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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

October 27, 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 – April 28, 2020
5. PUBLIC COMMENT – For Items Submitted via Email or Telephone Message

SITE PLAN APPROVAL

6. PRELIMINARY SITE PLAN REVIEW (File Number SP2019-0045) – Proposed The Westington, South side of Wattles, East of Crooks, Section 21, Currently Zoned NN (Neighborhood Node “I”) District
7. PRELIMINARY SITE PLAN REVIEW- THE REGENCY OF TROY (File Number SP JPLN2020-0011) – Proposed Regency of Troy Convalescent Center/Nursing Home, Southeast corner of Maple and Axtell (2785 W. Maple), Section 32, Currently Zoned IB (Integrated Industrial and Business) District

OTHER ITEMS

8. CITY OF TROY MASTER PLAN AMENDMENT
9. PLANNING COMMISSION COMMENT
10. 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.*

PROPOSED RESOLUTION

PROPOSED RESOLUTION TO TEMPORARILY SUSPEND THE PLANNING COMMISSION RULES OF PROCEDURE

Resolution # PC-2020-10-

Moved by:

Seconded by:

WHEREAS, the Michigan Department of Health and Human Services (MDHHS) Director Robert Gordon issued an Order on October 5, 2020 under MCL 333.2253 restricting indoor gathering sizes to protect public health and safety, and

WHEREAS Public Act 228 of 2020 permits public meetings to be held by electronic means where an in person meeting could detrimentally increase exposure of board members and the general public to COVID-19,

THEREFORE BE IT RESOLVED, That as allowed by Planning Commission Rules of Procedure Article IV, Section 6, the Troy Planning Commission hereby **TEMPORARILY SUSPENDS** the requirement of holding a meeting at the Troy City Hall and **ALLOWS** all Troy Planning Commission Members to electronically participate in any Planning Commission meeting through December 31, 2020.

Members participating electronically will be considered present and in attendance at the meeting and may participate in the meeting as if physically present. However, members must avoid using email, texting, instant messaging, and other such electronic forms of communication to make a decision or deliberate toward a decision.

RESOLVED, As allowed by Planning Commission By-laws and Rules of Procedure Article X, the Troy Planning Commission hereby **TEMPORARILY SUSPENDS AND MODIFIES** the By-laws and Rules of Procedure concerning the Order of the Agenda, as set forth in Article V, Section 3, to consolidate the Public Comment sections of the meeting for any meeting held through December 31, 2020.

RESOLVED, As allowed by Planning Commission By-laws and Rules of Procedure Article X, the Troy Planning Commission hereby **TEMPORARILY SUSPENDS AND ALLOWS** two methods of receiving Public Comment for virtual meetings. 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. For emails and recorded messages received after the deadline, reasonable efforts will be

made to read emails and play recorded messages received during the meeting. Email and voicemail public comments will be limited to three minutes each.

Chair Krent called the remotely-conducted Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on April 28, 2020. Chair Krent introduced the procedure to be followed for a remote meeting.

1. ROLL CALL

Present:

- Ollie Apahidean
- Karen Crusse
- Carlton M. Faison
- Michael W. Hutson
- Tom Krent
- David Lambert
- Marianna Perakis
- Sadek Rahman
- John J. Tagle

Also Present:

- R. Brent Savidant, Community Development Director
- Ben Carlisle, Carlisle Wortman Associates
- Julie Quinlan Dufrane, Assistant City Attorney
- Jackie Ferencz, Planning Department Administrative Assistant
- Kathy L. Czarnecki, Recording Secretary

2. SUSPENSION OF PLANNING COMMISSION BYLAWS

Resolution # PC-2020-04-016

Moved by: Krent
 Support by: Lambert

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.

Yes: All present (9)

MOTION CARRIED

3. APPROVAL OF AGENDA

Resolution # PC-2020-04-017

Moved by: Tagle
Support by: Perakis

RESOLVED, To approve the Agenda as prepared.

Yes: All present (9)

MOTION CARRIED

4. APPROVAL OF MINUTES

Resolution # PC-2020-04-018

Moved by: Perakis
Support by: Lambert

RESOLVED, To approve the minutes of the February 25, 2020 Regular meeting as submitted.

Yes: Apahidean, Crusse, Hutson, Krent, Lambert, Perakis, Rahman, Tagle
 Abstain: Faison

MOTION CARRIED

- 5. PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA – For Items Submitted via Email or Telephone Message

Ms. Ferencz reported no email or telephone messages were received.

PRELIMINARY SITE PLAN APPROVALS

- 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

Mr. Carlisle reviewed the Preliminary Site Plan application for Timbercrest Drive Extension. He said the proposed request is permitted by right. Mr. Carlisle addressed the site layout, access of existing single family home and proposed two new homes, landscaping, floor plans and elevations. Mr. Carlisle said the application meets all requirements of the Zoning Ordinance and recommended the Planning Commission grant Preliminary Site Plan approval.

Carol Thurber of Nowak & Fraus Engineers was present to represent the property owner Bismack Designs.

There was discussion on:

- Existing house; to remain as-is.
- Potential future extension of Timbercrest; no plans to extend, property to the south not under petitioner ownership.
- Stormwater management; studies conducted, capacity to tie-in to existing detention basin.
- Elevations; typical representation of homes built by petitioner, review by Building Department.

Ms. Ferencz reported there were no comments on the application received by email or voicemail.

Resolution # PC-2020-04-019

Moved by: Faison
 Support by: Rahman

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.

Yes: All present (9)

MOTION CARRIED

At 7:21 p.m., Chair Krent was remotely unconnected, at which time the meeting paused. Chair Krent remotely connected to the meeting at 7:24 p.m. Also at this time, it appeared Mr. Hutson was remotely connected audibly (intermittently) but not visibly.

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

Mr. Carlisle reviewed the Preliminary Site Plan application for Square Lake Court Phase II, noting that Phase I was considered and granted approval by the Planning Commission on January 14, 2020. He said the petitioner acquired the parcel to the south and is proposing 48 units. Mr. Carlisle said approval of Phase I was subject to a cross access easement to the south parcel. He noted the petitioner might combine both phases into one project which would terminate the need for a cross access easement and two homeowner associations.

Mr. Carlisle addressed site access one of which is shared with a retail site on Dequindre, rear-accessed garages, cluster of buildings, building height, floor plans and elevations. He identified site plan concerns relating to removal of two guest parking spaces, landscaping to break up long rows of guest parking and sidewalk connections.

Mr. Carlisle recommended that the Planning Commission grant Preliminary Site Plan approval with the conditions as identified in his report dated April 6, 2020.

Present were property owner Erion Nikolla and James Butler of Professional Engineering Associates (PEA).

Mr. Nikolla said if Phase 2 is granted approval, his intent is to merge both phases of the project dependent on construction target dates.

There was discussion on:

- Combining Phase 1 and Phase 2 as one project.
- Guest parking; number of spaces, landscaping to break up rows.
- Cross access easement; recorded agreement with retail for Phase 1. If phases are combined to one project, cross access easement is mute and no longer a Phase 1 requirement.

Ms. Ferencz reported there were no comments on the application received by email or voicemail.

Resolution # PC-2020-04-020

Moved by: Lambert

Support by: Faison

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 the following:

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.

Yes: Apahidean, Crusse, Faison, Hutson, Krent, Lambert, Perakis, Rahman, Tagle

Note: Mr. Hutson was not connected remotely.

MOTION CARRIED

OTHER ITEMS

8. **PLANNING COMMISSION COMMENT**

There were general Planning Commission comments. An all around thanks was given to the Information Technology and Cable departments for their technical assistance to conduct the remote meeting.

The remotely-conducted Regular meeting of the Planning Commission adjourned at 7:43 p.m.

Respectfully submitted,

Tom Krent, Chair

Kathy L. Czarnecki, Recording Secretary

DATE: October 22, 2020

TO: Planning Commission

FROM: R. Brent Savidant, Community Development Director

SUBJECT: PRELIMINARY SITE PLAN REVIEW (File Number SP2019-0045) – Proposed The Westington, South side of Wattles, East of Crooks, Section 21, Currently Zoned NN (Neighborhood Node “I”) District

The petitioner DesignHaus submitted the above referenced Preliminary Site Plan application for the 108-unit The Westington apartment project. The units are proposed to be in 3 buildings and are 3 stories in height.

The property is currently zoned NN (Neighborhood Node “I”) 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.
3. Anticipated Traffic Impacts, memo prepared by OHM dated January 14, 2020.
4. Public comment.

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PROPOSED RESOLUTION

PRELIMINARY SITE PLAN REVIEW (File Number SP2019-0045) – Proposed The Westington, South side of Wattles, East of Crooks, Section 21, Currently Zoned NN (Neighborhood Node “I”) District

Resolution # PC-2020-10-

Moved by:

Seconded by:

RESOLVED, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed The Westington Apartment Project, located on the South side of Wattles, East of Crooks (Parcel 88-20-21-101-004, -005 & -008), Section 21, Zoned NN (Neighborhood Node “I”) District, be granted, subject to applicant the following:

1. Address Fire Department requirements with regards to proposed EVA prior to Final Site Plan Approval.
2. Improve internal and external pedestrian connections as per report.
3. Confirm that one trash enclosure with two trash containers is sufficient.
4. Address any architectural and material items required by the Planning Commission.

_____) or

(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.



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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 18, 2020
April 14, 2020
October 5, 2020

Preliminary Site Plan Review For City of Troy, Michigan

Applicant: DesignHaus

Project Name: The Westington

Plan Date: April 1, 2020

Location: Wattles Rd, just east of Crooks Rd

Zoning: Neighborhood Node (NN) – I

Action Requested: Site Plan Approval

SITE DESCRIPTION

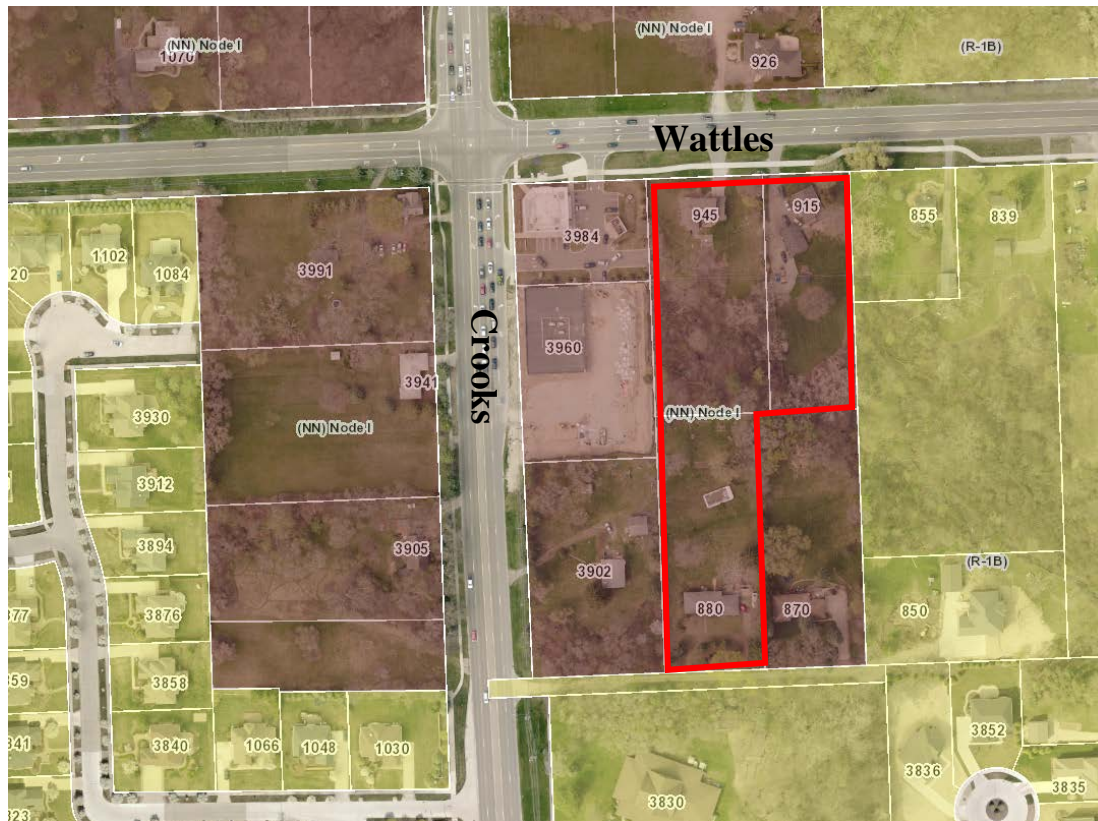
The subject site is located on the south side of Wattles Road, just east of Crooks Road. The approximate 3.41-acre site is currently improved with three houses. The houses will be removed if the proposed development is approved. The eastern portion of the site is located within the 100-year floodplain.

The applicant proposes to develop the site as a 108-unit, multi-family project, grouped into a total of three buildings. Building A fronts on Wattles Road, while Buildings B and C front the interior drive. The number of units in each building is 36, with 12 units per floor. All buildings are three stories, with a total of 32,400 gross square feet per building.

Access to the site is via Wattles Road. The applicant shows an Emergency Vehicle Access (EVA) off Barilane Road on the southern end of the site. The property is zoned Neighborhood Node (NN) and multiple family residential is a permitted use.

The site is adjacent to a 7-11, a medical office, and single-family residential property zoned Neighborhood Node to the east; a single-family residential property zoned Neighborhood Node to the southwest; a single-family residential zoned property Neighborhood Node to the north; and the eastern portion of the site is located within the 100-year floodplain, which provides a natural buffer to the R1-B property to the east.

Site Location:



Proposed Uses of Subject Parcel:

One-hundred and eight (108) townhome units

Current Use of Subject Property:

The subject property is currently improved with three single-family homes.

Current Zoning:

The property is currently zoned NN, Neighborhood Node District

Surrounding Property Details:

Direction	Zoning	Use
North	NN, Neighborhood Node	Single Family Residential

South	R1-B, Single Family / NN, Neighborhood Node	Single Family Residential
East	R1-B, Single Family	Single Family Residential / Vacant
West	NN, Neighborhood Node	Convenience Store / Medical building

NATURAL FEATURES

Topography: A topographic survey has been provided on sheet C-1.0 and shows that the site has a slightly higher elevation in the northwest and south portions of the property. Elevations decrease in the middle of the property, as well as heading toward the east boundary.

Wetlands: There are no wetlands on site.

Floodplain: An existing 100-year floodplain is located at the eastern corner of the site, with two different designations as to where the edge of said floodplain lies. A large segment of Building A is located within the FEMA-designated 100-year flood plain. A segmental retaining wall has been proposed to protect this feature.

Applicant is placing structures in the floodplain including pavilion and grill area, transformer, and play structure.

Floodplain confirmation will be determined as part of final engineering.

Woodlands: A tree inventory has been provided on sheet L-100. The number of trees to be removed is 100, and the number to be preserved is 23. The applicant has provided a sheet (L-101) to designate where the 41 replacement trees will be provided.

Replacement Details		
Protected Tree	Inches Removed	Replacement Required
Landmark	353 inches	353 inches
Woodland	856 inches	428 inches
Preservation/Mitigation	Inches Preserved	Credit
Landmark / Woodland	329 inches	658 inches
Protected Replacement Required	781 Inches	
Preservation Credit	658 Inches	
Total	123-inch requirement = 41 trees at 3 inches	

Items to be addressed: None.

BUILDING ARRANGEMENT AND SITE DESIGN

Access to the site will be via single point on Wattles, and an EVA off Barilane Drive. The applicant proposes three (3) buildings, Building A is adjacent to Wattles Road, while Buildings B and C front the interior drive. The number of units in each building is 36, with 12 units per floor. All buildings are three (3) stories, with a total of 32,400 gross square feet per building.

The site is adjacent to a 7-11, a medical office, and single-family residential zoned Neighborhood Node to the east; a single-family residential zoned Neighborhood Node to the southwest; a single-family residential zoned Neighborhood Node to the north; and the eastern portion of the site is located within the 100-year floodplain, and provides a natural buffer to the R1-B property to the east. If noted transition, architecture, and site plan items are addressed the use of the site is appropriate for multiple family housing.

Items to be addressed: Address issues noted within this report

AREA, WIDTH, HEIGHT, SETBACKS

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

	Required	Provided	Compliance
Front (North property line: Wattles)	10-foot build-to-line	Building A: 12'3"	Complies with Planning Commission approval
Side (East)	N/A, building may be placed up to property line	Building A: 45 feet Building B: 214 feet, 72 feet Building C: 72 feet	Complies
Side (West)	N/A, building may be placed up to property line	Building B, C: 10 feet	Complies
Rear (South)	30-foot minimum setback	77 feet	Complies
Building Height	Maximum 4 stories, 55 feet, Minimum 2 stories	2.5 or 3.0 stories, 30.0 feet	Complies
Lot Coverage (Building)	30%	21.79%	Complies
Minimum Open Space	20%	Over 30%	Complies

Parking Location	Cannot be located in front yard	Parking lots not in front yard	Complies
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From the floor plans and the elevations, we cannot determine if the 3rd story counts as a full or a half story. The definition of half story:

STORY, HALF: An uppermost story lying under a sloping roof, the usable floor area of which, at a height of four feet above the floor, does not exceed two-thirds (2/3) of the floor area in the story directly below and the height above at least two hundred (200) square feet of floor space is seven feet four inches (7'4"). When the usable floor area of such a story, at a height of four (4) feet above the floor, does exceed two-thirds (2/3) of the floor area of the story directly below, it shall be counted as a full story.

Applicant should clarify if third story meets the definition of a half-story.

Items to be addressed: Applicant should clarify stories.

PARKING

Section 13.06.G of the Zoning Ordinance requires:

	Required	Provided
Residential: 1 space per efficiency unit	36 units = 36 spaces	188 spaces including 6 accessible spaces
Residential (General): 2 spaces per unit	72 units = 144 spaces	
Barrier Free	0	6
Bicycle Parking	2	At building entrances
Loading	0	0
Total	180 spaces	192 spaces in surface lots

All parking is in surface parking lots. In addition to providing the required parking, the applicant is providing twelve (12) guest parking spaces.

Items to be Addressed: None

SITE ACCESS AND CIRCULATION

Vehicular access to the site is via Wattles Rd and an EVA on Barilane Rd. The Fire Department has reviewed the site circulation plan and makes the following review comments:

1. Barilane is a private drive. Obtain legal "ingress/egress easement" from owner to use as an EVA. Must support the weight of a 60,000 lb apparatus.

Additional internal sidewalks and driveway crossings should be provided for better internal pedestrian circulation, including:

- a) Extend sidewalk along the west side of the site, connecting Building B to the sidewalk along the right-of-way.
- b) Sidewalk adjacent to parking spaces should be 7 feet wide. The proposed walk to the north of Building B, near the pedestrian crossing, is shown as only 5'-7".
- c) Sidewalk or pathway leading to the play area must be at least 5 feet wide, and grades should be ADA-compliant.
- d) Provide a dimension label for the sidewalk in the island north of Building B. This sidewalk should be at least 5 foot wide.

Items to be addressed: 1). Address the fire departments comments with regards to proposed EVA; and 2). Provide better internal and external pedestrian connections.

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 applicant should verify that the plant list provided on sheet L-1.0 corresponds to drawings provided. The following table discusses the development's compliance with the landscape requirements set forth in Section 13.02.

	Required:	Provided:	Compliance:
East Property Line:			
<u>Landscape buffering:</u> Required buffering between two differentiating land uses. Alternative 1 or 2.	1 large evergreen every 10 feet or 1 narrow evergreen every 3 feet. Alternative screening method may be considered by the Planning Commission.	1 narrow evergreen every 3 feet.	Complies
<u>Southeast property line: (adjacent to existing single-family home)</u>			
<u>Landscape buffering:</u> Required buffering between two differentiating land uses. Alternative 1 or 2.	1 large evergreen every 10 feet or 1 narrow evergreen every 3 feet. Alternative screening method may be considered by the Planning Commission.	1 narrow evergreen every 3 feet along northern property line.	Complies

North Property Line:			
<u>(Wattles Road) Street Trees:</u> The Ordinance requires that the greenbelt shall be landscaped with a minimum of one (1) deciduous tree for every thirty (30) lineal feet, or fraction thereof, of frontage abutting a public road right-of-way.	283 feet = 10 trees	11 trees	Complies
West Property Line:			
<u>Landscape buffering:</u> None required	None required	A variety of trees and bushes, numbering approx. 164 plants.	Complies
South Property Line			
Required buffering between two differentiating land uses. Alternative 1 or 2.	1 large evergreen tree every 10 feet	12 evergreen trees	Complies
Overall			
<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 landscape area may be brick, stone, pavers, or other public plaza elements, but shall not include any parking area or required sidewalks.	20%	20%	Complies
<u>Mitigation</u>	41 trees	41 trees	Complies

Transformer / Trash Enclosure:

The applicant has indicated a central trash enclosure. There will be one trash enclosure with two trash containers contained within a 6-foot-high masonry brick wall. Applicant should confirm that one trash enclosure with two trash containers is sufficient.

Items to be Addressed: *Confirm that one trash enclosure with two trash containers is sufficient.*

PHOTOMETRICS

A photometric plan has been provided. A total of 13 building light fixtures are proposed, along with 15 pole-mounted light fixtures. Wall light fixtures placed at equal distances across the tops of each building’s front, as well as the rear of Building A. The building mounted fixtures are noted as having a height of 12 feet (where the maximum height is 20 feet). The pole-mounted fixtures are noted as having a height of 20 feet (where the maximum height is 25 feet). A note indicates that all area light fixtures are to be directed away from neighboring properties and roadways. The photometrics meet ordinance requirements.

Items to be Addressed: None.

TRAFFIC

The City’s traffic consultant, OHM, has provided a trip generation memo. Based on 108 units, their memo estimates that the peak traffic generation will be 39 trips in the morning and 48 in the afternoon, with a total number of 588 daily trips:

Number of Dwelling Units	Number of Site-Generated Trips								
	AM Peak Hour			PM Peak Hour			Daily		
	In	Out	Total	In	Out	Total	In	Out	Total
108 Units	10	29	39	29	19	48	294	294	588

They note that this pattern coincides with residents typically leaving in the morning for work and returning home in the evening.

OHM concludes that:

The traffic generated by the proposed development is quite minimal, adding just a handful of vehicle trips during the peak (busiest) hour. The traffic impact of this site on the adjacent road network anticipated to be negligible and would be imperceptible to the majority of road users.

Over the last few years traffic volumes on Wattles Road (between Crooks Road and Livernois Road) have varied between 1,300 to 2,000 vehicles during the PM peak hour, and 15,000 to 20,000 vehicles per day. Even amongst typical weekdays, traffic volumes during the peak hours alone often vary by 5-10% from one day to the next. These day-to-day fluctuations are on orders of magnitude measuring in hundreds of vehicles per hour. The proposed residences in The Westington development are expected to generate fewer than 50 new vehicle trips during the peak hour.

In addition, there is another proposed residential development (Crooks Road Multi-Family) in the northwest quadrant of the Crooks Road and Wattles Road intersection that is expected to generate approximately 50 trips during the PM peak hour. The traffic generated by both of these developments combined is still minimal compared to the volume of traffic carried on the roadways in a typical day or peak hour.

In conclusion, the traffic impacts as a result of the proposed development are very minimal and are not expected to significantly worsen traffic conditions on Wattles Road or at the Crooks Road and Wattles Road intersection.

Based on some follow up questions from staff with regards to the findings of the trip generation memo, OHM provided a memo providing supplementing information regarding trip generation & traffic impact assessment

Items to be Addressed: None.

FLOOR PLAN AND ELEVATIONS

Floor plans and elevations have been provided on sheets A100, A101, and A200. The elevations provided show architectural details, variations in material and pattern (brick, lap siding, and metal roof), as well as general color scheme.

The applicant has provided a narrative answering the design questions set forth in the site plan application. The Planning Commission should discuss the elevations

Items to be Addressed: Planning Commission to discuss architecture and materials.

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.

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

Fundamentally we support the use of the property for multiple family housing and complement the applicant in providing a much need stacked flat style. One-third (1/3) of the units are ground level accessed. This is a housing style that is particularly advantageous for seniors as there are no stairs.

We appreciate the applicant’s effort to reduce the height of the earlier proposed buildings from 38-feet to 30-feet. The reduction of 8-feet creates a more transitional feature. However, we question if the 8-foot reduction is significant enough, especially with the change in architecture. Of particular concern is the large massing Building A, which will create a large massing on Wattles. Each building is 180-feet long and 2.5/3 stories in height.

The table below compares the proposed development to adjacent developments:

Use	Height	Length of building on longest side
Proposed Development	2.5/3 stories and 30 feet in height	180-feet
7-11	1 story and 14-feet not including parapet	50-feet
Medical Office	1 story and 17.5 feet in height	118-feet

Section 5.06.E.3 Transitional Features outlines transitional standards for the Planning Commission to consider:

3. Transitional Features.

- a. *Transitional features are architectural elements, site features, or alterations to building massing that are used to provide a transition between higher intensity uses and low- or moderate-density residential areas. These features assist in mitigating potential conflicts between those uses. Transitional features are intended to be used in combination with landscape buffers or large setbacks.*
- b. *Intensity. A continuum of use intensity, where moderate intensity uses are sited between high-intensity uses and low-intensity uses, shall be developed for multi-building developments. An example would be an office use between commercial and residential uses.*

- c. *Height and Mass. Building height and mass in the form of building step-backs, recess lines or other techniques shall be graduated so that structures with higher intensity uses are comparable in scale with adjacent structures of lower intensity uses.*
- d. *Orientation. Primary building facades shall be placed away from the residential use.*
- e. *Architectural Features. Similarly sized and patterned architectural features such as windows, doors, arcades, pilasters, cornices, wall offsets, building materials, and other building articulations included on the lower-intensity use shall be incorporated in the transitional features.*

The Planning Commission should consider if the proposed height in relation to the massing, considering the proposed architecture, provides an appropriate transition.

RECOMMENDATION

The site is adjacent to a 7-11, a medical office, and single-family residential property zoned Neighborhood Node to the east; a single-family residential property zoned Neighborhood Node to the southwest; a single-family residential zoned property Neighborhood Node to the north; and the eastern portion of the site is located within the 100-year floodplain, which provides a natural buffer to the R1-B property to the east.

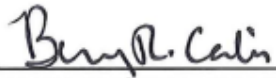
Fundamentally we support the use of the property for multiple family housing and complement the applicant in providing a much need stacked flat style. However, there are transition, architecture and site planning items that should be considered by the Planning Commission:

- The Planning Commission should consider if the proposed height in relation to the massing, considering the proposed architecture, provides an appropriate transition. Particularly Building A, which will create a large massing on Wattles. Has the applicant considered either reducing the height to a maximum of two stories for Building A or breaking up Building A to reduce the massing?
- The French mansard architecture is unique to the area. Based on the applicant's design narrative does the architecture complement the existing architectural pattern in the area? Will the proposed architectural style "stick out" considering the massing of the buildings?

If the Planning Commission approves the preliminary site plan, the following requirements should be conditions of approval:

1. *Address the fire departments comments with regards to proposed EVV.*
2. *Provide better internal and external pedestrian connections.*
3. *Confirm that one trash enclosure with two trash containers is sufficient.*
4. *Address any architectural and material items required by the Planning Commission.*

Sincerely,



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

memorandum

Date: January 14, 2020

To: Bill Huotari, PE

CC: Sara Merrill, PE

From: Stephan Maxe, PE

Re: The Westington
Anticipated Traffic Impacts Update

This memorandum provides an overview of anticipated traffic impacts resulting from The Westington, a residential development consisting of 108 dwelling units in three 3-story buildings. The development is located on the south side of Wattles Road, approximately 300' east of Crooks Road. In this area, Wattles Road is a 3-lane roadway, with one through lane in each direction and a bidirectional center left-turn lane.

The Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition, provides trip generation rates for numerous land uses, based on thousands of studies throughout the United States and Canada. This data can then be used to estimate the number of vehicle trips generated by a development. For residential housing, traffic impacts are usually most noticeable during the peak hour of adjacent street traffic – that is, during morning and evening “rush hour”, when traffic on the roads is most congested. In most areas, the morning (AM) peak is a one hour period that occurs between 7 am – 9 am, and the evening (PM) peak is a one hour period usually between 4 pm – 6 pm.

The table below provides the calculated number of trips generated for the proposed development, based on the ITE Trip Generation Manual for Multi-Family Housing (Mid-Rise) (ITE Land Use Code #221).

Number of Dwelling Units	Number of Site-Generated Trips								
	AM Peak Hour			PM Peak Hour			Daily		
	In	Out	Total	In	Out	Total	In	Out	Total
108 Units	10	29	39	29	19	48	294	294	588

During the morning (AM) peak hour, the proposed development is expected to generate 39 new trips: 10 inbound (entering the site), and 29 outbound (exiting the site). During the evening (PM) peak hour, the proposed site is expected to generate 48 new vehicle trips: 29 inbound trips, and 19 outbound. This pattern coincides with residents typically leaving in the morning for work and returning home in the evening.

The traffic generated by the proposed development is quite minimal, adding just a handful of vehicle trips during the peak (busiest) hour. The traffic impact of this site on the adjacent road network anticipated to be negligible and would be imperceptible to the majority of road users.



Over the last few years traffic volumes on Wattles Road (between Crooks Road and Livernois Road) have varied between 1,300 to 2,000 vehicles during the PM peak hour, and 15,000 to 20,000 vehicles per day. Even amongst typical weekdays, traffic volumes during the peak hours alone often vary by 5-10% from one day to the next. These day-to-day fluctuations are on orders of magnitude measuring in hundreds of vehicles per hour. The proposed residences in The Westington development are expected to generate fewer than 50 new vehicle trips during the peak hour.

In addition, there is another proposed residential development (Crooks Road Multi-Family) in the northwest quadrant of the Crooks Road and Wattles Road intersection that is expected to generate approximately 50 trips during the PM peak hour. The traffic generated by both of these developments combined is still minimal compared to the volume of traffic carried on the roadways in a typical day or peak hour.

In conclusion, the traffic impacts as a result of the proposed development are very minimal and are not expected to significantly worsen traffic conditions on Wattles Road or at the Crooks Road and Wattles Road intersection.

From: [Pap, Daniel V.](#)
To: [Planning](#)
Cc: dom-cust-int@msn.com
Subject: Westington Project at the corner of Crooks/Wattles
Date: Thursday, October 15, 2020 12:29:37 PM

Good morning

My name is Daniel Pap, I reside at 850 Barilane Dr, Troy MI 48084 and I am writing this email in regards to the Westington project that recently came to my attention by chance, nobody from planning department or any other city departments notified me about this project that will completely interfere with my way of life, my property value and privacy with regards to curb appeal, increase noise from cars and/or cars alarms, and human interaction since this will increase density from 3 or 4 residencies to 108 residencies.

First of all this project can't interfere with the Barilane dr, which is a private road, city don't have rights or access to it nor this project in question; living at the present address, city never took ownership of grading/plowing or maintaining the road, I did all that as I had the equipment and my neighbors didn't; for a time, before my neighbors got transferred to the new water line, there was a 2" black PVC pipe water line that every other year would burst in the spring and had to be fixed; as I had my own water line coming from crooks, didn't need to contribute to fixing it, but still did, as every time it would break we had to hire either City of Troy water department or other entity to fix it; reason for the private water line is that the original owner of that entire area, Mr Baril, that resided at my address put that line in and allowed the rest of the residents on that street to access their residencies as long as they pulled their own water line, not that they had any ownership to the Barilane Dr, and with that said, city of Troy can't give rights to this project to access their development either thru regular means or emergency means as is planned in the architecture drawings.

Second, my property value and curb appeal has to be protected by a full wall along Barilane and in front of my property, east of the project, and tall pine trees to buffer the sound and not see this 3 story buildings that are planned from my front porch.

This project can't have pedestrian access to Barilane, period; as it is, I already have to deal with lazy people that live in the new subdivision to the south of my property, that the city shoved my throat, cutting thru my street to get to their subdivision coming either from Boulan park across Crooks road or from seveneleven on the corner, something that I was assured by the city officials at the time that it would not happen.....right...now I have to live and deal with it. Imagine with 108 families trying to shortcut thru Barilane to get to the park or simply walk and cut thru my road to get to their residency, I won't go along or allow that.

I've yet have to find out what happens with the property between me and the westington project, the owner told me she is under contract with the developer, I sure hope that neither this developer or the city hall is trying to push this right on my door step, I assure you, that will be met with legal action against both city of Troy and whomever is the developer for this project.

I do understand progress and I embrace it, lived in Troy since 1998 and enjoyed the progress the city has made, but there should be a limit on encroaching on existing residents in the name of tax revenue goals by the city of Troy and the greed of the developers that are trying to cramp as many residencies per square inch. I, myself built my 4000+ square feet home for mine and my family enjoyment, I invested my life savings in building my dream home and won't allow no entity to

encroach on that.

Its worth mentioning, as it happened with Mr Bemis directly across the street from me when his residency was purchased by Mondrian development, will happen to the rest of the two neighbors that are selling to Westington project, they will lose complete access to the road, as Mr Bemis did, the only way they will retain their access is thru 1 to 1 rule, they take down the old house and put a new one in its place, not 108 residencies, I think that is explanatory enough for the planning/city council not to end up in the court with this matter; soon as the houses in question are thorn down, I will put a gate at the entry of Barilane and will be no access to anyone other than the one living on that street.

Thank you very much for taking the time to read this email, I hope that you understand my position and reasoning to guard my rights to my privacy and property as a resident of Troy that have been diligently paying my taxes and owning up to my responsibilities as such.

Daniel Pap.

10/14/2020

From: [Aashit Shah](#)
To: [Planning](#)
Subject: The proposed Westington Development
Date: Monday, February 24, 2020 1:28:31 PM

Dear Troy Planning Commission Members

I am writing this letter to express my concerns regarding new proposed development by Tollbrook Brokerage at 945 Wattles road and to be discussed during upcoming Planning Commission meeting. I know this is not just my feeling, but I represent similar views of not just my household, but many of my neighbors. I am a longstanding resident of Troy and living in beautiful Woodlands of Troy subdivision at Wattles and Crooks. I have enjoyed all that Troy has to offer for over 25 years and have never considered to move to another city in the area. A green oasis, a serene environment and abundant of wildlife always have provided a slice of paradise in our corner of the world. My neighbors and I have been engaging the city planning commission regarding dense development plans in the Wattles & Crooks Neighborhood node.

This is a second proposed site of a dense multi-family development by the same developer in the same neighborhood node. We already have communicated our concerns for the previously proposed site (Crooks Road townhomes) with the planning commission before. After careful review of this site plan, I could not avoid feeling even worse. A neighborhood node concept was never communicated to the residents in detail. It seems that even the concept is just a concept and its objectives of developing harmonious gathering places for communities is relegated to back stage in favor of maximizing profits for the developer and perhaps tax revenue for the city, while short changing the long time residents who call the area their home for decades.

More specifically, I have many objections to the Westington development. To start with the most obvious one, it is packed with a large number of dwellings in these three "ugly" buildings. If constructed as proposed, the development will contain 108 units total and about 400 residents are expected to be living in this area, of which ~200 are likely to be children. This will pose several challenges and hazards to the safety and wellbeing of the future residents and surrounding communities.

- The proposed buildings are 3 story tall (30 feet) units that will be incongruous with the surrounding structures. It will not provide any transition from surrounding neighborhood or even commercial properties, which all are single story.
- Though this is not touted as apartment buildings, the layout and lack of covered parking as well as dedicated parking spaces, it is likely that this development will be investment property with lots of tenant occupied units and not owner occupied properties. This is not in keeping with spirit of neighborhood node that encourages development of community gathering places.
- Traffic at intersection of Crooks and Wattles, which is already a snarl during rush hours, will get worse. This is not a recent problem, but a longstanding one that is worsening over the last decade. With new developments at intersections of Big Beaver - Crooks, Crooks - Long Lake

and along Crooks road in general, this will continue to worsen.

- The vehicles on Wattles are moving at reasonably good pace, at times in excess of 45 mph, hence, turning into the new development from east bound lanes of Wattles or turning on to Wattles going west bound will be fraught with hazards and chances of collisions leading to injuries will be high. This I already an issue with cars existing 7-11 store next to the propose development.
- On an average, each household has 2 cars. Proposed plan has less than 2 parking spaces per unit. If one anticipates few households inviting guests on a weekend parking can be a difficult problem. There is no nearby parking area or strip mall that can help mitigate this problem. Even a delivery truck parked for a short while will cause chaos.
- The drainage in this area can be a nightmare. The amount of storm water to be dumped into the lane drain will increase significantly with loss of open land and the areas to be covered with asphalt and concrete. This will lead to backing of lane drain, and may even cause back up and flooding to the areas upstream including our subdivision.
- The snowplowing in this congested space will also be a problem, especially there will not be adequate open spaces for dumping the snow. This will further reduce parking capacity.
- The rendering submitted seems to be aesthetically unappealing. With such dense and "ugly" developments in the area we will suffer the consequences with depression of our property value.

There are many other concerns, but I will refrain from a very long email to respect your time. I strongly urge you to reject this plan outright and ask the developer to submit a new plan that has much lower density and is in line with surrounding homes. A design that is aesthetically compatible and appropriate to the surrounding should be demanded to avoid an eyesore in middle of our beautiful neighborhoods. I appreciate your time and consideration,

Respectfully,

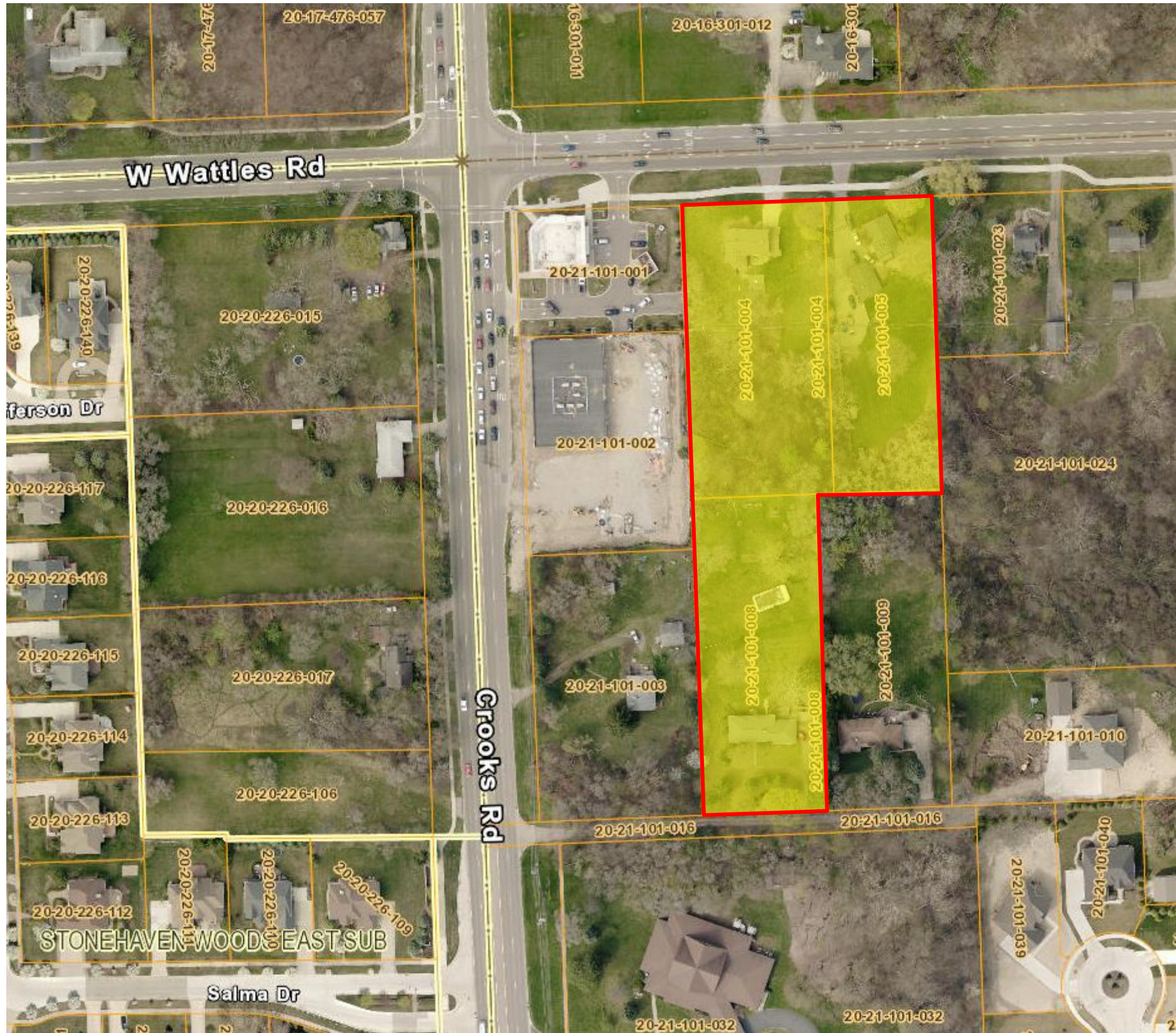
Aashit Shah, MD

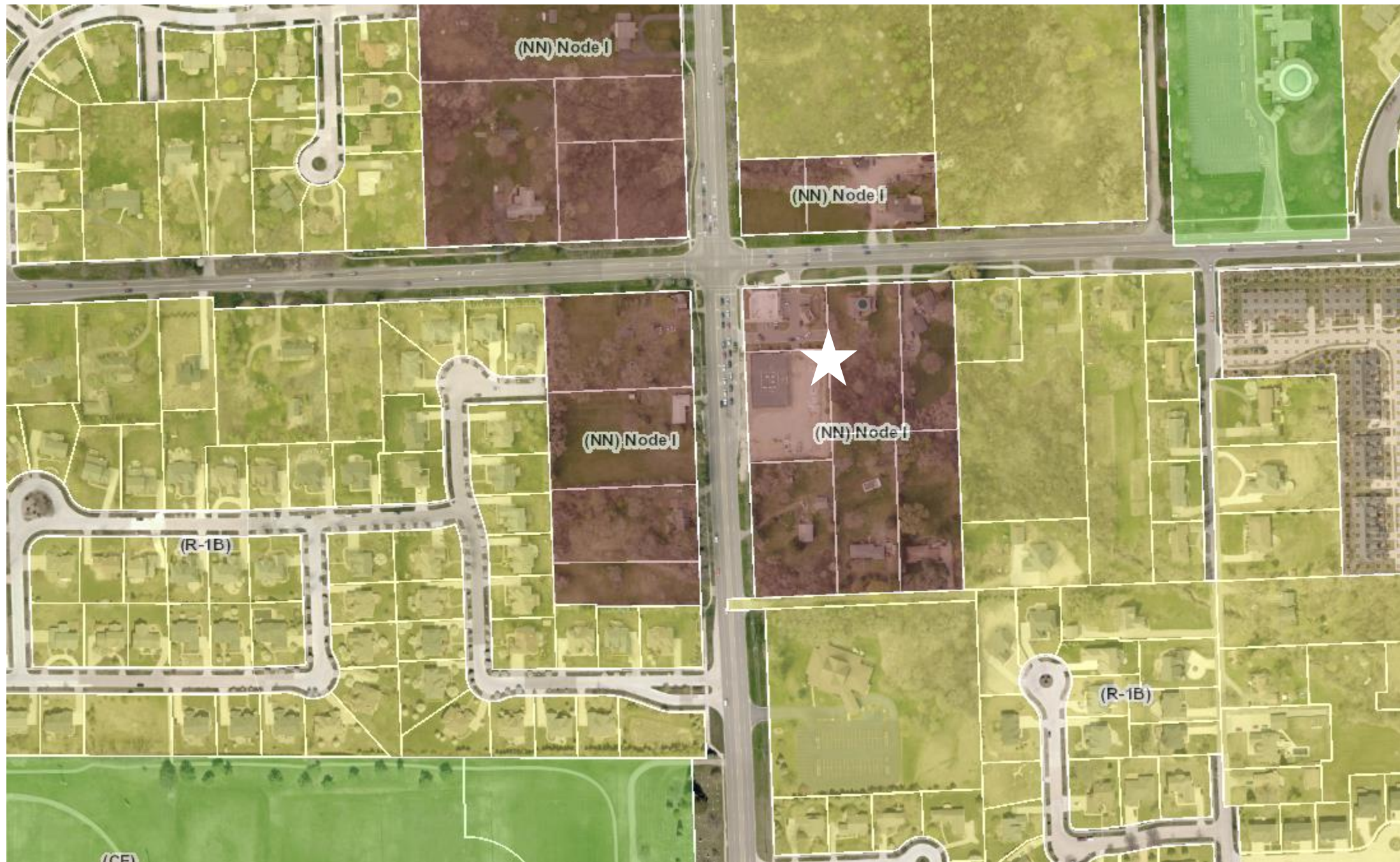
4088 Parkstone Ct, Troy 48098

THE WESTINGTON



945 Wattles Rd. Troy, MI 48098





Legend

Zoning

- (PUD) Planned Unit Development
- (CF) Community Facilities District
- (EP) Environmental Protection District
- (BB) Big Beaver Road (Form Based)
- (MR) Maple Road (Form Based)
- (NN) Neighborhood Nodes (A-U)
- (CB) Community Business
- (GB) General Business
- (IB) Integrated Industrial Business District
- (O) Office Building District
- (OM) Office Mixed Use
- (P) Vehicular Parking District
- (R-1A) One Family Residential District
- (R-1B) One Family Residential District
- (R-1C) One Family Residential District
- (R-1D) One Family Residential District
- (R-1E) One Family Residential District
- (RT) One Family Attached Residential District
- (MF) Multi-Family Residential
- (MHP) Manufactured Housing
- (UR) Urban Residential
- (RC) Research Center District
- (PV) Planned Vehicle Sales



MATERIAL LEGEND	
(A)	BRICK
(B)	HARDY BOARD SIDING
(C)	PRE-FINISHED METAL TRIM
(D)	VINYL WINDOW
(E)	LIMESTONE
(F)	MECHANICAL VENT PAINTED TO MATCH SIDING/BRICK
(G)	CAST STONE WATER TABLE
(H)	METAL ROOFING



3 ELEVATION
SCALE: 1 1/2" = 1'



2 ELEVATION
SCALE: 1 1/2" = 1'



1 ELEVATION
SCALE: 1 1/2" = 1'









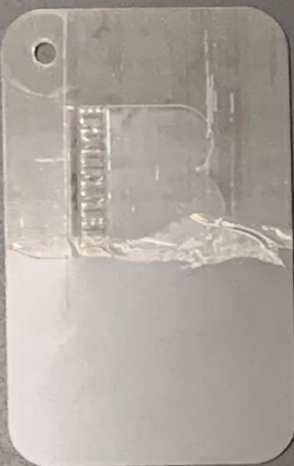




DESIGNHAUS EST 1998
ARCHITECTURE

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ROCHESTER, MI 48307
TELEPHONE 248-601-4422
WWW.DESIGNHAUS.COM
INFO@DESIGNHAUS.COM

THE WESTINGTON
345 WATTLES RD
TROY, MI



BERRIDGE METAL ROOF



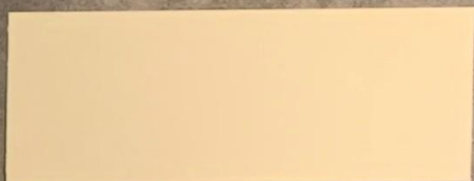
METAL ACCENT COLOR



PRICK



LAP SIDING



JAM'S HARDIE SIDING



TONAL ACCENT AND WATERTABLE





February 28, 2020

City of Troy
Planning Department
500 W Big Beaver Rd.
Troy, MI 48084

Attn. Director Brent Savidant

Re: 'The Westington' – Preliminary SPA Review Comment Response #1
Property Tax ID Number(s): 20-21-101-004, 20-21-101-005 and 20-21-101-008

Mr. Savidant

The plans have been updated and revised to address all the comments in the Carlisle Wartman and Associates report dated February 18, 2020. The CWA recommendations are numbered below and quoted from directly from the report. Below the recommendations we state our responses and actions to those recommendation.

