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## **PLANNING COMMISSION MEETING AGENDA REGULAR MEETING**

David Lambert, Chairman, Marianna Perakis, Vice Chairman  
Toby Buechner, Carlton Faison, Michael W. Hutson, Tom Krent,  
Lakshmi Malalahalli, Sadek Rahman and John J. Tagle

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**July 26, 2022**

**7:00 P.M.**

**Council Chambers**

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1. ROLL CALL
2. APPROVAL OF AGENDA
3. APPROVAL OF MINUTES – June 28, 2022
4. PUBLIC COMMENT – For Items Not on the Agenda

### **CONDITIONAL REZONING**

5. PUBLIC HEARING – CONDITIONAL REZONING (CR JPLN2022-001) – Proposed Homestead Condominiums, East side of Livernois, North of Big Beaver (PIN 88-20-22-301-007, -008, -009), Section 22, From R-1E (One Family Residential District) to RT (One Family Attached Residential District).

### **OTHER ITEMS**

6. POTENTIAL PLANNED UNIT DEVELOPMENT (PUD) APPLICATION – Concept Plan discussion, East of Livernois, North of Square Lake (PIN 88-20-03-301-088, 88-20-03-301-025, -024, -023), Section 35, Currently Zoned NN (Neighborhood Node “Q”) and R-1B (One Family Residential) Districts.
7. PUBLIC COMMENTS – For Items on the Agenda
8. PLANNING COMMISSION COMMENT
9. ADJOURN

**NOTICE:** People with disabilities needing accommodations for effective participation in this meeting should contact the City Clerk by e-mail at [clerk@troymi.gov](mailto:clerk@troymi.gov) or by calling (248) 524-3317 at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations

Televised Live, Government Channel WTRY (10 WideOpenWest and 17 Comcast) Replayed Wednesdays 3:00 pm, 6:00 pm and 11:00 pm

Chair Lambert called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on June 28, 2022, in the Council Chamber of the Troy City Hall. Chair Lambert and Vice Chair Perakis presented opening remarks relative to the role of the Planning Commission and procedure of tonight’s meeting.

1. ROLL CALL

Present:

- Toby Buechner
- Carlton M. Faison
- Michael W. Hutson
- Tom Krent
- David Lambert
- Lakshmi Malalahalli
- Marianna Perakis
- John J. Tagle

Absent:

- Sadek Rahman

Also Present:

- R. Brent Savidant, Community Development Director
- Ben Carlisle, Carlisle Wortman Associates
- Allan Motzny, Assistant City Attorney
- Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

**Resolution # PC-2022-06-037**

- Moved by: Tagle
- Support by: Faison

**RESOLVED**, To approve the Agenda as prepared.

- Yes: All present (8)
- Absent: Rahman

**MOTION CARRIED**

3. APPROVAL OF MINUTES – June 14, 2022

**Resolution # PC-2022-06-038**

- Moved by: Hutson
- Support by: Malalahalli

**RESOLVED**, To approve the minutes of the June 14, 2022 Regular meeting as submitted.

Yes: Buechner, Faison, Hutson, Krent, Lambert, Malalahalli, Perakis  
 Abstain: Tagle  
 Absent: Rahman

**MOTION CARRIED**

4. PUBLIC COMMENT – For Items Not on the Agenda

There was no one present who wished to speak.

**CITY OF TROY MASTER PLAN**

5. MASTER PLAN DISCUSSION – Neighborhood Node Subcommittee Discussion

Mr. Savidant announced the Master Plan Node Steering Committee comprised of Planning Commissioners Lambert, Perakis, Krent and Faison.

Mr. Carlisle gave a short presentation on what the steering committee accomplished in their three meetings:

- Revised the node intent statement.
- Reviewed nodes A-U.
- Revised language for each node.
- Provided direction on concept plans.
  - Dequindre and Long Lake
  - John R and Long Lake
  - Gateway Concept Plan
- Suggests elimination of six (6) nodes:
  - Node A (Dequindre and 14)
  - Node G (Rochester and Wattles)
  - Node H (Livernois and Wattles)
  - Node L (Rochester and Long Lake)
  - Node M (Livernois and Long Lake)
  - Node S (Rochester and South Boulevard)

Mr. Carlisle reviewed the key principles on which the steering committee focused to achieve their conclusions.

Discussion followed with at times the steering committee members providing input and explanations on some of their determinations.

Chair Lambert announced the concept plans referenced and discussed during the meeting this evening are not proposed developments but conceptual plans only for Master Plan discussion.

Some discussion points:

- Ten percent (10%) residential component for first-story mixed use buildings.
- Desire to achieve more mixed use; majority of existing nodes residential.
- Parking as relates to commercial and residential.
- Connectivity to nodes from surrounding areas; vehicular, pedestrian, shared use pathways.
- Design options as relates to intensity, density, height, urban pulsing.
- Reconsideration/clarification on node intent statement.
- Incorporation of trail pathways in node intent statement.
- Gateway plan as relates to responsibility, engagement, involved parties.

Mr. Carlisle said he would look further into the residential component of first-story mixed use buildings and come back with proposed language.

Mr. Savidant said to email him with any ideas and/or comments and to copy the Planning Consultant on the messages.

Mr. Carlisle reviewed the next steps in the Master Plan review process.

### **OTHER ITEMS**

#### 6. **PUBLIC COMMENT** – For Items on the Agenda

- Wei Cao, 6816 Vernmoor, addressed shared use paths, bicycle lanes, pedestrian paths to connect the neighborhood nodes, suggested flexibility in parking, provide sidewalks and shared use paths.

Mr. Savidant addressed the Parks and Recreation 5-Year Master Plan and the City's recognition of the importance of shared use trails and paths. He gave examples of City practices applied to discourage excess parking and encourage pathways.

Mr. Carlisle said the concept plans presented this evening incorporated the current Zoning Ordinance parking requirements.

#### 7. **PLANNING COMMISSION COMMENT**

Mr. Savidant announced there is a scheduling conflict for himself, the Planning Consultant and the Assistant City Attorney for the scheduled July 12, 2022 meeting date. He suggested that the Board might consider canceling the meeting.

Complimentary comments across the Board were shared on a job well done by the Master Plan Steering Committee.

Ms. Perakis encouraged the incorporation of language relating to trail pathways into the node intent statement.



Mr. Krent shared past visions by boards and committees to encourage trail pathways.

Mr. Savidant addressed Planning Commission participation in upcoming conferences. He said he would forward information to the Board in the very near future.

**Resolution # PC-2022-06-039**

Moved by: Faison

Support by: Krent

**RESOLVED**, To cancel the July 12, 2022 Planning Commission Regular Meeting due to scheduling conflicts of staff and Planning Consultant.

Yes: All present (8)

Absent: Rahman

**MOTION CARRIED**

Chair Lambert thanked Mr. Cao for bringing attention to providing a variety of transportation means to get around the City, noting many residents rely on sidewalks and shared use paths.

8. **ADJOURN**

The Regular meeting of the Planning Commission adjourned at 8:24 p.m.

Respectfully submitted,

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David Lambert, Chair

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Kathy L. Czarnecki, Recording Secretary

DATE: July 26, 2022

TO: Planning Commission

FROM: R. Brent Savidant, Community Development Director

SUBJECT: PUBLIC HEARING – CONDITIONAL REZONING (CR JPLN2022-001) – Proposed Homestead Condominiums, East side of Livernois, North of Big Beaver (PIN 88-20-22-301-007, -008, -009), Section 22, From R-1E (One Family Residential District) to RT (One Family Attached Residential District).

The applicant Tableau by Mondrian seeks a conditional rezoning of the subject parcel from R-1E (One Family Residential) to RT (One Family Attached Residential District). The subject site is 9.54 acres in area. The applicant proposes a total of 30 units within 6 buildings.

The applicant is voluntarily offering the following conditions:

1. The Site Plan is a condition of approval;
2. Conform to RT Zoning;
3. Development shall be limited to a maximum of 6-buildings with 30 total units;
4. Maximum Building Height shall not exceed 2 stories or 30' in height;
5. Maximum % of Lot Area Covered by Buildings will be thirty percent (30%);
6. Building Materials shall be a mix of brick, asphalt shingles, plank siding, with variety of color palates and durable, low-maintenance materials;
7. Each Unit shall have a minimum of a one-car garage on the first level of each unit;
8. Additional Features & Amenities:
  - a. Community Park & Gathering Area;
  - b. Walking Trails Internal & External Sidewalks;
  - c. Ability to Connect to Troy Trails;
  - d. Exercise & Fitness Stations;
  - e. Butterfly Gardens;
  - f. Park Benches;
  - g. Livernois Frontage Landscape & Decorative Stone Walls;
  - h. Landscape Boundary Buffer Plantings & Preservation of Natural Features;
9. Significant Tree Plantings & Re-forestation;
10. No exterior refuse containers shall be used. Individual waste and recycling containers shall be stored in each unit's garage and placed at the curb on collection days in accordance with City ordinances;
11. Minor modifications to the site plan shall be reviewed, and if appropriate, administratively approved by the Community Development Director (Any such minor changes are those that in the City's discretion would not adversely or substantially affect the conditions of the re-zoning or the site plan).

The Planning Commission is a recommending body for this application.

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 Advisors, dated June 15, 2022.
4. Floodplain memo, prepared by Scott Finlay, Deputy City Engineer.
5. Preliminary Site Plan Packet with supporting documents.

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## **POTENTIAL RESOLUTION RECOMMENDING APPROVAL**

**PUBLIC HEARING – CONDITIONAL REZONING (CR JPLN2022-001)** – Proposed Homestead Condominiums, East side of Livernois, North of Big Beaver (PIN 88-20-22-301-007, -008, -009), Section 22, From R-1E (One Family Residential District) to RT (One Family Attached Residential District).

### **Resolution # PC-2022-07-**

Moved by:

Seconded by:

**RESOLVED**, That the Planning Commission hereby recommends to the City Council that the R-1E to RT conditional rezoning request, as per Section 16.04 of the City of Troy Zoning Ordinance, located on the east side of Livernois, north of Big Beaver, within Section 22, being approximately 9.5 acres in size, be **GRANTED** for the following reasons:

1. The request complies with the Master Plan.
2. The rezoning would permit greater flexibility in use and development of the property.
3. The conditions offered by the applicant reasonably protect the adjacent properties.
4. The rezoning would be compatible with surrounding zoning and land use.
5. The site can be adequately served with municipal water and sewer.

**BE IT FURTHER RESOLVED**, That the Planning Commission recommends the following site plan design considerations:

1. Provide conditional rezoning agreement prior to City Council consideration.

Yes:

No:

**MOTION PASSED / FAILED**

## **POTENTIAL RESOLUTION RECOMMENDING DENIAL**

**PUBLIC HEARING – CONDITIONAL REZONING (CR JPLN2022-001)** – Proposed Homestead Condominiums, East side of Livernois, North of Big Beaver (PIN 88-20-22-301-007, -008, -009), Section 22, From R-1E (One Family Residential District) to RT (One Family Attached Residential District).

