



500 West Big Beaver
Troy, MI 48084
troymi.gov

248.524.3364
planning@troymi.gov

PLANNING COMMISSION MEETING AGENDA REGULAR MEETING

Tom Krent, Chairman, David Lambert, Vice Chairman
Ollie Apahidean, Karen Crusse, Carlton Faison,
Michael W. Hutson, Marianna Perakis, Sadek Rahman and John J. Tagle

April 28, 2020

7:00 P.M.

Remote Meeting

Public Comment may be communicated to the Planning Commission via telephone voice mail by calling 248.524.1305 or by sending an email to planning@troymi.gov. All comments will be provided to the Planning Commission.

1. ROLL CALL
2. SUSPENSION OF PLANNING COMMISSION BYLAWS
3. APPROVAL OF AGENDA
4. APPROVAL OF MINUTES – February 25, 2020
5. PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA – For Items Submitted via Email or Telephone Message

SITE PLAN APPROVAL

6. PRELIMINARY SITE PLAN REVIEW (File Number SP JPLN2019-0038) – Proposed Timbercrest Drive Extension, South of East Wattles, West of Dequindre (88-20-24-201-015), zoned R-1C (One Family Residential) district.
7. PRELIMINARY SITE PLAN REVIEW (File Number SP JPLN2020-0004) – Proposed Square Lake Court Phase II, South of Square Lake, West of Dequindre (88-20-12-200-027) zoned NN (Neighborhood Node “N”) district.

OTHER ITEMS

8. PLANNING COMMISSION COMMENT
9. 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

PROPOSED RESOLUTION

PROPOSED RESOLUTION TO AMEND THE PLANNING COMMISSION RULES OF PROCEDURE

Resolution # PC-2020-04-

Moved by:

Seconded by:

WHEREAS, On March 16, 2020, the Troy City Council declared an emergency under Troy's City Charter and State Law, specifically the Emergency Management Act, MCL 30.401, (Resolution 2020-03-048) which allowed for, among other matters, the cancellation of meetings when necessary, and,

WHEREAS, On April 13, 2020, the Troy City Council extended its declared emergency under Troy's City Charter and State Law, specifically the Emergency Management Act, MCL 30.401, (Resolution 2020-04-055) which allowed for, among other matters, moving forward remotely and virtually with necessary meetings such as Planning Commission meetings, and,

WHEREAS, Governor Gretchen Whitmer issued Executive Order 2020-48 (EO 2020-48) on April 14, 2020 which temporarily suspends strict compliance with physical-place and physical-presence requirements of the Open Meetings Act in order to allow electronic meetings.

THEREFORE BE IT RESOLVED, That as allowed by Planning Commission Rules of Procedure Article IV, Section 6, the Troy Planning Commission hereby **ALLOWS** all Troy Planning Commission Members to electronically participate in any Planning Commission meeting during the pendency of the declared State of Emergency. However, consistent with State of Michigan Executive Directive 2020-02 and Executive Order 2020-48, Planning Commission Members shall not use email, texting, instant messaging, or any other internet communication during the meeting.

RESOLVED, As allowed by Planning Commission By-laws and Rules of Procedure Article X, the Troy Planning Commission hereby **AMENDS** the By-laws and Rules of Procedure for the duration of the declared state of emergency to modify the Order of the Agenda, as set forth in Article V, Section 3, to consolidate the Public Comment sections of the meeting.

RESOLVED, As allowed by Planning Commission By-laws and Rules of Procedure Article X, the Troy Planning Commission hereby **AMENDS** the By-laws and Planning Commission Rules of Procedure for the duration of the declared emergency to provide for two methods of receiving Public Comment for virtual meetings. During this time, public comments can be submitted for the Planning Commission meeting by sending an email to: planning@troymi.gov. Emails received prior to 4:00 pm on the day of the Planning Commission meeting, will be read at the meeting and made part of the public record.

Public comments can also be submitted by calling the following phone number and leaving a voicemail message: (248) 524-1305. Recorded voicemail messages received prior to 4:00 pm on the day of the Planning Commission meeting will be played at the meeting, in compliance with the Rules of Procedure. For emails and recorded messages received after the deadline, reasonable efforts will be made to read emails and play recorded messages during the meeting.

Chair Krent called the Regular meeting of the Troy City Planning Commission to order at 7:02 p.m. on February 25, 2020 in the Council Board Room of the Troy City Hall.

1. ROLL CALL

Present:

Ollie Apahidean
Karen Crusse
Michael W. Hutson
Tom Krent
David Lambert
Marianna Perakis
Sadek Rahman

Absent:

Carlton M. Faison
John J. Tagle

Also Present:

R. Brent Savidant, Community Development Director
Julie Quinlan Dufrane, Assistant City Attorney
Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

Resolution # PC-2020-02-013

Moved by: Lambert
Support by: Rahman

RESOLVED, To approve the Agenda as prepared.

Yes: All present (7)
Absent: Faison, Tagle

MOTION CARRIED

3. APPROVAL OF MINUTES

Resolution # PC-2020-02-014

Moved by: Apahidean
Support by: Lambert

RESOLVED, To approve the minutes of the February 11, 2020 Regular meeting as submitted.

Yes: All present (7)
Absent: Faison, Tagle

MOTION CARRIED

4. PUBLIC COMMENT – Items not on the Agenda

There was no one present who wished to speak.

OTHER BUSINESS

5. ZONING ORDINANCE TEXT AMENDMENT (File Number ZOTA 254) – Cluster Square Footage

Mr. Savidant initiated discussion on the proposed Zoning Ordinance Text Amendment relating to a minimum square footage for homes within the cluster development option. He referenced communications and conversations with developers who suggest a minimum of 1,900 square feet per unit. Mr. Savidant said 1,700 square feet per unit was discussed and considered at the December 10, 2019 meeting.

There was discussion on:

- Definition, intent of cluster development option.
- Feedback from developers suggesting greater maximum square footage.
- Demand for “missing” housing; attract retirees, empty nesters, first-time buyers.
- Real estate market; average cost per square foot.
- Additional square footage offers flexibility in housing options, elevations.
- Garages; side entry, alley for rear garage access (“cottage” developments).
- Setbacks from neighboring residential.
- “Cluster” term; consideration of changing.

Resolution # PC-2020-02-015

Moved by: Crusse

Support by: Hutson

RESOLVED, The Planning Commission recommends approval of the proposed Zoning Ordinance Text Amendment as written changing the minimum square footage requirement for the bonus from 1,500 square feet per unit to 1,900 square feet per unit.

Yes: All present (7)

Absent: Faison, Tagle

MOTION CARRIED

6. PUBLIC COMMENT

There was no one present who wished to speak.

7. PLANNING COMMISSION COMMENT

There were general Planning Commission comments, some relating to:

- Civic Center area; opportunity for green space and public amenities.
- Affordable housing; discussion in the future.
- Reminder no meeting on March 10.

The Regular meeting of the Planning Commission adjourned at 7:44 p.m.

Respectfully submitted,

Tom Krent, Chair

Kathy L. Czarnecki, Recording Secretary

C:\Users\bob\Documents\Kathy\COT Planning Commission Minutes\2020\2020 02 25 Regular Meeting_Draft.doc

DATE: April 20, 2020
TO: Planning Commission
FROM: R. Brent Savidant, Community Development Director
SUBJECT: PRELIMINARY SITE PLAN REVIEW (File Number SP JPLN2019-0038) –
Proposed Timbercrest Drive Extension, South of East Wattles, West of Dequindre
(88-20-24-201-015), zoned R-1C (One Family Residential) district.

The petitioner Bismack Designs submitted the above referenced Preliminary Site Plan Approval application for a 3-unit site condominium. The property is currently zoned R-1C (One Family Residential) District. The Planning Commission is responsible for granting Preliminary Site Plan Approval for site condominium applications.

The attached report prepared by Carlisle/Wortman Associates, Inc. (CWA), the City's Planning Consultant, summarizes the project. CWA prepared the report with input from various City departments including Planning, Engineering, Public Works and Fire. City Management supports the findings of fact contained in the report and recommends approval of the project, as noted.

Attachments:

1. Maps
2. Report prepared by Carlisle/Wortman Associates, Inc.

G:\SITE PLANS\SP JPLN2019-0038 TIMBERCREST DR. EXTENSION\PC Memo 04 28 2020.docx

PROPOSED RESOLUTION

PRELIMINARY SITE PLAN REVIEW (File Number SP JPLN2019-0038) – Proposed Timbercrest Drive Extension, South of East Wattles, West of Dequindre (88-20-24-201-015), zoned R-1C (One Family Residential) district.

Resolution # PC-2020-04-

Moved by:
Seconded by:

RESOLVED, That Preliminary Site Condominium Approval, pursuant to Article 8 and Section 10.02 of the Zoning Ordinance, as requested for Timbercrest Drive Extension, 3 units/lots, South of East Wattles, West of Dequindre, Section 24, Currently Zoned R-1C (One Family Residential) District, be granted, subject to the following:

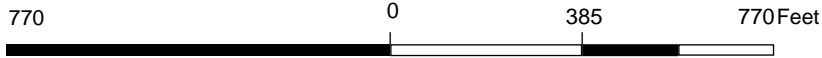
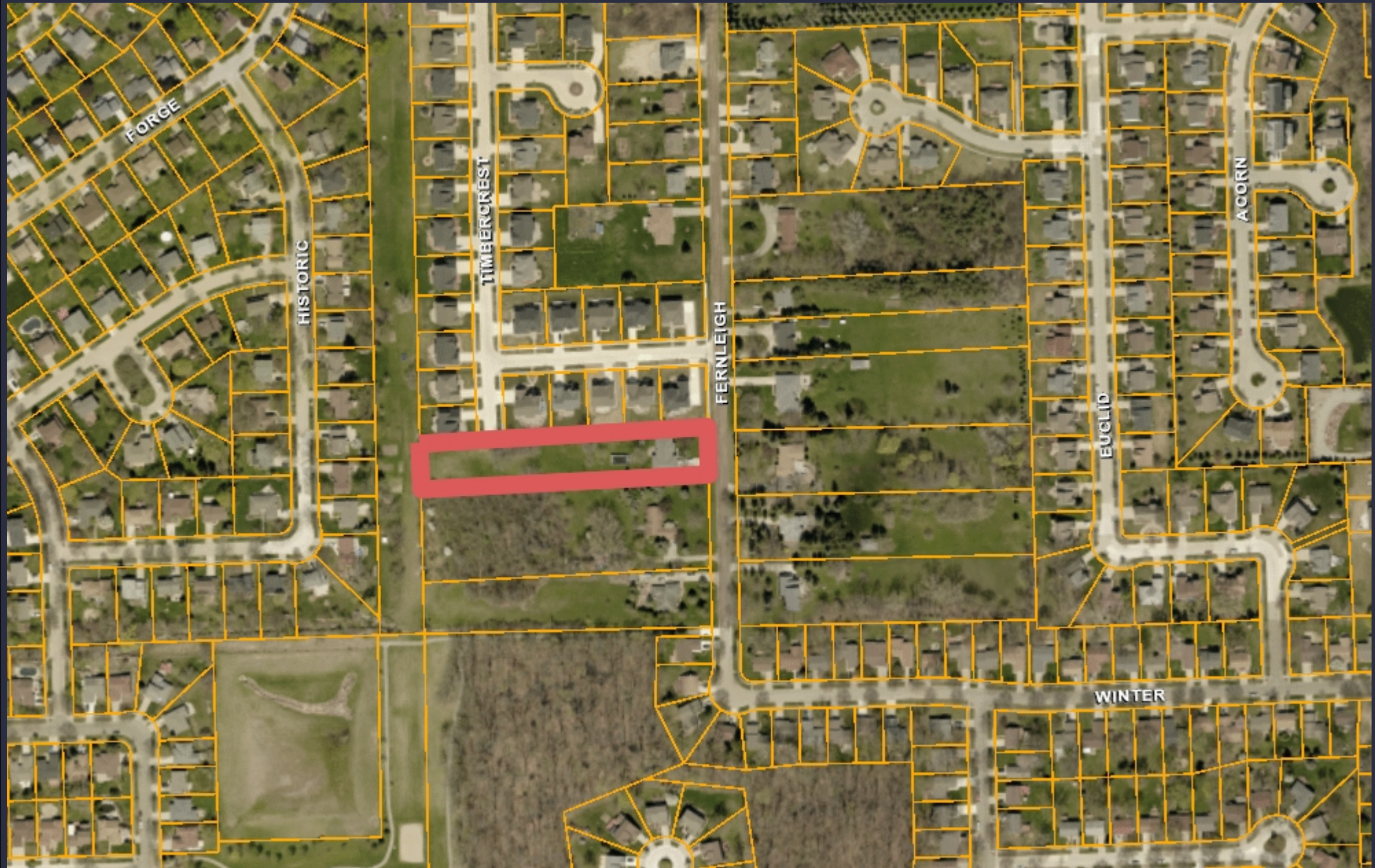
_____) or

(denied, for the following reasons: _____) or

(postponed, for the following reasons: _____)

Yes:
No:
Absent:

MOTION CARRIED / FAILED



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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Carlisle | Wortman
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

Date: February 25, 2020

**Preliminary Site Plan Review
Site Condominium Plan
For
City of Troy, Michigan**

Applicant:	Bismack Designs
Project Name:	Timbercrest Extension
Plan Date:	Revised February 13, 2020
Location:	Extension of Timbercrest Drive. Timbercrest Drive is accessed off Wattles, just west of Dequindre.
Zoning:	R-1C – One-Family Residential
Action Requested:	Preliminary Site Condominium Approval

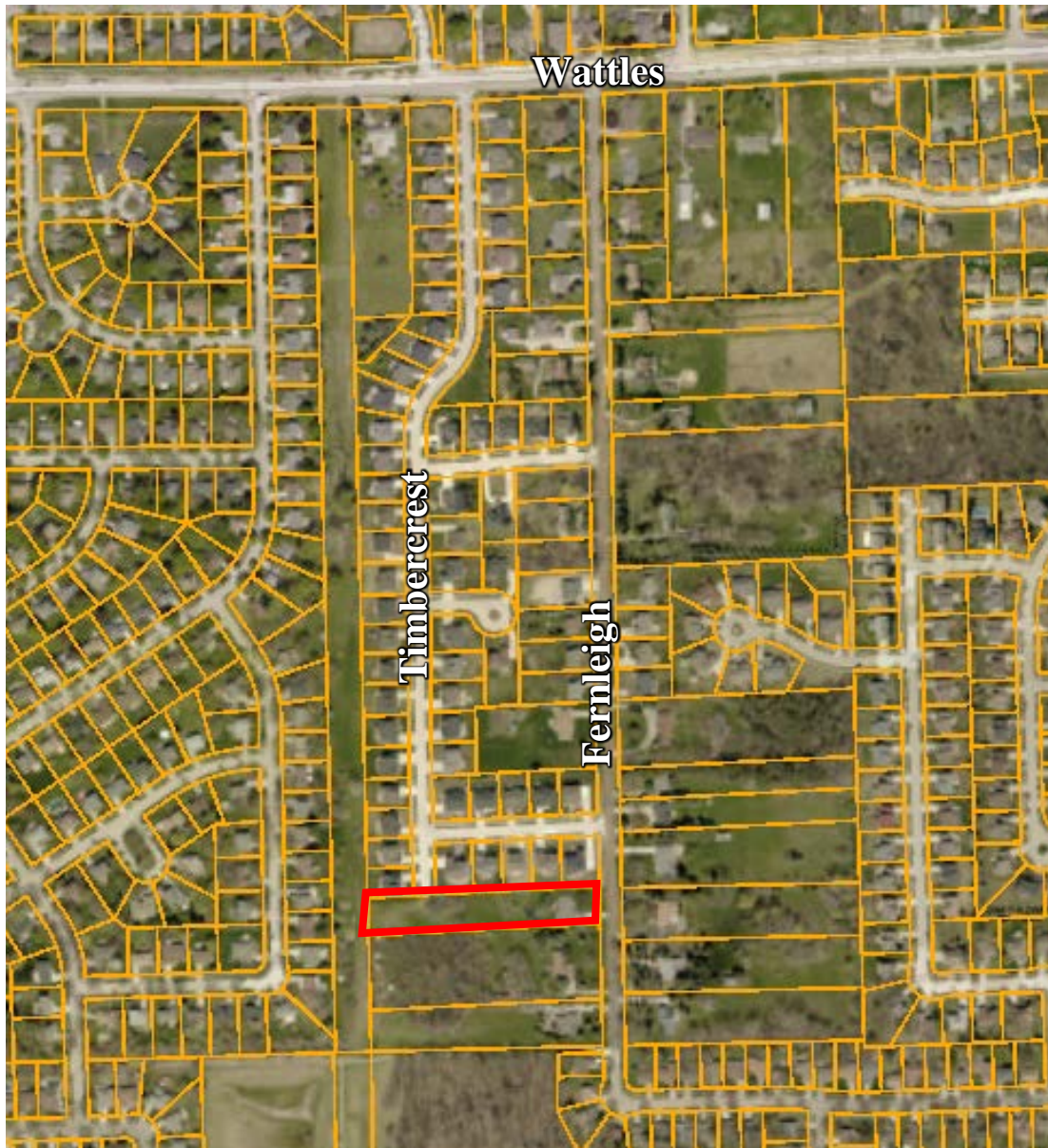
PROJECT AND SITE DESCRIPTION

The applicant is requesting approval to construct a three-unit (3) unit single-family detached site condominium development, on an existing 1.43-acre parcel of land. One of three units includes the existing single-family home on the property, which will remain. The two other units will be split off the existing backyard of the home. The two new units will be accessed off a short extension of Timbercrest Drive. In addition, the applicant is proposing to add 5-foot sidewalks on both side of the extended section of Timbercrest to connect to the existing sidewalks.

The property is zoned R-1C, one-family residential and the proposed site condominium use is permitted by-right.

The subject site is shown in the aerial photo in *Figure 1*.

Figure 1 and 2. – Subject Site





Size of subject property:

1.42 acres (Gross)

1.3 acres (Net)

Current use of subject property:

Single-family residential

Proposed use of subject site:

3-unit residential site condominium. Two new home sites, existing home to remain.

Current Zoning:

The property is currently zoned R-1C, one-family residential

Surrounding Property Details:

<u>Direction</u>	<u>Zoning</u>	<u>Use</u>
North	R-1C, One-family residential	Single-family homes
South	R-1C, One-family residential	Single-Family Home/Vacant
East	R-1C, One-family residential	Single-family homes
West	R-1C, One-family residential	Single-family homes

NATURAL RESOURCES

Woodlands/Landmark Trees: The applicant has identified a total of 7 landmark trees on the site. The applicant is removing 2 of the 7 landmark trees.

Replacement Details		
Protected Tree	Inches Removed	Replacement Required
Landmark	49 inches	49 inches
Preservation/Mitigation	Inches Preserved	Credit
Landmark	125 inches	250 inches
Protected Replacement Required	49 Inches	
Preservation Credit	250 Inches	
Total	+ 201-inch credit	
Total Tree Mitigation	Zero. The number of inches preserved and credited exceed the mitigation required.	

Wetlands/Flood Plain – There are no wetlands on the site. The site does not lie within the 100-year floodplain.

Items to be Addressed: None

SITE ARRANGEMENT, ACCESS, AND CIRCULATION

All lots meet the minimum lot area for the R-1C District, are regular in shape, allow for adequate setbacks, and permit sufficient space for the homes and ingress and egress for each unit.

The 2 new lots will be accessed of proposed extension of Timbercrest Drive. The existing home will continue access off Fernleigh Drive. The new public road extension has sidewalks on both sides.

Items to be Addressed: None

AREA, WIDTH, HEIGHT, SETBACKS

Required and Provided Dimensions:

Table 4.07.C establishes the requirements for the R1-C District. The requirement and the proposed dimensions are as follows:

	Required	Provided	Compliance
Minimum Lot Area	10,500 sq ft	12,588 sq ft (Min)	Complies
Minimum Lot Width	85 ft	85 ft (Min)	Complies
Setbacks			
Front	30 ft	30 ft	Complies

Side (Least)	10 ft	10 ft	Complies
Side (Total)	20 ft	20 ft	Complies
Rear	40 ft	40 ft	Complies
Maximum Building Height	30 ft, 2.5 story	Under 30 ft	Will be reviewed with building permits
Minimum Floor Area per Unit	1,200 sq ft	Over 1,200 sq ft (Min)	Will be reviewed with building permits
Maximum Lot Coverage	30%	30% (Max)	Will be reviewed with building permits

The site plan complies with all R-1C District as set forth in Table 4.07.C.

Items to be Addressed: None

LANDSCAPING

The Landscape Plan includes a mixture of coniferous and deciduous trees. All proposed species fall within Troy regulations and are not prohibited. Site condominium and subdivision landscaping are regulated by Section 13.02.F.2.

	<u>Required</u>	<u>Provided</u>	<u>Compliance</u>
Public Drive: 1 tree per 50 lineal feet	200 lf / 50 = 4 trees	4 trees	Complies

Items to be Addressed: None

FLOOR PLANS AND ELEVATIONS

The applicant has submitted numerous floor and elevations.

Items to be Addressed: None.

SUBMITTAL REQUIREMENTS

Section 10.02 sets forth the intent and standards for site condominium projects.

1. Intent: The intent of this Section is to regulate site condominium projects to ensure compliance with this Ordinance and other applicable standards of the City, to provide procedures and standards for review and approval or disapproval of such developments, and to insure that each project will be consistent and compatible with other developments in the community.

The proposed site condominium project is consistent and compatible with adjacent properties and other developments in the community. The project is an extension of two new house to an

existing road. The proposed development meets the intent of the Site Condominium section of the ordinance.

Section 10.02.E. regulates physical improvements associated with condominium projects. It requires the following:

1. Principal access and circulation through a site condominium shall be provided by public streets constructed to City standards, within sixty (60) foot wide rights-of-way. Secondary access and circulation through such developments, on which some of the residential parcels may have their sole frontage, may be provided by twenty-eight (28) foot wide streets constructed to City public street standards, within forty (40) foot private easements for public access.

The newly created public drive segment meets the City right-of-way requirements.

2. Principal access to site condominium of five (5) acres or less in area may be provided by way of twenty-eight (28) foot wide streets constructed to City public street standards, within forty (40) foot private easements for public access, when in the opinion of the City Council the property configuration is such that the provision of conforming dwelling unit parcels is impractical.

Not applicable.

3. All entrances to major or secondary thoroughfares shall include deceleration, acceleration and passing lanes as required by Engineering Standards of the City of Troy.

Subject to approval by the City engineering department.

4. Sidewalks shall be constructed, in accordance with City Standards, across the frontage of all dwelling unit parcels. Utilities shall be placed within street rights-of-way, or within easements approved as to size and location by the City Engineer.

Five (5) foot wide sidewalks will be provided across the frontage of all parcels.

5. All shall be served by public water, sanitary sewer, storm sewer 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.

The applicant has proposed full utilities, but all proposed configurations are subject to approval by the City engineering department.

As noted above, all condominium projects are subject to Section 8.05.A.7, which establishes the requirements for a preliminary site plan submittal. Three additional requirements are specifically identified for residential projects. The three additional requirements, identified in 8.05.A.7.o, include:

i. Calculation of the dwelling unit density allowable and a statement of the number of dwelling units, by type, to be provided.

The applicant does not exceed the maximum density.

ii. Topography on site and fifty (50) feet beyond, drawn at two (2) foot contour intervals, with existing drainage courses, flood plains, wetlands, and tree stands indicated.

Satisfied.

iii. The typical floor plans and elevations of the proposed buildings, with building height(s).

The maximum allowable building height is 2.5 stories or 30 feet. Proposed building height will be confirmed through building permit reviews.

Items to be Addressed: *None.*

RECOMMENDATIONS

We recommend preliminary Site Plan approval of the Timbercrest Drive extension.



CARLISLE/WORTMAN ASSOC., INC.

Benjamin R. Carlisle, AICP, LEED AP

Principal

DESCRIPTION OF PROPERTY
 PART OF LOT 9 OF 'EYSTER'S DEQUINDRE FARMS SUBDIVISION NO. 5', BEING A PART OF THE NORTHEAST 1/4 OF SECTION 24, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN. AS RECORDED IN LIBER 55 OF PLATS ON PAGE 58, OAKLAND COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF UNIT 1 OF 'TIMBERCREST PRESERVES', OAKLAND COUNTY SUBDIVISION PLAN NO. 2039, AS RECORDED IN LIBER 45439 ON PAGE 691 OAKLAND COUNTY RECORDS; THENCE WEST 620.00 FEET ALONG THE SOUTH LINE OF SAID 'TIMBERCREST PRESERVES' TO THE SOUTHWEST CORNER OF UNIT 6 OF SAID 'TIMBERCREST PRESERVES' THENCE S01°35'00"W 100.00 FEET ALONG THE WEST LINE OF SAID LOT 9; THENCE EAST 620.00 FEET TO THE EAST LINE OF LOT 9; THENCE N01°35'00"E 100.00 FEET ALONG THE EAST LINE OF LOT 9 TO THE POINT OF BEGINNING. CONTAINING 1.423 ACRES OF LAND.

SUBJECT TO ANY EASEMENTS AND OR RIGHTS OF WAY RECORDED OR OTHER WISE.

NOTE:
 SEE SHEET L1 FOR TREE SURVEY INFORMATION.

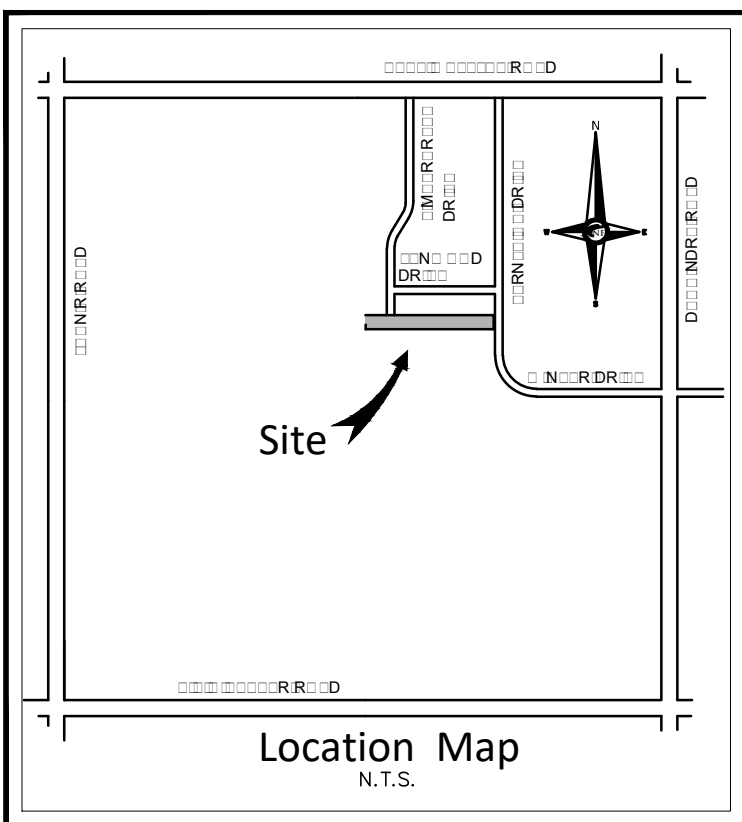
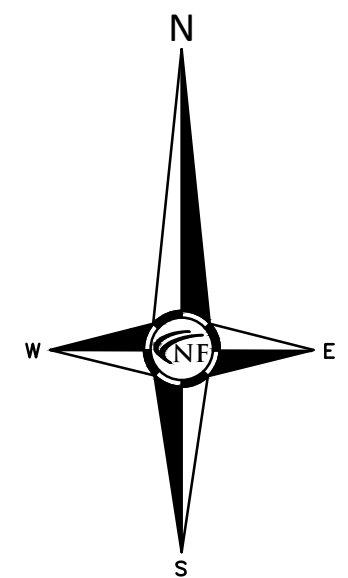


NOWAK & FRAUS
 ENGINEERS
 CIVIL ENGINEERS
 LAND SURVEYORS
 LAND PLANNERS

NOWAK & FRAUS ENGINEERS
 43279 SCHOENHERR RD. OFC. I.
 STERLING HTS., MI 48313
 TEL. (586) 739-0939
 FAX. (586) 739-6994
 WWW.NOWAKFRAUS.COM

LEGEND

- END OF LINE
- CORNER
- ◌ END OF LINE
- ◌ CORNER
- ROAD
- RAILROAD
- FENCE
- EASEMENT
- RIGHT OF WAY
- PROPERTY LINE
- ADJACENT PROPERTY
- DRAINAGE
- UTILITY
- CONCRETE
- ASPHALT
- GRAVEL
- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING GRAVEL
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED GRAVEL



SEAL

PROJECT
 Timbercrest Drive Extension

CLIENT
 Bismack Designs
 2742 Powderhorn Ridge
 Rochester Hills, MI 48309
 Tel. (248) 705-6988

PROJECT LOCATION

SHEET
 Topographic Survey



Know what's below
 Call before you dig.

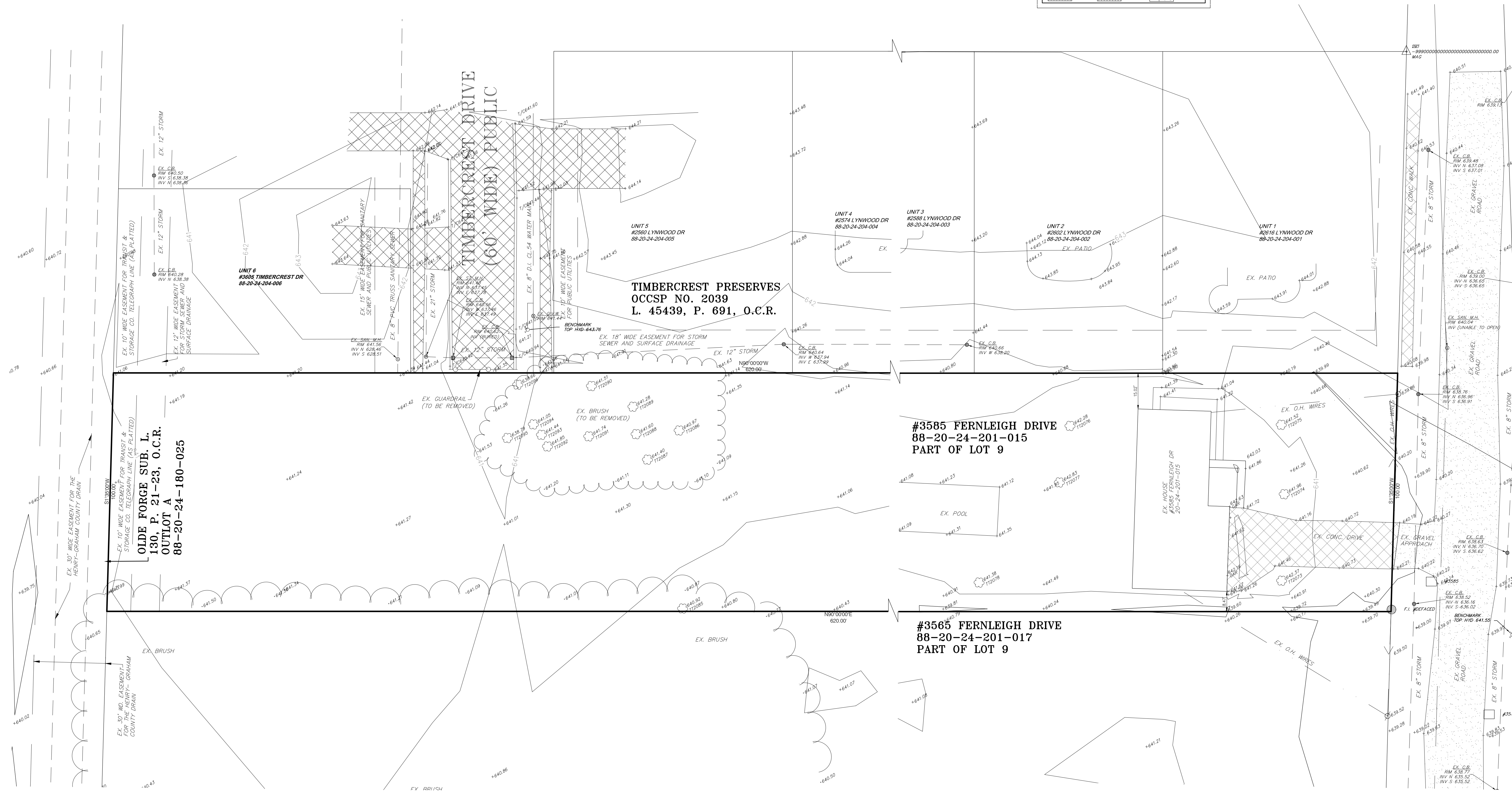
DATE ISSUED/REVISED
 00-00-00 REVISED PER

DRAWN BY:
 T. Fox
 DESIGNED BY:
 T. DeHondt
 APPROVED BY:
 T. DeHondt

DATE:
 02-13-2020

SCALE: 1" = 20'

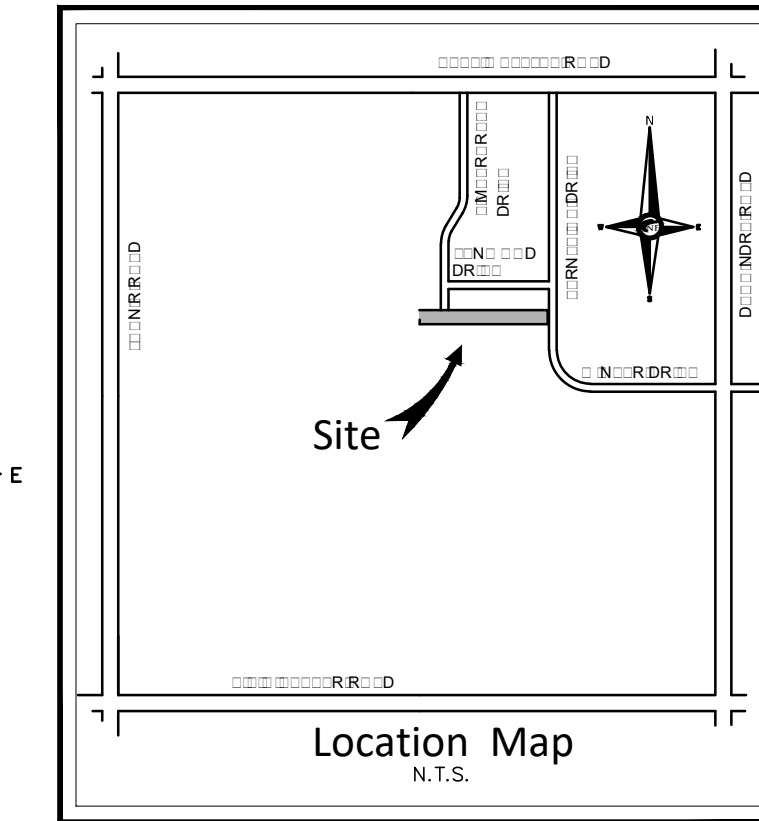
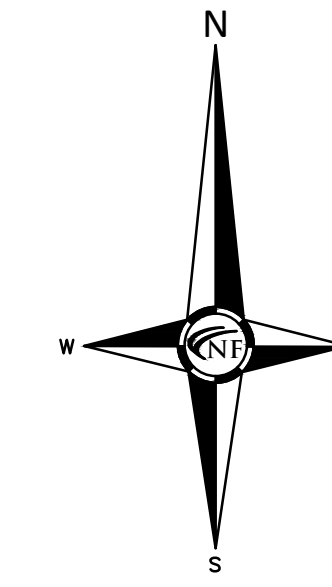
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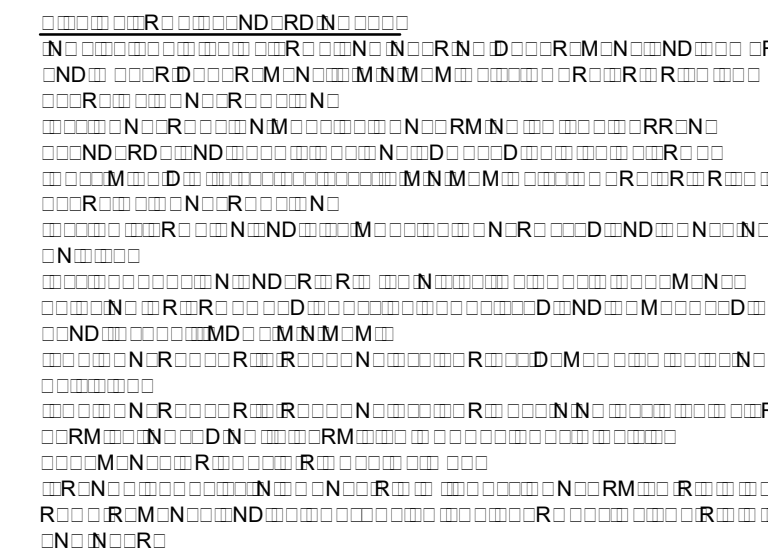
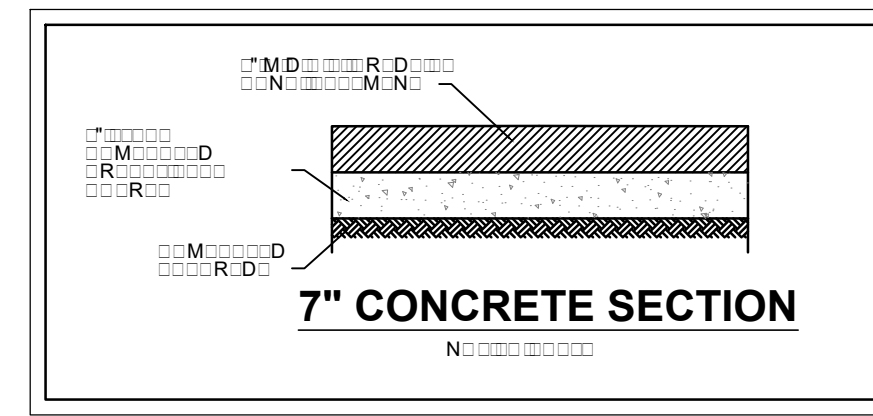
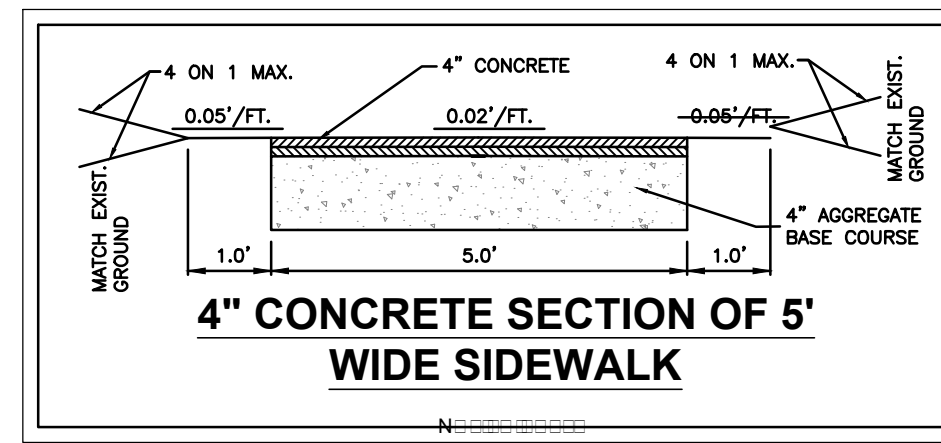
SUBJECT TO ANY EASEMENTS AND OR RIGHTS OF WAY RECORDED OR OTHER WISE.

CITY BENCHMARKS:
 BM# 1784
 MAG NAIL E-FACE PP W-SIDE FERNLEIGH, S. OF HS#3565
 ELEV: 641.05

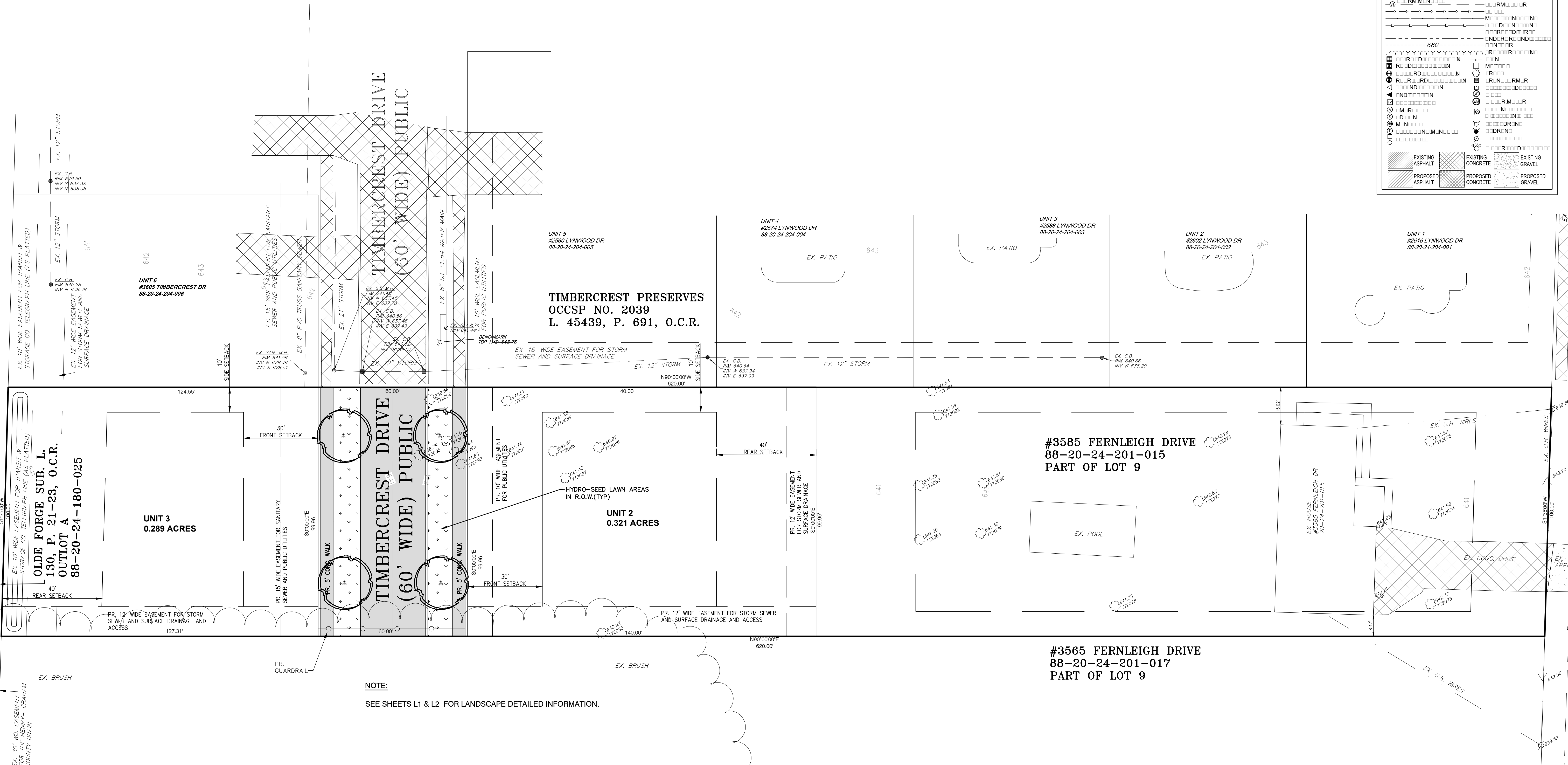
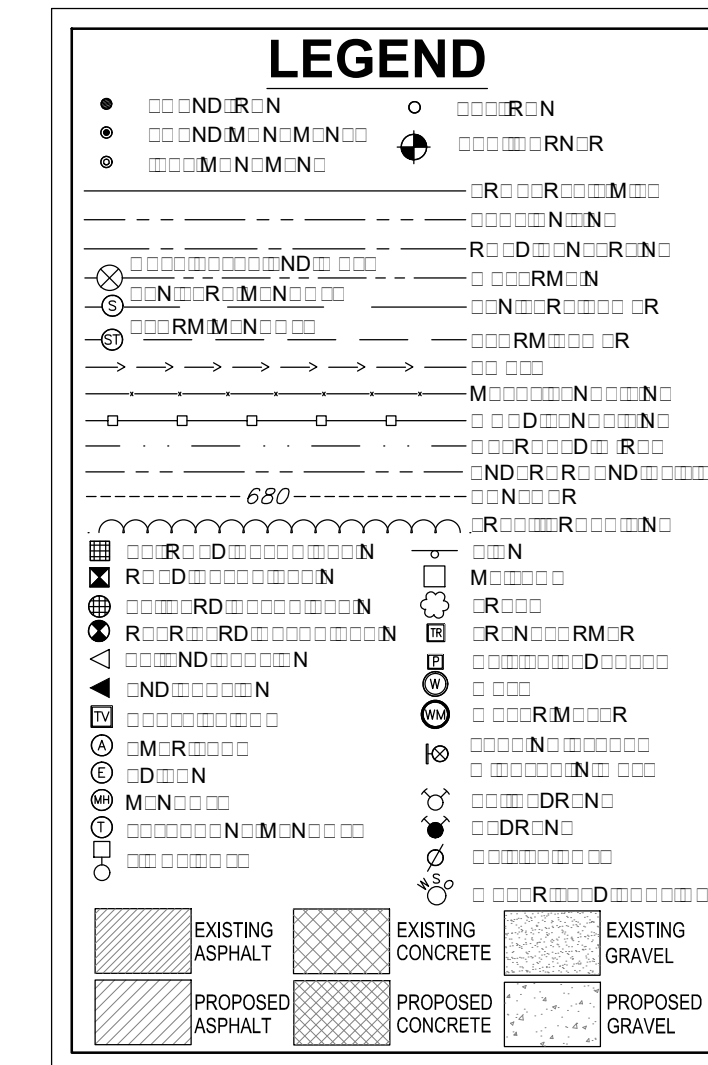


NOWAK & FRAUS ENGINEERS
 CIVIL ENGINEERS
 LAND SURVEYORS
 LAND PLANNERS

NOWAK & FRAUS ENGINEERS
 43279 SCHOENHERR RD. OFC 1.
 STERLING HTS., MI 48313
 TEL. (586) 739-0939
 FAX. (586) 739-6994
 WWW.NOWAKFRAUS.COM



SITE DATA
 ZONED: (R-1C) ONE FAMILY RESIDENTIAL
 GROSS SITE AREA = 61,968 SF (1.423 AC)
 NET SITE AREA = 55,970 SF (1.285 AC)
 LOT REQUIREMENTS:
 AREA: 10,500 SF
 WIDTH: 85 FEET
 FRONTAGE: 85 FEET
 HEIGHT: 30 FEET OR 2.5 STORIES
 SETBACKS:
 FRONT: 30 FEET
 SIDES: 10 FEET
 REAR: 40 FEET
 BUILDING REQUIREMENTS:
 FLOOR AREA: 1,400 SF
 LOT COVERAGE: 30%
 UNIT DWELLING DENSITY:
 LOT AREA PER UNIT = 10,500 SF
 LOTS PER ACRE MAX = 43,560/10,500 = 4.14 UNITS
 UNIT DWELLING REQUIREMENT = 4 UNITS PER ACRE
 1.285 X 4 = 5 UNITS MAX ALLOWED
 UNIT DWELLING PROVIDED = 3 UNITS
 NO WETLANDS ON SITE



NOTE:
 SEE SHEETS L1 & L2 FOR LANDSCAPE DETAILED INFORMATION.

SEAL

PROJECT
 Timbercrest Drive
 Extension

CLIENT
 Bismack Designs
 2742 Powderhorn Ridge
 Rochester Hills, MI 48309
 Tel. (248) 705-6988

PROJECT LOCATION
 N
 R
 M

SHEET
 Preliminary Site Plan



DATE ISSUED/REVISED
 00-00-00 REVISED PER

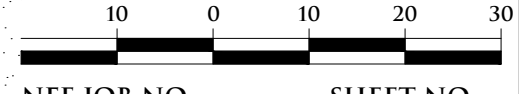
DRAWN BY:
 T. Fox

DESIGNED BY:
 T. DeHondt

APPROVED BY:
 T. DeHondt

DATE:
 02-13-2020

SCALE:
 1" = 20'



NFE JOB NO. L556 **SHEET NO.** 3

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SEAL

PROJECT
Preliminary Utility Plan and Profiles

CLIENT
Bismack Designs
2742 Powderhorn Ridge
Rochester Hills, MI 48309
Tel. (248) 705-6988

PROJECT LOCATION
N R d M

SHEET
Preliminary Grading Plan

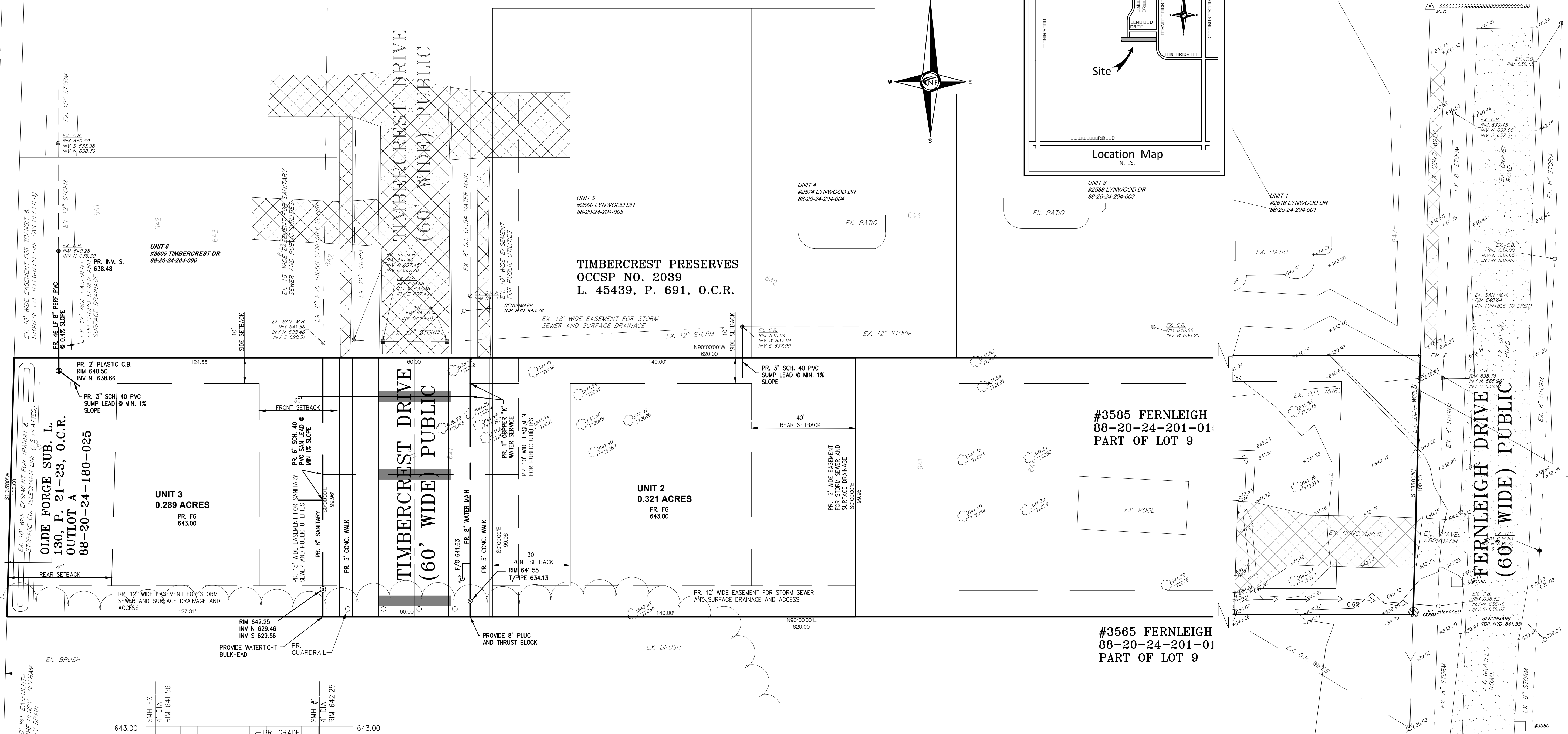
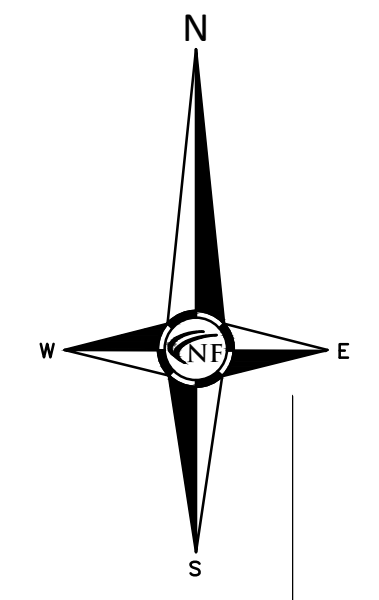
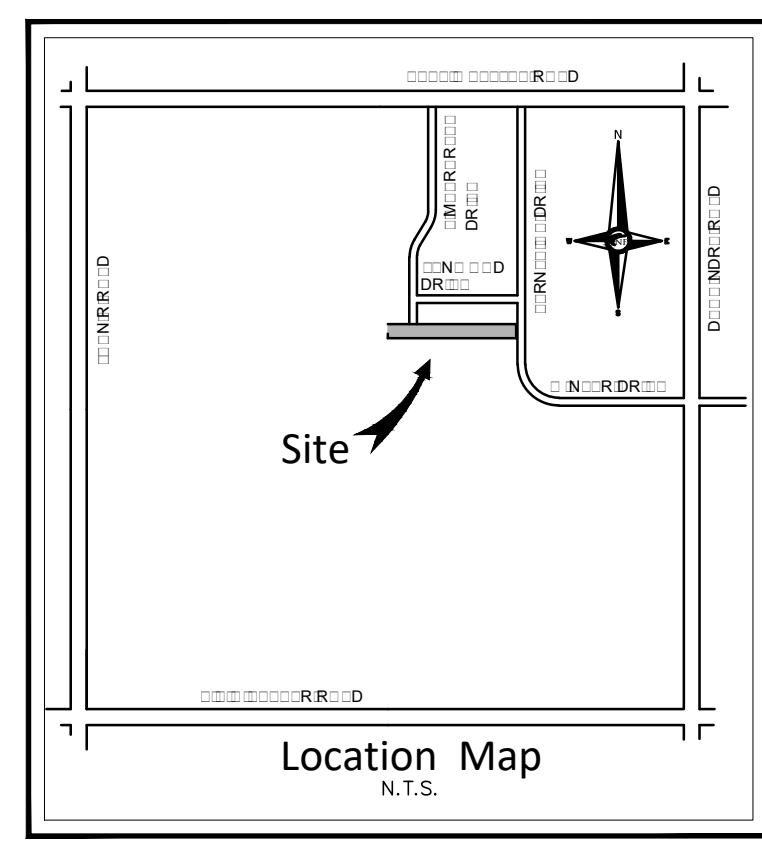


DATE ISSUED/REVISED
00-00-00 REVISED PER

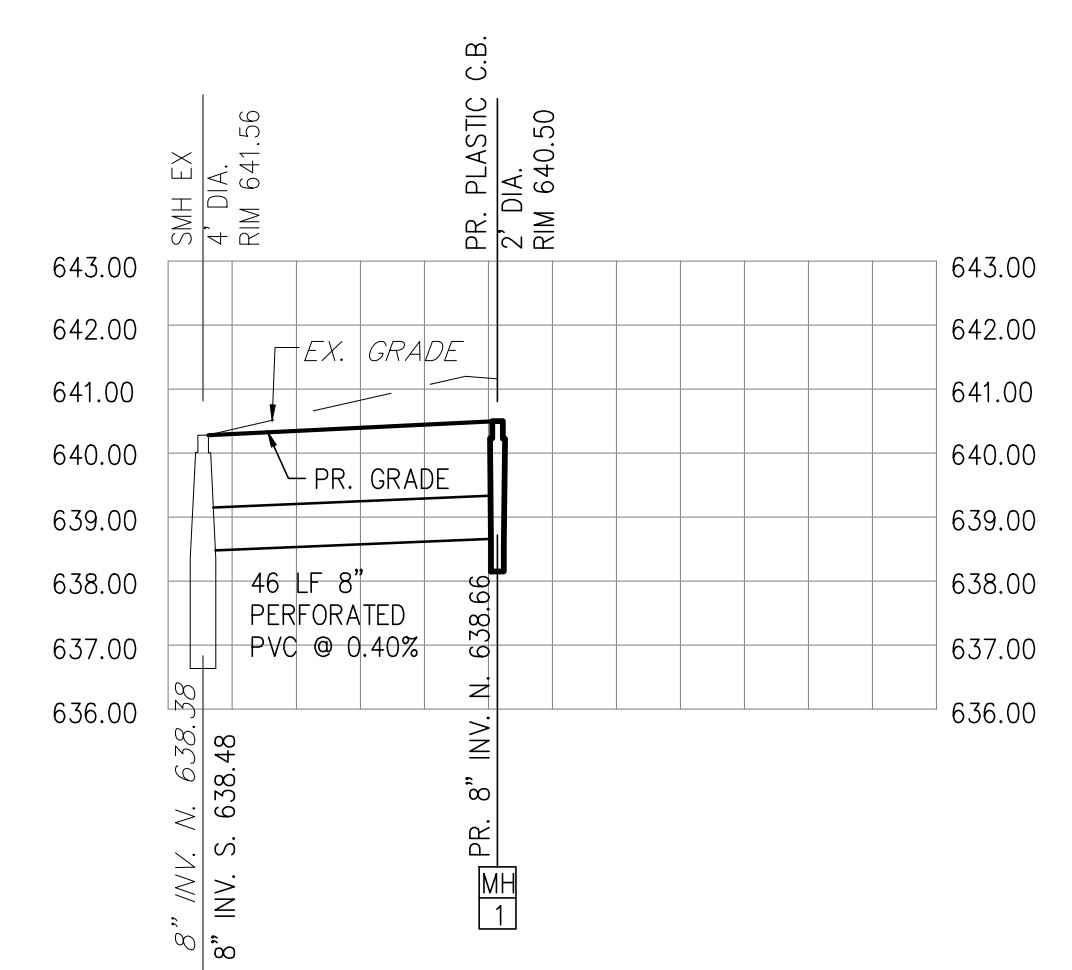
DRAWN BY:
T. Fox
DESIGNED BY:
T. DeHondt
APPROVED BY:
T. DeHondt
DATE:
02-13-2020

SCALE: 1" = 20'
20 10 0 10 20 30
NFE JOB NO. SHEET NO.
L556 4

CITY BENCHMARKS:
BM#1784
MAG NAIL E-FACE PP W-SIDE FERNLEIGH, S. OF HS#3565
ELEV: 641.05



EX SMH - SMH #1



EX CB - PR CB

C:\1000-FILES\1556\Office\Construction Documents\L556-PP.dwg, 2/13/2020 2:49:54 PM, mimmann

DESCRIPTION OF PROPERTY
 PART OF LOT 9 OF 'EYSTER'S DEQUINDRE FARMS SUBDIVISION NO. 5', BEING A PART OF THE NORTHEAST 1/4 OF SECTION 24, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 55 OF PLATS ON PAGE 58, OAKLAND COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF UNIT 1 OF 'TIMBERCREST PRESERVES', OAKLAND COUNTY SUBDIVISION PLAN NO. 2039, AS RECORDED IN LIBER 45439 ON PAGE 691 OAKLAND COUNTY RECORDS; THENCE WEST 820.00 FEET ALONG THE SOUTH LINE OF SAID 'TIMBERCREST PRESERVES' TO THE SOUTHWEST CORNER OF UNIT 6 OF SAID 'TIMBERCREST PRESERVES' THENCE S01°35'00"W 100.00 FEET ALONG THE WEST LINE OF SAID LOT 9; THENCE EAST 620.00 FEET TO THE EAST LINE OF LOT 9; THENCE N01°35'00"E 100.00 FEET ALONG THE EAST LINE OF LOT 9 TO THE POINT OF BEGINNING, CONTAINING 1.423 ACRES OF LAND.