1. *"Building A, which fronts on Wattles, has no relationship to Wattles. The elevation of Building A that fronts on Wattles is the backside of the building, as the primary entrance fronts the interior parking lot and there is no access nor sidewalk connection to Wattles."*

- Building A now has a relationship to Wattles. We have added an entrance on Building A facing Wattles along with a concrete walk connecting the building entrance to the public sidewalk. More landscape detail has also been offered along with benches now being provided as an additional neighborhood amenity.

2. *"The site is under parked. The applicant has provided parking based upon 36 of the 108 units as efficiency. Efficiency only requires 1 space per unit. In reviewing the floor plans, the "efficiency" units are noted as one bedroom, thus they require 2 spaces per unit Based upon the floor plans provided, the applicant is required to provide a total of 216 spaces, which is the minimum number of spaces and doesn't account for guest spaces. The applicant is deficient by a minimum of 24 spaces."*

- The initial submittal had an error labeling the units types in the plans. We have revised the plans and exceed zoning ordinance parking requirements as well as, provide accessible parking spots. Bicycle parking has also been offered at building entrances.

3. *“The proposed buildings are 38.75-feet in height to the mid-point of the roof, and +/-44 feet to the roof peak. The proposed height at 38.75-feet is significantly taller than the adjacent 7-11 (14-foot not including parapet) and medical office (17.5-feet). The Planning Commission shall determine if this is an appropriate transition.”*

- Per form building for C of Section 5.03 (pg. 120) maximum permitted height is 4 stories 55 feet. Our application initially was at 3 stories 38.75 feet as noted in the CWA report.
- To address transition mentioned in the CWA report we reduced the height from 3 stories to 2.5 stories and lowered the height from 38.75 feet to 30 feet.
- The new height at 30 feet and 2.5 stories would even comply with single family residential zoning (R-1A thru R-1E) height allowance in the zoning ordinance which is at 30 feet high and 2.5 stories.

Building Architecture and Detail:

4. *“There are no internal elevators, which eliminates a potential market (seniors).”*

After much feedback from community we have decided to offer this stacked single level unit housing product. This community will be attractive to a broad market including seniors. This community would provide a much-desired housing product that is in short supply. All units are single level stacked units and 1/3 of the units (36 units) total will be ground level first floor units. Therefore, these homes will appeal to broad market and served the community well for many years to come.

5. *“Open stairways are unsightly and can cause issues of snow, leaf, and debris buildup.”*

- The open stairs have been eliminated and the buildings are completely enclosed.

6. *“Architecture lacks architectural details.”*

- All buildings elevations have been revised to provide more architectural details and features

7. *Proposed material use.*

- Exterior building consists high quality material of brick, stone and James Hardie fiber cement siding exterior. Metal accents with the black railings surrounding the exterior balconies and lighting fixtures. Composite wood trim and a cast stone water table help round out the selections. Finally, a standing seam metal roofing system will cover it all. When combined with the chosen color palette, the Westington will offer a distinct timeless look that will blend well into the surrounding context while the material durability and modern construction methods will stand the test of time. Revised color elevations have been provided as well as a new sample materials board for review.

8. *Traffic impacts. See traffic memo from OHM.*

- see OHM Traffic Report Dated: 1/14/2020
- As per the OHM Report *“In conclusion, the traffic impacts as a result of the proposed development are very minimal and are not expected to significantly worsen traffic conditions on Wattles Road or at the Crooks Road and Wattles Road intersection.”*

9. *“According to the Engineering Department, the 100-year floodplain needs to be verified with FEMA.”*
- The flood plain elevation has been discussed with City Engineering staff and has been confirmed to be established based on a previous flood study that was approved by City Engineering Dept. Application for LOMR will be made to FEMA during Engineering/Construction plan phase.
10. *Improvements to internal and external pedestrian circulation.*
- Additional internal sidewalks and driveway crossings have been provided for better internal pedestrian circulation and a direct pedestrian access has been provided into the 7-11 site.
11. *“Provide additional landscape screening.”*
- Additional landscape buffering along the East and South East property line. This includes 224 new narrow evergreen trees planted at 3’ on center. Additional landscaping also provided along Wattles. Plant lists have been verified and updated.

Fire Department & EVA Comments:

12. *“Provide proposed EVA turning radius. Appears to be inadequate for FD ladder trucks.”*
- Revised and provided updated EVA Turning radius adequate for FD ladder trucks
13. *“Who will maintain (year-round) EVA and private drive out to Crooks Road?”*
- Management Company to maintain EVA and private drive out to Crooks Road.
14. *“Proposed EVA surface has been paved site plan with asphalt or concrete”*
- EVA surface has been paved

If the planning department has any questions or comments about our updated plan or responses to the recommendations in the 2/18/2020 CWA report, please feel free to contact us and we would happily address any questions or comments.

Regards,

Mike Pizzola
Landscape Architect
Designhaus, LLC

Cc S Stafa – Tollbrook Brokerage, LLC
A Stafa – Tollbrook Brokerage, LLC

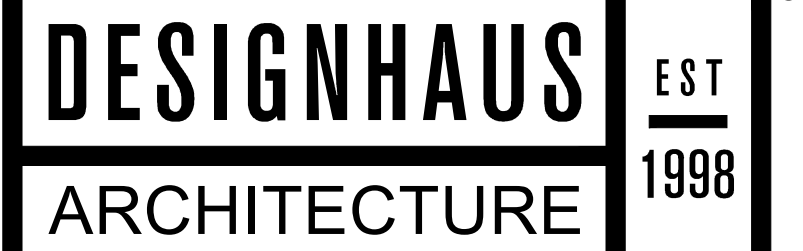


The Westington

945 Wattles Rd.

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STATEMENT OF SELECTED DESIGN PROFESSIONAL

THESE CONSTRUCTION DOCUMENTS WERE PREPARED FOR COMPLIANCE WITH THE MICHIGAN CONSTRUCTION CODES IN EFFECT AT THE TIME OF PERMIT SUBMITTAL. ALL ENGINEERS, CONTRACTORS AND SUPPLIERS INVOLVED WITH THIS PROJECT SHALL COMPLY WITH THE SAME CODES ISSUED AND APPROVED CODE MODIFICATIONS AND/OR MUNICIPAL CONSTRUCTION BOARDS OF APPEALS RULINGS AND WHENEVER REQUIRED SHALL PROVIDE SHOP DRAWINGS AND SUBMITTALS CLEARLY DESCRIBING COMPLIANCE TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE FOR REVIEW AND APPROVAL.

REGISTERED DESIGN PROFESSIONAL IN CHARGE:
PETER STUHLREYER, A.I.A.
MICHIGAN IDENTIFICATION # 44668
DESIGNHAUS ARCHITECTURE

PROJECT TEAM

OWNER
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550 STEPHENSON HWY. #440
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T: 248.906.5400
CONTACT: ARBAN STAFIA

ARCHITECT
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F: 248.453.5854
PROJECT MANAGER: JOE LATOZAS
PROJECT ARCHITECT:
PETER STUHLREYER, A.I.A.

INDEX OF DRAWINGS

- SHEET ISSUED
- REVISED
- SHEET REISSUED

SHEET NO.	DRAWING NAME		
GENERAL			
G001	Title Sheet and Index	<input type="checkbox"/>	<input type="checkbox"/>
G002	Reference & Code Information	<input type="checkbox"/>	<input type="checkbox"/>
CIVIL			
C-1.0	Reference Survey w/ Aerial	<input type="checkbox"/>	<input type="checkbox"/>
C-2.0	Topographic and Boundary Survey	<input type="checkbox"/>	<input type="checkbox"/>
C-2.0	Preliminary Grading Plan	<input type="checkbox"/>	<input type="checkbox"/>
C-3.0	Preliminary Utility Plan	<input type="checkbox"/>	<input type="checkbox"/>
LANDSCAPE			
S100	Site Plan	<input type="checkbox"/>	<input type="checkbox"/>
S101	Fire Truck Access Plan	<input type="checkbox"/>	<input type="checkbox"/>
L100	Tree Removal and Preservation Plan	<input type="checkbox"/>	<input type="checkbox"/>
L102	Landscape Plan	<input type="checkbox"/>	<input type="checkbox"/>
1 of 1	Exterior Photometric Study and Details	<input type="checkbox"/>	<input type="checkbox"/>
ARCHITECTURAL			
A100	First & Second Floor Plans	<input type="checkbox"/>	<input type="checkbox"/>
A101	Third Floor Plan	<input type="checkbox"/>	<input type="checkbox"/>
A200	Elevations	<input type="checkbox"/>	<input type="checkbox"/>

Preliminary Site Plan Review / 12.19.19
Revised Preliminary SPA / 02.27.2020

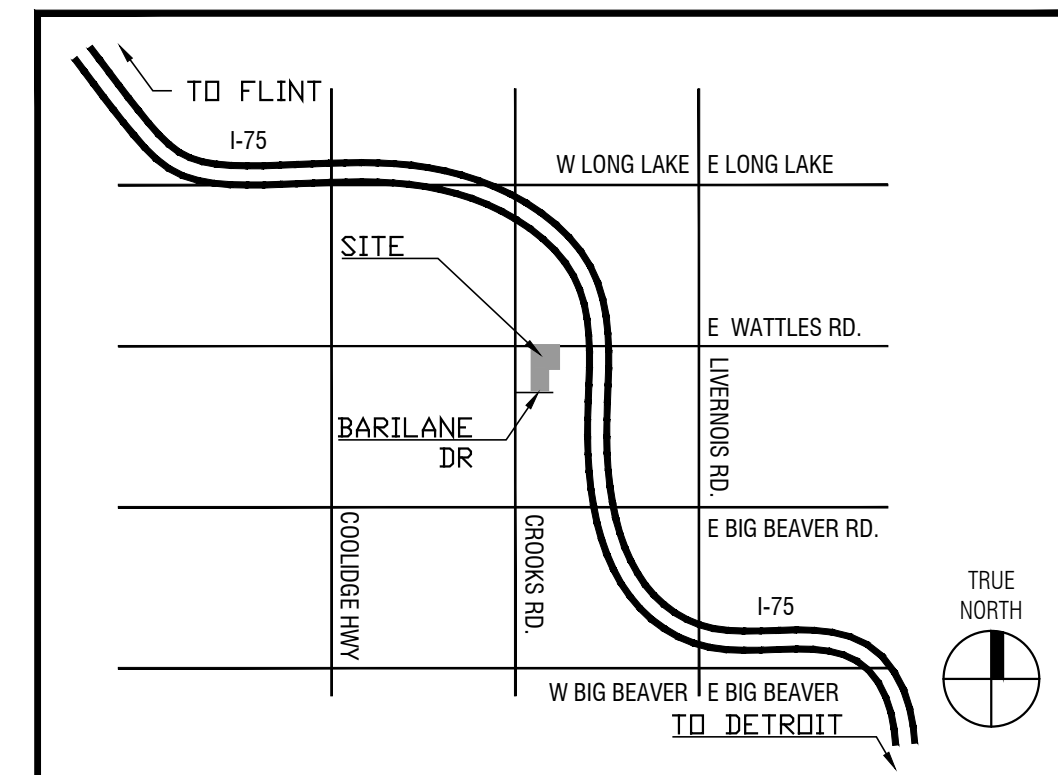
No.	Revision/Issue	Date
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	Revised Preliminary Site Plan Review	02.24.20
	Preliminary Site Plan Review	12.19.19

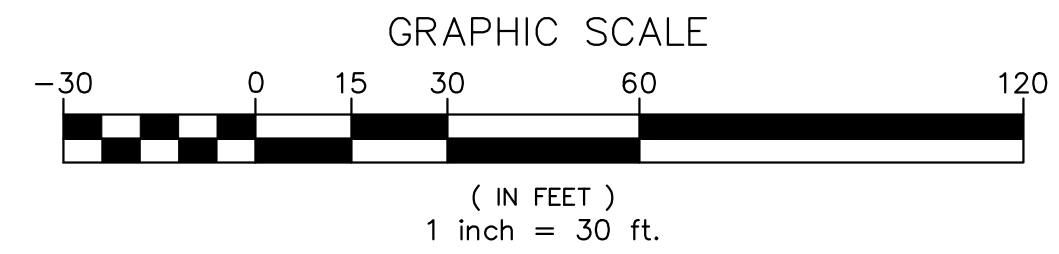
The Westington
945 Wattles Rd.
Troy, MI 48098
United States of America

Title Sheet and Index

G001 019243

VICINITY MAP



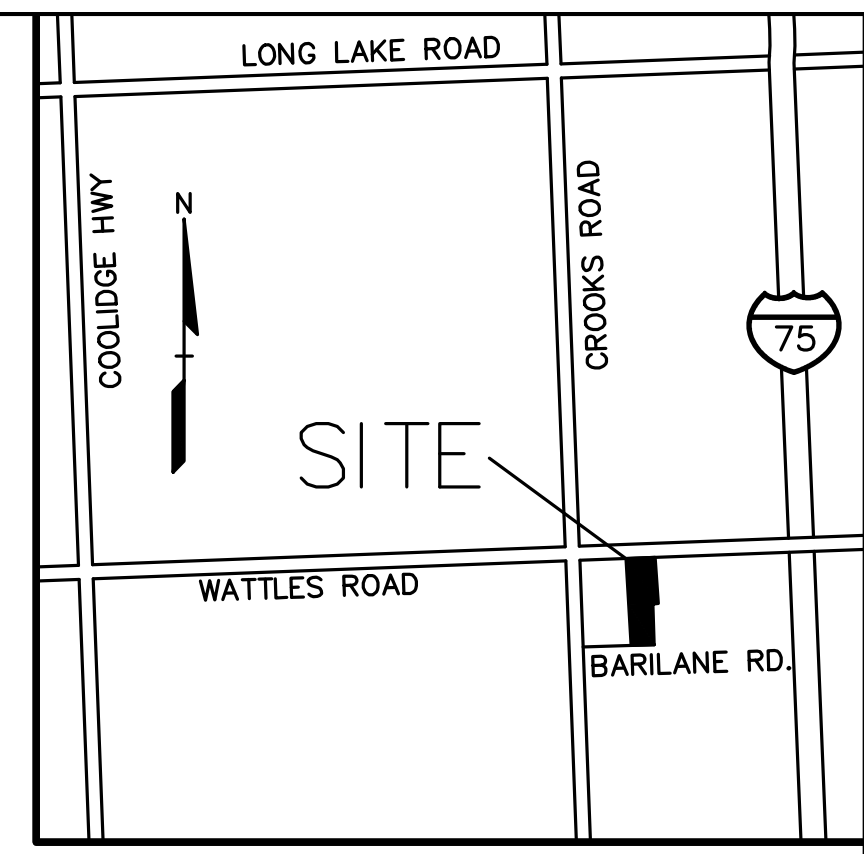


FLOODPLAIN NOTE:
 BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE 'A'. AREA DETERMINED TO BE WITHIN A SPECIAL FLOOD HAZARD AREA WITHOUT BASE FLOOD ELEVATION PER FLOOD INSURANCE RATE MAP NUMBER 26125C0533F, DATED SEPTEMBER 29, 2006.

LEGAL DESCRIPTION
 PARCEL 20-21-101-004
 T2N, R11E, SEC 21 PART OF NW 1/4 BEG AT PT DIST S 89-58-00 E 248 FT FROM NW SEC COR, TH S 89-58-00 E 163.50 FT, TH S 00-13-00 W 396 FT, TH N 89-58-00 W 163.50 FT, TH N 00-13-00 E 396 FT TO BEG, EXC N 60 FT TAKEN FOR RD 1.25 A

LEGAL DESCRIPTION
 PARCEL 20-21-101-005
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LEGAL DESCRIPTION
 PARCEL 20-21-101-008
 T2N, R11E, SEC 21 PART OF NW 1/4 BEG AT PT DIST S 89-58-00 E 248 FT & S 00-13-00 W 396 FT FROM NW SEC COR, TH S 89-58-00 E 143.50 FT, TH S 00-13-00 W 363 FT, TH N 89-58-00 W 143.50 FT, TH N 00-13-00 E 363 FT TO BEG



NO.	DATE	REVISIONS
1	2/27/20	REVISED PER CITY COMMENTS
2	3/11/20	REVISED PER CITY COMMENTS
3	3/11/20	REVISED PER CITY COMMENTS
4	3/11/20	REVISED PER CITY COMMENTS
5	3/11/20	REVISED PER CITY COMMENTS
6	3/11/20	REVISED PER CITY COMMENTS
7	3/11/20	REVISED PER CITY COMMENTS
8	3/11/20	REVISED PER CITY COMMENTS
9	3/11/20	REVISED PER CITY COMMENTS
10	3/11/20	REVISED PER CITY COMMENTS
11	3/11/20	REVISED PER CITY COMMENTS
12	3/11/20	REVISED PER CITY COMMENTS
13	3/11/20	REVISED PER CITY COMMENTS
14	3/11/20	REVISED PER CITY COMMENTS
15	3/11/20	REVISED PER CITY COMMENTS
16	3/11/20	REVISED PER CITY COMMENTS
17	3/11/20	REVISED PER CITY COMMENTS
18	3/11/20	REVISED PER CITY COMMENTS
19	3/11/20	REVISED PER CITY COMMENTS
20	3/11/20	REVISED PER CITY COMMENTS

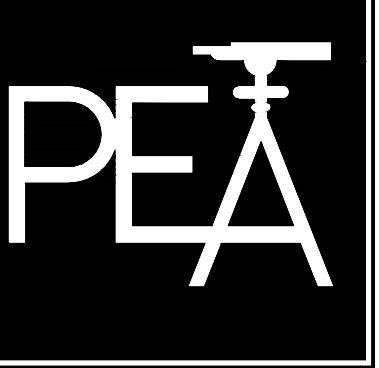


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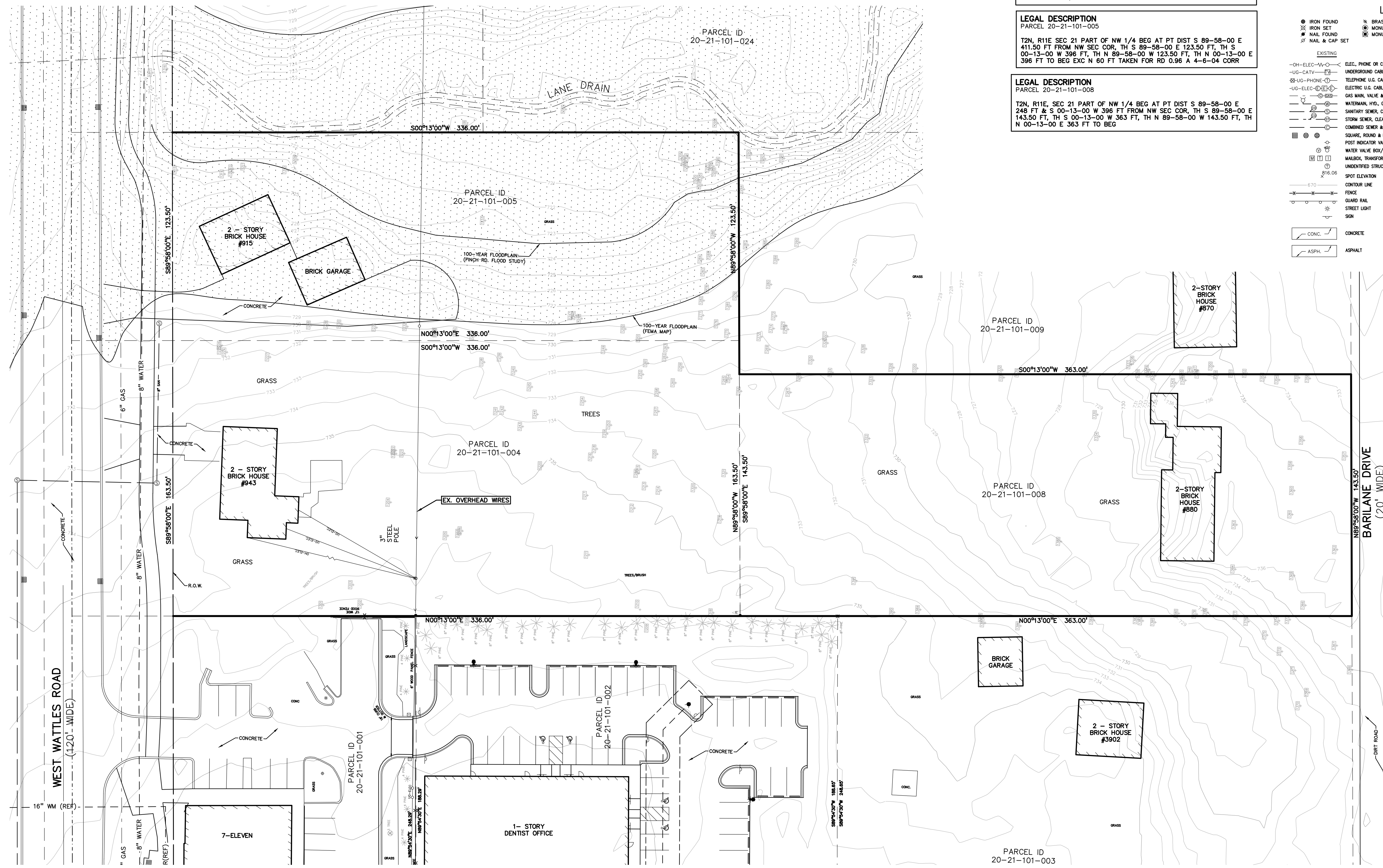
SCI HOMES INC.
 1672 WILDER DR.
 TROY, MI 48064

TOPOGRAPHIC SURVEY
CROOKS RD. MULTI-FAMILY
 PART OF THE SE 1/4 OF SECTION 17, T2N, R11E,
 CITY OF TROY, OKLAHOMA COUNTY, MICHIGAN

DES.	GMB	DN.	KRD	SUR.	KTR	P.M.	GMB
------	-----	-----	-----	------	-----	------	-----

PROJECT: 2019-268
 SHEET: 1 OF 1
 DATE: 12/17/2019

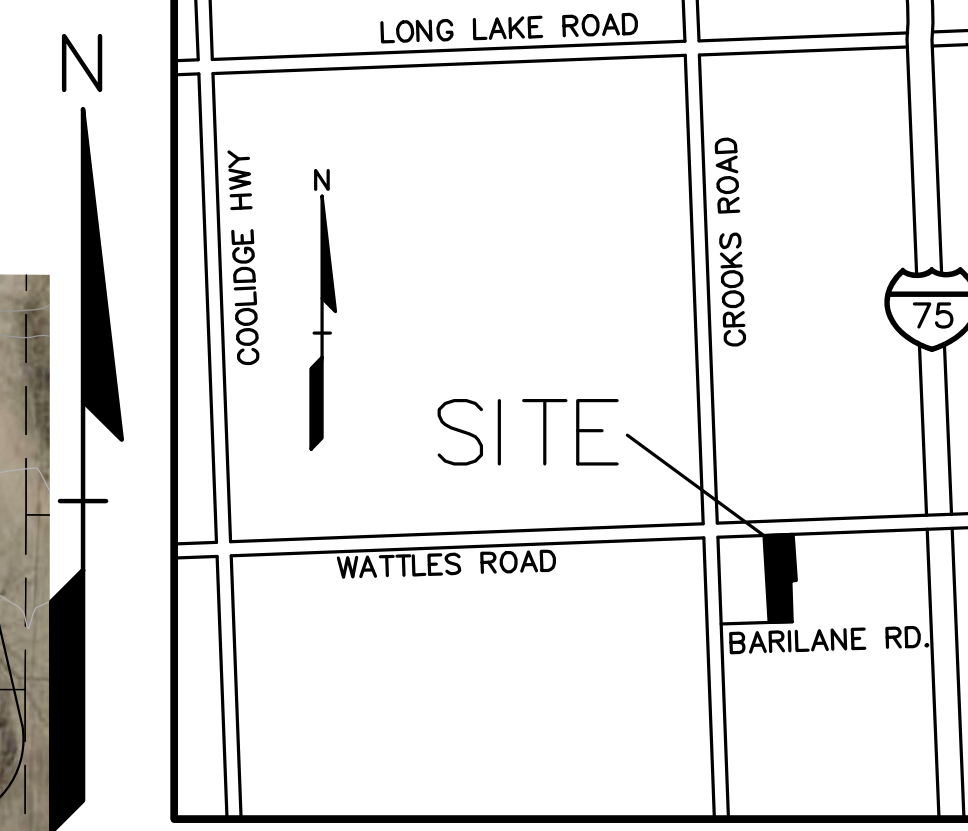
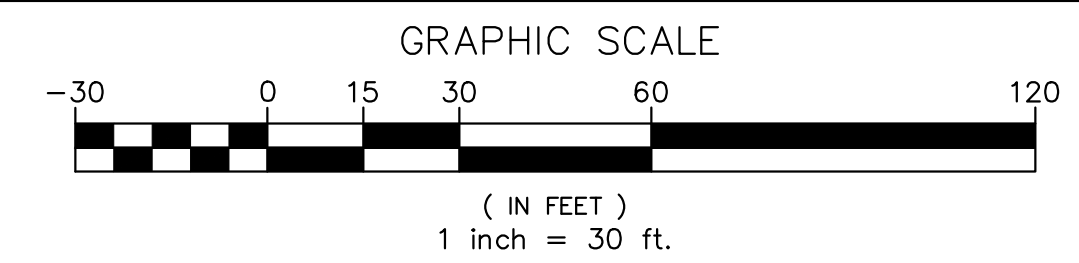
ORIGINAL ISSUE DATE:
 DECEMBER 17, 2019
 PEA JOB NO. 2019-268
 SCALE: 1" = 30'
 DRAWING NUMBER:
C-1.0



NOT FOR CONSTRUCTION

REF: S:\PROJECTS\2019\2019268\DWG\19268-TOPBASE.DWG
 REF: S:\PROJECTS\2019\2019268\DWG\19268-TOPBASE.DWG
 REF: S:\PROJECTS\2019\2019268\DWG\19268-TOPBASE.DWG

FLOODPLAIN NOTE:
 BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE 'A', AREA DETERMINED TO BE WITHIN A SPECIAL FLOOD HAZARD AREA WITHOUT BASE FLOOD ELEVATION PER FLOOD INSURANCE RATE MAP NUMBER 26125C0533F, DATED SEPTEMBER 29, 2006.



NO.	DATE	REVISION DESCRIPTION
1	T.M.K.	REVISED LAYOUT - 36 LOTS
2	L.B.T.	DATE DESCRIPTION

REVISIONS



LEGEND

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

EXISTING

- OH-ELEC-4V-C ELEC. PHONE OR CABLE TV OH. LINE, POLE & CITY WIRE
- UG-CATV-4V-C UNDERGROUND CABLE TV, CATV PEDESTAL
- UG-PHONE-4V-C TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
- UG-ELEC-4V-C ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE
- ⊕ GAS MAN, VALVE & GAS LINE MARKER
- ⊕ WATERMAN, WH. GATE VALVE, TAPPING SLEEVE & VALVE
- ⊕ SANITARY SEWER, CLEANOUT & MANHOLE
- ⊕ STORM SEWER, CLEANOUT & MANHOLE
- ⊕ COMBINED SEWER & MANHOLE
- ⊕ SQUARE, ROUND & BEDDING CATCH BASIN, YARD DRAIN
- ⊕ POST INDICATOR VALVE
- ⊕ WATER VALVE, BOY/WHIRL VALVE BOX, SERVICE SHUTOFF
- ⊕ MALBOK, TRANSFORMER, BRIGADION CONTROL, VALVE
- ⊕ UNIDENTIFIED STRUCTURE
- ⊕ SPOT ELEVATION
- ⊕ CONTOUR LINE
- ⊕ FENCE
- ⊕ GUARD RAIL
- ⊕ STREET LIGHT
- ⊕ SIGN

PROPOSED

- CONC. CONCRETE
- ASPH. ASPHALT
- RECY. DEEP DUTY RECY. DEEP DUTY STRENGTH

CAUTION!!
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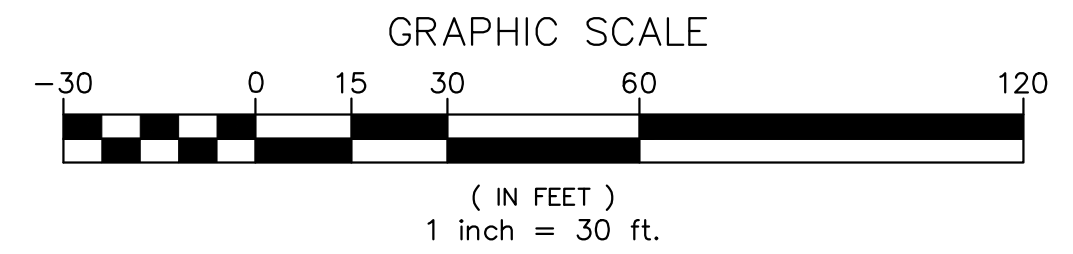
DES.	GMB	DN.	GMB	SUR.	KTR	P.M.	GMB
SCI HOMES INC. 162 JULIER DR. TROY, MI 48064 CROOKS RD. MULTI-FAMILY PART OF THE SE 1/4 OF SECTION 17, T. 2N, R. 11E., CITY OF TROY, OKLAHOMA COUNTY, MICHIGAN <small>S:\PROJECTS\2018\2018238\DWG\SITEPLAN\2018-18238-DWG</small>							

ORIGINAL ISSUE DATE:
 MAY 24, 2019
 PEA JOB NO. 2018-238A
 DRAWING NUMBER:

NOT FOR CONSTRUCTION

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.

SYMBOLS: GRADING
 PROPOSED SPOT ELEVATION: TYPICALLY TOP OF PAVEMENT IN PAVED AREAS, GUTTER GRADE IN CURB LINES. \times [922.50]
 PROPOSED CONTOUR LINE — 922 —

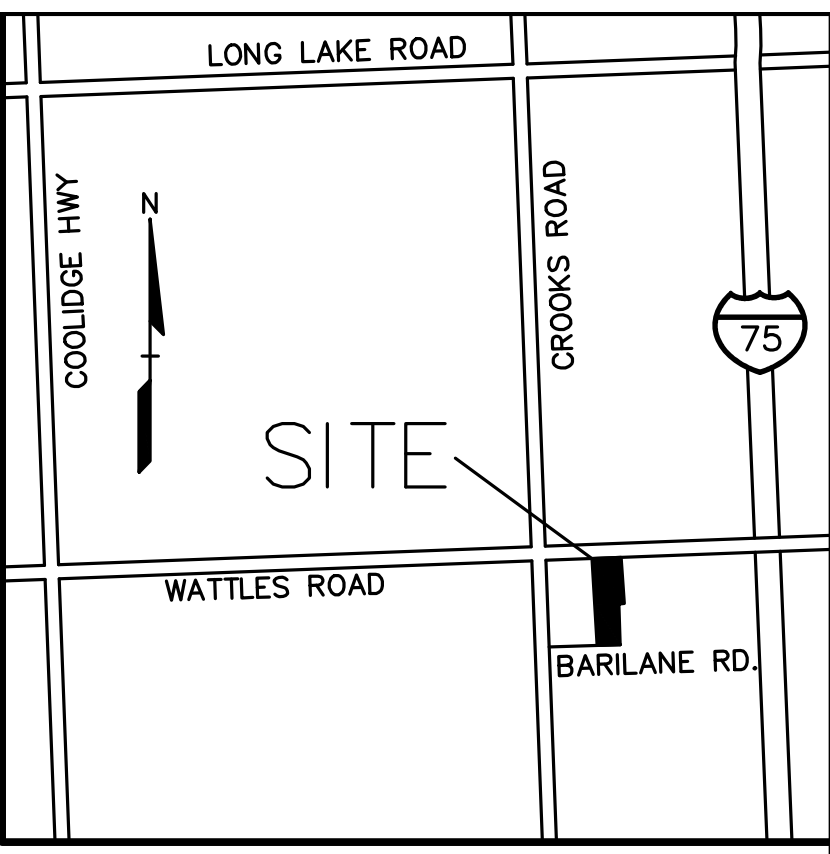


FLOODPLAIN NOTE:
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LEGAL DESCRIPTION
 PARCEL 20-21-101-004
 T2N, R11E, SEC 21 PART OF NW 1/4 BEG AT PT DIST S 89-58-00 E 248 FT FROM NW SEC COR, TH S 89-58-00 E 163.50 FT, TH S 00-13-00 W 396 FT, TH N 89-58-00 W 123.50 FT, TH N 00-13-00 E 396 FT TO BEG, EXC N 60 FT TAKEN FOR RD 1.25 A

LEGAL DESCRIPTION
 PARCEL 20-21-101-005
 T2N, R11E, SEC 21 PART OF NW 1/4 BEG AT PT DIST S 89-58-00 E 411.50 FT FROM NW SEC COR, TH S 89-58-00 E 123.50 FT, TH S 00-13-00 W 396 FT, TH N 89-58-00 W 123.50 FT, TH N 00-13-00 E 396 FT TO BEG EXC N 60 FT TAKEN FOR RD 0.96 A 4-6-04 CORR

LEGAL DESCRIPTION
 PARCEL 20-21-101-008
 T2N, R11E, SEC 21 PART OF NW 1/4 BEG AT PT DIST S 89-58-00 E 248 FT & S 00-13-00 W 396 FT FROM NW SEC COR, TH S 89-58-00 E 143.50 FT, TH S 00-13-00 W 363 FT, TH N 89-58-00 W 143.50 FT, TH N 00-13-00 E 363 FT TO BEG



NO.	DATE	REVISION
1	11/17/19	ISSUE FOR PERMITS
2	11/17/19	REVISED LAYOUT - 35 LOTS
3	11/17/19	CHG DESCRIPTION



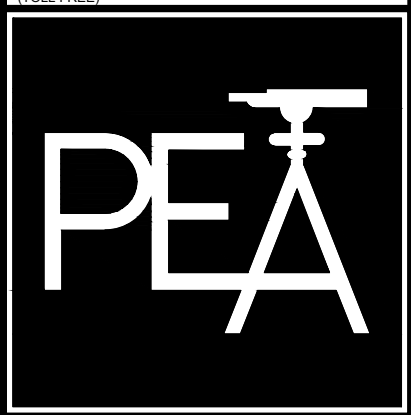
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SCI HOMES INC.
 162 JULIER DR.
 TROY, MI 48064

PRELIMINARY GRADING PLAN
CROOKS RD. MULTI-FAMILY
 PART OF THE SE 1/4 OF SECTION 17, 2N, R. 11E,
 CITY OF TROY, OAKLAND COUNTY, MICHIGAN

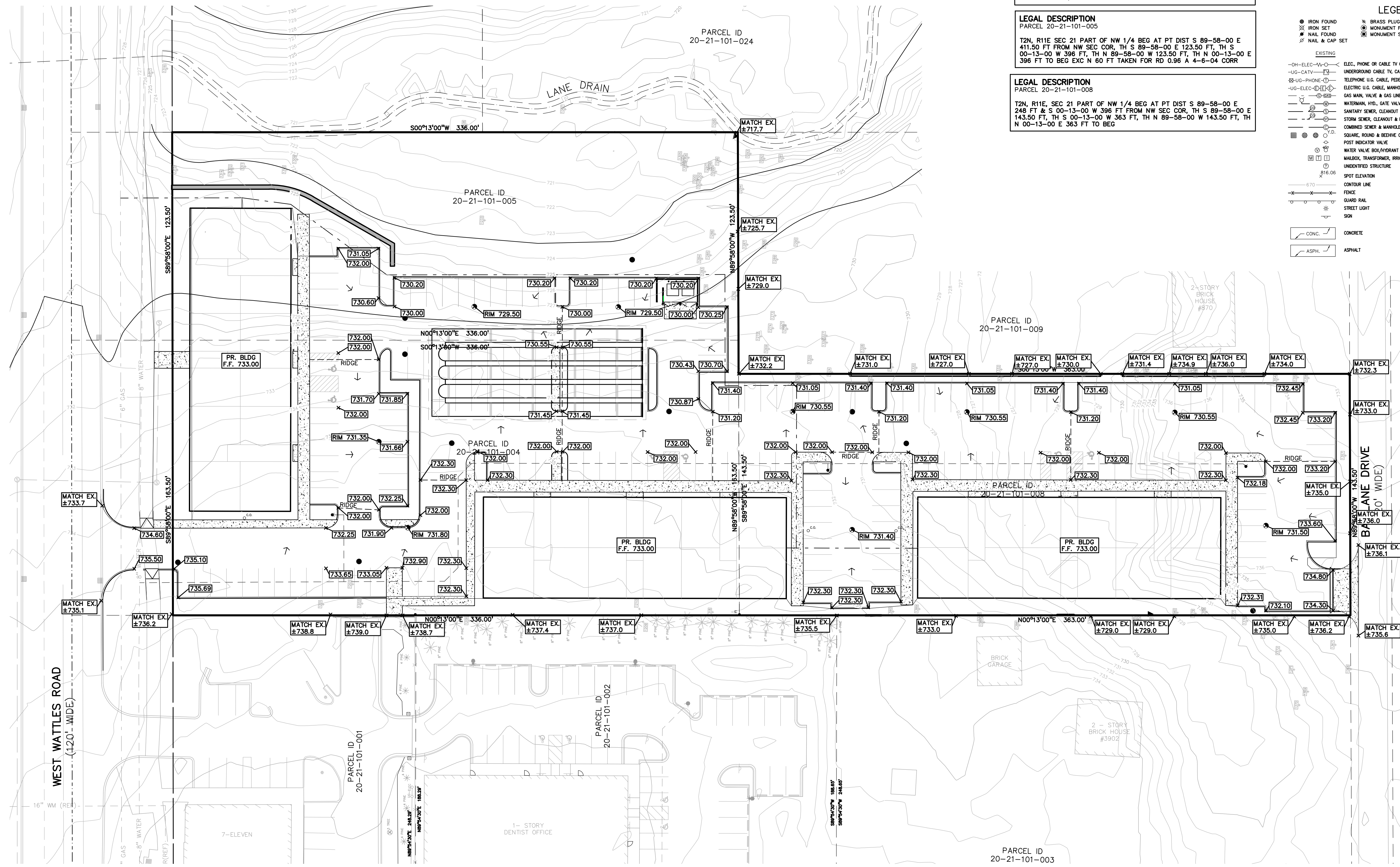
DES.	GMB	DN.	KRD	SUR.	KTR	P.M.	GMB

ORIGINAL ISSUE DATE:
 DECEMBER 17, 2019

PEA JOB NO. 2019-268

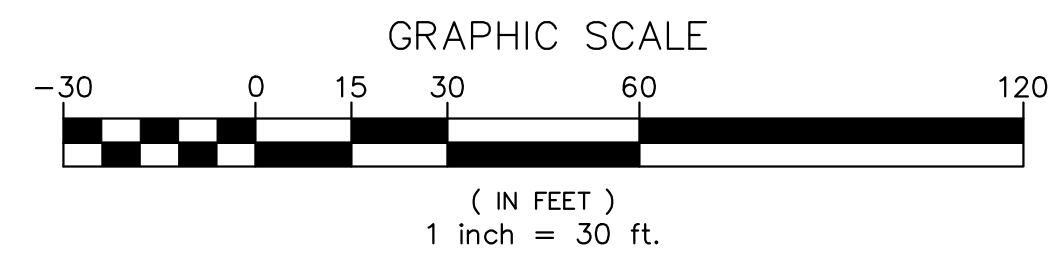
SCALE: 1" = 30'

DRAWING NUMBER:
C-2.0



NOT FOR CONSTRUCTION

REF: S:\PROJECTS\2019\2019268\DWG\19268-TOPBASE.DWG
 REF: S:\PROJECTS\2019\2019268\DWG\SITEPLANS-V-BASE-19268.DWG
 REF: S:\PROJECTS\2019\2019268\DWG\SITEPLANS-V-TBLK-19268.DWG

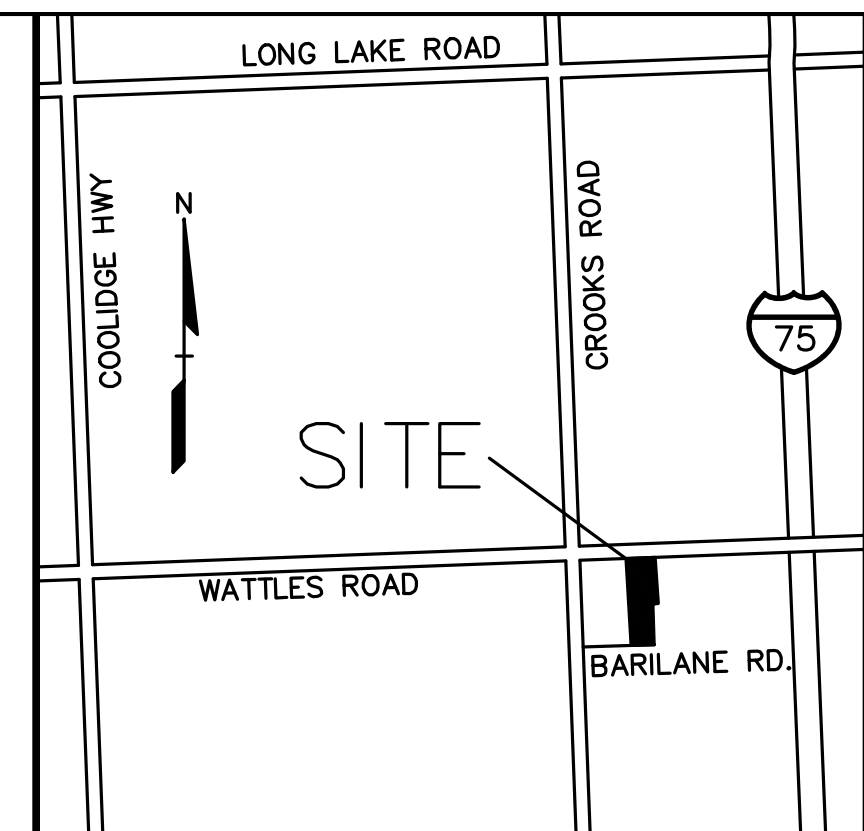


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NO.	DATE	REVISION
1	11/17/19	ISSUE FOR PERMIT