### **Resolution # PC-2022-07-**

Moved by:

Seconded by:

**RESOLVED**, That the Planning Commission hereby recommends to the City Council that the R-1E to RT conditional rezoning request, as per Section 16.04 of the City of Troy Zoning Ordinance, located on the east side of Livernois, north of Big Beaver, within Section 22, being approximately 9.5 acres in size, be **DENIED** for the following reasons:

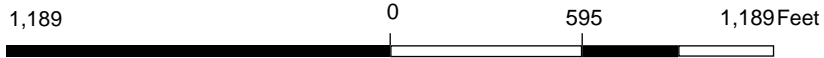
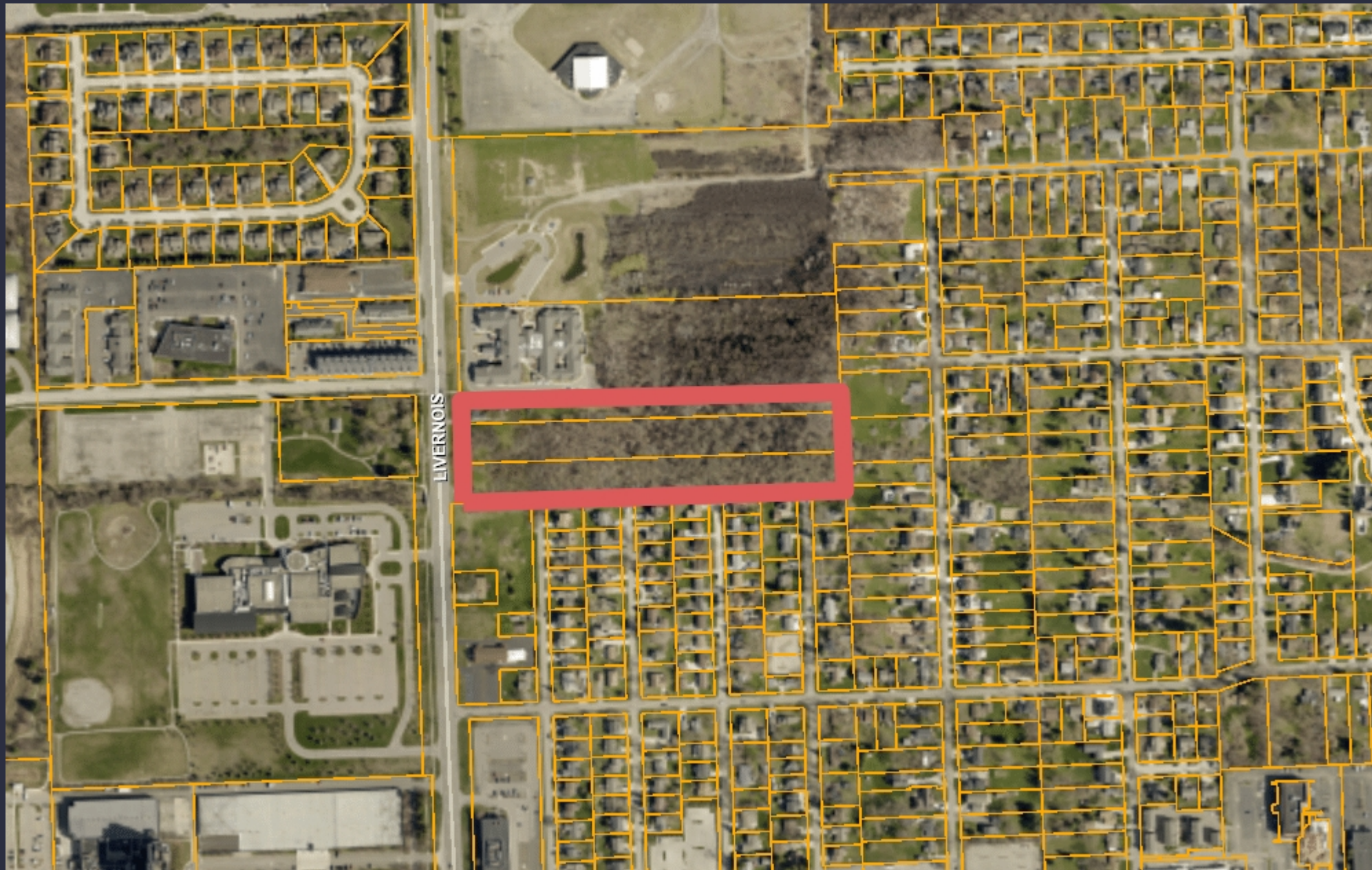
1. The request does not comply with the Master Plan.
2. The conditions offered by the applicant do not reasonably protect the adjacent properties.
3. The rezoning would be incompatible with surrounding zoning and land use.

Yes:

No:

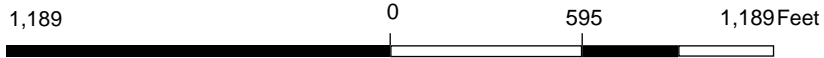
**MOTION PASSED / FAILED**





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: July 19, 2022

## Conditional Rezoning and Site Plan Review For City of Troy, Michigan

<b>Applicant:</b>	Mondrian
<b>Project Name:</b>	Homestead
<b>Plan Date:</b>	May 18, 2022
<b>Location:</b>	West side of Livernois, north of Big Beaver
<b>Zoning:</b>	R1-E, Single Family Residential
<b>Proposed Zoning:</b>	Conditionally rezoned RT, One Family Attached
<b>Action Requested:</b>	Conditional Rezoning and Site Plan Approval

### SITE DESCRIPTION

An application has been submitted to conditionally rezone a 9.5-acre site to construct 30-one-family attached units. The 9.5-acre site includes 3 parcels. The site is currently zoned R1-E, which does not permit multiple family residential. The applicant seeks to conditionally rezone the site to RT, One-family attached. One condition proposed by applicant is the site plan. Additional conditions are described below.

The subject site is located on the east side of Livernois, north of Big Beaver. Access is via a new private road off Livernois. The 30-units will be distributed in six buildings with five units each. Three (3) buildings will be ranch-style & three (3) will be single-level living condo buildings. Ranch-style housing will range from 1,735 to 1,840 sf per unit. Single level condos will range from 1,317 to 1,488 sf per unit.

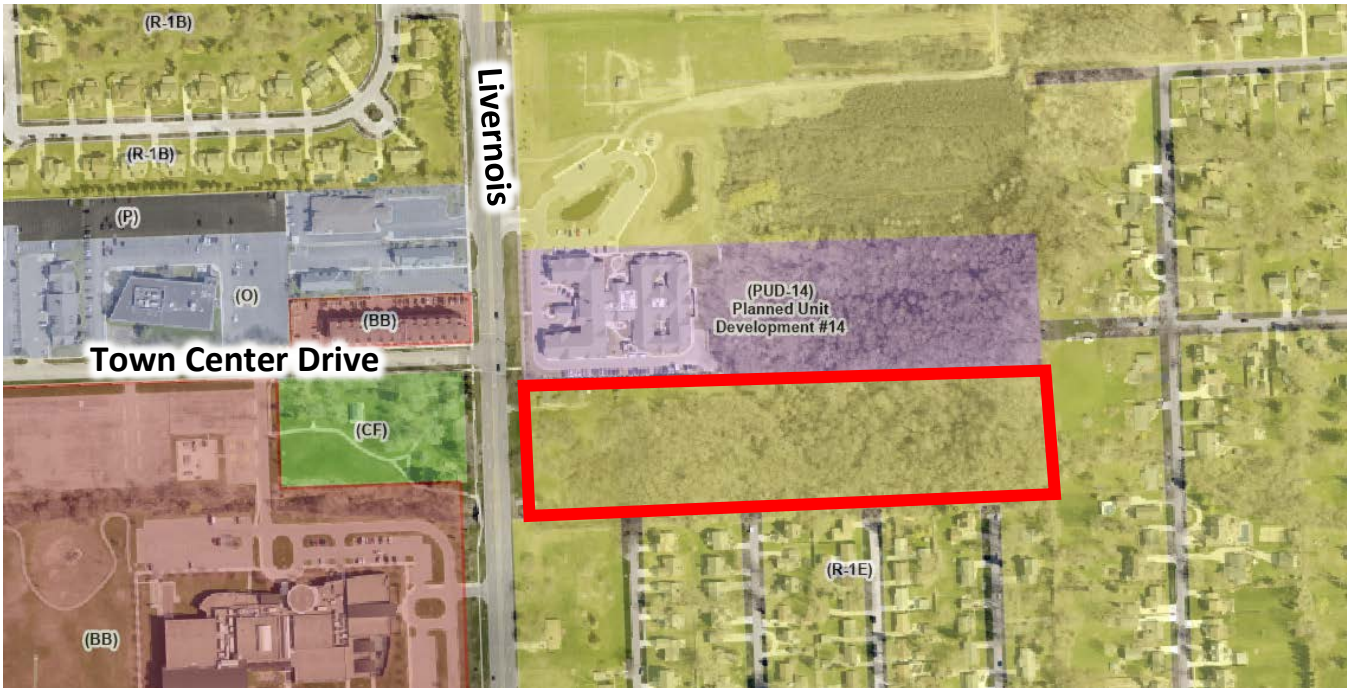
The site is encumbered with floodplain, wetlands, and tree cover. The applicant proposes to build the homes outside of the floodplain and wetlands. However, within the floodplain, the



applicant proposes detention, community park, butterfly garden, exercise stations, stone paths, and easement to the regional trail system. This will require cut and fill in the floodplain.

Site Location:





Proposed Uses of Subject Parcel:  
 Thirty (30) multi-family dwelling units.

Current Use of Subject Property:  
 Single Family Home

Current Zoning:  
 The property is currently zoned R1-E, One Family Residential.

Surrounding Property Details:

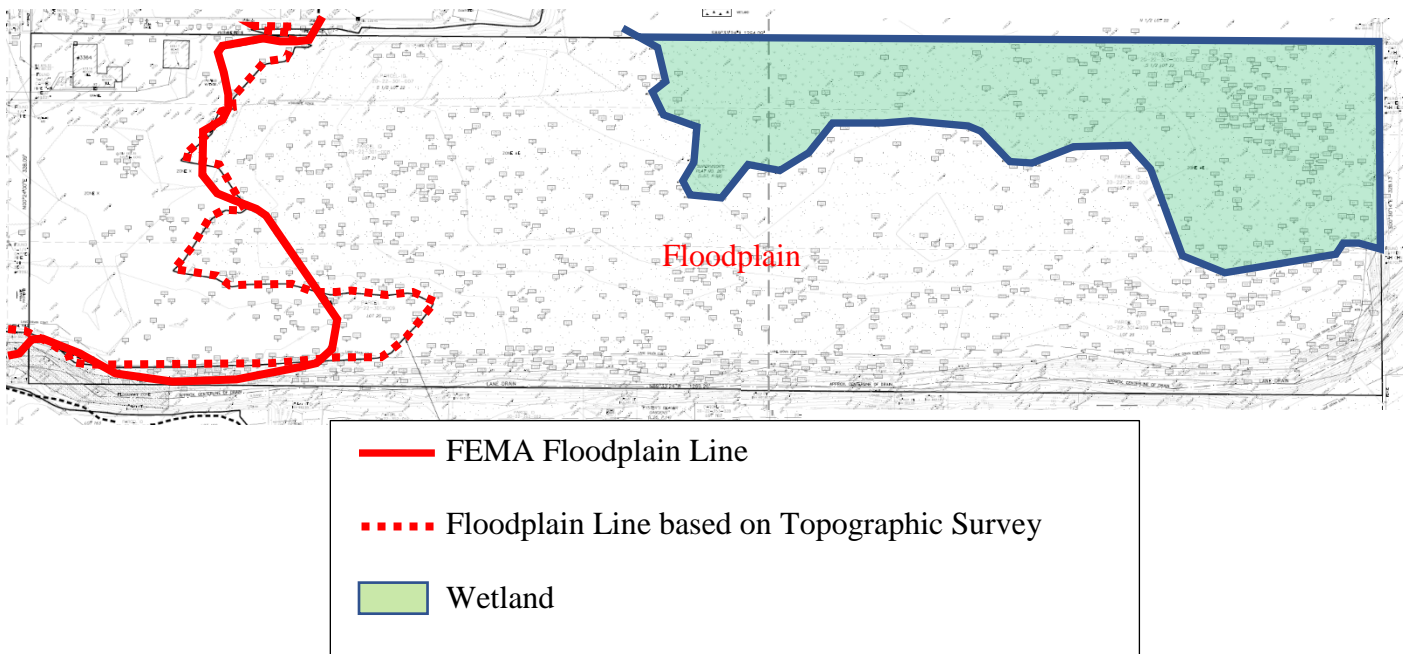
Direction	Zoning	Use
North	PUD	Senior Living Facility and Preserved Open Space
South	R1-E, Single Family	Single Family Residential / Place of Worship
East	R1-E, Single Family	Single Family Residential
West	CF, Community Facility, Big Beaver	Multiple Family Residential, Park, Community Center

**NATURAL FEATURES**

**Topography:** A topographic survey has been provided on sheet P-1.1. The site is relatively flat with a lower elevation along the southern property line, which is the Lane Drain.

**Wetlands:** There is a state regulated wetland at the northeast corner of the site. The applicant proposes to maintain the wetland, however they will have a slight impact to the wetland to provide the access to regional trail.

**Floodplain:** Most of the site is located within the floodplain. The applicant is requesting a floodplain map amendment based on topographic survey. In addition, the Lane Drain runs along the south side of the property.



As noted, the proposed development will require cut and fill in the floodplain. The Engineering Department has provided a memo outlining cut and fill in more detail.

The applicant received a Conditional Letter of Map Revision (CLOMR) from FEMA. This letter conditionally amends the floodplain line.