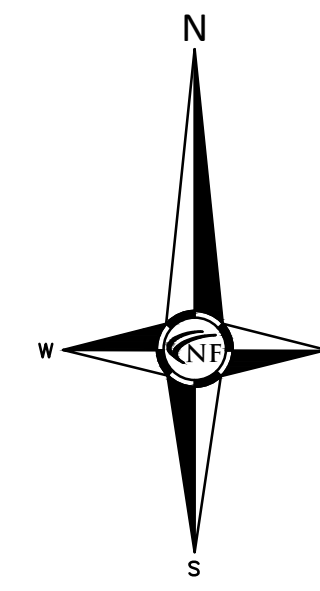
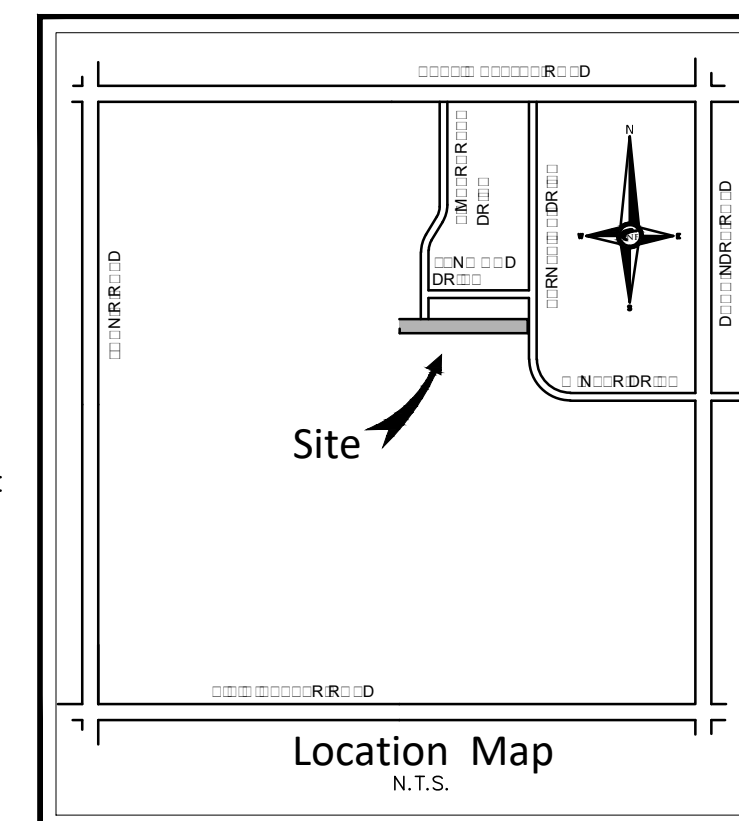
SUBJECT TO ANY EASEMENTS AND OR RIGHTS OF WAY RECORDED OR OTHER WISE.

CITY BENCHMARKS:
 BM#1784
 MAG NAIL E-FACE PP W-SIDE FERNLEIGH, S. OF HS#3565
 ELEV: 641.05

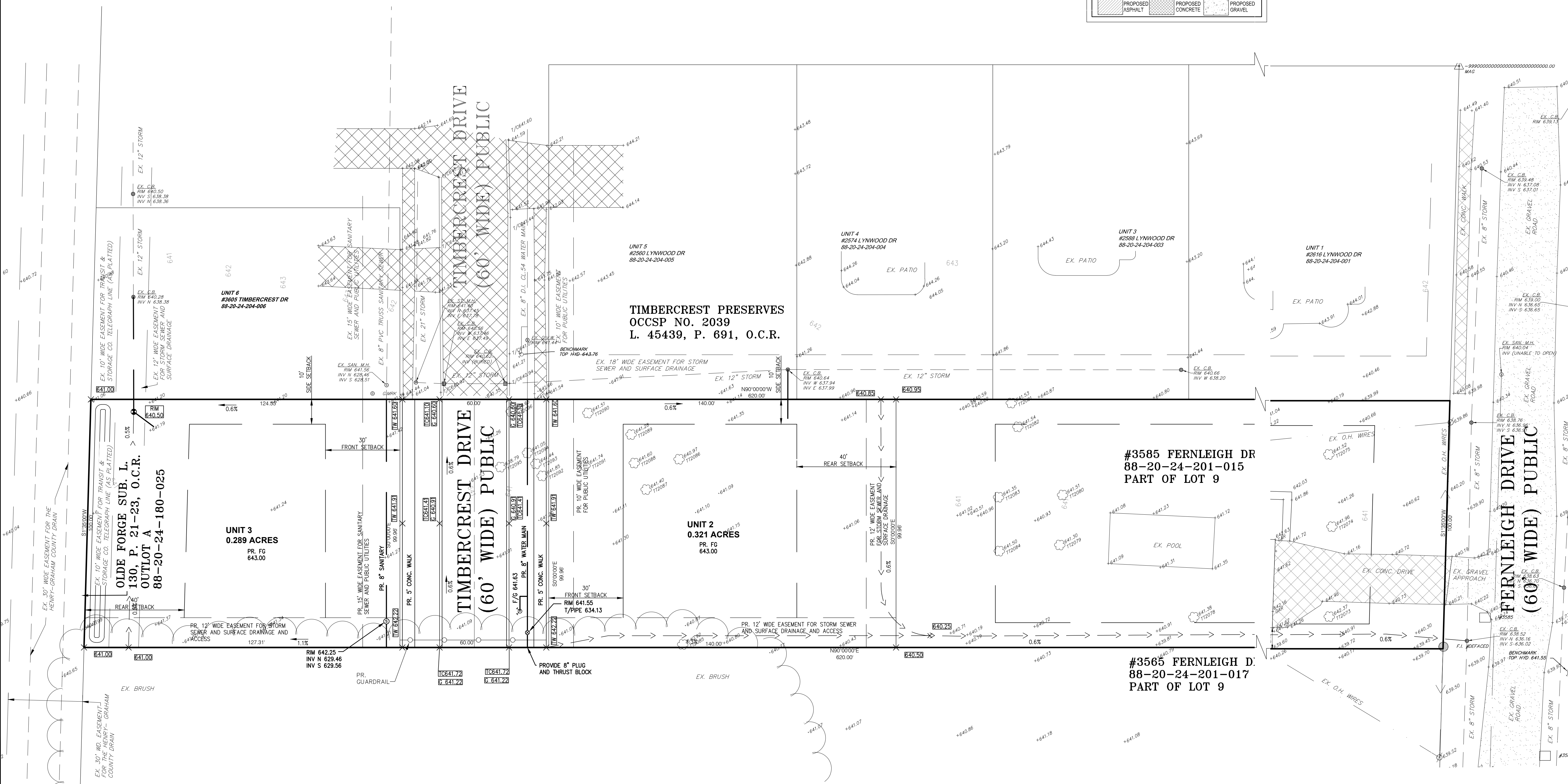


NOWAK & FRAUS ENGINEERS
 CIVIL ENGINEERS
 LAND SURVEYORS
 LAND PLANNERS

NOWAK & FRAUS ENGINEERS
 43279 SCHOENHERR RD. OFC. I.
 STERLING HTS., MI 48313
 TEL. (586) 739-0939
 FAX. (586) 739-6994
 WWW.NOWAKFRAUS.COM



LEGEND	
(Symbol)	EXISTING ASPHALT
(Symbol)	EXISTING CONCRETE
(Symbol)	EXISTING GRAVEL
(Symbol)	PROPOSED ASPHALT
(Symbol)	PROPOSED CONCRETE
(Symbol)	PROPOSED GRAVEL



PROJECT
 Timbercrest Drive Extension

CLIENT
 Bismack Designs
 2742 Powderhorn Ridge
 Rochester Hills, MI 48309
 Tel. (248) 705-6988

PROJECT LOCATION
 [Map symbols]

SHEET
 Preliminary Grading Plan



Know what's below
 Call before you dig.

DATE ISSUED/REVISED
 00-00-00 REVISED PER

DRAWN BY:
 T. Fox

DESIGNED BY:
 T. DeHondt

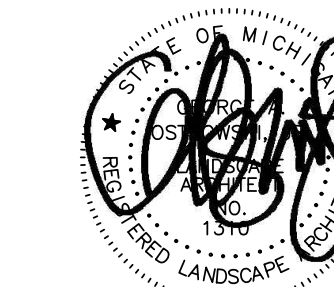
APPROVED BY:
 T. DeHondt

DATE:
 02-13-2020

SCALE: 1" = 20'

NFE JOB NO. SHEET NO.
 L556 5

SEAL



PROJECT
Timbercrest Road
Extension

CLIENT
Bismack Designs
2742 Powderhorn Ridge
Rochester Hills, MI 48309

PROJECT LOCATION
Part of the NE 1/4
of Section 24,
T.2N., R.11E.
City of Troy,
Oakland County, Michigan

SHEET
Tree Preservation Plan



REVISIONS

DRAWN BY:
G. Ostrowski
DESIGNED BY:
G. Ostrowski

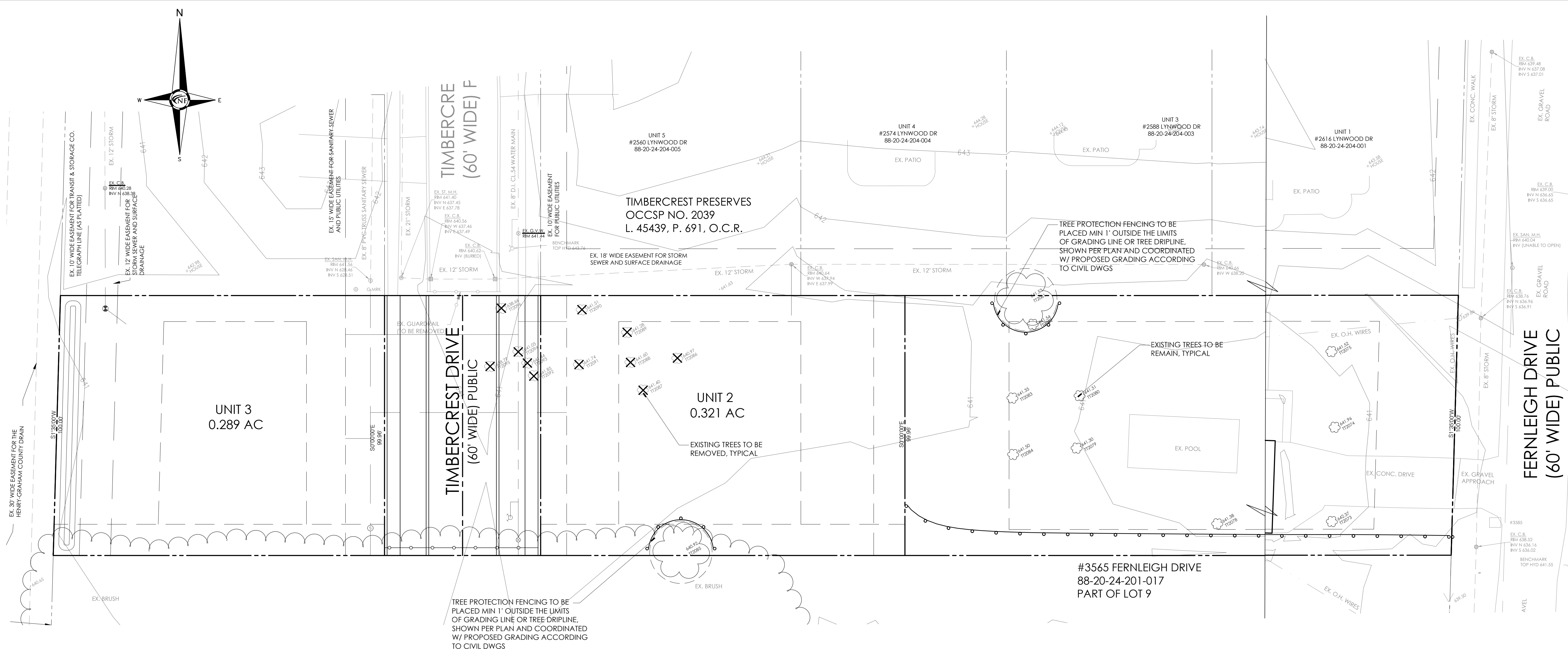
APPROVED BY:
G. Ostrowski

DATE:
02-05-2020

SCALE: 1" = 20'

NFE JOB NO. SHEET NO.

L556 L1

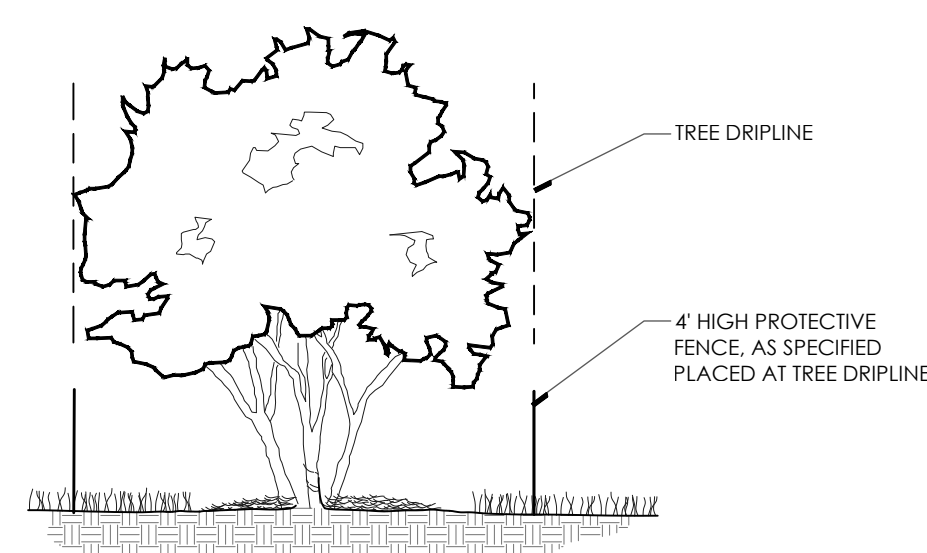


TREE INVENTORY:

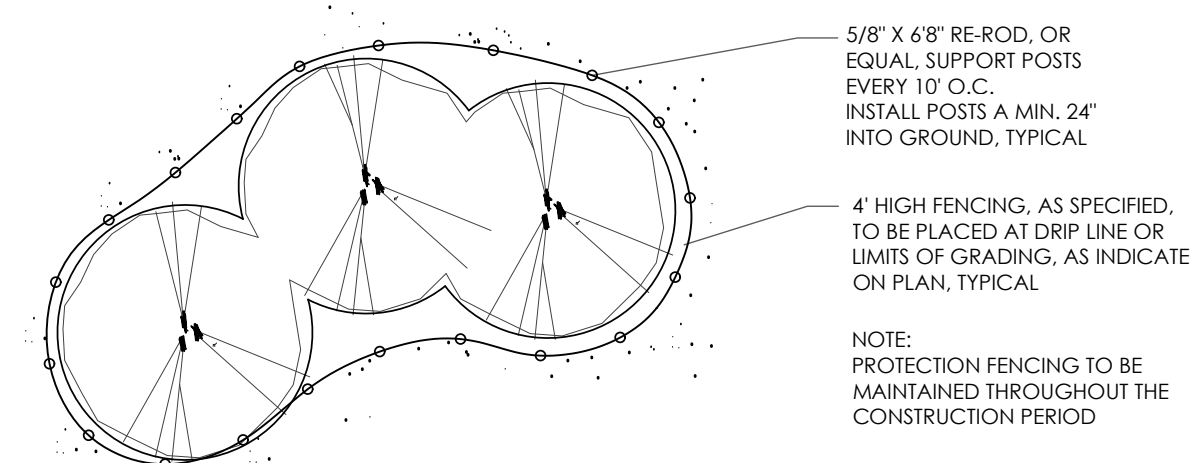
Tree #	Remove/Save	Replace (Y/N)	Landmark (Y/N)	Botanical Name	Common Name	Dia.	Type	Other Dia.	Condition	Comments
2073	Save	N	Y	Acer rubrum	Red Maple	26			Fair	Competing Leads, Canopy Die-Back
2074	Save	N	N	Acer rubrum	Red Maple	18			Poor	Dead Lead, Extreme Canopy Die-Back, Missing Bark
2075	Save	N	N	Prunus sp.	Ornamental Cherry	11	Multiple Stemmed	7, 6, 5	Fair	Competing Leads, Canopy Die-Back, Exposed Canker
2076	Save	N	N	Pyrus calleryana	Ornamental Pear	7			Fair	Canopy Die-Back, Canker At Base, Fungus
2077	Save	N	Y	Acer rubrum	Red Maple	26			Good	
2078	Save	N	N	Picea pungens	Colorado Blue Spruce	9			Fair	Bent Lead, Moderate Lean
2079	Save	N	N	Malus domestica	Domestic Apple	8			Poor	Extreme Canopy Die-Back, Rot, Major Limb Loss, Insect Activity
2080	Save	N	N	Malus domestica	Domestic Apple	12	Twin	6	Fair	Canopy Die-Back, Pruning, Competing Leads
2081	Save	N	Y	Quercus macrocarpa	Bur Oak	26			Fair	Canopy Die-Back, Competition
2082	Save	N	Y	Quercus macrocarpa	Bur Oak	25			Fair	Competing Leads, Competition
2083	Save	N	N	Malus domestica	Domestic Apple	9	Twin	8	Poor	Missing Bark, Insect Activity, Moderate Canopy Die-Back, Rotting Cankers
2084	Save	N	N	Malus domestica	Domestic Apple	9	Multiple Stemmed	8, 8	Poor	Pruning, Rot At Base, Fungus, Moderate Canopy Die-Back
2085	Save	N	Y	Quercus macrocarpa	Bur Oak	26			Good	
2086	Remove	Y	Y	Quercus macrocarpa	Bur Oak	25	Multiple Stemmed	18, 18	Fair	Competing Leads
2087	Remove	N	N	Tilia americana	American Basswood	8			Poor	Contorted Crown, Climbing Vines, Moderate Lean, Competition
2088	Remove	N	N	Ulmus americana	American Elm	10			Fair	Competition, Minor Lean, Canopy Die-Back
2089	Remove	N	N	Acer saccharinum	Silver Maple	10			Poor	Bent Lead, Poor Seaming, Competition
2090	Remove	N	N	Acer saccharinum	Silver Maple	16			Fair	Canopy Die-Back, Competing Leads, Competition
2091	Remove	N	N	Tilia americana	American Basswood	11	Twin	7	Poor	Numerous Rotting Cankers, Bent Leads, Competition, Competing Leads
2092	Remove	Y	Y	Quercus macrocarpa	Bur Oak	24			Good	
2093	Remove	N	N	Tilia americana	American Basswood	11			Fair	Bent Lead, Competition, Minor Lean, Insect Activity
2094	Remove	N	N	Quercus macrocarpa	Bur Oak	12	Multiple Stemmed	12, 9	Fair	Competition, Competing Leads
2095	Remove	N	N	Crataegus sp.	Hawthorn sp.	7	Multiple Stemmed	5, 4, 3	Poor	Bent Leads, Competing Leads, Competition, Canopy Die-Back
2096	Remove	N	N	Acer saccharinum	Silver Maple	12	Multiple Stemmed	7, 6, 3, 3	Poor	Split Running The Trunk Of Tree, Missing Bark, Insect Activity, Competing Leads

TREE PRESERVATION SUMMARY:

TOTAL NUMBER OF TREES SURVEYED:	24
TOTAL NUMBER OF DEAD TREES:	0
NET TREES ON-SITE:	24
TOTAL LANDMARK TREES TO BE REMOVED:	2 (49%)
TOTAL NUMBER OF TREES TO REMAIN:	13
TOTAL NUMBER OF UNREGULATED TREES TO BE REMOVED:	2
TOTAL LANDMARK REPLACEMENT REQUIRED:	49*
TOTAL LANDMARK REPLACEMENT REQUIRED:	
16'-6" HI EVERGREEN TREES X 2.5" =	40*
4'-6" HI CLUMP DECIDUOUS TREES X 2.5" =	10*
TOTAL REPLACEMENT INCHES:	50 INCHES



TREE PROTECTION DETAIL-SECTION



TREE PROTECTION DETAIL-PAN

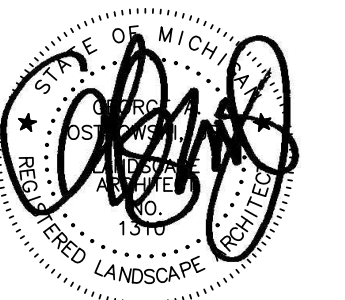
LEGEND:

- X TREES TO BE REMOVED
- 950 X TREES TO REMAIN
- TREE PROTECTION FENCING

GENERAL TREE PROTECTION NOTES

- APPROVED TREE PROTECTION SHALL BE ERECTED PRIOR TO THE START OF CONSTRUCTION ACTIVITIES, AND SHALL REMAIN IN PLACE UNTIL THE IN PLACE UNTIL CONSTRUCTION IS COMPLETE.
- ALL UNDERSTORY VEGETATION WITHIN THE LIMITS OF PROTECTIVE FENCING SHALL BE PRESERVED.
- NO PERSON MAY CONDUCT ANY ACTIVITY WITHIN THE DRIP LINE OF ANY TREE DESIGNATED TO REMAIN, INCLUDING BUT NOT LIMITED TO, PLACING SOLVENTS, BUILDING MATERIALS, CONSTRUCTION EQUIPMENT, OR SOIL DEPOSITS WITHIN THE DRIP LINE.
- WHERE GROUPINGS OF TREES ARE TO REMAIN, TREE FENCING SHALL BE PLACED AT THE LIMITS OF GRADING LINE.
- DURING CONSTRUCTION, NO PERSON SHALL ATTACH ANY DEVICE OR WIRE TO ANY TREE, SCHEDULED TO REMAIN.
- 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.
- SWALES SHALL BE ROUTED TO AVOID THE AREA WITHIN THE DRIP LINES OF PROTECTED TREES.
- TREES LOCATED ON ADJACENT PROPERTIES THAT MAY BE AFFECTED BY CONSTRUCTION ACTIVITIES MUST BE PROTECTED.
- ROOT ZONES OF PROTECTED TREES SHOULD BE SURROUNDED WITH RIGIDLY STAKED FENCING.
- THE PARKING OF IDLE AND RUNNING EQUIPMENT SHALL BE PROHIBITED UNDER THE DRIP LINE OF PROTECTED TREES.
- THE STRIPPING OF TOPSOIL FROM AROUND PROTECTED TREES SHALL BE PROHIBITED.
- ALL TREES TO BE REMOVED SHALL BE CUT AWAY FROM TREES TO REMAIN.
- THE GRUBBING OF UNDERSTORY VEGETATION WITHIN CONSTRUCTION AREAS SHOULD BE CLEARED BY CUTTING VEGETATION AT THE GROUND WITH A CHAIN SAW OR MINIMALLY WITH A HYDRO-AXE.
- THE CONTRACTOR IS RESPONSIBLE FOR THE REPLACEMENT PER ORDINANCE GUIDELINES, FOR THE DAMAGE OR REMOVAL OF ANY TREE DESIGNATED TO REMAIN.
- TREES TO BE REMOVED SHALL BE FIELD VERIFIED, EVALUATED AND FLAGGED FOR REMOVAL BY THE LANDSCAPE ARCHITECT OR FORESTER, ONLY AS DIRECTED BY THE OWNER OR OWNERS REPRESENTATIVE.

SEAL



PROJECT
Timbercrest Road Extension

CLIENT
Bismack Designs
2742 Powderhorn Ridge
Rochester Hills, MI 48309

PROJECT LOCATION
Part of the NE 1/4 of Section 24,
T.2N., R.11E.
City of Troy,
Oakland County, Michigan

SHEET
Landscape Plan



REVISIONS

DRAWN BY:
G. Ostrowski

DESIGNED BY:
G. Ostrowski

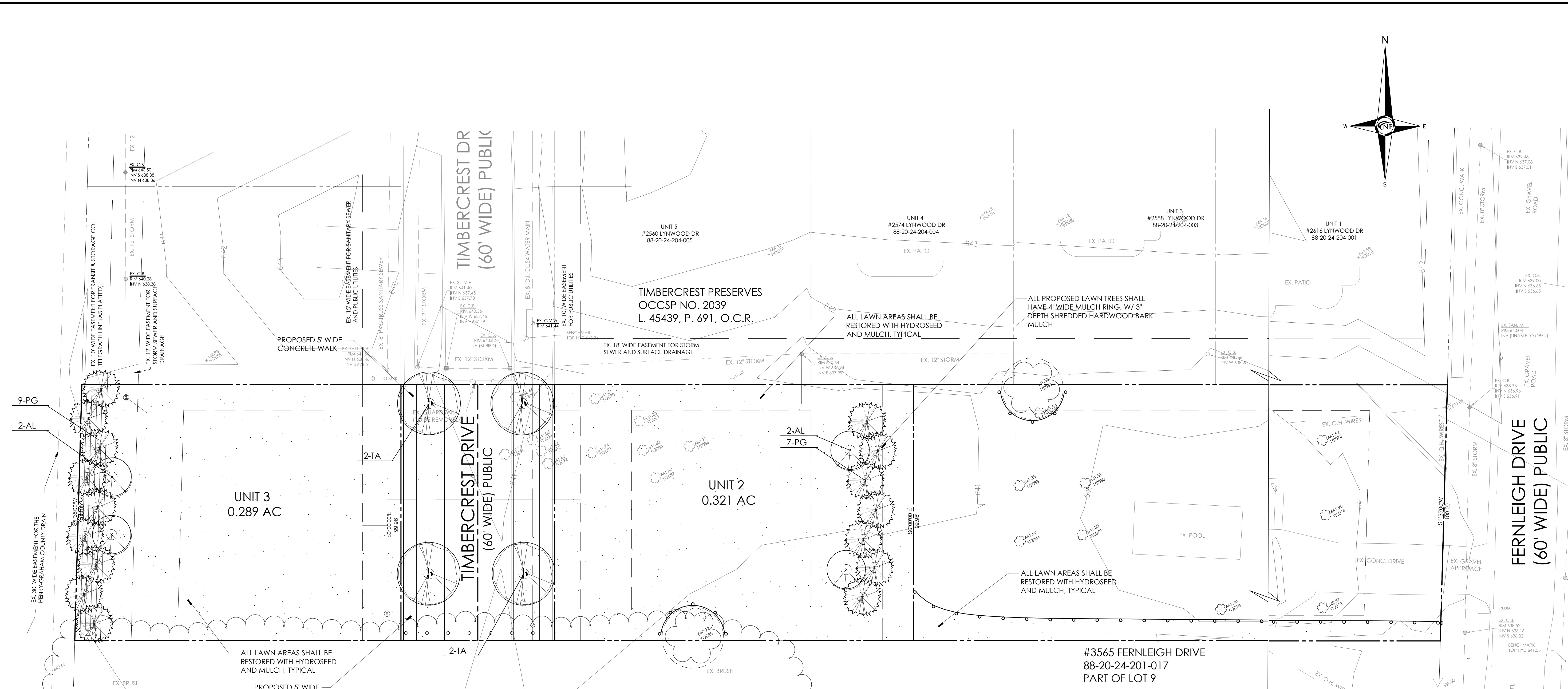
APPROVED BY:
G. Ostrowski

DATE:
02-05-2020

SCALE: 1" = 20'

20 10 0 10 20 30

NFE JOB NO. SHEET NO.
L556 L2



PLANT SCHEDULE

KEY	QTY	BOTANICAL/Common Name	SIZE	SPACING	ROOT	COMMENT
TREES						
AL	4	<i>Amelanchier laevis</i> Allegheny Serviceberry	8' HT	SEE PLAN	B&B	CLUMP FORM, 3 CANES
PG	16	<i>Ficus galeuca</i> 'Densata' Black Hill Sycamore	8' HT	SEE PLAN	B&B	FULL MATCHED HEADS
TA	4	<i>Tilia americana</i> 'McKsentry' American Sentry Linden	2.5' CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS

GROUND COVER KEY

- ① TYPICAL SOD LAWN AREAS, SOWN ON 3" TOPSOIL
- ② RESTORE EXISTING LAWN AREAS W/ HYDROSEED AND MULCH
- ③ 3-4" DIA SPADE CUT EDGE W/ 3" SHREDDED BARK MULCH
- ④ 3" DEPTH DOUBLE SHREDDED HARDWOOD BARK MULCH
- ⑤ 3/4" - 1 1/2" STONE MULCH, 3-4" DEPTH ON WEED BARRIER

GENERAL SEED NOTE:

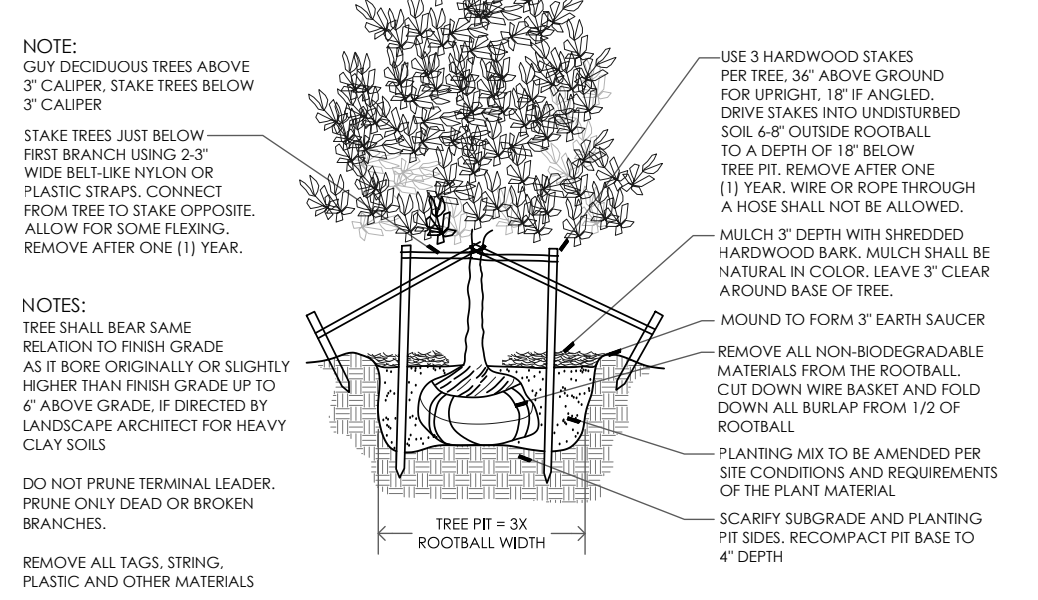
ALL LAWN AREAS DESIGNATED TO BE SEEDED, SHALL BE HYDRO-SEEDED WITH SPECIFIED BLENDS, AND STABILIZED WITH WOOD CELLULOSE FIBER MULCH (2,000 LBS PER ACRE). IN AREAS SUBJECT TO EROSION, SEEDED LAWN SHALL BE FURTHER STABILIZED WHERE NECESSARY WITH BIODEGRADABLE EROSION BLANKET AND STAKED UNTIL ESTABLISHED. ALL SEED SHALL BE APPLIED OVER A MINIMUM 3" PREPARED TOPSOIL, AND SHALL BE KEPT MOIST AND WATERED DAILY UNTIL ESTABLISHED.
SEEDING INSTALLATION SHALL OCCUR ONLY:
SPRING: APRIL TO JUNE!
FALL: AUGUST 15 TO OCTOBER 15

TYPICAL SEEDED LAWN MIX:

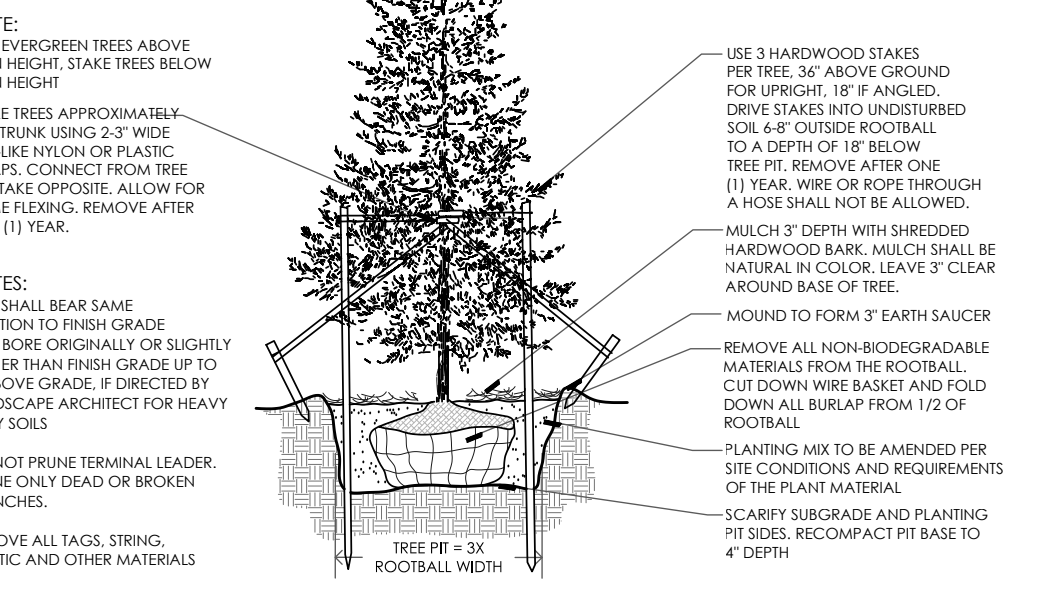
ALL LAWN AREAS DESIGNATED TO BE SEEDED, SHALL BE HYDROSEED WITH TYPICAL DROUGHT TOLERANT, DURABLE BLENDED SEED MIX, AT A RATE OF 220 LBS PER ACRE
MIX IS COMPRISED OF:
30% NITE HAWK PERENNIAL RYE
30% KENTUCKY BLUEGRASS
20% CREEPING RED FESCUE
10% MERIT KENTUCKY BLUEGRASS
10% NEWPORT KENTUCKY BLUEGRASS

GENERAL LANDSCAPE NOTES

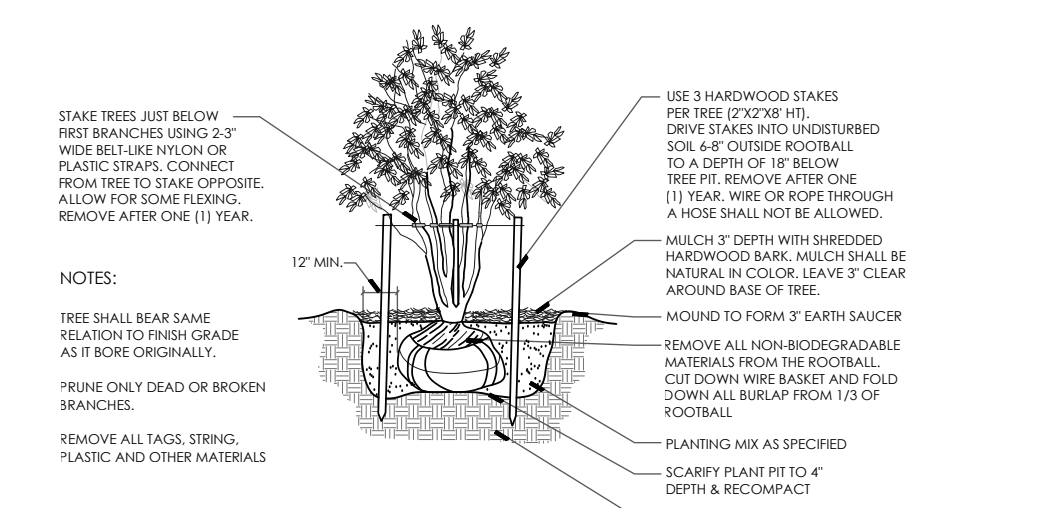
- LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED WORK. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, THE PLAN SHALL GOVERN QUANTITIES. CONTACT THE LANDSCAPE ARCHITECT WITH ANY CONCERNS.
- THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON-SITE UTILITIES PRIOR TO BEGINNING CONSTRUCTION ON HIS/HER PHASE OF WORK. ANY DAMAGE OR INTERUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR SHALL COORDINATE ALL RELATED ACTIVITIES WITH OTHER TRADES, AND SHALL REPORT ANY UNACCEPTABLE SITE CONDITIONS TO THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT.
- PLANTS SHALL BE FULL, WELL-BRANCHED, AND IN HEALTHY VIGOROUS GROWING CONDITION.
- PLANTS SHALL BE WATERED BEFORE AND AFTER PLANTING IS COMPLETE. ALL TREES MUST BE STAKED, FERTILIZED AND MULCHED AND SHALL BE GUARANTEED TO EXHIBIT A NORMAL GROWTH CYCLE FOR AT LEAST ONE (1) YEAR FOLLOWING PLANTING.
- ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED IN THE MOST RECENT EDITION OF THE "AMERICAN STANDARDS FOR NURSERY STOCK".
- CONTRACTOR WILL SUPPLY FINISHED GRADE AND EXCAVATE AS NECESSARY TO SUPPLY PLANT MIX DEPTH IN ALL PLANTING BEDS AS INDICATED IN PLANT DETAILS AND A DEPTH OF 4" IN ALL LAWN AREAS.
- PROVIDE CLEAN BACKFILL SOIL, USING MATERIAL STOCKPILED ON SITE. SOIL SHALL BE SCREENED AND FREE OF DEBRIS, FOREIGN MATERIAL, AND STONE.
- SLOW-RELEASE FERTILIZER SHALL BE ADDED TO THE PLANT FITS BEFORE BEING BACKFILLED. APPLICATION SHALL BE AT THE MANUFACTURERS RECOMMENDED RATES.
- AMENDED PLANT MIX (PREPARED TOPSOIL) SHALL CONSIST OF 1/3 SCREENED TOPSOIL, 1/2 SAND, AND 1/3 DARK DOGY COMPOST, MIXED WELL AND SPREAD TO A DEPTH AS INDICATED IN PLANTING DETAILS.
- ALL PLANTINGS SHALL BE MULCHED WITH SHREDDED HARDWOOD BARK. SPREAD TO A DEPTH OF 3" FOR TREES AND SHRUBS, AND 2" ON ANNUALS, PERENNIALS, AND GROUNDCOVER PLANTINGS. MULCH SHALL BE FREE FROM DEBRIS AND FOREIGN MATERIAL, AND PICES OF CONSISTENT SIZE.
- NO SUBSTITUTIONS OR CHANGES OF LOCATION, OR PLANT TYPE SHALL BE MADE WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN THE PLAN AND FIELD CONDITIONS PRIOR TO INSTALLATION.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL PLANT MATERIAL IN A VERTICAL CONDITION THROUGHOUT THE GUARANTEED PERIOD.
- THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE SHALL HAVE THE RIGHT TO REJECT ANY WORK OR MATERIAL THAT DOES NOT MEET THE REQUIREMENTS OF THE PLANS AND/OR SPECIFICATIONS.
- THE LANDSCAPE CONTRACTOR SHALL SEED AND MULCH OR SOD (AS INDICATED ON PLANS) ALL AREAS DESIGNATED AS SUCH ON THE PLANS, THROUGHOUT THE CONTRACT LIMITS. FURTHER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING AREAS DISTURBED DURING CONSTRUCTION, NOT IN THE CONTRACT LIMITS, TO EQUAL OR GREATER CONDITION.
- ALL LANDSCAPE AREAS SHALL HAVE PROPER DRAINAGE THAT PREVENTS EXCESSIVE WATER FROM PONDING ON LAWN AREAS OR AROUND TREES AND SHRUBS.
- ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND SYSTEM.



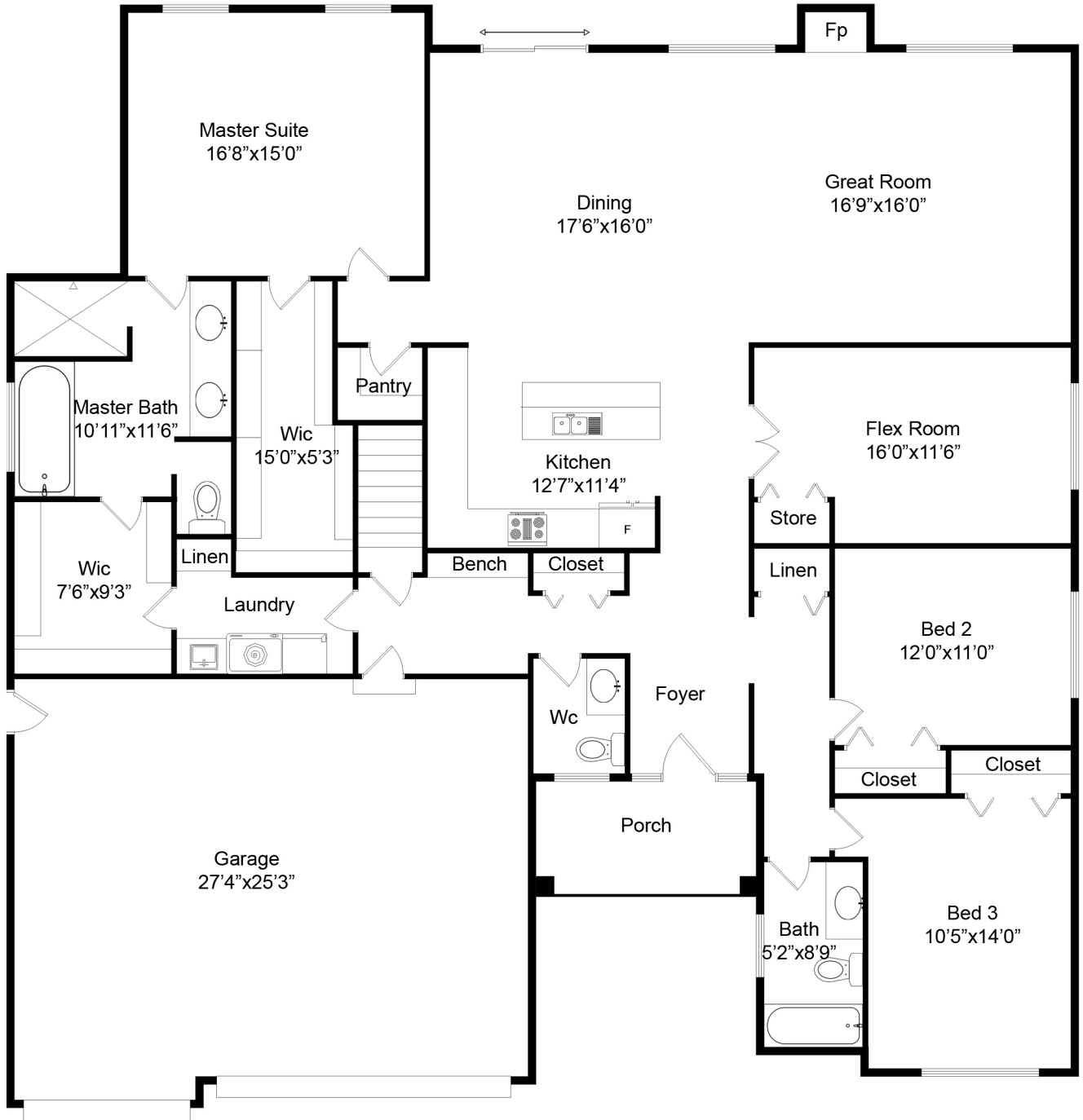
DECIDUOUS TREE PLANTING DETAIL



EVERGREEN TREE PLANTING DETAIL



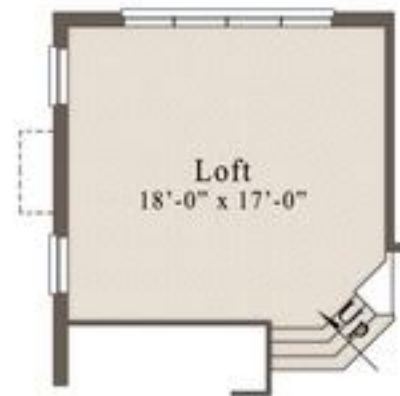
MULTI-STEM TREE PLANTING DETAIL

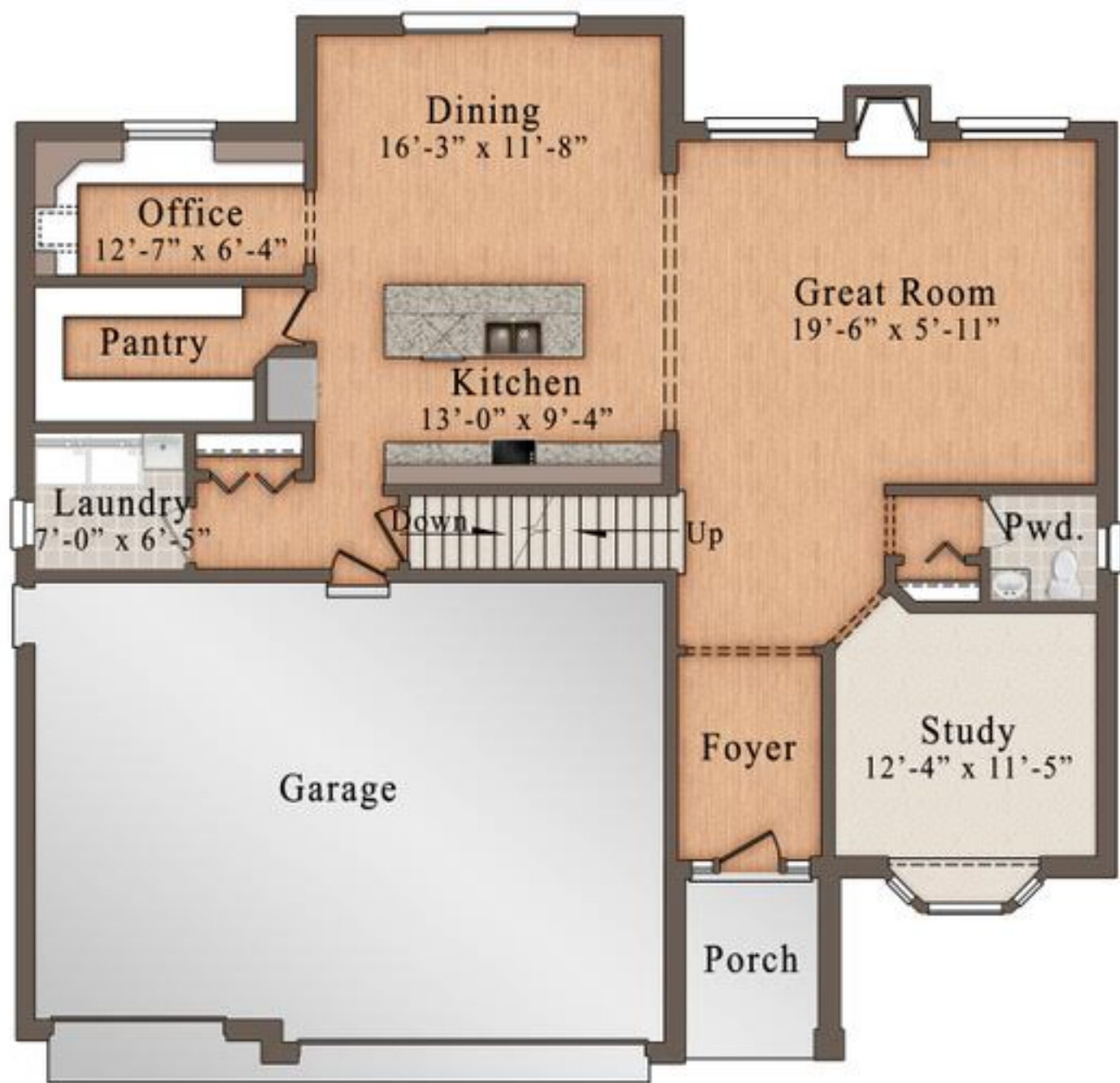


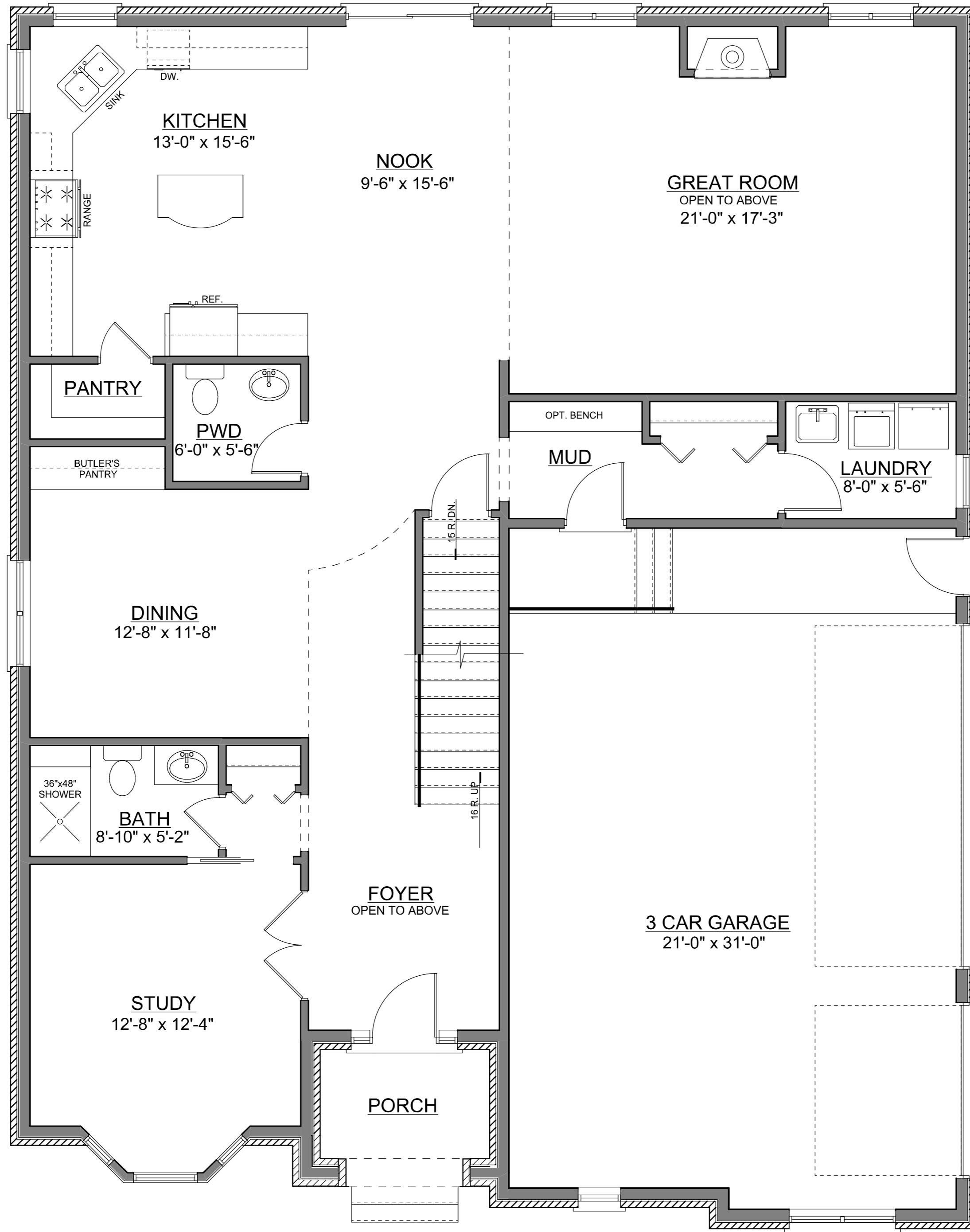
Total : 2500 Sq.ft

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.
 Boxbrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

Calabria II 2500 Sq Ft Plan

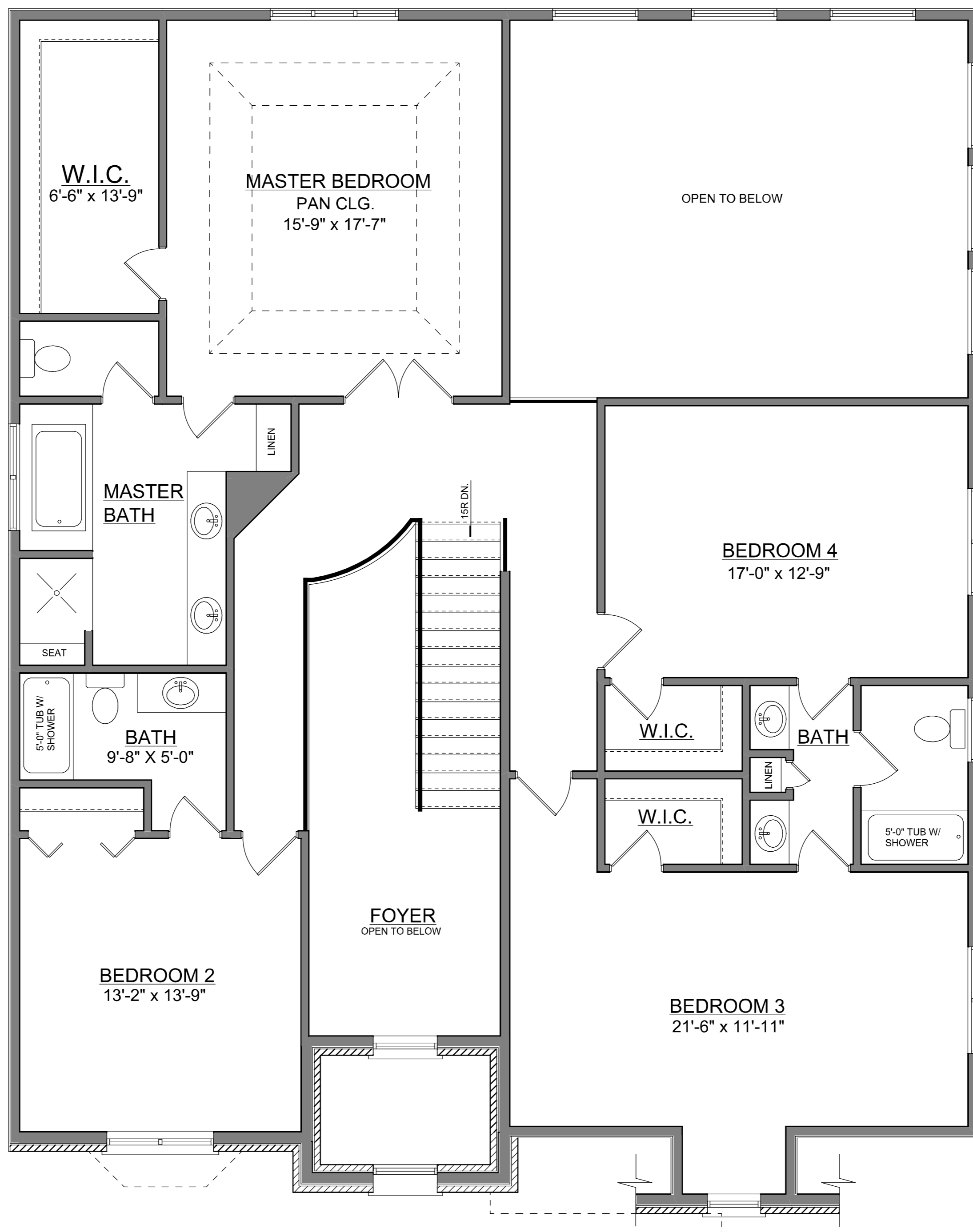






FIRST FLOOR PLAN

AREA: 1820 SQ. FT.