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SCI HOMES INC.
 1622 WILDER DR.
 TROY, MI 48064

PRELIMINARY UTILITY PLAN
CROOKS RD. MULTI-FAMILY
 PART OF THE SE 1/4 OF SECTION 17, T. 2N, R. 11E,
 CITY OF TROY, OAKLAND COUNTY, MICHIGAN

DES.	GMB	DN.	KRD	SUR.	KTR	P.M.	GMB

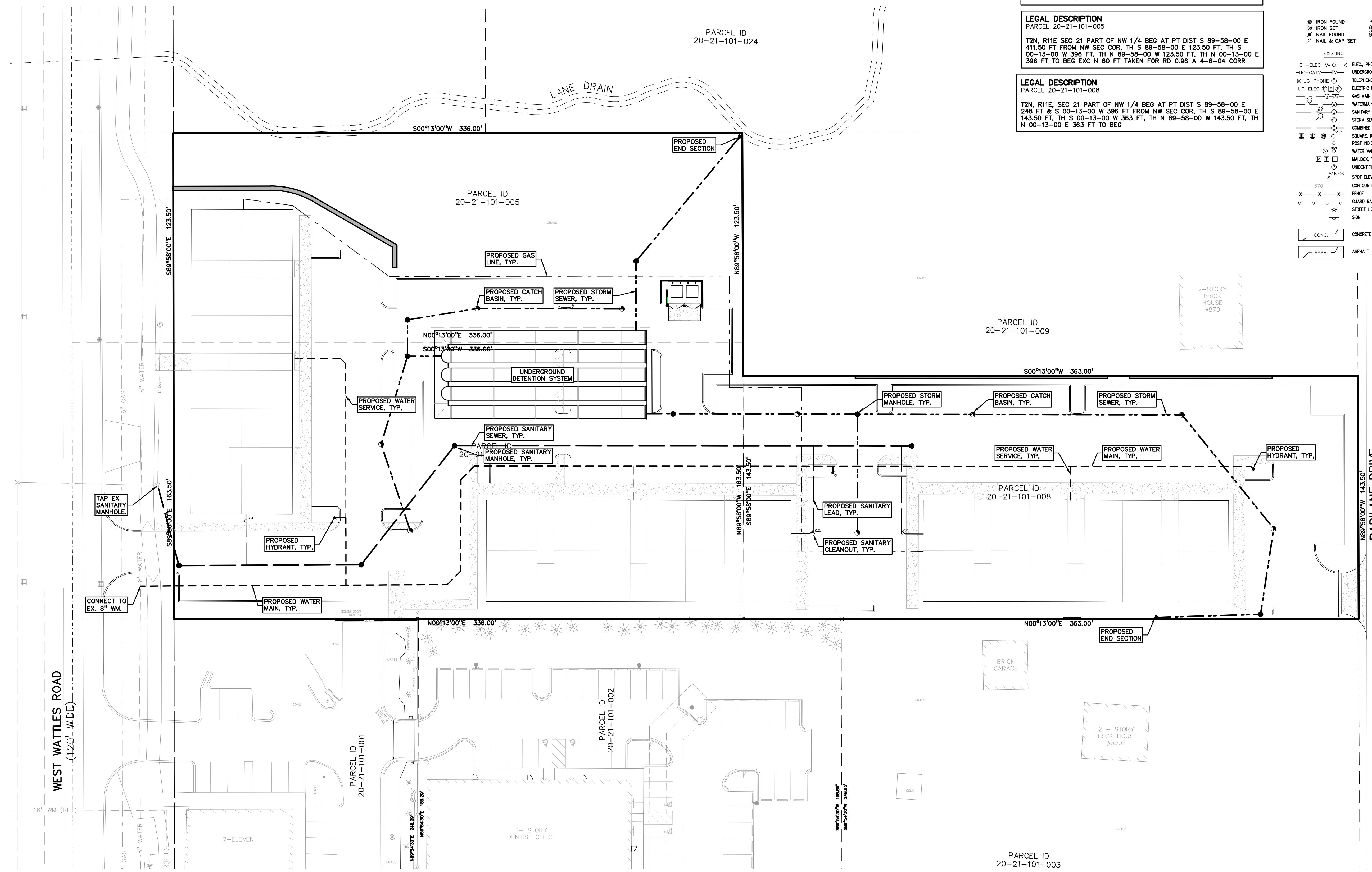
PROJECT NO. 2019-268
 DRAWING NO. C-3.0

ORIGINAL ISSUE DATE:
 DECEMBER 17, 2019

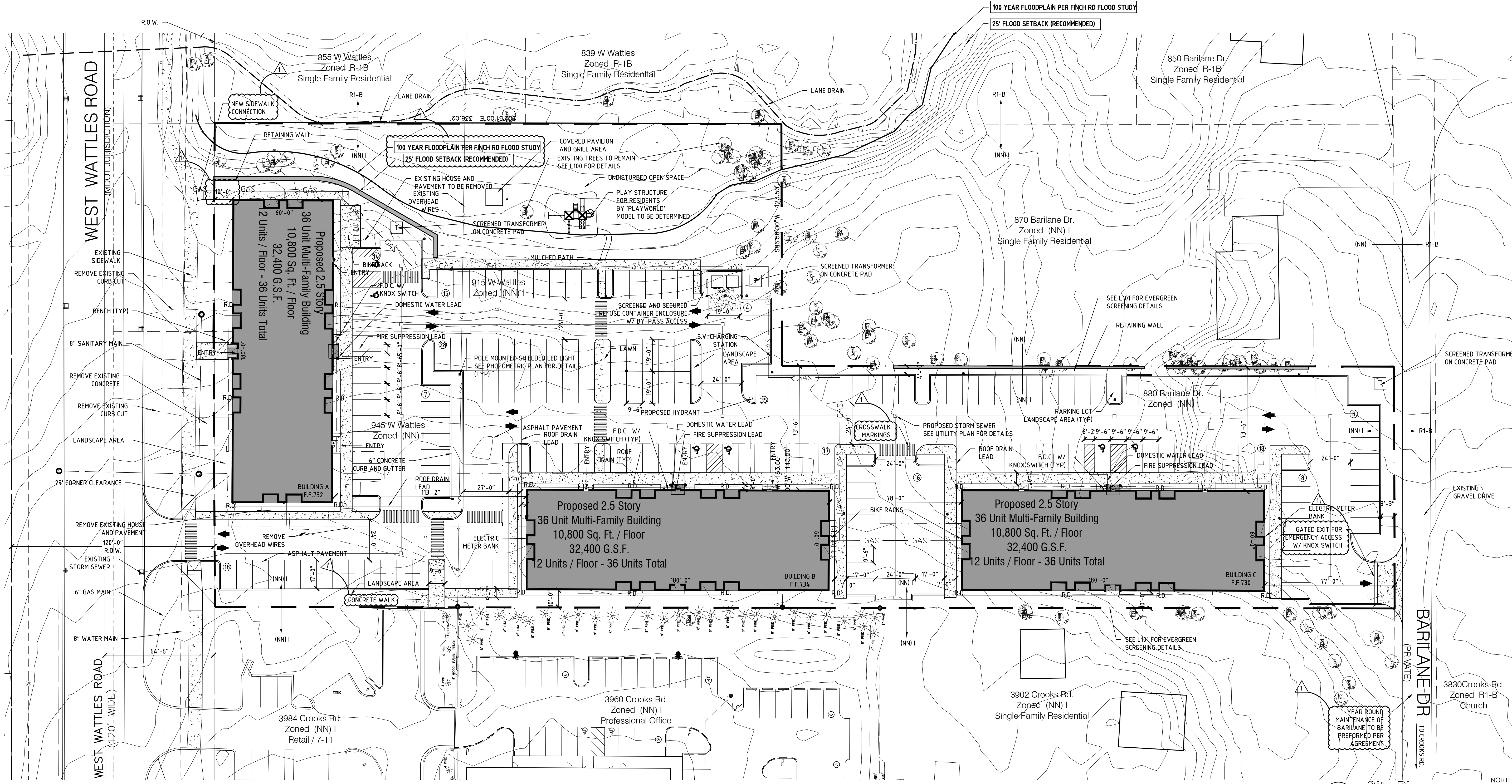
PEA JOB NO. 2019-268

SCALE: 1" = 30'

DRAWING NUMBER:
C-3.0



NOT FOR CONSTRUCTION



1 Site Plan 1" = 30'



No.	Revision/Issue	Date
▲	Revised Preliminary Site Plan Review	02.24.20
	Preliminary Site Plan Review	12.19.19

The Westington
 945 Wattles Rd.
 Troy, MI 48098
 United States of America

Site Plan

S100 019243

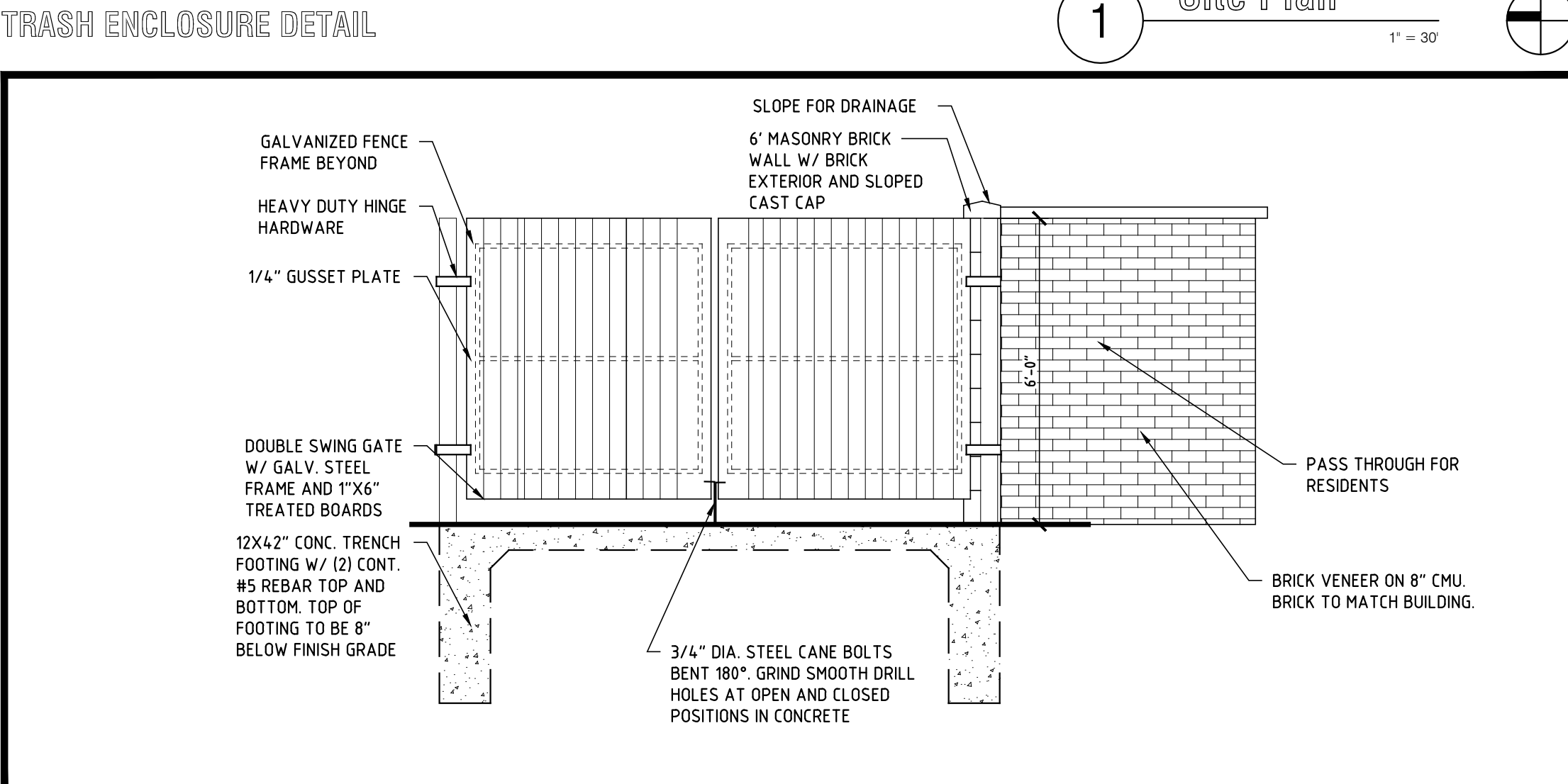
SITE DATA

Regulation	Information
Parcel I.D.	20-21-101-004 / -101-005 / -101-008
Address	945 Wattles Rd. Troy, MI 48098
Zoning	R-1B / NN (Node I)
Parcel Area	(148,677.24 Sq.Ft.) 3.413 Acres

PARKING SUMMARY

Regulation	Required	Provided
Multi-Family	1 Spaces / Efficiency 2 Spaces / Unit	188 Total Spaces Provided Including 6 Accessible
	(36) Efficiency = 36 Spaces (72) 2 Bed Units = 144 Spaces 180 Spaces Required	

- NOTES**
- Mechanical units to be wall mounted and internal (Magic Pack Units).
 - Lighting and photometric information provided on lighting plans.
 - All signs to meet Chapter 85 of City Code of Ordinances and be approved by Building Department.
 - Use MDOT R-28 series, sidewalk ramp and detectable warning details for sidewalk ramps and detectable warning strips.
 - Maintain 10-foot horizontal separation between all underground utilities throughout.
 - Wattles Road is under the jurisdiction of MDOT.

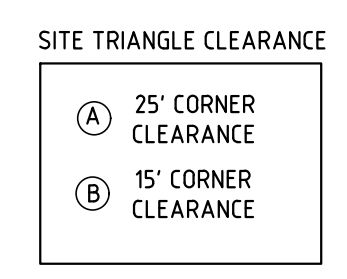


ZONING SCHEDULE OF REGULATIONS

Regulation	Provided per (NN) I
Setbacks	Front Build to Line: 10.0' Sides: 10' / 45.4' Rear: 77'
Building Height	2.5 Stories - 30.00'
Coverage	32,400 SF / 21.79% Coverage

BUILDING INFORMATION

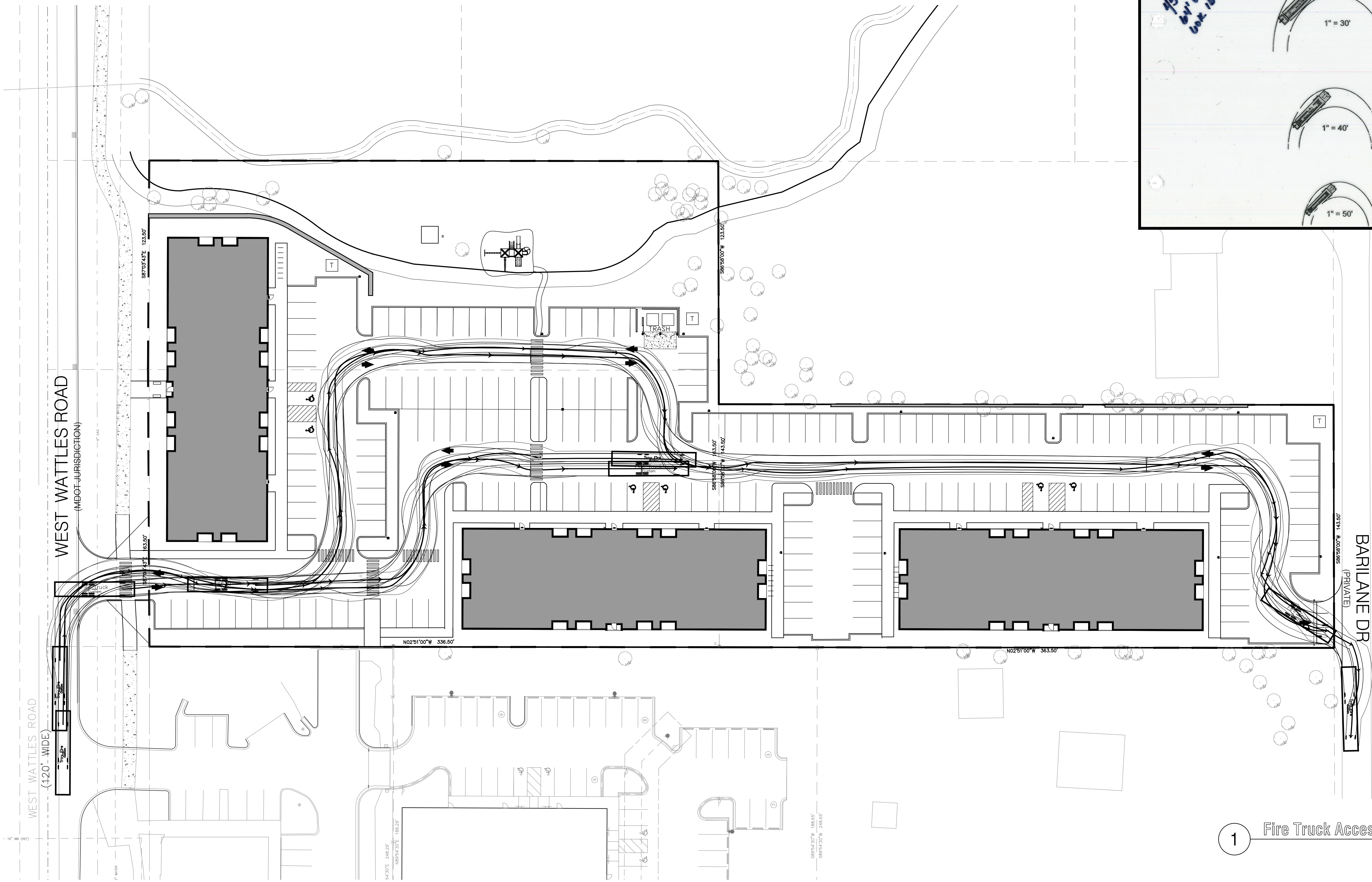
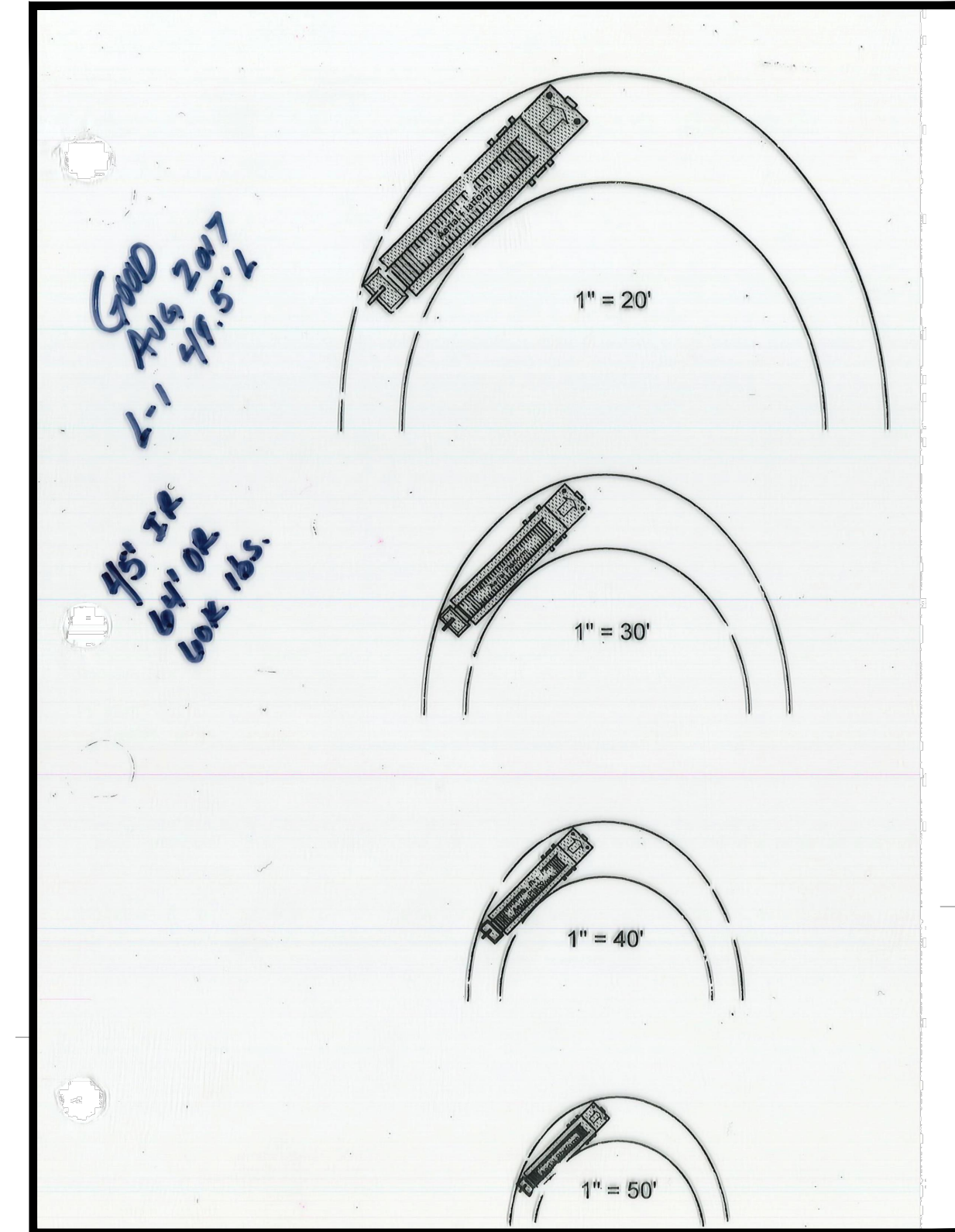
Typical of Buildings A, B, & C	1st Floor - 10,800 GSF	(4) Efficiency + (8) 2 Bedroom
	2nd Floor - 10,800 GSF	(4) Efficiency + (8) 2 Bedroom
	3rd Floor - 10,800 GSF	(4) Efficiency + (8) 2 Bedroom
Construction Type IIB	Total - 32,400 GSF	(12) Efficiency / (24) 2 Bedroom
Units Provided on Site	108 Units Total: 36 Efficiency Units 72 Two Bed Units	



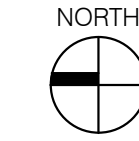
S100 Site Plan.dwg 3/2/2020 Mike Pizzolo

NOTE: OWNER TO PROVIDE YEAR ROUND ACCESSIBILITY AND MAINTENANCE OF E.V.A. AND PRIVATE ROAD (BARILANE DRIVE)

FIRE TRUCK TURNING INFORMATION



1 Fire Truck Access Plan



DESIGNHAUS EST 1998
ARCHITECTURE

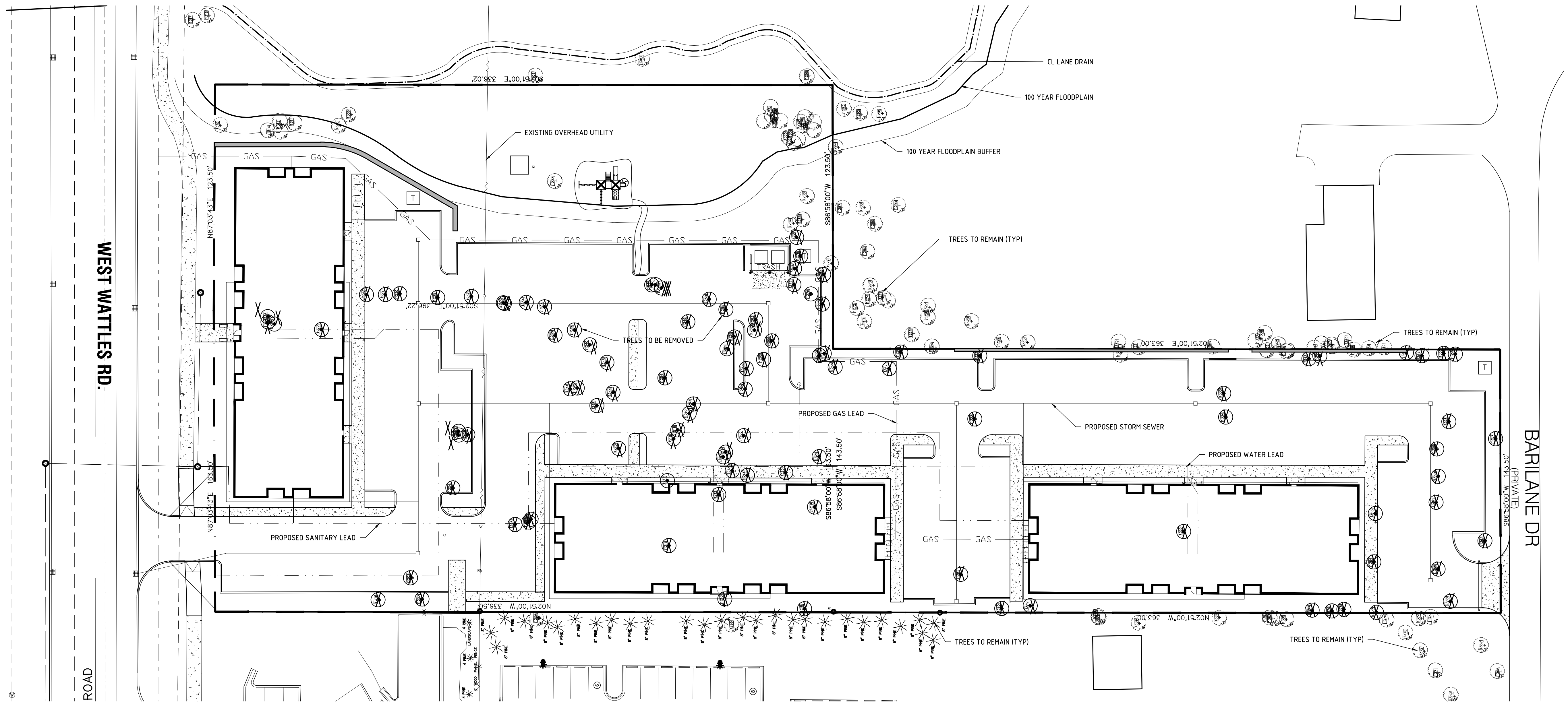
301 WALNUT BOULEVARD
 ROCHESTER, MI 48307
 T:248.601.4422 F:248.453.5854
 WWW.DESIGNHAUS.COM
 INFO@DESIGNHAUS.COM

No.	Revision/Issue	Date
	Preliminary Site Plan Review	02.24.20

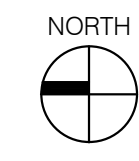
The Westington
 945 Wattles Rd.
 Troy, MI 48098
 United States of America

Fire Truck Access Plan

S101 019243



1 Tree Removal and Preservation Plan
 1" = 30'

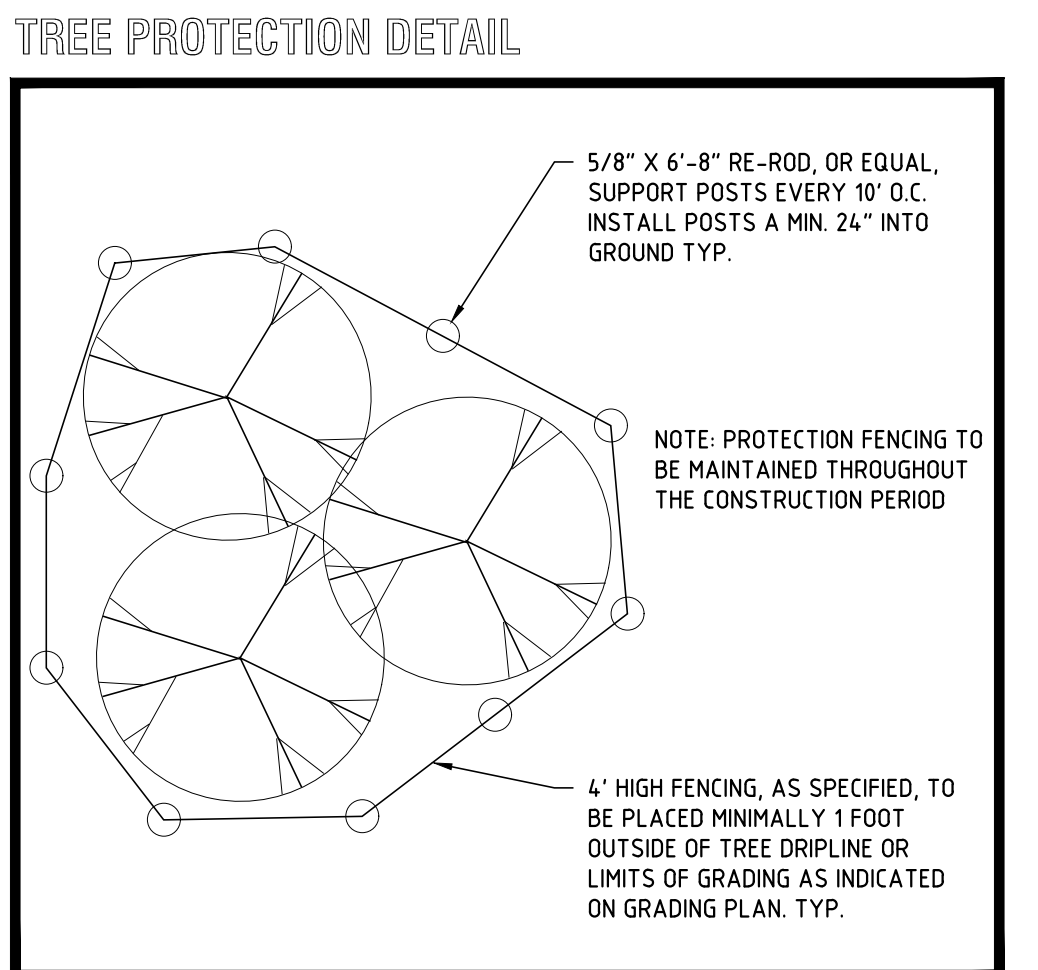


A	B	C	D	E	F	G
TAG NO.	CODE	DBH	COMMON NAME	LATIN NAME	COND	COMMENTS
1	1201	MW	27	White Mulberry	Morus alba	Fair
2	1202	BW	13	Black Walnut	Juglans nigra	Fair
3	1203	EE	26	Siberian Elm	Ulmus pumila	Poor
4	1204	BW	29	Black Walnut	Juglans nigra	Fair
5	1205	BW	15	Black Walnut	Juglans nigra	Fair
6	1206	BW	12	Black Walnut	Juglans nigra	Fair
7	1207	BW	15	Black Walnut	Juglans nigra	Fair
8	1208	E	10	American Elm	Ulmus americana	Poor
9	1209	WS	13	White Spruce	Picea glauca	Poor
10	1210	NM	16	Norway Maple	Acer negundo	Fair
11	1211	BX	6	Box elder	Acer negundo	Very Poor
12	1212	GA	7	Green Ash	Fraxinus pennsylvanica	Fair
13	1213	GA	6	Green Ash	Fraxinus pennsylvanica	Very Poor
14	1214	GA	6	Green Ash	Fraxinus pennsylvanica	Very Poor
15	1215	GA	6	Green Ash	Fraxinus pennsylvanica	Poor
16	1216	E	7	American Elm	Ulmus americana	Fair
17	1217	SM	34	Silver Maple	Acer saccharinum	Fair
18	1218	GA	6	Green Ash	Fraxinus pennsylvanica	Very Poor
19	1219	GA	6	Green Ash	Fraxinus pennsylvanica	Poor
20	1220	E	7	American Elm	Ulmus americana	Poor
21	1221	BW	6	Black Walnut	Juglans nigra	Poor
22	1222	MW	14	White Mulberry	Morus alba	Poor
23	1223	MW	12	White Mulberry	Morus alba	Very Poor
24	1224	NM	13	Norway Maple	Acer platanoides	Poor
25	1225	MW	16	White Mulberry	Morus alba	Fair
26	1226	NM	13	Norway Maple	Acer platanoides	Poor
27	1227	NM	7	White Mulberry	Morus alba	Poor
28	1228	FC	14	Flowering Cherry	Prunus spp.	Fair
29	1229	E	15	American Elm	Ulmus americana	Fair
30	1230	E	10	American Elm	Ulmus americana	Fair
31	1231	SU	9	Sugar Maple	Acer saccharum	Fair
32	1232	BU	31	Black Oak	Quercus velutina	Good
33	1233	EE	24	Siberian Elm	Ulmus pumila	Poor
34	1234	EE	8	Siberian Elm	Ulmus pumila	Poor
35	1235	SM	12	Silver Maple	Acer saccharinum	Fair
36	1236	EE	6	Siberian Elm	Ulmus pumila	Poor
37	1237	EE	6	Siberian Elm	Ulmus pumila	Poor
38	1238	EE	7	Siberian Elm	Ulmus pumila	Poor
39	1239	EE	6	Siberian Elm	Ulmus pumila	Poor
40	1240	CT	22	Cottonwood	Populus deltoides	Fair
41	1241	CT	13	Cottonwood	Populus deltoides	Fair
42	1242	EE	7	Siberian Elm	Ulmus pumila	Poor
43	1243	EE	7	Siberian Elm	Ulmus pumila	Fair
44	1244	EE	8	Siberian Elm	Ulmus pumila	Poor
45	1245	EE	16	Siberian Elm	Ulmus pumila	Very Poor
46	1246	EE	8	Siberian Elm	Ulmus pumila	Poor
47	1247	E	12	American Elm	Ulmus americana	Very Poor
48	1248	EE	13	Siberian Elm	Ulmus pumila	Poor
49	1249	EE	6	Siberian Elm	Ulmus pumila	Poor
50	1250	EE	6	Siberian Elm	Ulmus pumila	Poor
51	1251	EE	6	Siberian Elm	Ulmus pumila	Poor
52	1252	GA	6	Green Ash	Fraxinus pennsylvanica	Fair
53	1253	GA	6	Green Ash	Fraxinus pennsylvanica	Poor
54	1254	EE	7	Siberian Elm	Ulmus pumila	Poor
55	1255	GA	6	Green Ash	Fraxinus pennsylvanica	Poor
56	1256	GA	6	Green Ash	Fraxinus pennsylvanica	Poor
57	1257	WP	17	(Eastern) White Pine	Pinus strobus	Fair
58	1258	GA	7	Green Ash	Fraxinus pennsylvanica	Very Poor

A	B	C	D	E	F	G
TAG NO.	CODE	DBH	COMMON NAME	LATIN NAME	COND	COMMENTS
60	1259	EE	7	Siberian Elm	Ulmus pumila	Poor
61	1260	RC	12	Red Cedar	Juniperus virginiana	Poor
62	1261	WP	10	(Eastern) White Pine	Pinus strobus	Fair
63	1262	WP	9	(Eastern) White Pine	Pinus strobus	Poor
64	1263	EE	8	Siberian Elm	Ulmus pumila	Poor
65	1264	EE	6	Siberian Elm	Ulmus pumila	Fair
66	1265	EE	13	Siberian Elm	Ulmus pumila	Fair
67	1266	FC	10	Flowering Cherry	Prunus spp.	Fair
68	1267	EE	26	Siberian Elm	Ulmus pumila	Fair
69	1268	EE	35	Siberian Elm	Ulmus pumila	Fair
70	1269	WP	14	(Eastern) White Pine	Pinus strobus	Fair
71	1270	WP	11	(Eastern) White Pine	Pinus strobus	Fair
72	1271	WP	12	(Eastern) White Pine	Pinus strobus	Fair
73	1272	WP	12	(Eastern) White Pine	Pinus strobus	Fair
74	1273	EE	14	Siberian Elm	Ulmus pumila	Fair
75	1274	WP	13	(Eastern) White Pine	Pinus strobus	Fair
76	1275	EE	12	Siberian Elm	Ulmus pumila	Poor
77	1276	CT	9	Cottonwood	Populus deltoides	Fair
78	1277	EE	6	Siberian Elm	Ulmus pumila	Fair
79	1278	WP	7	(Eastern) White Pine	Pinus strobus	Fair
80	1279	CT	13	Cottonwood	Populus deltoides	Fair
81	1280	WP	14	(Eastern) White Pine	Pinus strobus	Poor
82	1281	EE	7	Siberian Elm	Ulmus pumila	Very Poor
83	1282	CT	13	Cottonwood	Populus deltoides	Fair
84	1283	EE	13	Siberian Elm	Ulmus pumila	Fair
85	1284	CT	18	Cottonwood	Populus deltoides	Fair
86	1285	CT	13	Cottonwood	Populus deltoides	Fair
87	1286	EE	13	Siberian Elm	Ulmus pumila	Fair
88	1287	CT	13	Cottonwood	Populus deltoides	Fair
89	1288	WP	12	(Eastern) White Pine	Pinus strobus	Fair
90	1289	WP	8	(Eastern) White Pine	Pinus strobus	Poor
91	1290	WP	12	(Eastern) White Pine	Pinus strobus	Fair
92	1291	E	16	American Elm	Ulmus americana	Fair
93	1292	E	16	American Elm	Ulmus americana	Fair
94	1293	CT	12	Cottonwood	Populus deltoides	Fair
95	1294	BW	12	Black Walnut	Juglans nigra	Fair
96	1295	SM	13	Silver Maple	Acer saccharinum	Fair
97	1296	MW	10	White Mulberry	Morus alba	Fair
98	1297	CT	14	Cottonwood	Populus deltoides	Fair
99	1298	CT	18	Cottonwood	Populus deltoides	Fair
100	1299	CT	13	Cottonwood	Populus deltoides	Fair
101	1300	CT	12	Cottonwood	Populus deltoides	Fair
102	1301	CT	13	Cottonwood	Populus deltoides	Fair
103	1302	MW	10	White Mulberry	Morus alba	Fair
104	1303	CT	13	Cottonwood	Populus deltoides	Fair
105	1304	CT	12	Cottonwood	Populus deltoides	Poor
106	1305	CT	28	Cottonwood	Populus deltoides	Fair
107	1306	CT	26	Cottonwood	Populus deltoides	Fair
108	1307	BX	8	Box elder	Acer negundo	Poor
109	1308	AA	6	Tree-of-Heaven	Ailanthus altissima	Fair
110	1309	SU	18	Sugar Maple	Acer saccharum	Good
111	1310	SU	20	Sugar Maple	Acer saccharum	Fair
112	1311	RC	8	Red Cedar	Juniperus virginiana	Fair
113	1312	RC	7	Red Cedar	Juniperus virginiana	Fair
114	1313	RC	7	Red Cedar	Juniperus virginiana	Fair
115	1314	RC	9	Red Cedar	Juniperus virginiana	Fair
116	1315	SU	23	Sugar Maple	Acer saccharum	Good
117	1316	BW	13	Black Willow	Salix nigra	Very Poor

A	B	C	D	E	F	G
TAG NO.	CODE	DBH	COMMON NAME	LATIN NAME	COND	COMMENTS
118	1317	BW	54	Black Willow	Salix nigra	Fair
119	1318	FC	15	Flowering Cherry	Prunus spp.	Poor
120	1319	BW	6	Black Walnut	Juglans nigra	Fair
121	1320	NM	8	Norway Maple	Acer platanoides	Fair
122	1321	TH	6	Thornapple/Hawthorne	Cragagus spp.	Poor
123	1322	SU	16	Sugar Maple	Acer saccharum	Fair
124	1323	BR	12	Box elder	Quercus macrocarpa	Fair
125	1324	EE	22	Siberian Elm	Ulmus pumila	Fair
126	1325	WP	11	(Eastern) White Pine	Pinus strobus	Fair
127	1326	WP	14	(Eastern) White Pine	Pinus strobus	Fair
128	1327	WP	12	(Eastern) White Pine	Pinus strobus	Fair
129	1328	WP	13	(Eastern) White Pine	Pinus strobus	Fair
130	1329	EE	10	Siberian Elm	Ulmus pumila	Fair
131	1330	MW	6	White Mulberry	Morus alba	Fair
132	1331	WC	7	White Cedar	Thuja occidentalis	x2
133	1332	MW	8	White Mulberry	Morus alba	Fair
134	1333	RC	8	Red Cedar	Juniperus virginiana	Fair
135	1334	S	30	Sycamore	Platanus occidentalis	Good
136	1335	NS	19	Norway Spruce	Picea Abies	Good
137	1336	EE	6	Siberian Elm	Ulmus pumila	Poor
138	1337	WC	9	White Cedar	Thuja occidentalis	Fair
139	1338	WC	7	White Cedar	Thuja occidentalis	Poor
140	1339	WC	9	White Cedar	Thuja occidentalis	Fair
141	1340	WC	6	White Cedar	Thuja occidentalis	Fair
142	1341	WC	7	White Cedar	Thuja occidentalis	Fair
143	1342	WC	6	White Cedar	Thuja occidentalis	Fair
144	1343	RC	10	Red Cedar	Juniperus virginiana	Fair
145	1344	RC	8	Red Cedar	Juniperus virginiana	Fair
146	1345	RC	8	Red Cedar	Juniperus virginiana	Fair
147	1346	RC	6	Red Cedar	Juniperus virginiana	Fair
148	1347	RC	6	Red Cedar	Juniperus virginiana	Fair
149	1348	RC	8	Red Cedar	Juniperus virginiana	Fair
150	1349	SU	28	Sugar Maple	Acer saccharum	Fair
151	1350	RC	7	Red Cedar	Juniperus virginiana	Fair
152	1351	WP	12	(Eastern) White Pine	Pinus strobus	Fair
153	1352	JP	23	Jack Pine	Pinus banksiana	Poor
154	1353	JP	12	Jack Pine	Pinus banksiana	Poor
155	1354	JP	13	Jack Pine	Pinus banksiana	Fair
156	1355	WP	16	(Eastern) White Pine	Pinus strobus	Fair
157	1356	WP	22	(Eastern) White Pine	Pinus strobus	Fair
158	1357	NM	27	Norway Maple	Acer platanoides	Good
159	1358	WS	7	White Spruce	Picea glauca	Fair
160	1359	WS	9	White Spruce	Picea glauca	Fair
161	1360	WS	8	White Spruce	Picea glauca	Fair
162	1361	WS	8	White Spruce	Picea glauca	Fair
163	1362	NM	19	Norway Maple	Acer platanoides	Fair
164	1363	NM	19	Norway Maple	Acer platanoides	Fair
165	1364	WS	10	White Spruce	Picea glauca	Fair
166	1365	WS	17	White Spruce	Picea glauca	Fair
167	1366	WP	16	(Eastern) White Pine	Pinus strobus	Fair
168	1367	MW	8	White Mulberry	Morus alba	Fair
169	1368	EE	6	Siberian Elm	Ulmus pumila	Fair
170	1369	EE	13	Siberian Elm	Ulmus pumila	Poor
171	1370	EE	19	Siberian Elm	Ulmus pumila	Fair
172	1371	BC	10	Wild Black Cherry	Prunus serotina	Fair
173	1372	PN	9	Pin Cherry	Prunus pennsylvanica	Fair
174	1373	EE	7	Siberian Elm	Ulmus pumila	Fair
175	1374	MW	9	White Mulberry	Morus alba	Fair

A	B	C	D	E	F	G
TAG NO.	CODE	DBH	COMMON NAME	LATIN NAME	COND	COMMENTS
176	1375	EE	9	Siberian Elm	Ulmus pumila	Very Poor
177	1376	PN	10	Pin Cherry	Prunus pennsylvanica	Poor
178	1377	BW	6	Black Walnut	Juglans nigra	Fair
179	1378	BW	9	Black Walnut	Juglans nigra	Fair
180	1379	EE	9	Siberian Elm	Ulmus pumila	Very Poor
181	1380	EE	8	Siberian Elm	Ulmus pumila	Poor
182	1381	JP	13	Jack Pine	Pinus banksiana	Fair
183	1382	JP	9	Jack Pine	Pinus banksiana	Poor
184	1383	JP	9	Jack Pine	Pinus banksiana	Fair
185	1384	BX	14	Box elder	Acer negundo	Fair
186	1385	SM	35	Silver Maple	Acer saccharinum	Fair
187	1386	BW	18	Black Walnut	Juglans nigra	Fair
188	1387	BW	14	Black Walnut	Juglans nigra	Fair
189	1388	BW	18	Black Walnut	Juglans nigra	Fair
190	1389	AA	18	Tree-of-Heaven	Ailanthus altissima	Fair
191	1390	AA	17	Tree-of-Heaven	Ailanthus altissima	Fair
192	1391	BW	26	Black Walnut	Juglans nigra	Poor