From the FEMA website:

Conditional Letter of Map Revision (CLOMR)

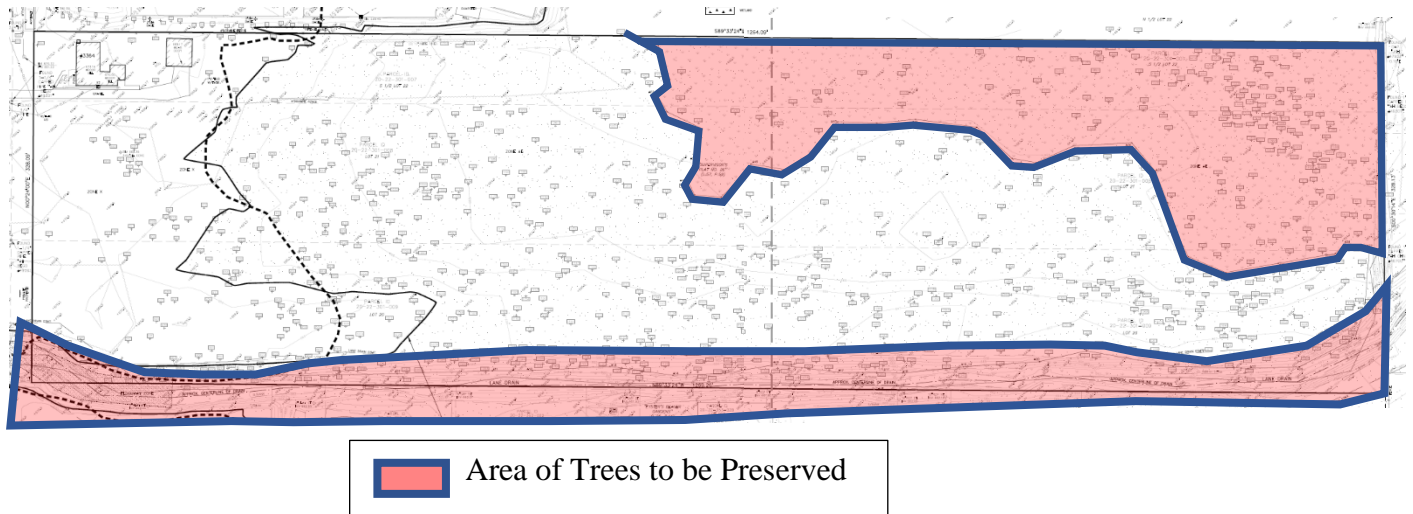
*FEMA's comment on a proposed project that would, upon construction, affect the hydrologic or hydraulic characteristics of a flooding source and thus result in the modification of the existing regulatory floodway, the effective Base Flood Elevations (BFEs), or the Special Flood Hazard Area (SFHA). The letter does not revise an effective NFIP map, it indicates whether the project, if built as proposed, would be recognized by FEMA. FEMA charges a fee for processing a CLOMR to recover the costs associated with the review. Building permits cannot be issued based on a CLOMR, because a CLOMR does not change the NFIP map.*

*Once a project has been completed, the community must request a revision to the Flood Insurance Rate Map (FIRM) to reflect the project. "As-built" certification and other data must be submitted to support the revision request.*

**Woodlands:** The cut and fill requires regrading in the floodplain and removal of existing vegetation. A tree inventory and replacement plan has been provided on Sheet T.1.0-T.1.4. The applicant surveyed a total of 809 trees on site. The site includes numerous invasive trees including silver maples, box elder, black walnut, elm, and cottonwood. Of the 809 trees they are saving 407, many which are not protected by the woodland ordinance. Of the 809 trees surveyed 57 were protected trees. The applicant surveyed 55 woodland trees, preserving 8 and 2 landmark trees, preserving none.

<b>Replacement Details</b>		
<b>Protected Tree</b>	<b>Inches Removed</b>	<b>Replacement Required</b>
Landmark	32 inches	32 inches
Woodland	473 inches	237 inches
<b>Protected Tree</b>	<b>Inches Preserved</b>	<b>Credit</b>
Landmark	0 inches	156 inches
Woodland	78 inches	0 inches
Protected Replacement Required	269 Inches	
Preservation Credit	156 Inches	
<b>Total</b>	<b>113-inches</b>	
<b>Total Tree Mitigation</b>	113 trees / 3 inches = 38 3-inch trees	





**Items to be addressed: none**

## CONDITIONS

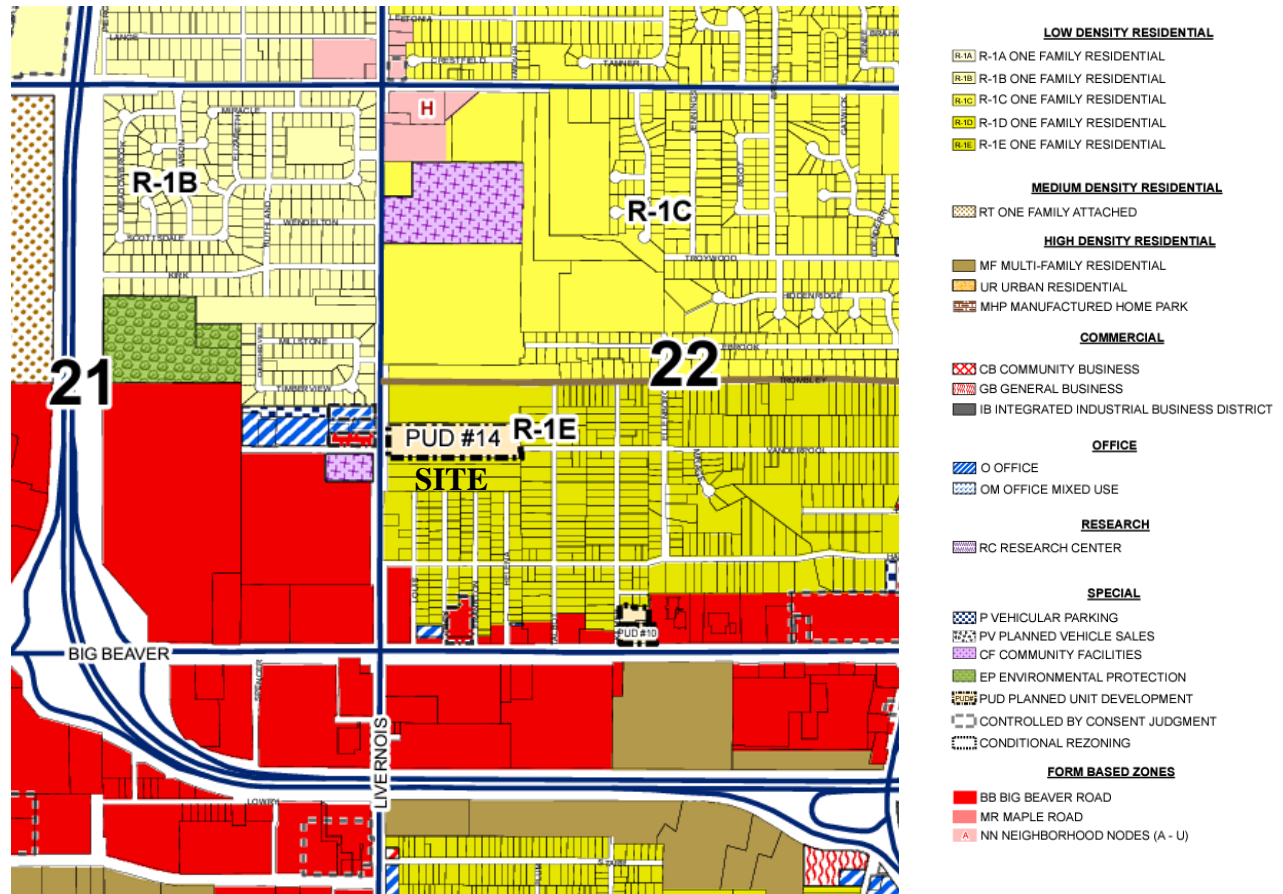
The following conditions have been voluntarily offered by the applicant:

1. *The Site Plan is a condition of approval.*
2. *Conform to RT Zoning*
3. *Development shall be limited to a maximum of 6-buildings with 30 total units.*
4. *Maximum Building Height shall not exceed 2 stories or 30' in height:*
5. *Maximum % of Lot Area Covered by Buildings will be thirty percent (30%),*
6. *Building materials shall be a mix of brick, asphalt shingles, plank siding, with variety of color palates and durable, low-maintenance materials.*
7. *Each unit shall have a minimum of a one-car garage on the first level of each unit.*
8. *Additional Features & Amenities:*
  - a. *Community Park & Gathering Area*
  - b. *Walking Trails Internal & External Sidewalks*
  - c. *Ability to Connect to Troy Trails*
  - d. *Exercise & Fitness Stations*
  - e. *Butterfly Gardens*
  - f. *Park Benches*
  - g. *Livernois Frontage Landscape & Decorative Stone Walls*
  - h. *Landscape Boundary Buffer Plantings & Preservation of Natural Features*
9. *Significant Tree Plantings & Re-forestation.*
10. *No exterior refuse containers shall be used. Individual waste and recycling containers shall be stored in each unit's garage and placed at the curb on collection days in accordance with City ordinances.*
11. *Minor modifications to the site plan shall be reviewed, and if appropriate, administratively approved by the Community Development Director (Any such minor*

*changes are those that in the discretion would not adversely or substantially affect the conditions of the re-zoning or the site plan).*

If the Conditional Rezoning is recommended for approval by the Planning Commission, a Conditional Rezoning agreement will be drafted between the applicant and the City Attorney’s office prior to consideration by the City Council.

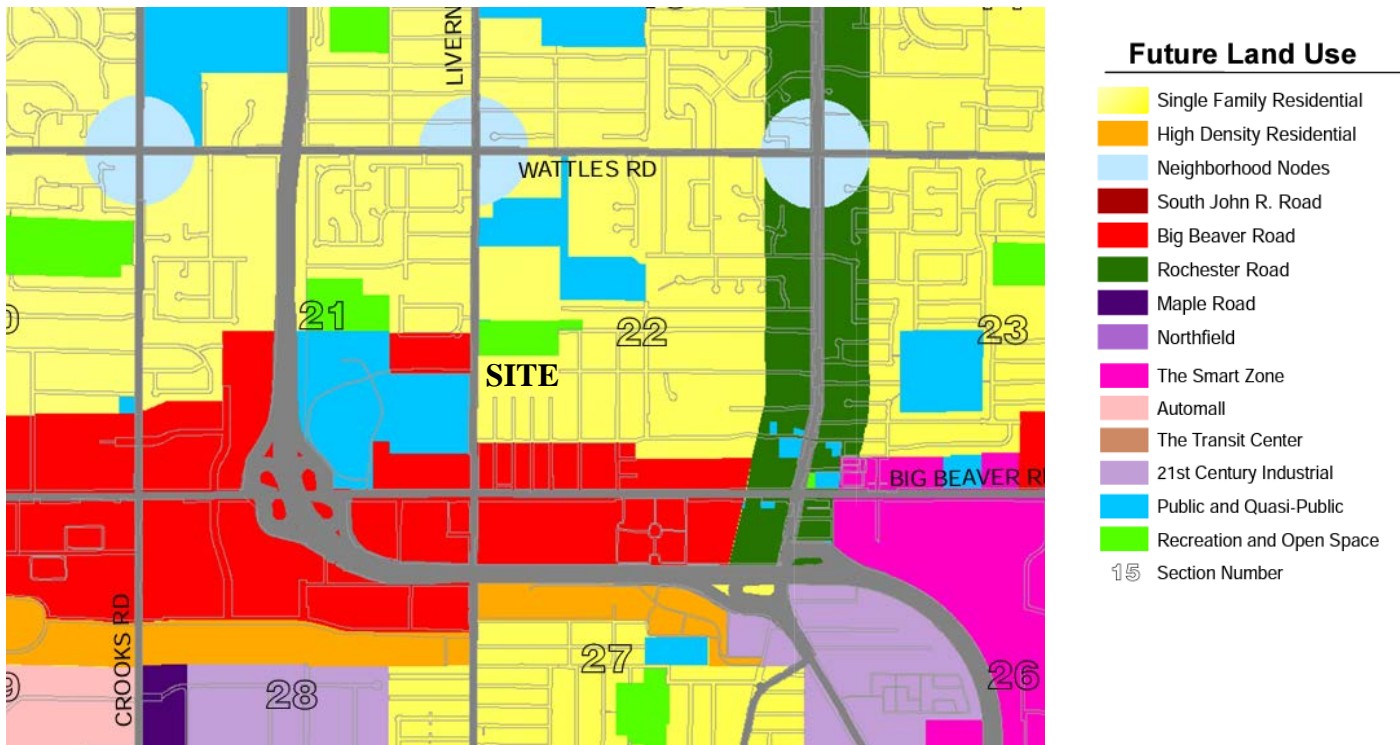
**ZONING**



Direction	Zoning	Use
North	PUD	Senior Living Facility and Preserved Open Space
South	R1-E, Single Family	Single Family Residential / Place of Worship
East	R1-E, Single Family	Single Family Residential
West	CF, Community Facility, Big Beaver	Multiple Family Residential, Park, Community Center

The applicant is seeking a conditional rezoning to RT One Family Attached. The nearest RT zoning is northwest of this site, on the west side of I-75, south of Wattles.