SECOND FLOOR PLAN

AREA: 1780 SQ. FT.

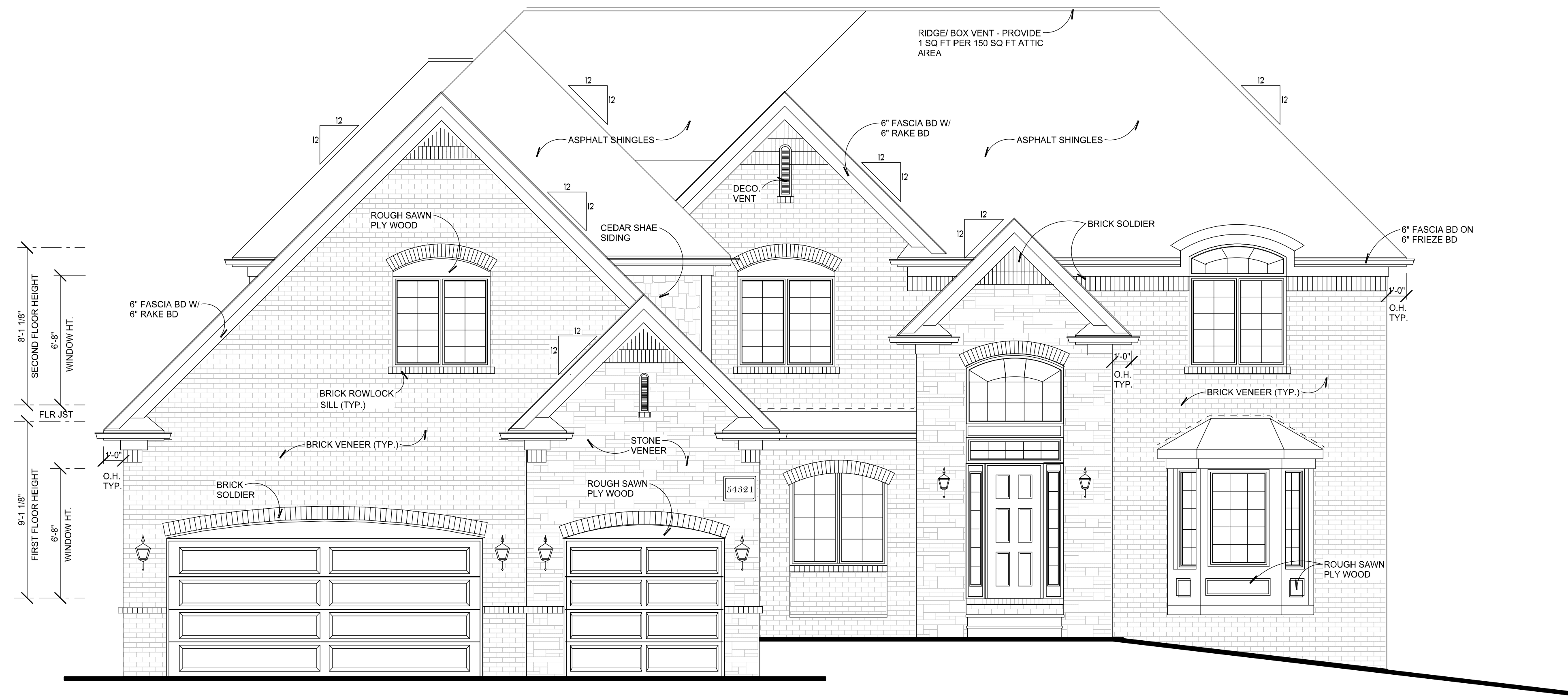


FRONT ELEVATION

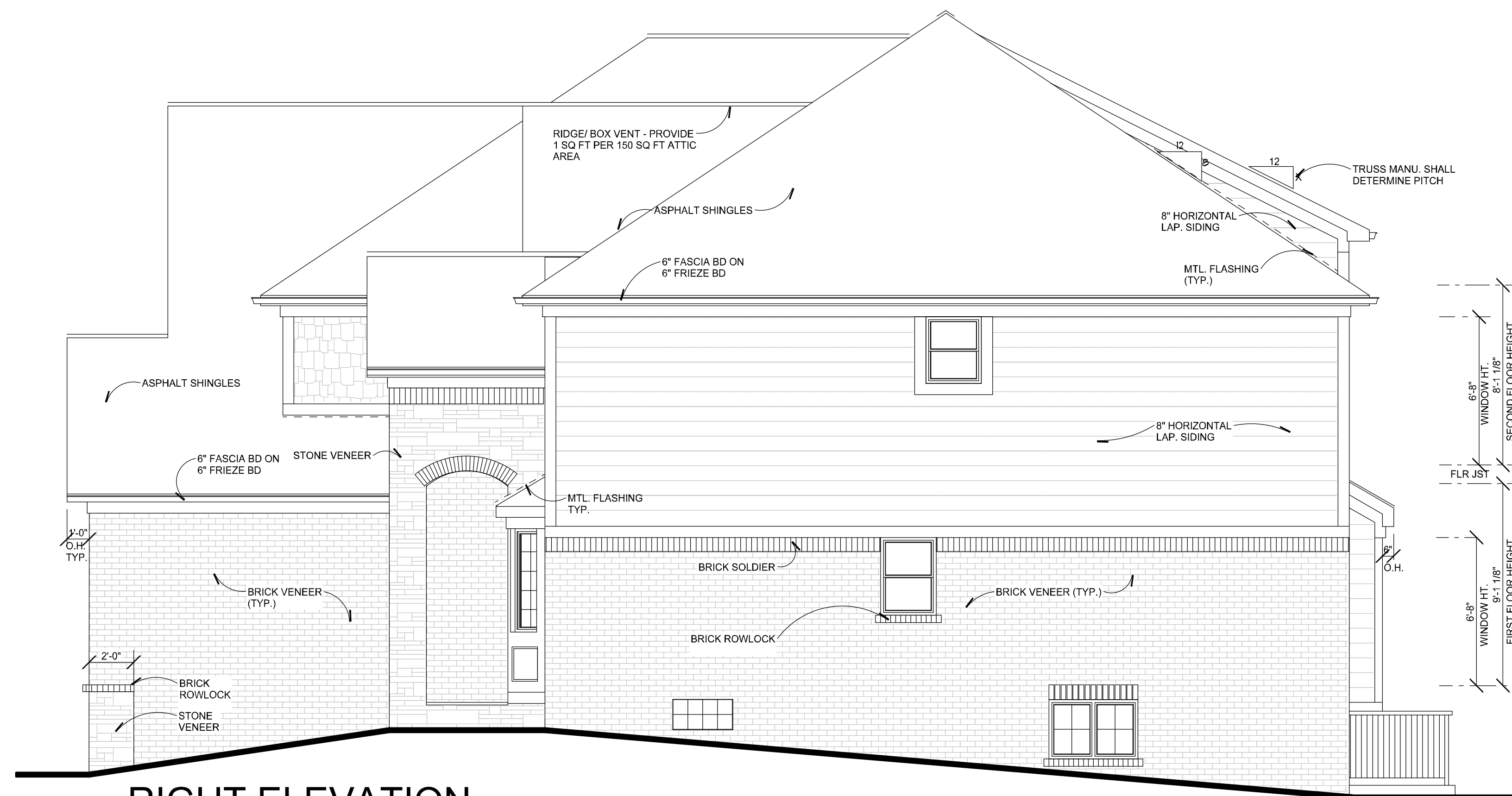
NOTE: ALL OVERHANGS TO BE 12" UNLESS OTHERWISE NOTED

NOTE: FINAL GRADE HEIGHTS TO BE DETERMINED BY SITE ENGINEER

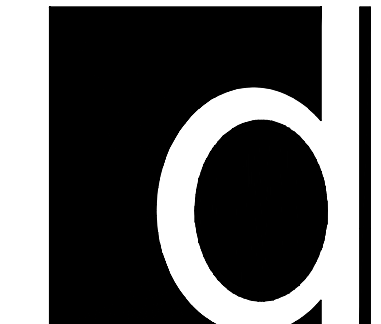
NOTE: SEE FLOOR PLAN (SHEET A-2.3) FOR COMPLETE WINDOW & DOOR DIMS AND SPECS



FRONT ELEVATION
SCALE: 1/4"=1'-0"



RIGHT ELEVATION
SCALE: 1/4"=1'-0"



D'Anna Associates
Architecture | Engineering
1055 SOUTH BLVD. E. SUITE 200
ROCHESTER HILLS, MI 48307
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dannaassoc.com
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 - CONSTRUCTION
 - OTHER:

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NO.	DESC.	DATE

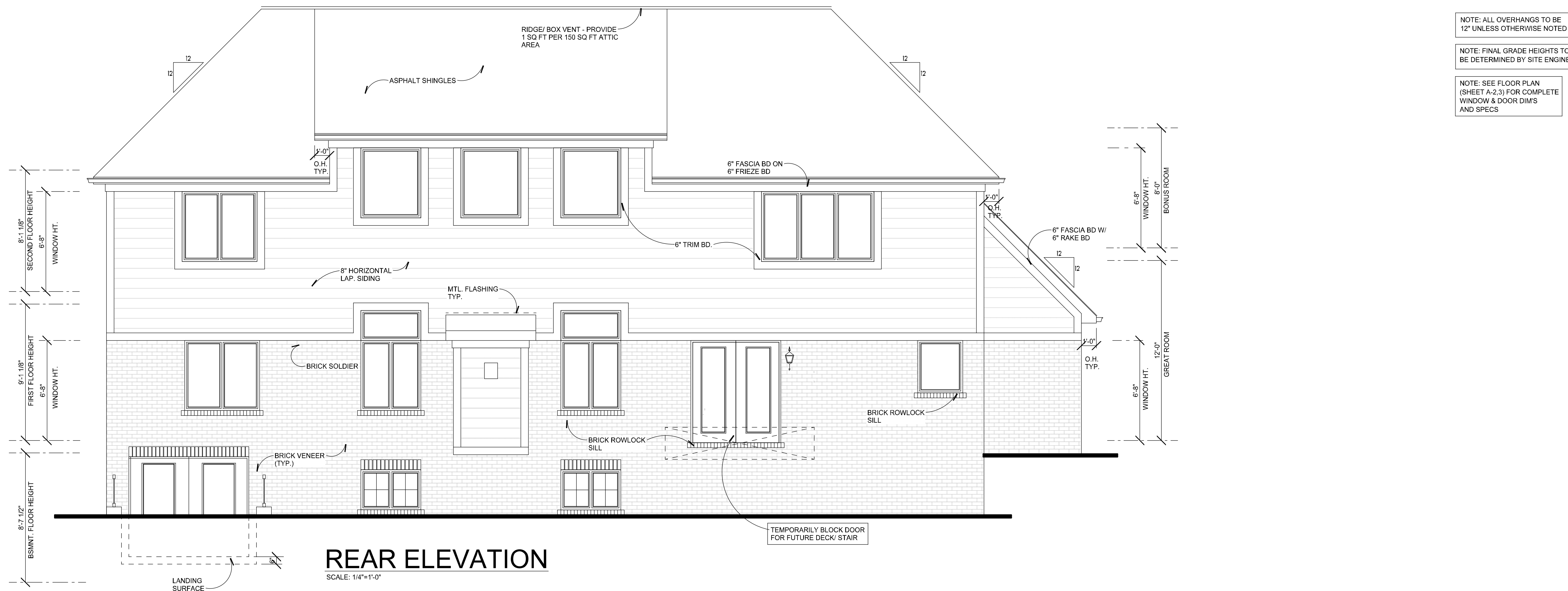
ISSUE DATE 01-09-17

DB F.P.

CB P.D.

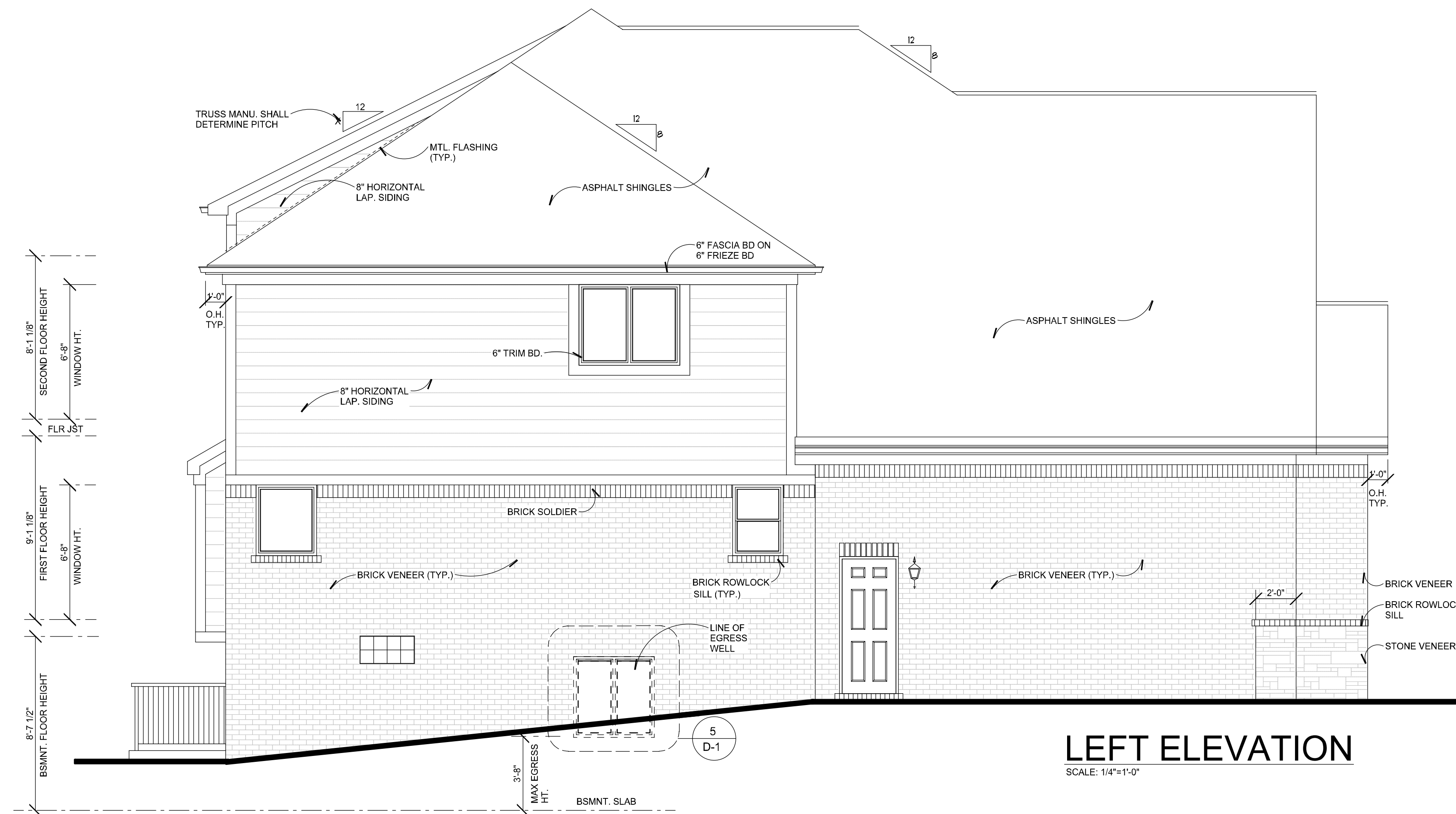
SHEET A4

PROJECT NO. 16112



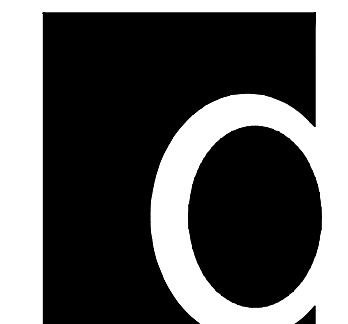
REAR ELEVATION

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



LEFT ELEVATION

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



D'Anna Associates
Architecture | Engineering

1055 SOUTH BLVD. E. SUITE 200
ROCHESTER HILLS, MI 48307

P 248-852-7702 F 248-852-7707

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NO. DESC. DATE

NO.	DESC.	DATE

ISSUE DATE 01-09-17

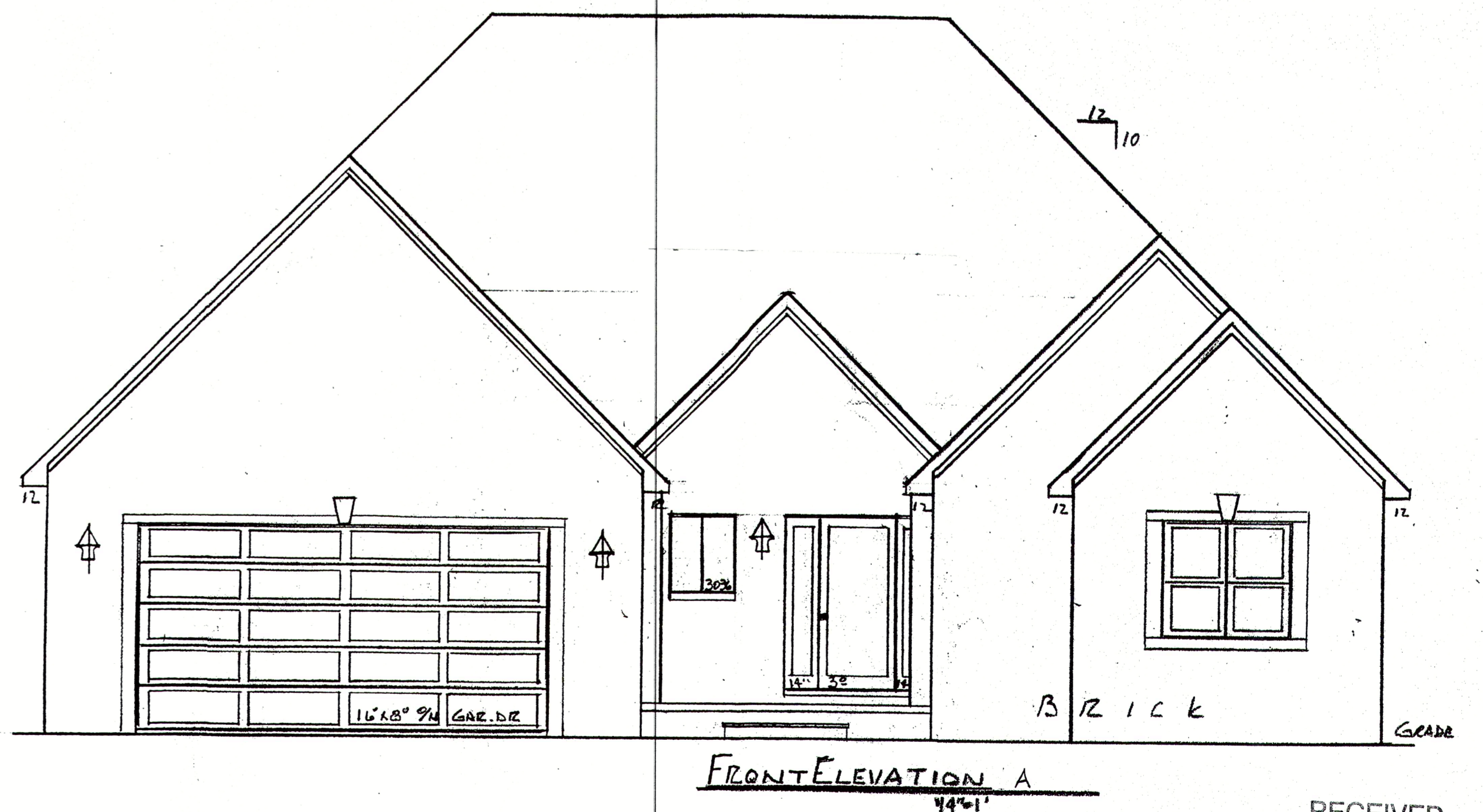
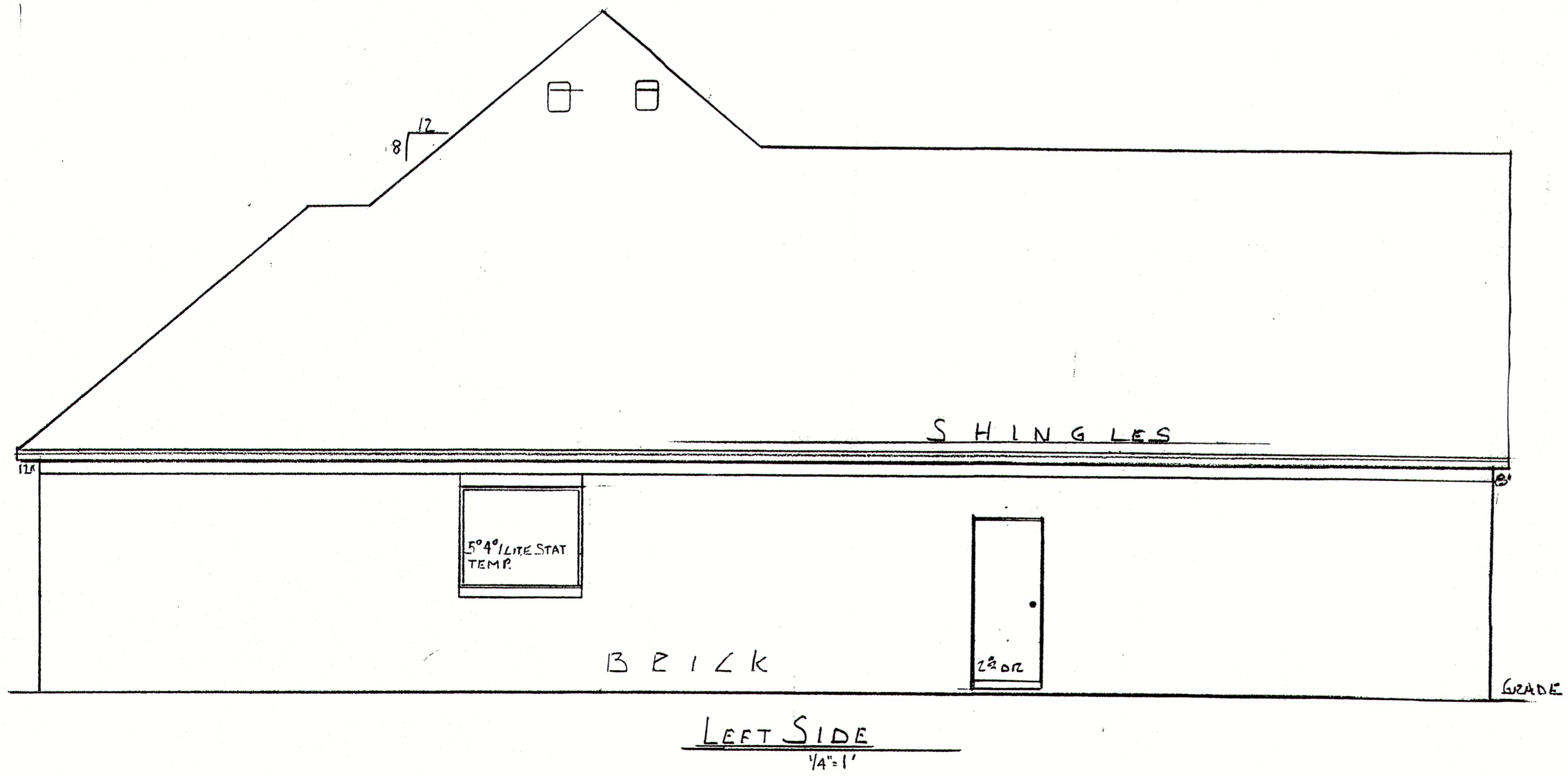
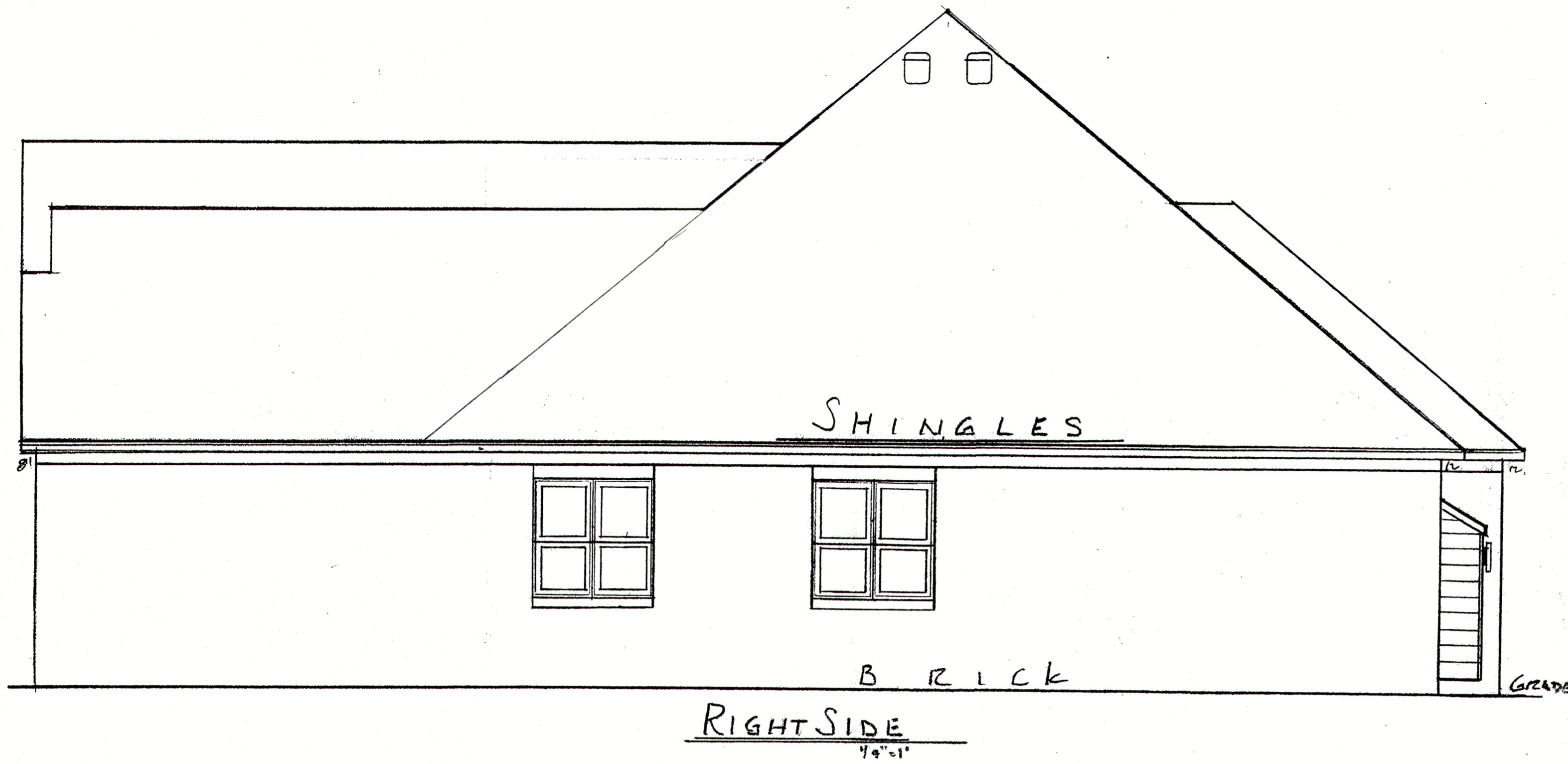
DB F.P.

CB P.D.

SHEET

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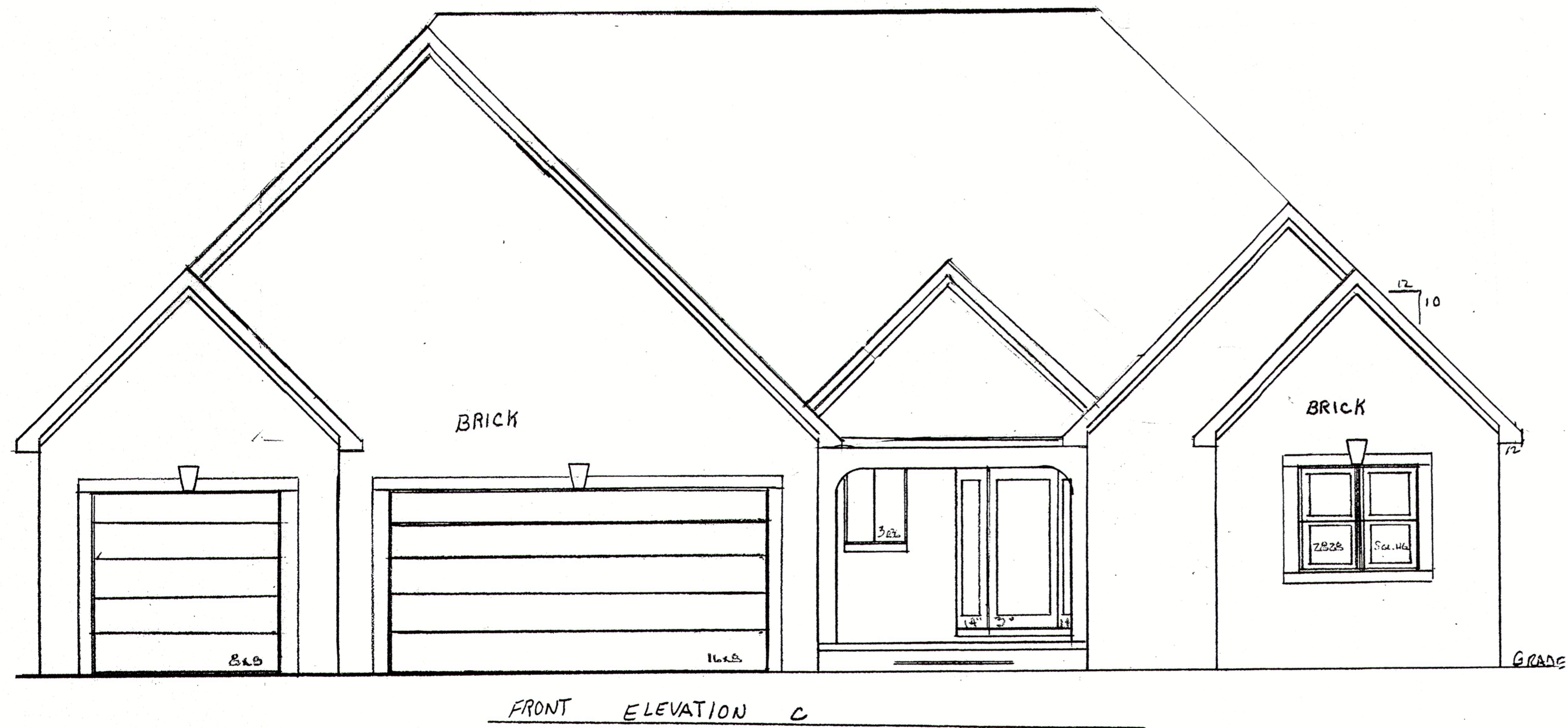
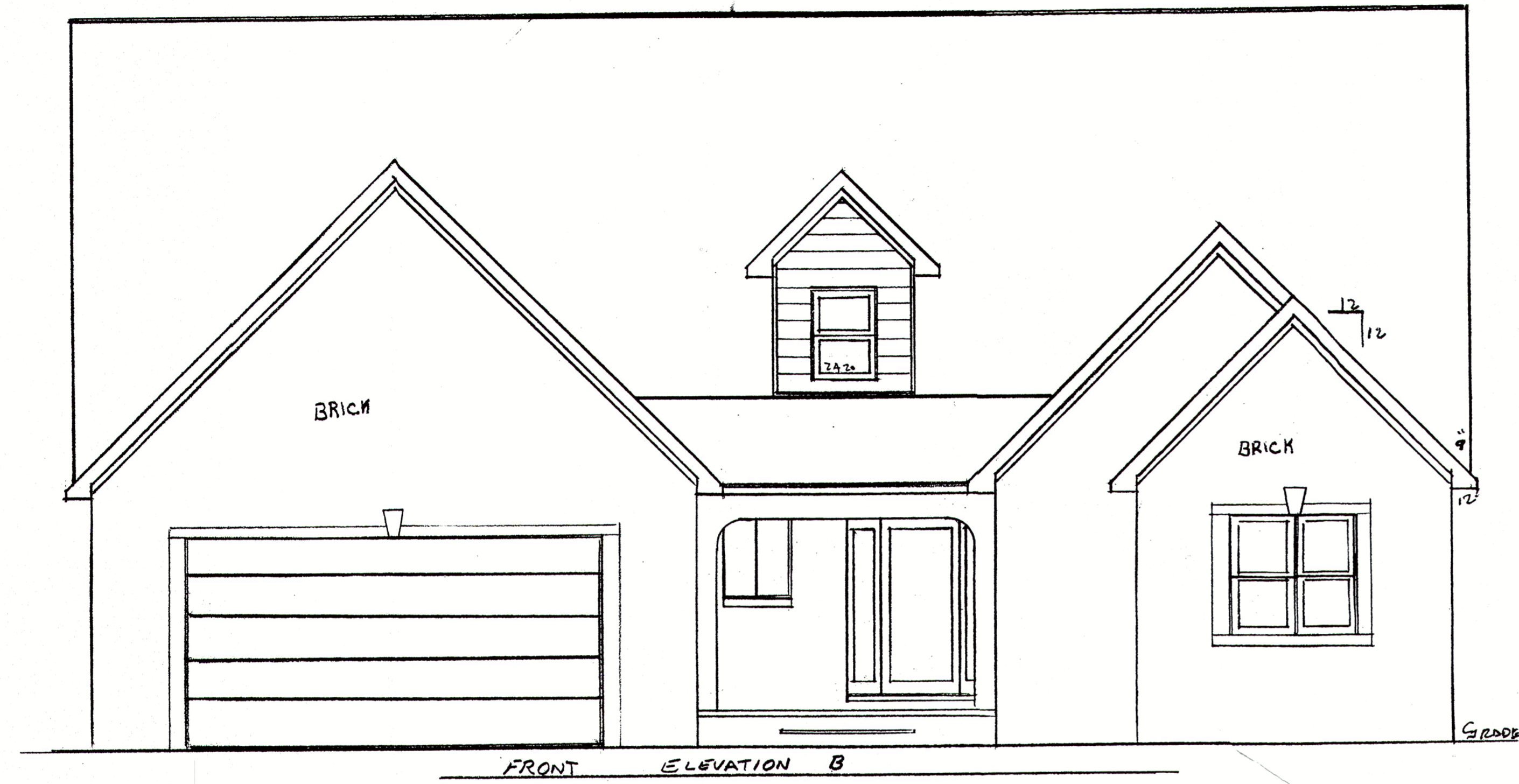
PROJECT NO. 16112



RECEIVED

MAY 2003
 Building Department
 City of Rochester Hills

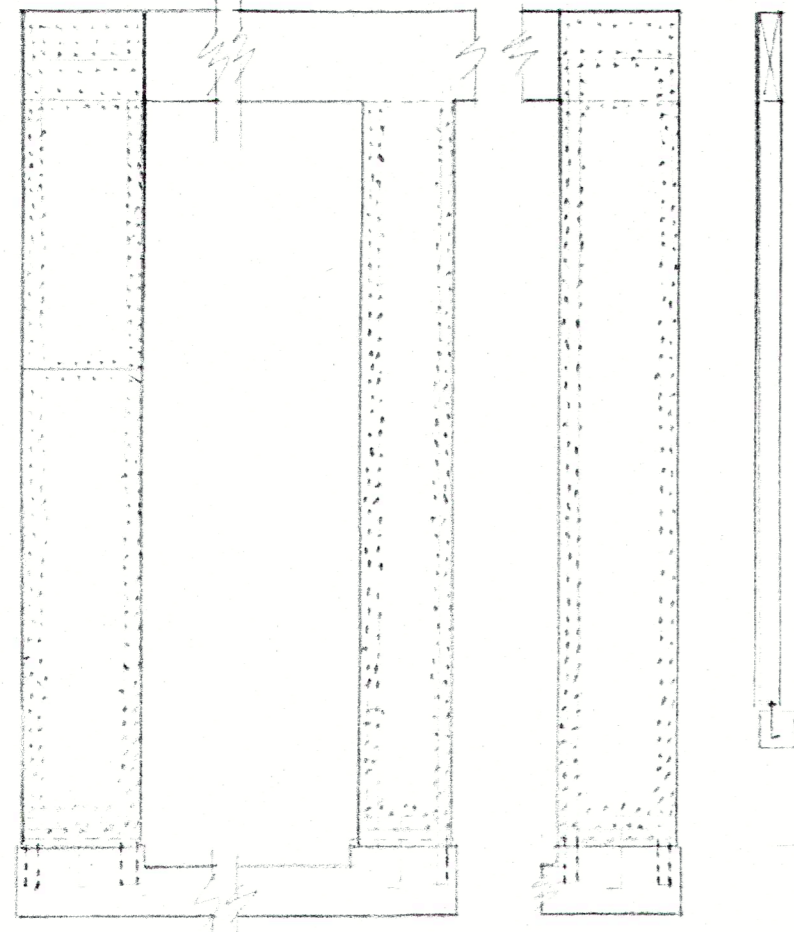
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 OWNER:
 PLAN # PAGE
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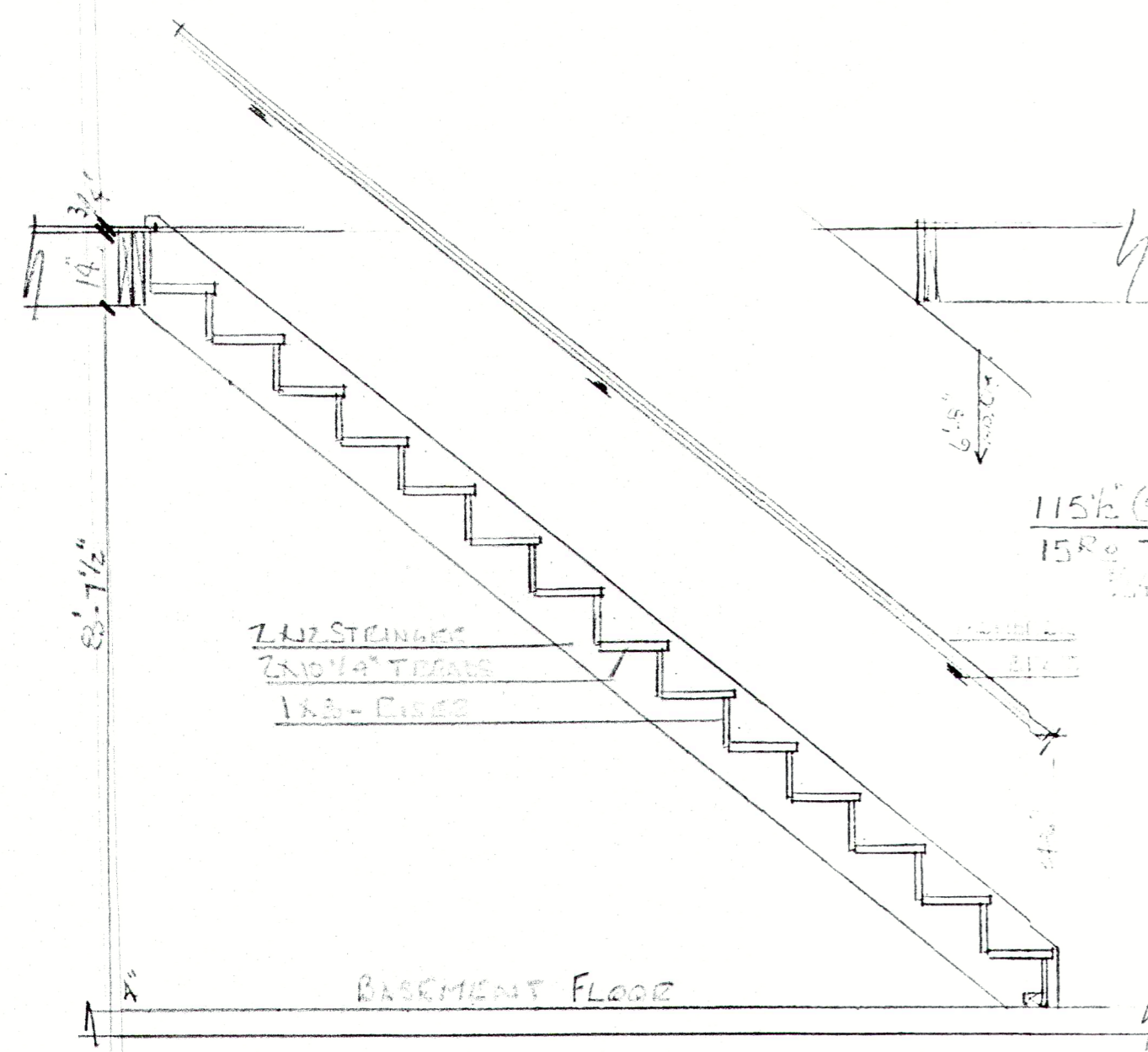
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Building Department
City of Rochester, NY

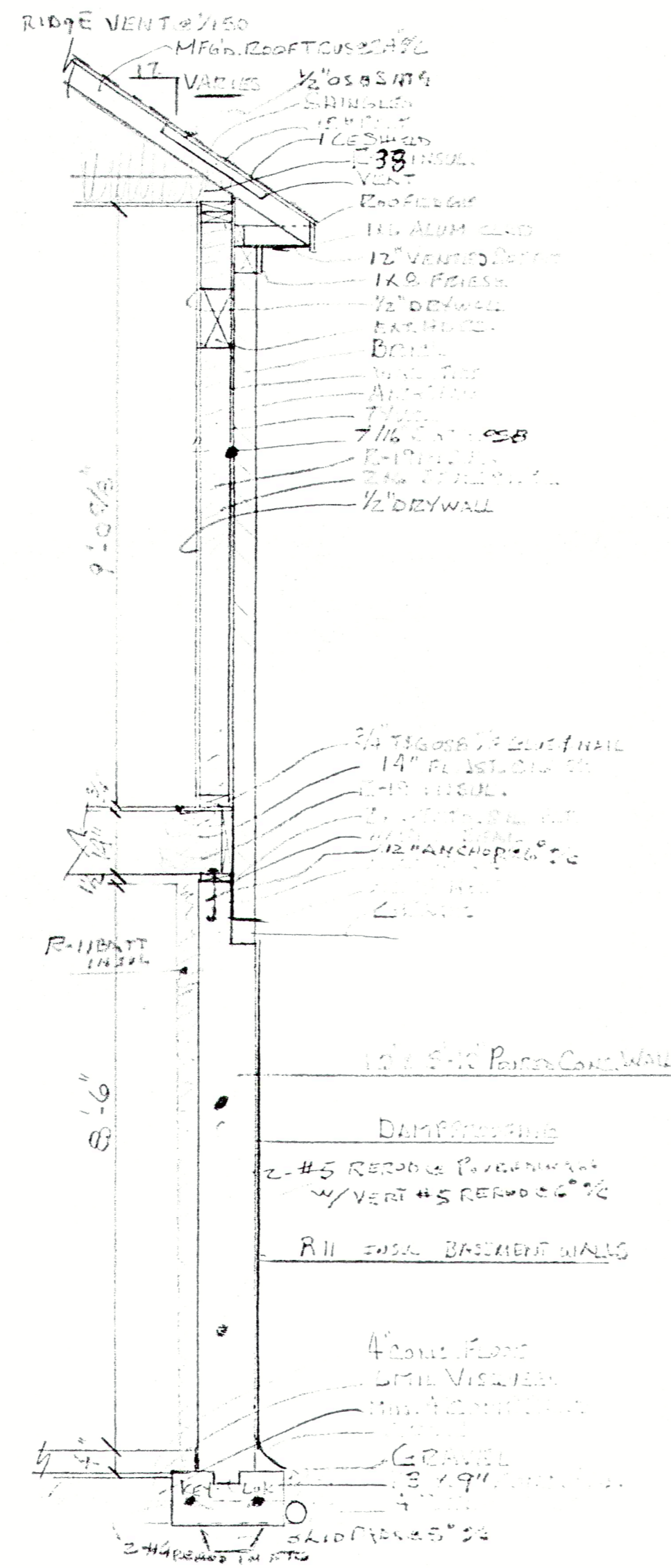


PORTAL FRAMING WITH HOLD-DOWNS
PER CODE - 12-602-10-2-6

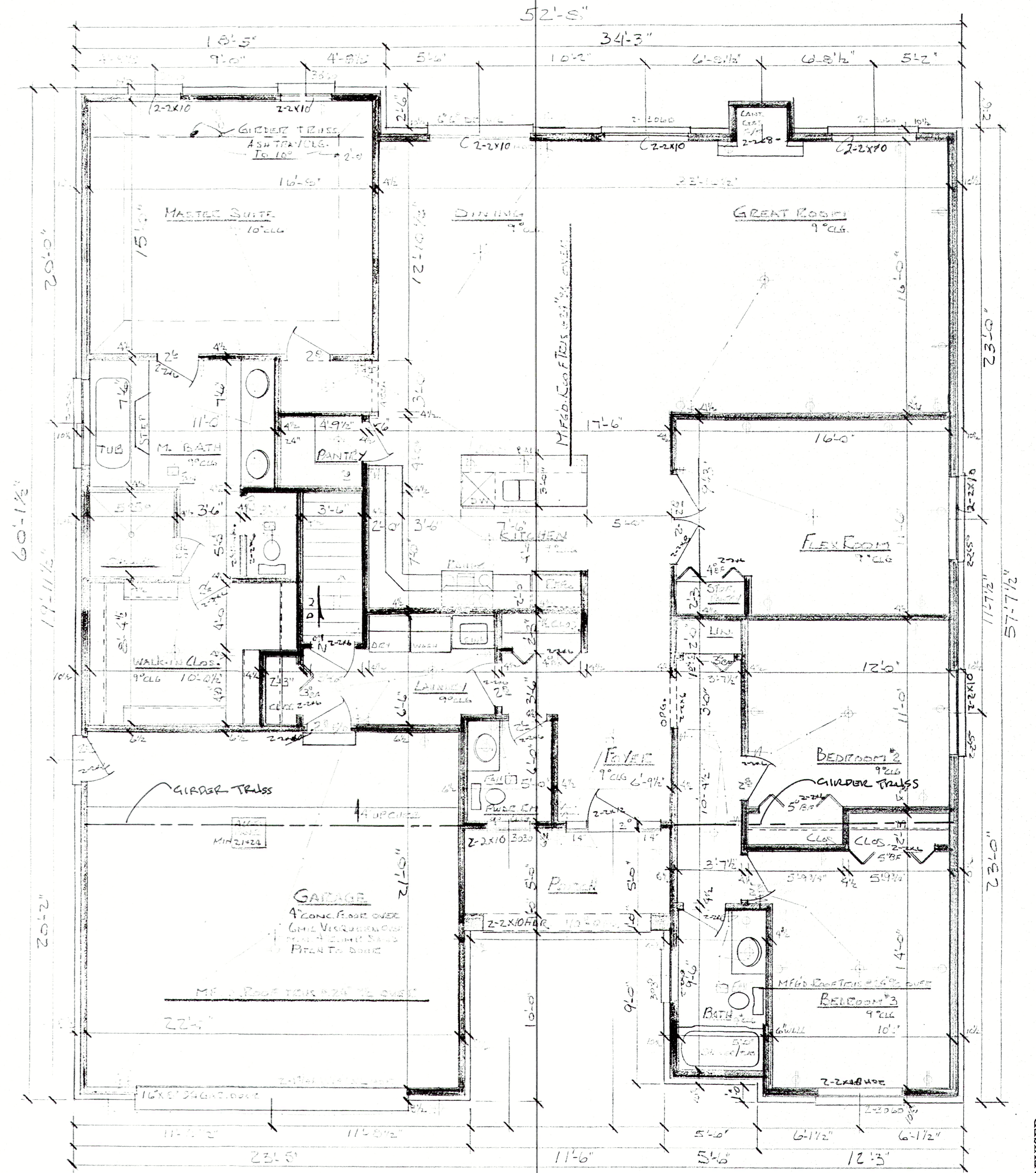
SEE DETAIL NOTES ON PORTAL WALL
FRAMING FROM SHEPPARD ENGINEERING



STAIR SECTION 101



TYP. WALL SECTION
1/2\"/>

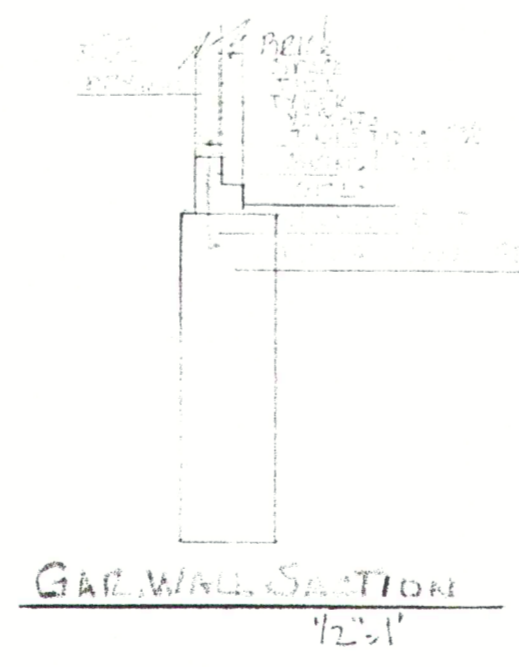
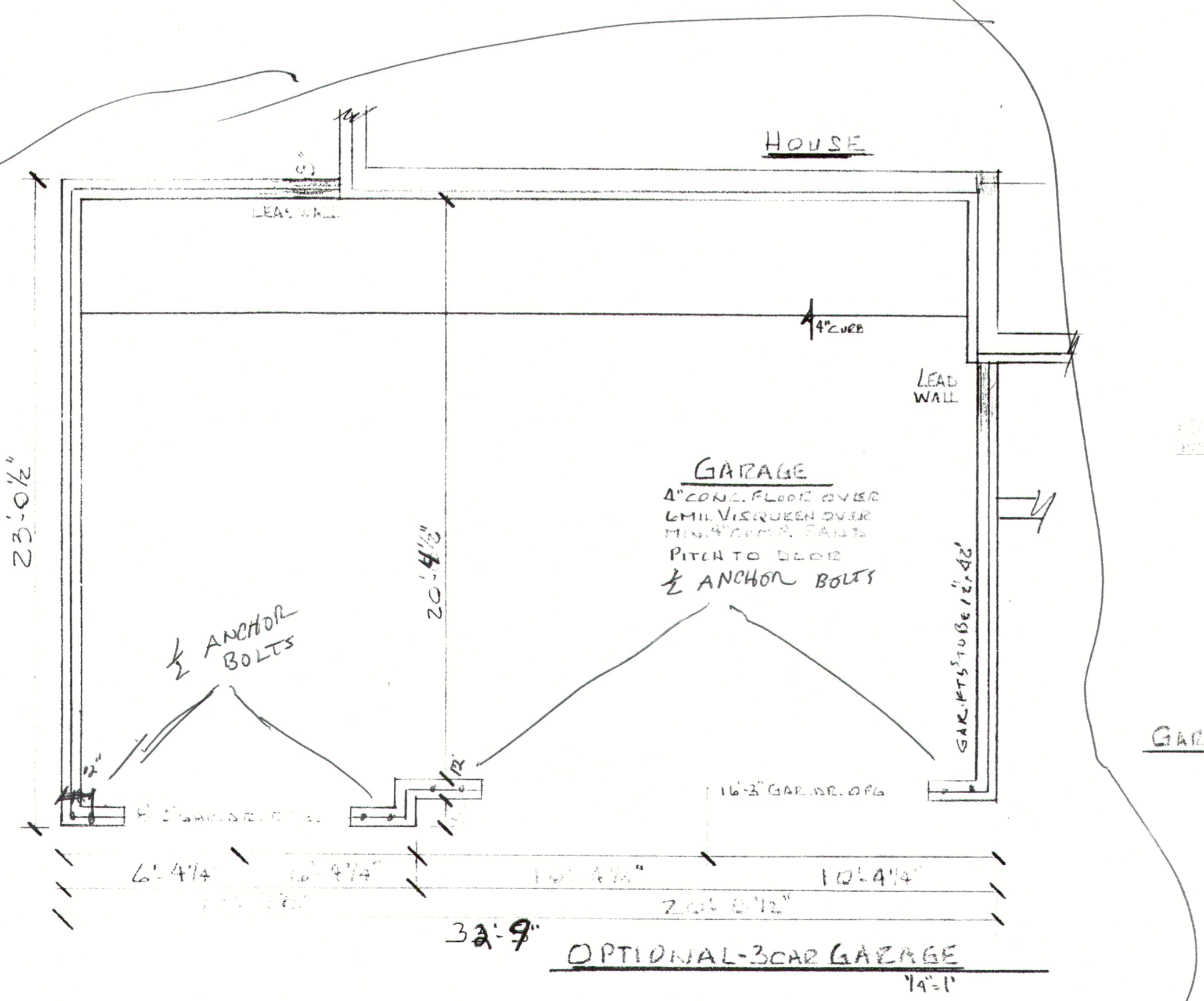
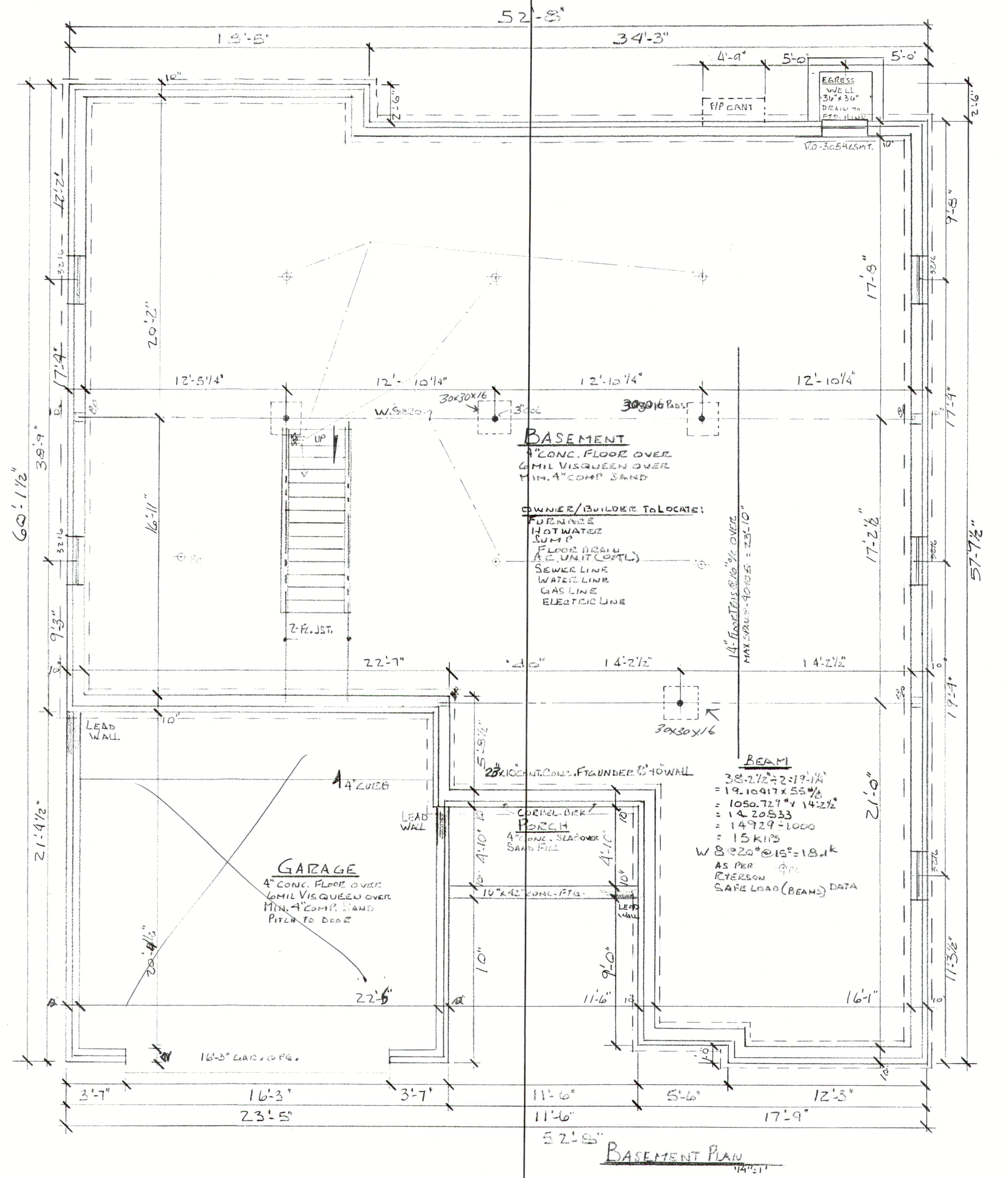
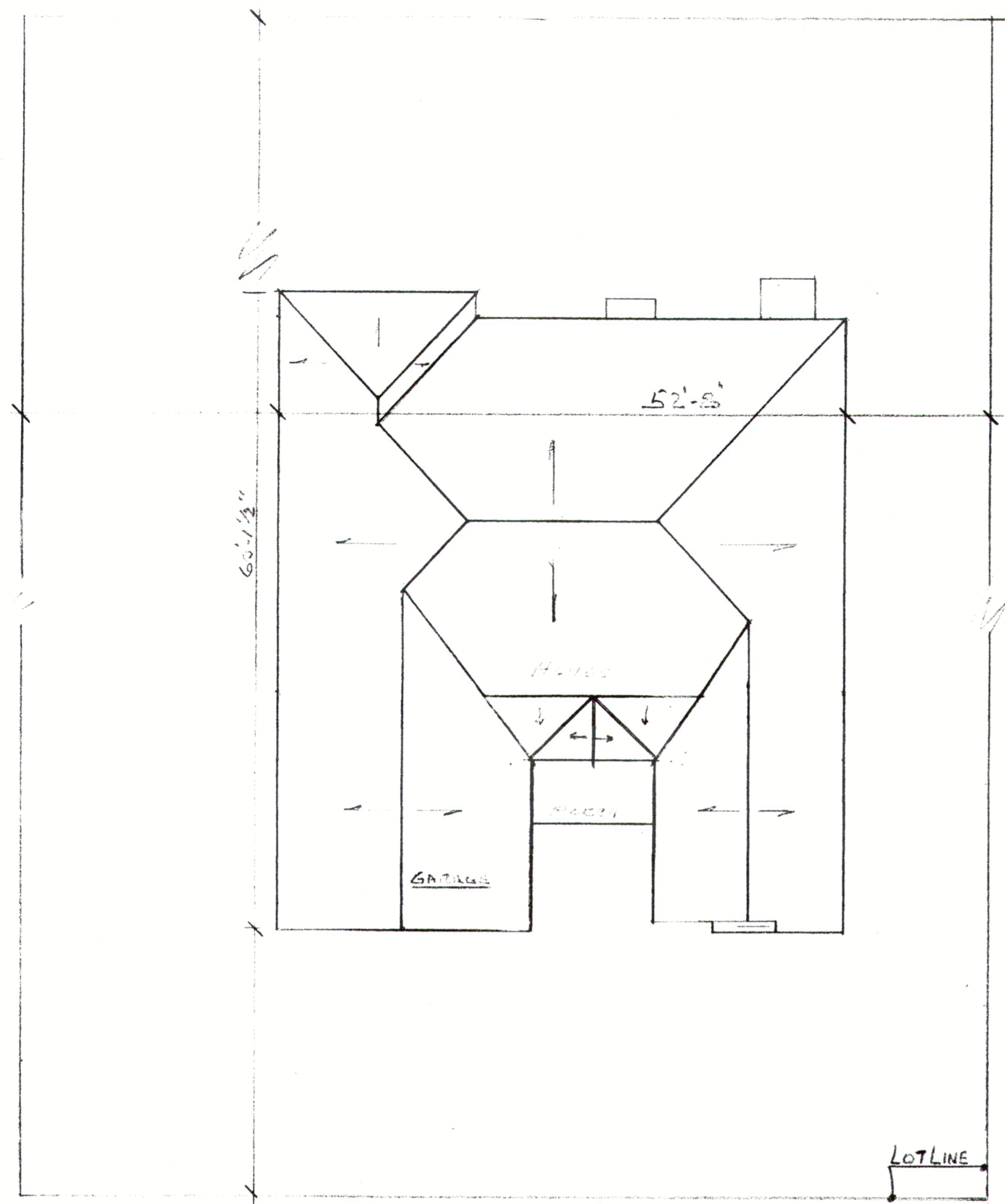


FLOOR PLAN 230113
11/21/11

RECEIVED - REVISED

JUN 09 2016
Building Department
City of Rochester Hills

BUILDER: BISMARCK DESIGNS



DATE: April 20, 2020

TO: Planning Commission

FROM: R. Brent Savidant, Community Development Director

SUBJECT: PRELIMINARY SITE PLAN REVIEW (File Number SP JPLN2020-0004) – Proposed Square Lake Court Phase II, South of Square Lake, West of Dequindre (88-20-12-200-027) zoned NN (Neighborhood Node “N”) district.