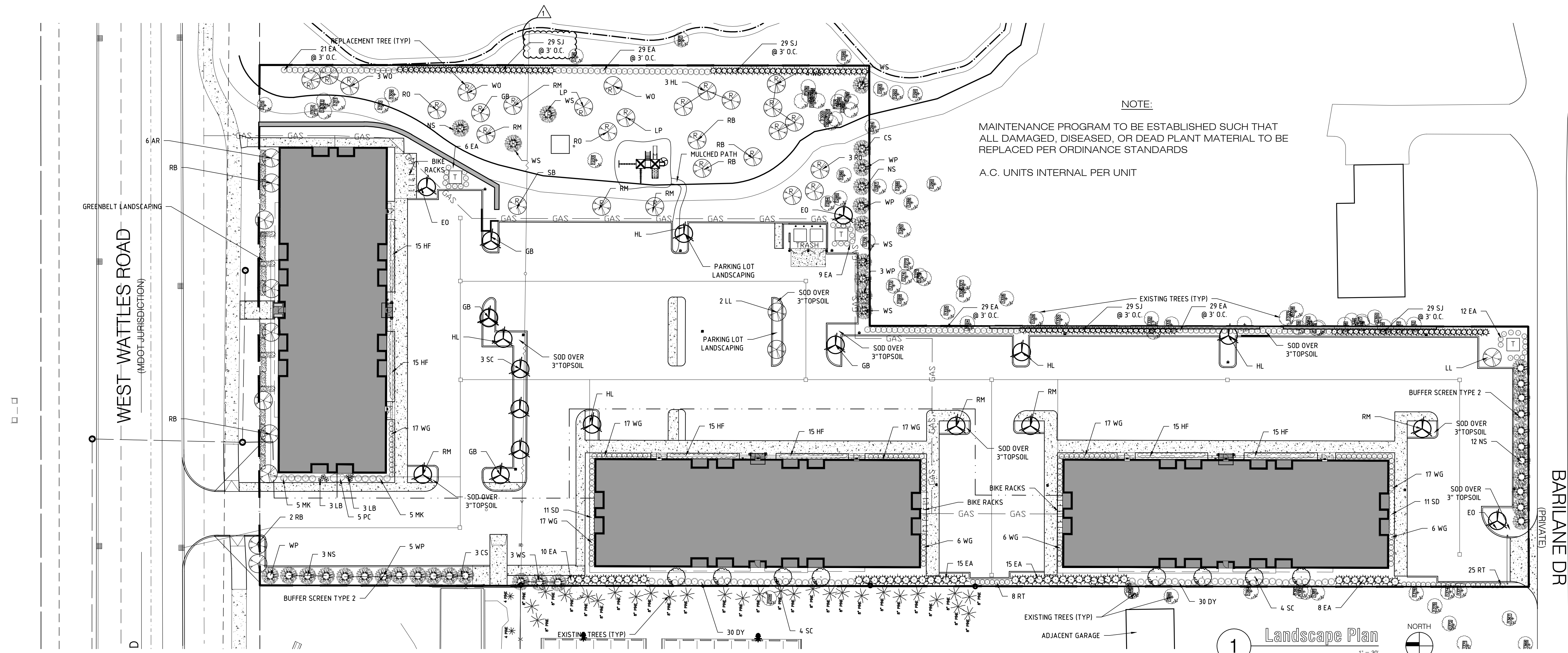
NOTE: PROTECTION FENCING TO BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD

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EXISTING TREE TO BE REMOVED

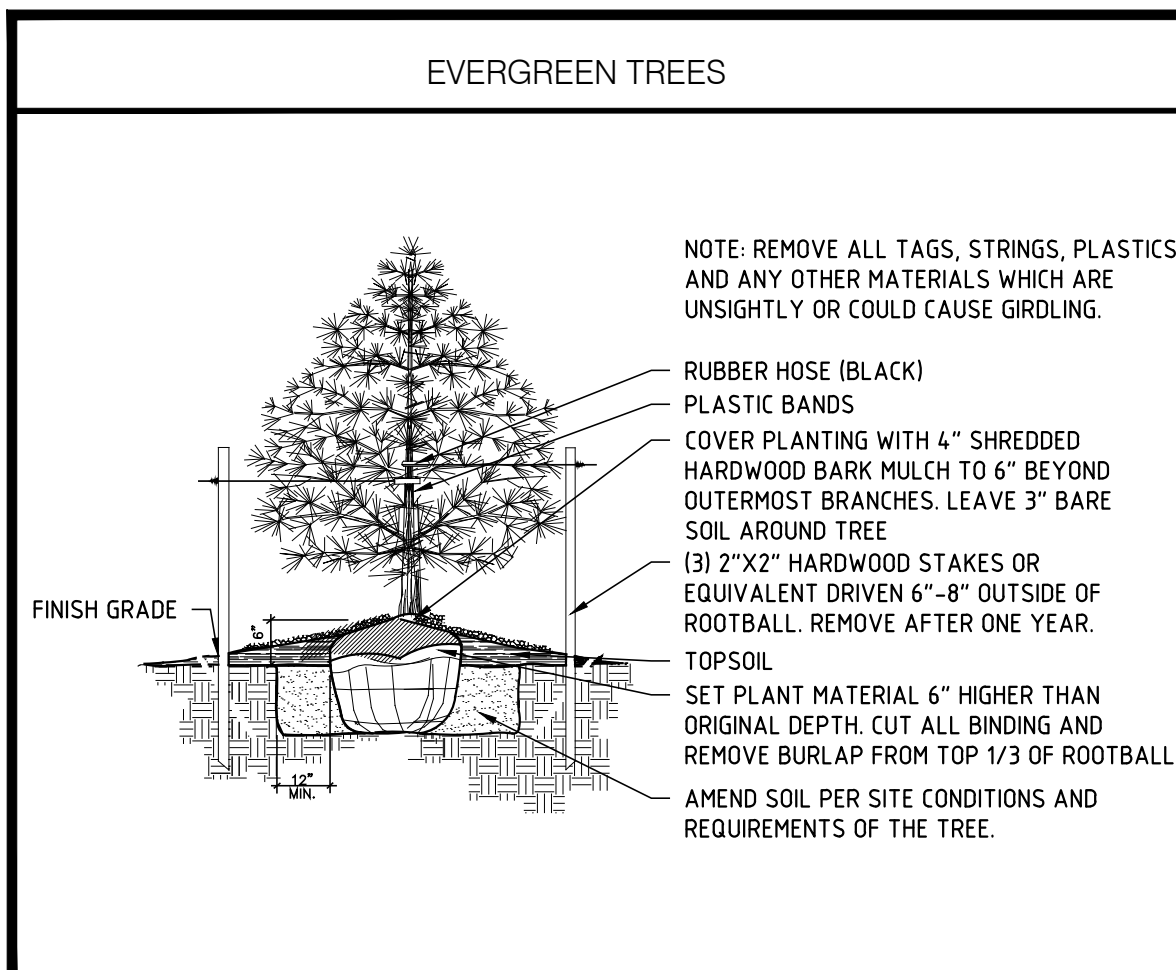
EXISTING TREE TO REMAIN

T

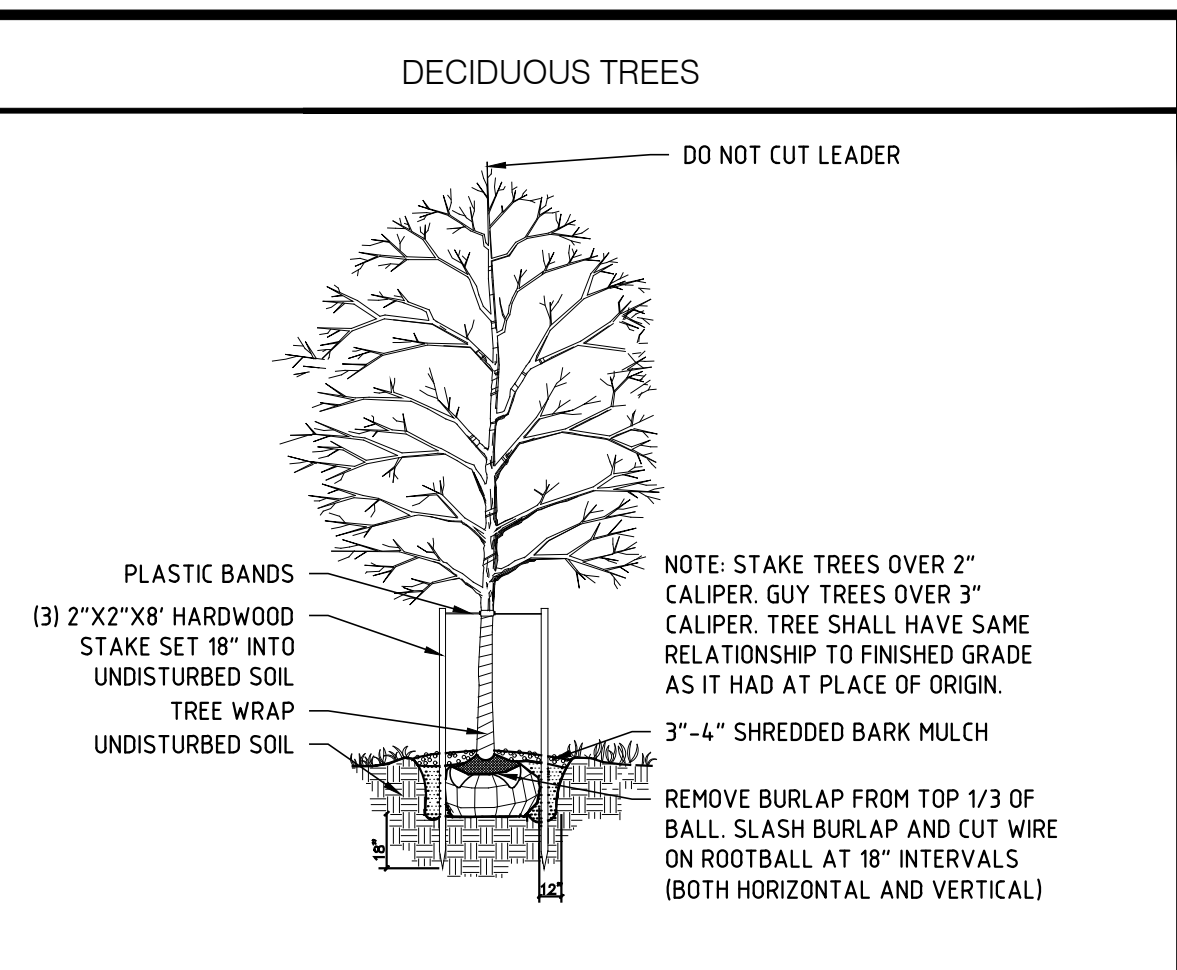


NOTE:
 MAINTENANCE PROGRAM TO BE ESTABLISHED SUCH THAT ALL DAMAGED, DISEASED, OR DEAD PLANT MATERIAL TO BE REPLACED PER ORDINANCE STANDARDS
 A.C. UNITS INTERNAL PER UNIT

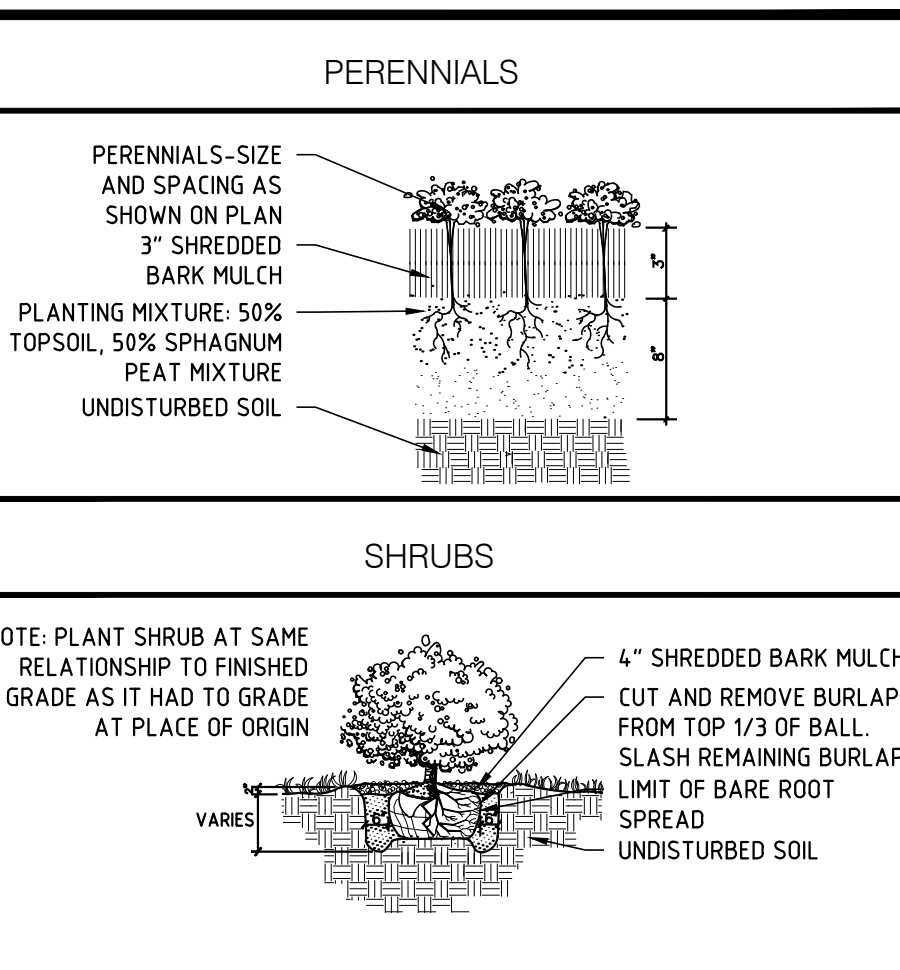
PLANTING DETAILS



PLANT SCHEDULE



PERENNIALS



QTY.	TAG	BOTANICAL NAME	COMMON NAME	SIZE/ROOT	UNIT COST / TOTAL
3	RB	AESCULUS pavia	RED BUCKEYE	3"B&B	
2	LP	ACER platanoides	LONDON PLANETREE	3"B&B	\$475.00 / \$1,425.00
9	WO	QUERCUS alba	SWAMP WHITE OAK	3" B&B	\$470.00 / \$950.00
5	RO	QUERCUS rubra	RED OAK	3" B&B	\$490.00 / \$4,410.00
5	HL	GLEDITSIA t INERMIS	THORNLESS HONEYLOCUST	3" B&B	\$475.00 / \$2,325.00
3	EO	QUERCUS robur	ENGLISH OAK	3" B&B	\$450.00 / \$900.00
6	GB	GINKGO biloba	GINKGO	3" B&B	\$425.00 / \$1,275.00
15	SC	MALLUS x SARGENTII	SARGENT CRABAPPLE	3" B&B	\$450.00 / \$1,350.00
4	RB	MALLUS x RED BARON	RED BARON CRABAPPLE	3" B&B	\$425.00 / \$1,275.00
3	LL	TILLA cordata	LITTLE LEAF LINDEN	3" B&B	\$425.00 / \$1,700.00
11	WP	PINUS strobus	WHITE PINE	7-8" B&B	\$450.00 / \$1,350.00
4	CS	PICEA pungens	COLORADO SPRUCE	7-8" B&B	\$450.00 / \$1,215.00
15	NS	PICEA abies	NORWAY SPRUCE	7-8" B&B	\$475.00 / \$1,425.00
8	WS	PICEA glauca	WHITE SPRUCE	7-8" B&B	\$465.00 / \$6,975.00
6	AR	ACER rubrum 'ARMSTRONG'	ARMSTRONG RED MAPLE	3" B&B	\$445.00 / \$1,335.00
10	RS	ACER rubrum 'RED SUNSET'	RED SUNSET RED MAPLE	3" B&B	\$445.00 / \$2,670.00
20	PC	ECHANICEA purpurea	PURPLE CONEFLOWER	#3 CONT	\$450.00 / \$1,350.00
180	EA	THUJA o EMERALD	EMERALD ARBORVITAE	7-8" B&B	\$45.00 / \$900.00
1	SB	AMELANCHIER laevis	SERVICEBERRY	7-8" B&B	\$75.00 / \$1,500.00
90	HF	PENNISETUM a. 'HAMELN'	HAMELN FOUNTAIN GRASS	#3 CONT	\$425.00 / \$425.00
6	LB	PENNISETUM a 'LITTLE BUNNY	MISS KIM LILAC	24" B&B	\$45.00 / \$4,230.00
120	WG	BUXUS m. 'WINTREGERM'	WINTERGEM BOXWOOD	24" B&B	\$50.00 / \$2,700.00
5	EP	ENCANICEA PURPUREA	PURPLE CONEFLOWER	#3 CONT	\$65.00 / \$7,800.00
22	SD	HEMEROCALLIS	DAYLILY	#3 CONT	\$45.00 / \$225.00
33	RT	CORNUS alba	RED TWIG DOGWOOD	24" B&B	\$45.00 / \$675.00
60	DY	TAXUS m. DENSIFORMIS	DENSE YEW	24" B&B	\$60.00 / \$900.00
10	MK	SYRINGA p MISS KIM	MISS KIM LILAC	24" B&B	\$55.00 / \$3,300.00
116	SJ	JUNIPERUS x S	SPARTAN JUNIPER	7-8" B&B	

GENERAL NOTES FOR LANDSCAPE DEVELOPMENT

- LANDSCAPE CONTRACTOR SHALL VISIT THE 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. 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 OWNERS 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 OWNERS 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 TREES TO HAVE CLAY OR CLAY LOAM BALLS. TREES WITH SAND BALLS WILL BE REJECTED.
- 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.
- CONCERNING GROUND COVER, ALL PLANTING BEDS SHALL RECEIVE 3" SHREDDED HARDWOOD BARK MULCH. SEE SPECIFICATIONS. ALL OTHER DISTURBED AREAS SHALL BE SOODED.
- LANDSCAPING SHALL BE MAINTAINED IN A GOOD CONDITION TO PRESENT A HEALTHY, NEAT, AND ORDERLY APPEARANCE FREE FROM REFUSE AND DEBRIS. ALL UNHEALTHY AND DEAD MATERIAL SHALL BE REPLACED WITHIN ONE (1) YEAR OF THE NEXT APPROPRIATE PLANTING PERIOD.
- OWNER TO ESTABLISH MAINTENANCE PROGRAM TO ENSURE GROUNDS AND LANDSCAPING TO REMAIN HEALTHY AND WELL-GROOMED.
- RECOMMENDED PLANTING DATES ARE MARCH 1ST TO MAY 15TH FOR ALL MATERIALS, AND OCTOBER 15TH TO DECEMBER 15TH FOR DECIDUOUS MATERIALS. PLANTINGS OUTSIDE THESE DATES SHALL HAVE PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT.
- UNDERGROUND IRRIGATION SYSTEM TO BE DESIGNED AND INSTALLED BY CONTRACTOR.
- TURF GRASS TO BE COMMON TO OAKLAND COUNTY, MI.

Disposition	Landscaping Required	Landscaping Provided
General Site Landscaping:	20% Min.	+30% w Plant Material
Landscaping Adjacent to Roads:	3 Trees and 19 Shrubs in a 10' Wide Area	3 Trees and 19 Shrubs in a 10' Wide Area
Replacement Trees - R	41 Trees Required	41 Provided
Greenbelt Requirements:	1 Tree / 30'	10 Trees Along Wattles R.O.W.
Screening Requirements:	Buffer Type 1 or 2 Between Conflicting Land Uses	Type 2 @ East / West Type 1 @ South Property Lines
Parking Lot Requirements:	1 Tree / 8 Spaces 192 / 8 = 24 Trees	24 Trees

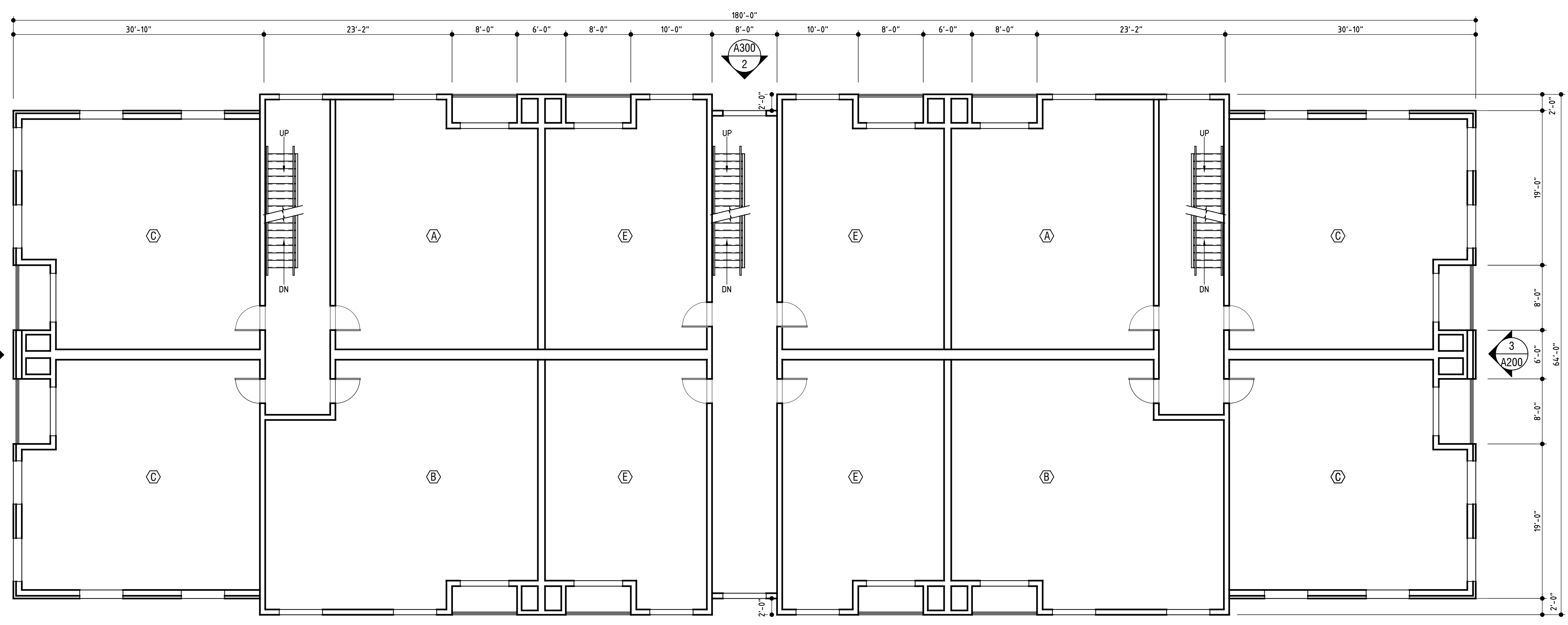
Total Trees: 110 (41 Replacement Trees Designated by 'R')
 Total Shrubs: 519
 Total Grasses and Perennials: 116
 Total New Plant Material Provided: 521 Plants
 Irrigation Cost Estimate: \$6,500.00
 Total Landscape Cost Estimate: \$50,745.00

PLANT SPACING:
 FRONTAGE TREES - 30' O.C.
 EVERGREEN TREES - 10' O.C.
 NARROW EVERGREEN TREES - 5' O.C.
 SHRUBS - 3' O.C.
 PERENNIALS / GRASSES - 3' O.C.



The Westington
 945 Wattles Rd.
 Troy, MI 48098
 United States of America

Landscape Plan



CODE DATA

CODE OF JURISDICTION

- 2015 BUILDING CODE.
- 2015 MICHIGAN PLUMBING CODE.
- 2015 MICHIGAN MECHANICAL CODE.
- MICHIGAN UNIFORM ENERGY CODE RULES PART 120-2015 WITH ANSI/ASHRAE IESNA STANDARD 90.0-2009.
- 2017 MICHIGAN ELECTRICAL CODE INCORPORATING THE 2017 NATIONAL ELECTRICAL CODE (NEC).
- AMERICANS WITH DISABILITY ACT-ACCESSIBILITY GUIDELINES (ADAAG).

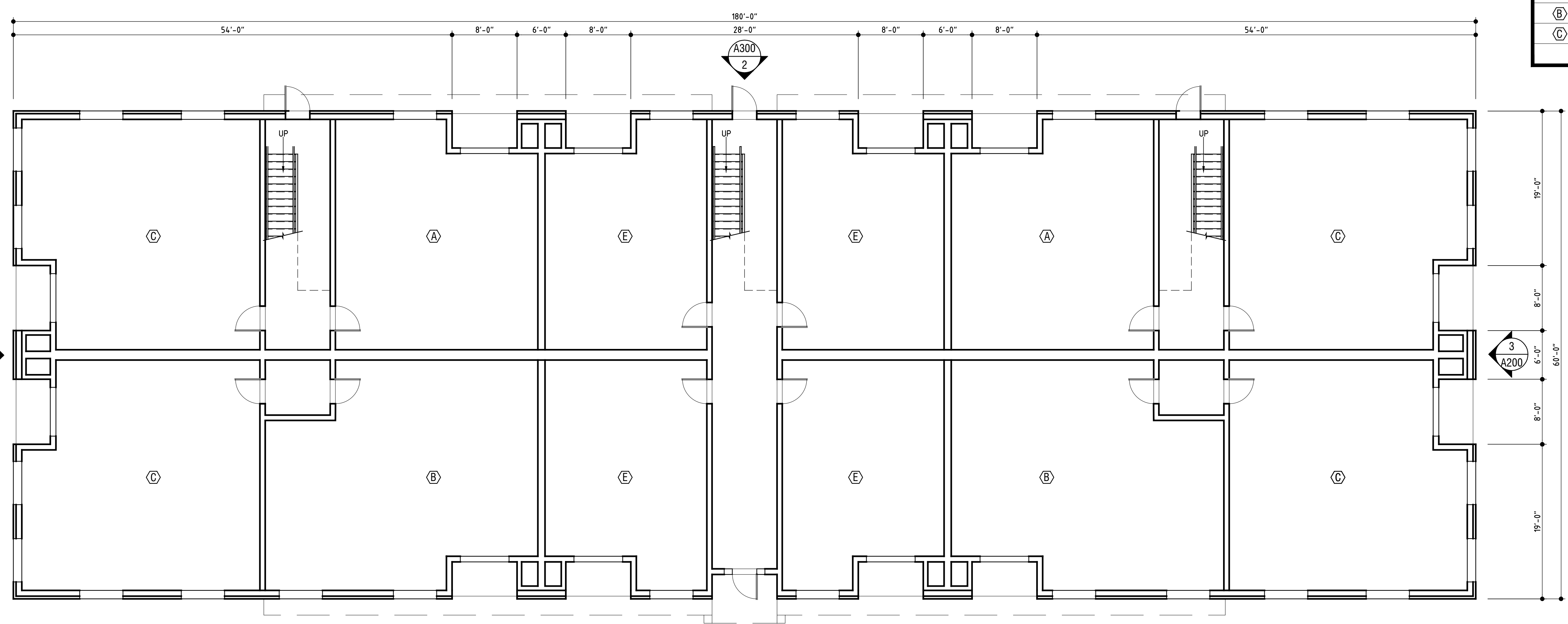
BUILDING DATA

3 LEVELS ABOVE GRADE
 TOTAL GROSS SQUARE FOOTAGE 32,400 SQ.FT ABOVE GRADE
 USE GROUP: R-2 RESIDENTIAL
 CONSTRUCTION TYPE: V-8 ABOVE GRADE
 FIRE SUPPRESSION TYPE: FULLY SPRINKLERED PER N.F.P.A.13.R

1 Second Floor Plan
 SCALE: 1 1/2" = 1'

ROOM LEGEND

Symbol	Bedrooms	Area	1st Fir	2nd Fir	3rd Fir	Total
(E)	EFFICIENCY	525 SF	4	4	4	12
(A)	1	651 SF	2	2	2	6
(B)	2	830 SF	2	2	2	6
(C)	2	810 SF	4	4	4	12
Total			12	12	12	36



1 First Floor Plan
 SCALE: 1 1/2" = 1'

No.	Revision/Issue	Date
	Revised Preliminary Site Plan Review	02.24.20
	Preliminary Site Plan Review	12.19.19

The Westington
 945 Wattles Rd.
 Troy, MI 48098
 United States of America

First & Second Floor Plans

A100 019243

ROOM LEGEND						
Symbol	Bedrooms	Area	1st Flr	2nd Flr	3rd Flr	Total
(E)	EFFICIENCY	525 SF	4	4	4	12
(A)	1	651 SF	2	2	2	6
(B)	2	830 SF	2	2	2	6
(C)	2	810 SF	4	4	4	12
Total			12	12	12	36

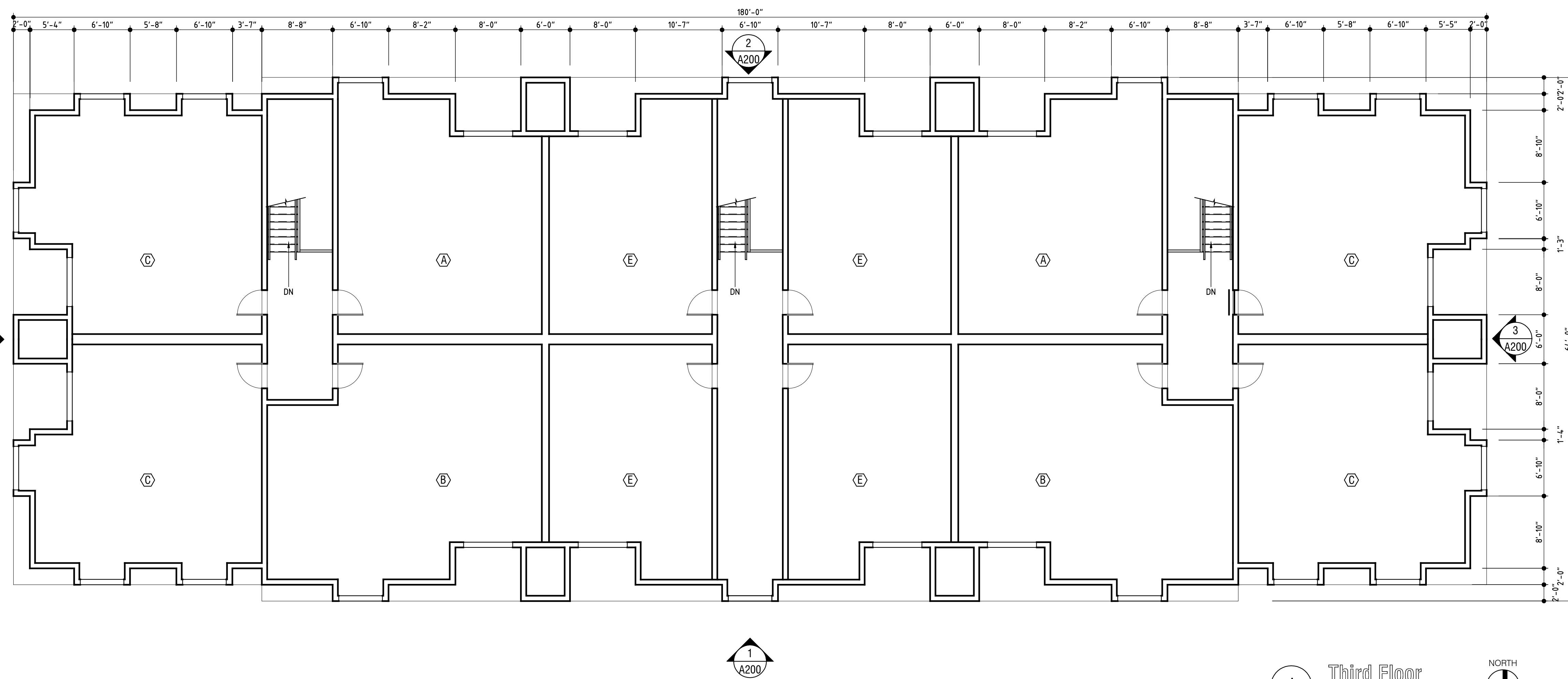
CODE DATA	
CODE OF JURISDICTION	
1.	2015 BUILDING CODE.
2.	2015 MICHIGAN PLUMBING CODE.
3.	2015 MICHIGAN MECHANICAL CODE.
4.	MICHIGAN UNIFORM ENERGY CODE RULES PART 120-2015 WITH ANSIA/ASHRAE IESNA STANDARD 90.0-2009.
5.	2017 MICHIGAN ELECTRICAL CODE INCORPORATING THE 2017 NATIONAL ELECTRICAL CODE (NEC).
6.	AMERICANS WITH DISABILITY ACT-ACCESSIBILITY GUIDELINES (ADAAG).
BUILDING DATA	
3 LEVELS ABOVE GRADE	
TOTAL GROSS SQUARE FOOTAGE 32,400 SQ.FT ABOVE GRADE	
USE GROUP: R-2 RESIDENTIAL	
CONSTRUCTION TYPE: V-B ABOVE GRADE	
FIRE SUPPRESSION TYPE: FULLY SPRINKLERED PER N.F.P.A. 13.R	

DESIGNHAUS EST
ARCHITECTURE 1998

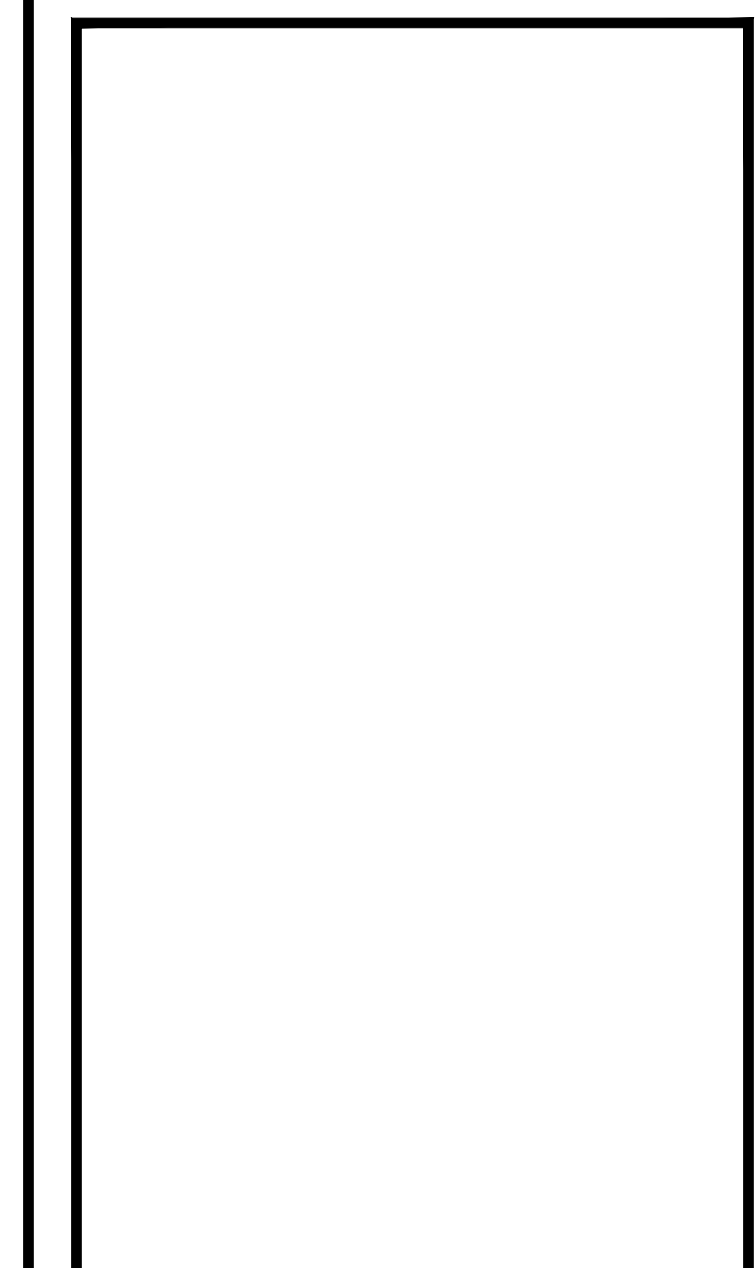
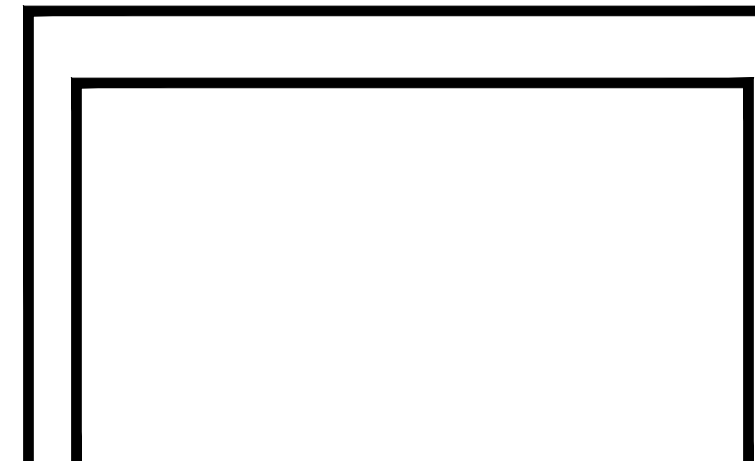
301 WALNUT BOULEVARD
ROCHESTER, MI 48307

T:248.601.4422 F:248.453.5854

WWW.DESIGNHAUS.COM
INFO@DESIGNHAUS.COM



1 Third Floor
SCALE: 1/8" = 1'



No.	Revision/Issue	Date
	Revised Preliminary Site Plan Review	02.24.20
	Preliminary Site Plan Review	12.19.19

The Westington
945 Wattles Rd.
Troy, MI 48098
United States of America

Third Floor Plan

A101 019243

A101 Third Floor Plan.dwg

2/28/2020

Change me



3 ELEVATION
SCALE: 1 1/2" = 1'

MATERIAL LEGEND	
(A)	BRICK
(B)	HARDY BOARD SIDING
(C)	PRE-FINISHED METAL TRIM
(D)	VINYL WINDOW
(E)	LIMESTONE
(F)	MECHANICAL VENT PAINTED TO MATCH SIDING/BRICK
(G)	CAST STONE WATER TABLE
(H)	METAL ROOFING

DESIGNHAUS EST 1998
ARCHITECTURE

301 WALNUT BOULEVARD
ROCHESTER, MI 48307
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2 ELEVATION
SCALE: 1 1/2" = 1'



1 ELEVATION
SCALE: 1 1/2" = 1'

No.	Revision/Issue	Date
	Revised Preliminary Site Plan Review	02.24.20
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The Westington
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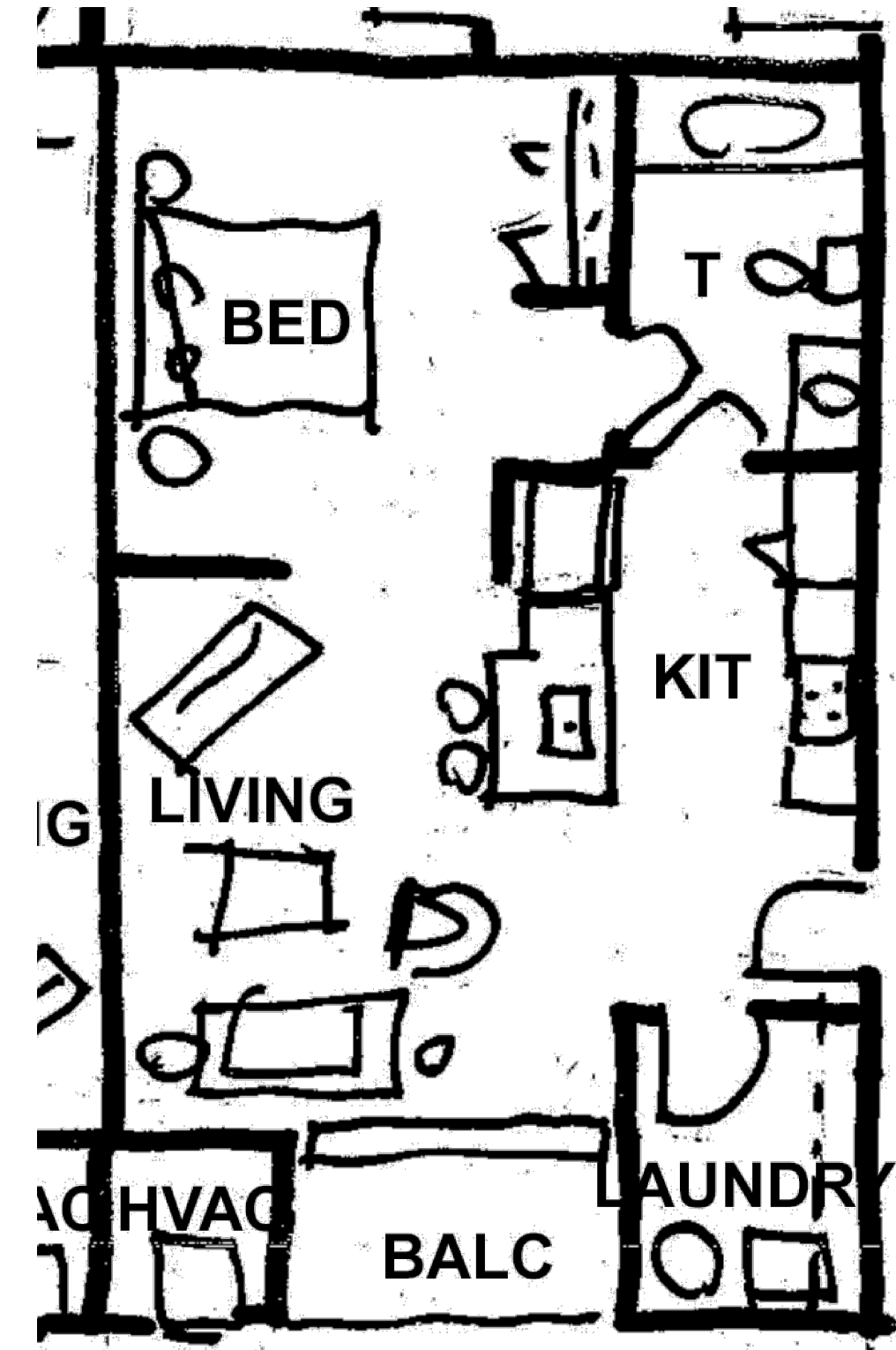
Elevations