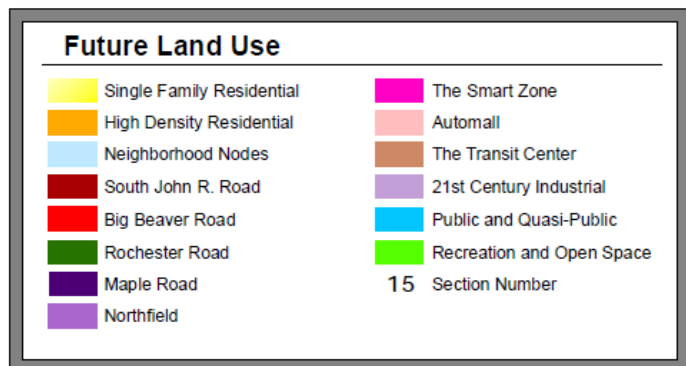
**MASTER PLAN**



According to the Future Land Use Plan this area is planned as Single Family Residential. The existing zoning as One-Family Residential supports this intent and is consistent with existing zoning and future land use goals of those parcels immediately east, north and south.

The proposed land use as RT, One-family attached is more intense than the uses intended, however, it is consistent with existing land uses of parcels located to its north (senior facility) and the to the west (apartment building).

**Items to be addressed: None.**



**REZONING STANDARDS**

As set forth in section 16.04.C.3, the Planning Commission should consider the following standards. A Conditional Rezoning may only be approved upon a finding and determination that all of the following are satisfied:

1. *The conditions, proposed development, and/or proposed use of the land are designed or proposed for public health, safety, and welfare purposes.*
2. *The conditions, proposed development and/or proposed use are not in material conflict with the Master Plan, or, if there is material conflict with the Master Plan, such conflict is due to one of the following:*
  - a. *A change in City policy since the Master Plan was adopted.*
  - b. *A change in conditions since the Master Plan was adopted.*
  - c. *An error in the Master Plan.*
3. *The conditions, proposed development and/or proposed use are in accordance with all terms and provisions of the zoning district to which the land is to be rezoned, except as otherwise allowed in the Conditional Rezoning Agreement.*
4. *Public services and facilities affected by a proposed development will be capable of accommodating service and facility loads caused by use of the development.*
5. *The conditions, proposed development and/or proposed use shall insure compatibility with adjacent uses of land.*

**SITE ARRANGEMENT**

The applicant is proposing to construct thirty (30) units. The 30-units will be distributed in six buildings with five units each. The units will be accessed from a private road which is accessed off Livernois.

The rear of the site will remain as undeveloped in the form of a detention, community park, and preserved wetlands.

**Items to be addressed:** None.

**AREA, WIDTH, HEIGHT, SETBACKS**

Section 4.07 establish the dimensional requirements for RT One-family Attached District. The requirements of RT Zoning District and the proposed dimensions are shown in the following table.

	Required	Provided	Compliance
Front (Livernois)	50-feet	50-feet	Complies



Side (north)	5-feet /15-feet combined	35-feet	Complies
Side (south)	5-feet /15-feet combined	35-feet	Complies
Rear (South)	35-foot minimum setback	More than 35-feet	Complies
Lot Width	40 feet	328 feet	
Building Height	2.5-stories, 30 feet in height.	Elevations not provided	Can not confirm
Lot Coverage (Building)	30%	28.33%	Complies
Minimum Open Space	20%	22.68%	Complies
Parking Location	Cannot be located in front yard	Parking lots not in front yard	Complies

**Items to be addressed:** None

**PARKING**

Section 13.06.G of the Zoning Ordinance requires:

	Required	Provided
Residential (General): 2 spaces per unit	30 units = 60 spaces	60 spaces
Barrier Free	0	0
Bicycle Parking	2	Internal to building
Loading	0	0
<b>Total</b>	<b>60 spaces</b>	<b>60 spaces</b>

The applicant has not provided any dedicated guest parking. Due to the narrow width of the road and numerous driveway cuts, it is unclear if any parking on street would be possible. We recommend that the applicant provide some dedicated guest parking.

**Items to be Addressed:** Provide dedicated guest parking.

**SITE ACCESS AND CIRCULATION**

The units will be accessed from a private road which is accessed off Livernois. The private road includes a cul-de-sac to allow for vehicular turnaround. Vehicular access and circulation have been reviewed and approved by the City Fire Department and City Engineering Department.

**Items to be addressed:**

**TRAFFIC**

The City’s engineering consultant, OHM, has reviewed the traffic memo. Summary of OHMs review:

*The table below provides the calculated number of trips generated for the proposed development, based on the ITE Trip Generation Manual for Single-Family Attached Housing (ITE Land Use Code #215).*

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
30 units	3	7	10	8	6	14	89	89	178

*The traffic generated by the proposed development is minimal, adding fewer than 20 vehicle trips during the peak (“busiest”) hour. The traffic impact of this site on the adjacent road network is negligible and would be imperceptible to the majority of road users.*

*As a point of comparison, traffic counts taken in January 2022 on Livernois Road (between Big Beaver Road and Wattles Road) indicate this segment carries approximately 20,000 vehicles per day, and roughly 1,600 vehicles during the PM peak hour. Amongst typical weekdays, traffic volumes during the peak hours alone often vary by 10%+ from one day to the next. These day-to-day fluctuations result in peak hour traffic volumes that vary by hundreds of vehicles. The proposed subdivision is expected to generate only 14 vehicles during the peak hour.*

**Items to be addressed: None**

**LANDSCAPING**

A landscaping plan has been provided on Sheet L101. The following table discusses the development’s compliance with the landscape requirements set forth in Section 13.02.

	Required:	Provided:	Compliance:
<b>Greenbelt Planting</b>			
<u>Livernois: 1 tree every 30 feet</u>	328 / 30 = 11	11 trees	Complies
<b><u>Southern property line:</u></b>			
<u>Landscape buffering:</u> Required buffering between two differentiating land uses. Alternative 1 or 2.	1,227 / 10 = 123 trees	68 new trees + existing vegetation	Complies with Planning Commission consideration

1 large evergreen every 10 feet or 1 narrow evergreen every 3 feet.  Alternative screening method may be considered by the Planning Commission.			
<b>Overall</b>			
<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%	Over 20%	Complies
<u>Mitigation</u>	38 3-inch trees	38 trees	Complies

Community Park and Trail Access:

The applicant is proposing a community park and trail connection to the City of Troy regional trail. The community park includes landscaping, benches, trails, butterfly gardens, and exercise stations. The material (gravel, concrete, asphalt, etc) of the trail has not been indicated.

The applicant should clarify if the community park is open to the general public or only for the use of the residents of the development. If open to the general public an easement will need to be provided. Are the future homeowners expected to maintain park? A long-term maintenance plan should be provided.

**Items to be Addressed:** 1). Confirm material of the trail; 2). Clarify if the community park is open to the general public or only for the use of the residents of the development. If open to the general public an easement will need to be provided; and 3). Provide long-term maintenance plan for community park.

**PHOTOMETRICS**

Applicant did not provide photometric plan. Provide photometric plan.

**Items to be Addressed:** Provide Photometric Plan.

**FLOOR PLAN AND ELEVATIONS**

The applicant has provided renderings and floor plans but has not provide elevations. Materials include black brick, white hardi board siding, and black metal roofs.



Planning Commission to consider architectural style and material selection.

**Items to be Addressed:** 1). Provide elevations; and 2). Planning Commission to consider architectural style and materials.

### **SITE PLAN REVIEW STANDARDS**

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

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.*
  - a. *Building design shall enhance the character of the surrounding area in relation to building and parking placement, landscape and streetscape features, and architectural design.*
  - b. *Street fronts shall provide a variety of architectural expression that is appropriate in its context and prevents monotony.*
  - c. *Building design shall achieve a compatible transition between areas with different height, massing, scale, and architectural style.*
  
2. *Development shall incorporate the recognized best architectural building design practices.*
  - a. *Foster a lasting impact on the community through the provision of high quality design, construction, and detailing.*

- b. *Provide high quality, durable materials, such as but not limited to stone, brick, glass, and metal. E.I.F.S. or material equivalent shall only be used as an accent material.*
  - c. *Develop buildings with creativity that includes balanced compositions and forms.*
  - d. *Design roofs that are appropriate to the architectural style of the building and create an appropriate visual exterior mass of the building given the context of the site.*
  - e. *For commercial buildings, incorporate clearly defined, highly visible customer entrances using features such as canopies, porticos, arcades, arches, wing walls, ground plane elements, and/or landscape planters.*
  - f. *Include community amenities that add value to the development such as patio/seating areas, water features, art work or sculpture, clock towers, pedestrian plazas with park benches or other features located in areas accessible to the public.*
3. *Enhance the character, environment and safety for pedestrians and motorists.*
- a. *Provide elements that define the street and the pedestrian realm.*
  - b. *Create a connection between the public right of way and ground floor activities.*
  - c. *Create a safe environment by employing design features to reduce vehicular and pedestrian conflict, while not sacrificing design excellence.*
  - d. *Enhance the pedestrian realm by framing the sidewalk area with trees, awnings, and other features.*
  - e. *Improve safety for pedestrians through site design measures.*

## REZONING STANDARDS

As set forth in section 16.06.C.3, a Conditional Rezoning may only be approved upon a finding and determination that all of the following are satisfied:

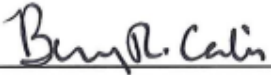
- a) *The conditions, proposed development, and/or proposed use of the land are designed or proposed for public health, safety, and welfare purposes.*
- b) *The conditions, proposed development and/or proposed use are not in material conflict with the Master Plan, or, if there is material conflict with the Master Plan, such conflict is due to one of the following:*
  - I. *A change in City policy since the Master Plan was adopted.*
  - II. *A change in conditions since the Master Plan was adopted.*
  - III. *An error in the Master Plan.*
- c) *The conditions, proposed development and/or proposed use are in accordance with all terms and provisions of the zoning district to which the land is to be rezoned, except as otherwise allowed in the Conditional Rezoning Agreement.*
- d) *Public services and facilities affected by a proposed development will be capable of accommodating service and facility loads caused by use of the development.*
- e) *The conditions, proposed development and/or proposed use shall insure compatibility with adjacent uses of land.*

The Planning Commission should consider if the Conditional Rezoning Standards have been met.

**SUMMARY**

Planning Commission is asked to hold a public hearing and consider public testimony. As part of the deliberations, the Planning Commission should consider if the plan meets the conditional rezoning standards and if the plan meets the site plan design standards.

Sincerely,



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

MONDRIAN PROPERTIES

PRESENTS



Tableau  
by MONDRIAN





## **SECTION 1: ABOUT MONDRIAN PROPERTIES AND ITS NEW MULTI-FAMILY DIVISION**

### **Mondrian's Background**

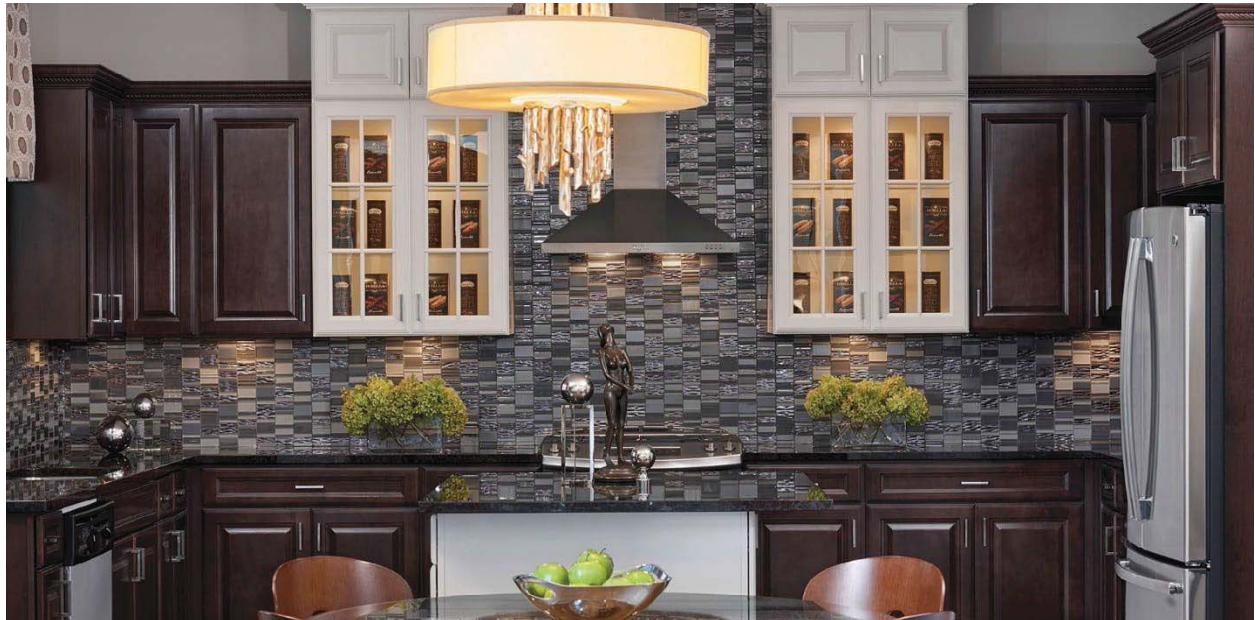
At Mondrian Properties, we pride ourselves on developing, designing and constructing premier homes and communities for our highly valued customers. In our three-decade history, we have developed more than 40 communities in Southeastern Michigan, continually winning awards for architectural design quality.