The applicant Eureka Building Company submitted the above referenced site plan for a 48-unit multi-family housing development on a 3.01 acre parcel. This represents Phase II of this development; on January 14, 2020 the applicant received Preliminary Site Plan Approval for the 14-unit Square Lake Court residential project on the abutting 0.87 acre parcel to the north.

The property is currently zoned NN (Neighborhood Node “N”) District. The Planning Commission is responsible for granting Preliminary Site Plan approval for this item.

The attached report prepared by Carlisle/Wortman Associates, Inc. (CWA), the City’s Planning Consultant, summarizes the project. CWA prepared the report with input from various City departments including Planning, Engineering, Public Works and Fire. City Management supports the findings of fact contained in the report and the recommendations included therein.

Attachments:

1. Maps
2. Report prepared by Carlisle/Wortman Associates, Inc.

G:\SITE PLANS\SP JPLN2020-0004 SQUARE LAKE COURT PHASE II\PC Memo 2020 04 28.docx

PROPOSED RESOLUTION

PRELIMINARY SITE PLAN REVIEW (File Number SP JPLN2020-0004) – Proposed Square Lake Court Phase II, South of Square Lake, West of Dequindre (88-20-12-200-027) zoned NN (Neighborhood Node “N”) district.

Resolution # PC-2020-04-

Moved by:

Seconded by:

RESOLVED, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed Square Lake Court Townhomes, 48 units, located South of Square Lake, West of Dequindre (PIN 88-20-12-200-025), Section 12, Zoned NN (Neighborhood Node “N”), be granted, subject to applicant the following:

_____) or

1. Remove the two (2) spaces that are termination of the access drive off Dequindre.
2. Provide necessary easement to Dequindre.
3. Increase all sidewalks to five (5) feet in width.
4. Provide continuous sidewalk around the perimeter of the site (connect the walk between Buildings H and J, Buildings K and L, and add a walk along easterly edge of site.
5. Add direction connection between Buildings J and K, G and F, D, and E, and A and B to Square Lake.
6. Break up the two (2) long rows of parking with landscape peninsula and tree.
7. Make any additional architecture changes based on Planning Commission input.

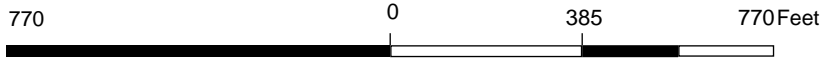
(denied, for the following reasons: _____) or

(postponed, for the following reasons: _____)

Yes:

No:

MOTION CARRIED/FAILED



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.



770 0 385 770Feet



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.



Carlisle | Wortman
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

Date: April 6, 2020

Preliminary Site Plan Review For City of Troy, Michigan

Applicant:	Eureka Builders
Project Name:	Square Lake Court
Plan Date:	February 6, 2020
Location:	South side of E. Square Lake, west of Dequindre
Zoning:	NN, Neighborhood Node
Action Requested:	Preliminary Site Plan Approval

SITE DESCRIPTION

The subject site is located on the south side of E. Square Lake, west of Dequindre. The 3.0-acre site is Phase 2 of the recently approved Square Lake Court development. Phase 1 was approved on January 14 and included 14 units on 0.87 acres. The Planning Commission approval for Phase 1 included cross-access and guest parking. Phase 2 is immediately south of Phase 1 and incorporates those conditions of Phase 2.

Phase 2 includes a total of 48 units in 4 and 6-unit buildings, with the same architecture as approved as part of Phase 1. If approved, it is assumed that Phase 1 and Phase 2 will be combined into one project. Combining into one project will eliminate the need for cross-access easements and two separate homeowners' associations. Applicant should confirm if Phase 1 and Phase 2 will be combined into one project.

The property is zoned NN, Neighborhood Node residential and the proposed site condominium use is permitted by-right. The site will be accessed by one point on E. Square Lake, through Phase 1, and one point on Dequindre, through the existing shopping center. All forty-eight (48) units are served with parking in rear-accessed garages.



Size of Subject Property:
The parcel is 3.0 acres

Proposed Uses of Subject Parcel:
Forty-eight (48) attached townhomes

Current Use of Subject Property:
The subject property is currently unimproved and vacant.

Current Zoning:
The property is currently zoned NN, Neighborhood Node District

Surrounding Property Details:

Direction	Zoning	Use
North	NN, Neighborhood	Vacant
South	R1-C, Single-Family	Church
East	NN, Neighborhood Node	Neighborhood Commercial
West	R1-C, Single Family	Single Family Residential

NATURAL FEATURES

- Topography:** A topographic survey has been provided on sheet C-1.0 and shows that the site has a generally flat landscape.
- Wetlands:** There are no wetlands on site.
- Floodplain:** There are no floodplains onsite.
- Woodlands:** The applicant has identified a total of 20 woodland trees on the site, all of which will be removed.

Replacement Details		
Protected Tree	Inches Removed	Replacement Required
Landmark	0 inches	0 inches
Woodland	203 inches	102 inches
Preservation/Mitigation	Inches Preserved	Credit
Landmark	0 inches	0 inches
Woodland	0 inches	0 inches
Protected Replacement Required	102 Inches	
Preservation Credit	0 Inches	
Total	102 inches	
Total Tree Mitigation	102 inches = Forty-one 2.5 inch trees or thirty-four 3 inch trees.	

Items to be addressed: None.

BUILDING ARRANGEMENT

The site configuration consists of forty-eight (48) townhomes in eleven (11) building clusters. Building clusters include four (4) and six (6) units. All townhomes are served with garages. We find the proposed configuration suitable for the type and size of the development proposed.

Items to be addressed: None.

AREA, WIDTH, HEIGHT, SETBACKS

Table 5.03.B.3, Building Form C of Section 5.03, Standards Applicable to All Districts of the Zoning Ordinance establishes the dimensional requirements for the NN, Neighborhood Node District. The requirements and proposed dimensions are shown in the following table.

	Required	Provided	Compliance
Side (east)	N/A, building may be placed up to property line	16 feet	Complies
Rear (west)	30-foot minimum setback	35 feet	Complies
Rear (south)	30-foot minimum setback	35 feet	Complies
Building Height	Maximum 4 stories, 55 feet, Minimum 2 stories	3 stories, 34'-10"	Complies
Lot Coverage (Building)	30%	21%	Complies
Minimum Open Space	20%	37%	Complies
Parking Location	Cannot be located in front yard	Within garages	Complies

Items to be addressed: None.

PARKING

Section 13.06.G of the Zoning Ordinance requires:

	Required	Provided
Residential: 2 spaces per unit	48 Units = 96 spaces	96 garage spaces + 24 guest spaces = 120 spaces
Barrier Free	0	0
Bicycle Parking	0	0
Loading	0	0
Total	96 spaces	96 spaces within garages and 24 guest spaces

For Phase 2 the applicant is providing 2-car garages for a total of 96. In addition, the applicant is providing 24 guest spaces. Traffic Engineering has requested the applicant remove the two (2) spaces that are termination of the access drive off Dequindre. It is not desirable to have vehicles maneuvering into/out of parking spaces in this area.

For Phase 1 and Phase 2 there are a total of 38 guest spaces for the combined 54 units of Phase 1 and 2. Even with the loss of two (2) spaces, guest parking is sufficient.

Items to be Addressed: Remove the two (2) spaces that are termination of the access drive off Dequindre.

SITE ACCESS AND CIRCULATION

The site will be served with two access points. Point 1 is via a vehicular connection to Phase 1, which has a direct connection to E. Square Lake Road. A secondary point of access is through the existing stripmall on Dequindre. A cross-access easement will be required for access to Dequindre.

The fire department has reviewed the application and finds access and circulation sufficient. However, improved internal pedestrian circulation should be provided:

1. Sidewalks should be five (5) feet in width;
2. Provide continuous sidewalk around the perimeter of the site (connect the walk between Buildings H and J, Buildings K and L, and add a walk along easterly edge of site; and
3. Add direction connection between Buildings J and K, G and F, D, and E, and A and B to Square Lake.

Items to be addressed: 1). Provide necessary easement to Dequindre. 2. Sidewalks should be five (5) feet in width; 3). Provide continuous sidewalk around the perimeter of the site (connect the walk between Buildings H and J, Buildings K and L, and add a walk along easterly edge of site; and 4). Add direction connection between Buildings J and K, G and F, D, and E, and A and B to Square Lake.

LANDSCAPING

A landscaping plan has been provided on sheet L-1.0 and are supplemented by tree protection and planting details on sheet L-1.1. The following table discusses the development’s compliance with the landscape requirements set forth in Section 13.02.

	Required:	Provided:	Compliance:
<u>Landscape buffering (east property line)</u>	1 large evergreen every 10 feet or 1 narrow evergreen every 3 feet. 330 / 10= 33 trees	33 evergreen screening trees	Complies
<u>Landscape buffering (south property line)</u>	Not Applicable	Existing Wall	Complies
<u>Landscape buffering (west property line)</u>	Not Applicable	Deciduous Trees	Complies
<u>Parking Lot Trees</u>	1 per 8 spaces = 38 spaces / 8 = 5 trees	5 trees but located on perimeter of parking spaces	Complies with Planning Commission approval.
<u>Site landscaping:</u> A minimum of twenty percent (20%) of the site area shall be comprised of landscape material. Up to twenty-five percent (25%) of the required	20%	30%	Complies

landscape area may be brick, stone, pavers, or other public plaza elements, but shall not include any parking area or required sidewalks.			
<u>Mitigation:</u>	Applicant is providing the required 34 replacement trees on site.		

Though the applicant complies with the number of parking lot trees, there are two (2) long rows with parking, one on Phase 1 and the other as part of Phase 2, that should be broken up with landscape peninsula and tree.

Transformer / Trash Enclosure:

The applicant has not indicated a central trash enclosure. It is assumed that each unit will have trash bins in the garage to be rolled out for trash pickup.

Items to be Addressed: Break up the two (2) long rows of parking with landscape peninsula and tree.

PHOTOMETRICS

A photometric plan has been provided. All photometrics and fixture meet ordinance requirements.

Items to be Addressed: None.

FLOOR PLAN AND ELEVATIONS

Floor plans and elevations have been provided. The primary material for the elevations are hardi board siding and a brick material.

The applicant has provided a bird eye view but they should provide additional 3D models to review the site in context. In addition, the applicant should bring a material samples to the meeting.

Items to be Addressed: 1). Provide additional 3D models to review the site in context; and 2). Bring physical material samples to the meeting.

DESIGN STANDARDS and SITE PLAN REVIEW STANDARDS

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

Section 5.06.E. outlines Design Standards:

1. *Building Orientation and Entrance*
2. *Ground Story Activation*
3. *Transitional Features*
4. *Site Access, Parking, and Loading*

Please see Section 5.06.E for standard details.

We find that the design standards have been met. The applicant is providing a hardi board and brick product with architectural details on all elevations.

Section 8.06 outlines Site Plan Review Design Standards.

1. *Development shall ensure compatibility to existing commercial districts and provide a transition between land uses.*
2. *Development shall incorporate the recognized best architectural building design practices.*
3. *Enhance the character, environment and safety for pedestrians and motorists.*

Please see Section 8.06 for standard details

The applicant is providing a medium density multiple family residential project. As far as site layout, access, and circulation the site plan meets the site plan review standards.

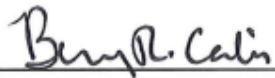
RECOMMENDATION

Applicant should confirm if Phase 1 and Phase 2 will be combined into one project, and provide additional 3D models to review the site in context; and bring physical material samples to the meeting.

We recommend that the Planning Commission grant preliminary site plan approval with the following conditions:

1. *Remove the two (2) spaces that are termination of the access drive off Dequindre.*
2. *Provide necessary easement to Dequindre.*
3. *Increase all sidewalks to five (5) feet in width.*
4. *Provide continuous sidewalk around the perimeter of the site (connect the walk between Buildings H and J, Buildings K and L, and add a walk along easterly edge of site.*
5. *Add direction connection between Buildings J and K, G and F, D, and E, and A and B to Square Lake.*
6. *Break up the two (2) long rows of parking with landscape peninsula and tree.*
7. *Make any additional architecture changes based on Planning Commission input.*

Sincerely,



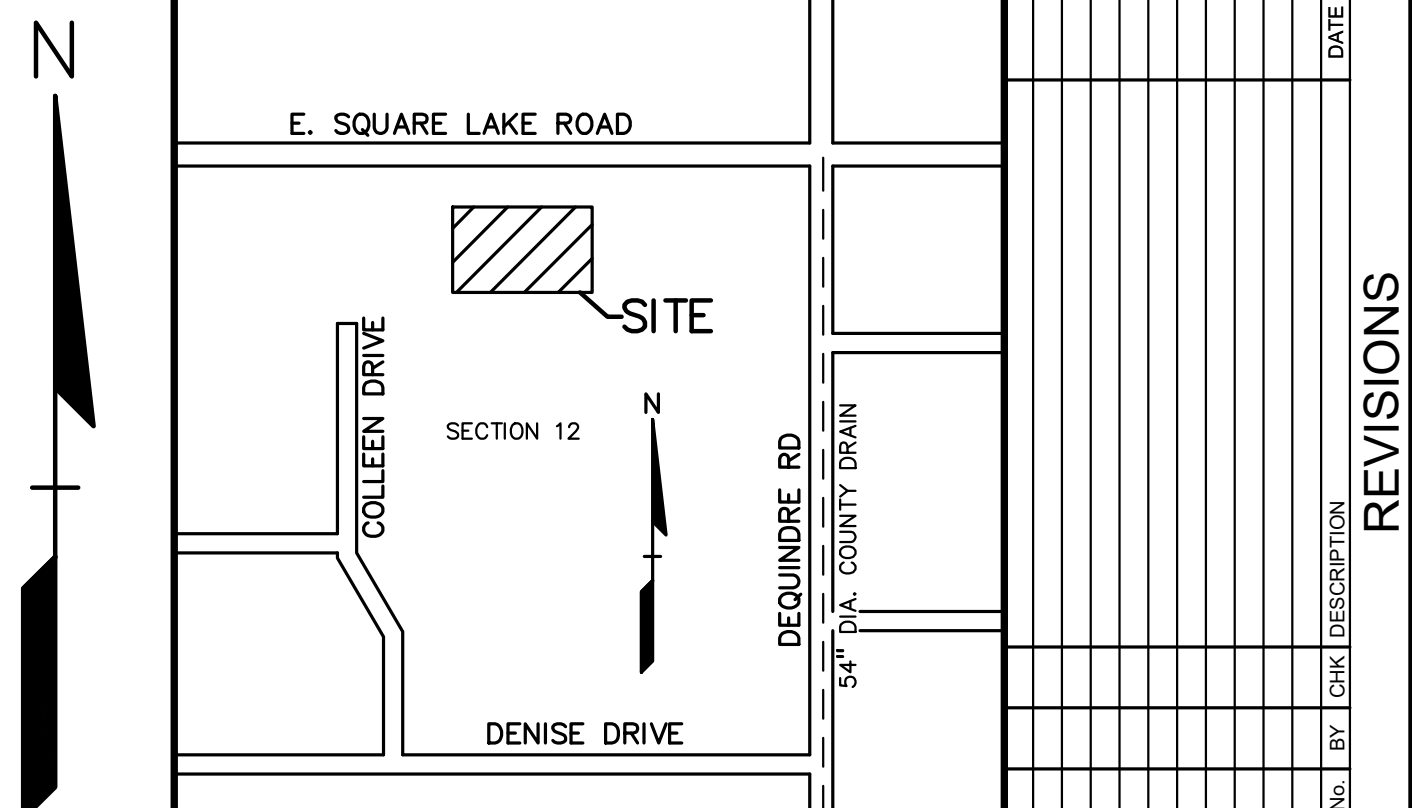
CARLISLE/WORTMAN ASSOC., INC.
Benjamin R. Carlisle, LEED AP, AICP

LEGAL DESCRIPTION:
(Per PEA)

A parcel of land situated in the Northeast 1/4 of Section 12, Township 2 North, Range 11 East, City of Troy, Oakland County, Michigan described as being part of Lots 5, 6 and 7 of "Supervisor's Plat of Wilbrett Acres" as recorded in Liber 13, Page 54, Oakland County Records, more particularly described as follows:
Commencing at the Northeast corner of said Section 12, thence along the East line of said Section 12, S00°00'04"W, 360.27 feet; thence N88°07'00"W, 60.03 feet to the West line of Dequindre Road (120 foot wide); thence along said West line S00°00'04"W, 133.55 feet; thence N88°07'55"W, 204.33 feet to the POINT OF BEGINNING;
thence continuing N88°07'55"W, 388.68 feet; thence N00°03'21"E, 434.92 feet to the South line of E Square Lake Road (120 foot wide); thence along said South line, S88°02'00"E, 377.63 feet; thence S00°00'28"W, 100.30 feet; thence S88°07'18"E, 15.02 feet; thence S00°00'00"E, 200.36 feet; thence S01°52'05"W, 133.53 feet to the POINT OF BEGINNING.
Containing ±3.876 acres of land.

BENCHMARKS
(GPS DERIVED - NAVD88)

BM #300
ARROW ON HYDRANT ±13' WEST OF WEST CURB LINE OF DEQUINDRE ROAD AND ±31' NORTH OF THE SOUTHEAST CORNER OF LOT #7.
ELEV. - 657.22'
BM #301
ARROW ON HYDRANT ±54' NORTH OF THE NORTHEAST CORNER OF BUILDING #42951 AND ±43' EAST OF THE NORTHEAST CORNER OF BUILDING #42951.
ELEV. - 660.63'

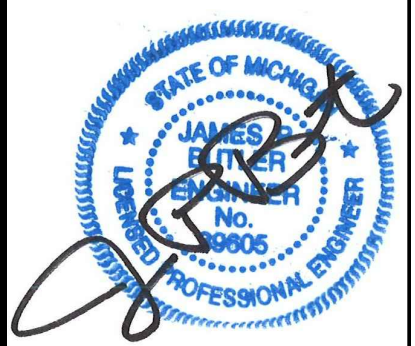
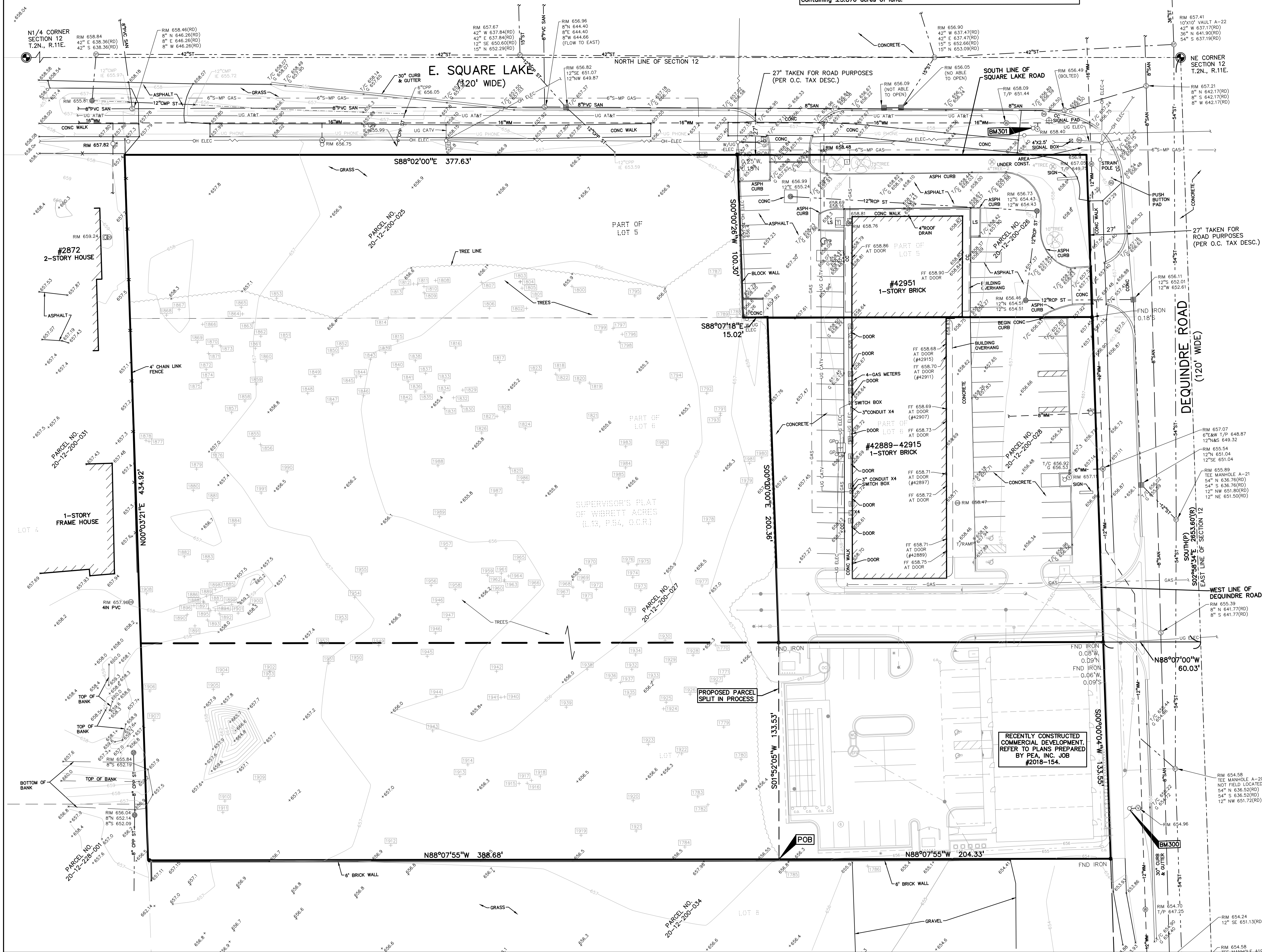
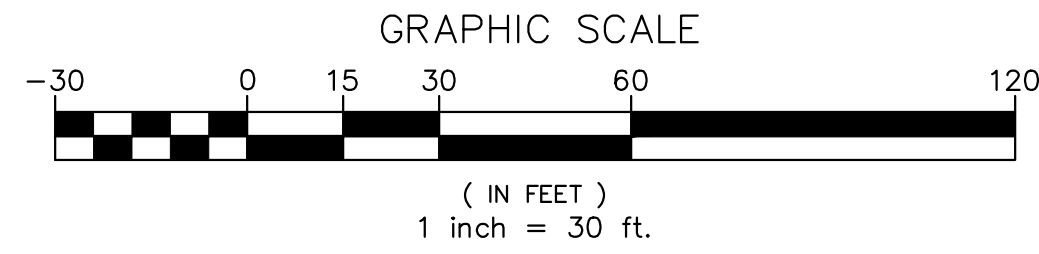


LOCATION MAP - NOT TO SCALE

- LEGEND**
- IRON FOUND
 - ⊗ IRON SET
 - ⊗ NAIL FOUND
 - ⊗ NAIL & CAP SET
 - ⊗ BRASS PLUG SET
 - ⊗ MONUMENT FOUND
 - ⊗ MONUMENT SET
 - ⊗ SEC. CORNER FOUND
 - ⊗ RECORDED
 - ⊗ MEASURED
 - ⊗ CALCULATED
- EXISTING**
- OH-ELEC— OH ELEC, PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE
 - UG-CATV— UNDERGROUND CABLE TV, CATV FEEDBACK
 - UG-TEL— TELEPHONE U.G. CABLE, FEEDBACK & MANHOLE
 - UG-ELEC— ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE
 - GAS— GAS MAIN, VALVE & GAS LINE MARKER
 - WATER— WATERMAIN, HYD. GATE VALVE, TAPPING SLEEVE & VALVE
 - SANITARY— SANITARY SEWER, CLEANOUT & MANHOLE
 - STORM— STORM SEWER, CLEANOUT & MANHOLE
 - COMBINE— COMBINE SEWER & MANHOLE
 - SQUARE— SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN
 - POST— POST INDICATOR VALVE
 - VALVE— WATER VALVE, BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF
 - MALBOX— MALBOX, TRANSFORMER, IRRIGATION CONTROL VALVE
 - UNDEFINED— UNDEFINED STRUCTURE
 - SPOT— SPOT ELEVATION
- CONSTRUCTION**
- FENCE— FENCE
 - GUARD— GUARD RAIL
 - STREET— STREET LIGHT
 - SIGN— SIGN
 - CONC.— CONCRETE
 - ASPH.— ASPHALT

- REFERENCE DRAWINGS**
- WATER MAIN— CITY OF TROY GIS MAP, DATED 05-16-18
 - SANITARY SEWER— CITY OF TROY GIS MAP, DATED 05-16-18
 - STORM SEWER— CITY OF TROY GIS MAP, DATED 05-16-18
 - GAS— NOT RECEIVED AT TIME OF P.E.A. ISSUE
 - TELEPHONE— AT&T SERVICE MAP, DATED 07-27-18
 - CATV— COMCAST SERVICE MAP, RECEIVED 08-30-18
 - OTHER— HOOE ROAD PLANS #3431, SHEETS 113-115, DATED 06-21-17

FLOODPLAIN NOTE:
BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE "X" AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 26125C0552F, DATED SEPTEMBER 29, 2006.



CAUTION!
THE LOCATION 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. WITHOUT THE PRIOR WRITTEN CONSENT OF PEA, INC. ALL COMMON-LAW RIGHTS OF COPYRIGHT AND OTHERWISE ARE HEREBY SPECIFICALLY RESERVED. © 2017 PEA, INC.

CONSTRUCTION CONTRACTOR AGREES THAT IN CONNECTION WITH GENERAL ACCEPTANCE OF CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR SHALL BE RESPONSIBLE FOR SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THE REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL OR ALLIED IN CONNECTION WITH THE PERFORMANCE OF HIS OR HER PROFESSIONAL LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.

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www.peainc.com

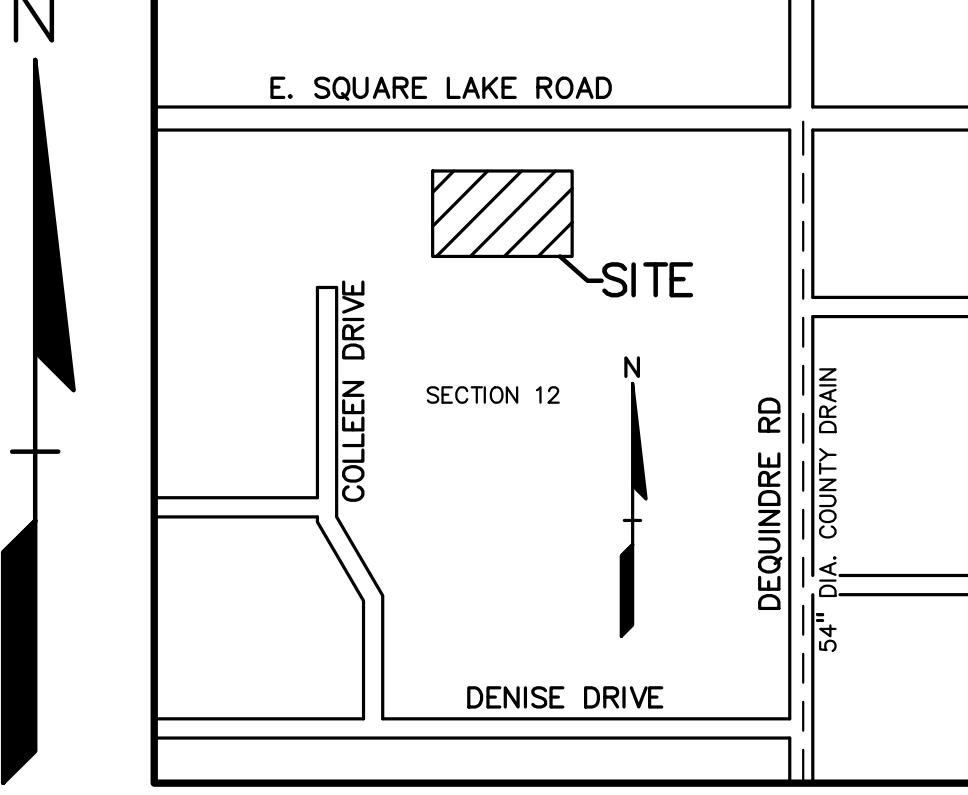
EUREKA BUILDING COMPANY 53576 DESSAND, MICHIGAN 48315 SHELBY TOWNSHIP, MICHIGAN 48315	DES.	JPB
	DN.	JPB
TOPOGRAPHIC SURVEY SQUARE LAKE COURT TOWNHOUSES SQUARE LAKE ROAD, WEST OF DEQUINDRE ROAD PART OF SEC. 12, T.2N, R.11E, CITY OF TROY, OAKLAND COUNTY, MICHIGAN	KRD.	TJS
	SUR.	P.M.
ORIGINAL ISSUE DATE: FEBRUARY 3, 2020	PEA JOB NO. 2018-154C	
SCALE: 1" = 30'	DRAWING NUMBER: C-1.0	
XREF: S:\PROJECTS\2018\2018154C\DWG\CONSTRUCTION\BASE-18154C.DWG XREF: S:\PROJECTS\2018\2018154C\DWG\CONSTRUCTION\TBK-18154C.DWG		

GENERAL NOTES:
 THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.

- ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, FACE OF SIDEWALK, OUTSIDE FACE OF BUILDING, PROPERTY LINE, CENTER OF MANHOLE/CATCH BASIN OR CENTERLINE OF PIPE UNLESS OTHERWISE NOTED.
- REFER TO SHEET C-5.0 FOR ON-SITE PAVING DETAILS.
- REFER TO SHEET C-5.0 FOR ON-SITE SIDEWALK RAMP DETAILS.
- 'NO PARKING-FIRE LANE' SIGNS SHALL BE POSTED ALONG ALL FIRE LANES AT 100 FOOT INTERVALS OR AS DIRECTED BY THE FIRE OFFICIAL.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF TROY CURRENT STANDARDS AND REGULATIONS.
- THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AND/OR THE AUTHORITY HAVING JURISDICTION 3 BUSINESS DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION.
- ANY WORK WITHIN THE STREET OR HIGHWAY RIGHTS-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE AGENCIES HAVING JURISDICTION AND SHALL NOT BEGIN UNTIL ALL NECESSARY PERMITS HAVE BEEN ISSUED FOR THE WORK.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ADJUST THE TOP OF ALL EXISTING AND PROPOSED STRUCTURES (MANHOLES, CATCH BASINS, INLETS, GATE WELLS ETC.) WITHIN GRADED AND /OR PAVED AREAS TO FINAL GRADE SHOWN ON THE PLANS. ALL SUCH ADJUSTMENTS SHALL BE INCIDENTAL TO THE JOB AND WILL NOT BE PAID FOR SEPARATELY.

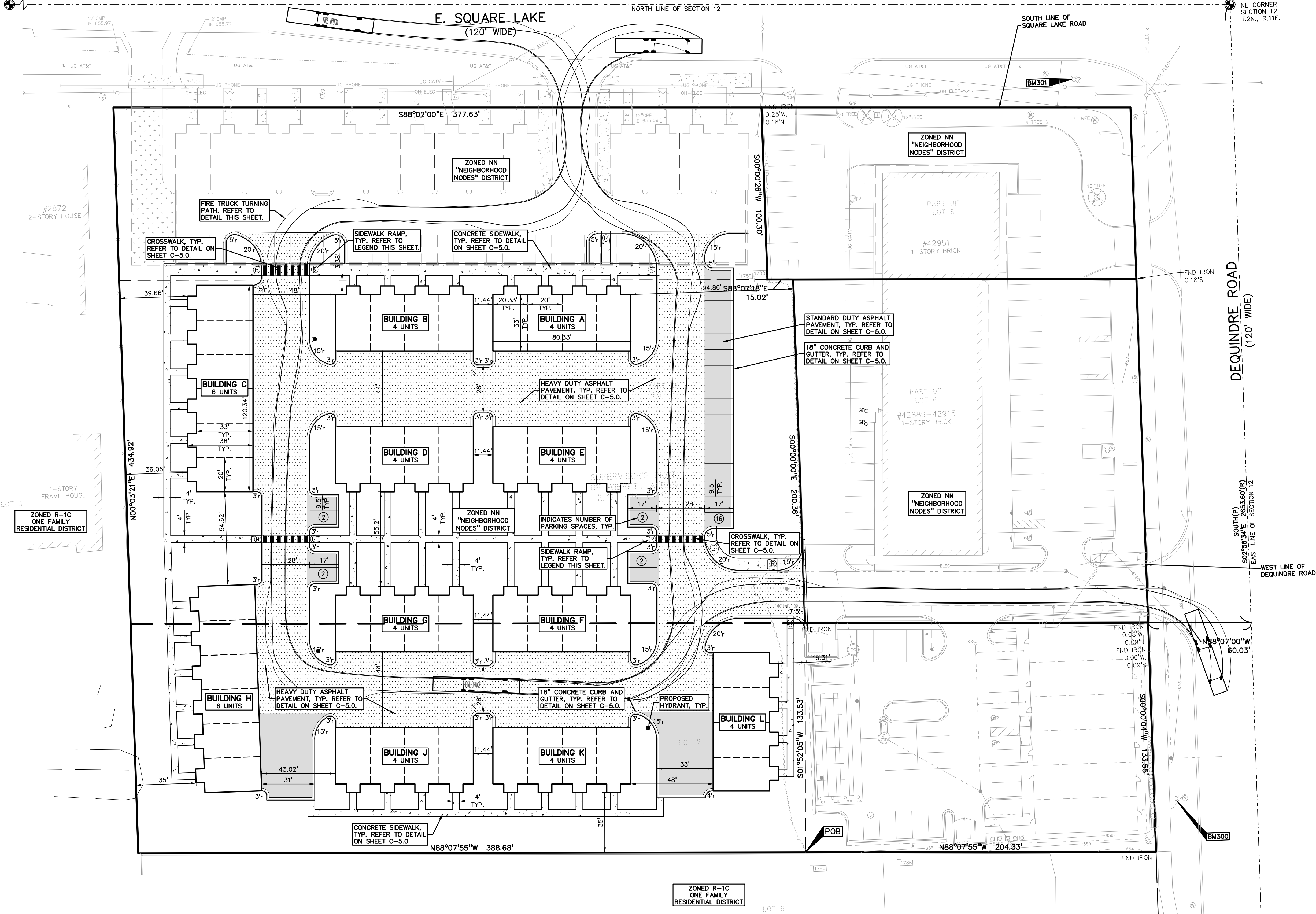
DESCRIPTION:
 land situated in the Northeast 1/4 of Section 12, Township 2 North, Range 16 East of Troy, Oakland County, Michigan described as being part of Lots 5, 6 and 7 of the Plat of "Wilbrett Acres" as recorded in Liber 13, Page 54, Oakland County Records, more particularly described as follows:
 Beginning at the Northeast corner of said Section 12, thence along the East line of said Section 12, S00°00'04"W, 360.27 feet; thence N88°07'00"W, 60.03 feet to the West line of Dequindre Road (120 foot wide); thence along said West line S00°00'04"W, 133.53 feet to the POINT OF BEGINNING;
 thence N88°07'55"W, 204.33 feet to the POINT OF BEGINNING;
 thence N88°07'55"W, 388.68 feet; thence N00°03'21"E, 434.92 feet to the East line of E Square Lake Road (120 foot wide); thence along said South line, S00°00'00"E, 377.63 feet; thence S00°00'28"W, 100.30 feet; thence S88°07'18"E, 15.02 feet to the POINT OF BEGINNING;
 containing ±3.876 acres of land.

BENCHMARKS
 (GPS DERIVED - NAVD88)
 BM #300
 ARROW ON HYDRANT ±13' WEST OF WEST CURB LINE OF DEQUINDRE ROAD AND ±31' NORTH OF THE SOUTHEAST CORNER OF LOT #7.
 ELEV. - 657.22'
 BM #301
 ARROW ON HYDRANT ±54' NORTH OF THE NORTHEAST CORNER OF BUILDING #42951 AND ±43' EAST OF THE NORTHEAST CORNER OF BUILDING #42951.
 ELEV. - 660.63'



NO.	BY	CHK	DESCRIPTION	DATE

N1/4 CORNER SECTION 12 T.2N., R.11E.



LEGEND

● IRON FOUND	○ BRASS PLUG SET	○ SEC. CORNER FOUND
⊗ IRON SET	⊗ MONUMENT FOUND	○ RECORDED
⊗ NAIL & CAP SET	⊗ MONUMENT SET	○ MEASURED
		○ CALCULATED

EXISTING

- OH-ELEC-W-O-ELEC, PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE
- UG-CATV-CATV UNDERGROUND CABLE TV, CATV PEDESTAL
- UG-PHONE-PHONE UNDERGROUND PHONE, PEDESTAL & MANHOLE
- UG-ELEC-ELEC-ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE
- UG-GAS-GAS GAS MAIN, VALVE & GAS LINE MARKER
- WATERMAN, HYD. GATE VALVE, TAPPING SLEEVE & VALVE
- SANITARY SEWER, CLEANOUT & MANHOLE
- STORM SEWER, CLEANOUT & MANHOLE
- CORNER SEWER & MANHOLE
- SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN
- POST INDICATOR VALVE
- WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF
- MALBOX, TRANSFORMER, IRRIGATION CONTROL VALVE
- UNIDENTIFIED STRUCTURE
- SPOT ELEVATION

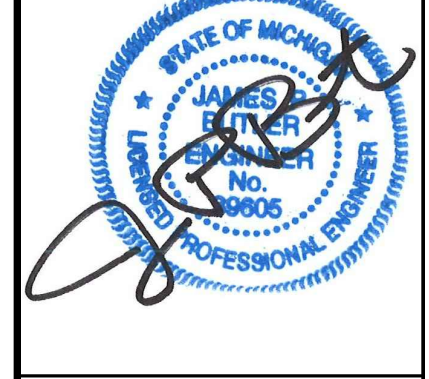
PROPOSED

- CONCRETE
- ASPH.
- CONCRETE SIDEWALK
- HEAVY DUTY ASPHALT PAVEMENT
- STANDARD DUTY ASPHALT PAVEMENT
- 18" CONCRETE CURB AND GUTTER
- HEAVY DUTY ASPHALT PAVEMENT
- HEAVY DUTY DEEP STRENGTH

REFERENCE DRAWINGS

- WATER MAIN
- SANITARY SEWER
- STORM SEWER
- ELECTRIC
- TELEPHONE
- GAS
- CATV
- OTHER

FLOODPLAIN NOTE:
 BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE "X" AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 26125C0552F, DATED SEPTEMBER 29, 2006.



CAUTION!
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EUREKA BUILDING COMPANY
 53876 DESSAND TOWNSHIP, MICHIGAN 48315
 SHELBY TOWNSHIP, MICHIGAN 48315

PRELIMINARY SITE PLAN
SQUARE LAKE COURT TOWNHOUSES
 SQUARE LAKE ROAD, WEST OF DEQUINDRE ROAD
 PART OF SEC. 12, T.2N. R.11E, CITY OF TROY, OAKLAND COUNTY, MICHIGAN

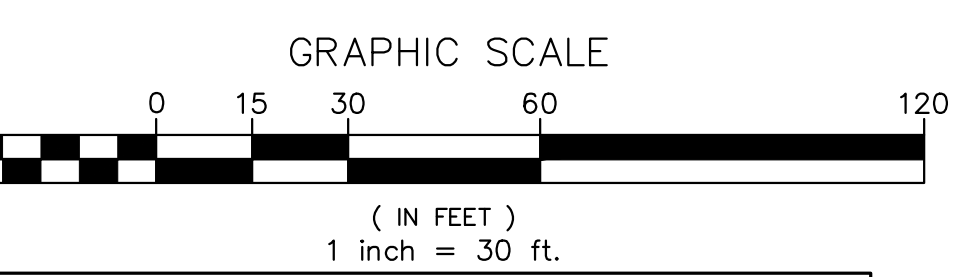
DES.	JPB	DN.	KRD	SUR.	TJS	P.M.	JPB

ORIGINAL ISSUE DATE:
 FEBRUARY 3, 2020

PEA JOB NO. 2018-154C

SCALE: 1" = 30'

DRAWING NUMBER:
C-2.0



SITE DATA TABLE:

SITE AREA: 3.01 ACRES (131,154 SF)

ZONING: NEIGHBORHOOD NODE (NN) NODE N

EXISTING USE: VACANT LAND
 PROPOSED USE: MULTI-FAMILY RESIDENTIAL

BUILDING INFORMATION:
 MINIMUM ALLOWABLE BUILDING HEIGHT = 1 STORY (14 FT)
 MAXIMUM ALLOWABLE BUILDING HEIGHT = 3 STORIES (35 FT)
 PROPOSED BUILDING HEIGHT = 3 STORIES

PROPOSED UNITS = 48 UNITS

BUILDING FOOTPRINT AREA:
 4-UNIT = 2,811 SF
 6-UNIT = 4,211 SF

BUILDING LOT COVERAGE = 9(2,811) + 2(4,211) = 33,721 SF = 21.4%

SETBACK REQUIREMENTS:

REQUIRED:	REQUIRED:	PROPOSED:
FRONT (NORTH): 10'	FRONT (NORTH): 10'	3.38'
SIDE (EAST): 0'	SIDE (EAST): 0'	16.31'
SIDE (WEST): 0'	SIDE (WEST): 0'	35.00'
REAR (SOUTH): 30'	REAR (SOUTH): 30'	35.00'

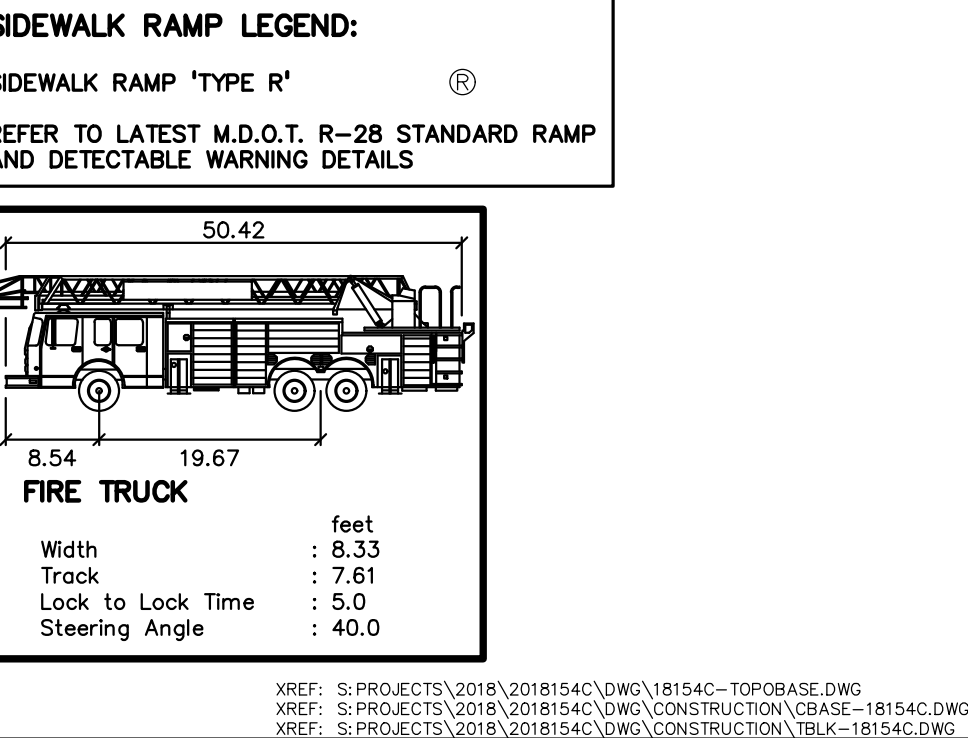
PARKING CALCULATIONS:
 REQUIRED = 2 SPACES PER UNIT
 PROVIDED = 2 * 48 UNITS = 96 SPACES
 = 96 GARAGE SPACES + 24 GUEST SPACES
 = 120 SPACES

OPEN SPACE:
 REQUIRED = 20%
 PROVIDED = 49,549 / 131,154 = 37.8%

SIDEWALK RAMP LEGEND:

SIDEWALK RAMP 'TYPE R' (R)

REFER TO LATEST M.D.O.T. R-28 STANDARD RAMP AND DETECTABLE WARNING DETAILS

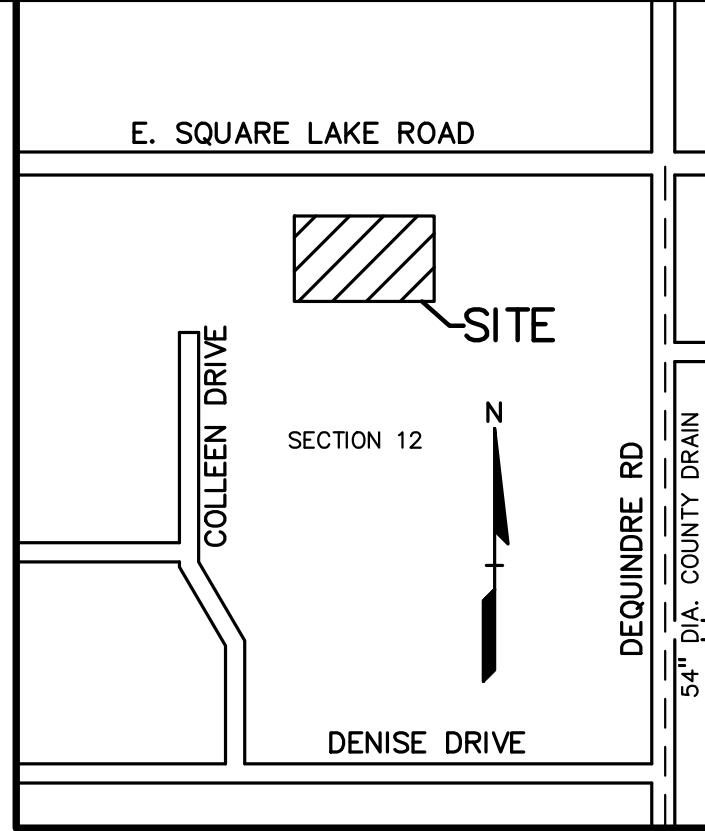


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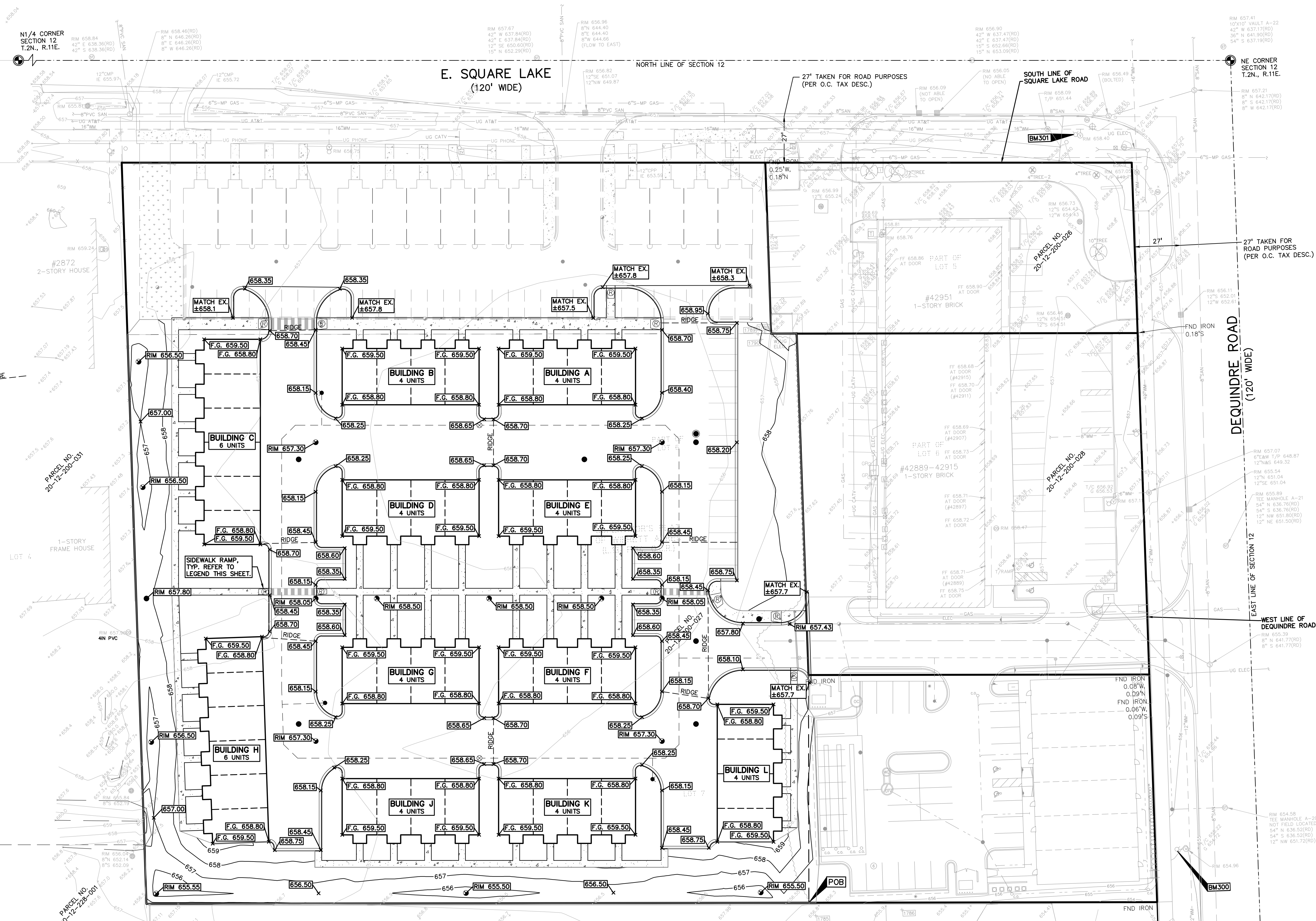
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ELEV. - 657.22'

BM #301
ARROW ON HYDRANT ±54' NORTH OF THE NORTHEAST CORNER OF BUILDING #42951 AND ±43' EAST OF THE NORTHEAST CORNER OF BUILDING #42951.
ELEV. - 660.63'



NO.	BY	CHK	DESCRIPTION	DATE



LOCATION MAP - NOT TO SCALE

LEGEND

EXISTING

- IRON FOUND
- IRON SET
- NAIL FOUND
- NAIL & CAP SET
- BRASS PLUG SET
- MONUMENT FOUND
- MONUMENT SET

PROPOSED

- SEC. CORNER FOUND
- RECORDED
- MEASURED
- CALCULATED

EXISTING

- OH-ELEC-W-O: 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-EX: ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE
- EX-GAS: GAS MAIN, VALVE & GAS LINE MARKER
- EX-WATER: WATERMAIN, HYD. GATE VALVE, TAPPING SLEEVE & VALVE
- EX-SAN: SANITARY SEWER, CLEANOUT & MANHOLE
- EX-STORM: STORM SEWER, CLEANOUT & MANHOLE
- EX-CORNER: CORNER SINKER & MANHOLE
- EX-SQUARE: SQUARE, ROUND & REEFER CATCH BASIN, YARD DRAIN
- EX-POST: POST INDICATOR VALVE
- EX-WATER VALVE: WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF
- EX-MALBOX: MALBOX, TRANSFORMER, IRRIGATION CONTROL VALVE
- EX-UNDERT: UNDETECTED STRUCTURE
- EX-SPOT: SPOT ELEVATION
- EX-CONTOUR: CONTOUR LINE
- EX-FENCE: FENCE
- EX-GUARD: GUARD RAIL
- EX-STREET: STREET LIGHT
- EX-SIGN: SIGN

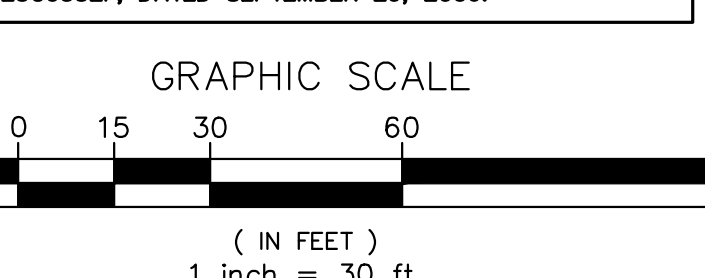
PROPOSED

- CONC.: CONCRETE
- ASPH.: ASPHALT
- 671: STD. DUTY
- 671.2: HEAVY R.O.W. DUTY ONLY
- 671.5: HEAVY DUTY
- 671.8: DEEP DUTY
- 671.8: DEEP STRENGTH

REFERENCE DRAWINGS

- CITY OF TROY GIS MAP, DATED 05-16-18
- CITY OF TROY GIS MAP, DATED 05-16-18
- CITY OF TROY GIS MAP, DATED 05-16-18
- NOT RECEIVED AT TIME OF PLAN ISSUE
- AT&T SERVICE MAP, RECEIVED 07-27-18
- COMCAST ENERGY MAP #02-61-12-1, DATED 10-02-17
- COMCAST SERVICE MAP, RECEIVED 03-30-18
- CATV
- OTHER

FLOODPLAIN NOTE:
BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE 'X'. AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 26125C0552F, DATED SEPTEMBER 29, 2006.



SIDEWALK RAMP LEGEND:
SIDEWALK RAMP 'TYPE R'
REFER TO LATEST M.D.O.T. R-28 STANDARD RAMP AND DETECTABLE WARNING DETAILS

SYMBOLS: GRADING
PROPOSED SPOT GRADE ELEVATION. ALL GRADES INDICATED ARE TOP OF PAVEMENT UNLESS OTHERWISE NOTED.
PROPOSED CONTOUR LINE

EARTHWORK BALANCING NOTE:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPORTING OR EXPORTING ALL MATERIALS AS REQUIRED TO PROPERLY GRADE THIS PROJECT TO THE FINISHED ELEVATIONS SHOWN ON THE APPROVED PLANS. THE CONTRACTOR SHALL MAKE THEIR OWN DETERMINATION OF CUT AND FILL QUANTITIES AND ALLOW FOR REMOVAL OF EXCESS OR IMPORTATION OF ADDITIONAL MATERIAL AT NO ADDITIONAL COST TO THE OWNER.