A200 019243

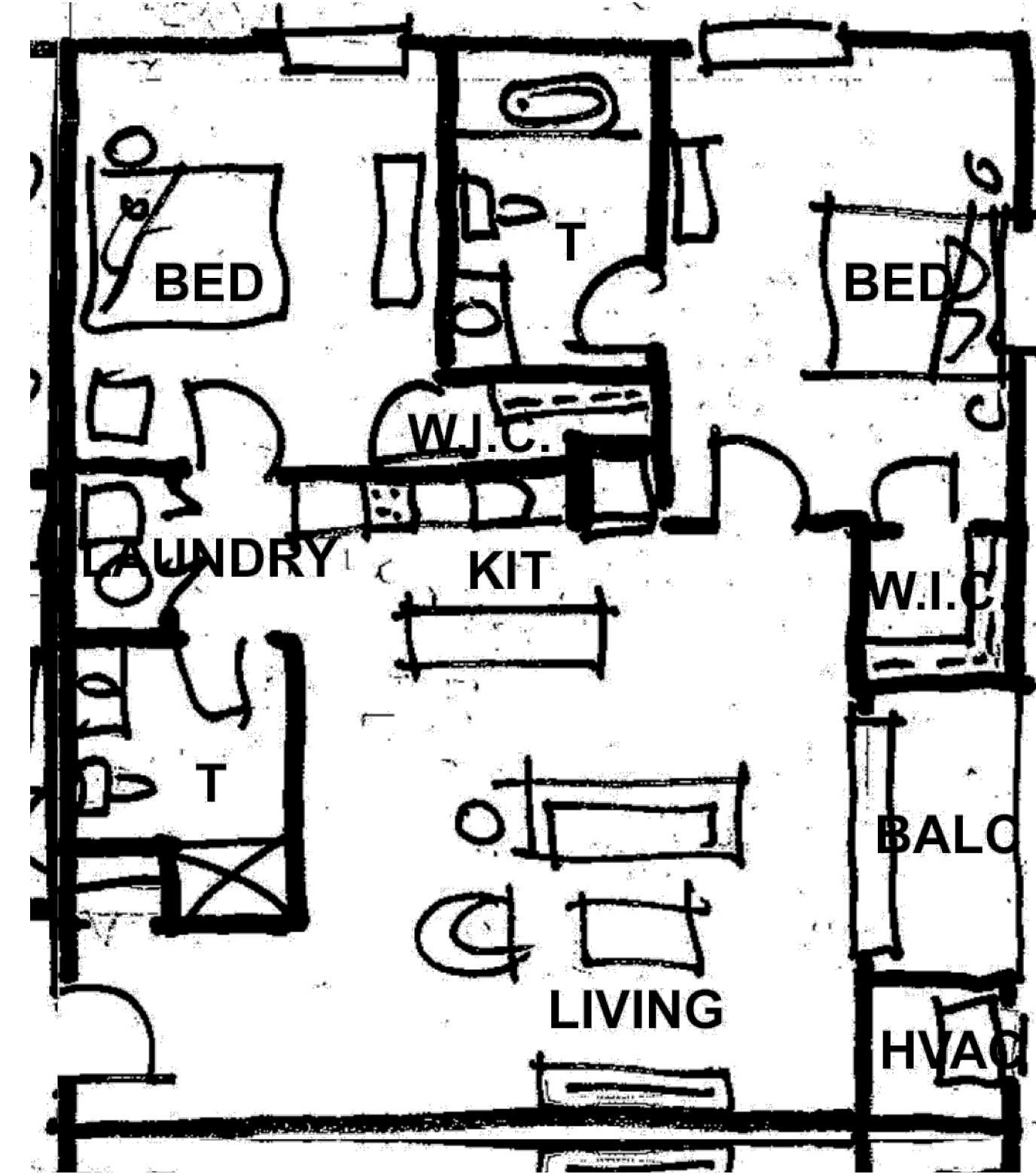
A200 Elevations.dwg

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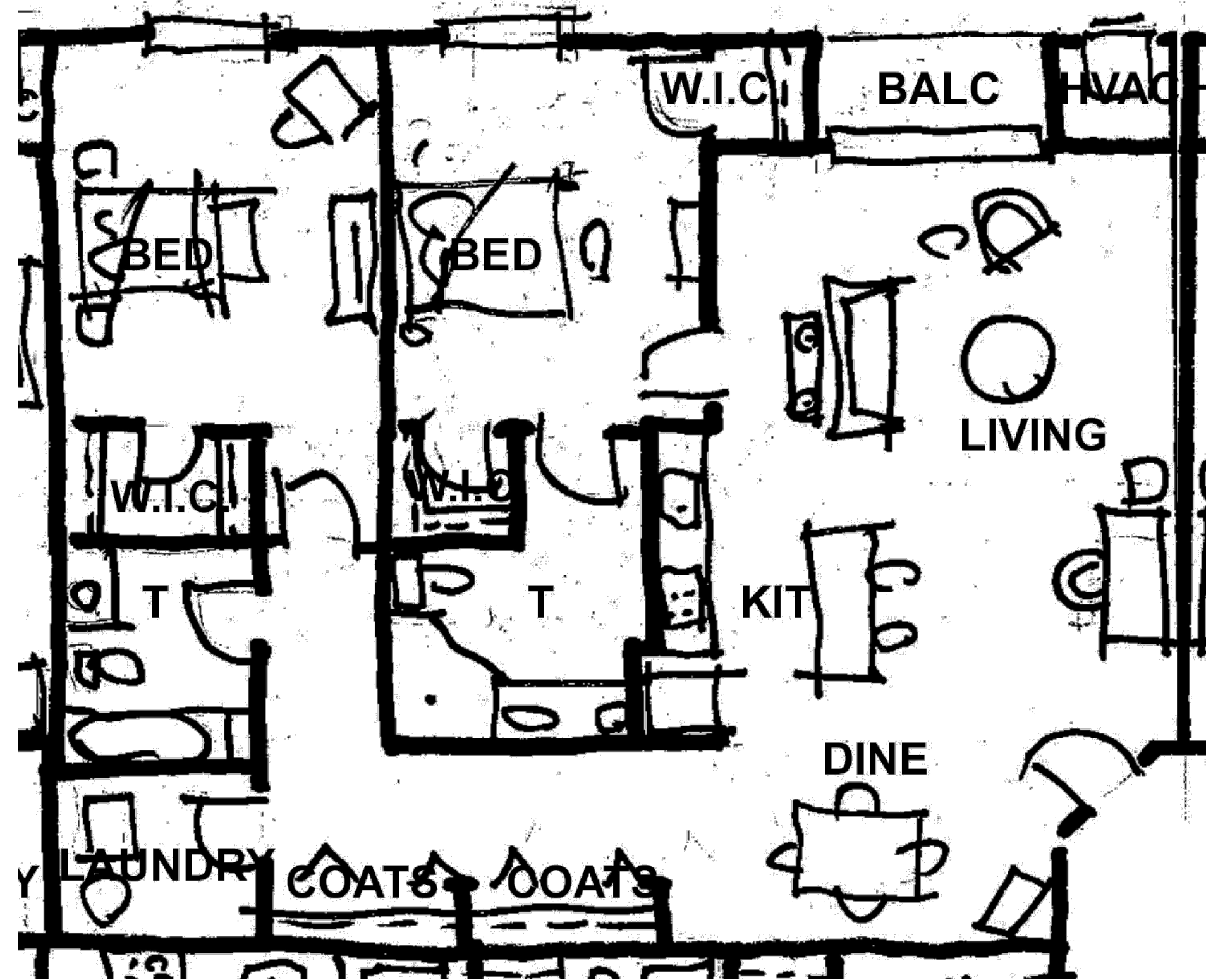
Sal Lorenzono



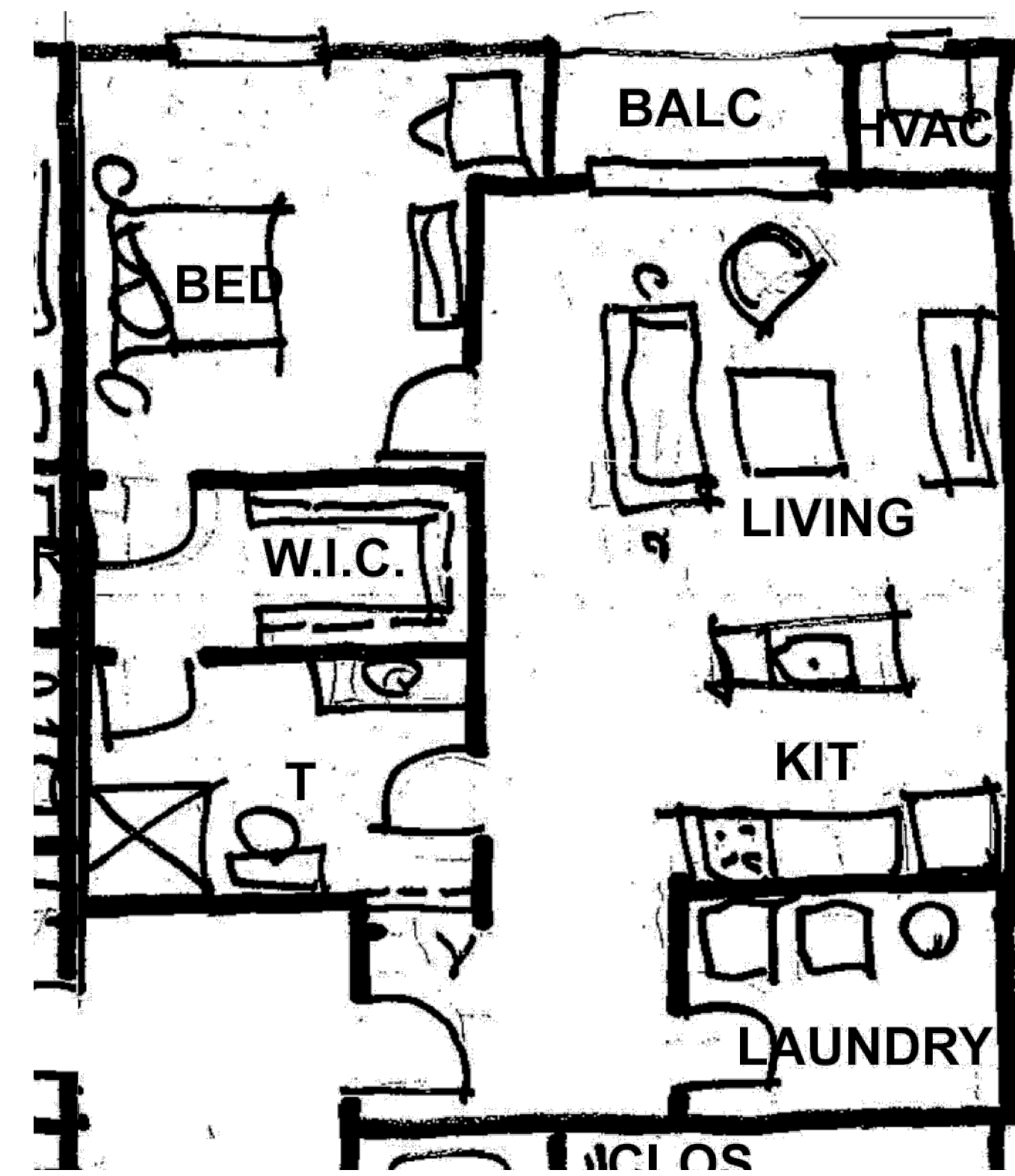
4 Unit E Plan - Efficiency 525 SF
 SCALE: 1/4" = 1'



3 Unit C Plan - 2 Bedroom 810 SF
 SCALE: 1/4" = 1'



2 Unit B Plan - 2 Bedroom 830 SF
 SCALE: 1/4" = 1'



1 Unit A Plan - 1 Bedroom 651 SF
 SCALE: 1/4" = 1'

No.	Revision/Issue	Date
	Revised Preliminary Site Plan Review	02.24.20
	Preliminary Site Plan Review	12.19.19

The Westington
 945 Wattles Rd.
 Troy, MI 48098
 United States of America

Unit Plans

A201 019243

A201 Unit Plans.dwg
 2/28/2020
 Sol Lorenzani

THE WESTINGTON



A. Description of context of site and how project responds to character of the area:

The site is located at the Southeastern section of Neighborhood Node I on Wattles Rd. According to the zoning ordinance the Neighborhood Nodes should draw people and should be visually distinguished from the surrounding area because of their greater intensity, density, and design. The intent for this site is to build a Multifamily residential community which is a permitted use under the zoning ordinance. Some of the surrounding uses include a 7-Eleven and Dental office, and additional vacant office and retail space as well as a Church. This site would complement and support the adjacent businesses and place of worship. We have included various amenities to the site including a covered pavilion, grill area, as well as, a play structure.

B. Description of the project's design concept:

Based on the feedback we have received from the City of Troy Planning Department as well as the Planning Departments' consultant we have come up with a low impact 30 ft tall residential project. 30 ft height is also permitted even under single family residential (R-1A thru R-1E) height allowance in feet.

After much feedback from community we have decided to offer this stacked single level unit housing product. This community will be attractive to a broad market. This community would provide a much-desired housing product that is in short supply. All the residences are single level stacked units and 1/3 of the residences (36) total will be ground level first floor units. Therefore, this would appeal to broad market and serve the community well for many years to come.

The exterior and interior building materials consists of high quality and upscale materials. The Westington will offer a luxurious and timeless look that will blend seamlessly into the surrounding context while the material durability and modern construction methods will stand the test of time. Color elevations have been provided as well as a new sample materials board for review.

The roof is a combination of a flat roof and a mansard roof on the third level. The flat roof is consistent with the adjacent commercial buildings. The mansard roof on the upper level provide a timeless residential architectural feel found in many luxurious and upscale residential developments in neighboring Birmingham and Rochester and compatible in a residential context.

C. Description of how the project achieves the design concept:

We achieve the design concept by incorporating high quality materials. Exterior consist of brick, stone and James Hardie fiber cement siding exterior. Metal accents with the black railings surround the exterior balconies and lighting fixtures. Composite wood trim and a cast stone water table round out the selections. Interiors will consist of modern open interior floor plans, Quartz countertops, modern cabinets, and fixtures. When combined with the chosen color palette, The Westington will offer a luxurious and timeless look that will blend seamlessly into the surrounding context.

The site design connects these residences to the onsite amenities and adjacent businesses and place of worship though interconnected walks creating a social walkable neighborhood.

THE WESTINGTON



D. Description of the development program (intended uses, known or possible tenants, etc.):

This community would provide a much-desired housing product that is in short supply. All the residences are single level stacked units and 1/3 of the residences will be ground level first floor units. Therefore, this would appeal to broad market and serve the community well for many years to come.

E. Description of how the building materials enhance the design concept:

The building materials have been chosen based on their qualities of durability, sustainability, longevity, upscale appearances, and low maintenance. Exterior consist of brick, stone and James Hardie fiber cement siding exterior. Metal accents with the black railings surround the exterior balconies and lighting fixtures.

F. If the project is in a form-based district, provide a description of how the project meets the transparency requirements:

Since the project is located within a formed based district, special consideration has been given to the building elevations as it relates to transparency. We currently provide 34% ground floor transparency. In addition, we offer many architectural elements such as decorative brackets, large limestone elements above windows, multiple reveals, arched elements above balconies, decorative metal railings, columns at entry ways, among many others features. We feel these items go above and beyond minimum district guidelines. In addition, a continuous decorative hedge and deciduous trees provide additional buffering and visual interest, as well as 50% more screening along the front row. We feel that this more than satisfies architectural guidelines and we have kept with the spirit of the ordinance with regards to its definition of façade transparency.

G. Note any other important elements, features or design concepts not covered above that will help the planning commission understand how the project fosters excellence in design of the built environment:

In summary, based on the feedback we have come up with a low impact 30 ft tall residential building. After much feedback from community and planning department we have also decided to offer this stacked single level unit housing product. This community will be attractive to a broad market. All the residences are single level stacked units and 1/3 of the residences (36) total will be ground level first floor units. Exterior and Interior building materials consists high quality and upscale materials. The site design connects these residences to the onsite amenities and adjacent businesses and place of worship though interconnected walks creating a social walkable neighborhood that the Neighborhood Node zoning ordinance seeks to develop.

DATE: October 22, 2020

TO: Planning Commission

FROM: R. Brent Savidant, Community Development Director

SUBJECT: PRELIMINARY SITE PLAN REVIEW- THE REGENCY OF TROY (File Number SP JPLN2020-0011) – Proposed Regency of Troy Convalescent Center/Nursing Home, Southeast corner of Maple and Axtell (2785 W. Maple), Section 32, Currently Zoned IB (Integrated Industrial and Business) District

The petitioner The Kleingers Group submitted the above referenced Preliminary Site Plan application for the 154-bed convalescent center/nursing home. The Planning Commission is responsible for granting Preliminary Site Plan approval for this item.

On May 23, 2017 the Planning Commission granted Preliminary Site Plan Approval for Regency at Troy skilled nursing facility, a 244 bed facility. The facility would have utilized the entire 8.23 acre site. The facility was never constructed.

The Regency of Troy convalescent center/nursing home project is a proposed 154-bed skilled nursing facility on only 6.1 acres of the subject parcel. The 2.1 acre Maple Road frontage will remain vacant until it is developed in the future. The Planning Commission will review any plans for that site when submitted in the future.

On June 18, 2020 the application received Prequalified Sustainable Development Project status to park in the front yard in the IB district (see attached minutes).

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.
3. Minutes from Sustainable Design Review Committee meeting of June 18, 2020 (draft)

G:\SITE PLANS\SP JPLN2020-0011 REGENCY OF TROY\PC Memo 2020 10 27.docx

PROPOSED RESOLUTION

PRELIMINARY SITE PLAN REVIEW- THE REGENCY OF TROY (File Number SP JPLN2020-0011) – Proposed Regency of Troy Convalescent Center/Nursing Home, Southeast corner of Maple and Axtell (2785 W. Maple), Section 32, Currently Zoned IB (Integrated Industrial and Business) District

Resolution # PC-2020-10-

Moved by:

Seconded by:

RESOLVED, The Planning Commission hereby approves 12 landbanked off street parking spaces as per Section 13.06.F.2.e.

BE IT FURTHER RESOLVED, The 12 landbanked off street parking spaces shall be constructed if there is a demonstrated need for the parking spaces, as determined by the Zoning Administrator.

BE IT FINALLY RESOLVED, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed Regency of Troy Convalescent Center/Nursing Home, located on the Southeast corner of Maple and Axtell (2785 W. Maple), Section 32, Currently Zoned IB (Integrated Industrial and Business) District, be granted, subject to applicant the following:

_____) or

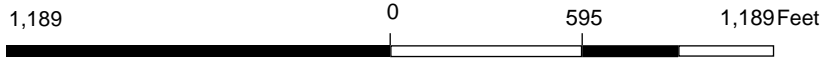
(denied, for the following reasons: _____) or

(postponed, for the following reasons: _____)

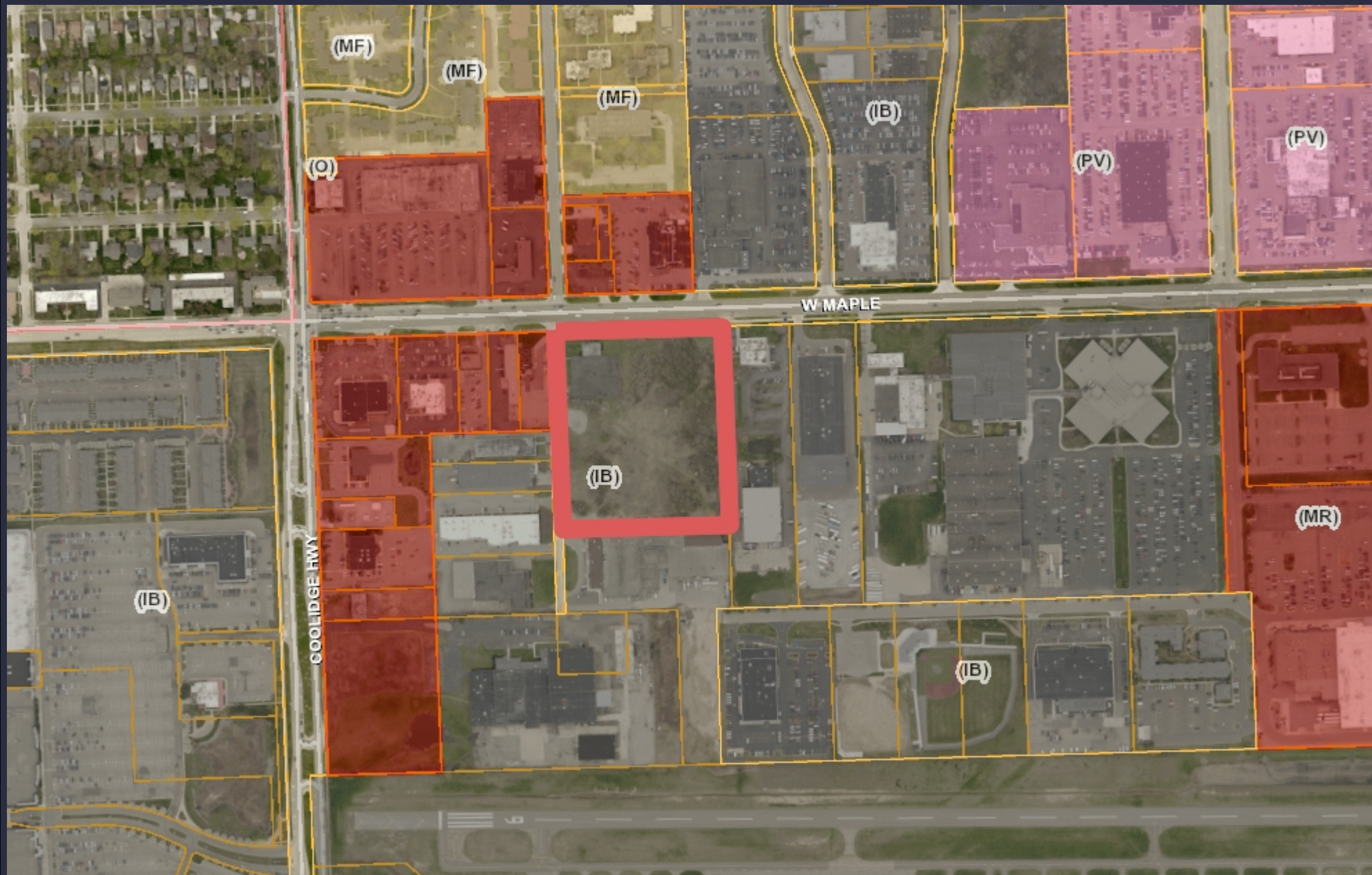
Yes:

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.



1,189 0 595 1,189 Feet



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: May 22, 2020
October 6, 2020

Preliminary Site Plan Review For City of Troy, Michigan

Applicant:	Nick McCullough, The Kleingers Group
Project Name:	Regency of Troy
Plan Date:	October 2, 2020
Location:	2785 W. Maple Road
Zoning:	IB, Integrated Industrial and Business District
Action Requested:	Preliminary Site Plan Approval

PROJECT AND SITE DESCRIPTION

The owner of 2785 W. Maple Road has submitted a site plan for a convalescent center/nursing home. The proposed 3-story, facility includes 118 rooms and 158 beds. The site includes an access point off Maple and one-off Axtell. Convalescent center/nursing home is a permitted use in the IB district.

The applicant is proposing to develop 6.1 acres of the sites total of 8.22-acres. The remaining two (2) acres are remain as future outlots for development. The outlots front directly on Maple Road. Once proposed for development, outlot developments will be reviewed in a future site plan.

The site was previously approved for a larger convalescent center/nursing home facility building that included 244 beds. The previous facility took up the entire site and did not include any outlot development.

Figure 1. – Subject site aerial photo



Size of subject property:

8.2 acres total

6.1 acres proposed for development

Current use of subject property:

Vacant

Proposed use of subject site:

Convalescent center/nursing home with two future outlots.

Zoning:

The property is zoned IB, Integrated Industrial and Business District

Surrounding Property Details:

<u>Direction</u>	<u>Zoning</u>	<u>Use</u>
North	MR, Maple Road FB	Commercial
South	IB, Integrated Industrial and Business District	Office/Warehouse
East	IB, Integrated Industrial and Business District	Office/Warehouse
West	MR, Maple Road FB; and IB, Integrated Industrial and Business District	Commercial/Office/Warehouse

NATURAL RESOURCES

The site is encumbered with a number of trees, most of which are low quality including a number of cottonwoods. A tree inventory has been provided on sheet L1.01. The applicant has identified a total of 69 trees; however only four (4) of trees onsite are protected.

Replacement Details		
Protected Tree	Inches Removed	Replacement Required
Landmark	40 inches	40 inches
Woodland	30 inches	15 inches
Preservation/Mitigation	Inches Preserved	Credit
Landmark	0 inches	0 inches
Woodland	0 inches	0 inches
Protected Replacement Required	55 Inches	
Preservation Credit	0 Inches	
Total	55-inch Requirement	
Total Tree Mitigation	55 inches.	

Items to be Addressed: None

BUILDING LOCATION AND SITE ARRANGEMENT

The convalescent center/nursing home is setback in the rear of the site to provide for two (2) future outlot pads that front on Maple. Access to the senior facility will include one (1) point of access on Maple, and one (1) on Axtell. Shared access off Maple will provide for access to the outlot pads.

Items to be Addressed: None

AREA, WIDTH, HEIGHT, SETBACKS

IB, Integrated Industrial and Business District bulk requirements are set forth in Article 4.

Table 1. – Site requirements and proposed dimensions

	Required / Allowed	Provided	Compliance
Front (Maple Road):	30 foot	Over 30 feet	Complies
Front (Axtell):	30 foot	Over 30 feet	Complies
Side	10 foot	Over 10 feet	Complies
Rear	20 foot minimum	Over 20 feet	Complies
Building Coverage	40%	14%	Complies
Building Height	4-stories, 50-feet	3-stories, 40.5-feet	Complies
Parking (Axtell)	Not located in front yard	Parking is located between	Requires SDO

In the IB District, parking is not permitted to be located the front yard. To accommodate for this parking, the applicant applied for a Sustainable Design Option (SDO). The Sustainable Design Option promotes environmentally sustainable and energy efficient design and development practices for the construction of new and the rehabilitation of existing buildings and sites. In exchange for environmentally friendly features such as pervious paving, bioswales, or recharging stations, the applicant is able to park in the front yard. The SDO is considered and approved by a separate committee. SDO was approved on June 18, 2020.

Items to be Addressed: None.

PARKING

Section 13.06.G of the Zoning Ordinance requires:

	Required	Provided
Convalescent center/nursing home. 1 space per each 3 beds or 2 rooms, whichever is less, plus 1 space for each	154 beds / 3 = 52 118 rooms / 2 = 59	145 spaces

employee on the largest typical shift	= 52 spaces + 105 spaces for each employee on largest shift. = 157 spaces	
Barrier Free	Unknown	6
Bicycle Parking	2	2
Loading	0	0
Total	157	145

The applicant notes that at the highest shift there may be up to 105 employees on site. This includes 70 in the morning shift and 35 in the swing shift. Based upon a parking as determined by the zoning ordinance, the site is under parked by 145. The applicant notes that based on experience, 145 spaces is sufficient.

If the Planning Commission finds that based on the applicant’s explanation that 145 is sufficient, the Planning Commission may consider requiring the applicant to landbank the remaining 12 spaces. There is enough room to add 12 landbanked spaces to the site.

Items to be Addressed: *Planning Commission should consider requiring applicant to landbank the 12 spaces.*

TRAFFIC

The City Engineer has reviewed the plans and does not find a traffic study is required.

Items to be Addressed: *None.*

ACCESS AND CIRCULATION

The Engineering Department notes that Axtel Road is only 30 feet wide. The minimum ROW for a public street in Troy is 50 feet. The Engineering Department requests that the applicant provided an additional 20 feet of ROW for the entire length of the property along Axtell. The applicant has given the additional 20-feet.

Vehicular access:

Access to the senior facility will include one (1) point of access on Maple, and one (1) on Axtell. Shared access off Maple will provide for access to the outlot pads. The drive-by the building is only 20-foot wide and is indicated as one-way traffic.

Pedestrian access:

The applicant has provided pedestrian access improvements through the site including a sidewalk from the building to the sidewalk on Maple Road.

Items to be Addressed: None

LIGHTING

The applicant has provided a lighting (photometric) plan and lighting fixture details. The applicant is proposing twenty-two (20) pole lights, nine (9) building sconces, eleven (11) under canopy lights, and five (5) bollard lights.

Lighting fixture and photometrics meet ordinance requirements.

Items to be Addressed: None

LANDSCAPING

The application includes a landscape plan and calculations.

	<u>Required:</u>	<u>Provided:</u>	<u>Compliance:</u>
<u>Street Trees:</u> The Ordinance requires that the greenbelt shall be landscaped with a minimum of one (1) deciduous tree for every thirty (30) lineal feet, or fraction thereof, of frontage abutting a public road right-of-way.	Axtell: 470 LF = 28 trees Note: Maple Road street trees will be planted when outlots are developed.	28 trees	Complaint
<u>Site landscaping:</u> A minimum of twenty percent (15%) of the site area shall be comprised of hardscape and landscape material.	20%	20% landscaping.	Compliant
<u>Parking Lot Landscaping:</u> 1 tree for every 8 parking spaces. Trees may be located adjacent to parking lot with planning commission approval.	145 surface spaces = 19 trees	19 trees	Compliant
<u>Mitigation:</u> Applicant is required to provide	55 inches = 22 trees	19, 3-inch trees.	Complaint

The applicant is showing an at-grade generator and trash enclosure. Screening details include masonry.

Items to be Addressed: None

FLOOR PLANS AND ELEVATIONS

The applicant has submitted floor plans and elevations. The proposed color scheme is a mix of light gray, dark gray, and beige. The significant material use is EIFs siding with a stone veneer accents. The applicant has provided a rendering and a 3-D model showing the site in context with adjacent properties.

As set forth in Section 8.06.B. Development shall incorporate the following recognized best architectural building design practices:

- 1) Foster a lasting impact on the community through the provision of high-quality design, construction, and detailing.
- 2) Provide high quality, durable materials, such as but not limited to stone, brick, glass, and metal. E.I.F.S. or material equivalent shall only be used as an accent material.
- 3) Develop buildings with creativity that includes balanced compositions and forms.
- 4) Design roofs that are appropriate to the architectural style of the building and create an appropriate visual exterior mass of the building given the context of the site.
- 5) For commercial buildings, incorporate clearly defined, highly visible customer entrances using features such as canopies, porticos, arcades, arches, wing walls, ground plane elements, and/or landscape planters.
- 6) Include community amenities that add value to the development such as patio/ seating areas, water features, artwork or sculpture, clock towers, pedestrian plazas with park benches or other features located in areas accessible to the public.

Applicant has provided a design narrative outlining how they incorporate “best architectural building design practices.”

The Planning Commission should discuss the use of EIFs.

Items to be Addressed: None

RECOMMENDATION

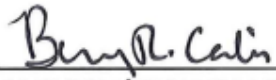
The Planning Commission should discuss two items:

1. Parking reduction and to allow the applicant to landbank 12 spaces; and
2. Elevations and inclusion of EIFs materials.

Based on the Planning Commission discussion, we recommend preliminary site plan approval with the following conditions:

1. Applicant shall provide 12 landbanked spaces; and
2. Make changes to elevations and material use based on direction from the Planning Commission.

Ciena-Regency of Troy
October 6, 2020



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

R. Brent Savidant called the meeting of the Sustainable Design Review Committee to order at 10:08 am on JUNE 18, 2020 via GOTOMEETING virtual platform.

1. ROLL CALL

Present:

Michael W. Hutson, Planning Commission Representative

John Tagle, Planning Commission Representative

Scott Finlay, Civil Engineer (acting as the City Engineer)

Salim Huerta, Building Official

R. Brent Savidant, Community Development Director (acting as the Zoning Administrator)

2. APPOINTMENT OF BRENT SAVIDANT AS INTERIM PRESENTER FOR VIRTUAL MEETING

Resolution # SDRC-2020-06-001

RESOLVED, To approve Brent Savidant the interim presenter for this virtual meeting.

Yes: All present (5)

MOTION CARRIED

3. APPROVAL OF MINUTES

Resolution # SDRC-2020-06-002

Moved by: Tagle

Seconded by: Hutson

RESOLVED, To approve the minutes of the February 19, 2020 Sustainable Design Review Committee, as printed.

Yes: All present (5)

MOTION CARRIED

4. BUSINESS AGENDA

A. Ciena Troy, located on South side of Maple Road, East of Crooks (2785 W Maple), Section 32- Zoned IB

- Seeking SDP status to park in front yard in IB district

Interim Chairman Savidant summarized the application. Applicant, Ian Anderson, architect from Ph7architects, clarified it is a skilled nursing facility not assisted living facility. Nick McCullough, civil engineer from The Kleingers Group, then informed Committee they are seeking front yard parking between facility and Axtell. They will be

constructing 3 rain gardens with connection to storm and sewer to North of building. This will meet storm water quality requirements. The retention on site will assist in handling storm water. There are plans to use native plants to the area that require minimum maintenance and are also conducive to those types of soils in the area. Again, this meets storm water quality requirements.

Lighting will be at 50% reduction between hours of 11am and 6 pm. utilizing automatic lighting controls.

Note: this is a vacant industrial site that is being re-purposed to go toward a sustainable project status. The former McGregor industrial building was demolished by the owner.

The Board discussed with applicant items relating to landscape screening around fencing; type of fencing to be used; use of native plant species that will attract butterflies and bees and are no maintenance.

Resolution # SDRC-2020-06-003

Moved by: Tagle
Seconded by: Hutson

RESOLVED, The SDRC hereby grants Prequalified SDP status to park in the front yard in the IB district, inclusive of all comments made today regarding fencing, rain gardens and overall potential of a campus environment for project:

Yes: All present (5)

MOTION CARRIED

4. **OTHER BUSINESS**

NONE

ADJOURN

The meeting of the Sustainable Design Review Committee adjourned at 10:36 a.m.

Respectfully submitted,

R. Brent Savidant, Community Development Director



448 W Nationwide Blvd
Loft 100
Columbus, OH 43215
P 614.459.2955
F 614.455.2955

**Every detail.
Every possibility.**

October 2, 2020

Benjamin R. Carlisle, LEED AP, AICP
Carlisle Wortman Associates, Inc.
117 N First St., Ste 70
Ann Arbor, MI 48104

Re: 2785 W. Maple Rd., Troy MI – Design Narrative

Dear Mr. Carlisle,

What follows is a narrative that addresses the “best architectural building design practices” as outlined in section 8.06.B of the City of Troy Zoning Ordinance.

- 1) **Foster a lasting impact on the community through the provision of high-quality design, construction, and detailing.**
 - a. *The proposed design for the Regency at Troy skilled nursing facility is based upon cold formed steel framing, wrapped in durable and attractive materials emphasizing open glazing and key areas of public interaction. Although there are functional “back of house” side(s) of the building, the same care in architectural detailing and materials is incorporated on all sides. Articulation, stepped and wrapped forms have been used extensively to avoid large blank facades.*
- 2) **Provide high quality, durable materials, such as but not limited to stone, brick, glass, and metal. E.I.F.S. or material equivalent shall only be used as an accent material.**
 - a. *Grounded anchoring forms will be clad in stone veneer and lighter forms meant to be express openness and bring light into the building will be constructed of glass storefront. Painted stucco or EFIS is proposed at the folded forms that serve as accents on all building facades.*
 - b. *Initially the bulk of the remaining portion of the building was to be clad in panelized fiber cement siding but following an early price estimation exercise it was determined that the proposed system was going to exceed the project budget. Consequently we are respectfully proposing a panelized EFIS system as an alternate material. The proposed system’s finish and durability stands in stark contrast to traditional EFIS systems. Please refer to attached exhibits A & B for graphic representations of the two proposed systems.*
- 3) **Develop buildings with creativity that includes balanced compositions and forms.**
 - a. *The proposed design for Regency at Troy sets up a simple design language of clear and substantial bent planes resting upon simple and stable forms that is both unique to the area but not in stark contrast to the immediate context.*
- 4) **Design roofs that are appropriate to the architectural style of the building and create an appropriate visual exterior mass of the building given the context of the site.**
 - a. *In keeping with the contemporary design of the building and commercial context of the site low sloped roofs have been used exclusively but with extended parapets at key points that relate to the façade in order to provide articulation.*

- 5) For commercial buildings, incorporate clearly defined, highly visible customer entrances using features such as canopies, porticos, arcades, arches, wing walls, ground plane elements, and/or landscape planters.
 - a. *The primary and only public entrance to the building is prominently marked by a substantial porte cochere and proportional tower element.*

- 6) Include community amenities that add value to the development such as patio/ seating areas, water features, artwork or sculpture, clock towers, pedestrian plazas with park benches or other features located in areas accessible to the public.
 - a. *At present the proposed development, due to its distance from the public right-of-way and use as a secure medical facility does not feature any public amenities but the developer is open to discuss options to fulfill this requirement.*

If you have any questions, please do not hesitate to contact me.
Respectfully,



Ian Andersen, RA, LEED AP
Project Manager
pH7 Architects, Inc.

EXHIBIT - A

dryvit® 

A highly durable, pearlescent coating

Reflectit™

Make Your Project Shine!

Introducing

A specialty coating from Dryvit that provides another dramatic aesthetic option for Outsulation® Systems

Reflectit™

A shiny and reflective look is an attractive building option. For years, designers have had few options with which to create this desirable appearance, other than traditional and expensive materials offering little insulation value. Dryvit's Reflectit coating now makes this possible, and with an array of possible textures and colors limited only by the imagination.

When Reflectit is used as the top coat on any Dryvit Outsulation system, the result is a light-weight, cost effective, energy efficient, engineered cladding system that will meet the owner's budget without sacrificing desired aesthetics.

Suitable for all types of construction, Dryvit Outsulation with Reflectit offers numerous benefits:

Reduces material requirements: Dryvit Outsulation systems are significantly lighter than traditional claddings, enabling material savings in concrete and steel as well as energy and labor needed to transport and install these structural components.

Saves construction time: Many building designs combine different claddings and architectural finishes, requiring complex architectural details and numerous trades to install. With a Dryvit Outsulation system, it is possible to achieve various looks – brick, granite, limestone and now, reflective – which can greatly simplify the cladding details as well as require only one subcontractor – the listed Dryvit applicator – to install.

Energy efficiency: Dryvit Outsulation systems are 84% more energy efficient than other tested claddings.* A glossy, reflective appearance is now possible in a highly energy efficient system – with the insulation on the exterior of the wall where it is most effective.

Environmentally practical: The National Institute of Standards and Technology (NIST) found Outsulation systems to produce a significantly smaller carbon footprint than brick, stucco, and other tested claddings.* A Dryvit Outsulation system with Reflectit can contribute to LEED accreditation as well.

OFFICE SOLUTION

CORPORATE CENTER
SACRAMENTO, CALIFORNIA

Looking to create a high impact exterior to increase the marketability and long-term value of a class A office building, the architect originally specified a costly metal panel as a design feature. The Reflectit solution cost the owner 30% less than the original specification and achieved the appearance and value required.



HOSPITALITY SOLUTION

SUMMERFIELD SUITES
CHARLOTTE, NORTH CAROLINA

Quick thinking in a preconstruction meeting by the project architect led to the substitution of Dryvit Outsulation® Plus MD® with Reflectit® for the planned metal panels on the project. The owner maintained the desired design and saved more than 50% by using Reflectit.

HOUSING SOLUTION

**SILVERCREST APARTMENTS
SAN FRANCISCO, CALIFORNIA**

As part of a comprehensive renovation solution, the owners of the Silvercrest high-rise condominium complex turned to Dryvit Reflectit to add attractive panels to the building to increase curb appeal and resale value. The Reflectit application was a key feature of a Outsulation Plus MD system renovation of the cement block structure.



RETAIL SOLUTION

**RESTAURANT
PENSACOLA, FLORIDA**

The ability to match bright, intense corporate identification standards is another differentiating quality of the Reflectit solution.

HEALTHCARE SOLUTION

**UNIVERSITY OF NEW MEXICO
CHILDREN'S HOSPITAL
ALBUQUERQUE, NEW MEXICO**

A Dryvit Outsulation solution saved the owners more than 5% of the nearly \$120 million construction budget, highlighted by Reflectit panels that comprised the upper elevations of the structure that had originally been specified as metal panels.



Reasons why you should specify

Reflectit™

Visual Appeal – Reflectit creates a unique pearlescent appearance for building exteriors. It works beautifully as an accent to other materials or other Dryvit finishes.

Variety – Reflectit comes in 12 standard colors and special colors are also available.

Availability – With more than 120 Dryvit distributor locations in North America, Reflectit can be on your jobsite quickly.

Energy Efficiency – A Dryvit Outsulation system can significantly lower the heating and cooling costs over the life of the building, with a smaller CO₂ footprint.

Value – An Outsulation system is significantly lighter than other wall systems; construction and shipping costs are both substantially lower.

Cost Efficiency – Selecting Dryvit Outsulation systems and various finishes permits you to build faster and more efficiently with a single contractor. No need to coordinate numerous trades needed to install multiple cladding types.

**Design Versatility
with Reflectit**

Make Your Project Shine!

Dryvit Systems, Inc.
One Energy Way
P.O. Box. 1014
West Warwick, RI 02893
800-556-7752
401-822-4100
www.dryvit.com



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A Smooth 100% Acrylic-Based Dirt Pickup Resistance Finish



Links

[Data Sheet](#)

[Safety Data Sheet](#)

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Finesse finish is a premixed 100% acrylic-based architectural finish which is offered in all Dryvit standard colors as well as custom colors. Finesse provides the finishing touch that adds lasting color to exterior and interior walls. Finesse includes DPR (dirt pickup resistant) chemistry that will remain clean longer after application.

Finesse finish is designed to be applied over substrates such as Dryvit Outsulation systems' base coat, and properly prepared masonry, stucco, precast or cast-in-place concrete as well as other approved substrates. Finesse is trowel-applied by experienced plastering mechanics, and can be used for exterior as well as interior applications over properly prepared substrates.

Features:

Benefits:

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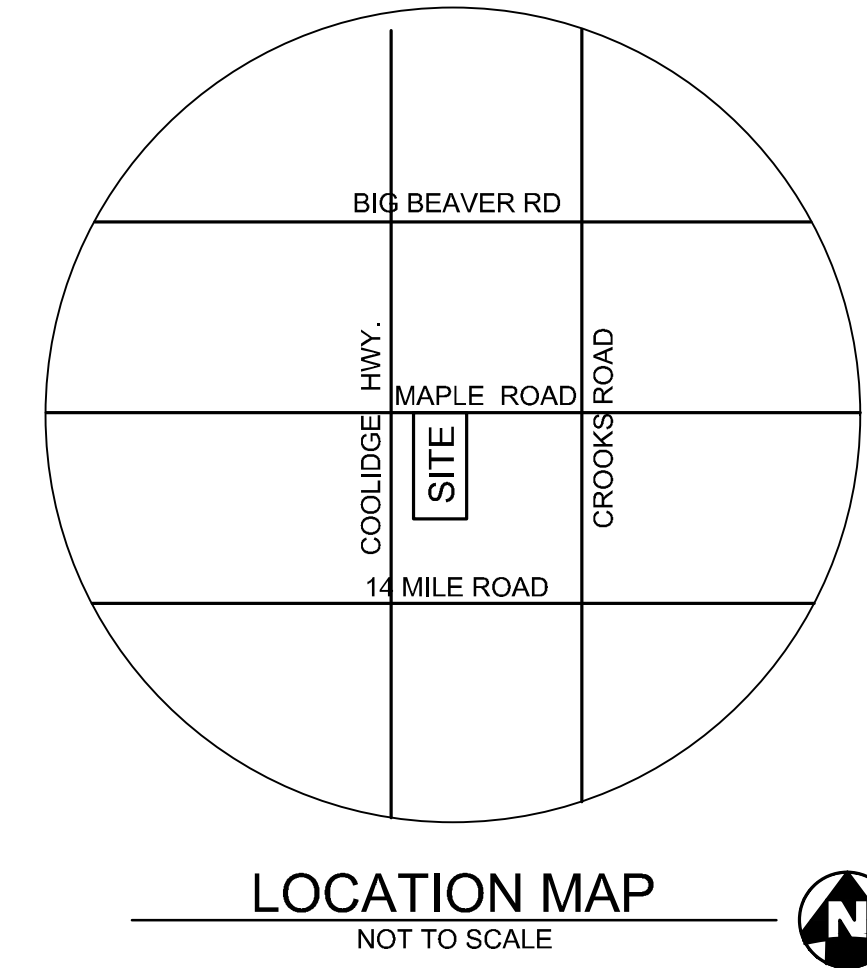
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ZONING: IB - INTEGRATED INDUSTRIAL BUSINESS DISTRICT PID: 88-20-32-126-001

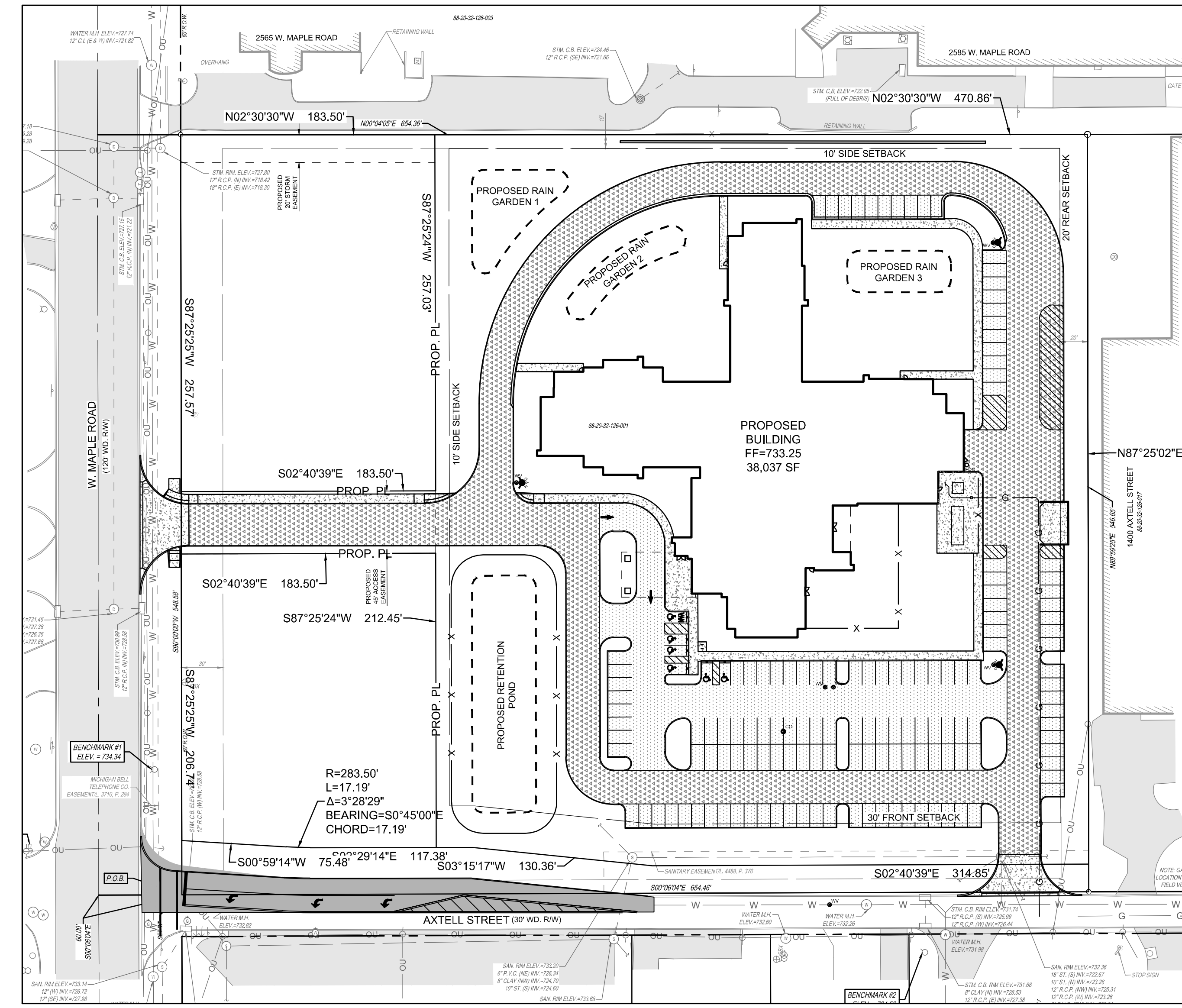


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614.455.2955 FX
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SITE DATA TABLE

STREET ADDRESS:	2785 W MAPLE RD, TROY, MICHIGAN 48064
ZONING DISTRICT:	IB
ADJACENT ZONING DISTRICTS:	IB, MR
EXISTING USE:	VACANT
PROPOSED USE:	NURSING & CONVALESCENT HOMES
TOTAL EXISTING SITE AREA:	8.22 AC
TOTAL PROPOSED SITE AREA:	6.09 AC
MINIMUM SETBACKS:	FRONT: 30 FT SIDE: 10 FT REAR: 20 FT
MAXIMUM BUILDING COVERAGE:	40%
PROPOSED BUILDING COVERAGE:	0.87 AC / 6.09 AC = 14.34%
MAXIMUM BUILDING HEIGHT:	50' (4 STORIES)
PROPOSED BUILDING HEIGHT:	3 STORIES
REQUIRED PARKING:	1 SPACE PER 3 BEDS OR 2 ROOMS (WHICHEVER IS LESSER) PLUS 1 SPACE PER EACH EMPLOYEE ON THE LARGEST TYPICAL SHIFT (60)
	164 BEDS / 3 = 52 SPACES 118 ROOMS / 2 = 59 SPACES 160 + 59 = 119 SPACES REQUIRED
PROPOSED PARKING:	145 SPACES (INCLUDING 6 ADA SPACES)
FLOOD DESIGNATION:	ZONE X (FIRM MAP 26125C0541F EFFECTIVE (09/29/2006))



PROJECT DESCRIPTION

THE PROPOSED PROJECT CONSISTS OF A NEW REHABILITATION FACILITY (SKILLED NURSING) AS WELL AS ASSOCIATED PARKING. PROPOSED UTILITIES WILL INCLUDE STORM, SANITARY, AND WATER SERVICES.