**The Mondrian Mission**

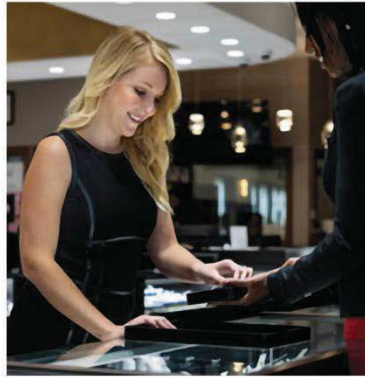
Our goal is to be recognized as a national leader in the area of customer-focused residential construction. Our best-in-class, well-coordinated and consummately professional team helps to realize this goal every day. It is our unrelenting dedication to achieving this goal, in combination with our commitment to integrity, that allows us to provide our clients with their dream homes.





### The Mondrian Lifestyle

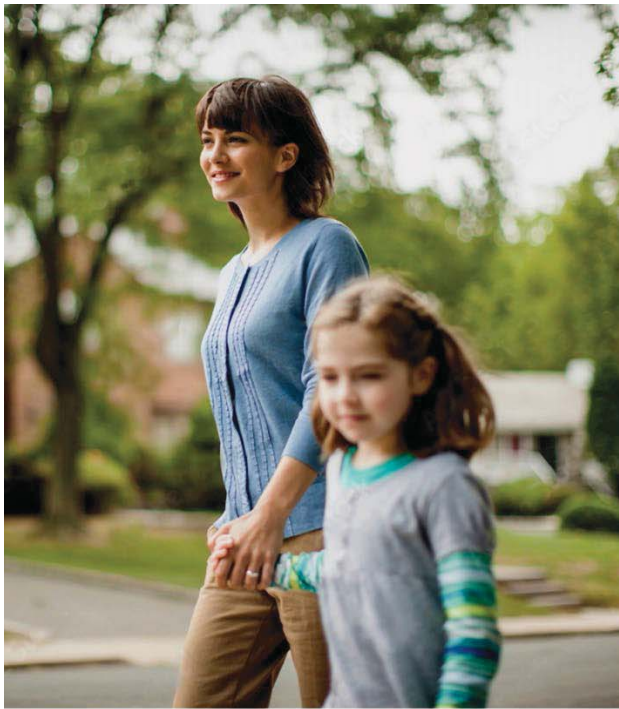
Our architectural team creates classic designs that our construction team realizes into quality homes that exude timeless sophistication and luxurious detail. Our clients experience the next level – of convenience, of service and of quality. We take great pride in the communities we build. When you purchase a Mondrian home, you acquire so much more than a place to live; you acquire a lifestyle filled with attainable luxury.





### Mondrian's Expansion into Multi-family Housing

Our team has carefully considered the guidance and insight it has understood from the City of Troy, with regard to new choices for home-shoppers in the area. And, since there is strong demand in the marketplace for different types of multi-family, for-lease, as well as for-purchase residential home types, Mondrian Properties, through its newly created subsidiary, **Tableau by Mondrian**, has decided to pursue constructing these kinds of options for the community. Also, new construction is highly popular, as compared to older construction units. Whether future communities offer 50+ or general market residences for lease, or 50+ or general market condos, Mondrian's new multi-family unit can supply any of them. Mondrian's new multi-family brand, **Tableau by Mondrian**, will offer home-shoppers the elegance for which Mondrian is known, while delivering new residences that are clearly something new and exciting – communities that would offer aspirational lifestyles to a variety of audiences – places where they could really envision themselves being fulfilled. Mondrian Properties will remain separate, but since there is a good amount of brand equity in the Mondrian name, this new brand has can leverage it as a foundation from which to drive credibility, legitimacy and familiarity in the eyes of the target audience – whichever demographic that audience may represent.



## SECTION 2: PROJECT NARRATIVE LETTER

# H O M E S T E A D

*A Proposed Single Family Attached, For-Lease Condominium Neighborhood  
In the City of Troy, Michigan*

Project Applicant / Developer:

**Tableau by Mondrian**  
50215 Schoenherr Road  
Shelby Township, MI 48315  
Attn: Joseph Maniaci  
586-726-7350  
jmaniaci@mondrianproperties.com

Development Team Consultants:

**Civil Engineer:**

**PEA Group**  
John Thompson, PE  
2430 Rochester Court  
Troy, MI 48083  
844-813-2949

**Architects:**

**Martini – Samartino Design Group**  
Paul Samartino, AIA  
920 E. Long Lake  
Suite 200  
Troy, MI 48085  
248-524-0445

**Landscape Architecture:**

**J Eppink Partners, Inc.**  
Jim Eppink, RLA  
9336 Sashabaw Road  
Clarkston, MI 48348  
248-922-0789

Site Data:

**Parcel Size:**  
9.54 acres

**Location:**

East side of Livernois,  
north of Big Beaver Road within  
the City of Troy, MI

**Existing Zoning:**

R-1E One Family Residential

**Proposed Zoning:**

RT One Family Attached Residential  
using a Conditional Rezoning  
Application

**Proposed Uses:**

30 attached single family for lease  
condominium homes

### **Project Vision:**

Homestead, a new neighborhood proposed to be constructed off of Livernois Road will provide beautiful, high-quality, size-appropriate housing geared towards its 50-year-old and older residents.

Mondrian Properties, the corporate parent of its new, multi-family unit, **Tableau by Mondrian**, has been building homes in Southeastern Michigan for more than three decades, and continues to be at the forefront of providing a range of quality housing choices throughout the area. In response to the City of Troy's goal to provide innovative housing alternatives that serve the City's evolving demographics, smaller household sizes, and active lifestyle choices of its residents, Tableau by Mondrian is proud to propose Homestead, a neighborhood that specifically seeks to help build **the "missing-middle"** within the community.

The City of Troy continues to be recognized as one of the best places to live in America. Its strong employment base, educational opportunities, shopping areas, diverse cultures, and residential neighborhoods have made it a premier family-oriented community. As its long-time residents age, however, the City of Troy has correctly recognized that it must encourage a wider range of housing choices to be built within Troy that will allow its residents to remain in the city they love, close to their families, friends, work, and churches. Providing more diverse housing choices enables residents the ability to **"age in place"** and prevent the need to move away, once the large, five-bedroom home becomes too large during their empty-nest, active senior years.

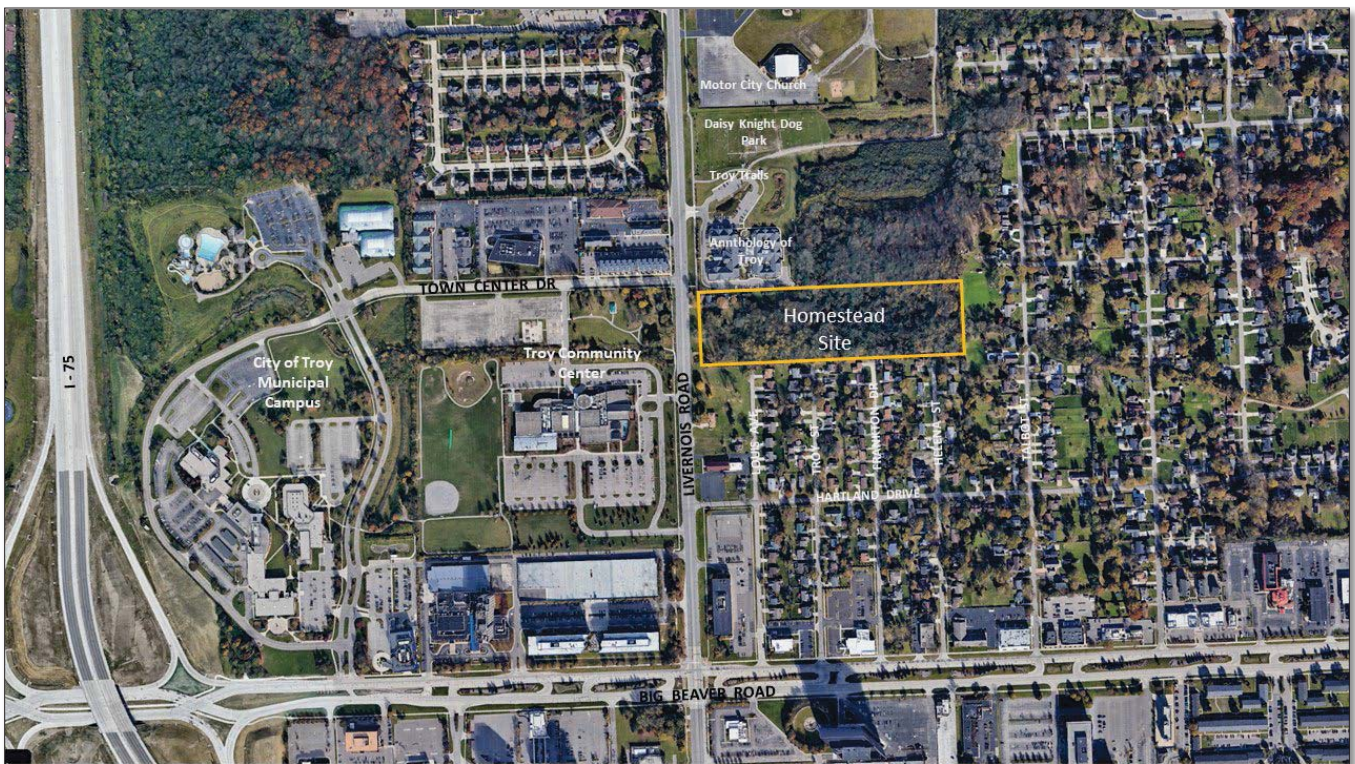
Homestead, a boutique, pocket neighborhood of only 30-residences, will provide home layouts ranging in size from 1,317 square feet to 1,840 square feet. The condominiums, designed primarily for single-level living, will be offered for-lease with an option to purchase. The Homestead neighborhood, which boasts of more than 55% open space will provide a community park for outdoor gatherings, walking trails that may connect to the larger City of Troy trail system, butterfly gardens, fitness stations with outdoor exercise equipment, sidewalks throughout, and beautifully landscaped, centrally maintained grounds.

Tableau by Mondrian has submitted the attached site plan documents and application and seeks site plan approval and conditional rezoning of the parcel(s) in order to construct this exciting neighborhood. Key attributes of the site and proposed development are outlined on the following pages and within the site plan submission documents.



**SITE DATA & LOCATION:**

Parcels 20-22-301-007, 20-22-301-008, 20-22-301-009  
 Total Size: 9.54-acres  
 Current Zoning: R-1E One Family Residential District  
 Proposed Zoning: RT One Family Attached Residential District  
 Features: Lane Drain located at the parcel's southern boundary  
 Wetlands and Floodplain areas currently exist on site Immediately east of the Troy Community Center and access to the Troy Trail system.



*The Homestead property is located on the east side of Livernois, a short, one-quarter-mile walk north of Big Beaver Road. R-1E Single Family neighborhoods abut the property to the east and south, The Troy Community Center is located conveniently west of the site, and Anthology of Troy (a PUD) is located immediately to the north with close connection to Troy Trails and the Daisy Knight Dog Park.*

The westernmost portion of the site is considered the “development zone” and can accommodate conventional construction methods for residential development. The eastern portion of the site is comprised of wetlands to the north and the Lane Drain to the south. The rear-central portion of the site will be graded to accommodate the required floodplain capacity of the site. The analysis of the physical characteristics of the site, identification of the development and floodplain cut zones, and the proposed civil engineering methods were determined independent of the proposed Homestead site plan. In other words, the western development zone, the eastern floodplain area, the natural features are consistent regardless of if the site was developed as a conventional R1-E subdivision, or as developed as the proposed RT – “Aging-in-Place,” “Missing-Middle” community.