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EUREKA BUILDING COMPANY 53576 DESSAN TOWNSHIP, MICHIGAN 48315	DES.	JPB	DN.	KRD	SUR.	TJS	P.M.	JPB
	PRELIMINARY GRADING PLAN							
	SQUARE LAKE COURT TOWNHOUSES							
	PART OF SEC. 12, T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN							

ORIGINAL ISSUE DATE:
FEBRUARY 3, 2020

PEA JOB NO. 2018-154C

SCALE: 1" = 30'

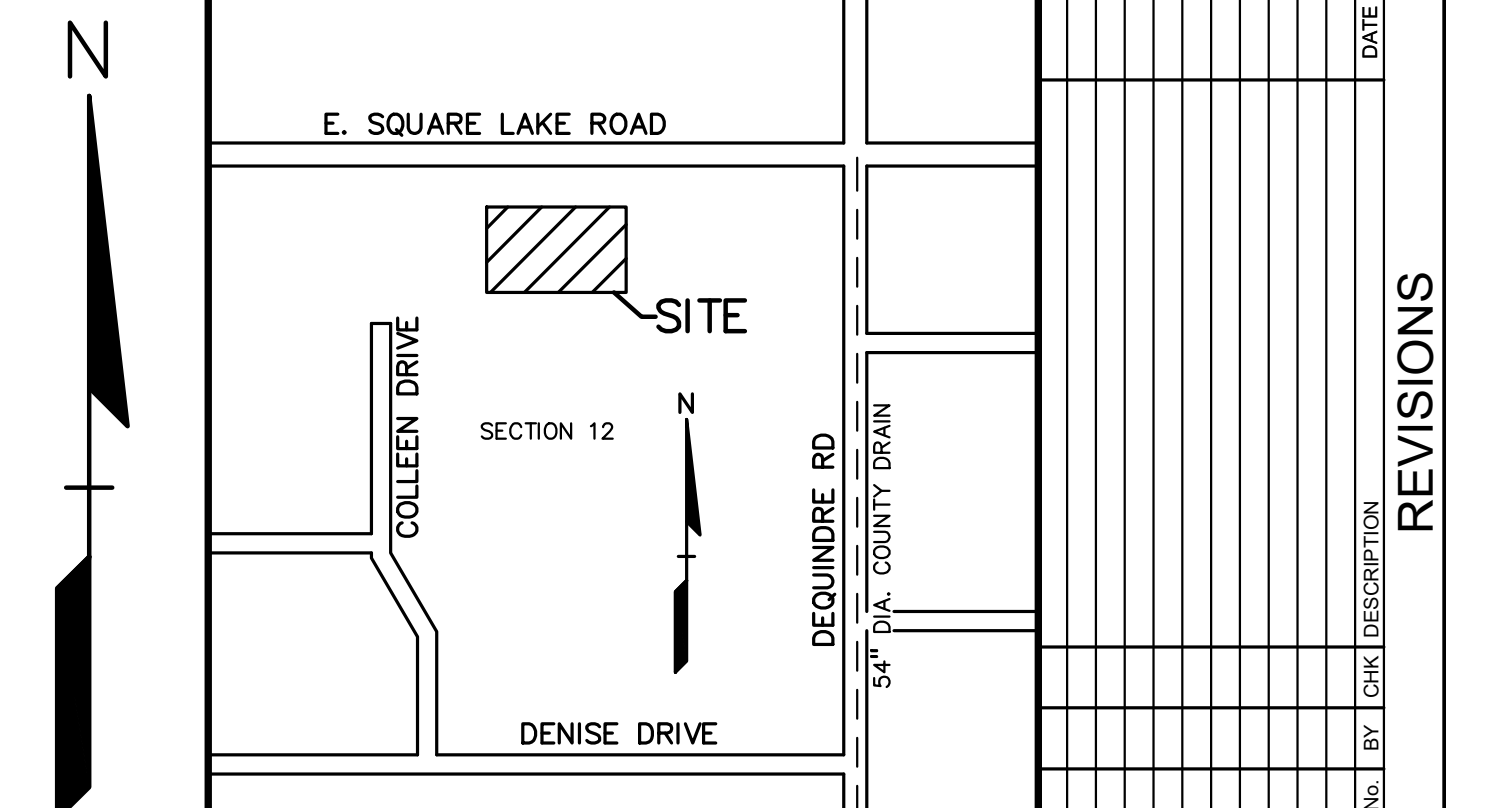
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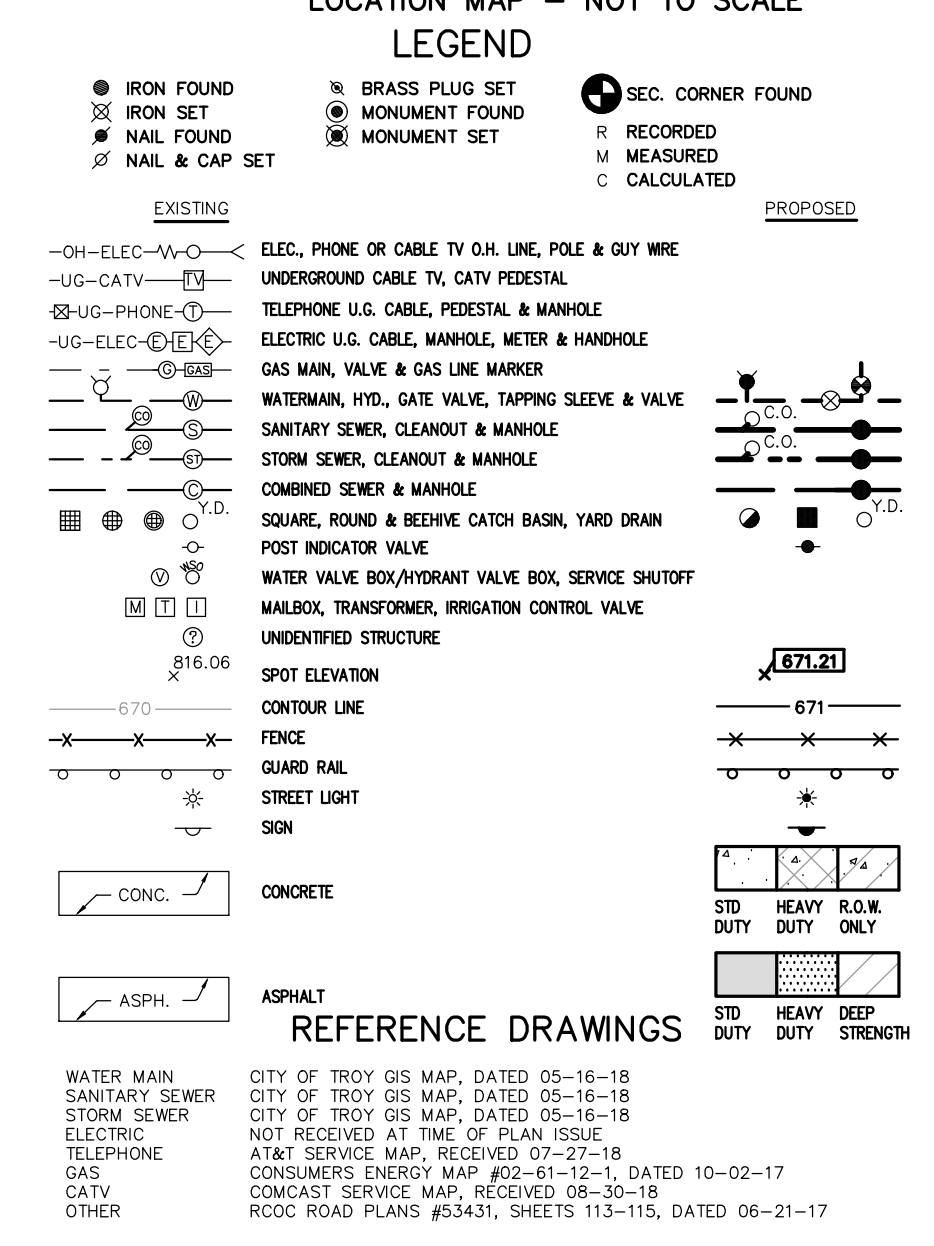
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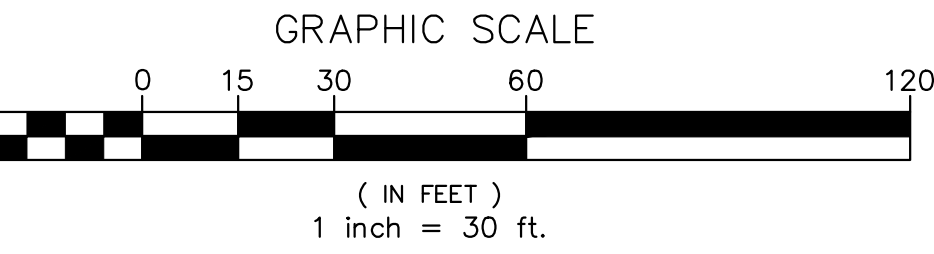
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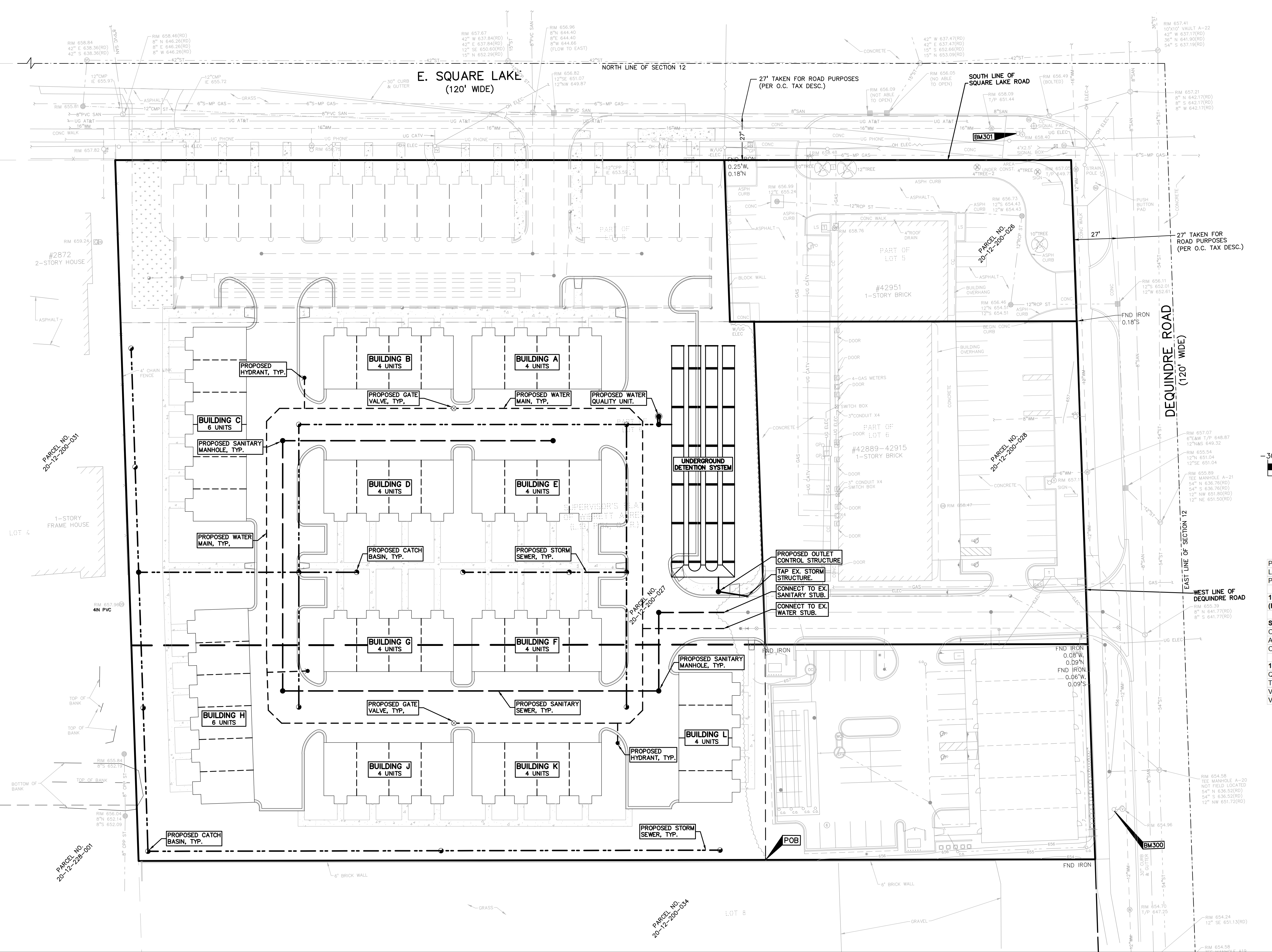


SAND BACKFILL NOTE:
ALL UTILITIES UNDER PAVEMENT OR WITHIN 3' OF THE EDGE OF PAVEMENT (OR WITHIN THE 45' LINE OF INFLUENCE OF PAVEMENT) SHALL HAVE M.D.O.T. CLASS II GRANULAR BACKFILL COMPACTED TO 95% MAX. DRY DENSITY (ASTM D-1557).

Project: Square Lake Court Townhomes
Location: Troy
Project No: 2018-154C

100 YEAR STORM DETENTION DESIGN (PER OAKLAND COUNTY DESIGN METHOD)

Site Drainage Data	
Contributing Area (A):	3.01 acre
Allowable Discharge (Qa)	0.60 cfs (0.2 acreage)
Coefficient of Runoff (Cr):	0.69
100-yr Design Storm Calculations	
Qo = (Qa)/(A)Cr:	0.29 cfs/acre impervious
T = -25 + ((10312.5/Qo))^0.5:	163.57 minutes
Vs = (16500(T)(T+25)) / 40Qo(T):	12.415 cfs/acre impervious
Vt = (Vs)(A)Cr:	25,626 cf



Parcel No. 20-12-200-026
Parcel No. 20-12-200-027
Parcel No. 20-12-200-028
Parcel No. 20-12-200-029
Parcel No. 20-12-200-030
Parcel No. 20-12-200-031
Parcel No. 20-12-200-034

LOT 4
LOT 5
LOT 6
LOT 7
LOT 8

#2872 2-STORY HOUSE
1-STORY FRAME HOUSE
#42951 1-STORY BRICK
#42889-42915 1-STORY BRICK

EUREKA BUILDING COMPANY
53576 DESSAND
SHELBY TOWNSHIP, MICHIGAN 48315

PRELIMINARY UTILITY PLAN
SQUARE LAKE COURT TOWNHOUSES
SQUARE LAKE ROAD, WEST OF DEQUINDRE ROAD
PART OF SEC. 12, T. 2N, R. 11E, CITY OF TROY, OAKLAND COUNTY, MICHIGAN

DES.	JPB	DN.	KRD	SUR.	TJS	P.M.	JPB
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ORIGINAL ISSUE DATE:
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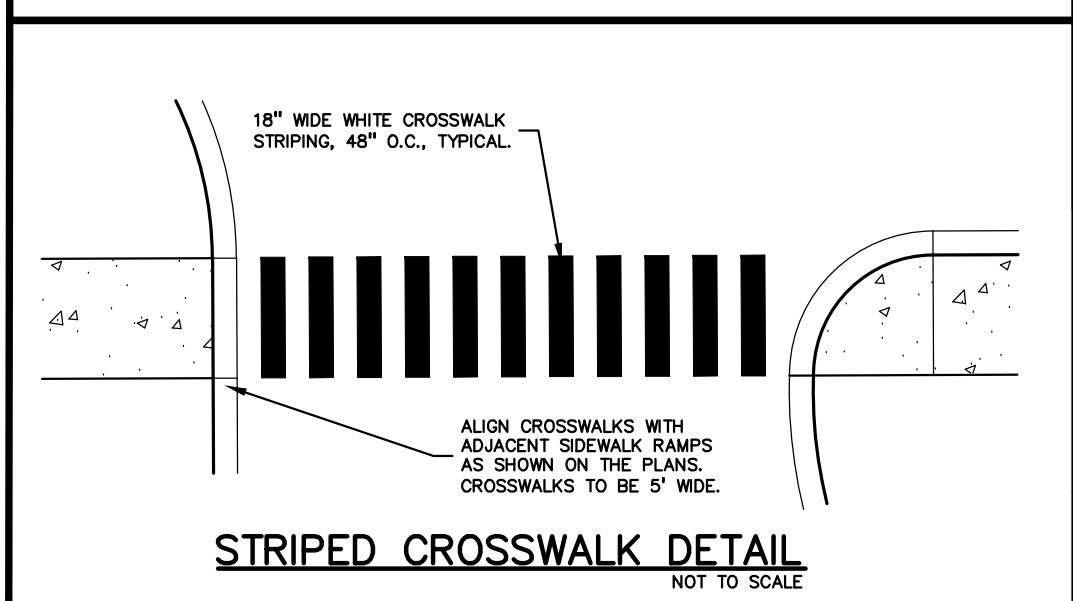
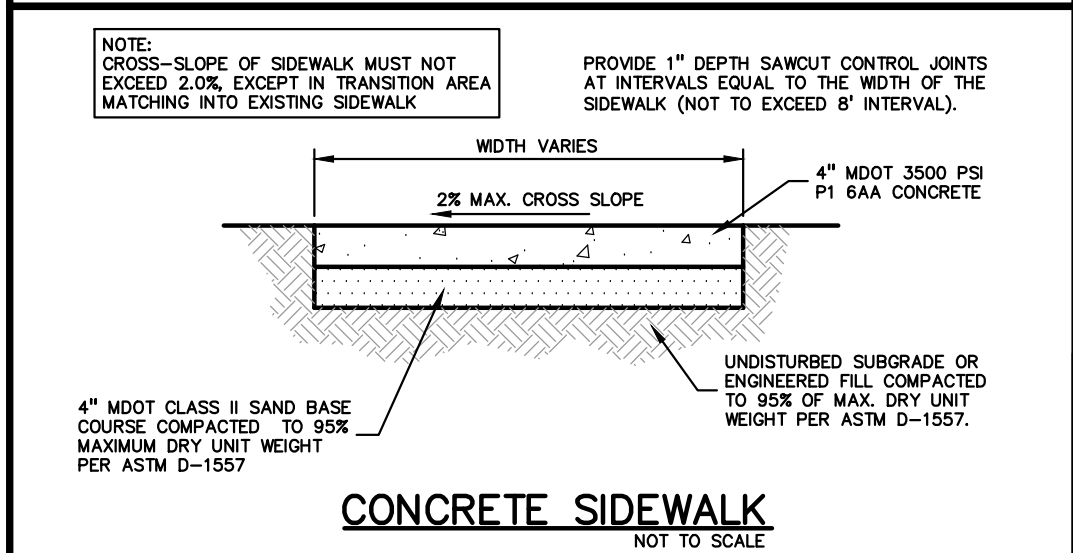
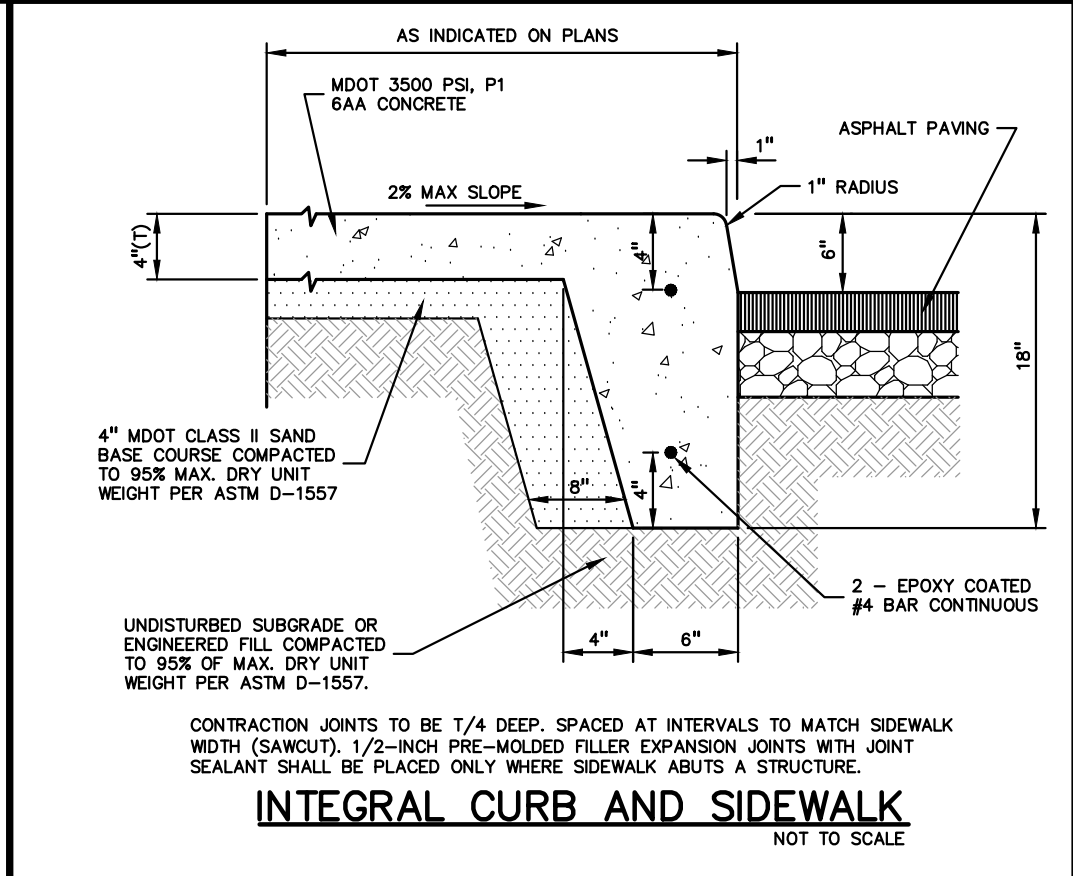
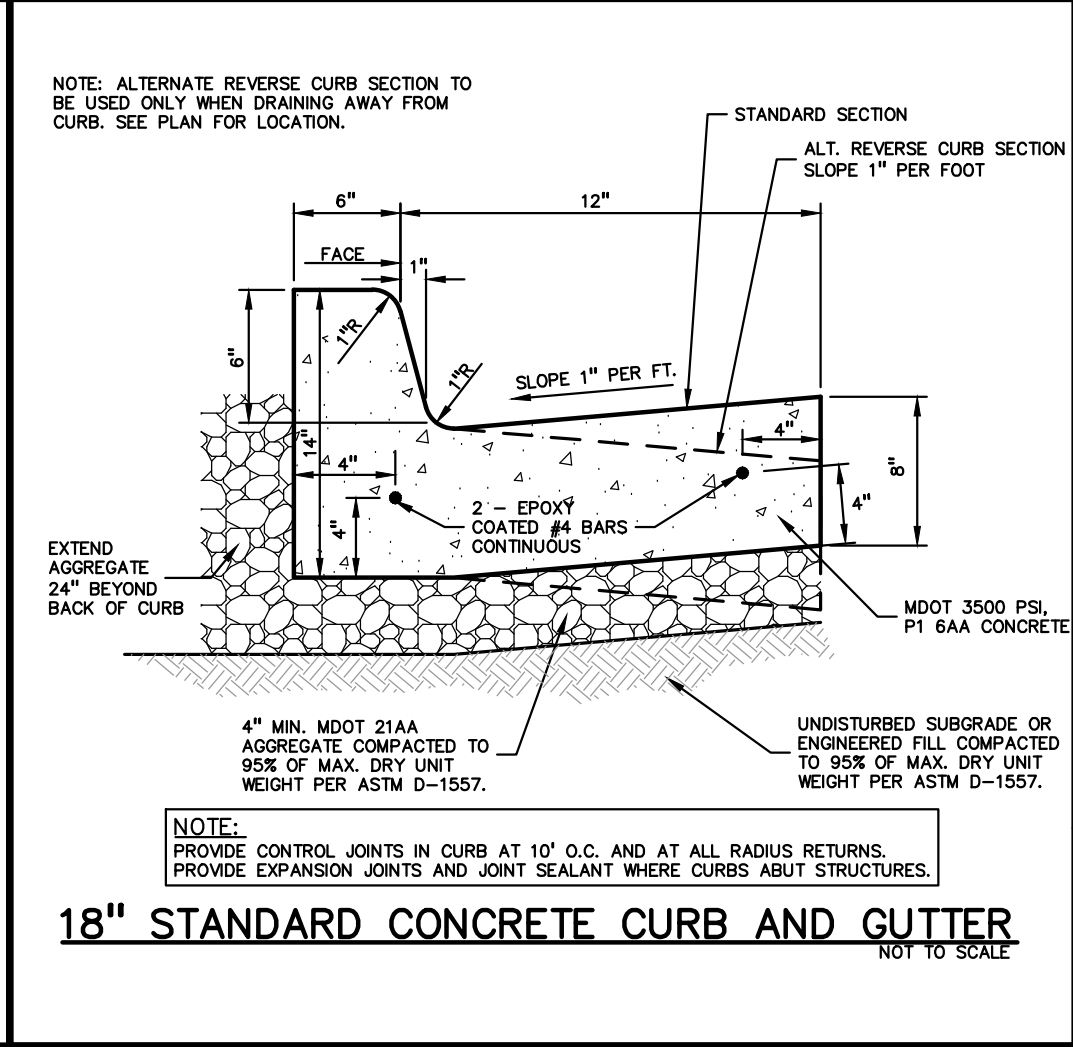
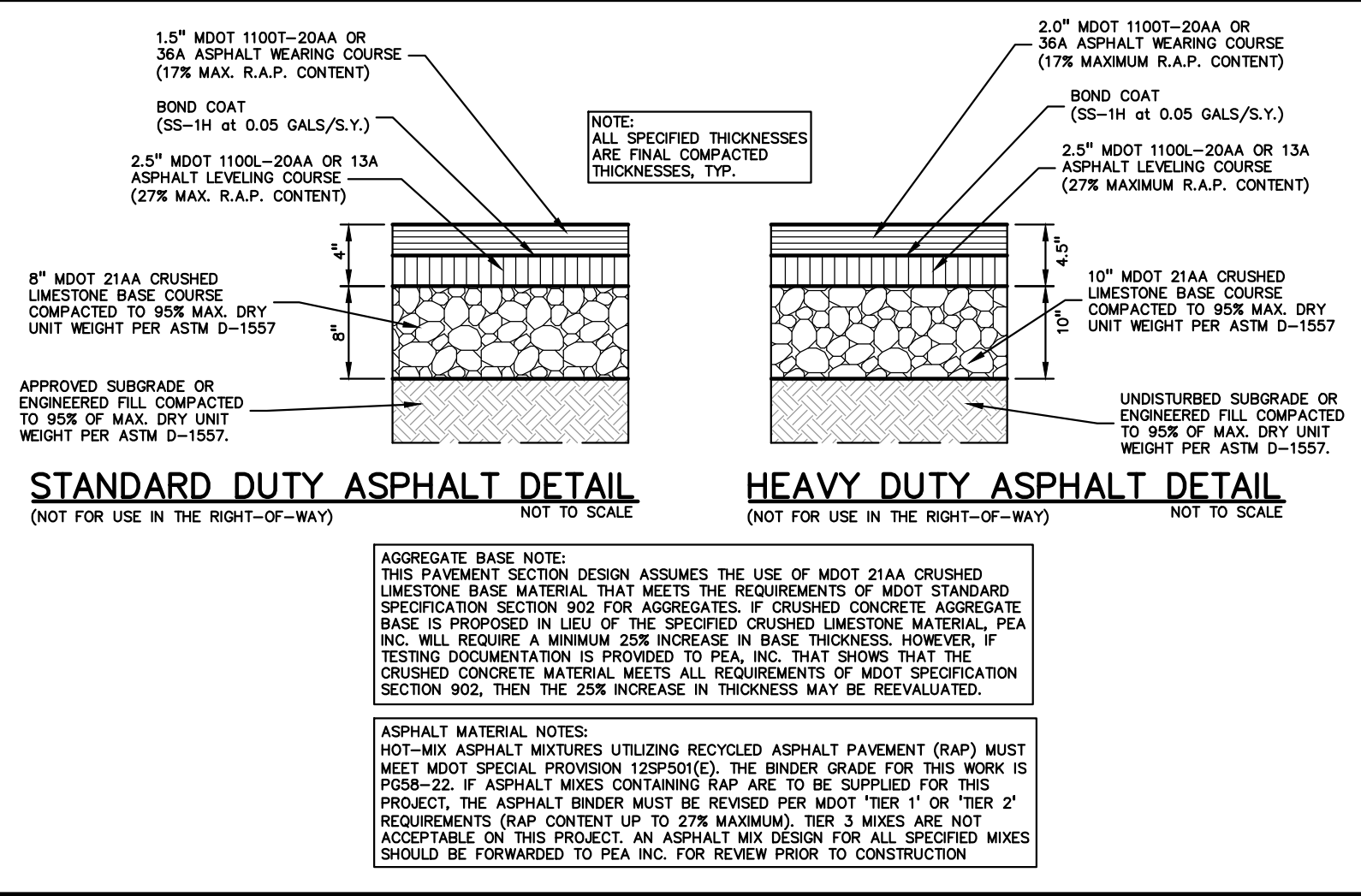
SCALE: 1" = 30'

DRAWING NUMBER:
C-4.0

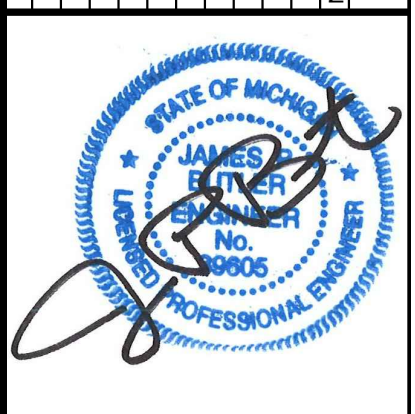
REVISIONS

NO.	REV.	CHK.	DESCRIPTION	DATE
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XREF: S:\PROJECTS\2018\2018154C\DWG\CONSTRUCTION\TOPBASE.DWG
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XREF: S:\PROJECTS\2018\2018154C\DWG\CONSTRUCTION\TBK-18154C.DWG



NO.	REV.	CHK.	DESCRIPTION	DATE



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EUREKA BUILDING COMPANY							
53876 DESSAND TOWNSHIP, MICHIGAN 48315							
NOTES AND DETAILS							
SQUARE LAKE COURT TOWNHOUSES							
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PART OF SEC. 12, T. 2N. R. 1E, CITY OF TROY, OAKLAND COUNTY, MICHIGAN							
DES.	JPB	DN.	KRD	SUR.	TJS	P.M.	JPB

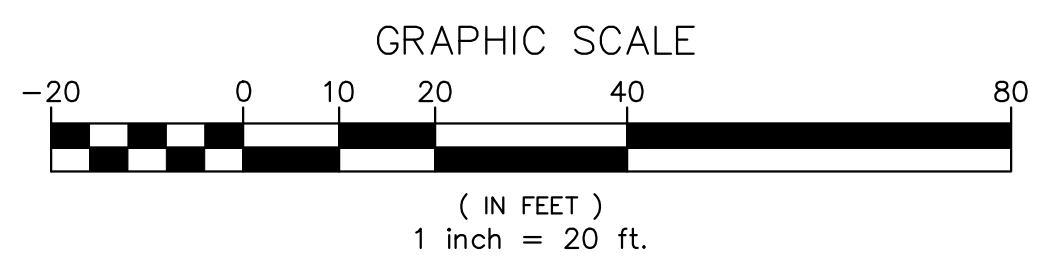
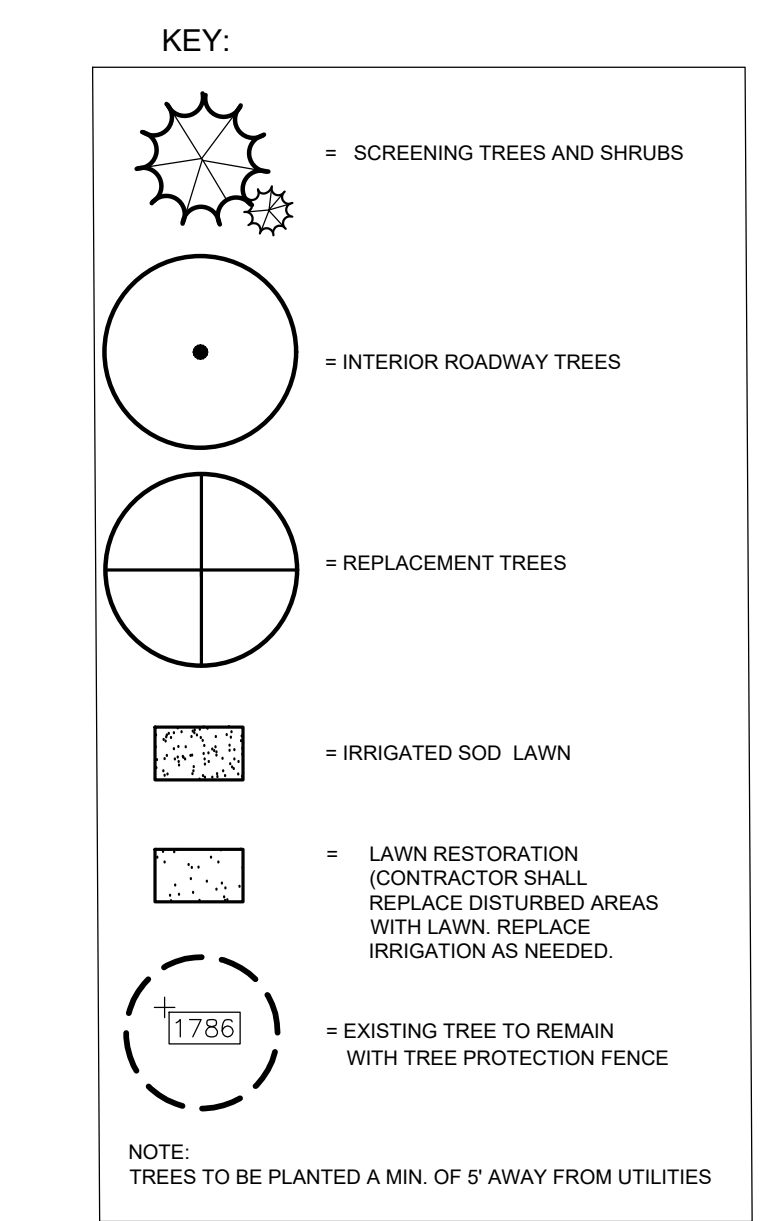
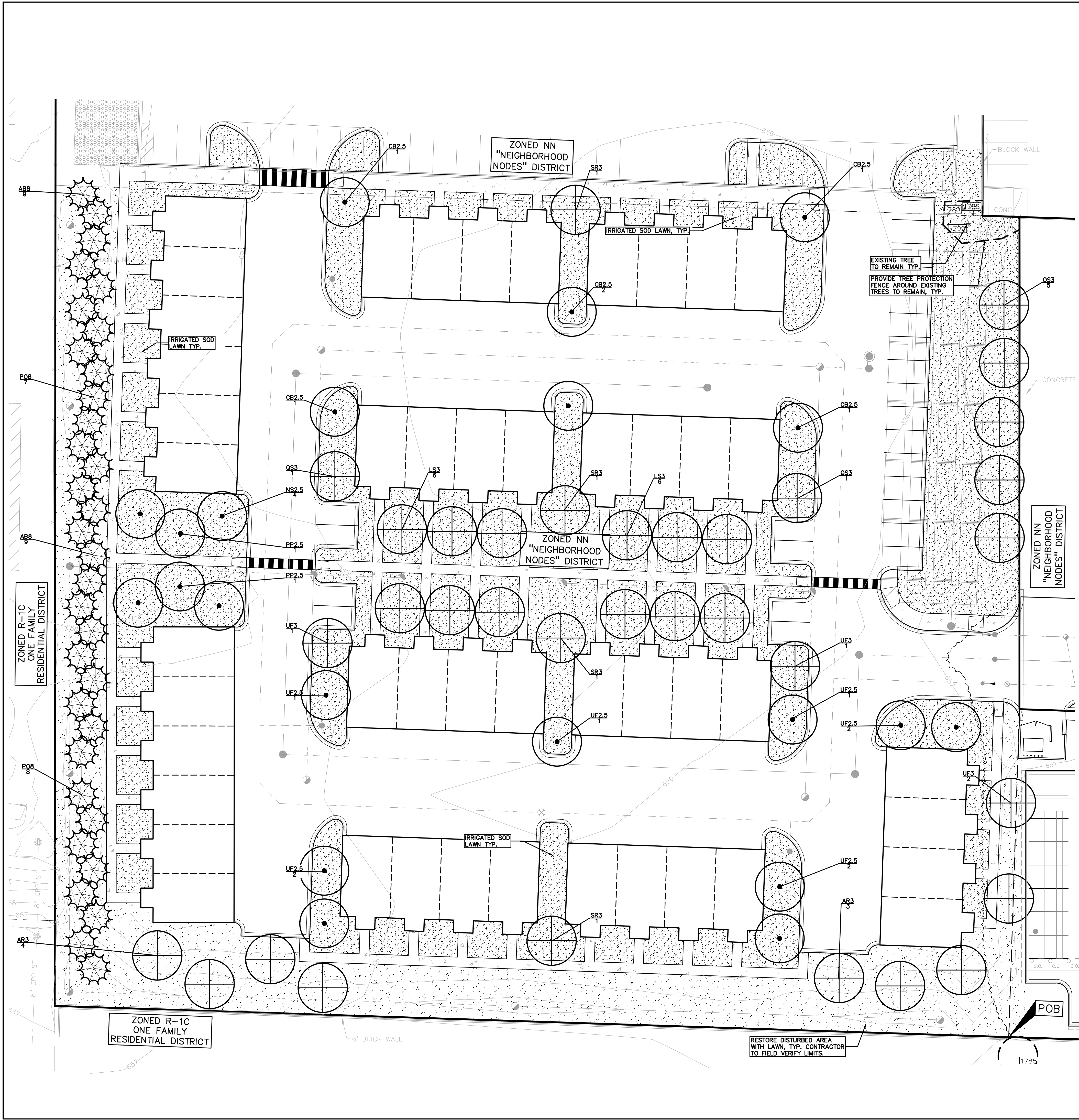
ORIGINAL ISSUE DATE:
FEBRUARY 3, 2020

PEA JOB NO. 2018-154C

SCALE: N.T.S.

DRAWING NUMBER:
C-5.0

XREF: S:\PROJECTS\2018\2018154C\DWG\CONSTRUCTION\BASE-18154C.DWG
XREF: S:\PROJECTS\2018\2018154C\DWG\CONSTRUCTION\BLK-18154C.DWG
XREF: S:\PROJECTS\2018\2018154C\DWG\CONSTRUCTION\TRK-18154C.DWG



LANDSCAPE CALCULATIONS:

PER CITY OF TROY ZONING ORDINANCE FORM BASE DISTRICT NN, NEIGHBORHOOD NODE, NODE N, SITE TYPE B, BLDG. TYPE A, STREET TYPE A

5.03 C-1a. = GENERAL SITE LANDSCAPE
 REQUIRED: 20% OF SITE AREA SHALL BE LANDSCAPE MATERIAL
 131,154 SQ.FT. SF * 20 % = 26,231 SF LANDSCAPE AREA REQUIRED
 PROVIDED: 49,549 SF LANDSCAPED AREA (37.8%)

13.02 B. = SCREENING BETWEEN USES:
 REQUIRED: WEST PROPERTY ABUTS R-1C USE
 REQUIRES SCREEN ALT. 2 OR 3 OR A SOLID WALL OR FENCE MIN. 6' HT.
 (1 LARGE EVERGREEN TREE/10' OR 1 NARROW EVG./3')

334' (WEST)/10 = 33 LG. EVG. OR 334' / 3 = 112 NARROW EVG. REQ'D.
 PROVIDED: 33 LARGE EVERGREEN TREES ON WEST SIDE OF SITE

13.02 B. = SCREENING BETWEEN USES:
 REQUIRED: SOUTH PROPERTY ABUTS R-1C USE
 REQUIRES SCREEN ALT. 2 OR 3 OR A SOLID WALL OR FENCE MIN. 6' HT.
 (1 LARGE EVERGREEN TREE/10' OR 1 NARROW EVG./3')

389' (SOUTH)/10 = 39 LG. EVG. OR 389' / 3 = 130 NARROW EVG. REQ'D.
 PROVIDED: EXISTING 6' HT. SOLID WALL

13.02 F. SUBDIVISION AND SITE CONDOMINIUM STANDARDS
 REQUIRED: 13.02 F. = 1 TREE PER 50 LF OF INTERNAL ROADS
 1,069.4 LF / 50 = 21.3 = 21 TREES REQUIRED
 PROVIDED: 21 INTERIOR ROADWAY TREES

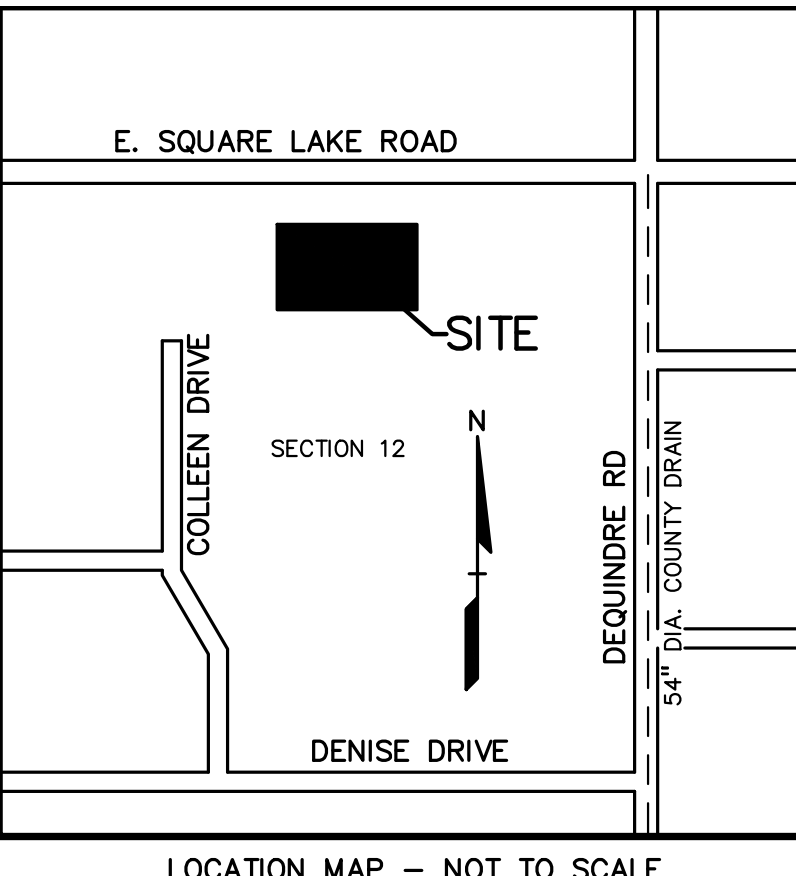
TREE REPLACEMENT
 REQUIRED: REPLACE 101.5" DBH WITH 3" CAL. TREES = 34 TREES
 SEE TREE PRESERVATION PLAN, T-1.0, FOR TREE REMOVALS.
 PROVIDED: 34 REPLACEMENT TREES

DECIDUOUS TREE LIST:

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
7	AR3	Redpointe Maple	<i>Acer rubrum 'Redpointe'</i>	3" Cal.	B&B
6	CB2.5	Columnar Hornbeam	<i>Carpinus betulus 'Fastigiata'</i>	2.5" Cal.	B&B
12	LS3	American Sweetgum 'Slender Silhouette'	<i>Liquidambar styraciflua 'Slender Silhouette'</i>	3" Cal.	B&B
4	NS2.5	Black Gum	<i>Nyssa sylvatica</i>	2.5" Cal.	B&B
2	PP2.5	Persian Ironwood	<i>Parrotia persica</i>	2.5" Cal.	B&B
7	QS3	Red Oak 'Skinny Genes'	<i>Quercus robur x alba 'JFS-KW2QX'</i>	3" Cal.	B&B
4	SR3	Japanese Tree Lilac	<i>Syringa reticulata 'Ivory Silk'</i>	3" Cal.	B&B
9	UF2.5	Frontier Elm	<i>Ulmus 'Frontier'</i>	2.5" Cal.	B&B
4	UF3	Frontier Elm	<i>Ulmus 'Frontier'</i>	3" Cal.	B&B
55		TOTAL DEC.			

EVERGREEN TREE PLANT LIST:

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
18	AB8	Balsam Fir	<i>Abies balsamea</i>	8' Ht.	B&B
15	PO8	Serbian Spruce	<i>Picea omorika</i>	8' Ht.	B&B
33		TOTAL EVG.			



- GENERAL PLANTING NOTES:**
- 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.
 - 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.
 - 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.
 - CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON LANDSCAPE PLAN PRIOR TO PRICING THE WORK.
 - THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
 - ALL SINGLE STEM SHADE TREES TO HAVE STRAIGHT TRUNKS AND SYMMETRICAL CROWNS.
 - ALL SINGLE TRUNK SHADE TREES TO HAVE A CENTRAL LEADER. TREES WITH FORKED OR IRREGULAR TRUNKS WILL NOT BE ACCEPTED.
 - 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.
 - ALL EVERGREEN TREES SHALL BE HEAVILY BRANCHED AND FULL TO THE GROUND, SYMMETRICAL IN SHAPE AND NOT SHEARED FOR THE LAST FIVE GROWING SEASONS.
 - ALL TREES TO HAVE CLAY OR CLAY LOAM BALLS, TREES WITH SAND BALLS WILL BE REJECTED.
 - 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.
 - 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.
 - IT IS MANDATORY THAT POSITIVE DRAINAGE IS PROVIDED AWAY FROM ALL BUILDINGS.
 - ALL PLANTING BEDS SHALL RECEIVE 3" SHREDDED HARDWOOD BARK MULCH, WITH PRE EMERGENT. SEE SPECIFICATIONS, SHREDDED PALETTE AND DYED MULCH WILL NOT BE ACCEPTED.
 - ALL LANDSCAPED AREAS SHALL RECEIVE 3" COMPACTED TOPSOIL.
 - SEE SPECIFICATIONS FOR ADDITIONAL COMMENTS, REQUIREMENTS, PLANTING PROCEDURES AND WARRANTY STANDARDS.

REVISIONS

NO.	BY	DESCRIPTION	DATE

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

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR SHALL BE RESPONSIBLE FOR ASSUMING SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY AND HOLD DESIGN PROFESSIONAL MEMBERS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPT LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.

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 www.peainc.com

EUREKA BUILDING COMPANY
 5376 DESANO, MICHIGAN, 48315
 SHELBY TOWNSHIP, MICHIGAN, 48315

PRELIM LANDSCAPE PLAN
SQUARE LAKE COURT TOWNHOUSES
 SQUARE LAKE ROAD, WEST OF DEQUINDE ROAD
 PART OF SEC. 12, T. 2N, R. 11E, CITY OF TROY, OAKLAND COUNTY, MICHIGAN

DES. CLR. DN. CLR. SUR. TJS. P.M. JPB

ORIGINAL ISSUE DATE:
 FEBRUARY 3, 2020

PEA JOB NO. 2018-154C

SCALE: 1"=20'

DRAWING NUMBER:
L-1.0

XREF: S:\PROJECTS\2018\2018154C\DWG\18154C-TOPORASE.DWG
 XREF: S:\PROJECTS\2018\2018154C\DWG\CONSTRUCTION\BASE-18154C.DWG
 XREF: S:\PROJECTS\2018\2018154C\DWG\CONSTRUCTION\BLK-18154C.DWG

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

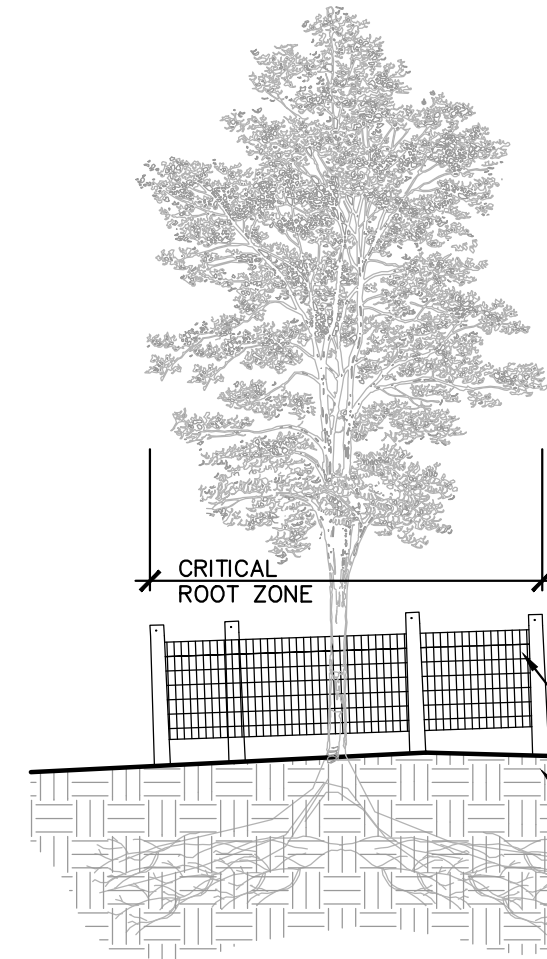
ALL UTILITY SERVICE REQUESTS MUST INCLUDE NOTIFICATION TO THE INSTALLER THAT PROTECTED TREES MUST BE AVOIDED. ALL TRENCHING SHALL OCCUR OUTSIDE OF THE PROTECTIVE FENCING

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

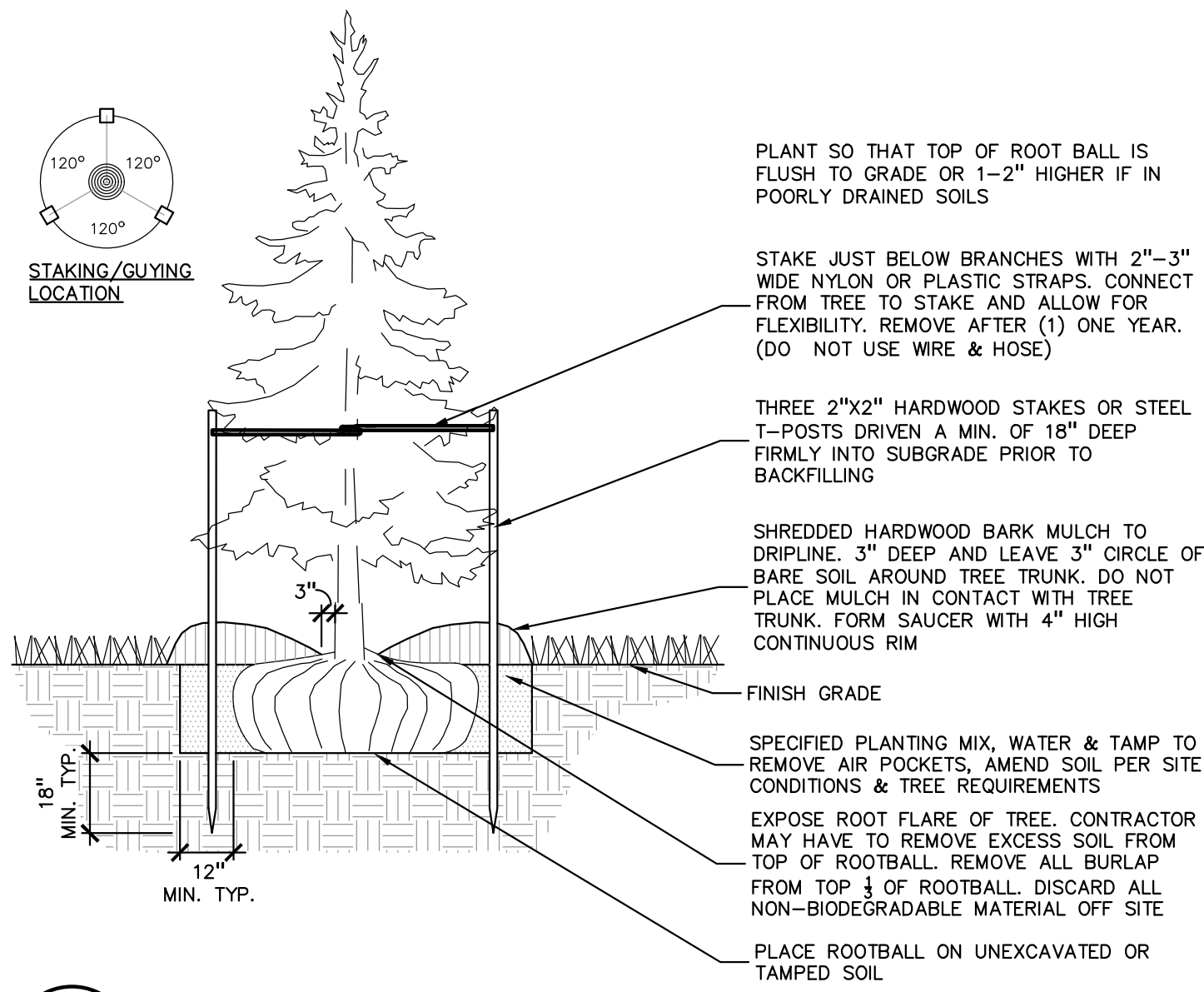
TREES TO BE PRESERVED SHALL BE IDENTIFIED WITH FLAGGING PRIOR TO THE TREE CLEARING OPERATIONS

PROVIDE FENCE AROUND CRITICAL ROOT ZONE OF TREE

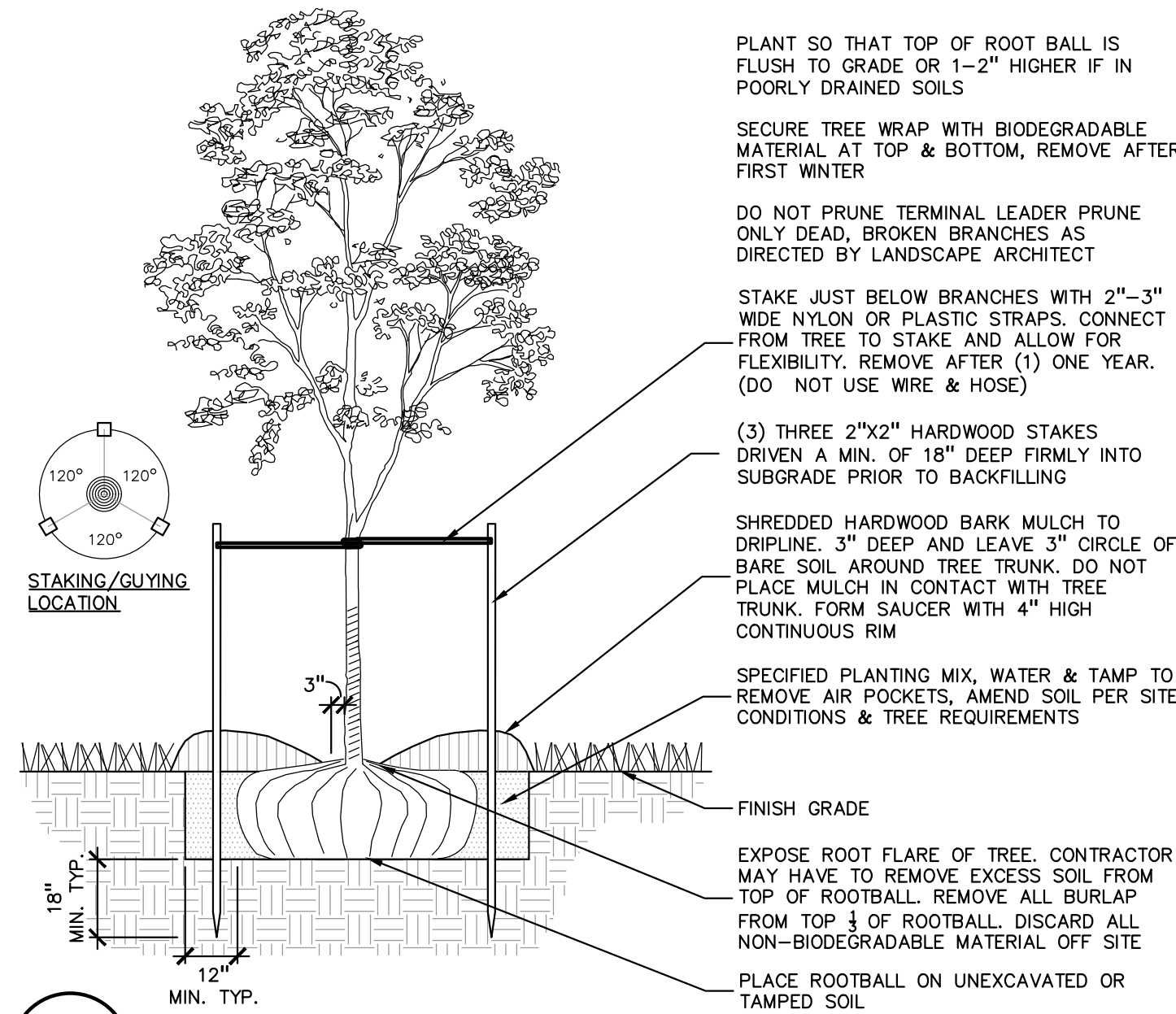
FENCE SHALL BE PLACED IN A CIRCLE WITH A MINIMUM RADIUS OF 1" PER 1" DIAMETER OF THE TREE MEASURED AT 4.5' ABOVE GROUND



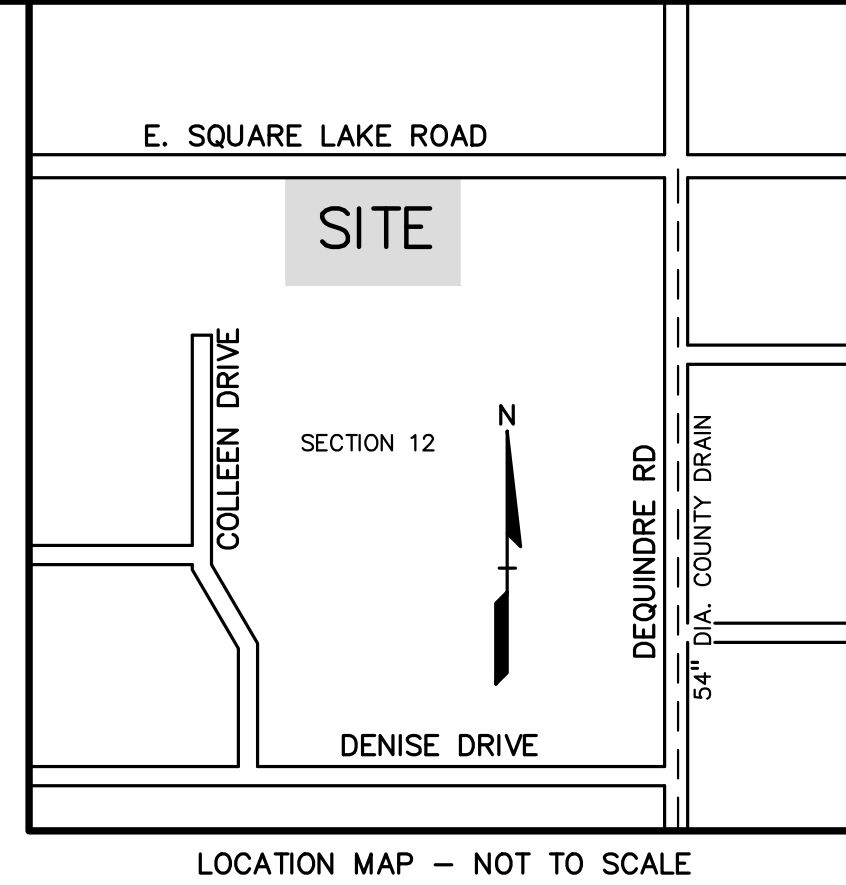
3 TREE PROTECTION DETAIL
SCALE: 1" = 3'-0"



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



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



LOCATION MAP - NOT TO SCALE

NO.	BY	CHK	DESCRIPTION	DATE

REVISIONS



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EUREKA BUILDING COMPANY	53876 DESANO, SHELBY TOWNSHIP, MICHIGAN 48315	DES.	CLR	DN.	CLR	CLR	SUR.	TJS	P.M.	JPB
LANDSCAPE DETAILS	SQUARE LAKE COURT TOWNHOUSES	PART OF SEC. 12, T. 2N, R. 11E, CITY OF TROY, OAKLAND COUNTY, MICHIGAN								

ORIGINAL ISSUE DATE:
JANUARY 23, 2020

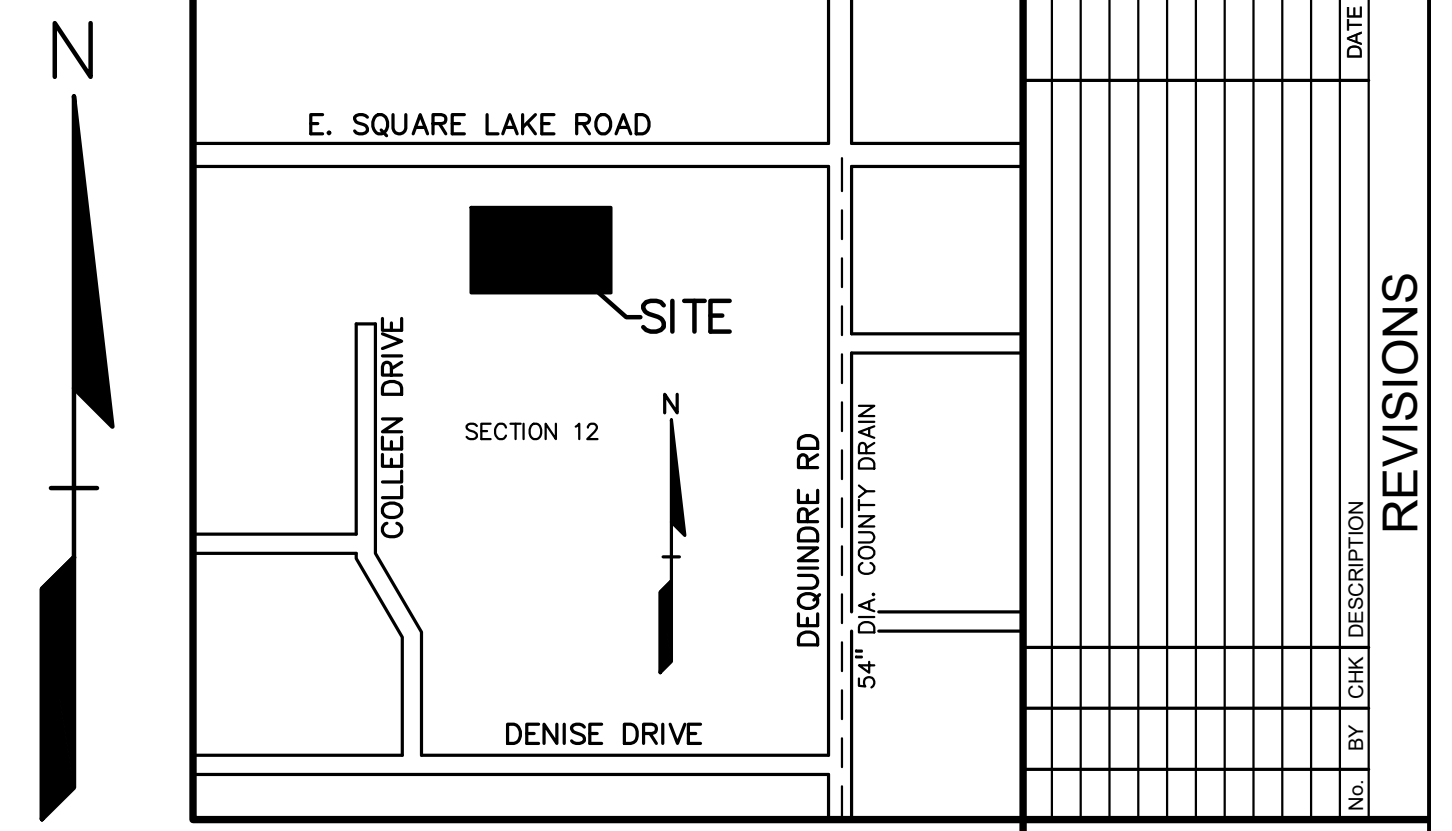
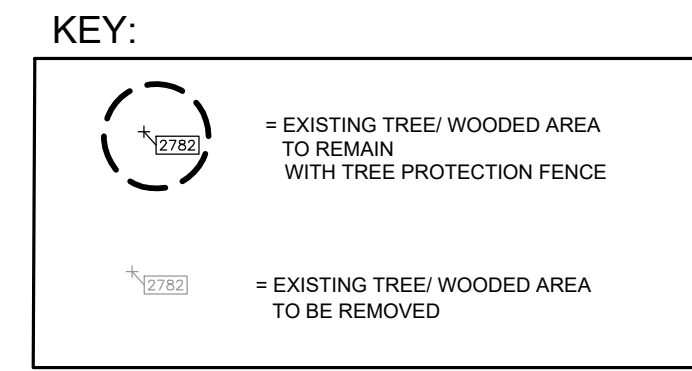
PEA JOB NO. 2018-154C

SCALE: VARIES

DRAWING NUMBER:

L-1.1

REPLACEMENT TREE SUMMARY:
 NOT INCLUDED FOR REPLACEMENT ARE DEAD, DAMAGED, DISEASED, INVASIVE SPECIES AND OFF SITE TREES.
 SEE SHEET T-1.1 FOR TREE LIST AND CALCULATIONS.