LEGAL DESCRIPTION

PART OF THE NORTHWEST 1/4 OF SECTION 32, T2N., R11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT A POINT LOCATED ON THE NORTH LINE OF SAID SECTION 32 DISTANT N 90°00'00" E, 869.28 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 32; THENCE S 00°06'04" E, ALONG THE EASTERLY LINE OF "MAPLE COOLIDGE ESTATES", AS RECORDED IN LIBER 47 OF PLATS, PAGE 51, OAKLAND COUNTY RECORDS, 714.46 FEET; THENCE N 89°59'25" E, 548.65 FEET; THENCE N 00°04'05" E, 714.36 FEET TO THE NORTH LINE OF SAID SECTION 32; THENCE N 90°00'00" W, ALONG SAID NORTH LINE, 548.76 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS 8.98 ACRES OF LAND. SUBJECT TO THE RIGHTS OF THE PUBLIC IN MAPLE ROAD.

CONTACT INFORMATION

OWNER
TROY SENIOR LEASING, LLC
4000 TOWN CENTER, SUITE 2000
SOUTHFIELD, MI 48075
CONTACT: MOHAMMAD QAZI
PHONE: (586) 243-7151
EMAIL: THUNT3@CIENAHHI.COM

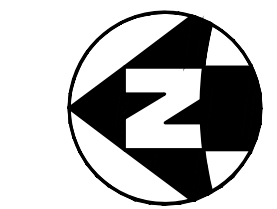
ARCHITECT
PH7 ARCHITECTS
448 W NATIONWIDE BOULEVARD
COLUMBUS, OH 43215
CONTACT: IAN ANDERSEN
PHONE: (614) 459-2955
EMAIL: IANDERSEN@PH7ARCHITECTS.COM

SITE ENGINEER
THE KLEINGERS GROUP
350 WORTHINGTON ROAD, SUITE B
WESTERVILLE, OH 43082
CONTACT: PATRICK BERGER
PHONE: (614) 882-4311
EMAIL: PATRICK.BERGER@KLEINGERS.COM

REGENCY OF TROY
 2785 W MAPLE RD, TROY, MI 48064

CIENA HEALTHCARE
 4000 TOWN CENTER, SUITE 2000
 SOUTHFIELD, MI 48075

INDEX MAP
1" = 60'



SHEET INDEX
 C1 - TITLE SHEET
 C2 - TYPICAL DETAILS
 C3 - DEMOLITION PLAN
 C4 - SITE PLAN
 C5 - UTILITY AND GRADING PLAN

NO.	DATE	REVISION

JOB NO.: 2019-47
 PHASE: SCHEMATIC DESIGN
 ISSUED FOR: PRELIMINARY SITE PLAN
 DATE: SEPTEMBER 30, 2020

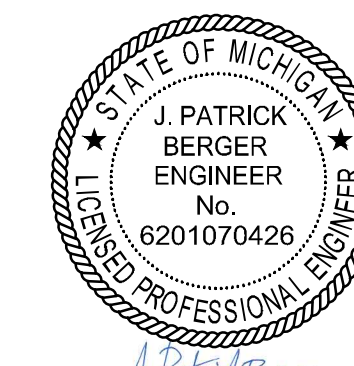
TITLE SHEET

C1

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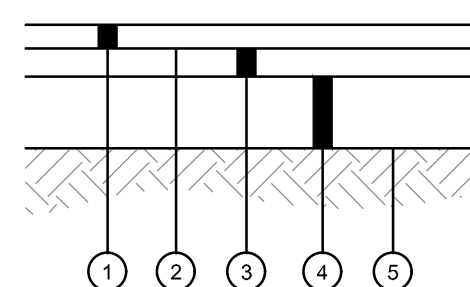
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PHASE : SCHEMATIC DESIGN
ISSUED FOR : PRELIMINARY SITE PLAN
DATE : SEPTEMBER 30, 2020

TYPICAL
DETAILS

C2

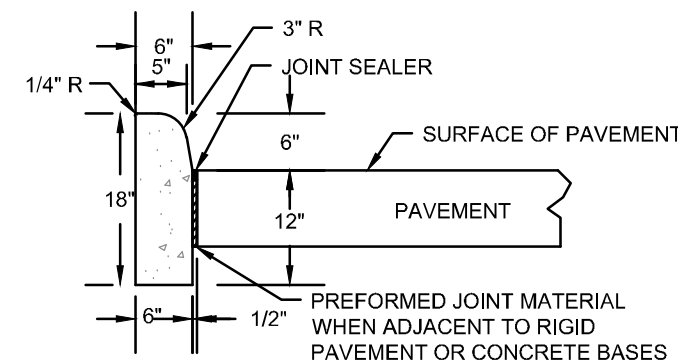
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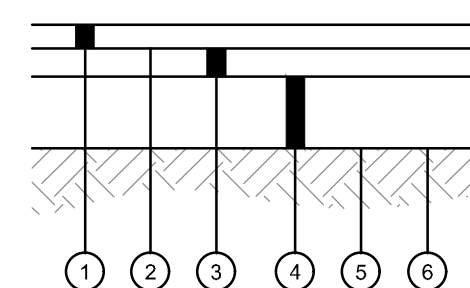


- 1 1 1/2" MDOT ITEM 501 HMA, 5E03 TOP COURSE, PG58-28, 13A
- 2 BOND COAT, APPLY IF TIME BETWEEN ASPHALT LIFTS EXCEEDS 30 DAYS
- 3 2" MDOT ITEM 501 HMA, 4E03 LEVELING COURSE, PG58-28, 13A
- 4 8" MDOT ITEM 302 AGGREGATE BASE, 21AA
- 5 SUBGRADE MANIPULATION, MDOT ITEM 205 AND SOILS REPORT

STANDARD DUTY ASPHALT PAVEMENT DETAIL
N.T.S.

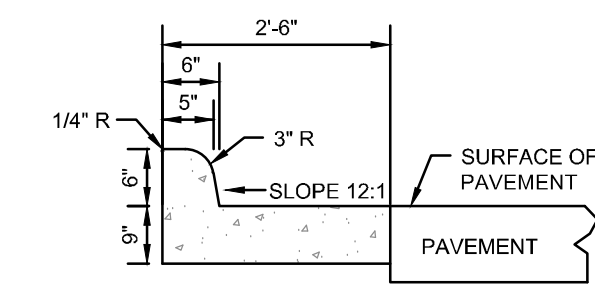


BARRIER CURB DETAIL
N.T.S.

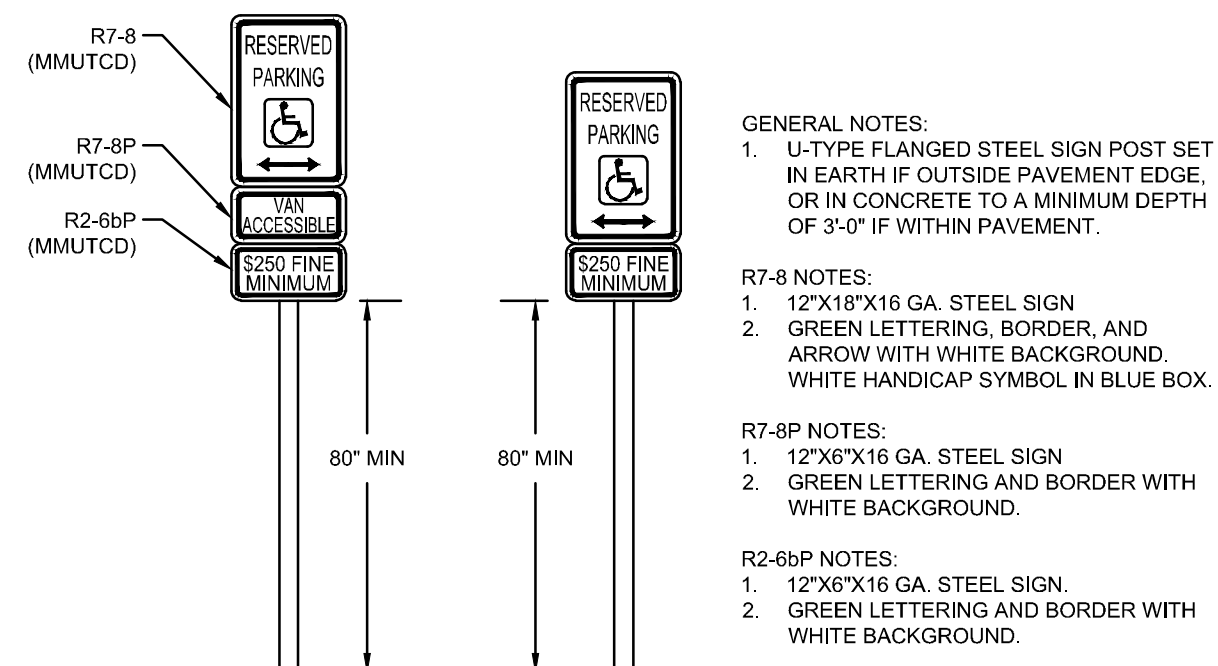


- 1 1 1/2" MDOT ITEM 501 HMA, 5E03 TOP COURSE, PG58-28, 13A
- 2 BOND COAT, APPLY IF TIME BETWEEN ASPHALT LIFTS EXCEEDS 30 DAYS
- 3 3 1/2" MDOT ITEM 501 HMA, 4E03 LEVELING COURSE, PG58-28, 13A
- 4 10" MDOT ITEM 302 AGGREGATE BASE, 21AA
- 5 WOVEN GEOTEXTILE FABRIC PER CITY OF DETROIT MASTER SPECIFICATION SECTION 02342
- 6 SUBGRADE MANIPULATION, MDOT ITEM 205 AND SOILS REPORT

HEAVY DUTY ASPHALT PAVEMENT DETAIL
N.T.S.

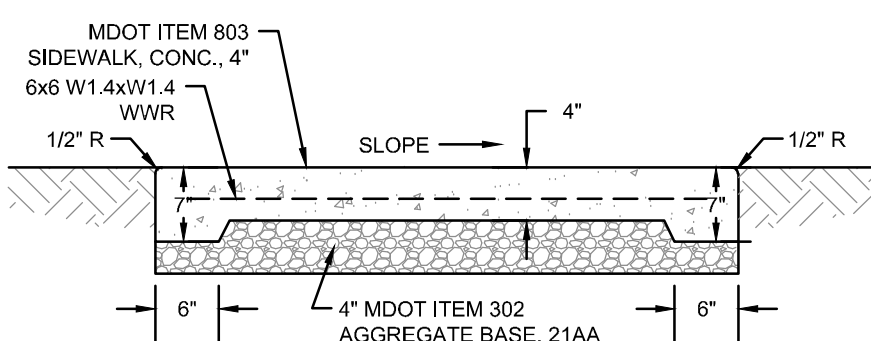


CURB AND GUTTER DETAIL
N.T.S.



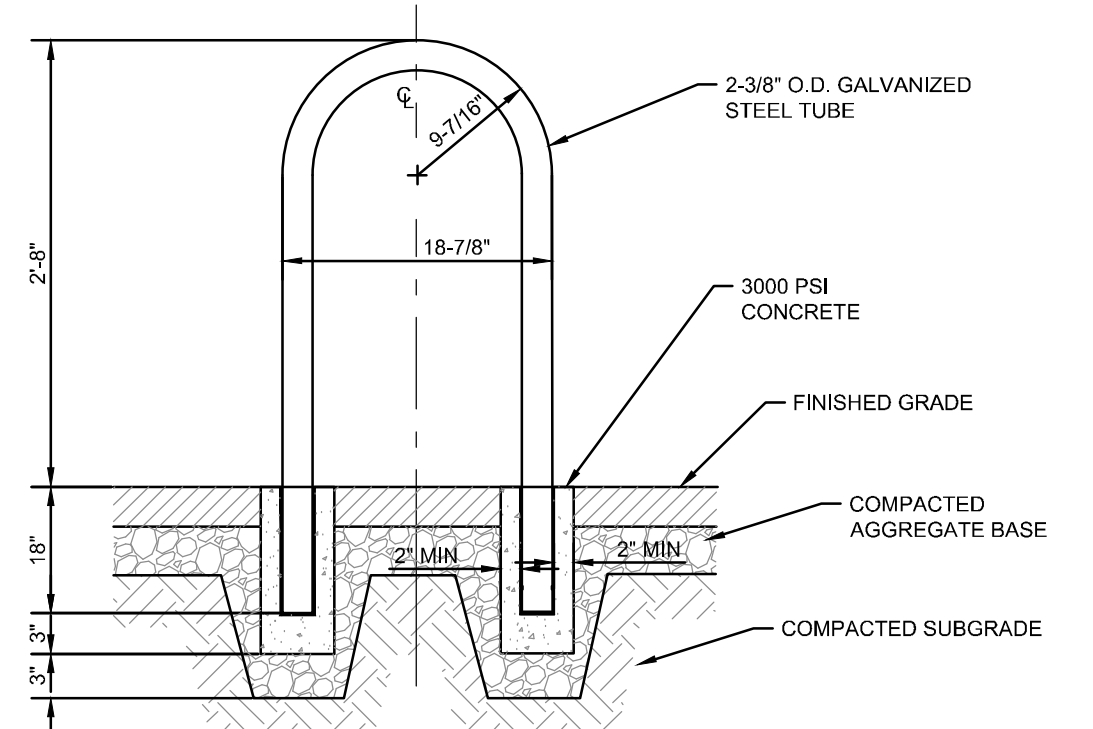
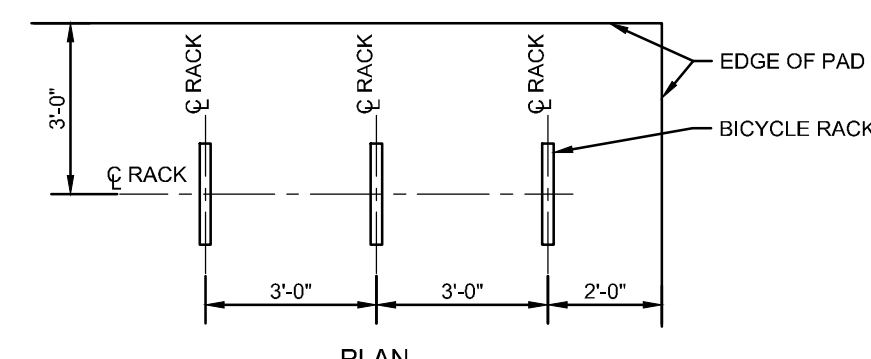
- NOTE:**
1. ONE ACCESSIBLE PARKING SPACE FOR EVERY SIX OR FRACTION THERE OF SHALL BE DESIGNATED AS "VAN ACCESSIBLE". LOCATION AS NOTED ON THE DRAWINGS.
2. ONE SIGN TO BE INSTALLED AT EACH ACCESSIBLE PARKING SPACE

ACCESSIBLE PARKING SIGN DETAIL
N.T.S.

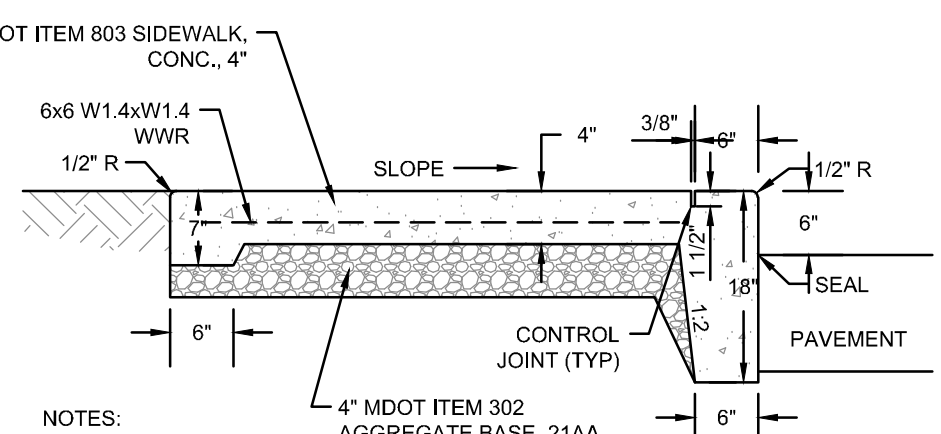


- NOTES:**
1. INSTALL EXPANSION JOINTS AT 30' OC MAXIMUM AND WHERE SLAB ABUTS STRUCTURES. WHERE NEW WALK ABUTS ADJOINING WALK, SAWCUT EXISTING WALK TO NEAREST JOINT AND INSTALL EXPANSION JOINT. EXPANSION JOINTS SHALL BE 1/2" WIDE BY DEPTH OF SLAB. SEAL ALL EXPANSION JOINTS.
 2. INSTALL CONTROL JOINTS AT 6' OC MAXIMUM. CONTROL JOINTS SHALL BE 3/8" WIDE BY 1 1/2" DEEP AND TOOLED. SAWED JOINTS ARE NOT PERMITTED.
 3. WALK SHALL HAVE A MINIMUM CROSS SLOPE OF 1.00%, MAXIMUM CROSS SLOPE OF 2.00%.
 4. WATER AND UTILITY BOXES IN THE WALK AREA SHALL BE ADJUSTED FLUSH WITH THE FINAL SURFACE.
 5. REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL DETAIL AT ALL BUILDING DOORS.

EXTERIOR CONCRETE SLAB WALK DETAIL
N.T.S.



PERMANENT BIKE RACK DETAIL
N.T.S.



- NOTES:**
1. INSTALL EXPANSION JOINTS AT 30' OC MAXIMUM AND WHERE SLAB ABUTS STRUCTURES. WHERE NEW WALK ABUTS ADJOINING WALK, SAWCUT EXISTING WALK TO NEAREST JOINT AND INSTALL EXPANSION JOINT. EXPANSION JOINTS SHALL BE 1/2" WIDE BY DEPTH OF SLAB. SEAL ALL EXPANSION JOINTS.
 2. INSTALL CONTROL JOINTS AT 6' OC MAXIMUM AND AT 6" BEHIND INTEGRAL CURB. CONTROL JOINTS SHALL BE 3/8" WIDE BY 1 1/2" DEEP AND TOOLED. SAWED JOINTS ARE NOT PERMITTED.
 3. WALK SHALL HAVE A MINIMUM CROSS SLOPE OF 1.00%, MAXIMUM CROSS SLOPE OF 2.00%.
 4. WATER AND UTILITY BOXES IN THE WALK AREA SHALL BE ADJUSTED FLUSH WITH THE FINAL SURFACE.
 5. REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL DETAIL AT ALL BUILDING DOORS.

EXTERIOR CONCRETE SLAB WALK WITH INTEGRAL CURB DETAIL
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DEMOLITION LEGEND

- REMOVE CONCRETE
- REMOVE GRAVEL
- SAWCUT LINE
- REMOVE TREE

EXISTING LEGEND

- W EX. WATER MAIN
- ES EX. STORM SEWER
- SS EX. SANITARY SEWER
- EO EX. OVERHEAD
- G EX. GAS
- UE EX. UNDERGROUND
- Y EX. FENCE
- HYDRANT
- CATCH BASIN
- MANHOLE
- SN
- GATE VALVE
- LIGHT POLE
- UTILITY POLE
- METAL LIGHT POLE
- CONCRETE
- TREE TO REMAIN

- NOTES**
- CONTRACTOR SHALL REMOVE ALL FOUNDATIONS FROM STRUCTURES DEMOLISHED.
 - THE CONTRACTOR SHALL SAWCUT EXISTING PAVEMENT TO PROVIDE A SMOOTH VERTICAL FULL DEPTH BUTT JOINT BETWEEN THE EXISTING PAVEMENT OR CURB AND THE PROPOSED PAVEMENT. CONTRACTOR SHALL LOCATE SOUND PAVEMENT EDGE AND CUT AND TRIM PAVEMENT TO A NEAT LINE.
 - SEE LANDSCAPE PLANS FOR TREE REMOVAL INVENTORY AND CALCULATIONS.



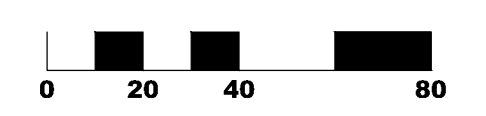
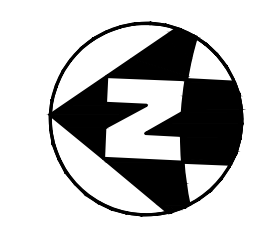
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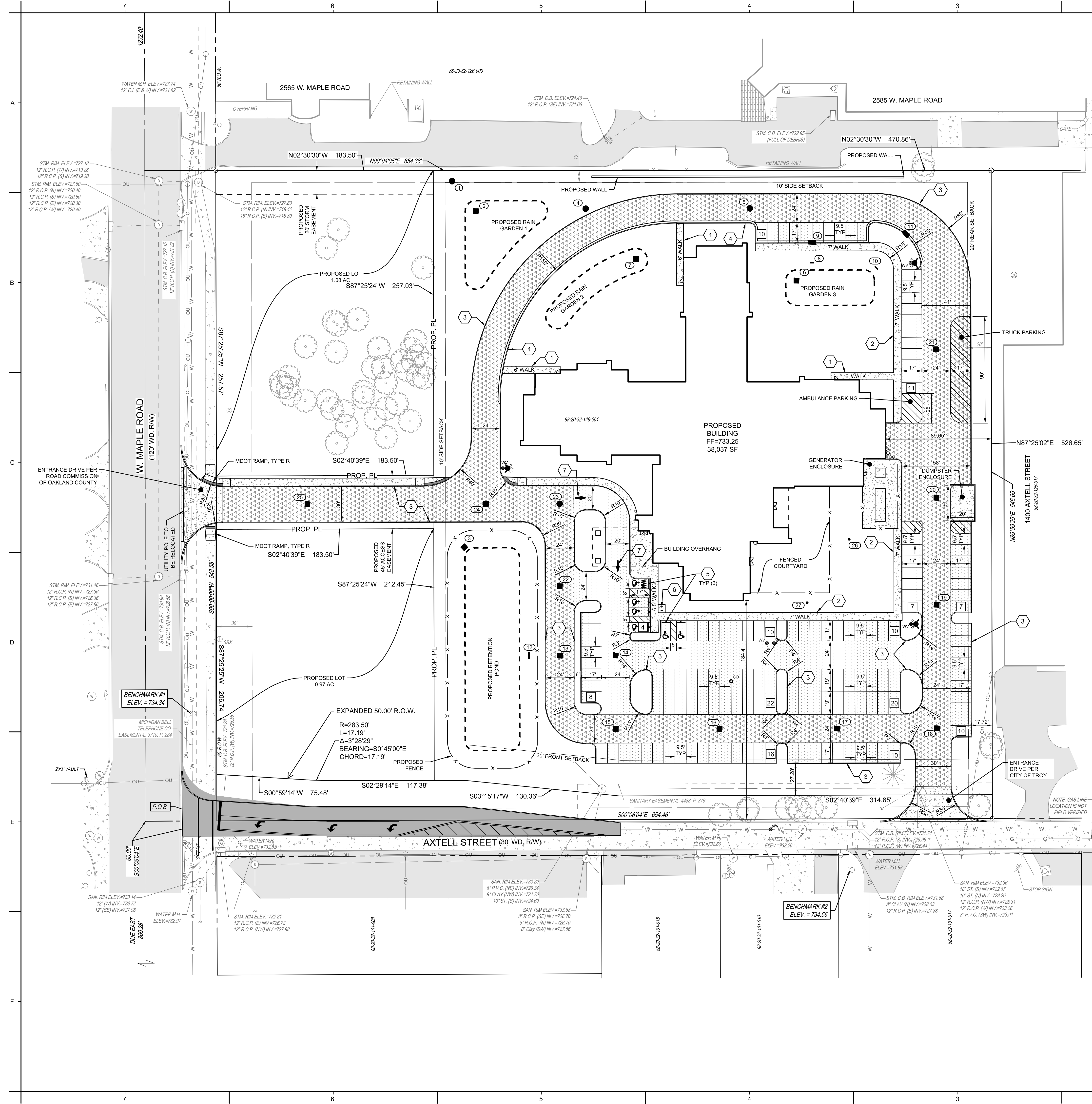
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DEMOLITION PLAN

C3

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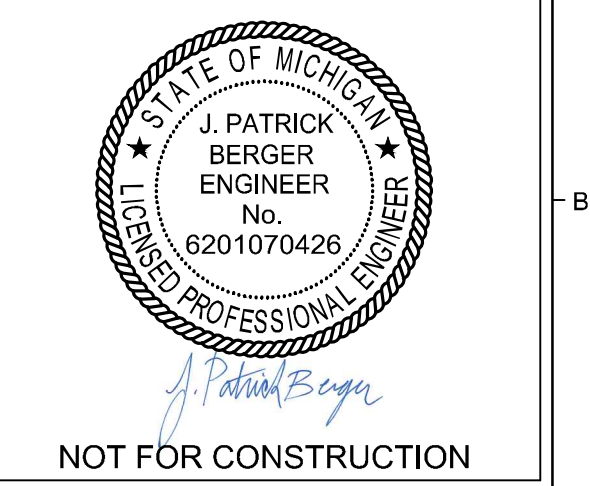


- PROPOSED LEGEND**
- 1 CATCH BASIN
 - 2 CURB INLET
 - 3 HEADWALL
 - 4 MANHOLE
 - 5 YARD DRAIN
 - 6 CLEANOUT
 - 7 FIRE HYDRANT
 - 8 WATER VALVE
 - 9 FIRE DEPARTMENT CONNECTION
 - 10 STANDARD DUTY ASPHALT PAVEMENT PER DETAIL 1 ON SHEET C2
 - 11 HEAVY DUTY ASPHALT PAVEMENT PER DETAIL 2 ON SHEET C2
 - 12 PAVEMENT IN ROW
 - 13 CONCRETE PAVEMENT
 - 14 PARKING COUNT

- CODED NOTES**
- 1 CONCRETE WALK PER DETAIL 3 ON SHEET C2
 - 2 CONCRETE WALK WITH INTEGRAL CURB PER DETAIL 4 ON SHEET C2
 - 3 CURB PER DETAIL 5 ON SHEET C2
 - 4 CURB AND GUTTER PER DETAIL 6 ON SHEET C2
 - 5 ACCESSIBLE PARKING SIGN PER DETAIL 7 ON SHEET C2
 - 6 PERMANENT BIKE RACK PER DETAIL 8 ON SHEET C2
 - 7 PROPOSED ONE WAY DIRECTIONAL ARROWS

- NOTES:**
- ALL RADII ARE 5' UNLESS OTHERWISE NOTED.
 - ALL DIMENSIONS ARE TO EDGE OF PAVEMENT OR FACE OF CURB UNLESS OTHERWISE NOTED.
 - ALL REGULAR PARKING SPACES ARE 9.5'W AND ALL ADA SPACES ARE 8'W

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SITE PLAN

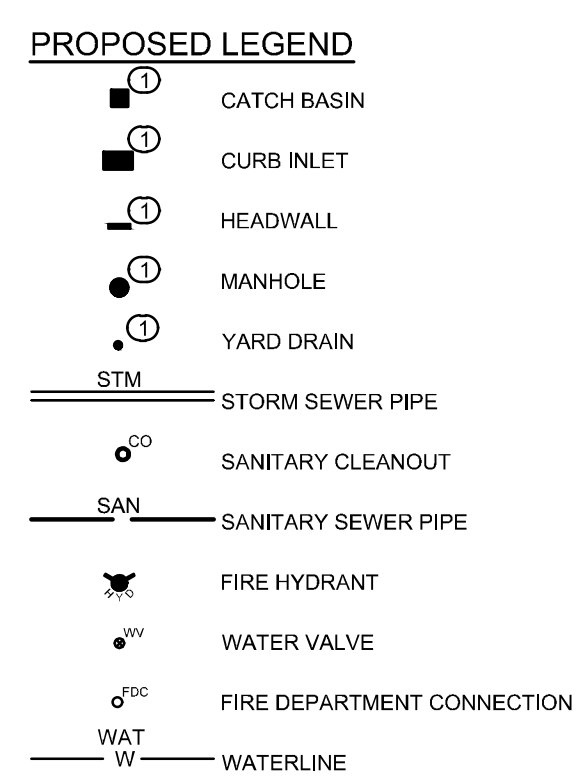
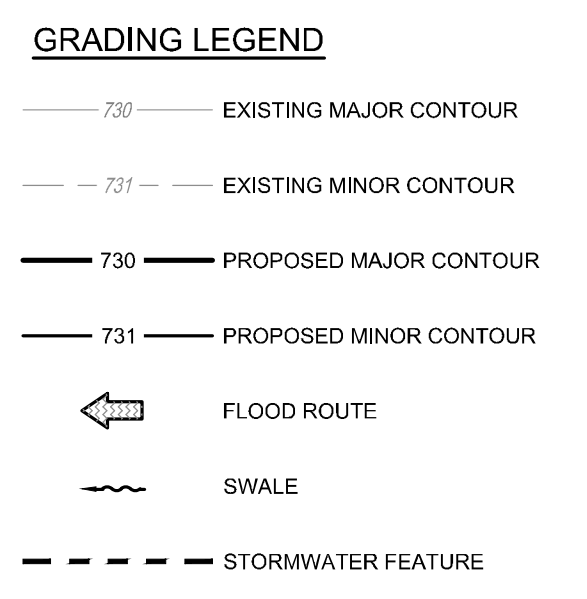
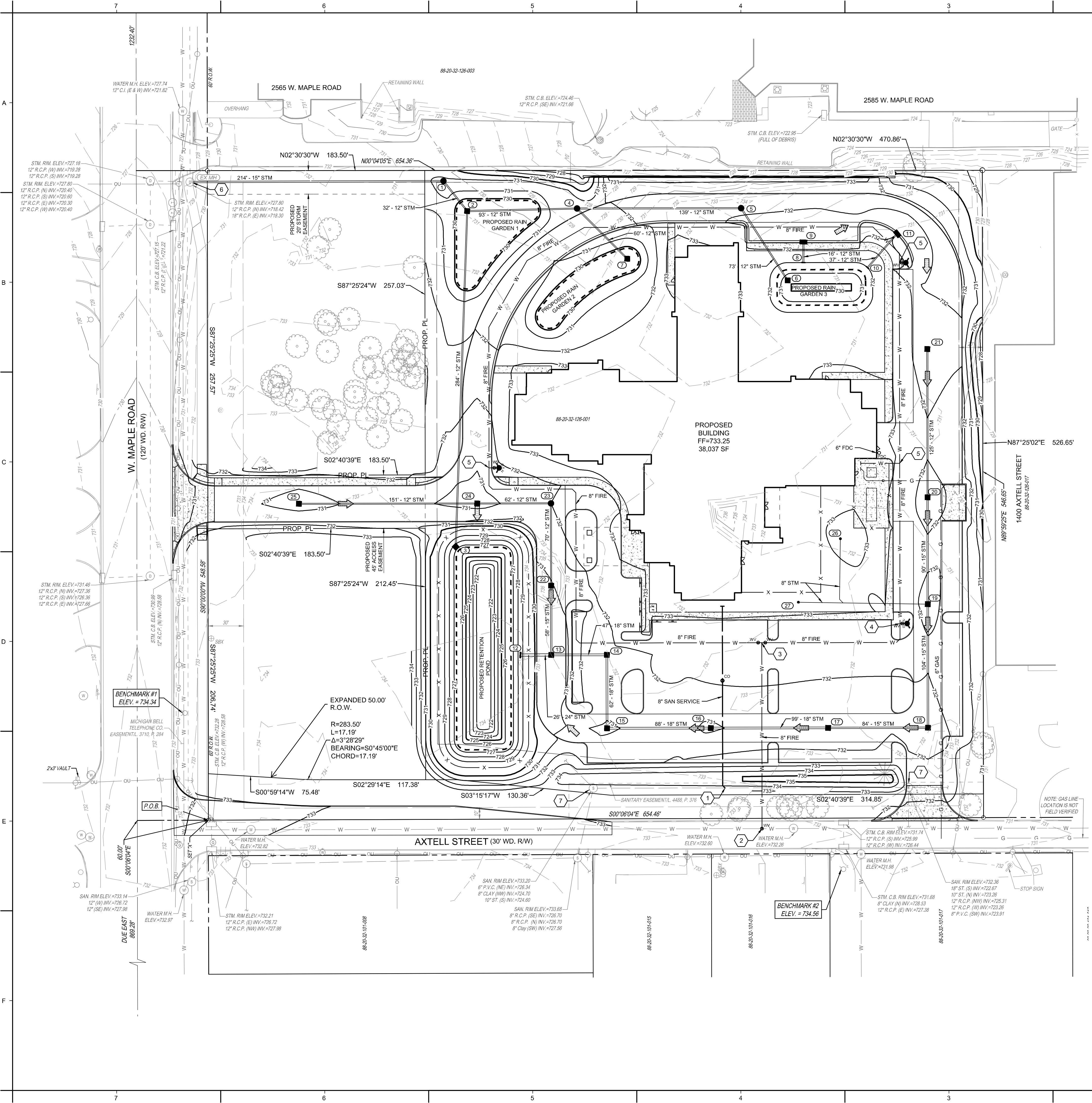
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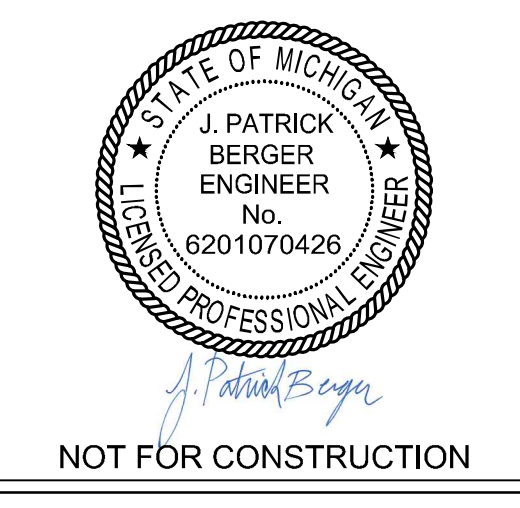
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- CODED NOTES**
- CONNECT 8" SANITARY SERVICE TO EXISTING 10" SANITARY MAIN WITH WYE AND RISER AS NEEDED
 - CONNECT TO EXISTING 8" WATER MAIN WITH 6"x8" HEAVY DUTY TAPPING SLEEVE AND VALVE
 - 8"x8"x8" TEE
 - 8"x8"x6" TEE WITH 6"x6" REDUCER RESTRAINED TO TEE
 - 8"x8"x6" TEE
 - CONNECT PROPOSED STORM SEWER TO EXISTING STORM MANHOLE
 - ADJUST STRUCTURE TO GRADE



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UTILITY AND GRADING PLAN

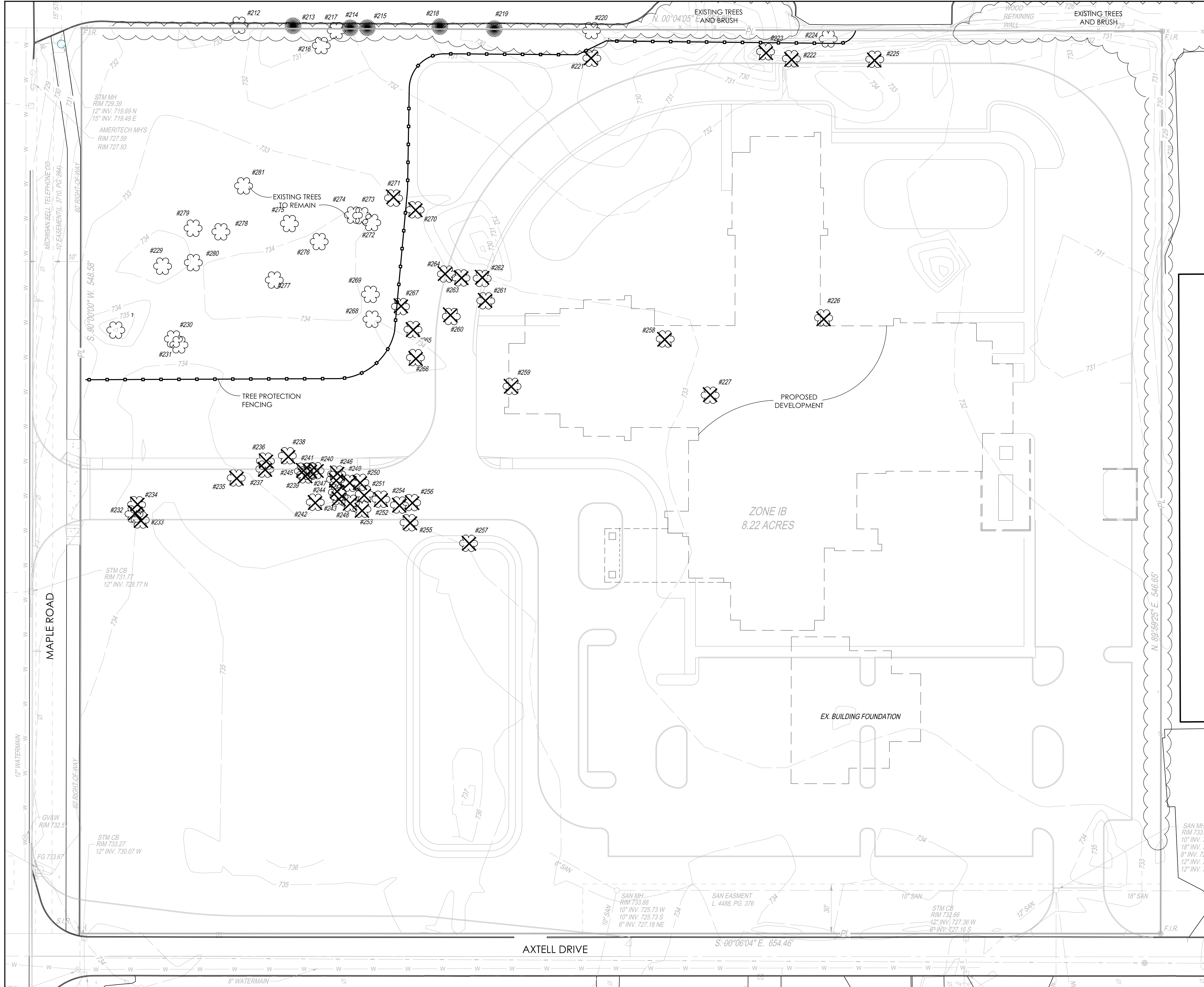
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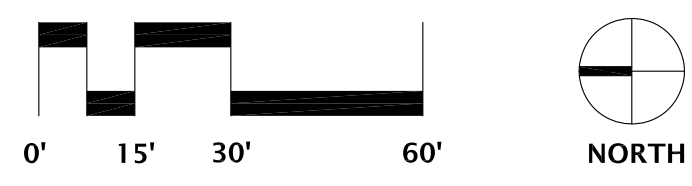
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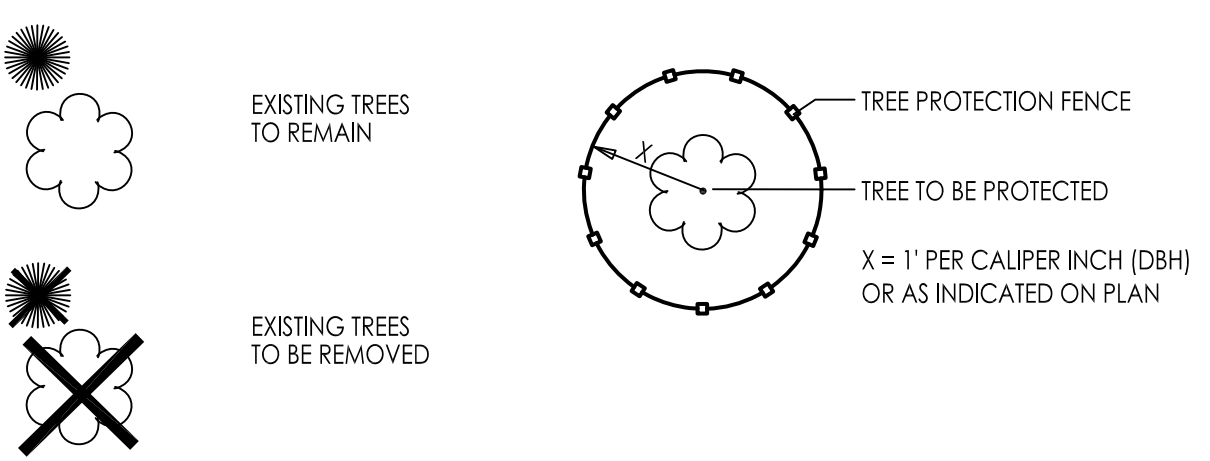
TREE INVENTORY SCHEDULE

TAG #	COMMON NAME	BOTANICAL NAME	DBH	TYPE*	TREATMENT
212	CHERRY	Prunus serotina	18"		
213	CEDAR	Juniperus virginiana	8"		
214	CEDAR	Juniperus virginiana	8"		
215	CEDAR	Juniperus virginiana	12"		
216	ELM	Ulmus Sp.	14"		
217	COTTONWOOD	Populus deltoides	14"		
218	CEDAR	Juniperus virginiana	10"		
219	CEDAR	Juniperus virginiana	18"		
220	CHERRY	Prunus serotina	8"		
221	COTTONWOOD	Populus deltoides	60"	P	REMOVE
222	LOCUST	Robinia pseudoacacia	12"	W	REMOVE
223	WILLOW	Salix babylonica	80"	P	REMOVE
224	WILLOW	Salix babylonica	80"	P	REMOVE
225	LOCUST	Robinia pseudoacacia	8"	W	REMOVE
226	ELM	Ulmus Sp.	32"	P	REMOVE
227	BOX ELDER	Acer negundo	18"	P	REMOVE
228	ELM	Ulmus Sp.	24"		
229	ELM	Ulmus Sp.	18"		
230	LOCUST	Robinia pseudoacacia	10"		
231	LOCUST	Robinia pseudoacacia	10"		
232	ELM	Ulmus Sp.	10"	P	REMOVE
233	ELM	Ulmus Sp.	10"	P	REMOVE
234	ELM	Ulmus Sp.	10"	P	REMOVE
235	ELM	Ulmus Sp.	8"	P	REMOVE
236	COTTONWOOD	Populus deltoides	12"	P	REMOVE
237	ELM	Ulmus Sp.	32"	P	REMOVE
238	ELM	Ulmus Sp.	18"	P	REMOVE
239	COTTONWOOD	Populus deltoides	36"	P	REMOVE
240	COTTONWOOD	Populus deltoides	12"	P	REMOVE
241	COTTONWOOD	Populus deltoides	12"	P	REMOVE
242	COTTONWOOD	Populus deltoides	36"	P	REMOVE
243	COTTONWOOD	Populus deltoides	22"	P	REMOVE
244	COTTONWOOD	Populus deltoides	14"	P	REMOVE
245	COTTONWOOD	Populus deltoides	10"	P	REMOVE
246	COTTONWOOD	Populus deltoides	16"	P	REMOVE
247	COTTONWOOD	Populus deltoides	26"	P	REMOVE
248	COTTONWOOD	Populus deltoides	24"	P	REMOVE
249	COTTONWOOD	Populus deltoides	8"	P	REMOVE
250	COTTONWOOD	Populus deltoides	8"	P	REMOVE
251	COTTONWOOD	Populus deltoides	22"	P	REMOVE
252	COTTONWOOD	Populus deltoides	8"	P	REMOVE
253	WILLOW	Salix babylonica	48"	P	REMOVE
254	COTTONWOOD	Populus deltoides	16"	P	REMOVE
255	COTTONWOOD	Populus deltoides	26"	P	REMOVE
256	COTTONWOOD	Populus deltoides	20"	P	REMOVE
257	COTTONWOOD	Populus deltoides	44"	P	REMOVE
258	COTTONWOOD	Populus deltoides	26"	P	REMOVE
259	ELM	Ulmus Sp.	16"	P	REMOVE
260	HICKORY	Ulmus Sp.	10"		
261	ELM	Ulmus Sp.	12"	P	REMOVE
262	ELM	Ulmus Sp.	12"	P	REMOVE
263	ELM	Ulmus Sp.	12"	P	REMOVE
264	LOCUST	Robinia pseudoacacia	24"	L	REMOVE
265	ELM	Ulmus Sp.	10"	P	REMOVE
266	COTTONWOOD	Populus deltoides	16"	P	REMOVE
267	HICKORY	Carya Sp.	16"	L	REMOVE
268	LOCUST	Robinia pseudoacacia	8"		
269	LOCUST	Robinia pseudoacacia	10"		
270	ELM	Ulmus Sp.	12"	P	REMOVE
271	ELM	Ulmus Sp.	8"	P	REMOVE
272	ELM	Ulmus Sp.	8"		
273	ELM	Ulmus Sp.	8"		
274	ELM	Ulmus Sp.	18"		
275	LOCUST	Robinia pseudoacacia	20"		
276	LOCUST	Robinia pseudoacacia	18"		
277	LOCUST	Robinia pseudoacacia	30"		
278	ELM	Ulmus Sp.	8"		
279	CHERRY	Prunus serotina	12"		
280	ELM	Ulmus Sp.	8"		
281	LOCUST	Robinia pseudoacacia	24"		

* L = LANDMARK TREE
W = WOODLAND TREE
P = PROHIBITED TREE



LEGEND



GENERAL NOTES

- ALL TREES IN THE CONSTRUCTION AREA NOT SPECIFICALLY DESIGNATED FOR REMOVAL SHALL BE PRESERVED. TREES TO BE PRESERVED SHALL BE PROTECTED WITH HIGH VISIBILITY TREE PROTECTION FENCE AS SHOWN ON PLAN.
- ONLY TREES 6" CAL. (DBH) AND LARGER WITHIN DEVELOPMENT LIMITS NOTED ON THESE PLANS.
- PROTECTION FENCING OR BARRIER SHALL REMAIN THROUGHOUT CONSTRUCTION AND ANY SUBSEQUENT GRADING OR EXCAVATION UNLESS OTHERWISE APPROVED ON A CLEARING AND GRADING PLAN. IN NO CASE SHALL MATERIALS, DEBRIS, FILL, VEHICLES OR EQUIPMENT BE STORED WITHIN THIS ENCLOSURE.