*The western portion of the site has been determined to have the characteristics suitable for development, whereas the eastern portion of the site will be reserved for the preservation of the natural features, floodplain cut area, and re-forestation of the wooded areas.*

**SITE PLAN & ARCHITECTURAL DATA:**

Building Types: 6 condominium buildings  
 (3 Ranch with Lifestyle Space buildings & 3 Single-Level Living Condo buildings)

Total Residences: 30

Gross Density: 3.14 residences per acre

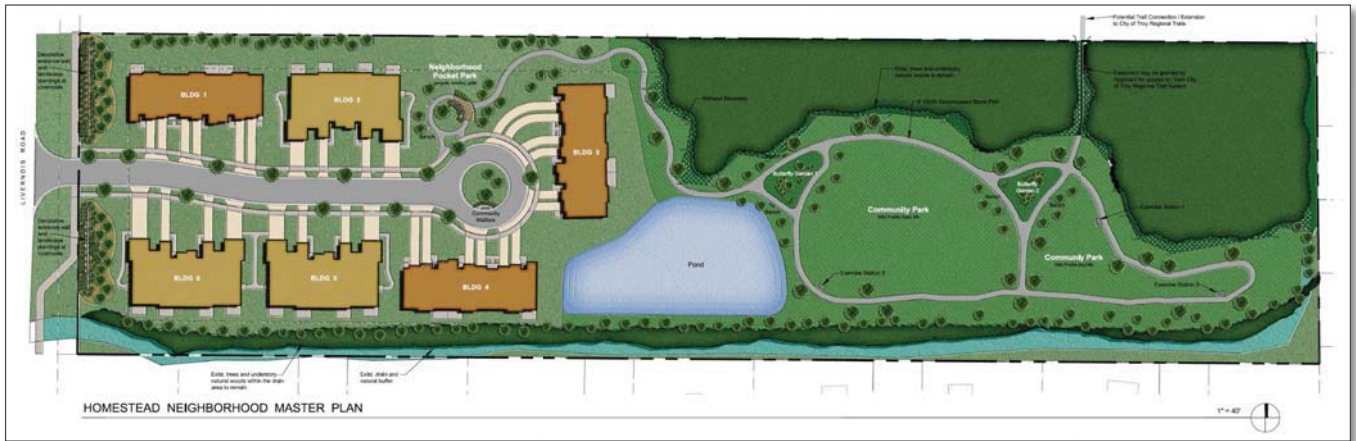
Home Sizes: Single Level Living Condo: 1,317 – 1,488 sf  
 Ranch with Lifestyle Space: 1,735 – 1,840 sf

Architecture: Award winning architectural style and building materials

Site Plan Features Include:

- Community Park & Gathering Area;
- Pergola;
- Walking Trails;
- Internal External Sidewalks with Ability to Connect to Troy Trails;
- Exercise & Fitness Stations;
- Butterfly Gardens;
- Park Benches;
- Livernois Frontage Landscape & Decorative Stone Walls;
- Landscape Boundary Buffer;
- Plantings & Preservation of Natural Features;
- Significant Tree Plantings & Re-forestation & Stormwater Management;
- Creation of Detention Basin/Decorative Wet Pond.





The Homestead neighborhood master plan places 6 beautiful condominium buildings at the western boundary closest to Livernois Road. The 30 residential units will front onto the new internal road and have direct access to Livernois. The development is just a short walk to The Troy Community Center, restaurants along Big Beaver, or connections to internal trails and the Troy Trail system. Existing wooded wetlands and the wooded Lane Drain will be maintained at the north and south respectively, and the rear center area will be land-balanced to accommodate floodplain capacity. The rear area will be planted and maintained with native prairie grasses, two butterfly gardens, buffer plantings and tree re-forestation plans, along with walking trails, fitness stations, and restful park bench areas.



Ranch Condominium with Lifestyle Space: Three “Ranch Condominiums with Lifestyle Space” buildings will be constructed within Homestead, providing a total of 12 of these unit types. Almost all the living space, including the master and second bedroom, kitchen and living room will be located on the ground floor. An additional flexible life-style space, which could be used as a home office, den, or media room, will be located on the second floor. The total square footage of these homes will range between 1,735 – 1,840 sf.





**Single-Level Living Condominiums:** Three “Single-Level Living Condominium” buildings will be constructed, providing a total of 18 of these unit types. All living areas within each condo will be located on a single level providing a spacious, convenient, ranch-style home. The ground floor of each building will house three units, with three additional individual units on the second floor. Each residence will have its own garage, as well as dedicated driveway parking areas. The square footage of the single-level living homes will range from 1,317 – 1,488 sf.

At Tableau by Mondrian, we are proud to present the Homestead neighborhood and its ability to create an “Age-in-Place,” “Missing-Middle” community that offers appropriately sized homes, beautiful architecture, functional floor plans, amenities, an abundance of site features, 55% open space, and located within walking distance of restaurants, trails, dog-parks, churches, offices, and the Troy Community Center. Our application requests a conditional re-zoning based on the uses, merits, and details reviewed here, those within the site plan submission documents, and as outlined in the accompanying application and conditional re-zoning narrative. We’ve worked closely with the community, have studied the Troy Master Plan, and we believe this development, with its open space, alternative housing choices, and walkability components, will meet the goals, intent, and spirit of the Master Plan. We believe that Homestead will become a wonderful addition to the City of Troy.

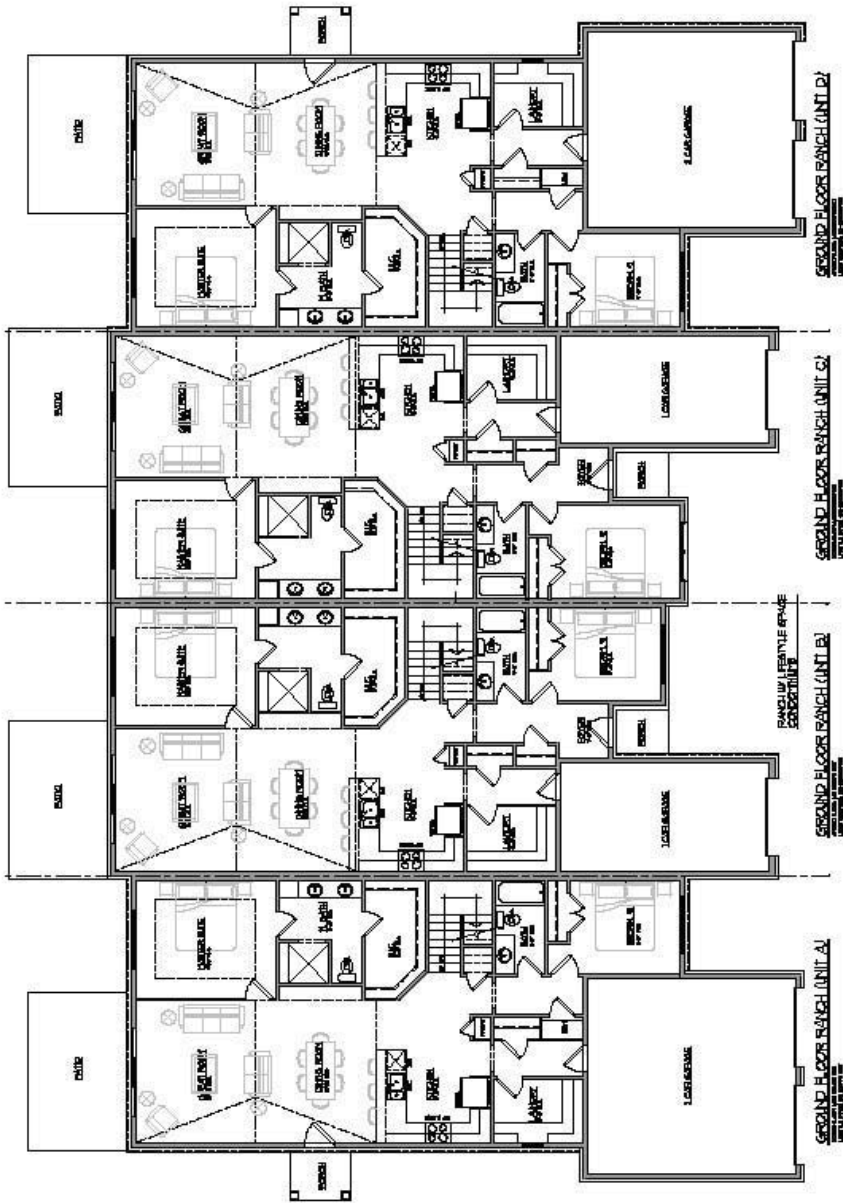
The attached Preliminary Site Plan Submission document set provides the information required by the ordinance and outlines the technical details of the development. We appreciate the opportunity to have the project reviewed by the City Planning Department and related professionals and look forward to being placed on the next available Planning Commission agenda to review and request a positive recommendation for the site plan and conditional re-zoning to enable the project to move forward.



**SECTION 3: LANDSCAPE RENDERINGS**



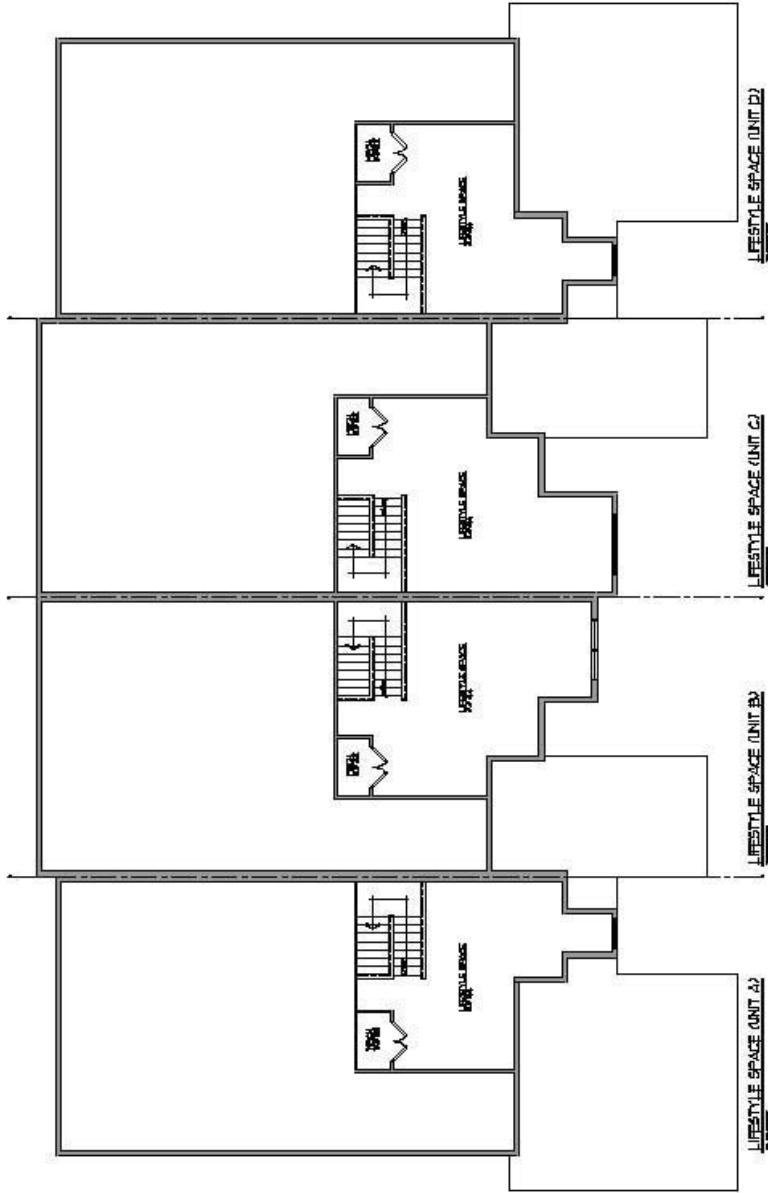
**SECTION 4: HOMESTEAD FLOOR PLANS**



DESIGNED BY  
**MARTINI SAMARTINO**  
*Design Group*  
ARCHITECTURE AND INTERIOR DESIGN, LLC  
 10000 N. 100th Street, Suite 1000, Omaha, NE 68164  
 402.491.1111  
 www.martini-samartino.com