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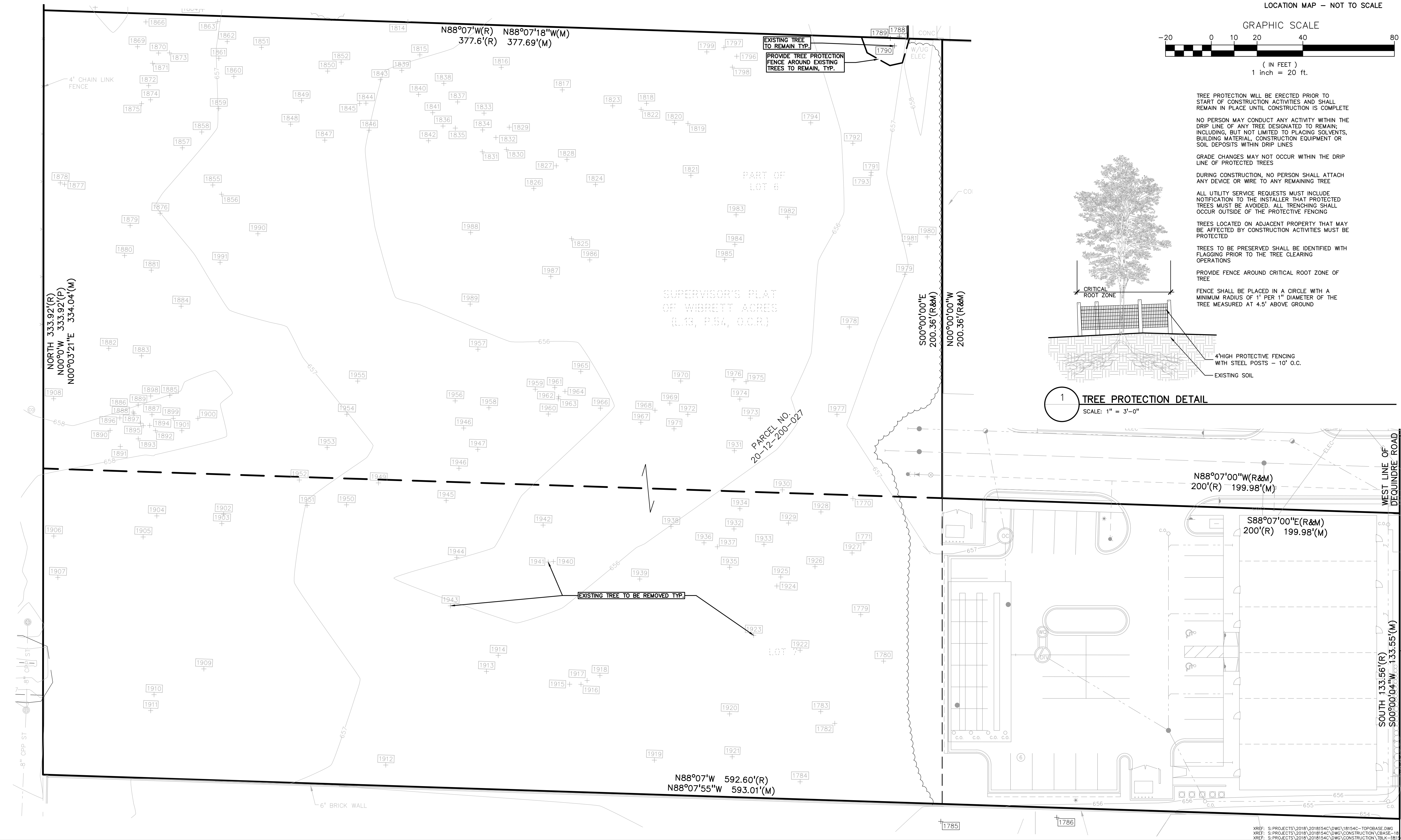
DES. C.L.R. DN. C.L.R. SUR. T.J.S. P.M. J.P.B.

ORIGINAL ISSUE DATE:
 FEBRUARY 3, 2020

PEA JOB NO. 2018-154C

SCALE: 1" = 20'

DRAWING NUMBER:
T-1.0



XREF: S:\PROJECTS\2018\2018154C\DWG\18154C-10\TOPBASE.DWG
 XREF: S:\PROJECTS\2018\2018154C\DWG\CONSTRUCTION\CS&E-18154C.DWG
 XREF: S:\PROJECTS\2018\2018154C\DWG\CONSTRUCTION\TBLK-18154C.DWG

TAG	CODE	DBH	COMMON NAME	LATIN NAME	COND	NOTE	CLASS	SAVE / REMOVE	REPLACE
1770	RM	8	Red Maple	Acer rubrum	Good		WOODLAND	R	REPLACE
1771	RM	10	Red Maple	Acer rubrum	Good		WOODLAND	R	REPLACE
1779	SM	10	Silver Maple	Acer saccharinum	Good		INVASIVE	R	-
1780	SC	9	Scotch Pine	Pinus sylvestris	Good		WOODLAND	R	REPLACE
1782	BX	6	Box elder	Acer negundo	Good		INVASIVE	R	-
1783	RM	9	Red Maple	Acer rubrum	Good		WOODLAND	R	REPLACE
1784	BX	8	Box elder	Acer negundo	Fair		INVASIVE	R	-
1789	CT	43	Cottonwood	Populus deltoides	Fair		INVASIVE	S	-
1790	CT	27	Cottonwood	Populus deltoides	Good		INVASIVE	S	-
1791	E	9	American Elm	Ulmus americana	Good		INVASIVE	R	-
1792	B	8	Basswood	Tilia americana	Good	X4	WOODLAND	R	REPLACE
1793	B	14	Basswood	Tilia americana	Good		WOODLAND	R	REPLACE
1794	RM	7	Red Maple	Acer rubrum	Good		WOODLAND	R	REPLACE
1796	E	13	American Elm	Ulmus americana	Good		INVASIVE	R	-
1797	CT	26	Cottonwood	Populus deltoides	Good		INVASIVE	R	-
1798	RM	12	Red Maple	Acer rubrum	Good		WOODLAND	R	REPLACE
1799	WO	11	White Oak	Quercus alba	Good	X3	WOODLAND	R	REPLACE
1814	SH	14	Shagbark Hickory	Carya ovata	Fair		WOODLAND	R	REPLACE
1816	SM	10	Silver Maple	Acer saccharinum	Poor		INVASIVE	R	-
1818	SM	8	Silver Maple	Acer saccharinum	Good		INVASIVE	R	-
1817	GA	7	Green Ash	Fraxinus pennsylvanica	Very Poor		INVASIVE	R	-
1818	CT	9	Cottonwood	Populus deltoides	Poor		INVASIVE	R	-
1819	SM	9	Silver Maple	Acer saccharinum	Good		INVASIVE	R	-
1820	SM	9	Silver Maple	Acer saccharinum	Good		INVASIVE	R	-
1821	SM	11	Silver Maple	Acer saccharinum	Fair		INVASIVE	R	-
1822	SM	9	Silver Maple	Acer saccharinum	Poor		INVASIVE	R	-
1823	SM	8	Silver Maple	Acer saccharinum	Good		INVASIVE	R	-
1824	CT	22	Cottonwood	Populus deltoides	Good		INVASIVE	R	-
1825	CT	21	Cottonwood	Populus deltoides	Good		INVASIVE	R	-
1826	SM	13	Silver Maple	Acer saccharinum	Fair		INVASIVE	R	-
1827	SM	8	Silver Maple	Acer saccharinum	Good		INVASIVE	R	-
1828	SM	8	Silver Maple	Acer saccharinum	Good		INVASIVE	R	-
1829	SM	8	Silver Maple	Acer saccharinum	Good		INVASIVE	R	-
1830	SM	11	Silver Maple	Acer saccharinum	Good		INVASIVE	R	-
1831	SM	12	Silver Maple	Acer saccharinum	Good		INVASIVE	R	-
1832	CT	9	Cottonwood	Populus deltoides	Good		INVASIVE	R	-
1833	CT	14	Cottonwood	Populus deltoides	Good		INVASIVE	R	-
1834	CT	9	Cottonwood	Populus deltoides	Good		INVASIVE	R	-
1835	CT	9	Cottonwood	Populus deltoides	Good		INVASIVE	R	-
1836	CT	11	Cottonwood	Populus deltoides	Good		INVASIVE	R	-
1837	SM	10	Silver Maple	Acer saccharinum	Good		INVASIVE	R	-
1838	CT	8	Cottonwood	Populus deltoides	Fair		INVASIVE	R	-
1839	CT	8	Cottonwood	Populus deltoides	Fair		INVASIVE	R	-
1840	CT	9	Cottonwood	Populus deltoides	Good		INVASIVE	R	-
1841	CT	13	Cottonwood	Populus deltoides	Good		INVASIVE	R	-
1842	CT	16	Cottonwood	Populus deltoides	Good		INVASIVE	R	-
1843	CT	8	Cottonwood	Populus deltoides	Fair		INVASIVE	R	-
1844	CT	11	Cottonwood	Populus deltoides	Good		INVASIVE	R	-
1845	CT	14	Cottonwood	Populus deltoides	Good		INVASIVE	R	-
1846	E	8	American Elm	Ulmus americana	Poor		INVASIVE	R	-
1847	E	12	American Elm	Ulmus americana	Poor		INVASIVE	R	-
1848	E	12	American Elm	Ulmus americana	Very Poor		INVASIVE	R	-
1849	SM	17	Silver Maple	Acer saccharinum	Good		INVASIVE	R	-
1850	SM	8	Silver Maple	Acer saccharinum	Fair		INVASIVE	R	-
1851	BX	9	Box elder	Acer negundo	Poor		INVASIVE	R	-
1852	SM	6	Silver Maple	Acer saccharinum	Good		INVASIVE	R	-
1855	SM	18	Silver Maple	Acer saccharinum	Good		INVASIVE	R	-
1856	BX	7	Box elder	Acer negundo	Poor	X3	INVASIVE	R	-
1857	BX	7	Box elder	Acer negundo	Poor		INVASIVE	R	-
1858	BX	11	Box elder	Acer negundo	Poor		INVASIVE	R	-
1859	BW	9	Black Walnut	Juglans nigra	Fair		WOODLAND	R	REPLACE
1860	CT	12	Cottonwood	Populus deltoides	Good		INVASIVE	R	-
1861	BX	11	Box elder	Acer negundo	Poor	X2	INVASIVE	R	-
1862	MR	7	Red Mulberry	Morus rubra	Fair		INVASIVE	R	-
1863	BX	9	Box elder	Acer negundo	Poor		INVASIVE	R	-
1866	EE	13	Siberian Elm	Ulmus pumila	Poor		INVASIVE	R	-
1869	BW	7	Black Walnut	Juglans nigra	Poor		WOODLAND	R	-
1870	BX	7	Box elder	Acer negundo	Poor		INVASIVE	R	-
1871	BX	7	Box elder	Acer negundo	Fair		INVASIVE	R	-
1872	BX	7	Box elder	Acer negundo	Fair		INVASIVE	R	-
1873	BX	8	Box elder	Acer negundo	Fair		INVASIVE	R	-
1874	CT	12	Cottonwood	Populus deltoides	Good		INVASIVE	R	-
1875	BX	6	Box elder	Acer negundo	Fair		INVASIVE	R	-
1876	E	9	American Elm	Ulmus americana	Poor		INVASIVE	R	-
1877	CT	18	Cottonwood	Populus deltoides	Good		INVASIVE	R	-
1878	CT	28	Cottonwood	Populus deltoides	Fair		INVASIVE	R	-
1879	CT	16	Cottonwood	Populus deltoides	Fair		INVASIVE	R	-
1880	BW	15	Black Walnut	Juglans nigra	Fair		WOODLAND	R	REPLACE
1881	BX	7	Box elder	Acer negundo	Poor		INVASIVE	R	-
1882	BW	13	Black Walnut	Juglans nigra	Fair		WOODLAND	R	REPLACE
1883	BW	10	Black Walnut	Juglans nigra	Poor		WOODLAND	R	-
1884	BX	16	Box elder	Acer negundo	Poor		INVASIVE	R	-
1885	CT	19	Cottonwood	Populus deltoides	Fair		INVASIVE	R	-
1887	E	6	American Elm	Ulmus americana	Very Poor		INVASIVE	R	-
1888	CT	10	Cottonwood	Populus deltoides	Fair		INVASIVE	R	-
1889	BX	9	Box elder	Acer negundo	Very Poor		INVASIVE	R	-
1896	CT	12	Cottonwood	Populus deltoides	Fair		INVASIVE	R	-
1890	CT	10	Cottonwood	Populus deltoides	Poor		INVASIVE	R	-
1891	CT	6	Cottonwood	Populus deltoides	Poor		INVASIVE	R	-
1892	CT	12	Cottonwood	Populus deltoides	Poor		INVASIVE	R	-
1893	CT	16	Cottonwood	Populus deltoides	Fair		INVASIVE	R	-
1894	CT	16	Cottonwood	Populus deltoides	Good		INVASIVE	R	-
1895	CT	12	Cottonwood	Populus deltoides	Fair		INVASIVE	R	-
1896	CT	7	Cottonwood	Populus deltoides	Very Poor		INVASIVE	R	-

TAG	CODE	DBH	COMMON NAME	LATIN NAME	COND	NOTE	CLASS	SAVE / REMOVE	REPLACE
1897	CT	8	Cottonwood	Populus deltoides	Very Poor		INVASIVE	R	-
1898	CT	12	Cottonwood	Populus deltoides	Poor		INVASIVE	R	-
1899	CT	12	Cottonwood	Populus deltoides	Poor		INVASIVE	R	-
1900	BW	10	Black Walnut	Juglans nigra	Good		WOODLAND	R	REPLACE
1901	BX	7	Box elder	Acer negundo	Very Poor		INVASIVE	R	-
1902	CT	7	Cottonwood	Populus deltoides	Fair		INVASIVE	R	-
1903	CT	7	Cottonwood	Populus deltoides	Fair		INVASIVE	R	-
1904	CT	14	Cottonwood	Populus deltoides	Fair		INVASIVE	R	-
1905	BX	8	Box elder	Acer negundo	Poor		INVASIVE	R	-
1906	CT	16	Cottonwood	Populus deltoides	Good		INVASIVE	R	-
1907	CT	12	Cottonwood	Populus deltoides	Fair		INVASIVE	R	-
1908	E	7	American Elm	Ulmus americana	Poor		INVASIVE	R	-
1909	CT	30	Cottonwood	Populus deltoides	Fair		INVASIVE	R	-
1910	CT	18	Cottonwood	Populus deltoides	Good		INVASIVE	R	-
1911	CT	9	Cottonwood	Populus deltoides	Very Poor		INVASIVE	R	-
1912	SM	8	Silver Maple	Acer saccharinum	Fair		INVASIVE	R	-
1913	SM	10	Silver Maple	Acer saccharinum	Poor		INVASIVE	R	-
1914	GA	6	Green Ash	Fraxinus pennsylvanica	Poor		INVASIVE	R	-
1915	CT	16	Cottonwood	Populus deltoides	Fair		INVASIVE	R	-
1916	CT	13	Cottonwood	Populus deltoides	Good		INVASIVE	R	-
1917	SM	8	Silver Maple	Acer saccharinum	Fair		INVASIVE	R	-
1918	CT	6	Cottonwood	Populus deltoides	Poor		INVASIVE	R	-
1919	BC	8	Wild Black Cherry	Prunus serotina	Fair	X1	WOODLAND	R	REPLACE
1921	E	6	American Elm	Ulmus americana	Fair		INVASIVE	R	-
1920	SM	8	Silver Maple	Acer saccharinum	Good		INVASIVE	R	-
1922	SM	9	Silver Maple	Acer saccharinum	Good		INVASIVE	R	-
1923	BP	8	Bradford Pear	Pyrus calleryana	Good		WOODLAND	R	REPLACE
1924	SM	9	Silver Maple	Acer saccharinum	Good		INVASIVE	R	-
1925	SC	9	Scotch Pine	Pinus sylvestris	Poor		WOODLAND	R	-
1926	SM	6	Silver Maple	Acer saccharinum	Good		INVASIVE	R	-
1927	SM	10	Silver Maple	Acer saccharinum	Good		INVASIVE	R	-
1928	SM	8	Silver Maple	Acer saccharinum	Good		INVASIVE	R	-
1929	SM	9	Silver Maple	Acer saccharinum	Fair		INVASIVE	R	-
1930	SM	8	Silver Maple	Acer saccharinum	Good		INVASIVE	R	-
1931	SM	9	Silver Maple	Acer saccharinum	Good		INVASIVE	R	-
1932	SM	12	Silver Maple	Acer saccharinum	Good		INVASIVE	R	-
1933	CT	8	Cottonwood	Populus deltoides	Good		INVASIVE	R	-
1934	SM	6	Silver Maple	Acer saccharinum	Fair		INVASIVE	R	-
1935	SM	6	Silver Maple	Acer saccharinum	Fair	X1	INVASIVE	R	-
1936	GA	6	Green Ash	Fraxinus pennsylvanica	Fair		INVASIVE	R	-
1937	SM	8	Silver Maple	Acer saccharinum	Poor		INVASIVE	R	-
1938	SM	9	Silver Maple	Acer saccharinum	Good		INVASIVE	R	-
1939	GA	7	Green Ash	Fraxinus pennsylvanica	Poor		INVASIVE	R	-
1940	SM	13	Silver Maple	Acer saccharinum	Good		INVASIVE	R	-
1941	SM	9	Silver Maple	Acer saccharinum	Poor		INVASIVE	R	-
1942	SM	16	Silver Maple	Acer saccharinum	Good		INVASIVE	R	-
1943	SM	13	Silver Maple	Acer saccharinum	Good	X1	INVASIVE	R	-
1944	SM	12	Silver Maple	Acer saccharinum	Good		INVASIVE	R	-
1946	BX	6	Box elder	Acer negundo	Poor		INVASIVE	R	-
1947	RE	8	Rock Elm	Ulmus thomasii	Good		INVASIVE	R	-
1945	GA	7	Green Ash	Fraxinus pennsylvanica	Poor		INVASIVE	R	-
1948	BX	8	Box elder	Acer negundo	Poor		INVASIVE	R	-
1949	SM	12	Silver Maple	Acer saccharinum	Good		INVASIVE	R	-
1950	SM	12	Silver Maple	Acer saccharinum	Good		INVASIVE	R	-
1951	SM	6	Silver Maple	Acer saccharinum	Good		INVASIVE	R	-
1952	SM	10	Silver Maple	Acer saccharinum	Good		INVASIVE	R	-
1953	GA	12	Green Ash	Fraxinus pennsylvanica	Fair		INVASIVE	R	-
1954	GA	6	Green Ash	Fraxinus pennsylvanica	Poor		INVASIVE	R	-
1955	GA	8	Green Ash	Fraxinus pennsylvanica	Poor		INVASIVE	R	-
1956	BX	6	Box elder	Acer negundo	Poor		INVASIVE	R	-
1957	BC	6	Wild Black Cherry	Prunus serotina	Fair		WOODLAND	R	REPLACE
1958	BX	7	Box elder	Acer negundo	Fair		INVASIVE	R	-
1959	CT	14	Cottonwood	Populus deltoides	Fair		INVASIVE	R	-
1960	BX	7	Box elder	Acer negundo	Poor		INVASIVE	R	-
1961	CT	8	Cottonwood	Populus deltoides	Fair		INVASIVE	R	-
1962	CT	8	Cottonwood	Populus deltoides	Poor		INVASIVE	R	-
1963	CT	6	Cottonwood	Populus deltoides	Poor		INVASIVE	R	-
1964	CT	9	Cottonwood	Populus deltoides	Fair		INVASIVE	R	-
1965	SWG	10	Swamp White Oak	Quercus bicolor	Fair		WOODLAND	R	REPLACE
1966	CT	14	Cottonwood	Populus deltoides	Fair		INVASIVE	R	-
1967	SM	12	Silver Maple	Acer saccharinum	Good		INVASIVE	R	-
1968	CT	7	Cottonwood	Populus deltoides	Poor		INVASIVE	R	-
1969	CT	12	Cottonwood	Populus deltoides	Fair		INVASIVE	R	-
1970	CT	10	Cottonwood	Populus deltoides	Fair		INVASIVE	R	-
1971	SM	8	Silver Maple	Acer saccharinum	Fair		INVASIVE	R	-
1972	CT	8	Cottonwood	Populus deltoides	Fair		INVASIVE	R	-
1973	SM	9	Silver						

SITE PHOTOMETRIC DATA:		ALLOWED	PROPOSED
1. LIGHTING LEVELS:			
1.1. MAX ON SITE		20 F.c.	4.7 F.c.
1.2. AT RESIDENTIAL BOUNDARY:		0.2 F.c.	0.0 F.c.
1.3. AT NON-RESIDENTIAL BOUNDARY:		1.0 F.c.	0.0
2. FIXTURE HEIGHT (MAX)			
		25 FT.	10 FT.

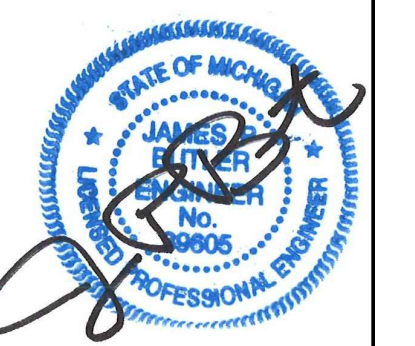
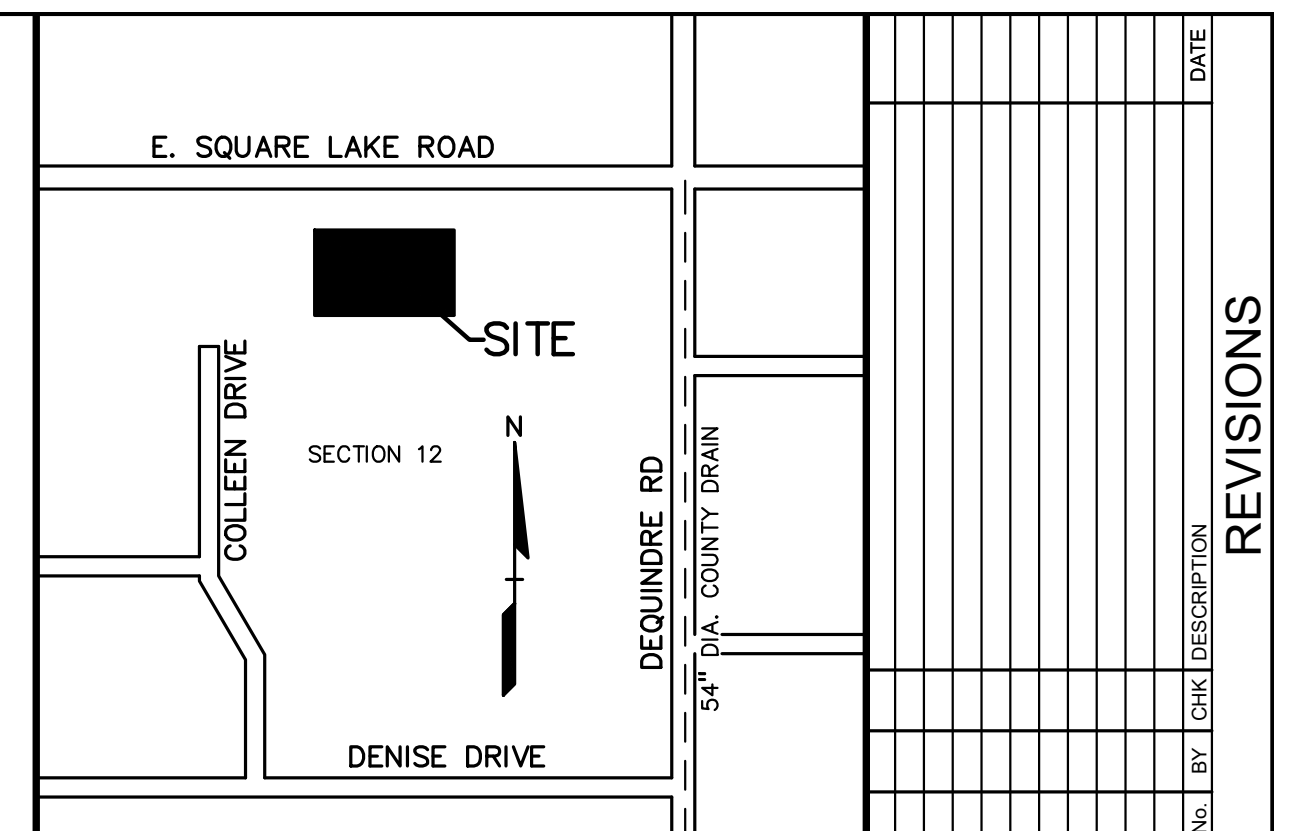
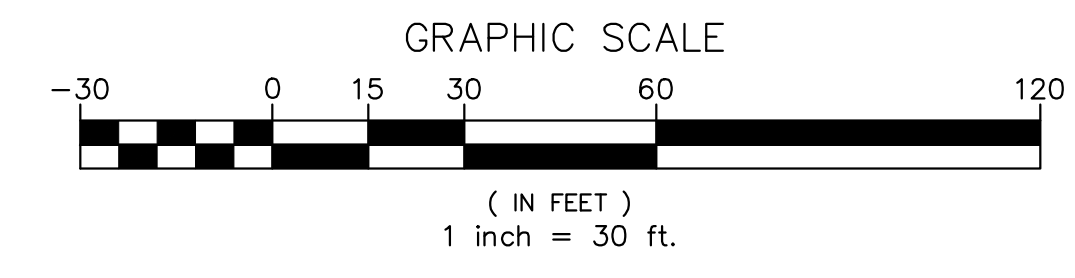
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
○	P1 (10' HEIGHT)	59	KICHLER	258377-2 MOD#11250/CP133 536	LED WALL CYLINDER	LED	1	11250 258377-20.IES	374	0.95	11.2
△	P2 (8' HEIGHT)	48	KICHLER	258377-2 MOD#11250/CP133 536	LED WALL CYLINDER	LED	1	11250 258377-20.IES	374	0.95	11.2

- GENERAL SITE LIGHTING NOTES:**
- THE LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS.
 - ALL POLES ARE TO BE MOUNTED ON CONCRETE PEDESTALS 2 FEET ABOVE GRADE AS SHOWN IN DETAIL.
 - ALL POLES LOCATED OUTSIDE OF THE PARKING LOT AREA SHALL BE LOCATED 3 FEET FROM BACK OF CURB OR EDGE OF SIDEWALKS AND 5 FEET FROM UNDERGROUND UTILITIES.
 - SHOP DRAWINGS FOR THE ELECTRICAL WIRING OF THE FIXTURES NEED TO BE SUPPLIED BY THE CONTRACTOR AND SUBMITTED TO THE ENGINEER FOR COORDINATION OF UNDERGROUND CONDUIT AND APPROVAL OF LAYOUT.
 - ALL AREA LIGHT FIXTURES ARE TO BE DIRECTED AWAY FROM NEIGHBORING PROPERTIES AND ROADWAYS.
 - CONTRACTOR SHALL FURNISH, INSTALL AND CONNECT ALL MATERIALS AND EQUIPMENT FOR THIS WORK UNLESS OTHERWISE NOTED.
 - COORDINATE LIGHT FIXTURE PLACEMENT AND INSTALLATION WITH LANDSCAPE.
 - ALL CONDUCTORS SHALL BE IN CONDUIT.

BENCHMARKS
(GPS DERIVED - NAVD88)

BM #300
ARROW ON HYDRANT ±13' WEST OF WEST CURB LINE OF DEQUINDRE ROAD AND ±31' NORTH OF THE SOUTHEAST CORNER OF LOT #7.
ELEV. - 657.22'

BM #301
ARROW ON HYDRANT ±54' NORTH OF THE NORTHEAST CORNER OF BUILDING #42951 AND ±43' EAST OF THE NORTHEAST CORNER OF BUILDING #42951.
ELEV. - 660.63'



CAUTION!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS GIVEN BY THE ENGINEER AS TO THE ACCURACY OF THE INFORMATION PROVIDED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR SHALL BE RESPONSIBLE FOR THE SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THE REQUIREMENT SHALL BE MADE TO APPLY CONTRACTORS' AND NOT BE LIMITED TO NORMAL WORKING HOURS AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFINE, INCREASE AND HOLD DESIGN PROFESSIONAL OR ALLEGIED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPT LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.

3 FULL WORKING DAYS BEFORE YOU DIG CALL

811

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KICHLER
Style to Live by™

1 Light Outdoor Wall Cylinder in BA 9234BA (Brushed Aluminum)

Product Description:
This one light, Wall Cylinder features our Brushed Aluminum finish and uses a BR-30 bulb that produces 85-watts (max) of pure light. It measures 7" high, is U.L. listed for well location, and is a Dark Skies compliant fixture.

Available Finishes:
Architectural Bronze
Brushed Aluminum
White

Technical Information

Weight:	0.95 LBS
Safety Rated:	Yes
HCHD:	3.50"
Base Backplate:	5.00"
Width:	4.75"
Height:	7.00"
Lamp Included:	Not Included
Extension:	7.00"
Voltage:	120V
CFL Bulb Type:	HYBRID (13-15W)
Light Source:	Incandescent
Socket Base:	Medium
Number of Bulbs:	1
Lamp Type:	A19
Max Watt:	65W
Finish:	Brushed Aluminum

PEA, Inc.
2430 Rochester Ct., Ste. 100
Troy, MI 48063-1872
t: 248.689.9090
f: 248.689.1044
www.peainc.com

EUREKA BUILDING COMPANY
53676 DESSAND
SHELBY TOWNSHIP, MICHIGAN 48315

PRELIMINARY PHOTOMETRIC PLAN
SQUARE LAKE COURT TOWNHOUSES
SQUARE LAKE ROAD, WEST OF DEQUINDRE ROAD
PART OF SEC. 12, T.2N, R.11E, CITY OF TROY, OAKLAND COUNTY, MICHIGAN

DES. JPB JPB DN. KRD SUR. TJS P.M. JPB

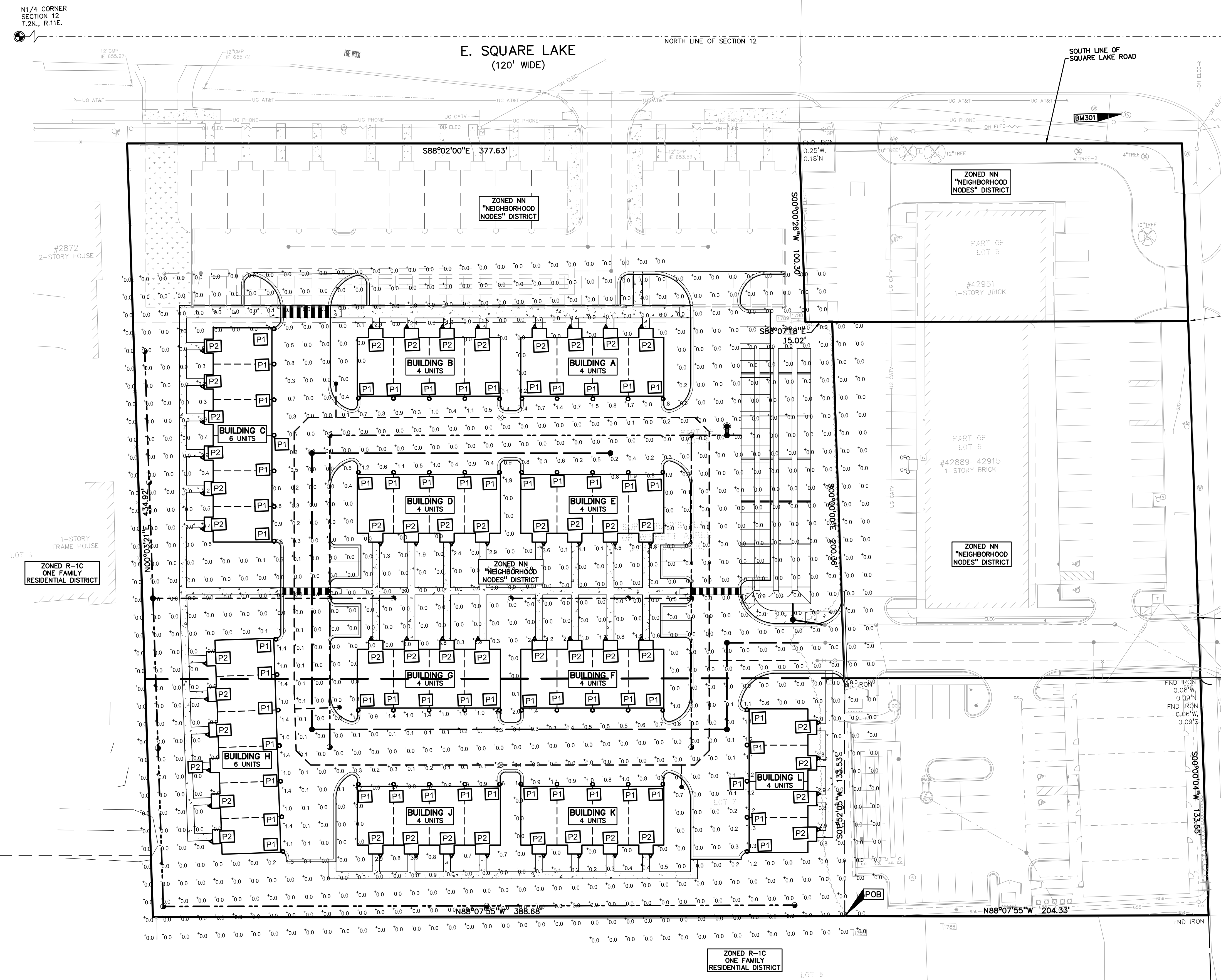
ORIGINAL ISSUE DATE:
FEBRUARY 3, 2020

PEA JOB NO. 2018-154C

SCALE: 1" = 30'

DRAWING NUMBER:
SL-1.1

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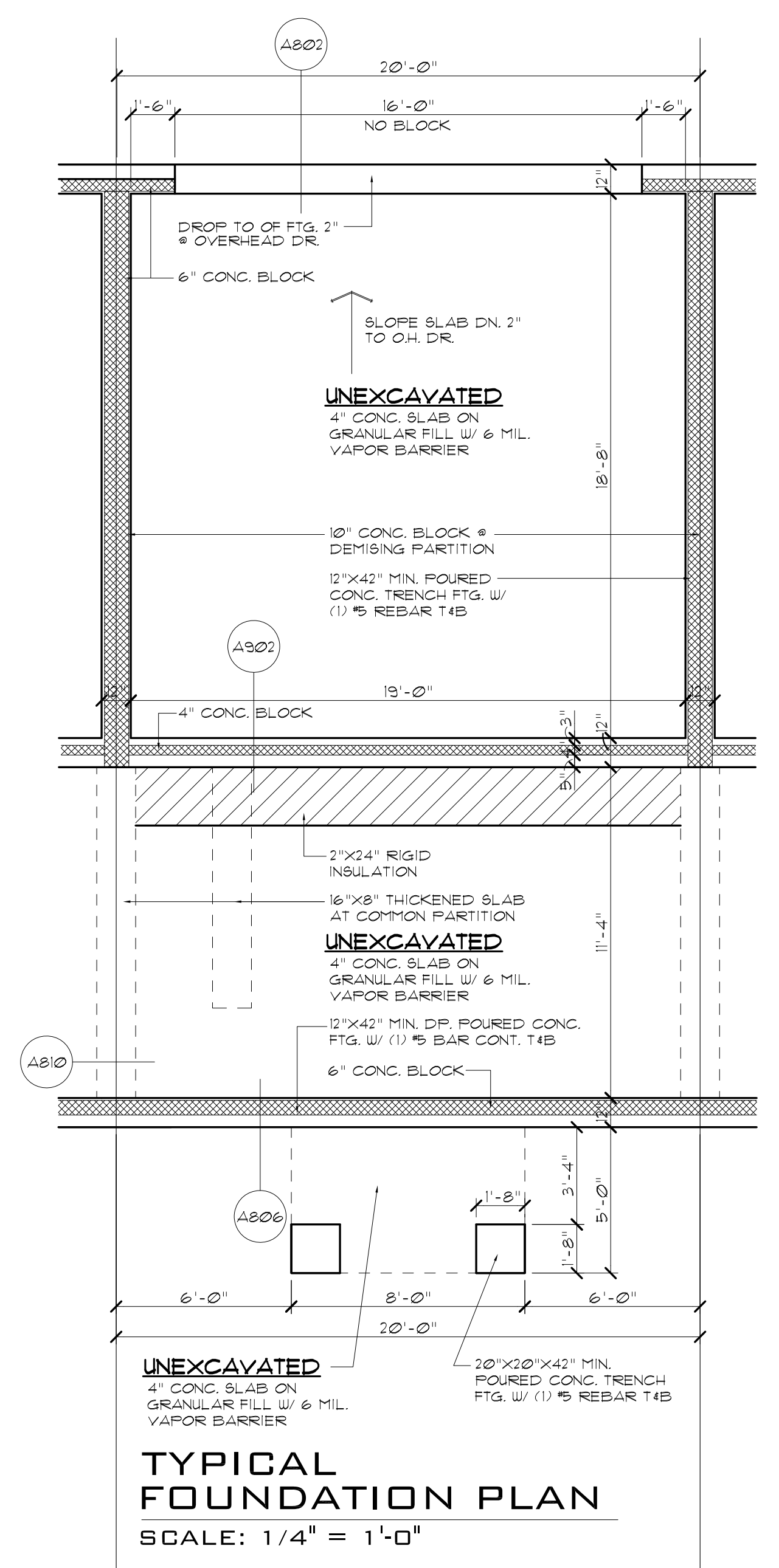
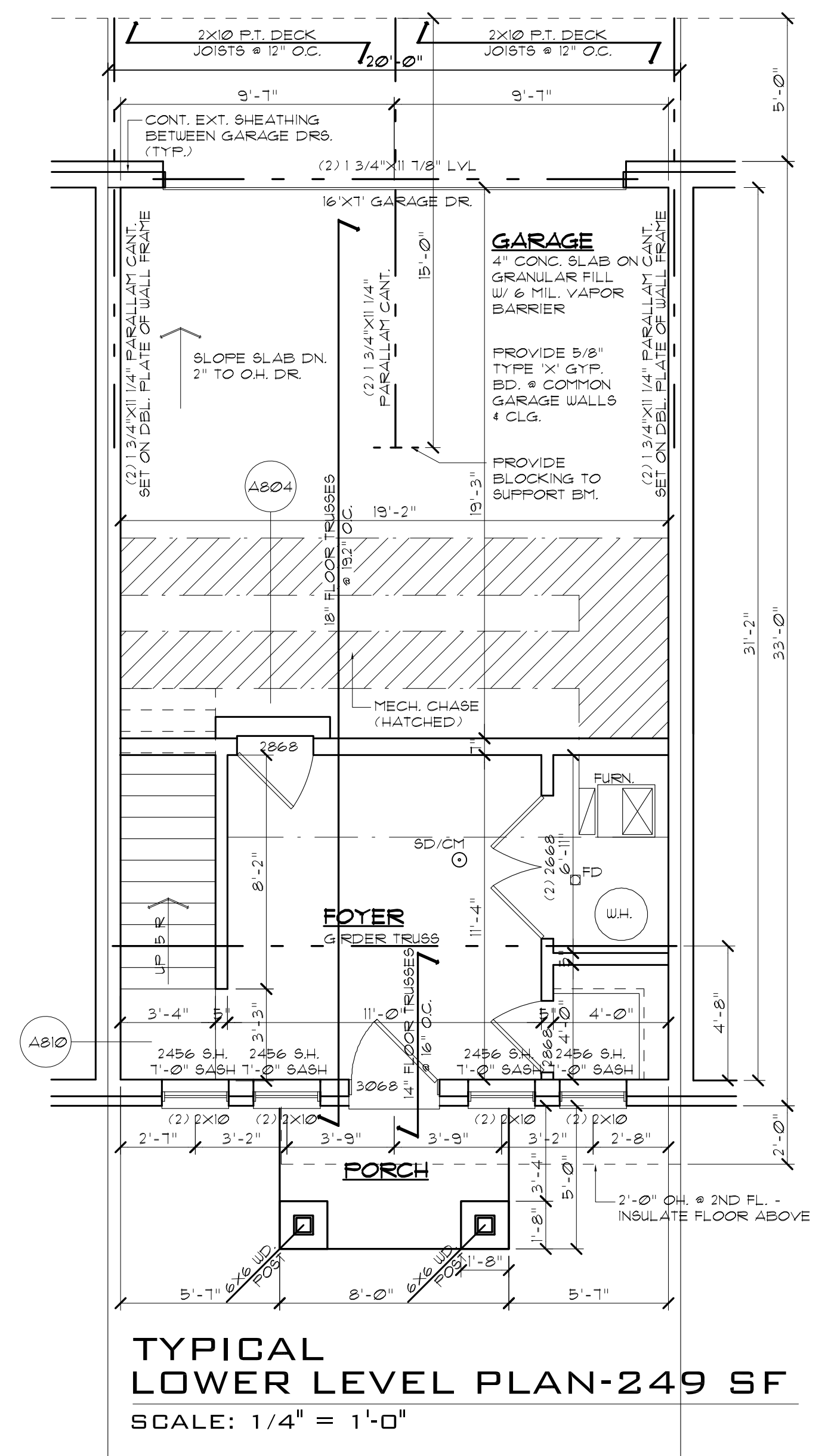
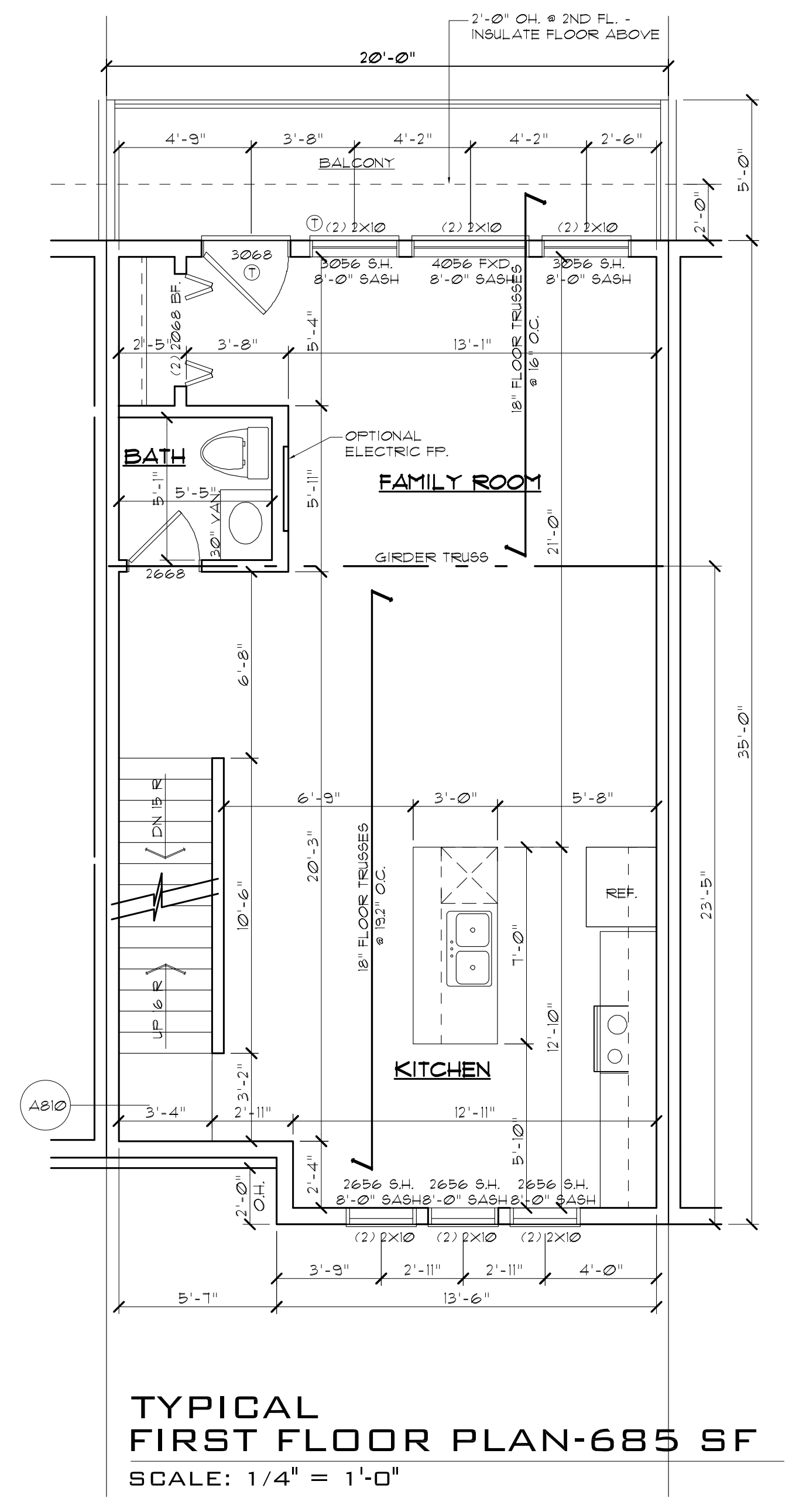
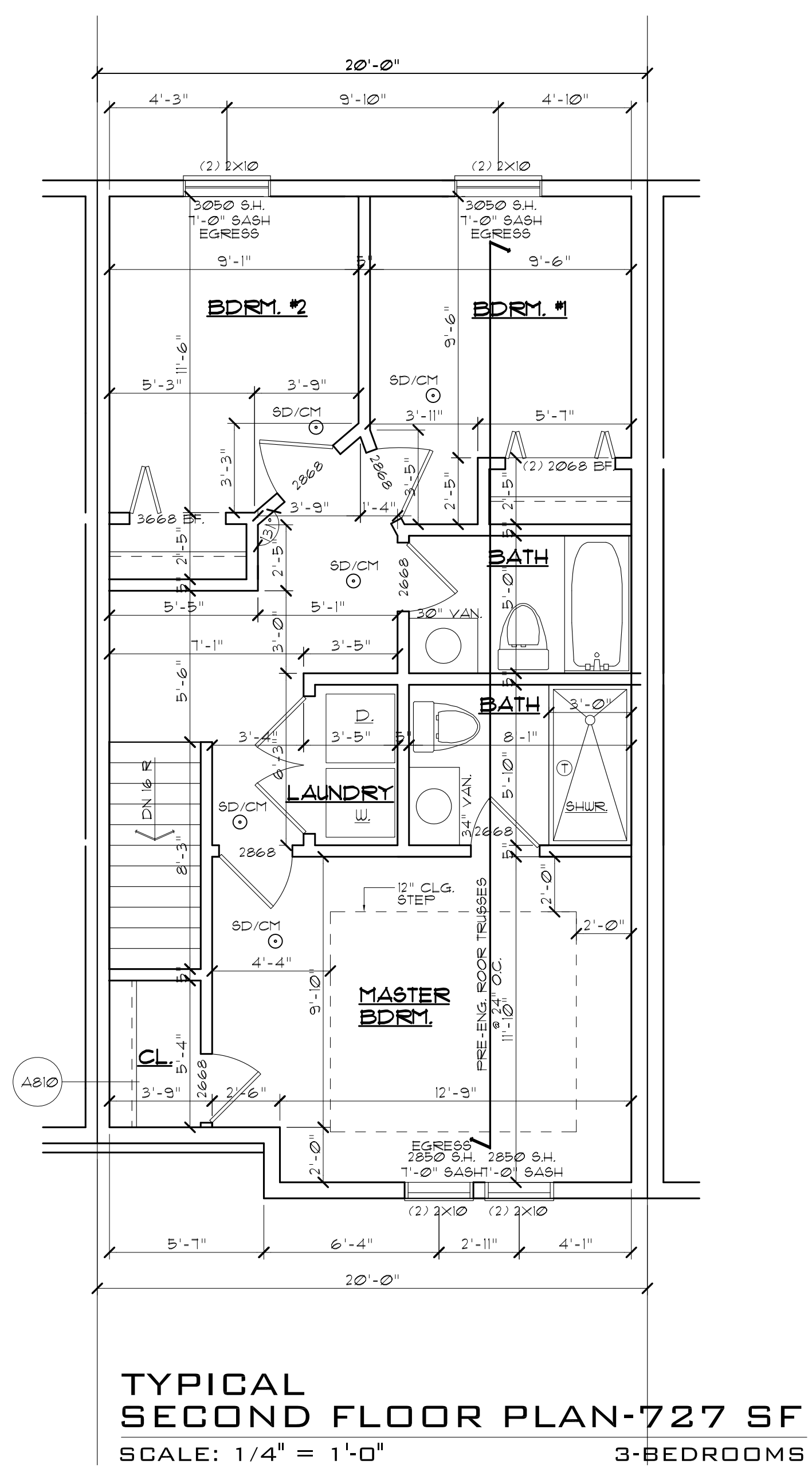


Project:	
Type:	
Ordering #:	
Comments:	

N1/4 CORNER SECTION 12 T.2N., R.11E.