TREE CALCULATIONS

LANDMARK TREES		WOODLAND TREES	
HICKORY	LOCUST	HICKORY	LOCUST
16"	24"	10"	12"
			8"
TOTAL REMOVED = 40"		TOTAL REMOVED = 30"	
100%	40"	50%	15"
TOTAL INCHES REQUIRED = 55"			

PROHIBITED TREES THAT DO NOT NEED TO BE REPLACED:
COTTONWOOD, ELM, WILLOW, AND BOX ELDER

CONSULTANTS

**Regency
at Troy**
2785 W. Maple Rd
Troy, MI 48084

PROJECT NAME

CLIENT
Ciena Healthcare

PROJECT NO. 20064
Date: 9/29/2020
Issued for: ZONING COMPLIANCE

REVISIONS

TREE PRESERVATION/
INVENTORY PLAN

PRELIMINARY
NOT FOR CONSTRUCTION

Sheet Number
L1.01

GENERAL LANDSCAPE NOTES:

1. EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
2. CONTRACTOR IS RESPONSIBLE FOR COST OF REPAIRS TO EXISTING CONDITIONS WHEN DAMAGED BY CONTRACTOR. REPAIR DAMAGES TO THE SATISFACTION OF THE CITY OF TOLEDO.
3. ALL PLANT MASSES TO BE CONTAINED WITHIN 3" DEEP HARDWOOD BARK MULCH BED.
4. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN ALL LAWN AREAS.
5. FINE GRADE LAWN AREAS TO PROVIDE A SMOOTH AND CONTINUAL GRADE FREE OF IRREGULARITIES OR DEPRESSIONS.
6. CONTRACTOR SHALL SEED ALL AREAS DISTURBED DURING CONSTRUCTION. SEE PLAN.
7. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE U.S.A. STANDARD FOR NURSERY STOCK.
8. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
9. ALL PARKING LOT ISLANDS TO BE MULCHED UNLESS NOTED OTHERWISE.

CONSTRUCTION NOTES:

1. NEW LAWN AREA, FILL AREA WITH CLEAN FILL AS REQUIRED TO BRING TO GRADE, PROVIDING TOPSOIL ON TOP 4" MEETING ADJACENT SURFACES FLUSH. PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
2. LANDSCAPE AREA, PROVIDE MINIMUM DEPTH OF 18" SOIL MIX FOR SHRUBS AND PERENNIALS AND 24" DEPTH SOIL MIX WHEN TREES ARE PLANTED IN BED. HOLD TOP OF SOIL DOWN 3" FROM TOP OF CURB AND/OR ADJACENT PAVEMENT TO ALLOW FOR INSTALLATION OF MULCH OVER ENTIRE ISLAND AREA. PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
3. MINERAL MULCH AREA, PLACE LOCAL RIVER WASH STONE (1"-4" DIA.) AT 6" DEPTH TO LIMITS SHOWN ON PLAN. PLACE STONE OVER NON-WOVEN GEOTEXTILE FABRIC.

LANDSCAPE CODE SUMMARY

CODE SECTION	REQUIRED	PROVIDED	SYMBOL
LANDSCAPING SECTION 13.02 C. Parking Lot Landscaping	2.a. There shall be a min of one (1) tree for every eight (8) parking spaces. 145 spaces/ 8 = 18.125 or 19 trees	2.a. 19 trees provided	XX
LANDSCAPING SECTION 13.02 D. Greenbelts	2.b. Greenbelt shall be landscaped with a min of one (1) deciduous tree for every thirty (30) lineal feet of frontage abutting a public road r.o.w. Axtell Dr frontage 470 lf / 30 = 15.66 or 16 trees 2.d. In addition to the required trees within the greenbelt, the remainder of the greenbelt shall be landscaped with grasses, ground covers, shrubs and other natural landscape materials	2.b. 16 trees provided 2.d. 40 shrubs provided 140 perennials provided	XX
LANDSCAPING SECTION 13.02 E. Site Landscaping Standards	1.a. A minimum of twenty percent (20%) of the site area shall be comprised of landscape material.	1.a. 97.216 sf of 265.091 sf (6.08Ac.) or 37% comprised of landscape material	XX
WOODLAND PROTECTION 13.07	Replace removed Landmark Trees (@ 100%) and Woodland Trees (@ 50%) as indicated on L1.01. Total caliper inches to be replaced: 55"	57" inches provided. (19) trees @ 3" caliper each	XX

STATEMENT OF INTENT

REQUIRED LANDSCAPE:

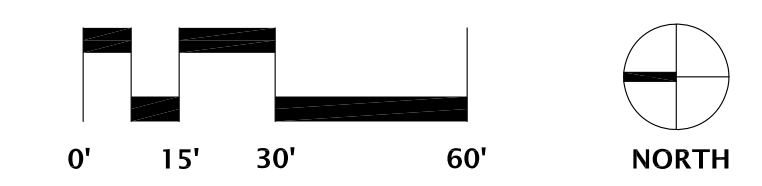
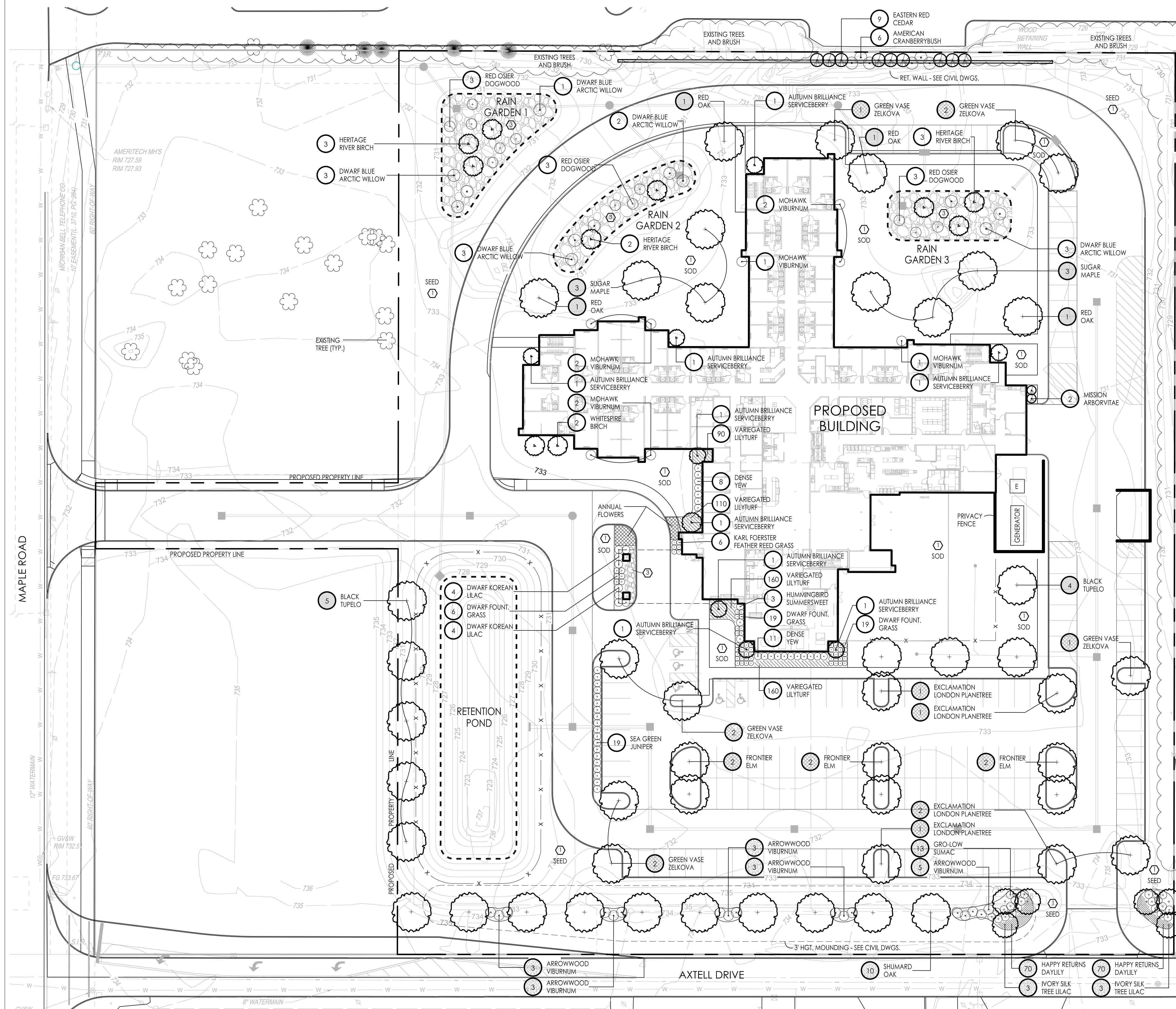
The proposed site with nursing home facility is 6.09 Ac and utilizes access from Axtell Drive and Maple Road via access drive. The green space frontage along Axtell Drive is approx. 46' wide, is bermed at 3' hgt., and landscaped per sec. 13.02 D. Trees are shown with a regular spacing with large native shrub plantings. Additional ornamental trees, shrubs and perennial plantings are concentrated at the Axtell Drive entrance to enhance the visitor experience.

Interior parking lot landscape is made up of large parking islands with tree plantings per 13.02 C. Adjacent zoning districts are IB and MR and do not require buffer planting per screening schedule 13.02-B (Use Group 2 when contiguous with Use Group 6 & 7). However existing trees and brush along the east and south property line will be preserved to provide continued buffer and separation. Additional plants have been added on the east to fill a potential opening.

Site landscaping also includes foundation plantings of shrubs and ornamental trees to enhance building features and highlight arrival and main entrances. Three rain gardens are also planted with large shrubs and trees. Species selected for occasional inundation.

REQUIRED OPEN SPACE:

Open space area reserved for landscape exceeds the 20% area based on the 6.08 Ac site (265.091 sf). Landscape provided includes a combination of lawn areas, foundation plantings, rain garden plantings, and existing trees along south and east perimeters.



CONSULTANTS

Regency at Troy
2785 W. Maple Rd
Troy, MI 48084

Ciena Healthcare

PROJECT NO. 20064
Date: 9/29/2020
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PRELIMINARY LANDSCAPE PLAN

PRELIMINARY NOT FOR CONSTRUCTION



Sheet Number **L2.01**

CONSULTANTS

PROJECT NAME
CLIENT

**Regency
at Troy**
2785 W. Maple Rd
Troy, MI 48084

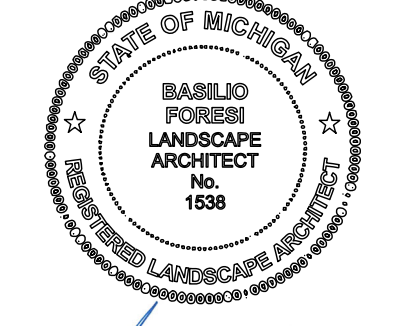
Ciena Healthcare

PROJECT NO. 20064
Date: 9/29/2020
Issued for: ZONING COMPLIANCE

REVISIONS

Sheet Title
**PRELIMINARY
LANDSCAPE PLAN**

**PRELIMINARY
NOT FOR CONSTRUCTION**



SEAL
Fabio Forsee

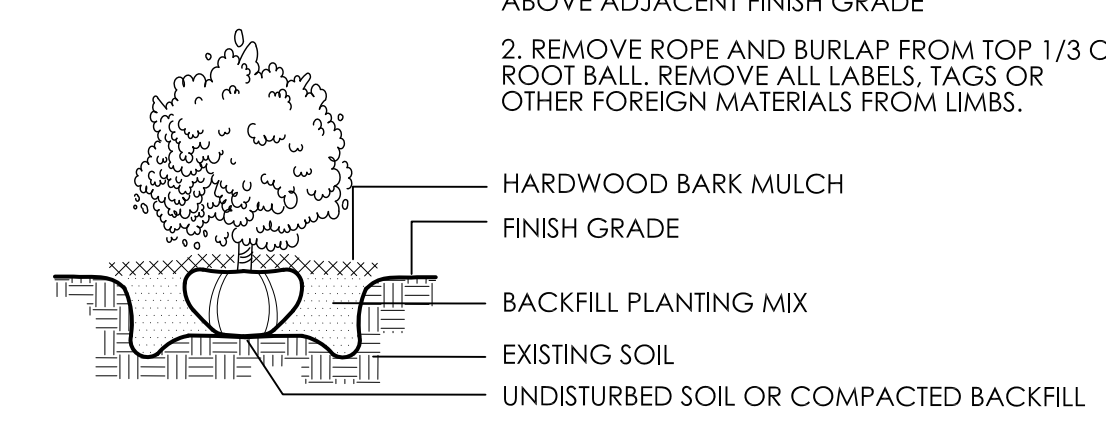
Sheet Number
L2.02

PLANT MATERIALS LIST NOTE: CONTRACTOR RESPONSIBLE FOR PLANT QUANTITIES SHOWN ON PLAN.

COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
TREES				
BLACK TUPELO	<i>Nyssa sylvatica</i>	3" Cal.	B&B	
EXCLAMATION LONDON PLANETREE	<i>Platanus x acerifolia</i> 'Exclamation'	2.5" Cal.	B&B	
SHUMARD OAK	<i>Quercus shumardii</i>	2.5" Cal.	B&B	
FRONTIER ELM	<i>Ulmus</i> 'Frontier'	2.5" Cal.	B&B	
GREEN VASE ZELKOVA	<i>Zelkova serrata</i> 'Green Vase'	2.5" Cal.	B&B	
SUGAR MAPLE	<i>Acer saccharum</i>	3" Cal.	B&B	
RED OAK	<i>Quercus rubra</i>	3" Cal.	B&B	
ORNAMENTAL TREES				
WHITESPIRE BIRCH	<i>Betula populifolia</i> 'Whitespire'	7'-8" Hgt.	B&B	
AUTUMN BRILLIANCE SERVICEBERRY	<i>Amelanchier grandiflora</i> 'Autumn Brilliance'	6'-7" Hgt.	B&B	
IVORY SILK JAPANESE TREE LILAC	<i>Syringa reticulata</i> 'Ivory Silk'	2" Hgt.	B&B	
SHRUBS				
RED OSIER DOGWOOD	<i>Cornus sericea</i>	30" Hgt.	CONT.	
HUMMINGBIRD SUMMERSWEET	<i>Clethra alnifolia</i>	24" Hgt.	CONT.	
EASTERN RED CEDAR	<i>Juniperus virginiana</i>	6" Hgt.	B&B	
SEA GREEN JUNIPER	<i>Juniperus chinensis</i> 'Sea Green'	30" Hgt.	CONT.	
GRO-LOW SUMAC	<i>Rhus aromatica</i> 'Gro-Low'	24" Spr.	CONT.	
DWARF BLUE ARCTIC WILLOW	<i>Salix purpurea</i> 'Nana'	30" Hgt.	CONT.	
DWARF KOREAN LILAC	<i>Syringa meyeri</i> 'Palibin'	24" Hgt.	CONT.	
DENSE YEW	<i>Taxus x media</i> 'Densiflora'	24" Hgt.	B&B	
MISSION ARBORVITAE	<i>Thuja occidentalis</i> 'Techny'	5" Hgt.	B&B	
MOHAWK VIBURNUM	<i>Viburnum x burkwoodii</i> 'Mohawk'	36" Hgt.	B&B	
AMERICAN CRANBERRYBUSH	<i>Viburnum opulus</i> var. <i>americanum</i>	30"-36" Hgt.	Cont.	
PERENNIALS / GRASSES/ VINES/ BULBS				
VARIEGATED LILYTURF	<i>Liriope muscari</i> 'Variegata'	1 QT.	CONT.	
DWARF FOUNTAIN GRASS	<i>Pennisetum alopecuroides</i> 'Hameln'	1 Gal.	CONT.	
HAPPY RETURNS DAYLILY	<i>Hemerocallis</i> 'Happy Returns'	1 Gal.	CONT.	

NOTES:

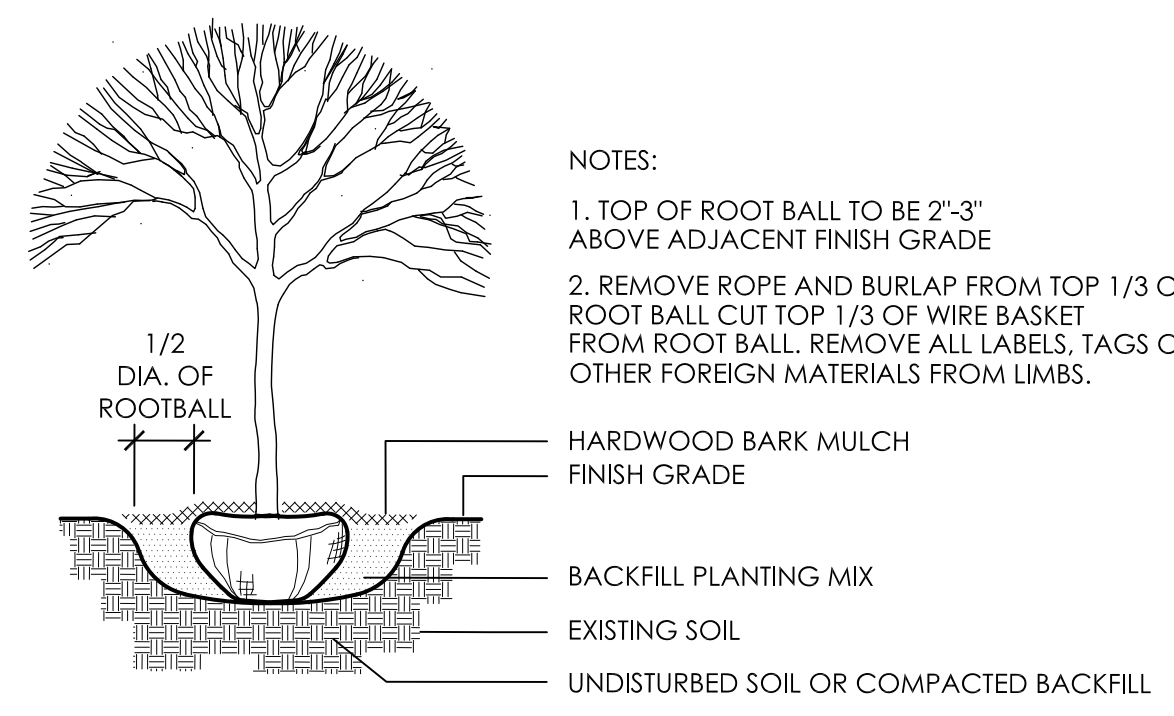
1. TOP OF ROOT BALL TO BE 2'-3" ABOVE ADJACENT FINISH GRADE
2. REMOVE ROPE AND BURLAP FROM TOP 1/3 OF ROOT BALL. REMOVE ALL LABELS, TAGS OR OTHER FOREIGN MATERIALS FROM LIMBS.



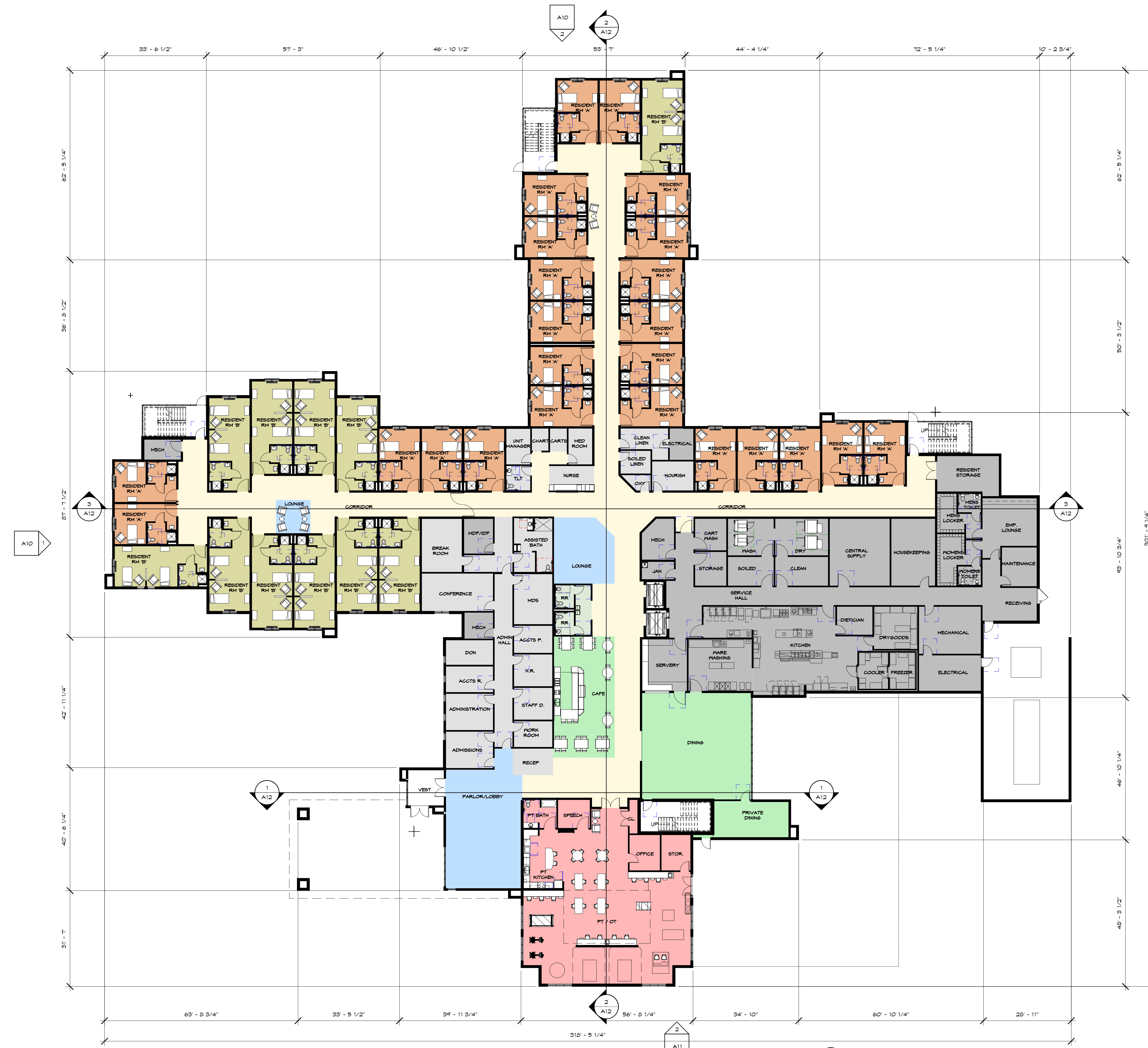
1 SHRUB PLANTING DETAIL
NTS

NOTES:

1. TOP OF ROOT BALL TO BE 2'-3" ABOVE ADJACENT FINISH GRADE
2. REMOVE ROPE AND BURLAP FROM TOP 1/3 OF ROOT BALL CUT TOP 1/3 OF WIRE BASKET FROM ROOT BALL. REMOVE ALL LABELS, TAGS OR OTHER FOREIGN MATERIALS FROM LIMBS.



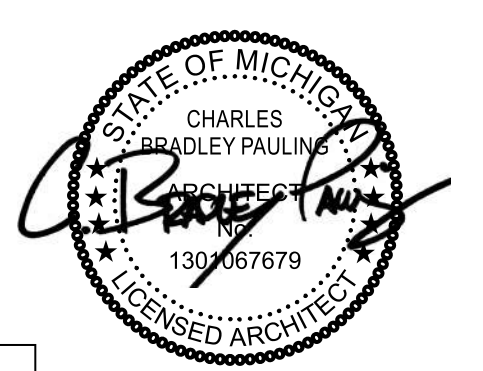
2 DECID. TREE PLANTING DETAIL
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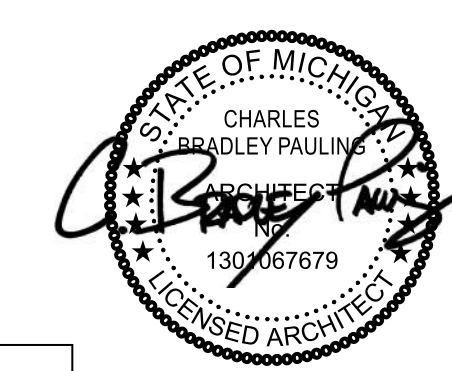


- Occupancy**
- Circulation
 - Resident-1
 - Resident-2
 - Dining
 - Activity
 - Admin
 - Nursing
 - PT-OT
 - Public Restrooms
 - B.O.H

1 OVERALL FIRST FLOOR PLAN
1/16" = 1'-0"

Sealed to reflect compliance with zoning application

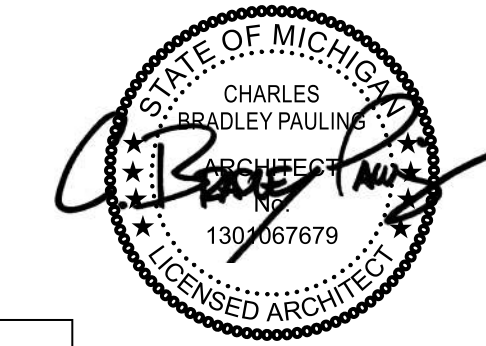




Sealed to reflect compliance with zoning application



1 THIRD FLOOR PLAN
1/16" = 1'-0"



Sealed to reflect compliance with zoning application



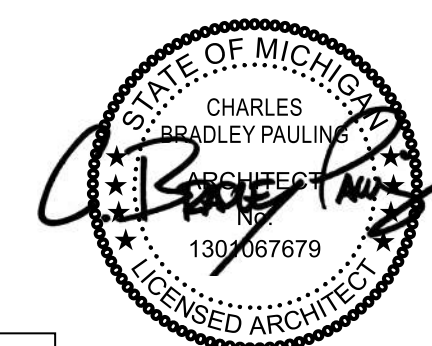
1 NORTH ELEVATION

3/32" = 1'-0"

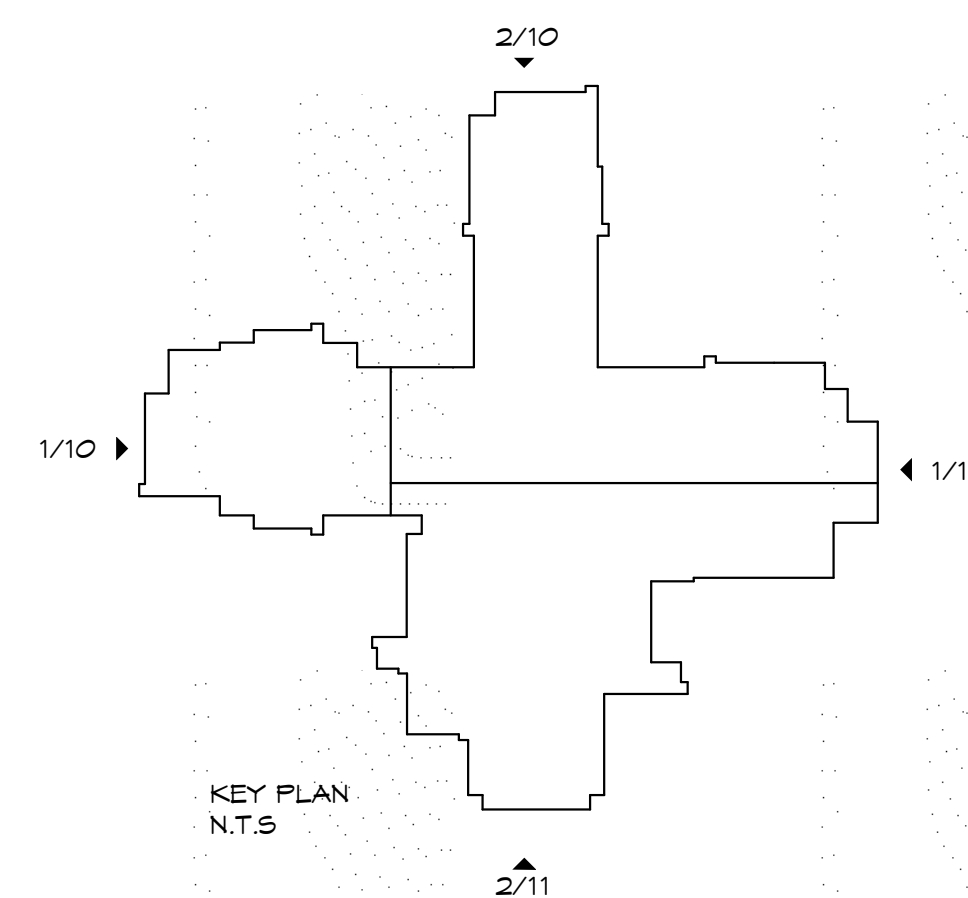


2 EAST ELEVATION

3/32" = 1'-0"



Sealed to reflect compliance with zoning application



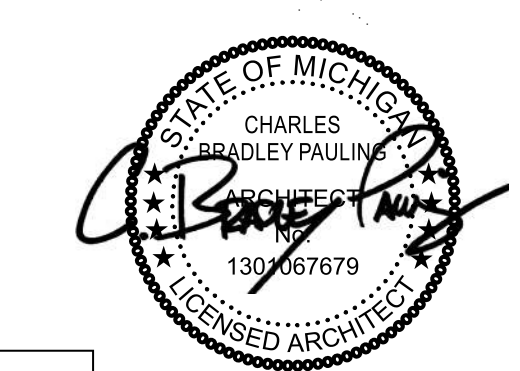
KEY PLAN
N.T.S



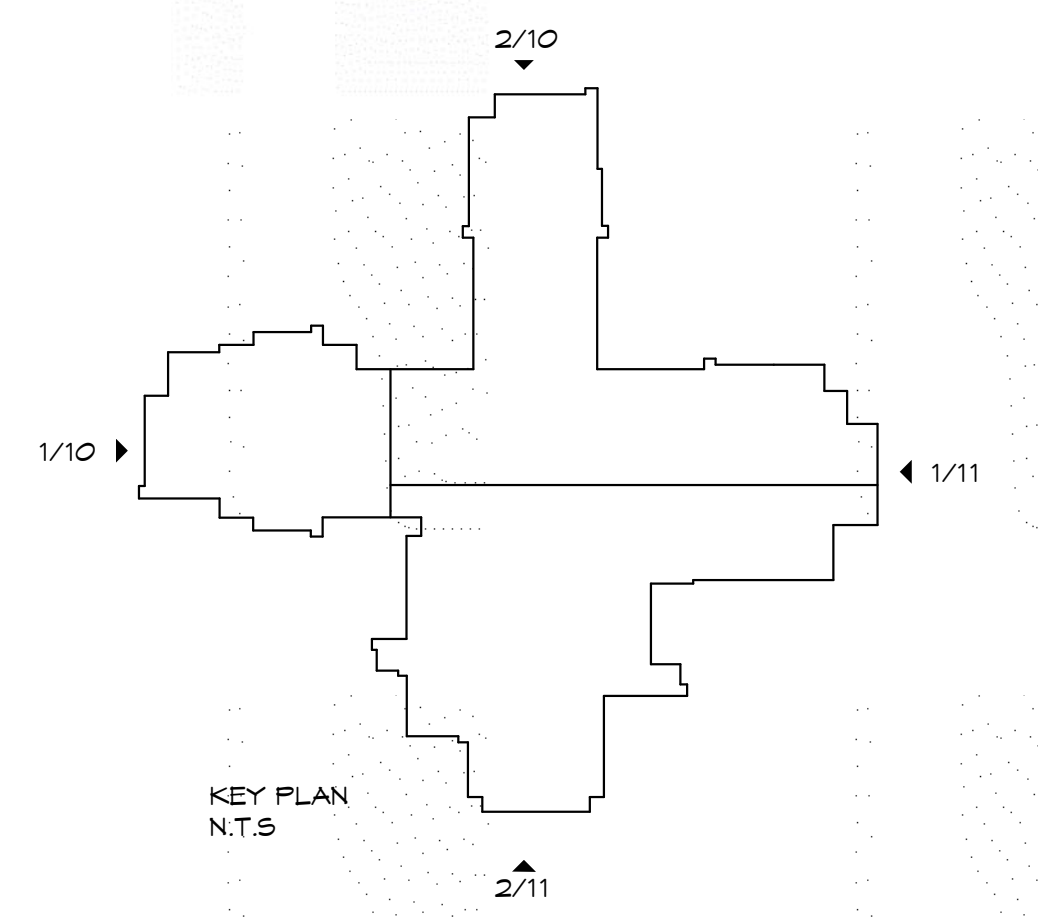
1 SOUTH ELEVATION
3/32" = 1'-0"

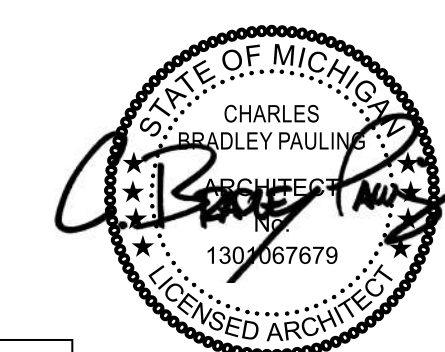


2 WEST ELEVATION
3/32" = 1'-0"



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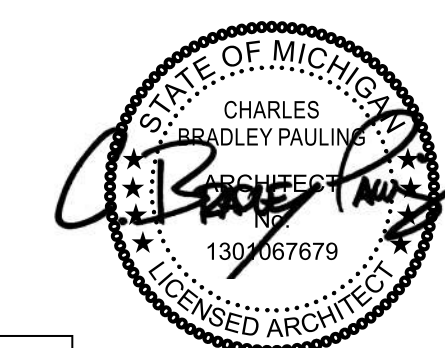


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 Image Landsat/Copernicus
 Image NOAA

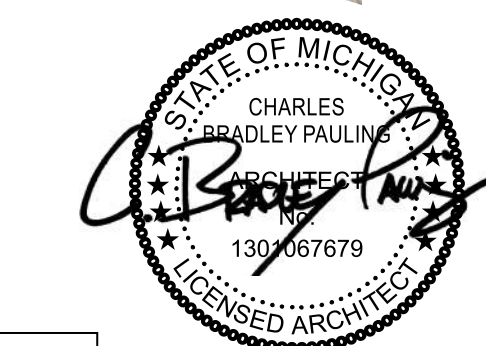
NOTE: LANDSCAPING HAS BEEN OMITTED FOR CLARITY. REFER TO LANDSCAPE PLANS FOR EXTENT OF PROPOSED LANDSCAPING.



Sealed to reflect compliance with zoning application

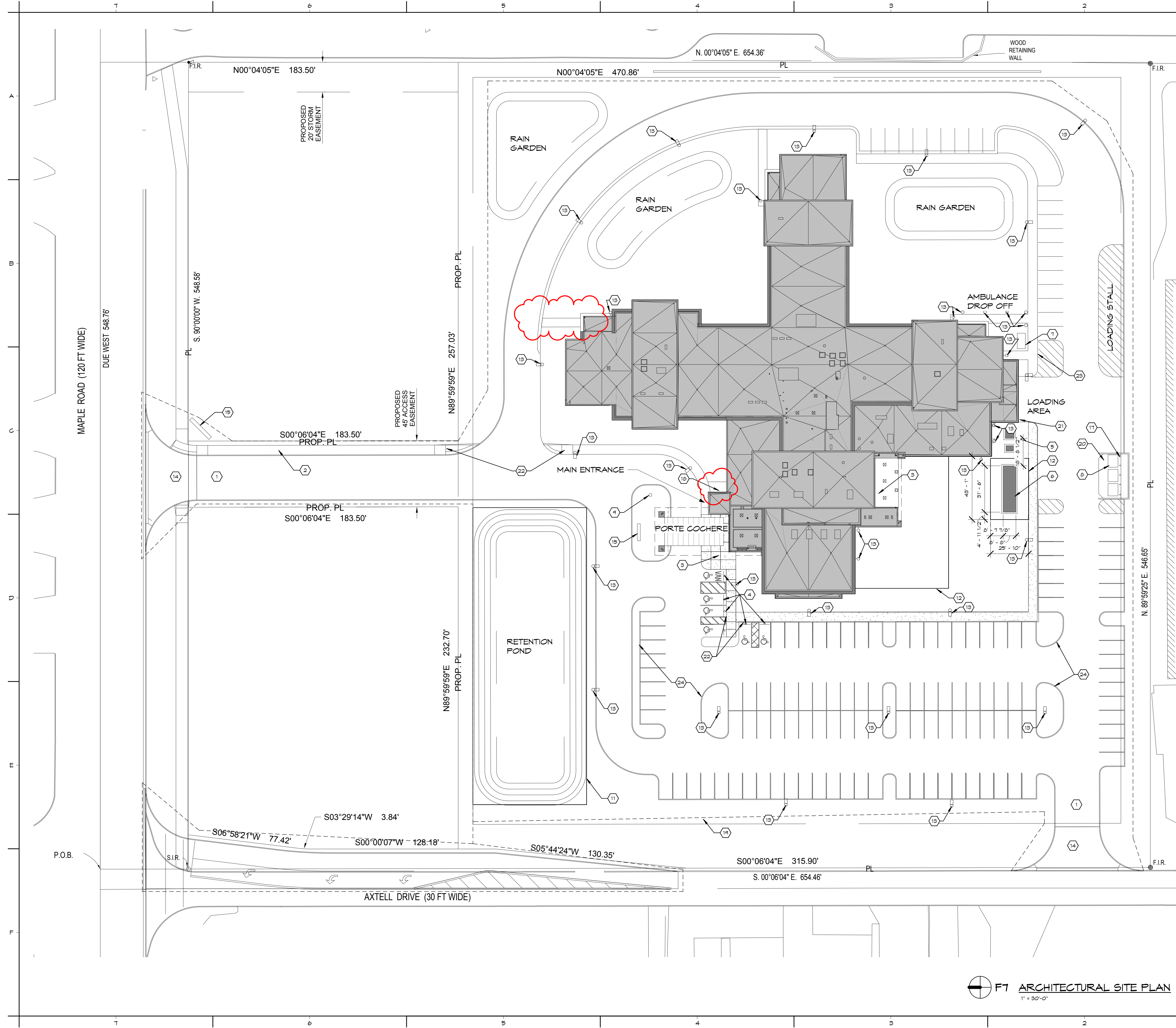


Sealed to reflect compliance with zoning application





Sealed to reflect compliance with zoning application



GENERAL SITE PLAN NOTES:

- A. REFER TO CIVIL AND MEP DRAWINGS FOR MORE INFO. REGARDING SITE UTILITIES, DRAINAGE, SITE LIGHTING, ETC.
- B. PREP AREA TO RECEIVE NEW LANDSCAPING. SEE LANDSCAPE PLANS FOR MORE INFORMATION.

SITE PLAN CODED NOTES: (X)

1. NEW ASPHALT DRIVEWAY. SEE CIVIL DWGS. FOR MORE INFO.
2. SIDEWALK. SEE CIVIL DRAWINGS.
3. NEW 4" CONCRETE PATIO ON 6" GRAVEL BASE. PROVIDE CONTROL JOINTS - SEE CIVIL AND STRUC. DWGS.
4. PROVIDE ADA ACCESSIBLE VEHICLE SIGNAGE. SEE CIVIL DWGS.
5. ELECTRICAL TRANSFORMER ON CONCRETE PAD. COORDINATE EXACT SIZING AND LOCATION WITH CIVIL, MECHANICAL, LIGHTING AND ELECTRICAL DWGS.
6. ELECTRICAL GENERATOR ON CONCRETE PAD. COORDINATE EXACT SIZING AND LOCATIONS WITH CIVIL, MECHANICAL, LIGHTING AND ELECTRICAL DWGS.
7. PRE-FABRICATED SMOKING SHELTER. SEE SPECIFICATIONS. SHELTER TO BE PERMITTED BY MANUFACTURER. SEE SHT. A102.
8. DUMPSTER BY OWNER. SEE DUMPSTER ENCLOSURE DETAILS ON SHEET A102.
9. FLAGPOLE. SEE LANDSCAPE DWGS.
10. GENERATOR ENCLOSURE. SEE DETAILS ON SHEET A103.
11. SAFETY FENCING. - SEE SPECS.
12. 6' HIGH PVC/VINYL FENCE.
13. NEW SITE LIGHTING FIXTURES, POLE AND CONCRETE BASE AS INDICATED ON ELEC. DWGS.
14. CONCRETE APRON.
15. MONUMENT SIGNAGE. SEE DETAILS ON SHEET A103.
16. DIRECTIONAL SIGNAGE BY OWNER. N.I.C.
17. 4" CONCRETE FILLED BOLLARD. SEE DETAIL F1A102.
18. BIKE RACKS. SEE DETAIL XX/A102.
19. PROJECT WORK LIMITS.
20. CONCRETE DUMPSTER PAD - SEE CIVIL DRAWINGS.
21. FIRE DEPARTMENT CONNECTION. SEE CIVIL AND MEP DWGS. FOR MORE INFORMATION.
22. PROVIDE DEPRESSED ADAAS COMPLIANT CURB RAMP AT WALK EDGE TO ALIGN WITH STRIPED PEDESTRIAN WALK ZONE FROM PARKING. 6" CHANGE IN GRADE REQUIRES 1:12 SLOPE RUN = 6'-0" MIN. REWORK WALK AND CURB AS REQUIRED.
23. FLUSH AND ALIGN NEW CONCRETE SIDEWALK WITH ASPHALT PAVEMENT. SEE CIVIL DWGS. FOR MORE INFO.
24. NEW EXTRUDED CONCRETE CURB. SEE CIVIL DRAWINGS.
25. EXISTING TREES TO REMAIN. PROTECT DURING CONSTRUCTION, TYP.