**RANCH W/ LIFESTYLE SPACE**  
 CONDOMINIUMS

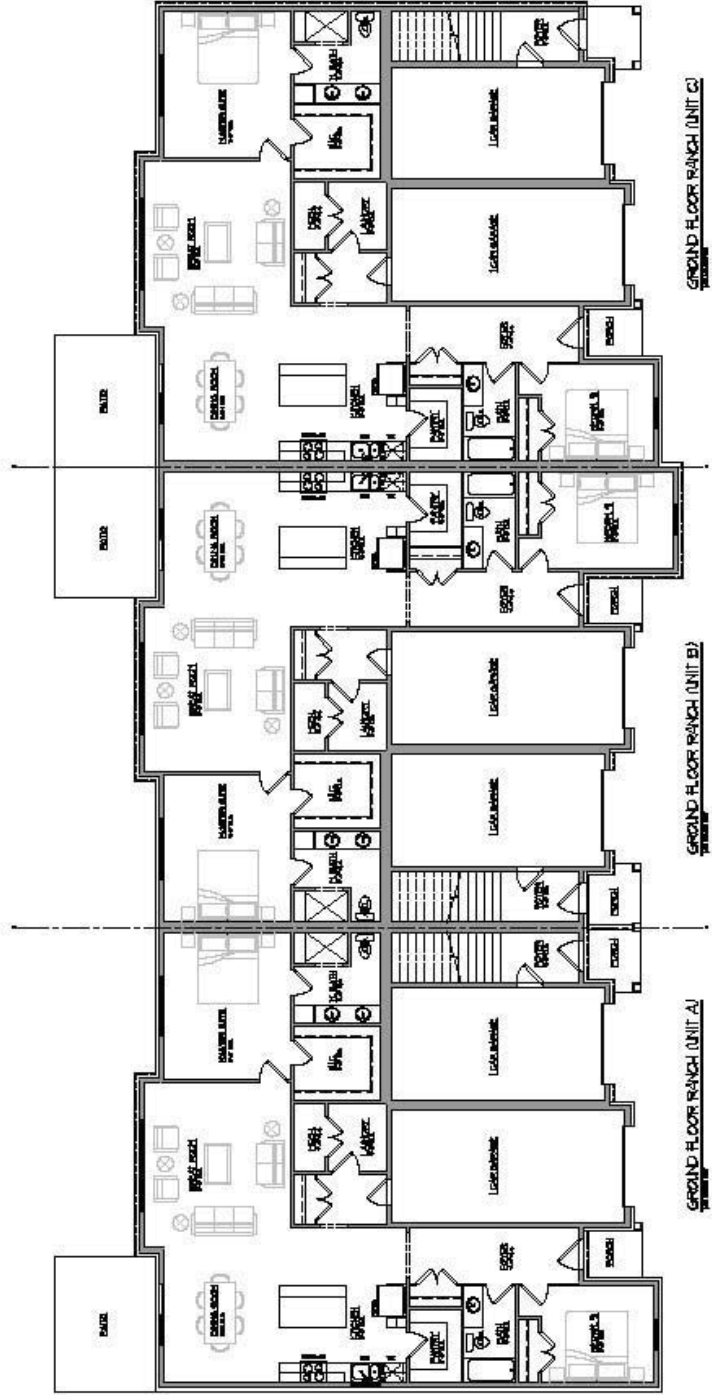


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RANCH W/ LIFESTYLE SPACE  
CONDOMINIUMS

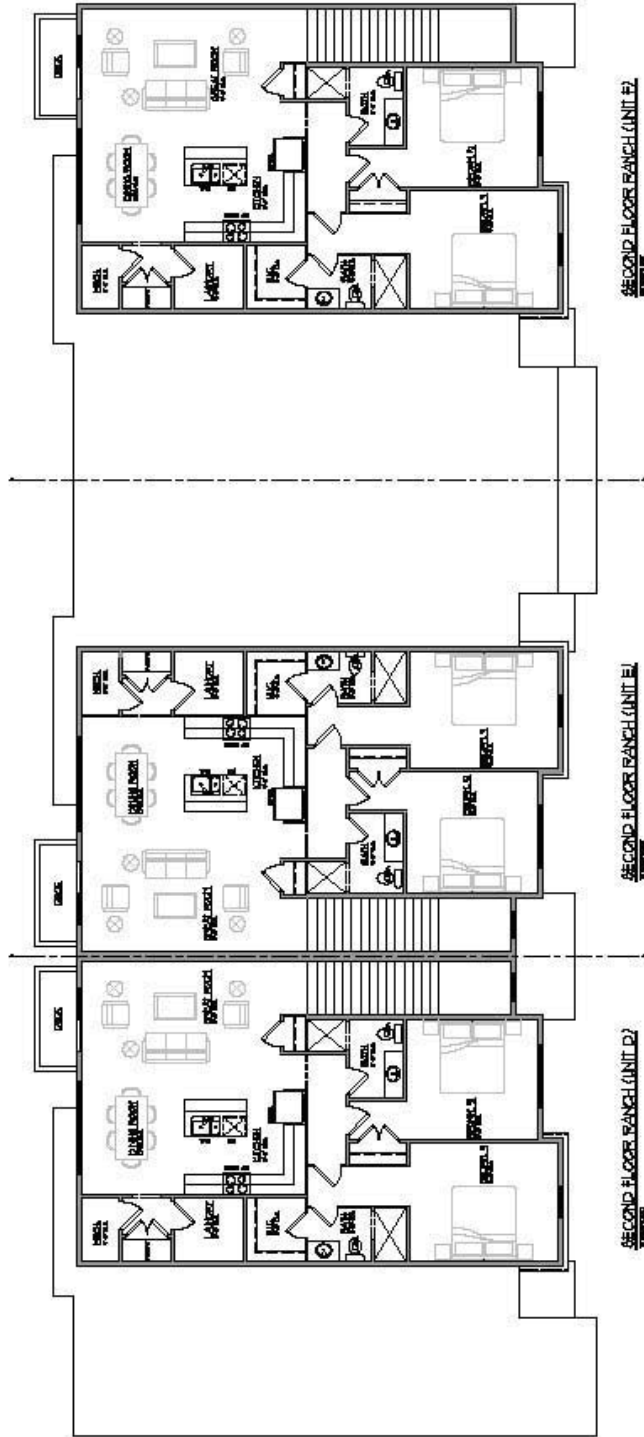




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SINGLE LEVEL LIVING CONDOMINIUMS



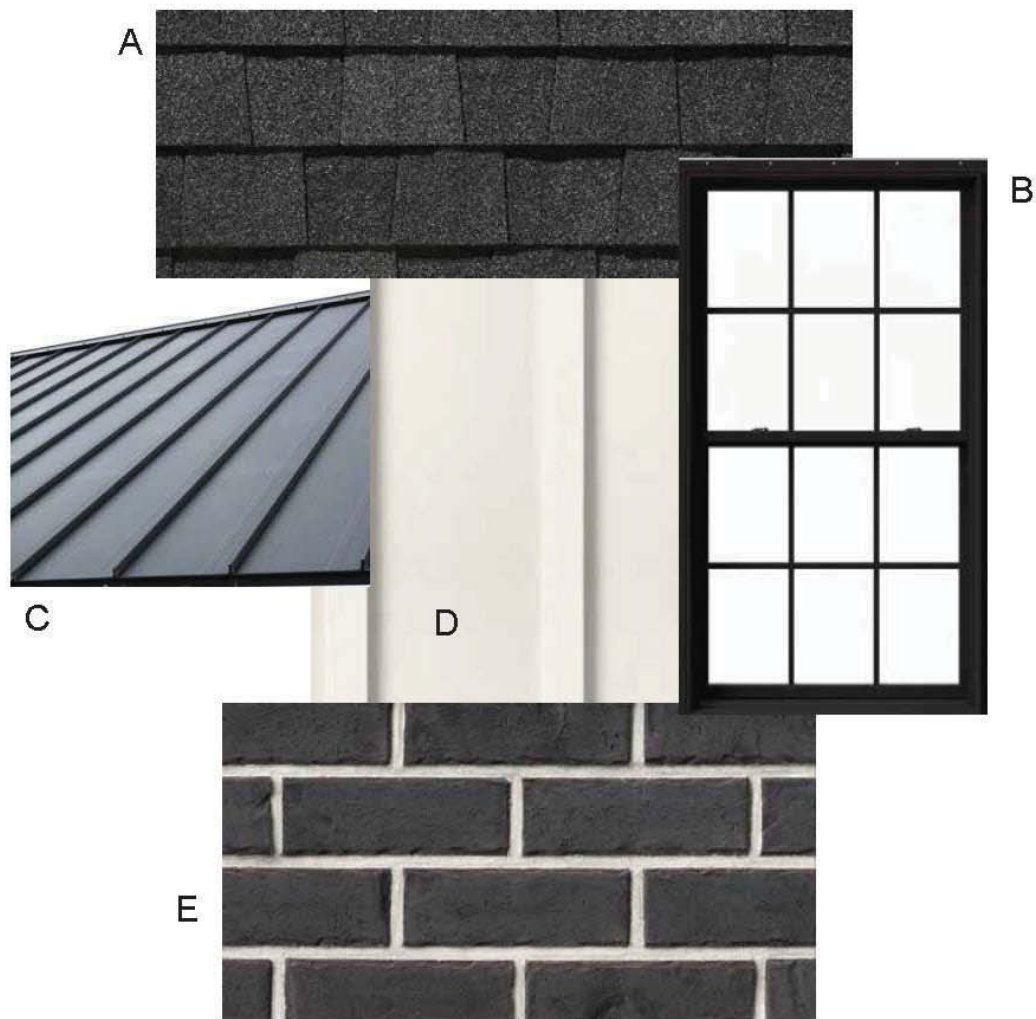
CONTRACTOR: M&S  
 ARCHITECTURAL DESIGN GROUP, LLC  
 10000 W. 10th Avenue, Suite 1000  
 Denver, CO 80202  
 PHONE: 303.733.1111  
 WWW: MANDRILLARCHITECTURE.COM



SINGLE LEVEL LIVING CONDOMINIUMS

**SECTION 5: MATERIAL LIST & PICTURES**

**HOMESTEAD MATERIALS**



- A - Pewter Dimensional Shingles
- B - Black Framed Windows and Doors
- C - Black Metal Awnings & Roofs
- D - Hardie Plank Horizontal & Vertical Siding
- E - Black Lake Brick



2430 Rochester Court, Suite 100  
Troy, MI 48083

844.813.2949  
peagroup.com

## **SECTION 6: CONDITIONAL RE-ZONE LETTERS A & B:**

PEA Project No: 2021-0451

Mr. Brent Savidant  
Community Development Director  
City of Troy Planning Department  
500 W. Big Beaver  
Troy, MI 48084

**RE: Conditional Rezoning Application  
Parcel # 20-22-301-007, -008, -009  
Livernois Road, north of Big Beaver Road  
City of Troy, Oakland County, Michigan**

Dear Mr. Savidant:

On behalf of Tableau by Mondrian, we respectfully request a change in the zoning for Parcels # 20-22-301-007, -008, -009.

Pursuant to the provisions of the Michigan Zoning Enabling Act, P.A. 110 of 2006, as amended, and pursuant to all applicable provisions of law, we are requesting the Zoning Map of the City of Troy be amended to conditionally rezone Parcel Numbers 20-22-301-007, -008, -009, from R-1E One Family Residential District to RT One Family Attached Residential District, in order to construct six attached single-family dwelling buildings for a total of 30-units.

### **Location & Existing Conditions:**

The property is located on the east side of Livernois Road just north of the Big Beaver Road intersection. The parcel is 9.54 acres in size and currently has one house on the north property. Surrounding uses include single-family dwellings to the south and east. To the north is a PUD development (senior living). To the west is the City of Troy Community Center. The Lane Drain runs along the southerly property line. The site is largely encompassed with floodplain and there is also an area of wetlands in the northwest corner of the site.

### **Existing Zoning & Future Land Use:**

The site is currently zoned R-1E (One Family Residential District). **(See Exhibit A)**. According to the Master Plan of 2008 and as Amended in 2016, The Future Land Use for the subject parcel is Single Family Residential, Social Neighborhood.



### **Proposed Use & Site Plan:**

Under the proposed rezoning (**see Exhibit B**), the site would be zoned RT One Family Attached Residential District. The proposed condos will be for lease and with an option to purchase. The floodplain area would be amended thru the LOMR process. Detention would outlet to the Lane Drain. The proposed development (**see Site Plan Sheets: Cover Sheet, P-1.1 Topographic Survey - West, P-1.2 Topographic Survey - East, P-2.0 Preliminary Site Plan, P-3.0 Preliminary Grading Plan, P-4.0 Preliminary Utility Plan, L-1 Landscape Planting Plan, L-2 Landscape Details, T-1.0 Tree Preservation Plan-West, T-1.1 Tree Preservation Plan-East, T-1.2 Tree Preservation List, T-1.3 Tree Preservation List, T-1.4 Tree Preservation List**), shall be limited to six (6-) total buildings and thirty (30) total units. There are two building types proposed: ranch style and single level living. Each unit will be 1,317 to 1,840 square feet and each will include an attached 1 or 2-car garage. The building materials shall consist of a mix of brick, asphalt shingles, plank siding, with variety of color palates and durable low-maintenance materials.