REVISIONS

NO.	BY	CHK	DESCRIPTION	DATE



NOTE:
SECTION R702.4.2 & R702.4.3:
WATER-RESISTANT GYPSUM BACKER BOARD SHALL NOT BE USED OVER A VAPOR RETARDER IN A SHOWER OR BATHTUB COMPARTMENT, WHERE THERE WILL BE DIRECT EXPOSURE TO WATER, OR IN AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY

NOTE:
SECTION E3802.11:
ALL BRANCH CIRCUITS THAT SUPPLY 125-VOLT, SINGLE-PHASE, 15- AND 20-AMPERE OUTLETS INSTALLED IN DWELLING UNIT BEDROOMS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER LISTED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT.

NOTE:
1. ALL FIRST FLOOR CEILING HEIGHTS TO BE 9'-0" HIGH UNLESS NOTED OTHERWISE.
2. ALL FIRST FLOOR SASH HEIGHTS TO BE 7'-8" UNLESS NOTED OTHERWISE.

NOTE: ○ SD/CM
ALL SMOKE DETECTORS / CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED W/ BATTERY BACK-UP PER CODE.

NOTE:
BATHROOM EXHAUST FANS ARE TO VENT DIRECTLY TO THE OUTSIDE OF STRUCTURE

NOTE:
FRAME GARAGE WALLS EXCEEDING 10'-0" IN HEIGHT WITH 2x6 STUDS.

NOTE:
LANDINGS AT DOORS (R311.4.3)
THERE SHALL BE A FLOOR OR LANDING ON EACH SIDE OF EACH EXTERIOR DOOR, WHERE A STAIRWAY OF 2 OR FEWER RISERS IS LOCATED ON THE EXTERIOR SIDE OF A DOOR, OTHER THAN THE REQUIRED EXIT DOOR, A LANDING IS NOT REQUIRED FOR THE EXTERIOR SIDE.

A LANDING AT AN EXTERIOR DOOR SHALL NOT BE MORE THAN 7 3/4" BELOW THE TOP OF THE THRESHOLD. THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE DOOR SVYED. EVERY LANDING SHALL HAVE A MIN. DIMENSION OF 36" MEASURED IN THE DIRECTION OF TRAVEL.

FIRE SEPARATION NOTE FOR LIVING SPACE ABOVE GARAGE
FIRE SEPARATION (R309)
GARAGE SPACE BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8-INCH TYPE X GYPSUM BOARD OR EQUIVALENT. WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2-INCH GYPSUM BOARD OR EQUIVALENT. ALL OTHER GARAGE SPACE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2-INCH GYPSUM BOARD APPLIED TO THE GARAGE SIDE. DROP CLG. UNDER FLR. ABV. (ENCLOSE MECHANICAL AND STRUCTURAL ELEMENTS) VERIFY W/ BLDR.

NOTE:
STAIRWAY ILLUMINATION (R303.6)
ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE PROVIDED WITH A MEANS TO ILLUMINATE THE STAIRS, INCLUDING THE LANDINGS AND TREADS. INTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED IN THE IMMEDIATE VICINITY OF EACH LANDING OF THE STAIRWAY. FOR INTERIOR STAIRS THE ARTIFICIAL LIGHT SOURCES SHALL BE CAPABLE OF ILLUMINATING TREADS AND LANDINGS TO LEVELS NOT LESS THAN 1 FOOT-CANDLES MEASURED AT THE CENTER OF TREADS AND LANDINGS. EXTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED IN THE IMMEDIATE VICINITY OF THE TOP LANDING OF THE STAIRWAY. EXTERIOR STAIRWAYS PROVIDING ACCESS TO A BASEMENT FROM THE OUTSIDE GRADE LEVEL SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED IN THE IMMEDIATE VICINITY OF THE BOTTOM LANDING OF THE STAIRWAY. THE LIGHTING AND SWITCHING OF THE STAIRWELL WILL BE INSPECTED AN ELECTRICAL INSPECTOR.

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PROJECT
SQUARE LAKE COURT TOWNHOUSES
XXXX SQUARE LAKE RD.
TROY, MI

SUBJECT
UNIT FLOOR PLANS

ARKO DESIGN ASSOCIATES
2298 YASMIN DRIVE, COMMERCE TOWNSHIP, MI 48382
PH. (248) 802-8409

ISSUED:
REVISIONS
DATE
BY

DRAWN AK
CHECKED AK
APPROVED AK
BIB
CONSTR

DO NOT SCALE PRINTS - USE DIMENSIONS ONLY

JOB NO.
2019-20

SHEET
A-1

CONDO DEVELOP.

NOTE
SECTION R702.4.2 & R702.4.3:
WATER-RESISTANT GYPSUM BACKER BOARD SHALL NOT BE USED OVER A VAPOR RETARDER IN A SHOWER OR BATHTUB COMPARTMENT, WHERE THERE WILL BE DIRECT EXPOSURE TO WATER, OR IN AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY

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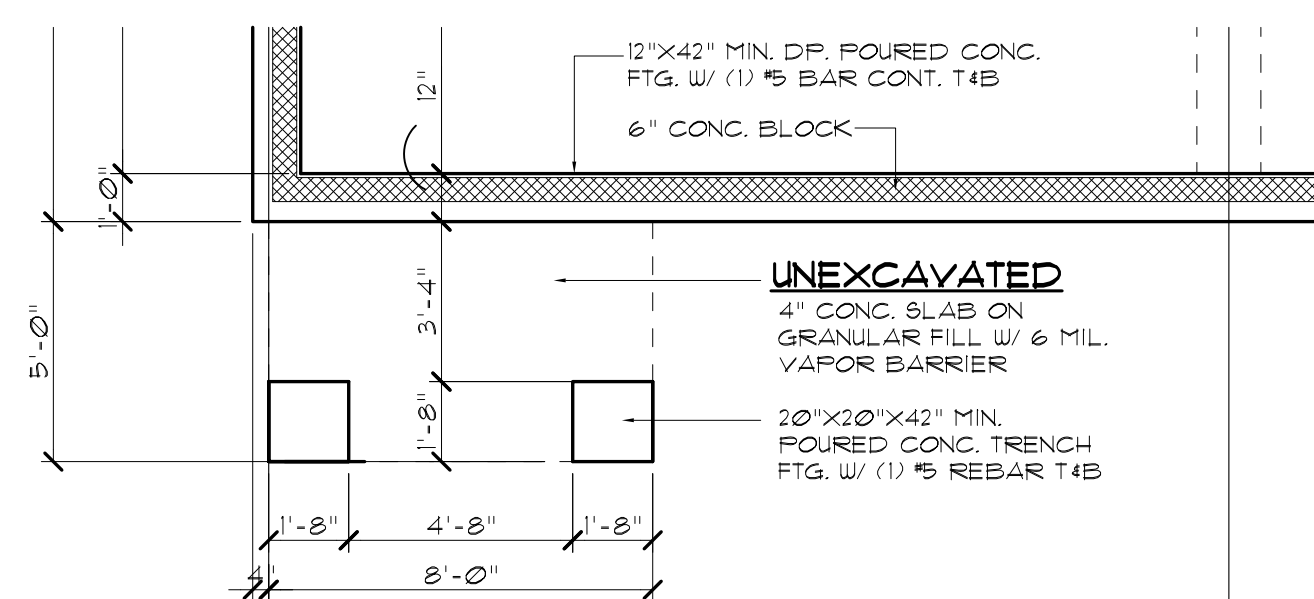
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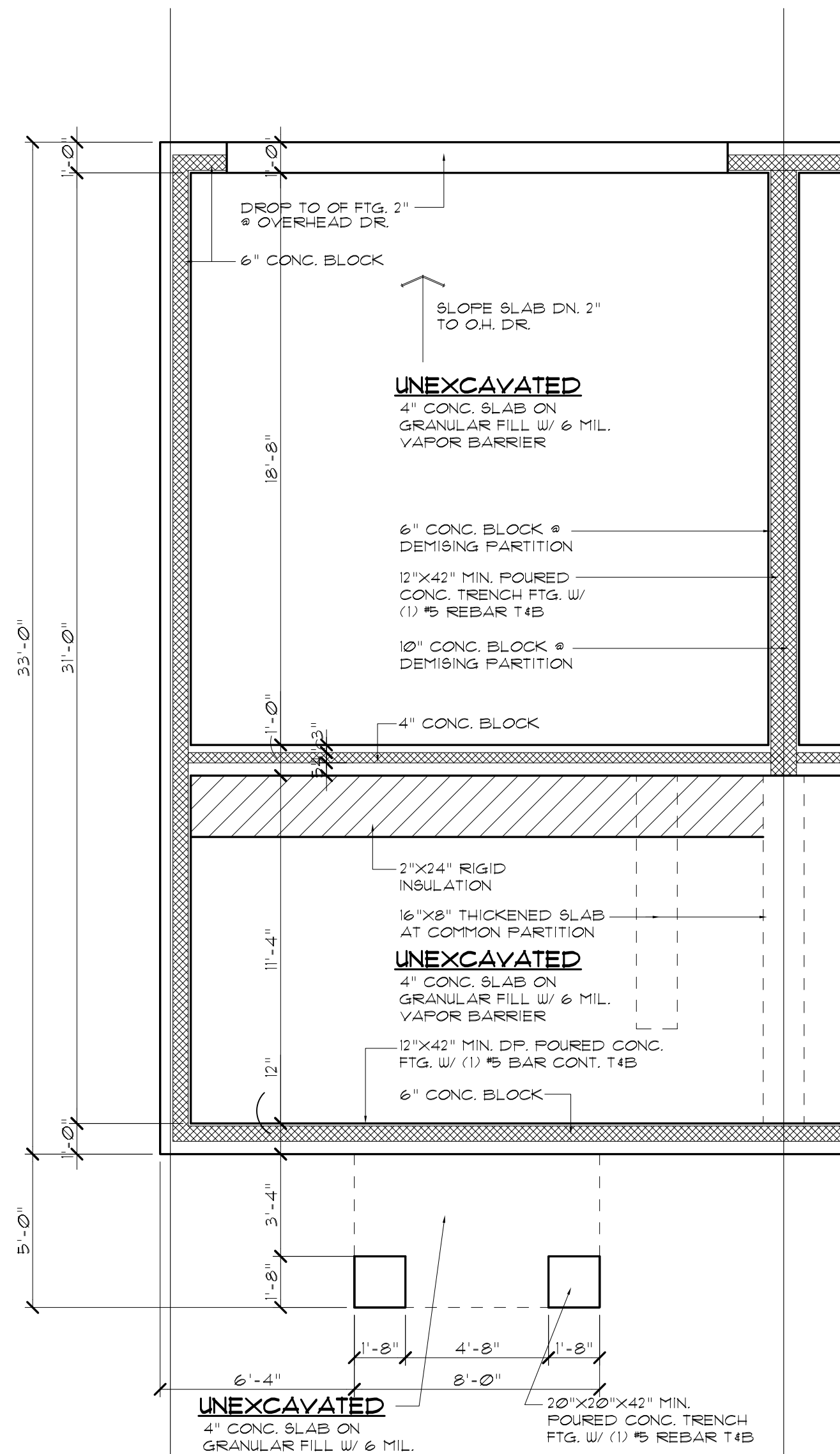
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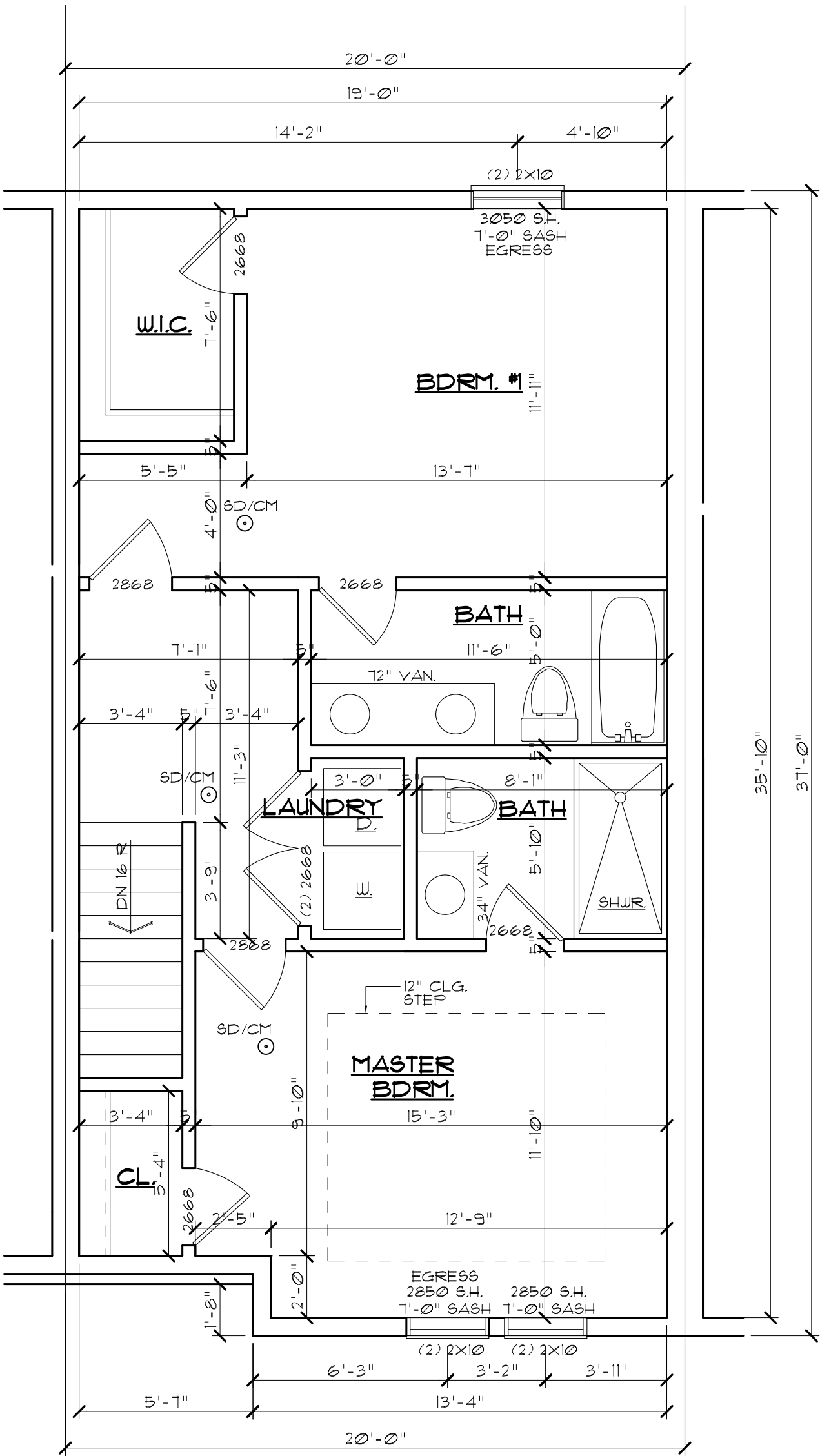
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STAIRWAY ILLUMINATION (R303.6)
ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE PROVIDED WITH A MEANS TO ILLUMINATE THE STAIRS, INCLUDING THE LANDINGS AND TREADS. INTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED IN THE IMMEDIATE VICINITY OF EACH LANDING OF THE STAIRWAY. FOR INTERIOR STAIRS THE ARTIFICIAL LIGHT SOURCES SHALL BE CAPABLE OF ILLUMINATING TREADS AND LANDINGS TO LEVELS NOT LESS THAN 1 FOOT-CANDLES MEASURED AT THE CENTER OF TREADS AND LANDINGS. EXTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED IN THE IMMEDIATE VICINITY OF THE TOP LANDING OF THE STAIRWAY. EXTERIOR STAIRWAYS PROVIDING ACCESS TO A BASEMENT FROM THE OUTSIDE GRADE LEVEL SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED IN THE IMMEDIATE VICINITY OF THE BOTTOM LANDING OF THE STAIRWAY. THE LIGHTING AND SWITCHING OF THE STAIRWELL WILL BE INSPECTED AN ELECTRICAL INSPECTOR.



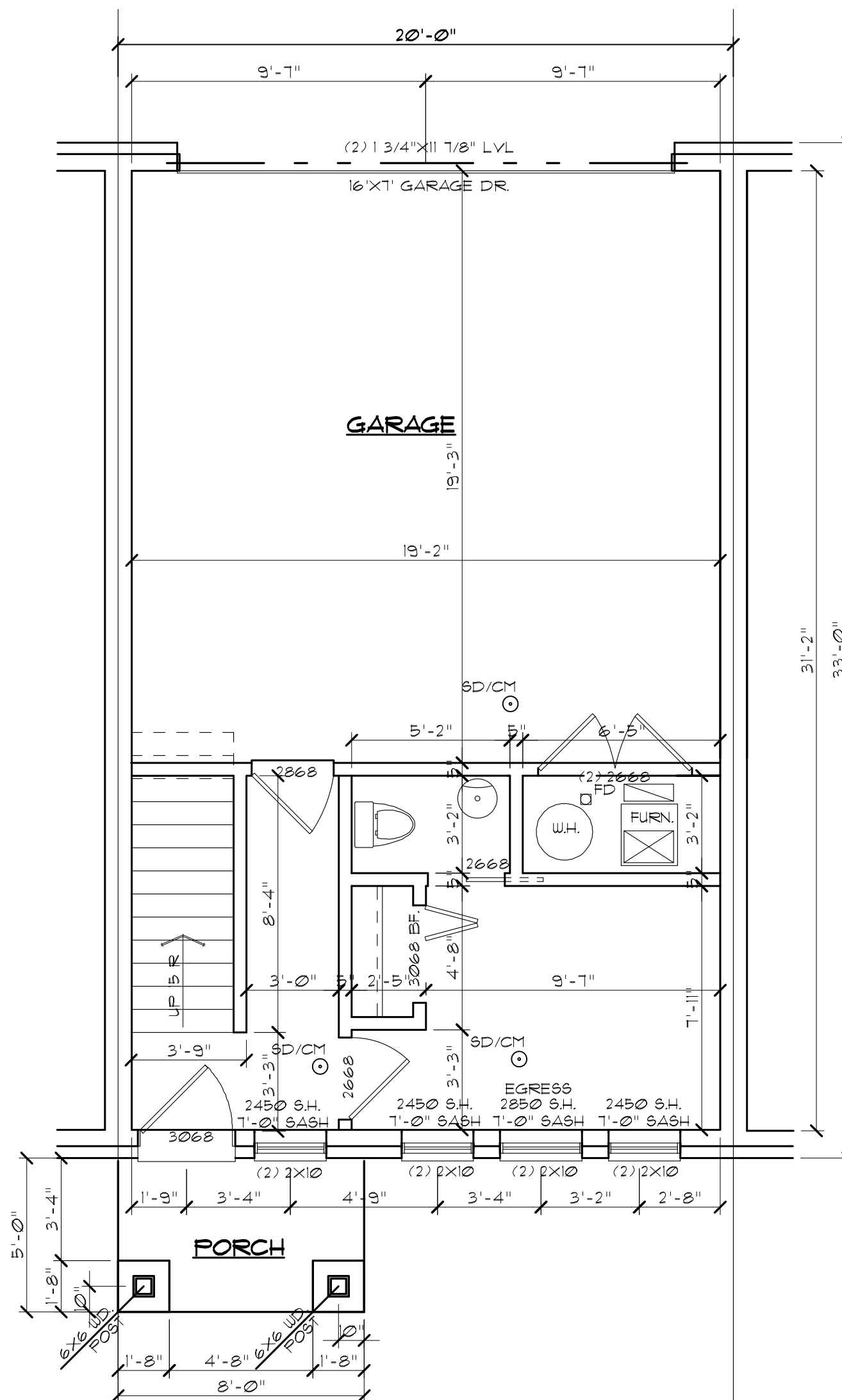
@ PORCH
OPTIONAL END UNIT
FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



TYPICAL END UNIT
FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



TYPICAL
SECOND FLOOR PLAN-712 SF
SCALE: 1/4" = 1'-0" 2-BEDROOMS



OPTIONAL
LOWER LEVEL PLAN-249 SF
SCALE: 1/4" = 1'-0"

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PROJECT
SQUARE LAKE COURT
TOWNHOUSES
XXXX SQUARE LAKE RD.
TROY, MI

SUBJECT
UNIT FLOOR PLANS

ARKO DESIGN ASSOCIATES
2298 YASMIN DRIVE, COMMERCE TOWNSHIP, MI 48382
PH. (248) 802-8409

ISSUED:
DATE
BY
REVISION

DRAWN AK
CHECKED AK
APPROVED AK
BIBS
CONSTR

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JOB NO.
2019-20

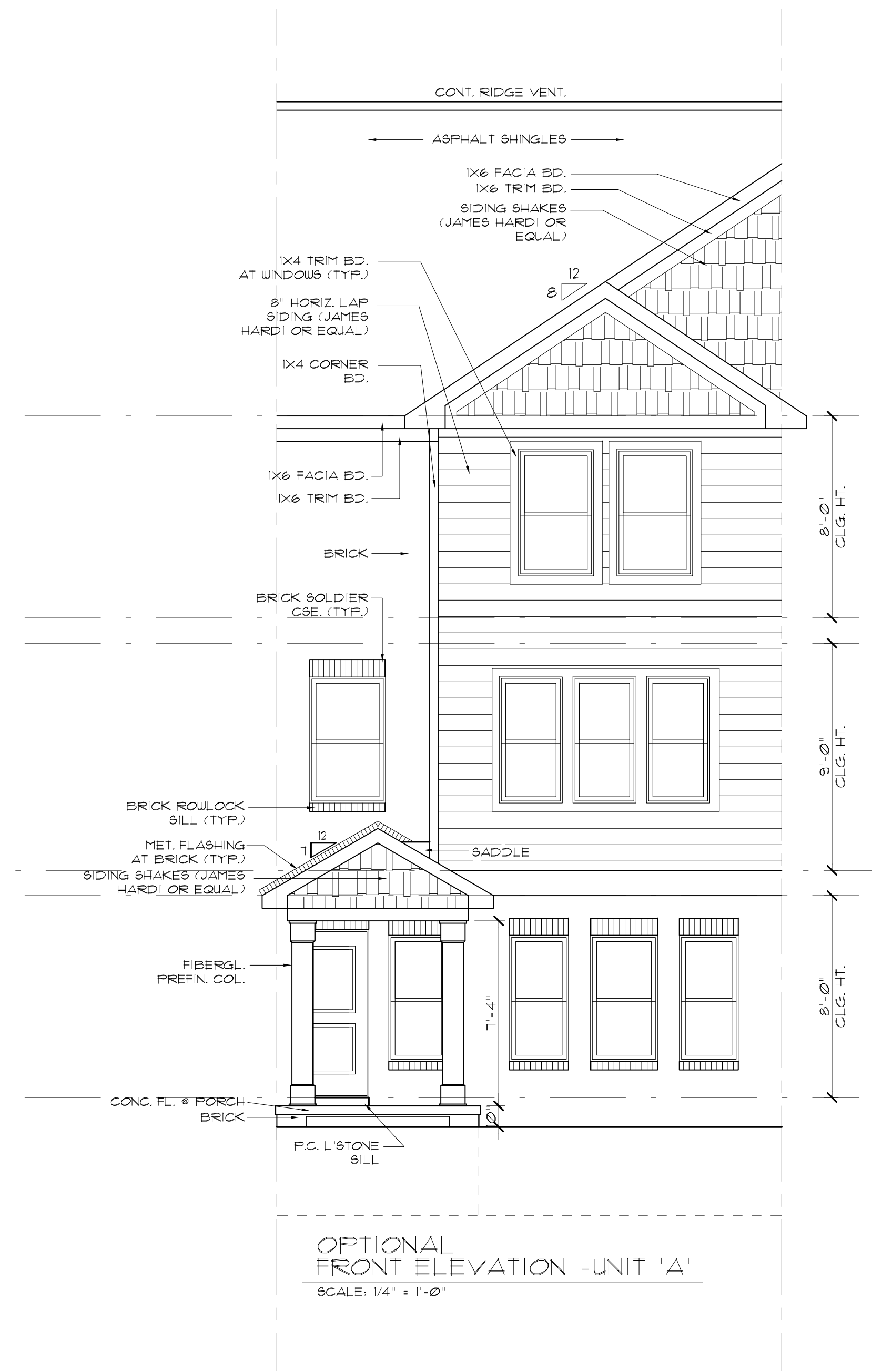
SHEET
A-2
CONDO DEVELOP.



END UNIT
OPTIONAL LOWER LEVEL
FRONT ELEVATION -UNIT 'A'
SCALE: 1/4" = 1'-0"



OPTIONAL LOWER LEVEL
FRONT ELEVATION -UNIT 'A'
SCALE: 1/4" = 1'-0"



OPTIONAL FRONT ELEVATION -UNIT 'A'
SCALE: 1/4" = 1'-0"

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PROJECT
SQUARE LAKE COURT
TOWNHOUSES
XXXX SQUARE LAKE RD.
TROY, MI

SUBJECT
DETAIL EXTERIOR
ELEVATIONS

ARKO DESIGN ASSOCIATES
2296 YASMIN DRIVE, COMMERCE TOWNSHIP, MI 48382
PH: (248) 802-8409

ISSUED:
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BY: AK

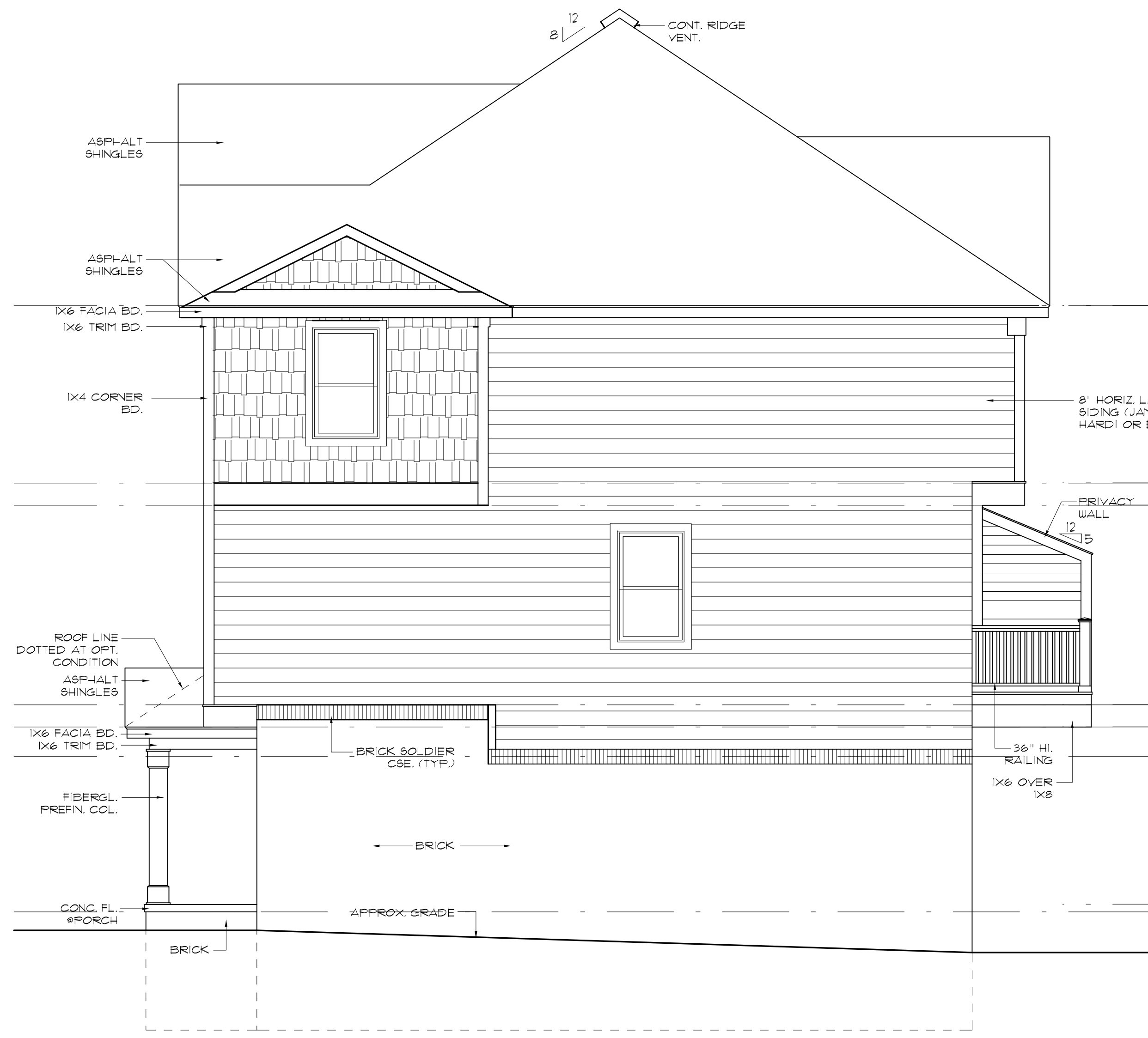
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APPROVED AK
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2019-20

SHEET
A-3.1

CONDO
DEVELOP.



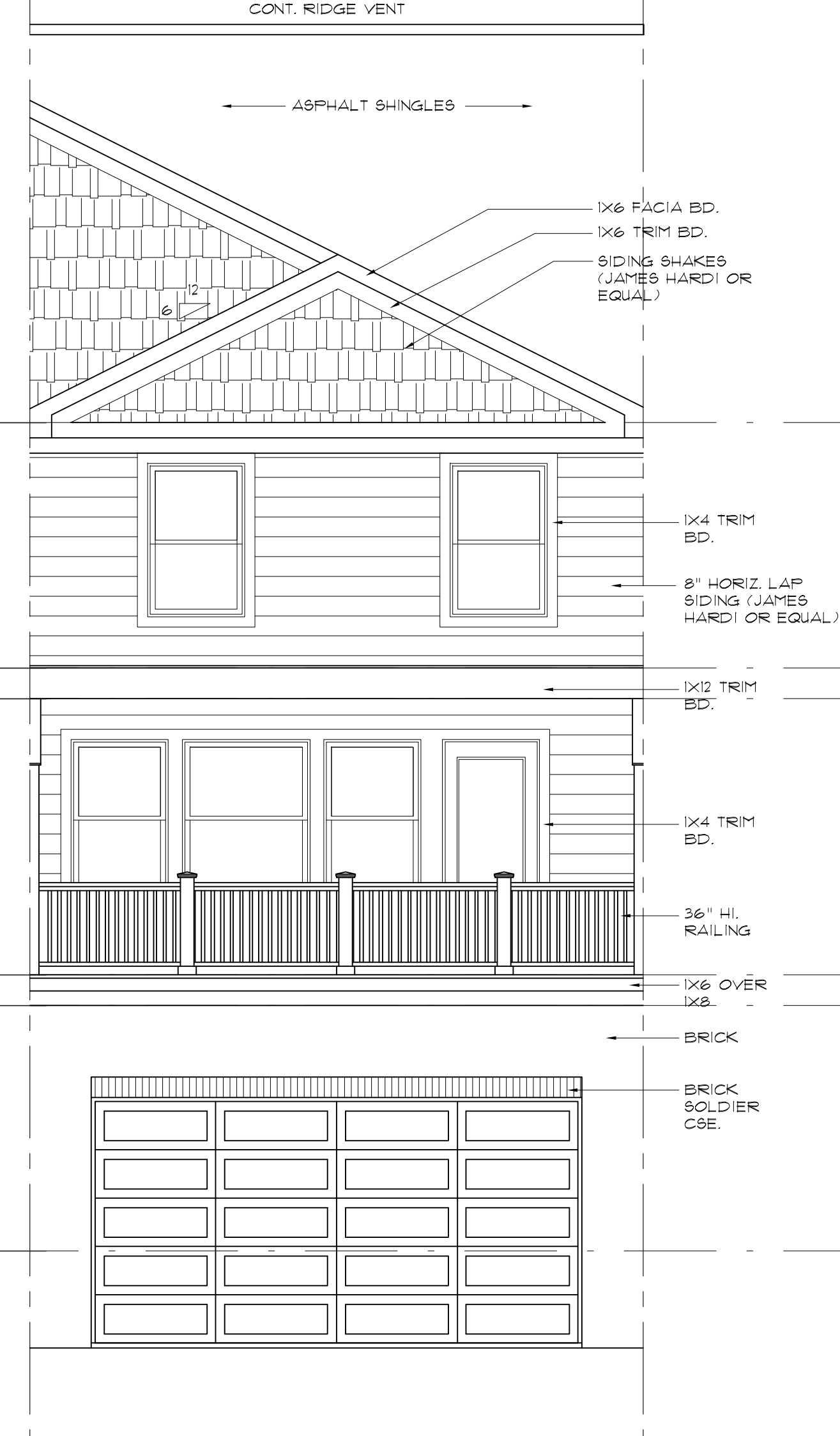
RIGHT SIDE ELEVATION -UNIT 'A'
SCALE: 1/4" = 1'-0"



REAR ELEVATION -UNIT 'A'
SCALE: 1/4" = 1'-0"



REAR ELEVATION -UNIT 'A'
SCALE: 1/4" = 1'-0"



REAR ELEVATION -UNIT 'A'
SCALE: 1/4" = 1'-0"

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PROJECT
SQUARE LAKE COURT
TOWNHOUSES
XXXX SQUARE LAKE RD.
TROY, MI

SUBJECT
DETAIL REAR ELEVATIONS
RIGHT SIDE ELEVATION

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2298 YASMIN DRIVE, COMMERCE TOWNSHIP, MI 48382
PH: (248) 802-8409

ISSUED:
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BY: AK

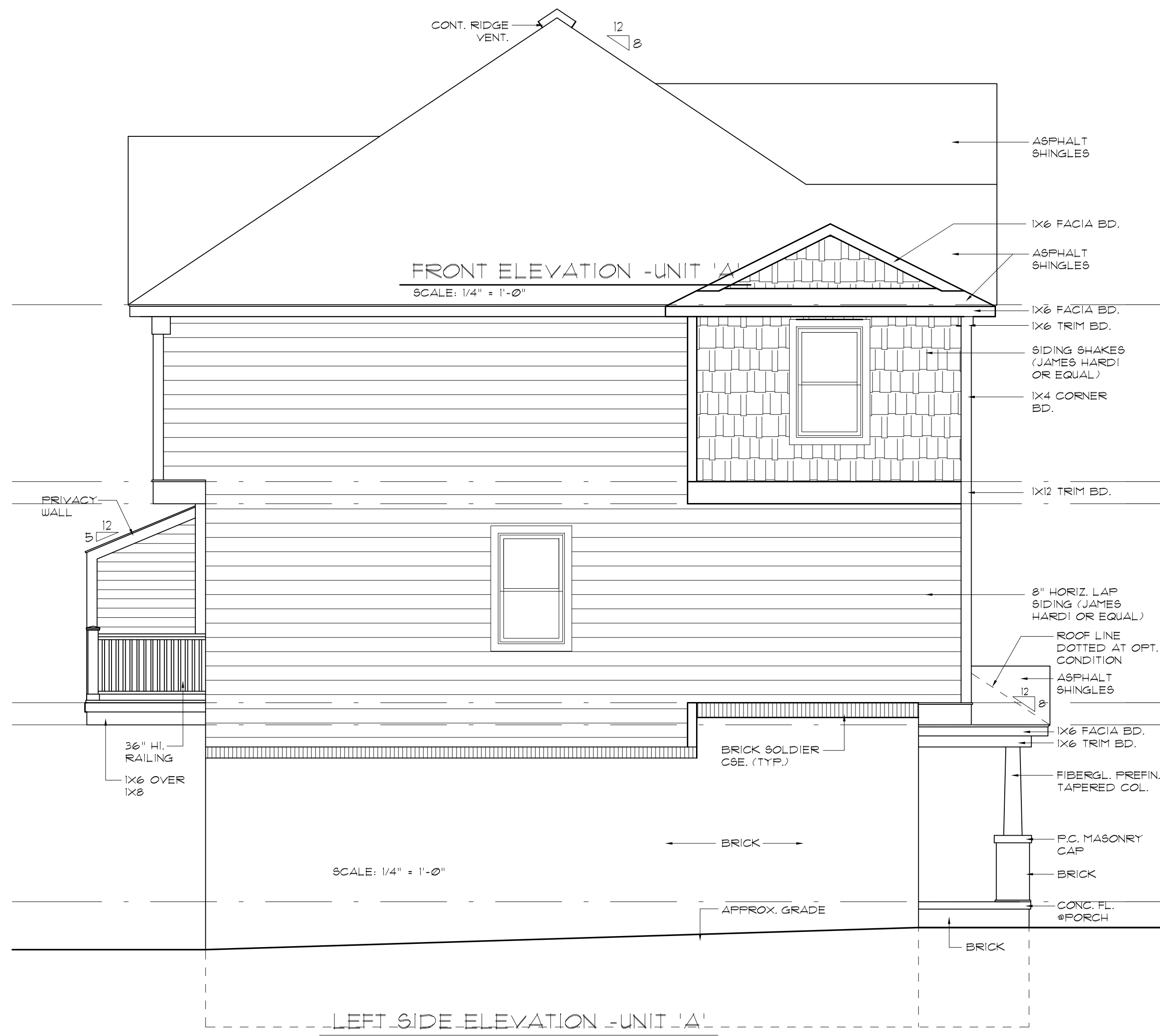
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CHECKED AK
APPROVED AK
BIDS
CONTR

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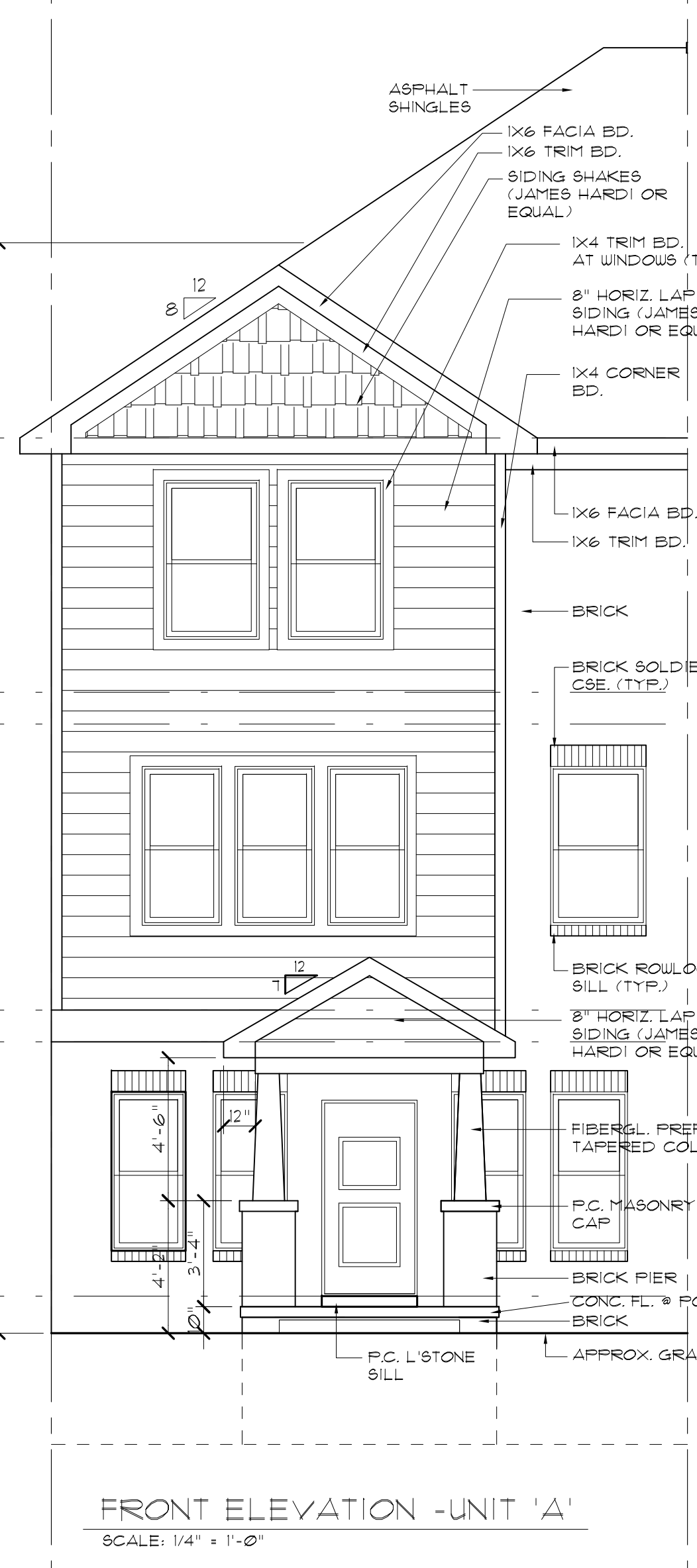
JOB NO.
2019-20

SHEET
A-3.2

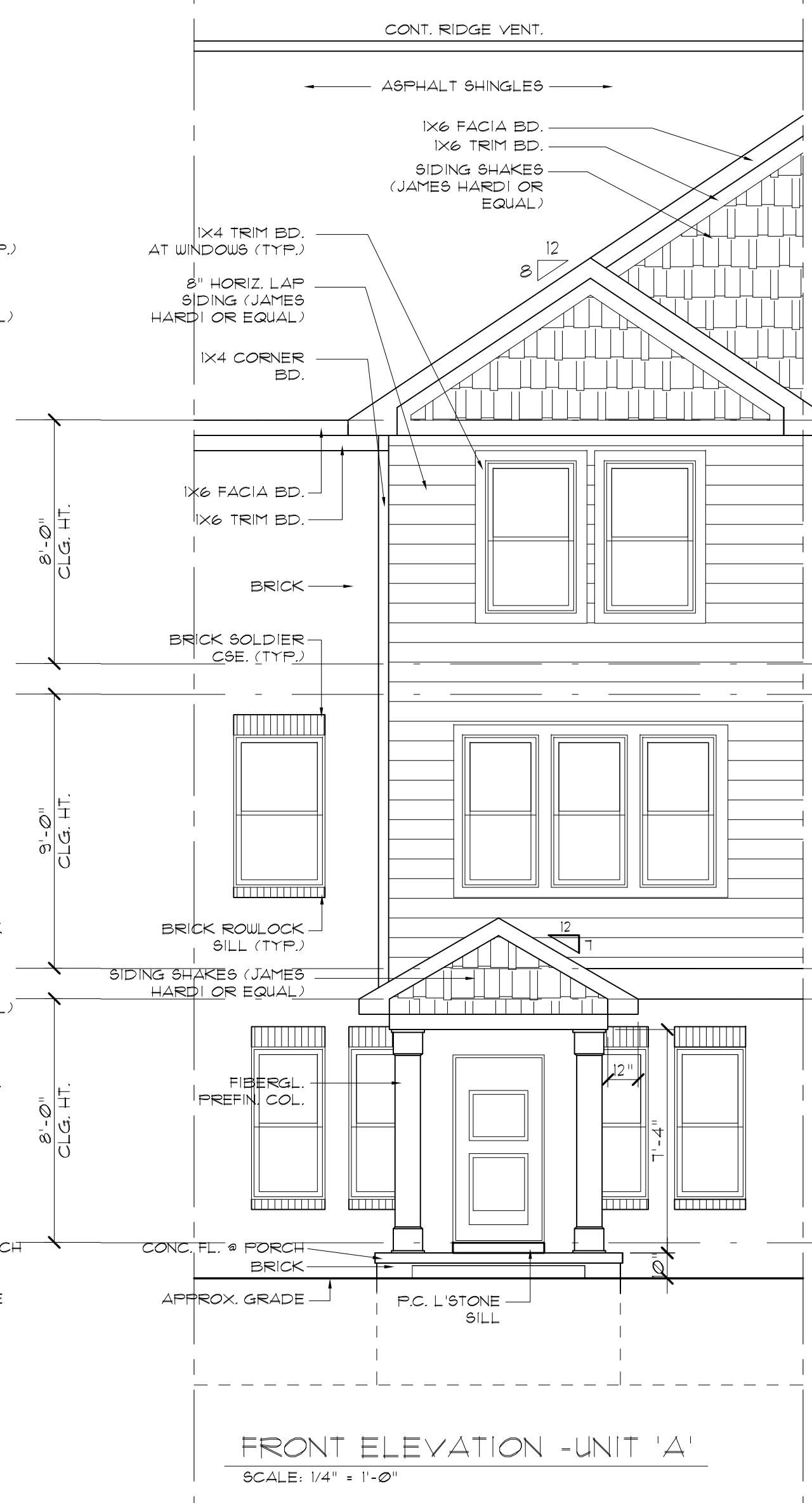
CONDO
DEVELOP.



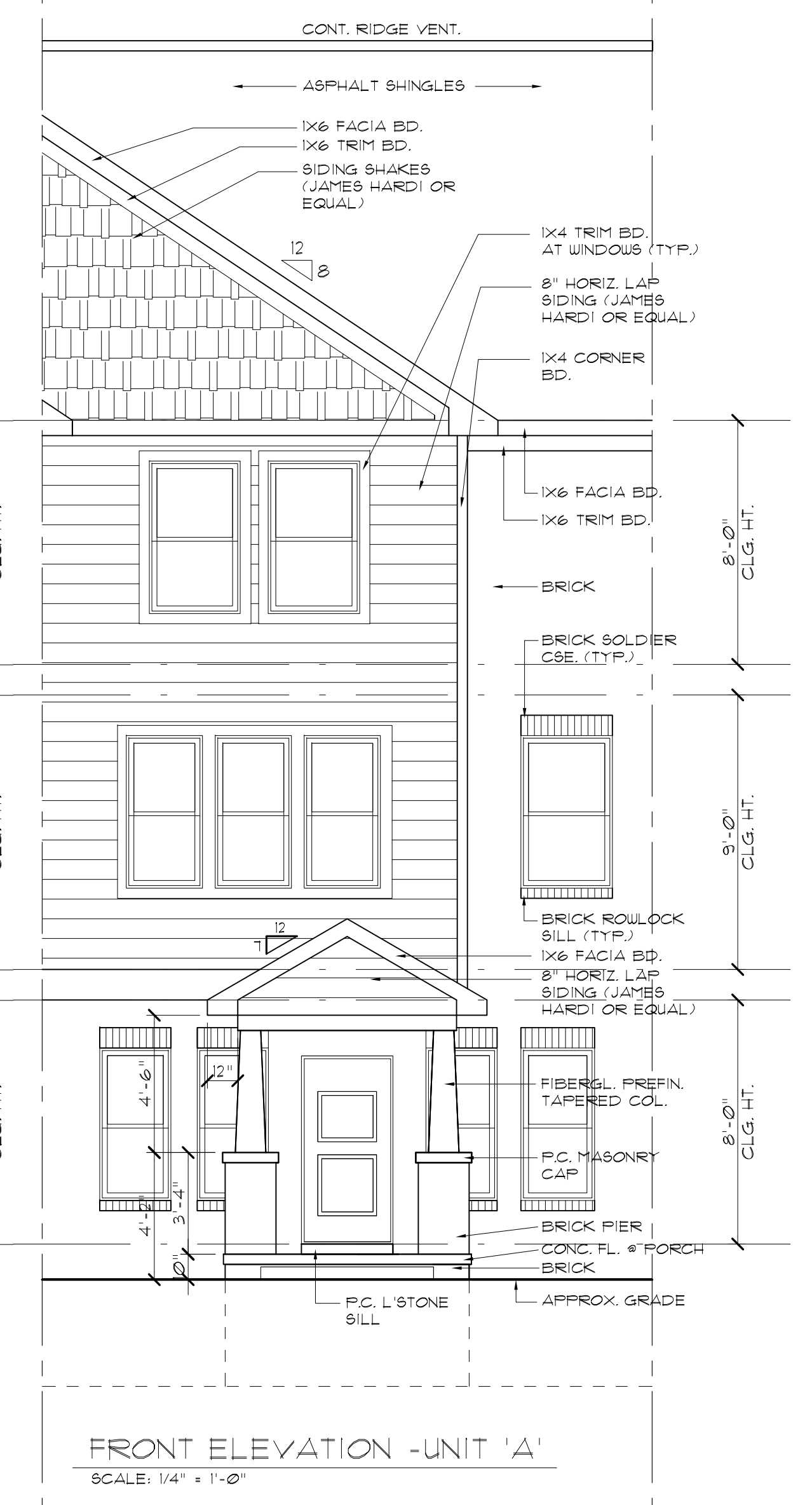
LEFT ELEVATION - 4 UNIT BLDG.
 2 200 00 SCALE: 1/4" = 1'-0"



FRONT ELEVATION - UNIT 'A'
 SCALE: 1/4" = 1'-0"



FRONT ELEVATION - UNIT 'A'
 SCALE: 1/4" = 1'-0"



FRONT ELEVATION - UNIT 'A'
 SCALE: 1/4" = 1'-0"

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PROJECT
 SQUARE LAKE COURT
 TOWNHOUSES
 XXXX SQUARE LAKE RD.
 TROY, MI

SUBJECT
 DETAIL FRONT ELEVATIONS
 LEFT SIDE ELEVATIONS

ARKO DESIGN ASSOCIATES
 2288 YASMIN DRIVE, COMMERCE TOWNSHIP, MI 48382
 PH. (248) 802-8409

ISSUED:
 2019-09-10
 2019-09-10
 2019-09-10

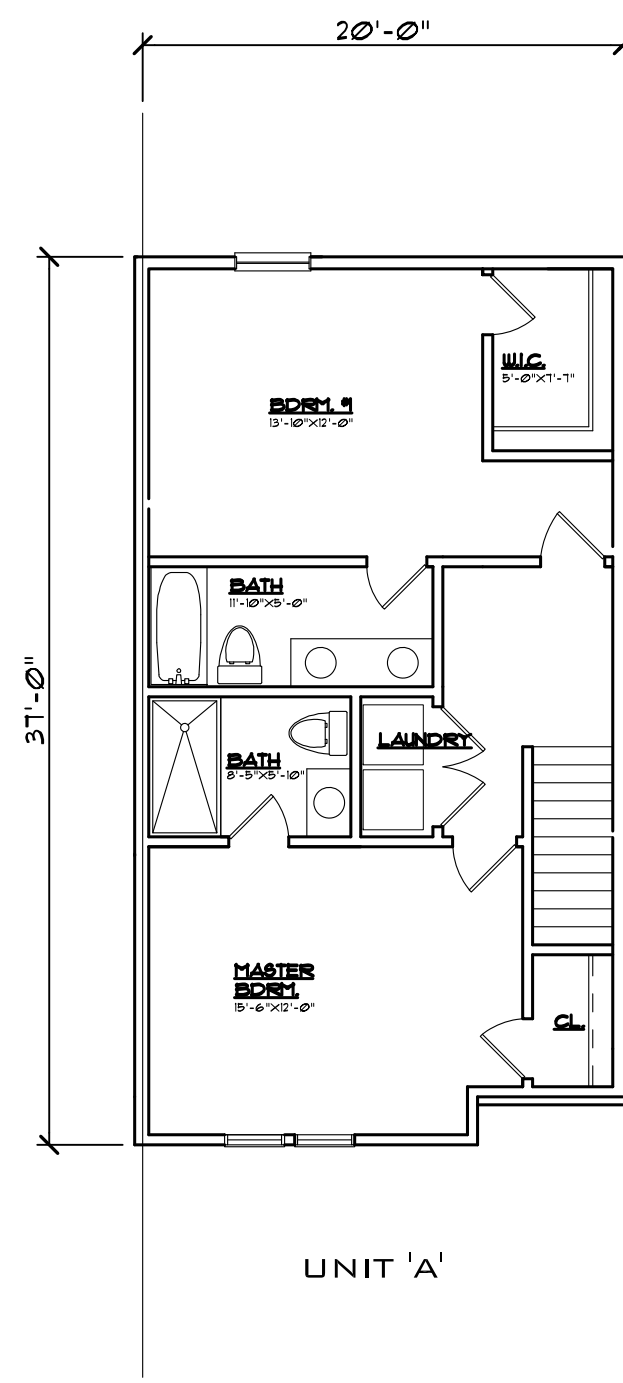
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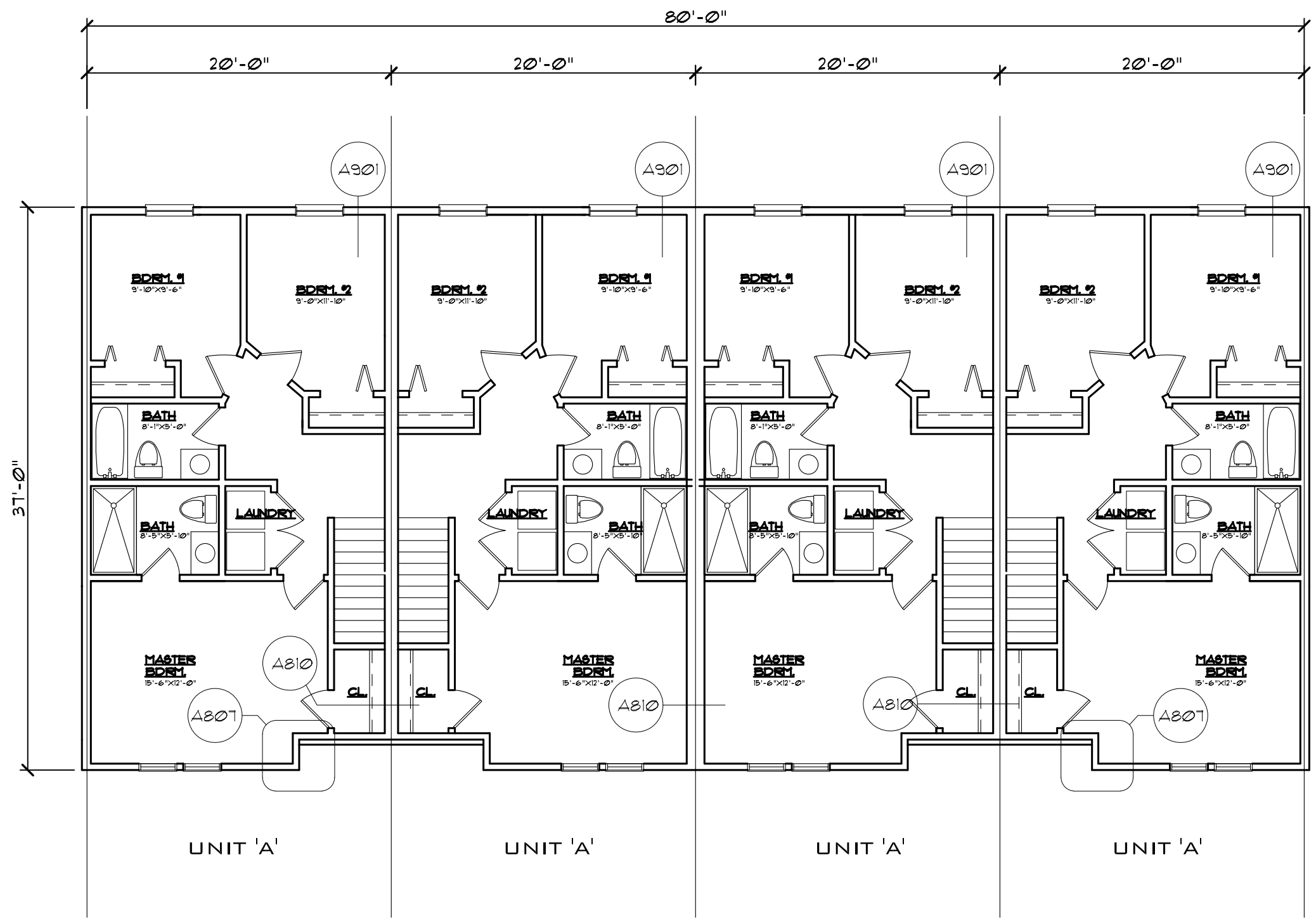
JOB NO.
 2019-20

SHEET
 A-3

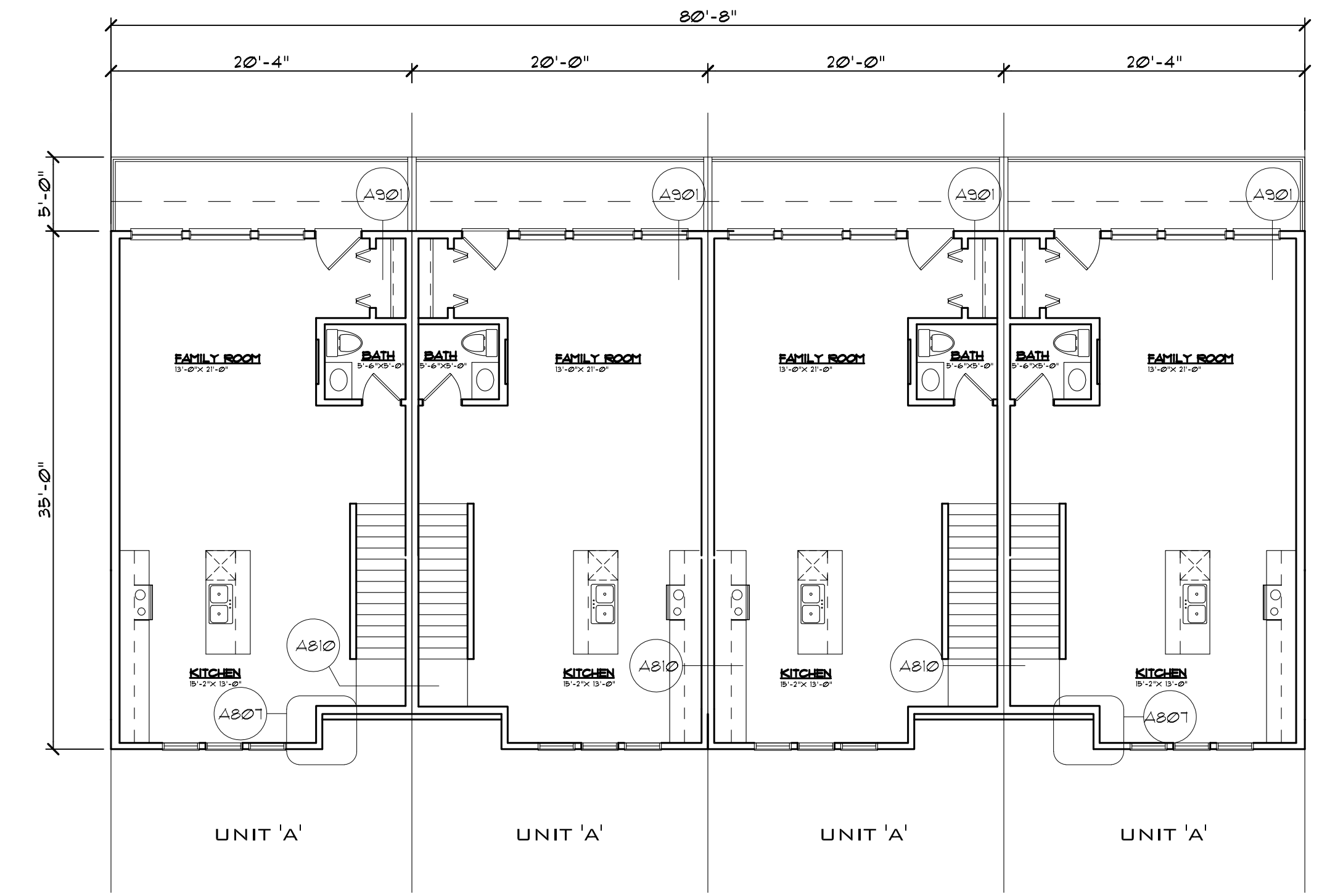
CONDO DEVELOP.