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CIENA HEALTHCARE
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SOUTHFIELD, MI 48075

NO.	DATE	REVISION
1	03/2017	Revision 1

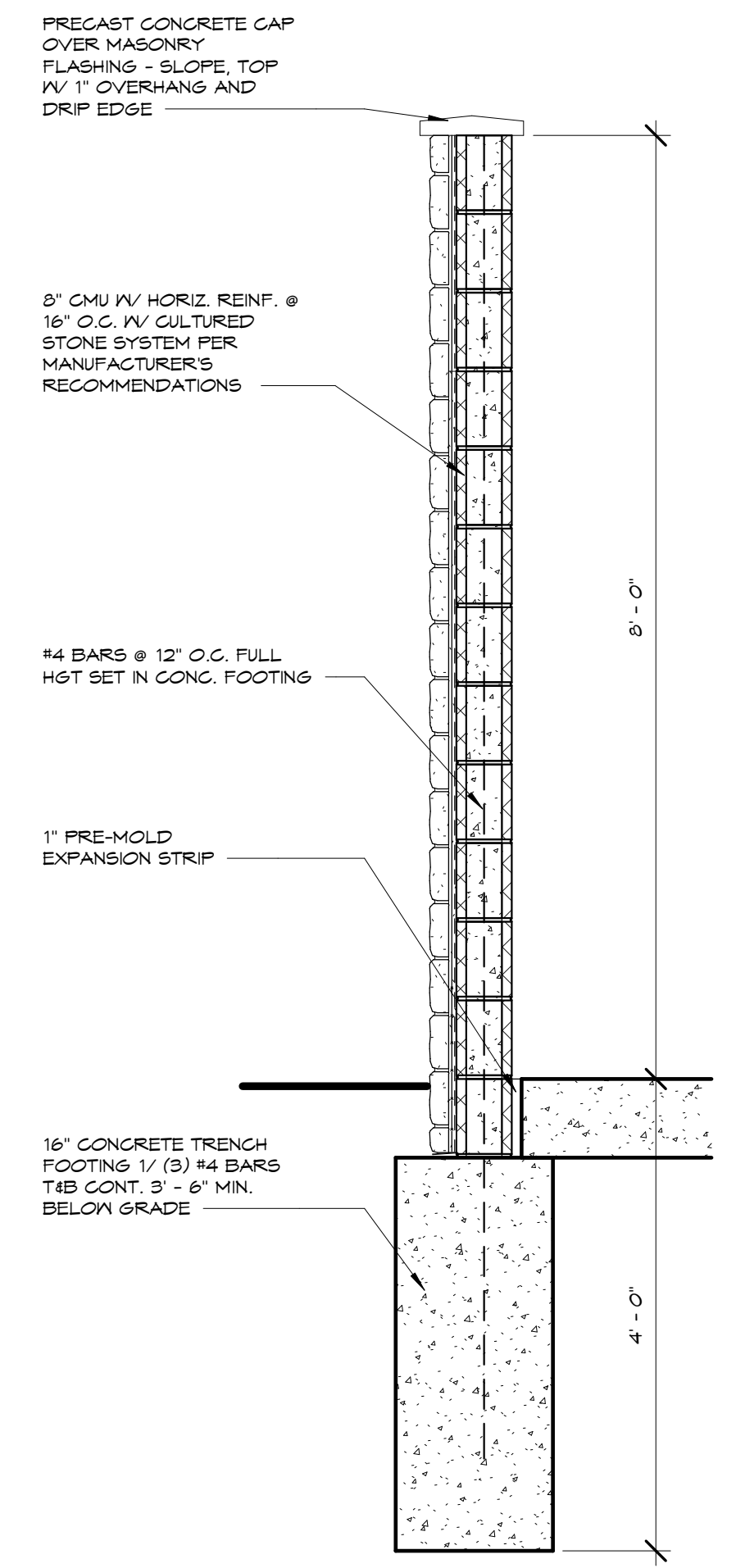
JOB NO.: 2019-47
PHASE: 100% CD
ISSUED FOR: OWNER REVIEW
DATE: NOVEMBER 10, 2020

ARCHITECTURAL SITE PLAN

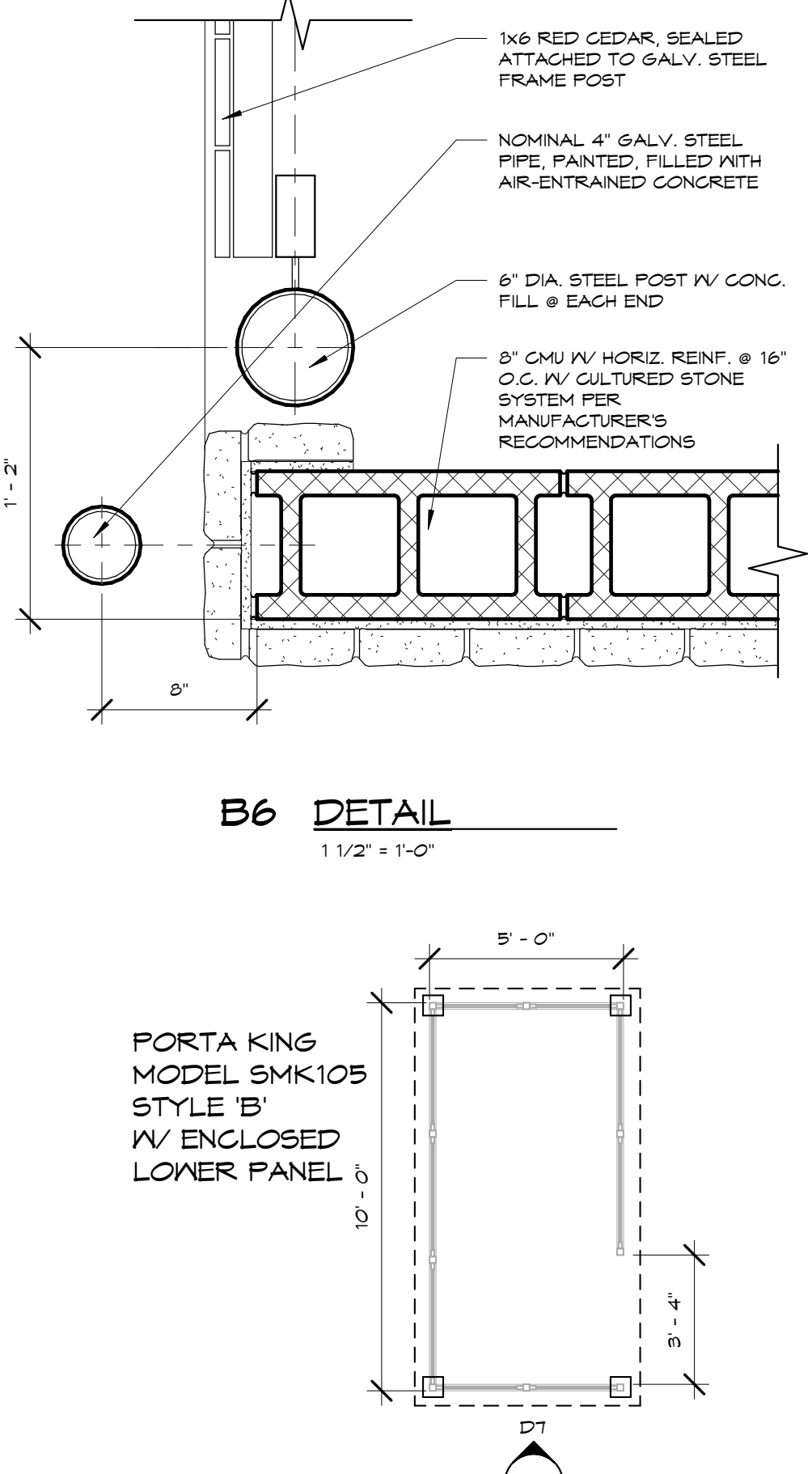
A101

GENERAL SITE PLAN NOTES:

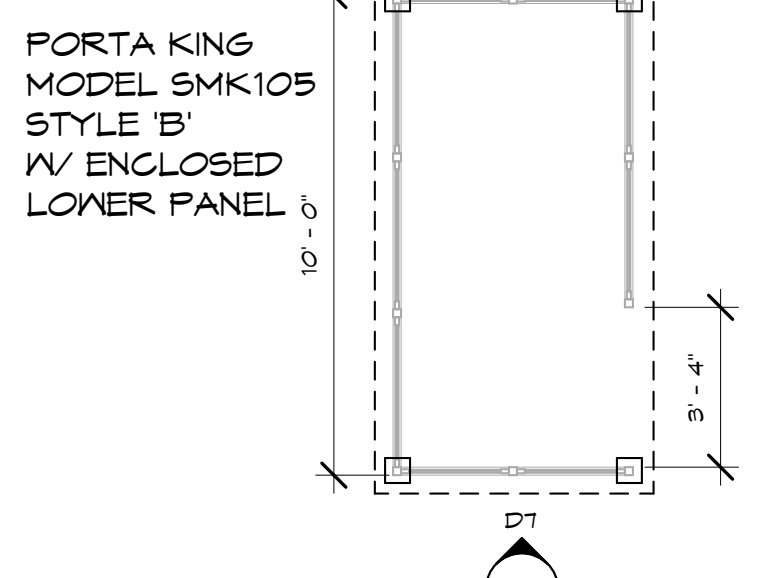
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 - DIRECTIONAL SIGNAGE BY OWNER. N.I.C
 - 4" CONCRETE FILLED BOLLARD. SEE DETAIL F1/A102
 - BIKE RACKS. SEE DETAIL XXX/A102
 - PROJECT WORK LIMITS.
 - CONCRETE DUMPSTER PAD - SEE CIVIL DRAWINGS.
 - FIRE DEPARTMENT CONNECTION. SEE CIVIL AND MEP DWGS. FOR MORE INFORMATION.
 - PROVIDE DEPRESSED ADAAS COMPLIANT CURB RAMP AT WALK EDGE TO ALIGN WITH STRIPED PEDESTRIAN WALK ZONE FROM PARKING. 6" CHANGE IN GRADE REQUIRES 1:12 SLOPE RUN = 6'-0" MIN. REWORK WALK AND CURB AS REQUIRED.
 - FLUSH AND ALIGN NEW CONCRETE SIDEWALK WITH ASPHALT PAVEMENT. SEE CIVIL DWGS. FOR MORE INFO.
 - NEW EXTRUDED CONCRETE CURB. SEE CIVIL DRAWINGS.
 - EXISTING TREES TO REMAIN. PROTECT DURING CONSTRUCTION, TYP.



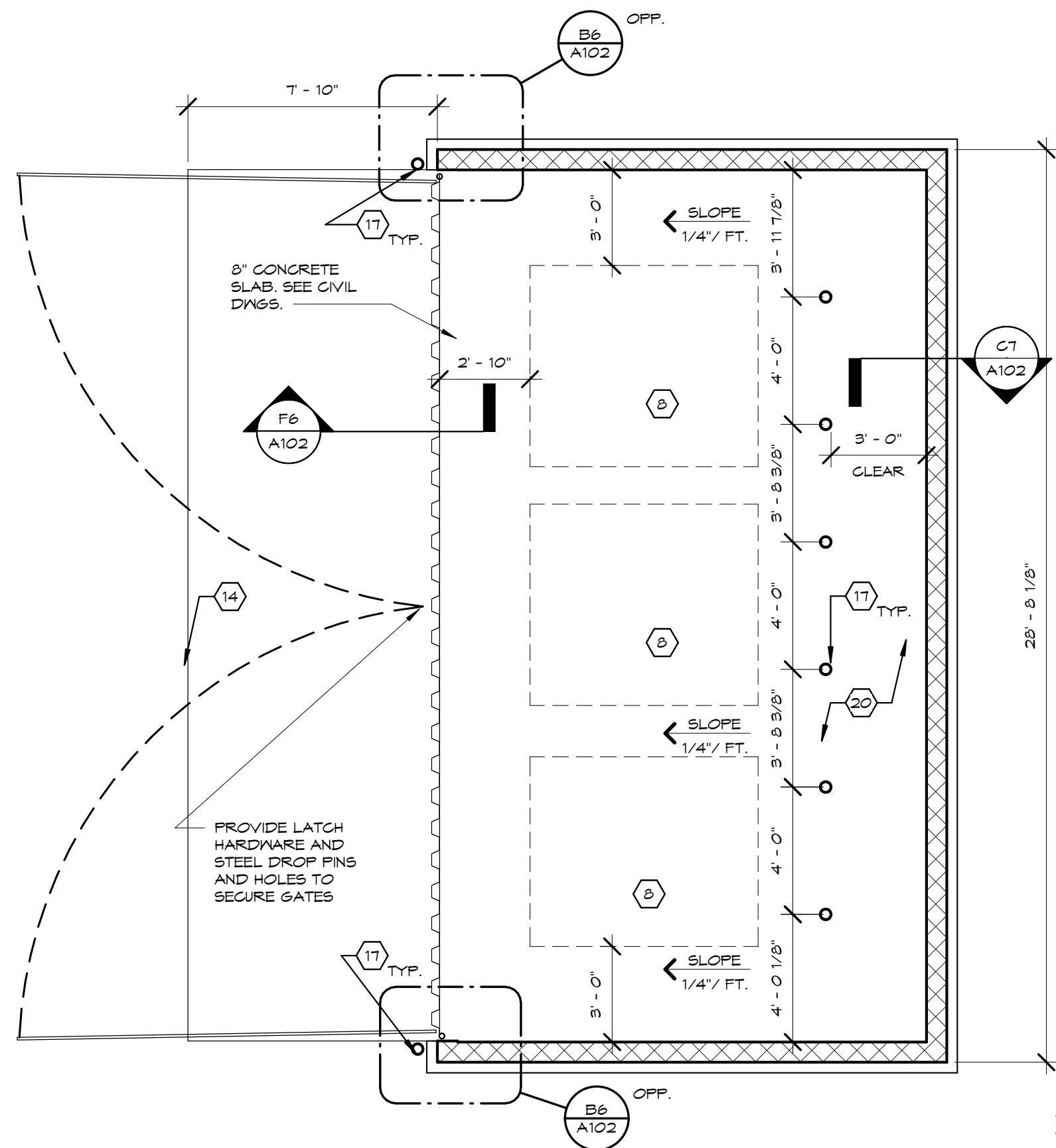
C7 DUMPSTER ENCLOSURE SECTION
3/4" = 1'-0"



B6 DETAIL
1 1/2" = 1'-0"

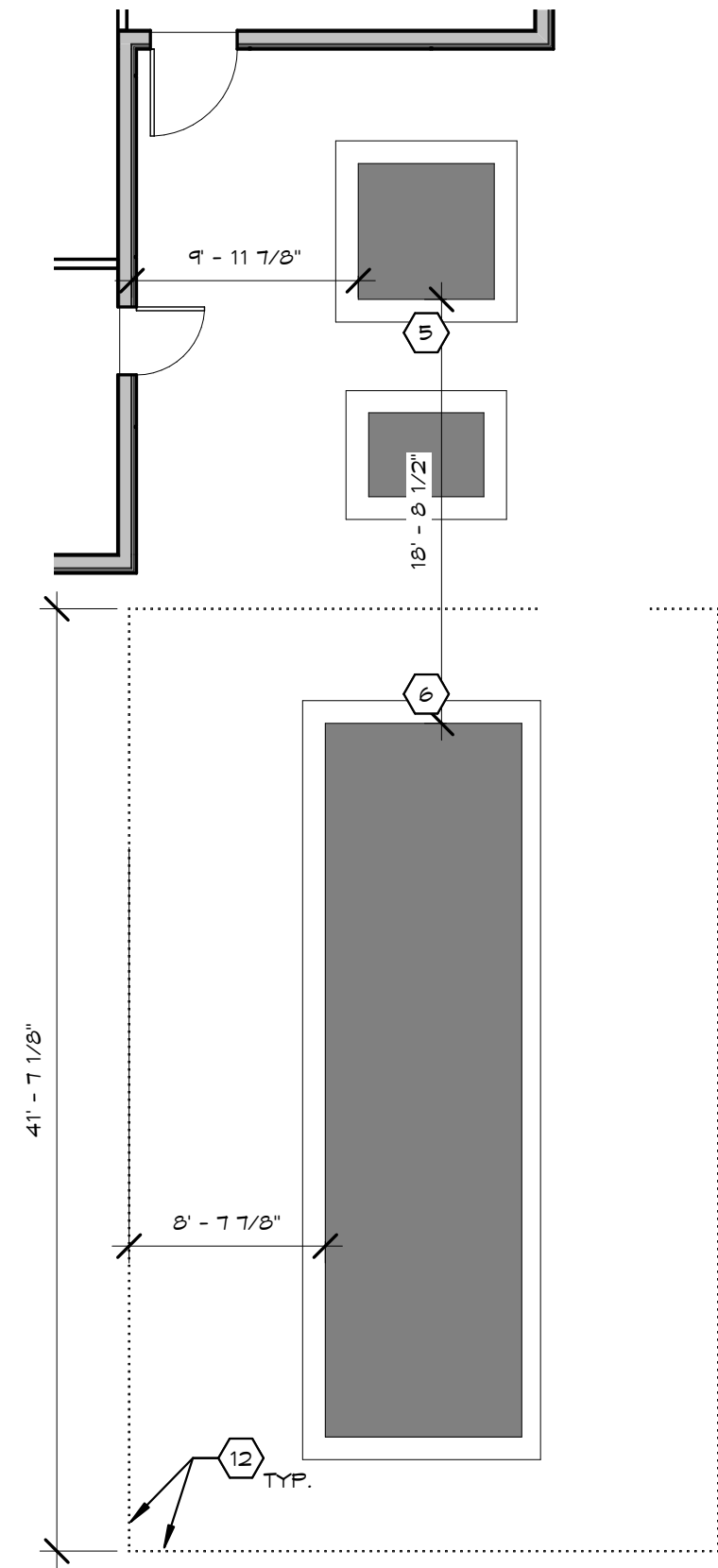


C6 PRE-FABRICATED SMOKING SHELTER PLAN
1/4" = 1'-0"

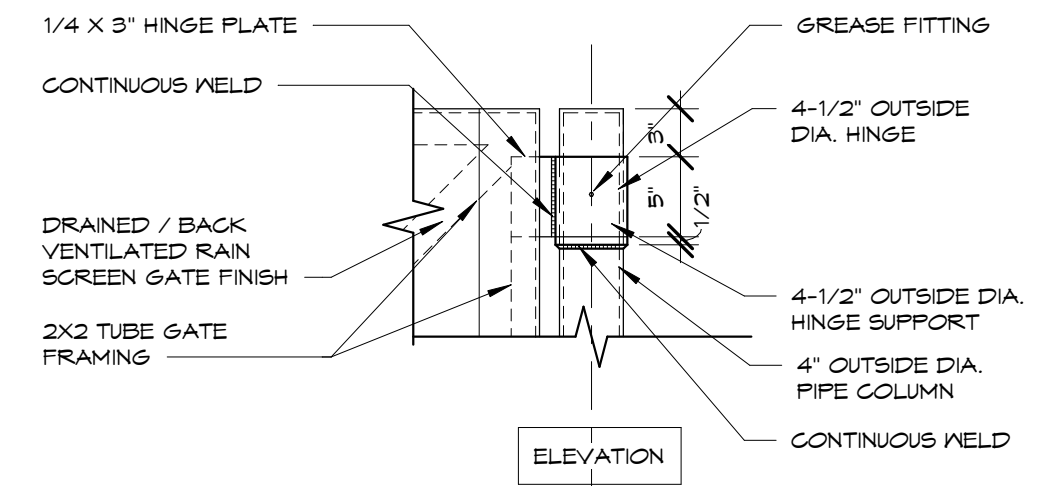


C4 SI-02 DUMPSTER ENCL. PLAN
1/4" = 1'-0"

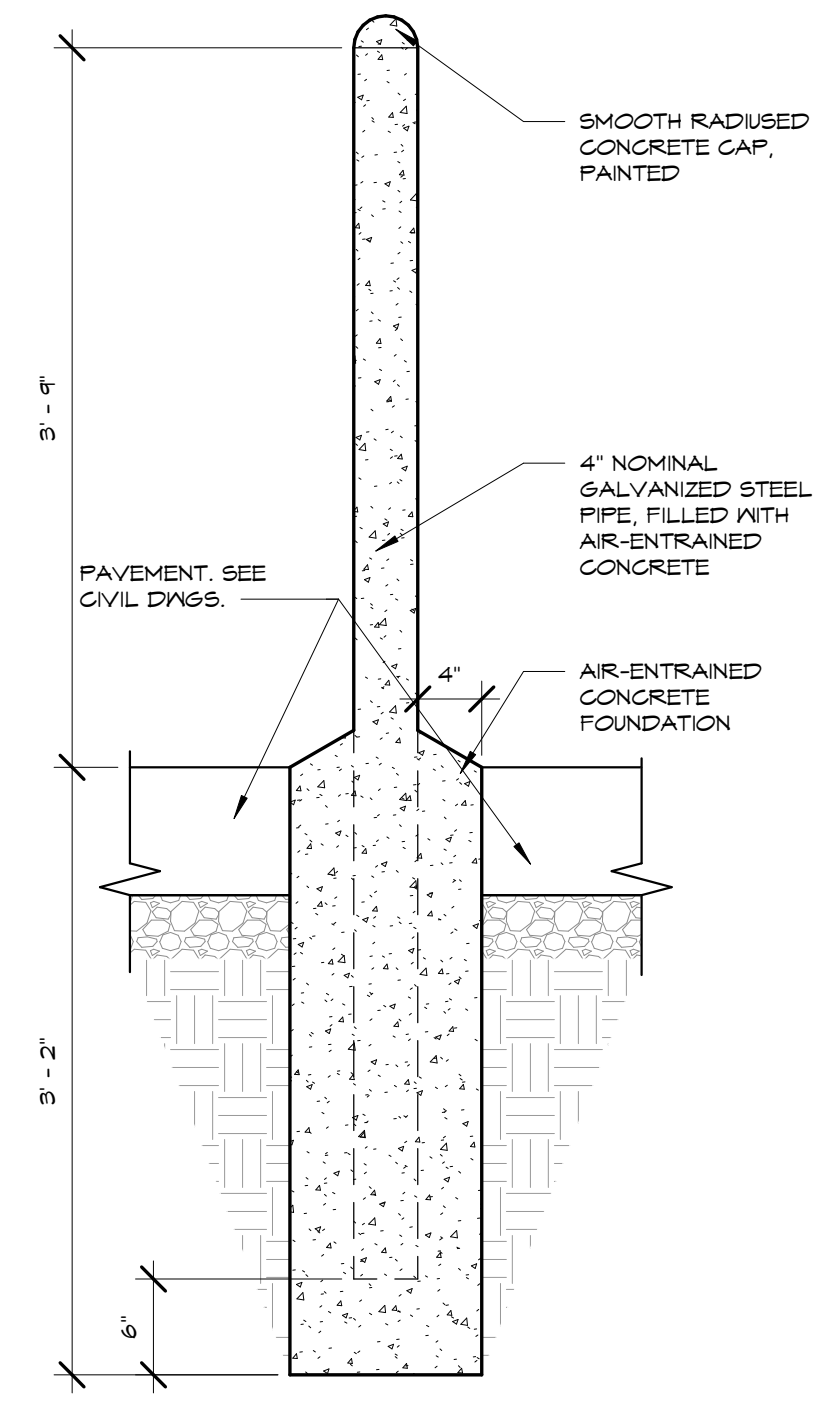
NOTE: ALL DIMENSIONS ARE NOMINAL AND TO FACE OF MASONRY



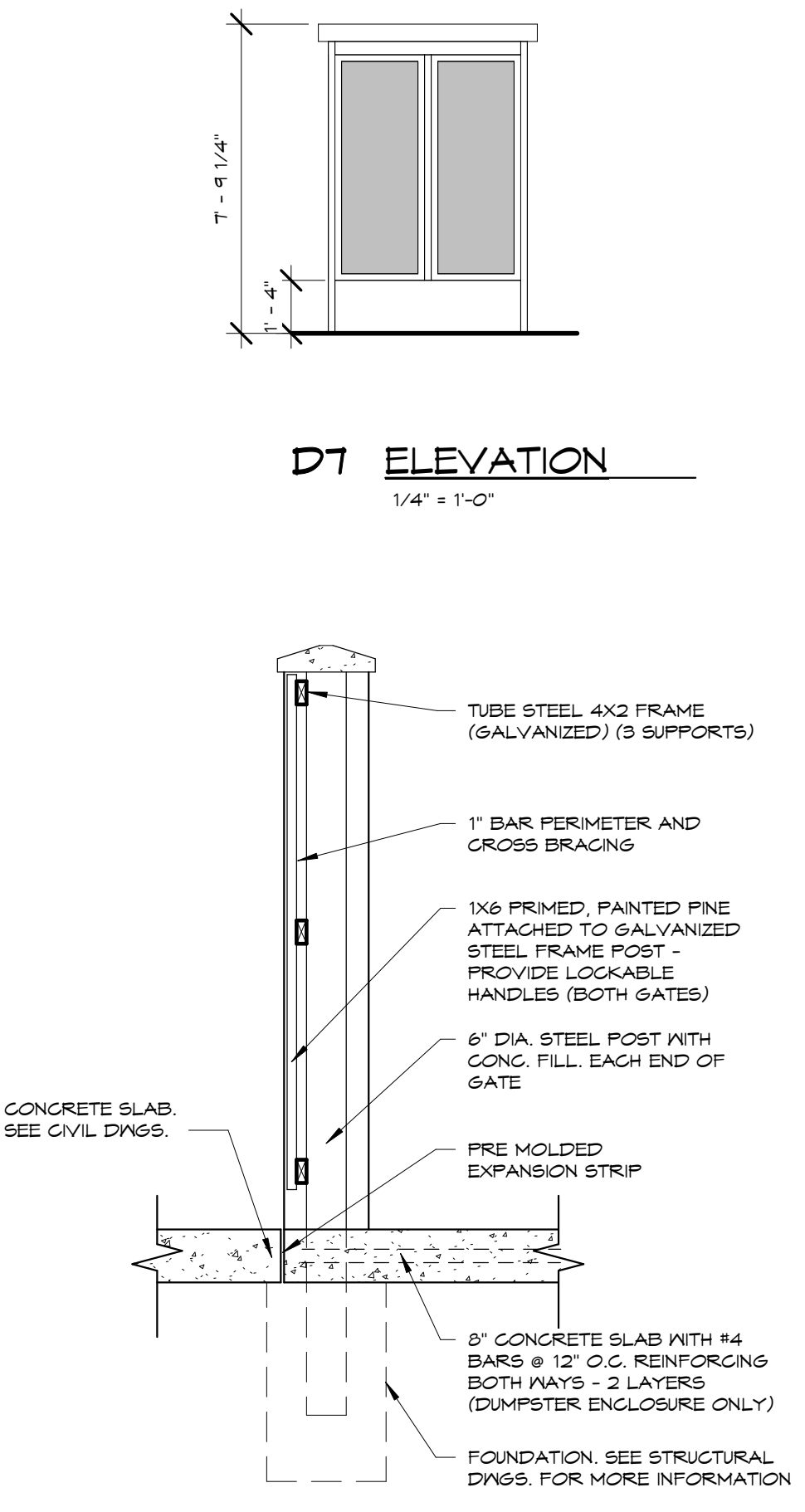
B3 GENERATOR & TRANSFORMER PAD PLAN
1/8" = 1'-0"



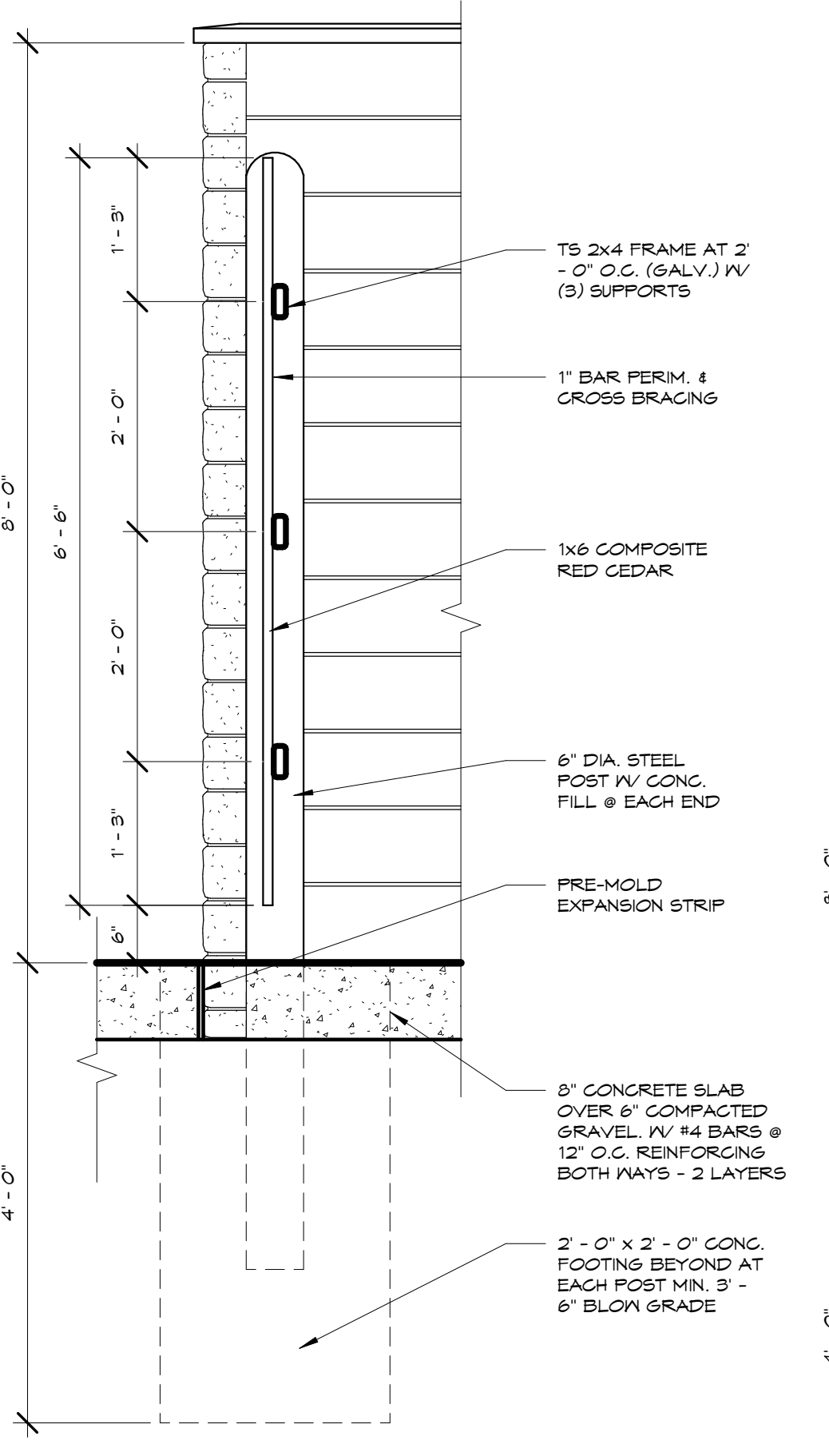
D3 DUMPSTER ENCL. GATE POST DETAIL
1" = 1'-0"



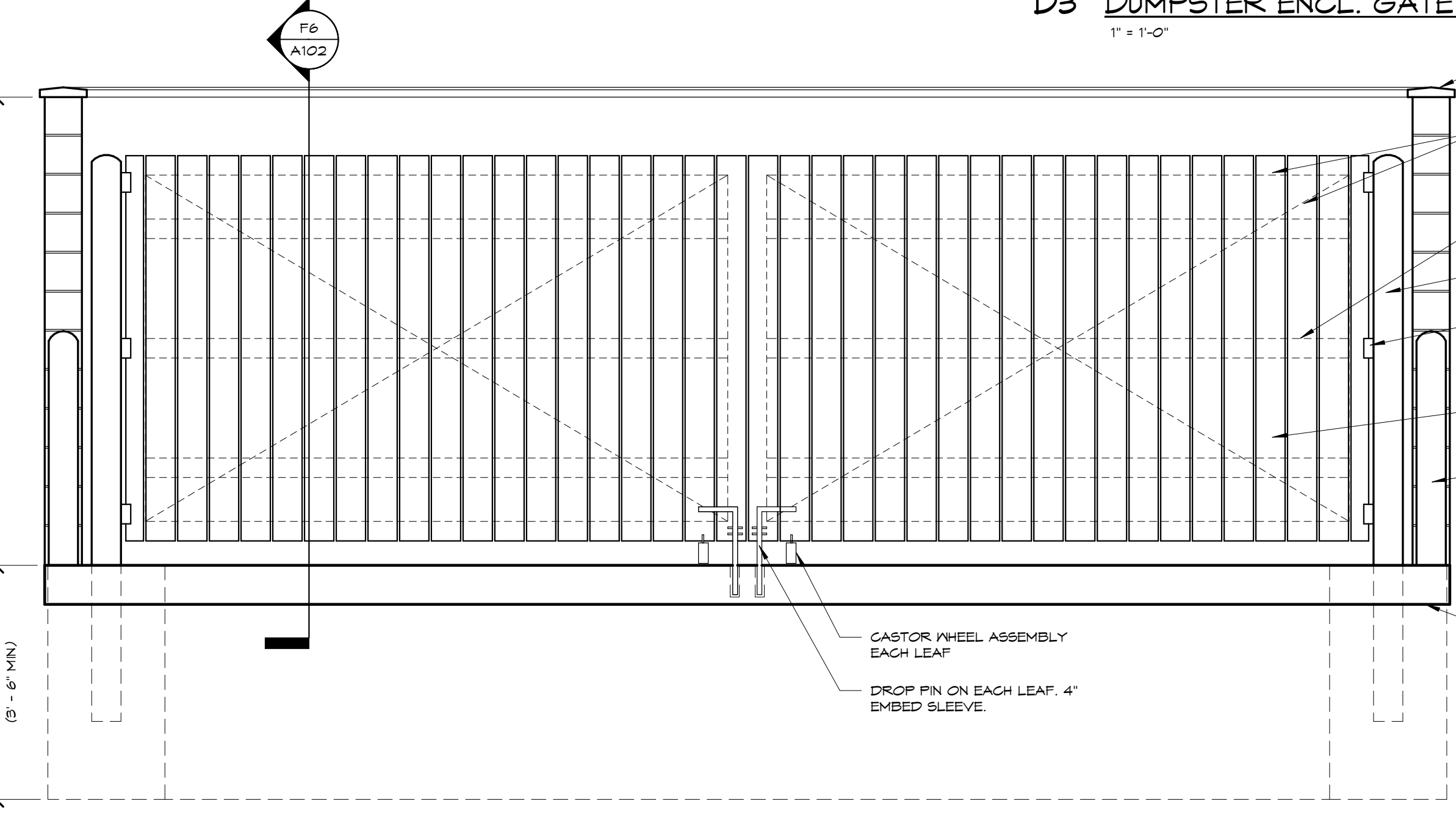
F1 TYPICAL BOLLARD DETAIL
1" = 1'-0"



F7 DUMPSTER ENCL. GATE SECTION
1/2" = 1'-0"



F6 DUMPSTER ENCLOSURE SECTION
3/4" = 1'-0"



F3 DUMPSTER ENCLOSURE ELEVATION
1/2" = 1'-0"

NO.	DATE	REVISION

JOB NO.: 2019-47
PHASE: 100% CD
ISSUED FOR: OWNER REVIEW
DATE: NOVEMBER 18, 2020

SITE DETAILS

A102

DATE: October 22, 2020
TO: Planning Commission
FROM: R. Brent Savidant, Community Development Director
SUBJECT: City of Troy Master Plan Amendment

The Michigan Planning Enabling Act, Act 33 of 2008, gives the Planning Commission the authority to develop a Master Plan as a guide for development in the community. The Act requires that “at least every 5 years after adoption of a master plan, a planning commission shall review the master plan and determine whether to commence the procedure to amend the master plan or adopt a new master plan”. The Master Plan was last amended by City Council on August 22, 2016.

A link to the City of Troy Master Plan can be found [here](#).

Carlisle/Wortman Associates, Inc. prepared the attached Master Plan Update Proposal. The Planning Department recommends approval of the proposal, with input from the Planning Commission and City Council.

Should the proposal be satisfactory to the Planning Commission, it would be appropriate to pass a resolution that recommends City Council approval.

Please be prepared to discuss this item at the October 27, 2020 Planning Commission Meeting.

Attachments:

1. Master Plan Update Proposal.

G:\2020 Master Plan Update\PC Memo Master Plan Update 2020 10 14.docx

PROPOSED RESOLUTION

CITY OF TROY MASTER PLAN AMENDMENT

Resolution # PC-2020-10-

Moved by:

Seconded by:

WHEREAS, The Michigan Planning Enabling Act, Act 33 of 2008, grants the Planning Commission of a municipality the authority to prepare a master plan as a guide for land use and development; and,

WHEREAS, The Michigan Planning Enabling Act requires that at least every 5 years after adoption of a master plan, a planning commission shall review the master plan and determine whether to commence the procedure to amend the master plan or adopt a new master plan; and,

WHEREAS, The City of Troy Master Plan was last amended on August 22, 2016. The determination of whether to update the Master Plan or adopt a new Master Plan must be made prior to August 22, 2021; and,

WHEREAS, The City of Troy has utilized the consulting services of Carlisle/Wortman Associates, Inc. since 2001 and under this contract, Carlisle/Wortman, Inc. has provided a range of planning services including preparation and amendment of the City of Troy Master Plan; and,

WHEREAS, Carlisle/Wortman Associates, Inc. prepared the Master Plan Update Proposal to assist the Planning Commission in amending the City of Troy Master Plan. The proposal includes a summary of proposed revisions, public engagement strategies and project scope; and,

WHEREAS, The Planning Commission has determined that the City of Troy Master Plan should be amended as per the Master Plan Update Proposal.

THEREFORE BE IT RESOLVED, The Planning Commission **RECOMMENDS** to City Council that the Master Plan Update Proposal prepared by Carlisle/Wortman Associates, Inc. to assist the Planning Commission in amending the City of Troy Master Plan be **APPROVED**.

BE IT FINALLY RESOLVED, The Planning Commission **RECOMMENDS** that City Council **AUTHORIZE** the commencement of the Master Plan amendment process.

Yes:

No:

MOTION CARRIED/FAILED



Carlisle | Wortman
ASSOCIATES, INC.

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

MEMORANDUM

TO: Mark Miller, AICP, City Manager
Bob Bruner, Assistant City Manager
Brent Savidant, AICP, Community Development Director

FROM: Richard Carlisle, FAICP
Ben Carlisle, AICP

DATE: October 14, 2020

SUBJECT: Master Plan Update Proposal

It has been a pleasure working with the City of Troy for almost 20 years and we appreciate the opportunity to update the Master Plan that we assisted in drafting over 10 years ago. Over our time working with you, the City has faced two recessions and a global pandemic, but also has seen tremendous growth and achievements that continues even today. As noted by Director Savidant, we agree that generally speaking, the Master Plan continues to be relevant in 2020. It was forward thinking at the time and many of the issues that were focused on are still applicable in 2020. While we have a great base to work with, there are some revisions that are timely to address upcoming issues that the City may face:

1. Format and Layout – The 2008 Plan was the first comprehensive Master Plan update in 40 years. In order to give it a more modern and fresher look, we propose to update 2008 Master Plan layout and format, including updated graphics and images.
2. Public Input – Incorporate a robust community engagement strategy. Strategy can include both traditional and technological methods. Public input could be thematic such as : (1) Housing; (2) Seniors; (3) Neighborhoods, specifically transition/points of friction between frontage properties and neighborhoods; and (4) Diversity.
3. Demographics and Data – Update demographics and data including incorporating 2020 census data.
4. COVID-19 – Update the Master Plan to reflect planning issues and changes in a post-pandemic world.
5. Neighborhood Node Sub Area Plan – Comprehensively review each 21 nodes addressing issues of land use, buffer, and transition. The process could include individual community engagement for each node.
6. Land Use – Based on community input and nodes, update the future land use plan. Future land use plan may include new land use categories.

7. Introduction - Strengthen the Introduction section to discuss relationship between Master Plan and Zoning Ordinance. This chapter could serve as a Planning and Zoning primer.
8. Implementation – The 2008 update did not include a detailed implementation chapter or strategy. Update Plan to incorporate a detailed implementation strategy including actions, responsible party, and priority.

PUBLIC ENGAGEMENT

The City has not conducted a comprehensive public engagement strategy since the 2008 plan was adopted. Since that time, the City has gone through a number of changes and faced a number of issues. That being said, the plan is in good shape but a public engagement and community conversation around specific issues is necessary. Rather than a wide-ranging engagement process that focuses on generalities, we propose more targeted approach focusing on the issues of housing; seniors; neighborhoods, specifically transition/points of friction between frontage properties and neighborhoods; and diversity.

Due to the Executive Orders issued by the Governor of Michigan in order lessen the impact of the COVID-19 epidemic, in-person community engagement events and interactions planned are limited. We have adjusted the engagement strategy to be conducted on a virtual or on-line platforms, supplemented with in person activities in compliance with social distancing measures. We are conducting similar engagement strategies for the cities of Berkley and Northville, and Scio Township.

Our public engagement strategy includes a combination of a community survey, focus groups, webinars, targeted neighborhood node workshops, and a public hearing. The engagement strategy can be nimble and adapt as necessary.

SCOPE

TASK 1: PROJECT INITIATION

1.1 Kick off Meeting

Prepare for and facilitate kick-off meeting with City Manager and pertinent staff to review work plan and schedule. Discuss public input format(s).

1.2 Demographic Collection

Collect and update demographics and data based on current data sources such as 2020 Census.

1.3 Reformat Layout

Draft reformat and revised layout.

TASK 2: PUBLIC ENGAGEMENT AND COMMUNITY INPUT

Please note that this task is not linear between task 1 and 3 but will be take place throughout the planning process.

2.1 Community Survey Launch

An on-line community survey, with paper copies available upon request. Postcards could be mailed out to all Berkley addresses.

2.2 Zoom Focus Groups

CWA planners and City staff will meet via Zoom with up to 10 small groups from demographic groups, such as senior citizens, Troy High School students, young families, Troy business owners/managers, etc.

2.3 Webinars by topic with interactive opportunities (public & private):

A series of webinars focused on the following topics were to occur:

- What is a Master Plan?
- Existing Conditions in Troy
- Transitions and Nodes
- Housing
- Seniors

- Land Use and Corridors: Big Beaver, Maple, and Rochester
- Stormwater, utilities & green infrastructure

A Zoom webinar will be held or video recording could be made for each of these topics and posted where public comments could be made, but also would be accompanied by a link to a private way to leave comments. Also, an e-mail address, mailing address and telephone line would be provided as well.

2.4 Workshop Presentation and Discussion for Nodes

CWA staff will set up a series of workshop presentations and discussion for each node. Community members would be available to listen to presentation and after presentation talk about their ideas, concerns, and suggestions.

Nodes:

- Meeting 1: Nodes A, B, C, D
- Meeting 2: Nodes E, F, and G
- Meeting 3: Nodes H, and I
- Meeting 4: J, K, L and M
- Meeting 5: N, O, P and Q
- Meeting 6: R, S, T, and U

2.5 Feedback:

- Voice mail box where people can leave a message with their ideas.
- Mailing address where people can mail letters with ideas.
- Dedicated email for emailed comments.

TASK 3: ISSUE IDENTIFICATION

3.1 Issue Identification

Based on our and staff understanding, in addition to community input, we will identify issues and strategies. Early identified issues include:

- COVID-19 – Update the Master Plan to reflect planning issues and changes in a post-pandemic world.
- Neighborhood Node Sub Area Plan – Comprehensively review each 21 nodes addressing issues of land use, buffer, and transition. The process could include individual community engagement for each node.
- Land Use – Based on community input and nodes, update the future land use plan. Future land use plan may include new land use categories.

TASK 4: PLAN DRAFTING

4.1 Draft Plan

Based on input from Task 2 and Task 3, we will draft plan. Revised plan will update format and layout, and include a new introduction and a new implementation section.

TASK 5: PLAN ADOPTION

5.1 Final Draft

Incorporate comments received and develop plan as bound report which includes draft maps, illustrations and conceptual design details as appropriate.

5.2 Planning Commission Public Hearing

Present revised plan to Planning Commission for public hearing

5.3 Changes based on Public Hearing

Make changes if necessary based on comments from Public Hearing

5.4 City Council Adoption

Present plan as recommended by Planning Commission to the City Council for adoption.

5.5 Deliverable

Provide three (3) bound copies and one digital copy to City.

TIMELINE

	February	March	April	May	June	July	August	September
Task 1								
Task 2								
Task 3								
Task 4								
Task 5								

BUDGET

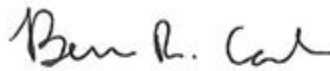
Due to the heavy focus on public engagement, we propose a budget not to exceed \$58,000.

Thank you again for the opportunity.

Sincerely,



CARLISLE/WORTMAN ASSOC., INC.
Richard K. Carlisle, AICP
President



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