplex homes, for a total of 33 residential units; and

WHEREAS, The proposed development accomplishes a significant number of the Standards of Approval as per Section 11.03.B.

BE IT RESOLVED, That the Planning Commission recommends to City Council that Concept Development Plan Approval and Preliminary Development Plan Approval for the proposed Village of Hastings be granted.

Discussion on the motion on the floor.

There was discussion on whether to include a design consideration to have the Engineering Department look into providing left and right hand turning lanes.

Mr. Lambert said he would vote no on the motion to approve because he thinks the application does not meet enough of the PUD Standards.

Vote on the motion on the floor.

Yes: Buechner, Faison, Fox, Krent, Malalahalli, Perakis
No: Hutson, Lambert
Absent: Tagle

MOTION CARRIED

PRELIMINARY SITE PLAN APPROVAL

6. PRELIMINARY SITE PLAN APPROVAL (JPLN2023-0031) – Proposed Wattles Square Apartments, South side of Wattles and East of John R (PIN 88-20-24-100-039), Section 24, Zoned NN (Neighborhood Node "F") Zoning District

Mr. Savidant presented a brief background on the Wattles Square Apartments application and addressed the revisions to the site plan since last considered by the Planning Commission at their April 23, 2024 meeting. He said the applicant has provided transparency calculations that meet the requirements, reconfigured the first level balconies and lower level egress windows to address concerns of safety and aesthetics, and added a bicycle rack on the southwest corner of the north building.

Mr. Savidant asked the Planning Commission to consider in its deliberations the following:
- Compliance with Site Plan Review Design Standards set forth in Section 8.06.
- Evaluation of the revised balcony and egress window design.
- How well the proposed project meets the overall site and building design standards of the Neighborhood Node district.

Some of the comments during discussion among the administration related to:
- Egress window, compliance with Building Code, facilitation of exit in emergencies.
- Dimensions of the lower level walkout area and egress window.
- Stormwater management on site; engineering review during final site plan approval.
- Elevations as relates to ground level and basement.

Present were Richard Atto and Landscape Architect Stacee Hadeed.

Mr. Atto addressed dimensions of the egress window and walkout area, compliance with building codes, and the use of a concrete step and fence gate to facilitate an exit should there be an emergency. He said he is quite comfortable with the safety features provided in case of emergencies. Mr. Atto explained there is drain tile around the whole building and stone and/or pea gravel to facilitate the management of stormwater to the underground parking lot.

There was discussion, some comments related to:
- Number of apartment units required to be compliant with American Disabilities Act (ADA).
- Building Code requirements for bedrooms located in basement/lower level of home.
- Dimensions of walkout area, egress window, step, and fencing.
- Landscape screening/buffering in relation to adjacent single family homes.

EXHIBIT E

PHOTOS OF EXISTING HOMES THAT WILL REMAIN

(Applicant to submit photos
prior to August 12, 2024 City Council Meeting)