2 BEDROOM OPTION
UPPER LEVEL PLAN
712 SF

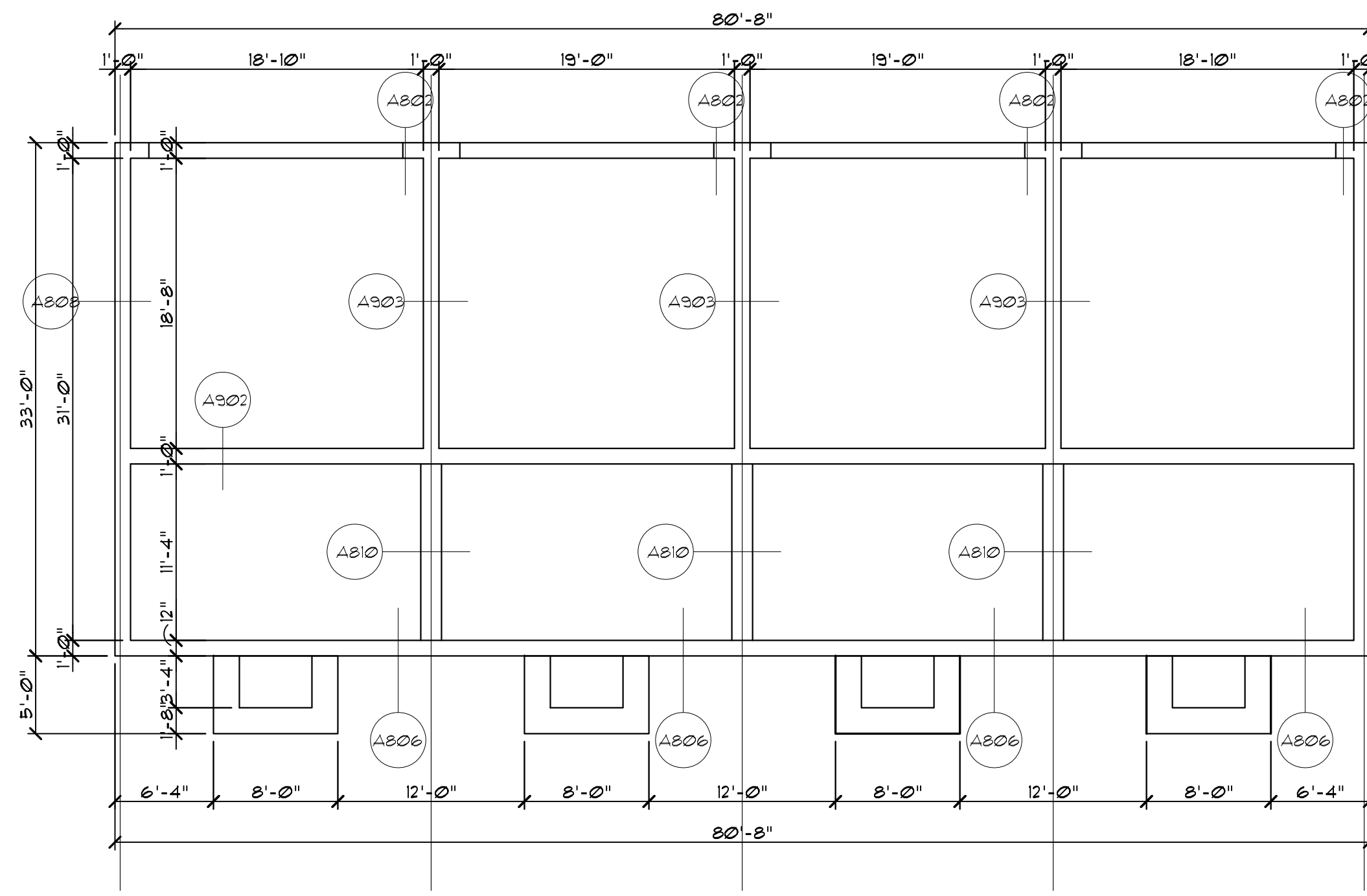


4-UNIT BUILDING
UPPER FLOOR PLAN
712 SF
SCALE: 1/4" = 1'-0"

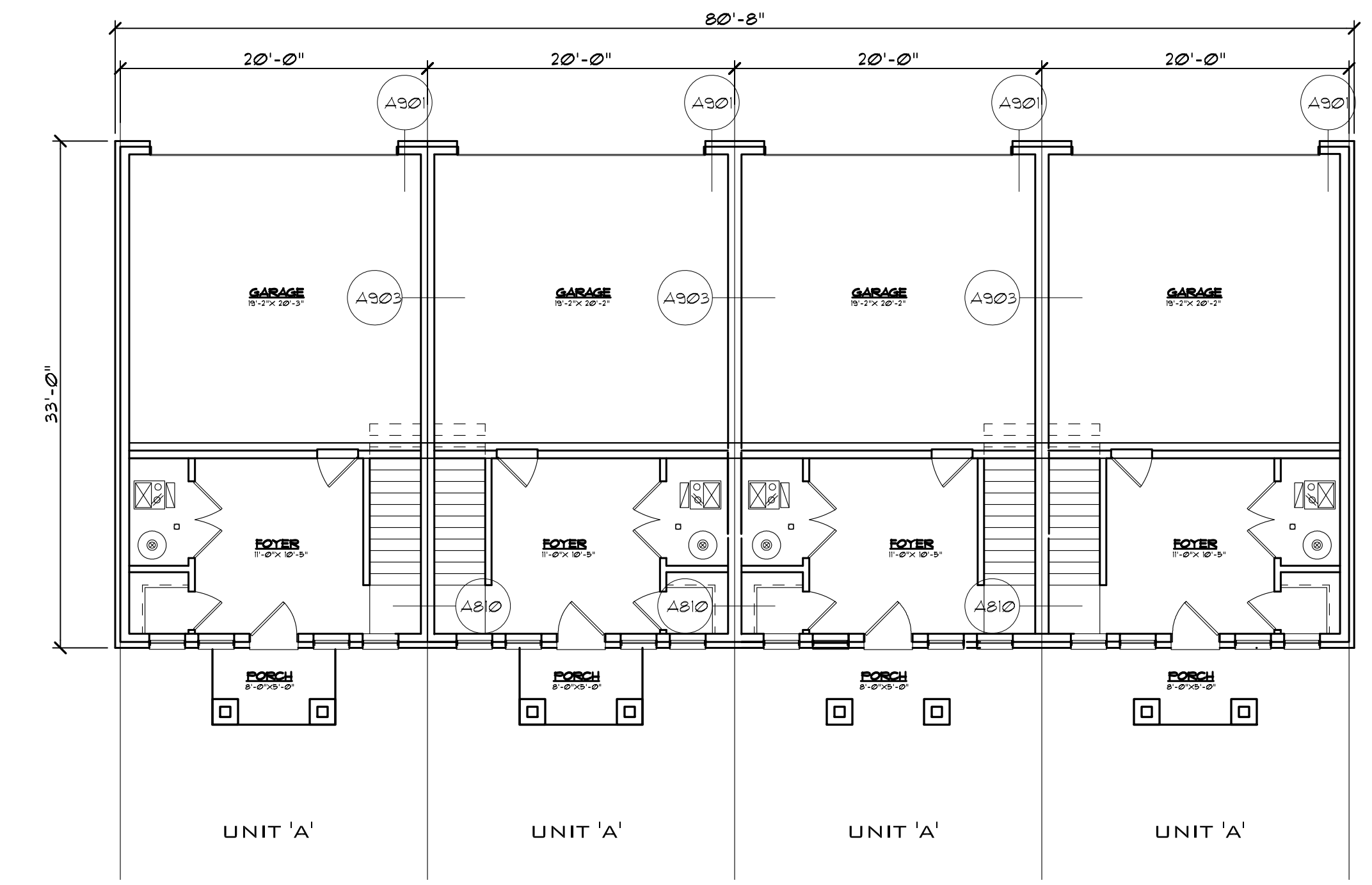


4-UNIT BUILDING
FIRST FLOOR PLAN
685 SF
SCALE: 1/4" = 1'-0"

'A' UNIT AREAS - 4 UNIT BUILDING	
LOWER LEVEL	249 SF
FIRST FLOOR	685 SF
SECOND FLOOR	712 SF
TOTAL	1,646 SF



4-UNIT BUILDING
FOUNDATION PLAN
SCALE: 1/8" = 1'-0"



4-UNIT BUILDING
LOWER LEVEL PLAN
229 SF
SCALE: 1/4" = 1'-0"

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PROJECT
SQUARE LAKE COURT
TOWNHOUSES
XXXX SQUARE LAKE RD.
TROY, MI

SUBJECT
4 UNIT BUILDING PLANS

ARKO DESIGN ASSOCIATES
2296 YASMIN DRIVE, COMMERCE TOWNSHIP, MI 48382
PH: (248) 802-8409

ISSUED:
DATE: 08/21/2019
BY: [Signature]

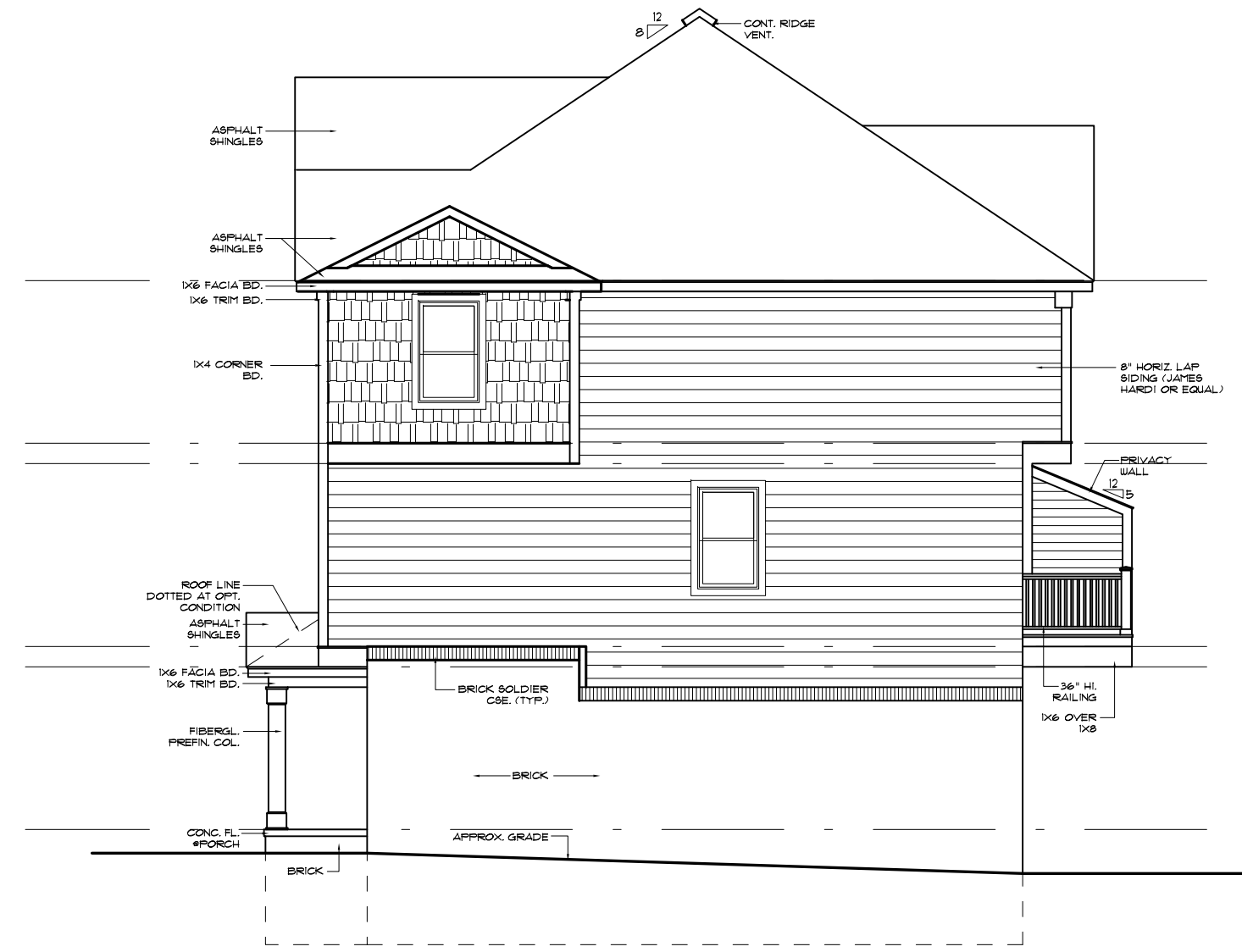
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APPROVED: AK
BIDS:
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SHEET
A-4

CONDO
DEVELOP.

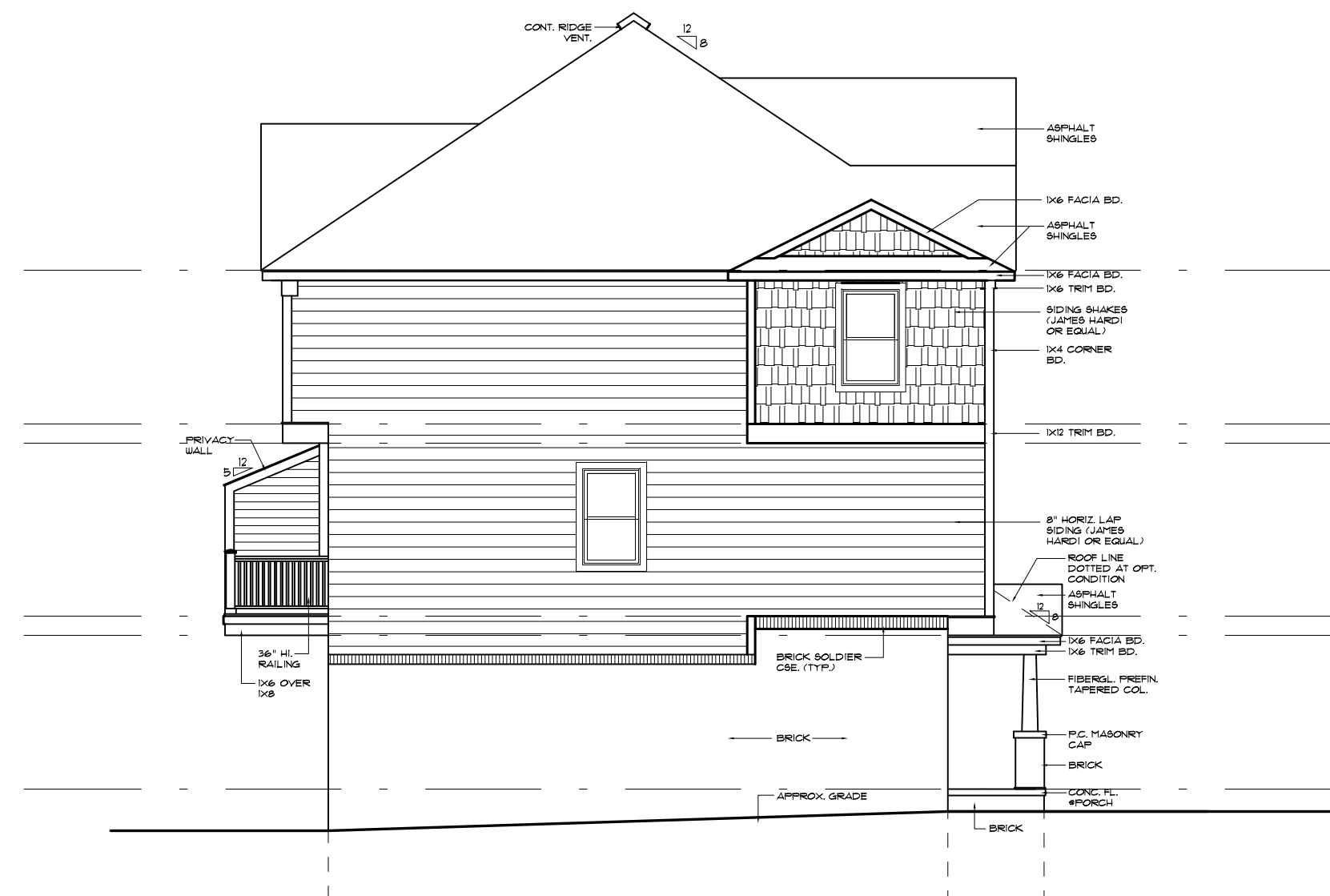


LEFT ELEVATION - 4 UNIT BLDG.
2,300 SF SCALE: 1/4" = 1'-0"



FRONT ELEVATION - 4 UNIT BLDG.
2,300 SF SCALE: 1/4" = 1'-0"

FACADE FENESTRATION: 57.15%
368 SF / 640 SF



LEFT ELEVATION - 4 UNIT BLDG.
2,300 SF SCALE: 1/4" = 1'-0"



REAR ELEVATION - 4 UNIT BLDG.
2,300 SF SCALE: 1/4" = 1'-0"

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PROJECT
SQUARE LAKE COURT
TOWNHOUSES
XXXX SQUARE LAKE RD.
TROY, MI

SUBJECT
4 UNIT BUILDING ELEVATIONS

4
ARCO DESIGN ASSOCIATES
2288 YASMIN DRIVE, COMMERCE TOWNSHIP, MI 48382
PH. (248) 802-8409

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SHEET
A-5

CONDO
DEVELOP.

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PROJECT
 SQUARE LAKE COURT
 TOWNHOUSES
 XXXX SQUARE LAKE RD.
 TROY, MI

SUBJECT
 6 UNIT BUILDING PLANS

ARKO DESIGN ASSOCIATES
 2296 YASMIN DRIVE, COMMERCE TOWNSHIP, MI 48382
 PH: (248) 802-8409

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 02/03/20
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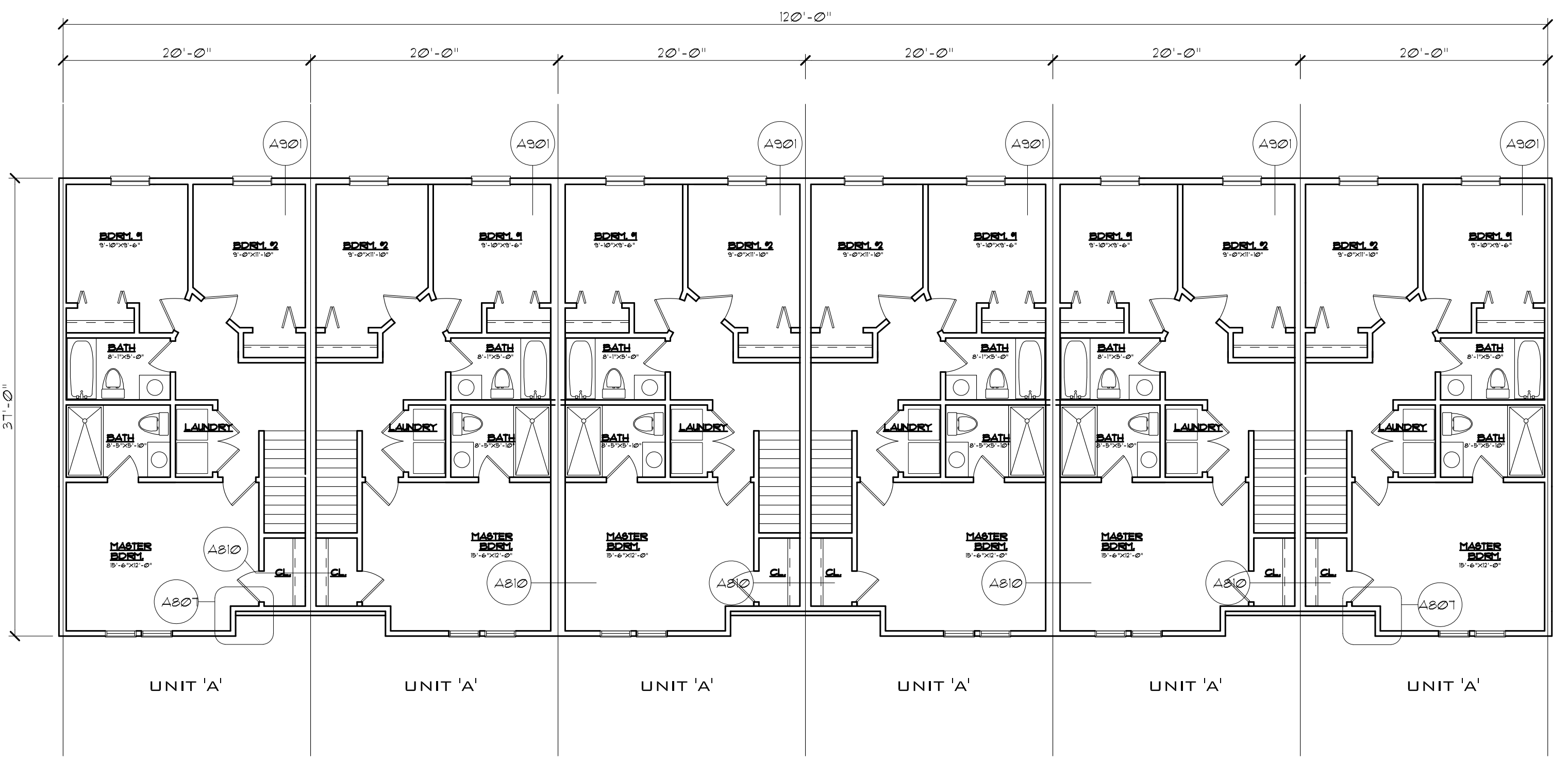
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 2019-20

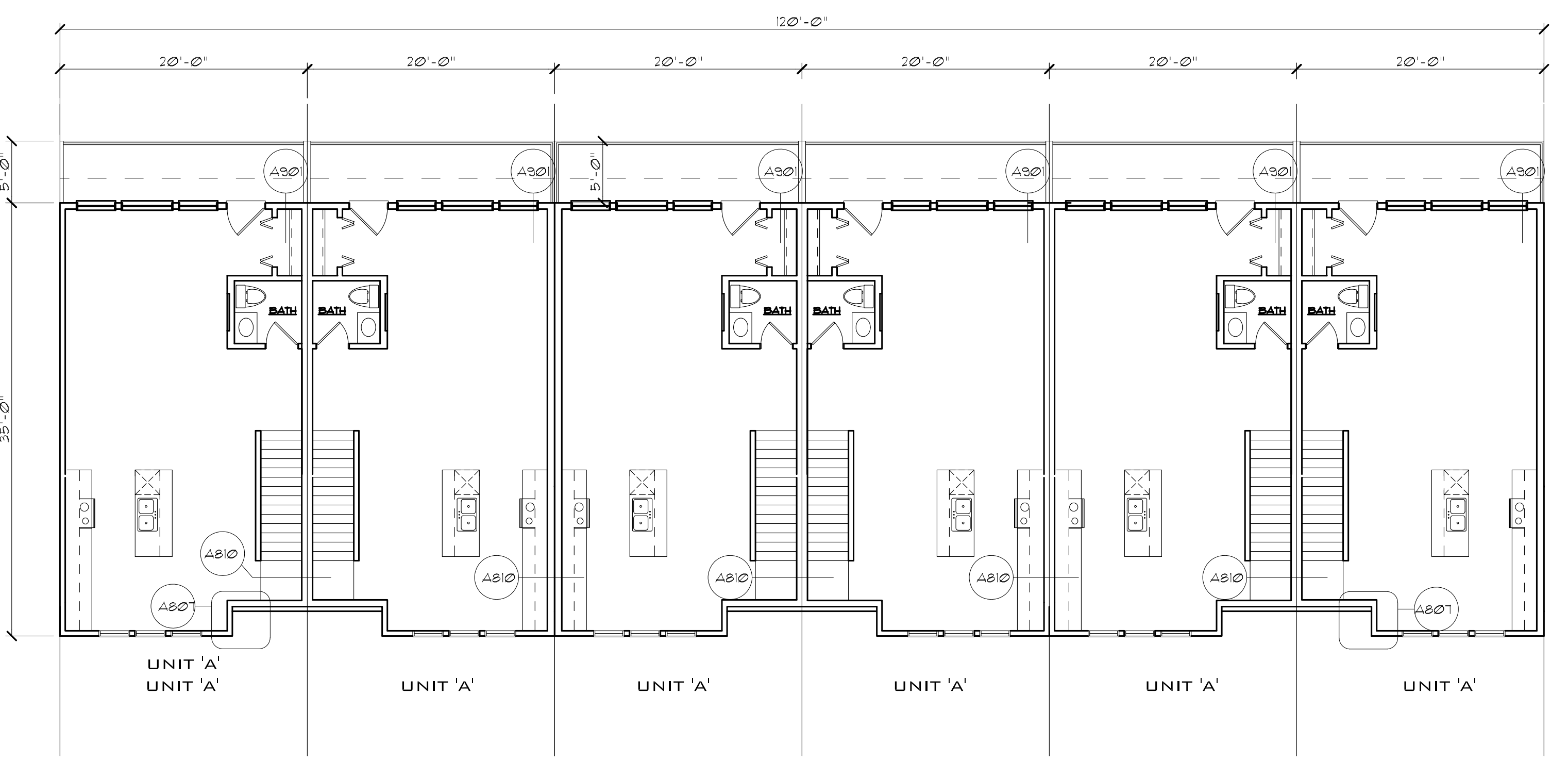
SHEET
 A-6

CONDO DEVELOPER

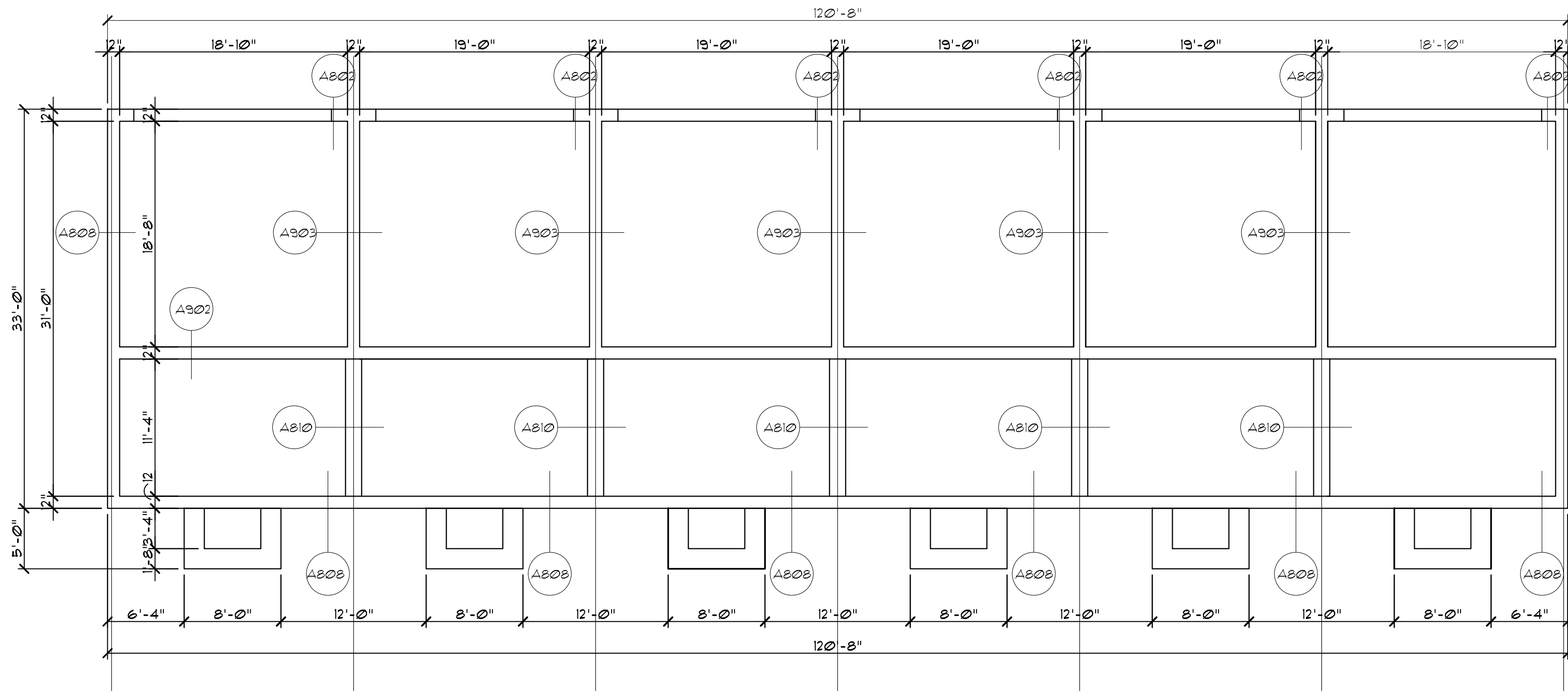
'A' UNIT AREAS - 6 UNIT BUILDING	
LOWER LEVEL	249 SF
FIRST FLOOR	685 SF
SECOND FLOOR	712 SF
TOTAL	1,646 SF



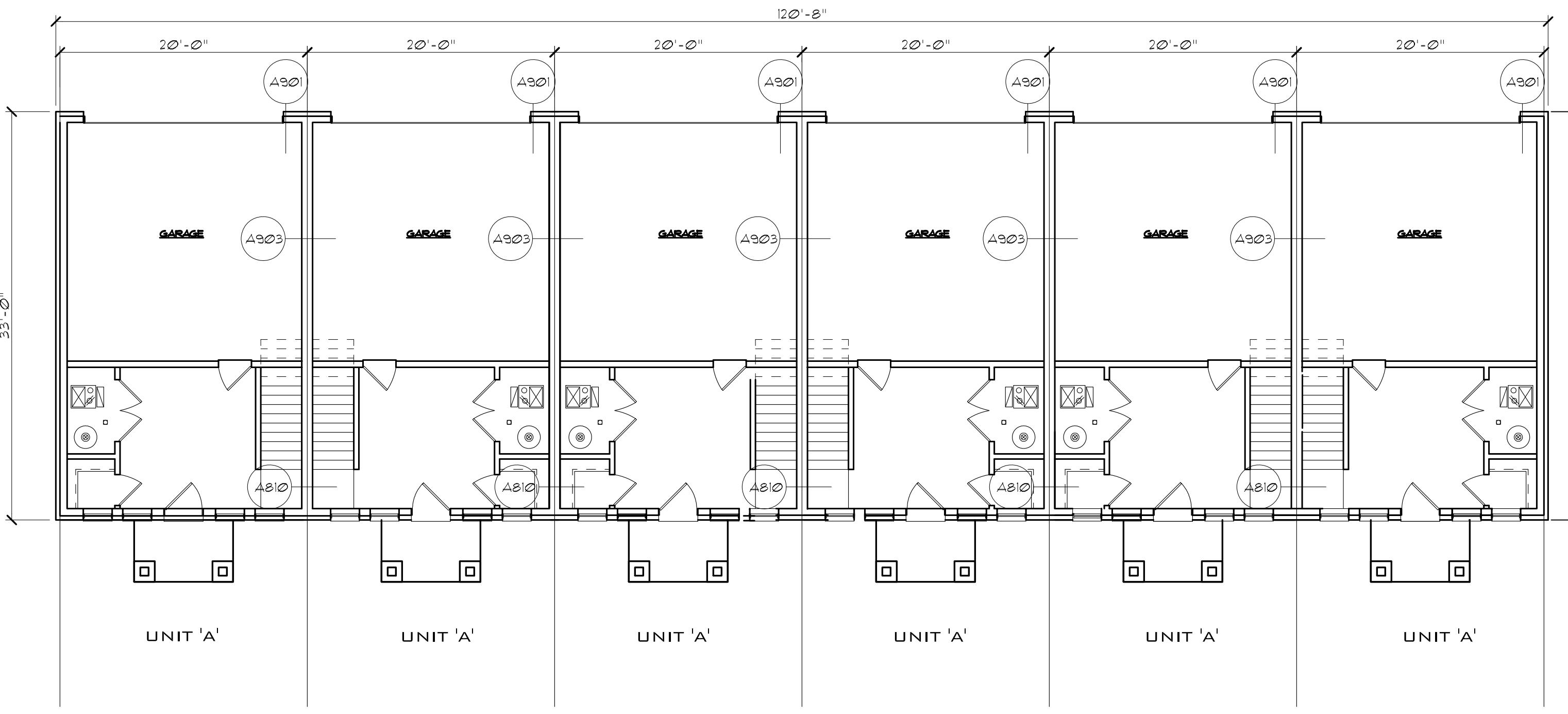
6-UNIT BUILDING
 UPPER FLOOR PLAN
 712 SF
 SCALE: 1/4" = 1'-0"



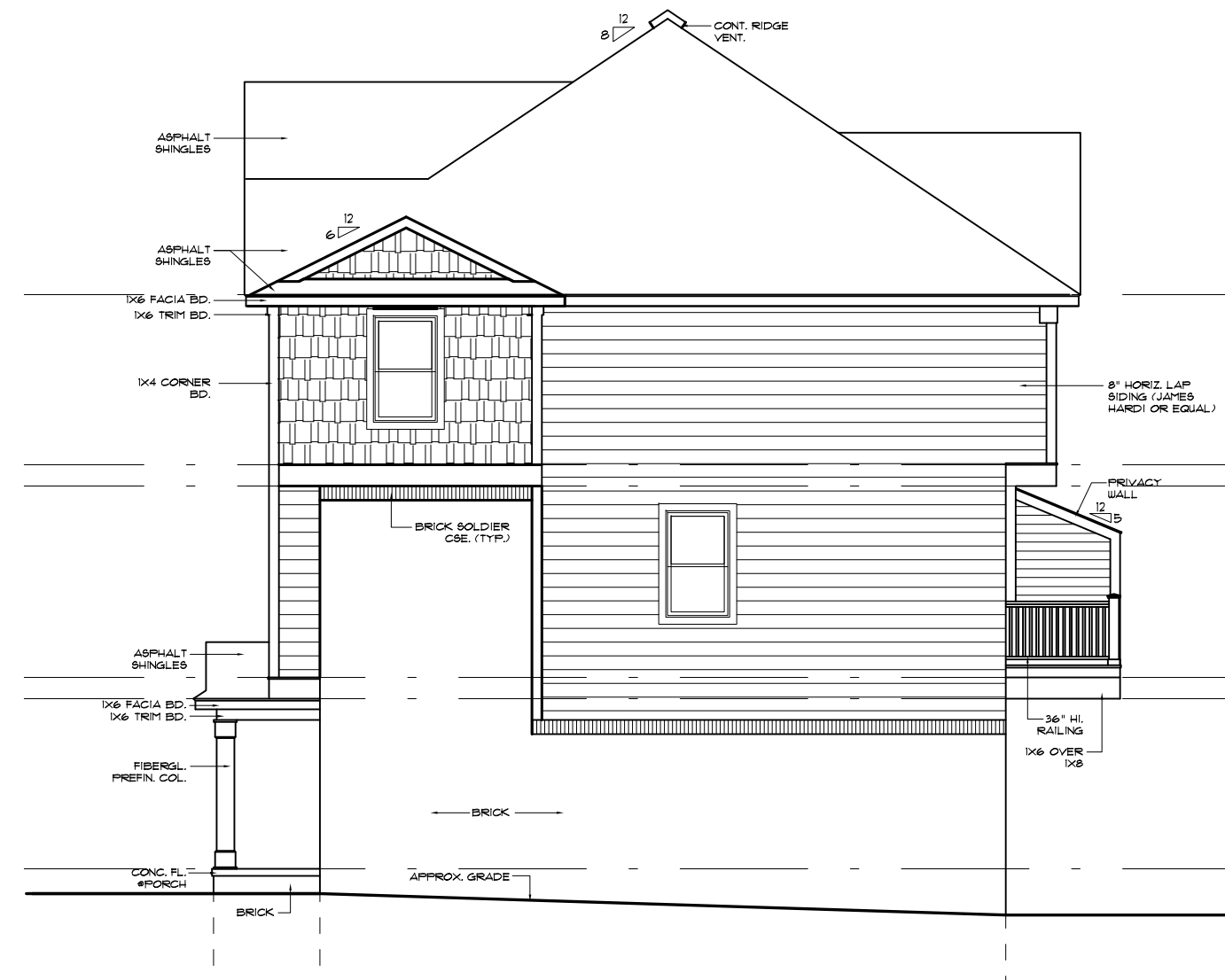
6-UNIT BUILDING
 FIRST FLOOR PLAN
 685 SF
 SCALE: 1/4" = 1'-0"



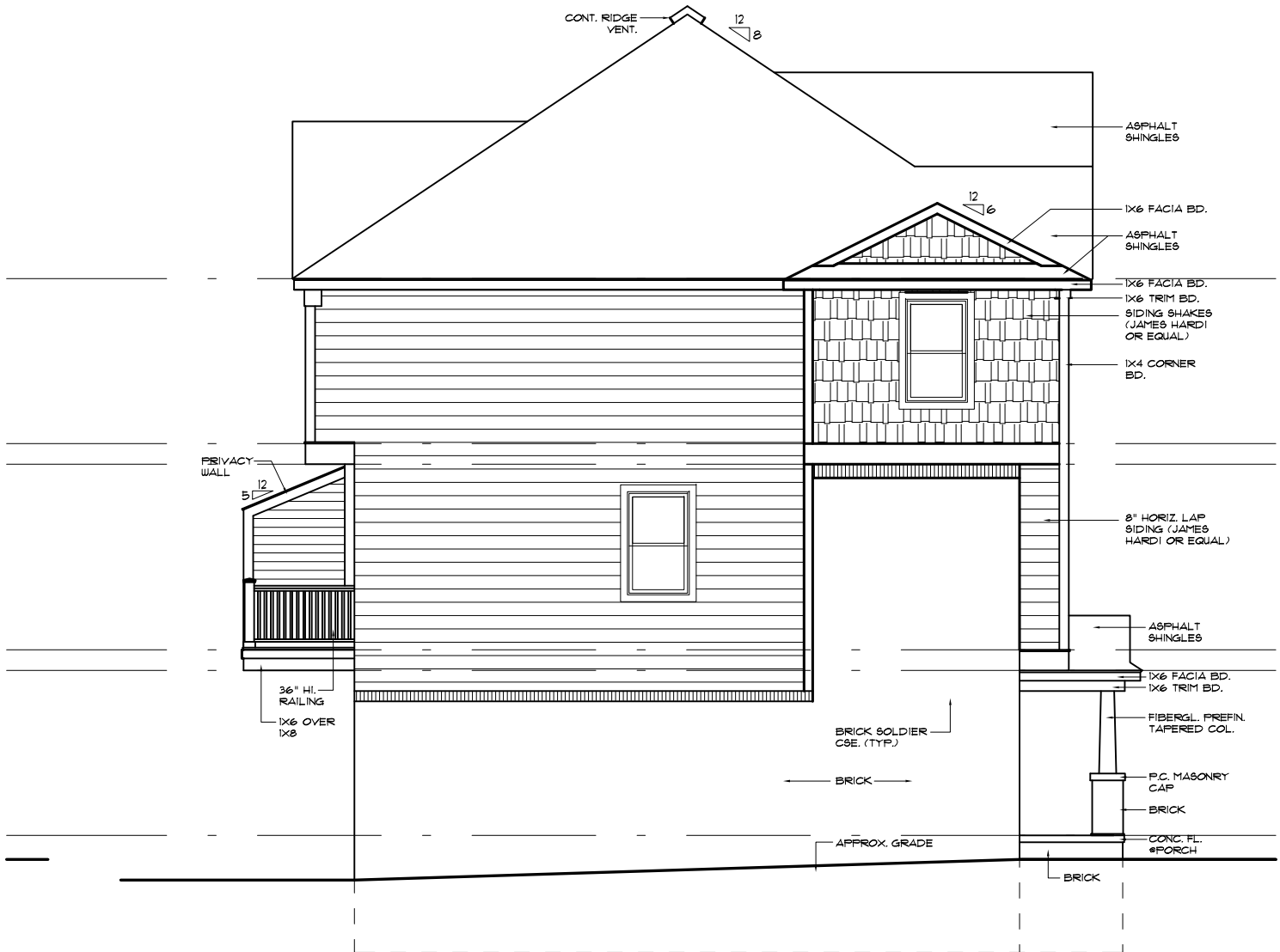
6-UNIT BUILDING
 FOUNDATION PLAN
 SCALE: 1/8" = 1'-0"



6-UNIT BUILDING
 LOWER LEVEL PLAN
 229 SF
 SCALE: 1/4" = 1'-0"



RIGHT ELEVATION - 6 UNIT BLDG.
2,300 SF SCALE: 1/4" = 1'-0"

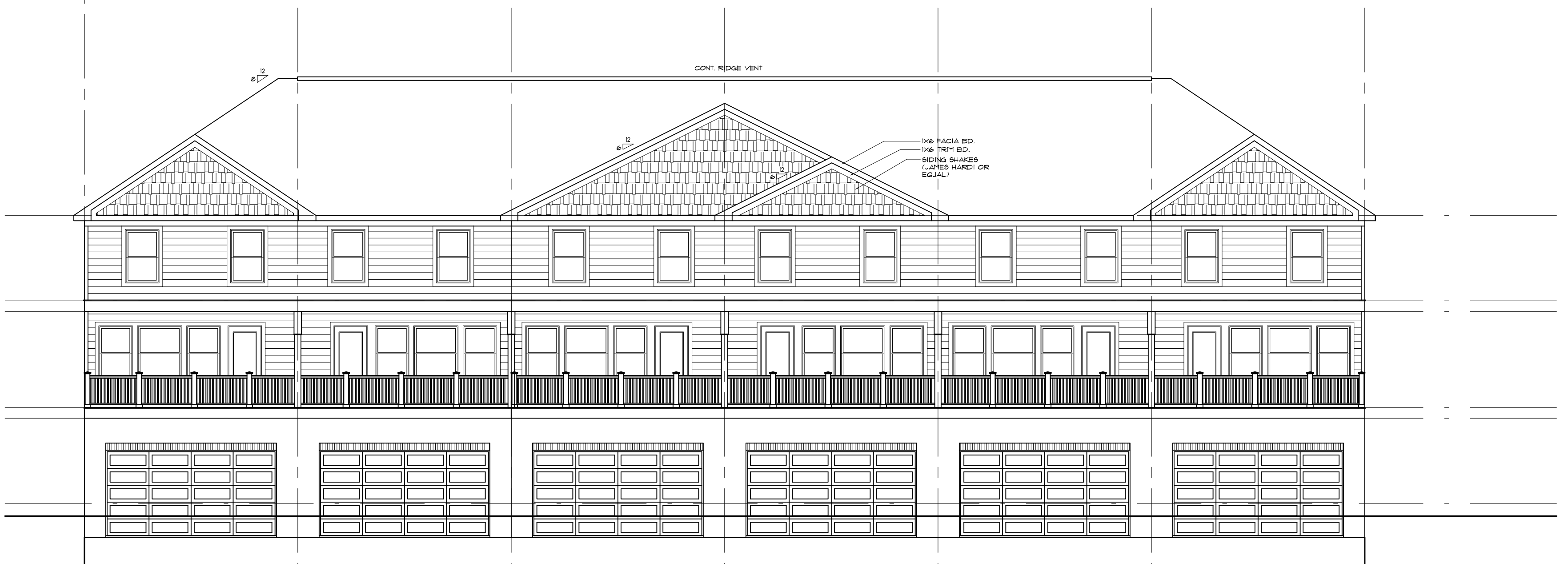


LEFT ELEVATION - 6 UNIT BLDG.
2,300 SF SCALE: 1/4" = 1'-0"



6-UNIT BUILDING REAR ELEVATION
SCALE: 1/4" = 1'-0"

FACADE FENESTRATION: 57.5%
552 SF / 960 SF



6-UNIT BUILDING REAR ELEVATION
SCALE: 1/4" = 1'-0"

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PROJECT
SQUARE LAKE COURT
TOWNHOUSES
XXXX SQUARE LAKE RD.
TROY, MI

SUBJECT
6 UNIT BUILDING ELEVATIONS

ISSUED BY
2288 YASMIN DRIVE, COMMERCE TOWNSHIP, MI 48382
PH. (248) 802-8409

ISSUED:
5/11/19
5/11/19
5/11/19
5/11/19

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2019-20

SHEET
A-7

CONDO
DEVELOP.

Square Lake Court Phase II Development

The proposed development at the the southwest corner of Square Lake and Dequindre meets Neighborhood Node role to serve as “go to” places that take on a social role, serving both as a place to meet basic needs of the community including integrated residential development. The above referenced corner already includes existing and new retail development and the proposed attached family single residence townhouse development complements and further enhances “economic neighborhoods” of Troy as identified in the Master Plan.

The proposed single family attached townhouse is attached to Square Lake Court Phase I development approved by planning commission on January, 2020. This development is a continuation of already approved Phase 1 and is visually distinguished from the surrounding area because of the design and intensity. The variation of building elevations, designs between the attached single family units meet the goal of Neighborhood Node while maintaining design and technique consistency with the adjacent neighborhoods. Architectural features on the proposed building designs include high quality materials such as premium meridian brick, high quality IKO roof shingles, Low E vinyl windows etc,. These features will serve as a transition between the single family to the west and the commercial retail space to the east of Square Lake Road.

The proposed development includes optional ground floor bedroom to address demand from a wider demographic.

The single residential attached units will be intended for sale.

Proposed Units: 48. Each Unit ~ 1646 sq/ft. Building Height 34’ 10”.

Open Space: 37.8%

Building Orientation and Entrance:

Primary Entrance: The primary unit building entrance is identifiable and usable from Square Lake Road. Entrances use a covered porch and unique architectural trim to identify each unit entrance.

Parking:

Each unit will have 2-car garage and 24 common guest spaces

Parking Total = 120

Building Materials:

6 unit buildings shall have: a mix of meridian meadowbrook brick, james hardie shakes and siding in the front elevation. The side and rear elevations will have brick on ground floors and james hardie siding on second and third floors.

4 unit buildings shall have: a mix of meridian port huron brick, james hardie shakes and siding in the front elevation. The side and rear elevations will have brick on ground floors and james hardie siding on second and third floors.

IKO Cambridge dual black shingles in roof for both building types.

Landscaping:

Proposed development provides with 37% landscaping on overall area. Evergreen screening is included in west property line. Trees include a variety of oaks, lilac and linden.







EB

Building

Eureka

HOMES

EB

SQUARE LAKE COURT

2

Eureka Building Co. a local family owned company specializing in residential single family, attached and detached, commercial as well as industrial building for over 20 years.

Integrity is the out-most important and building into the future with the support of our community is our main goal.

Eureka Building Co.



building into the future

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SQUARE LAKE COURT

Exterior Elevations



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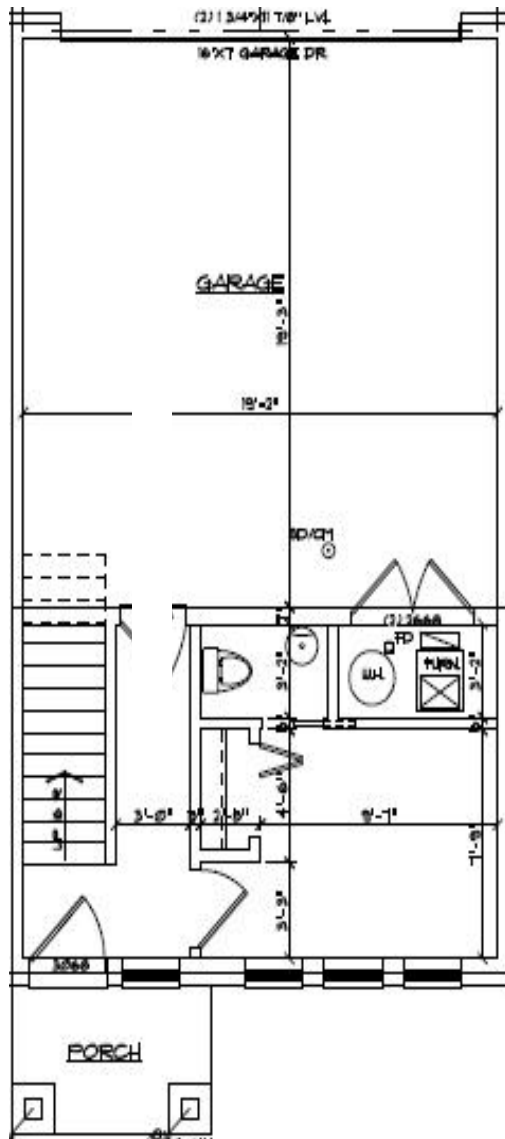
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SQUARE LAKE COURT

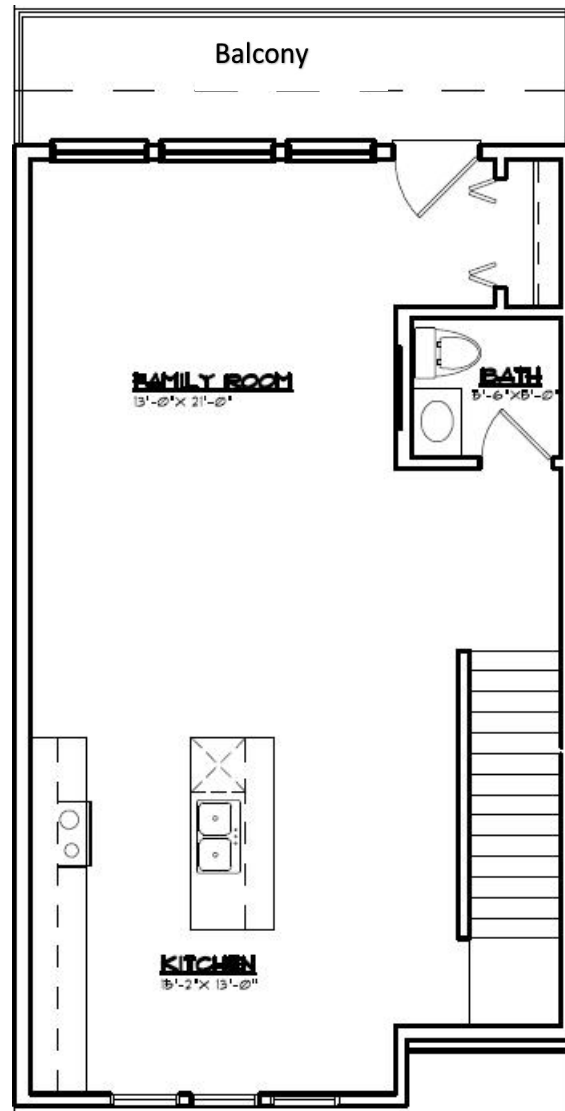
4

The Prestige and The Sussex

Entry level



Main level



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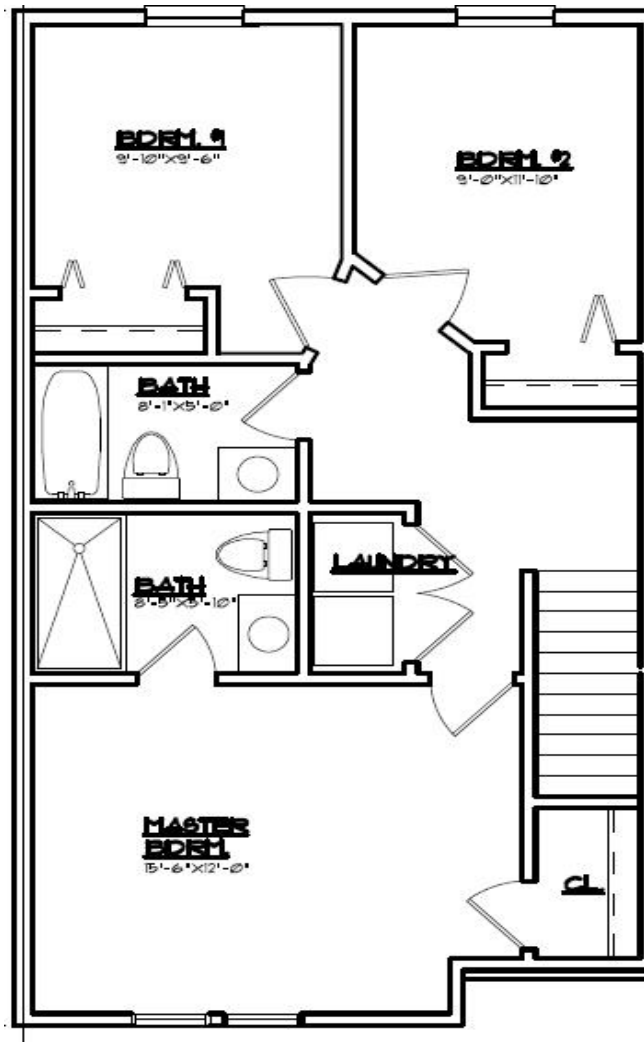
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SQUARE LAKE COURT

5

The Prestige Bedroom level



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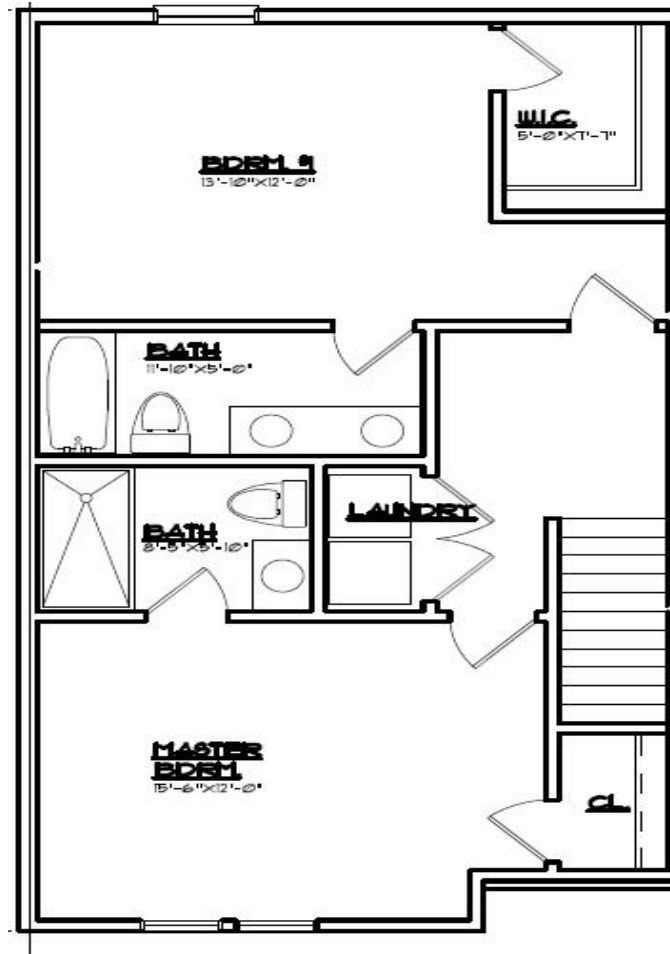
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SQUARE LAKE COURT

6

The Sussex

Bedroom level



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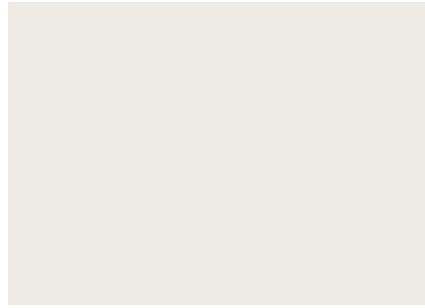
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SQUARE LAKE COURT

7



IKO Cambridge Dual Black or equal



Lap Siding James Hardie or equal



Siding Shakes James Hardie or equal



Queen Meadow Brook by Meridian or equal



Queen Port Huron by Meridian or equal

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 **building into the future**

All information herein was accurate at the time of publication. We reserve the right to make updates and changes to specifications, material and price without notice and obligations.

EB

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building into the future