### **Voluntary Conditions:**

Under Section 405 of the Zoning Enabling Act (MCL 125.3405), the petitioner voluntarily offers uses and restrictions of the property as a condition to rezoning the land. The following conditions are provided voluntarily as conditions of rezoning approval:

1. The Site Plan is a condition of approval;
2. Conform to RT Zoning;
3. Development shall be limited to a maximum of 6-buildings with 30 total units;
4. Maximum Building Height shall not exceed 2 stories or 30' in height;
5. Maximum % of Lot Area Covered by Buildings will be thirty percent (30%);
6. Building Materials shall be a mix of brick, asphalt shingles, plank siding, with variety of color palates and durable, low-maintenance materials;
7. Each Unit shall have a minimum of a one-car garage on the first level of each unit;
8. Additional Features & Amenities:
  - a. Community Park & Gathering Area;
  - b. Walking Trails Internal & External Sidewalks;
  - c. Ability to Connect to Troy Trails;
  - d. Exercise & Fitness Stations;
  - e. Butterfly Gardens;
  - f. Park Benches;
  - g. Livernois Frontage Landscape & Decorative Stone Walls;
  - h. Landscape Boundary Buffer Plantings & Preservation of Natural Features;
9. Significant Tree Plantings & Re-forestation;
10. No exterior refuse containers shall be used. Individual waste and recycling containers shall be stored in each unit's garage and placed at the curb on collection days in accordance with City ordinances;
11. Minor modifications to the site plan shall be reviewed, and if appropriate, administratively approved by the Community Development Director (Any such minor changes are those that in the City's discretion would not adversely or substantially affect the conditions of the re-zoning or the site plan).

**Re-zoning Standards:**

As set forth in Section 16.03.C, the Planning Commission shall consider the following:

1. *The proposed rezoning is consistent with the Master Plan. If the current zoning is in the material conflict with the Master Plan, such conflict is does to one of the following:*

- a. *A change in City policy since the Master Plan was adopted.*
- b. *A change in conditions since the Master Plan was adopted.*
- c. *An error in the Master Plan.*

- The City of Troy Master Plan designates the subject parcel as Single Family Residential, Social Neighborhood.

2. *The proposed re-zoning will not cause nor increase any non-conformity.*

- Re-zoning to RT will not materially alter the view-shed that is currently visible from Livernois Road, so there would be very minimal impact and even that will be remedied through landscaping.

3. *Public services and facilities affected by a proposed development will be capable of accommodating service and facility loads caused by use of the development.*

- The proposed number of multiple-family dwelling units is compatible with surrounding uses and zoning in terms of: Environment; Density; Traffic volumes; Aesthetics; Infrastructure; and Potential influence on property values.
- All public utilities are available at the property and sized to accommodate the develop.
- Livernois Road is capable of safely and efficiently accommodating expected traffic volumes generated by the proposed number of multiple-family dwelling units.

4. *The re-zoning will not impact public health, safety, or welfare.*

- The capacity of public utilities and services is sufficient to accommodate the proposed number of multiple-family dwelling units without compromising the city's health, safety, and welfare.

5. *The rezoning will ensure compatibility with adjacent uses of land.*

- Rezoning to RT is constant with the Future Land Use Map in terms of being a Social Neighborhood.
- The proposed number of multiple-family dwelling units is consistent with the characteristics of surrounding buildings and uses.
- The Condominium development will provide a transition between the Senior Living Development and the Single-Family District.

**Re-zoning Standards/Reasons of Recommendation:**

- A. The site's physical and other environmental features are compatible with the proposed number of multiple-family dwelling units.
- B. The proposed number of multiple-family dwelling units is compatible with surrounding uses and zoning in terms of the environment, density, traffic volumes, aesthetics, infrastructure, and potential influence on property values.
- C. The street system is capable of safely and efficiently accommodating expected traffic volumes generated by the proposed number of multiple-family dwelling units.
- D. The capacity of public utilities and services is sufficient to accommodate the proposed number of multiple-family dwelling units without compromising the city's health, safety, and welfare.
- E. There is an apparent demand in the City for this type of multiple-family dwelling units in relation to the amount of land in the city currently zoned and available to accommodate the demand.
- F. The rezoning of the property does not unreasonably impact the adjacent properties.

The proposed re-zoning will allow the site to be developed in a manner consistent with the City of Troy's Master Plan and maintain the intended open space buffer between proposed condominium and the existing single-family homes.

Thank you for your consideration,

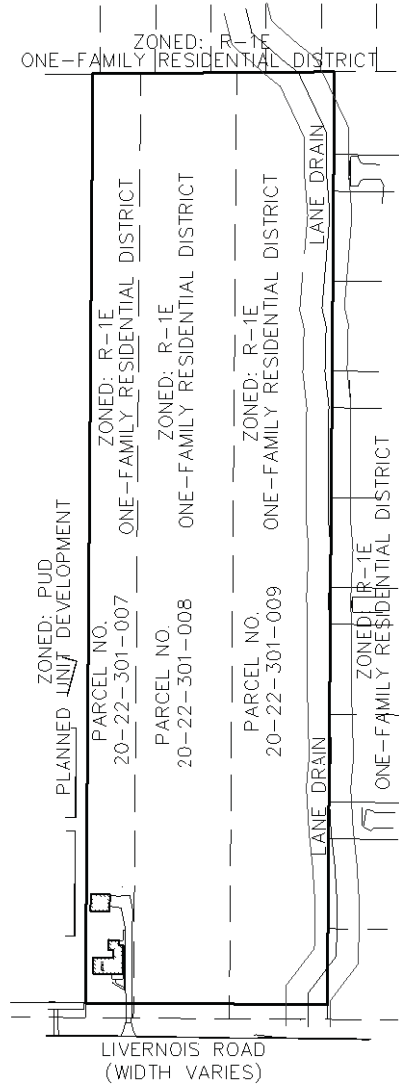
**PEA Group, Inc.**

John B. Thompson, PE  
Senior Project Manager

Cc: Joe Maniaci, Tableau by Mondrian

Attachment: Application  
Exhibit A – Existing Zoning  
Exhibit B – Proposed Zoning  
Exhibit C – Site Plan

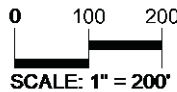
EXHIBIT A  
 EXISTING ZONING



ZONED: CF  
 COMMUNITY  
 FACILITIES  
 DISTRICT

ZONED: BB  
 BIG BEAVER ROAD

**MONDRIAN PROPERTIES**  
 50215 SCHOENHERR  
 SHELBY TOWNSHIP, MI 48315



**HOMESTEAD**  
 3364 LIVERNOIS ROAD  
 CITY OF TROY, OHIO 45375, MICHIGAN

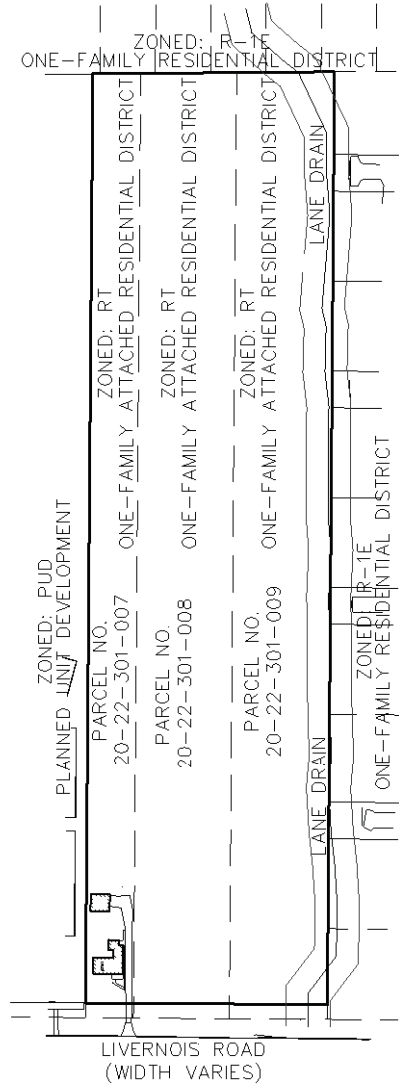
**SHEET 1 OF 1**  
 MARCH 25, 2022  
 2021-0451



t 844.813.2949  
 www.peagroup.com

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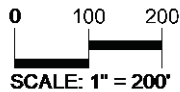
EXHIBIT B  
 PROPOSED ZONING



ZONED: CF  
 COMMUNITY  
 FACILITIES  
 DISTRICT

ZONED: BB  
 BIG BEAVER ROAD

**MONDRIAN PROPERTIES**  
 50215 SCHOENHERR  
 SHELBY TOWNSHIP, MI 48315



**HOMESTEAD**  
 3364 LIVERNOIS ROAD  
 CITY OF TROY, OHIO 45375, MICHIGAN

**SHEET 1 OF 1**  
 MARCH 25, 2022  
 2021-0451



t 844.813.2949  
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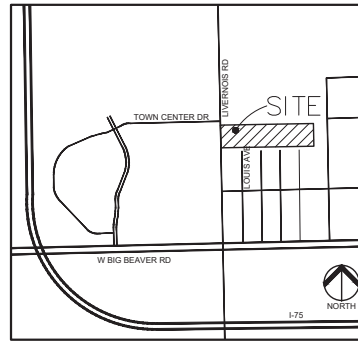


**SECTION 7: PDF OF SITE PLAN FOR SUBMIT:**

PRELIMINARY SITE PLANS  
**HOMESTEAD**  
 3364 LIVERNOIS ROAD  
 CITY OF TROY, OAKLAND COUNTY, MICHIGAN



PERMIT / APPROVAL SUMMARY		
DATE SUBMITTED	DATE APPROVED	PERMIT / APPROVAL



LOCATION MAP  
NO SCALE

INDEX OF DRAWINGS	
NUMBER	TITLE
	COVER SHEET
P-1.1	TOPOGRAPHIC SURVEY-WEST
P-1.2	TOPOGRAPHIC SURVEY-EAST
P-2.0	PRELIMINARY SITE PLAN
P-3.0	PRELIMINARY GRADING PLAN
P-4.0	PRELIMINARY UTILITY PLAN
P-5.0	PRELIMINARY PATHWAY PLAN
L-1	LANDSCAPE PLANTING PLAN
L-2	LANDSCAPE DETAILS
T-1.0	TREE PRESERVATION PLAN - WEST
T-1.1	TREE PRESERVATION PLAN - EAST
T-1.2	TREE PRESERVATION LIST
T-1.3	TREE PRESERVATION LIST
T-1.4	TREE PRESERVATION LIST

DESIGN TEAM

OWNER/APPLICANT/DEVELOPER	CIVIL ENGINEER
TABLEAU BY MONDRIAN 52015 SCHOENHERR SHELBY TWP., MI 48315 CONTACT: JOE MANIACI PHONE: 586.726.7350 EMAIL: JMANIACI@MONDRIANPROPERTIES.COM	PEA GROUP 2420 ROCHESTER COURT, STE. 100 TROY, MI 48063-1872 CONTACT: JOHN B. THOMPSON, PE PHONE: 844.813.2949 EMAIL: JTHOMPSON@PEAGROUP.COM
ARCHITECT	LANDSCAPE ARCHITECT
MARTINI SAMARTINO DESIGN GROUP 920 E. LONG LAKE ROAD, SUITE 200 TROY, MI 48065 CONTACT: PAUL SAMARTINO PHONE: 248.524.0445 EMAIL: PSAMARTINO@HOTMAIL.COM	PEA GROUP 45 W. GRAND RIVER AVE., STE. 501 DETROIT, MI 48226 CONTACT: KIMBERLY DIETZEL, RLA PHONE: 844.813.2949 EMAIL: KD1ETZEL@PEAGROUP.COM
	LANDSCAPE ARCHITECT
	J EPPINK PARTNERS, INC. 9336 SASHABAW ROAD CLARKSTON, MI 48348 CONTACT: JIM EPPINK PHONE: 248.922.0789 EMAIL: JIM@EPPINK.COM



REVISIONS	
DESCRIPTION	DATE
ORIGINAL ISSUE DATE	4/18/2022



**LEGAL DESCRIPTION**  
 (Per Oakland County On-line tax assessing)  
 PARCEL ID 20-22-301-007  
 T2N, R11E, SECTION 21 & 22 SUPERVISOR'S PLAT NO. 26, SOUTH 1/2 OF LOT 22 EXCEPT WEST 20 FEET  
 PARCEL ID 20-22-301-008  
 T2N, R11E, SECTION 21 & 22 SUPERVISOR'S PLAT NO. 26, LOT 21 EXCEPT WEST 20 FEET  
 PARCEL ID 20-22-301-009  
 T2N, R11E, SECTION 21 & 22 SUPERVISOR'S PLAT NO. 26, LOT 20 EXCEPT WEST 20 FEET

**BENCHMARKS**  
 (GPS DERIVED - NAVD83)  
 BM #304  
 ARROW ON HYDRANT, EAST SIDE OF LIVERNOIS ROAD, IN FRONT OF ADDRESS #3392 ANTHOLOGY OF TROY.  
 ELEV. = 673.11  
 BM #305  
 ARROW ON HYDRANT, APPROX. 240' EAST OF LIVERNOIS ROAD, SOUTH SIDE OF PARKING LOT OF #3400 LIVERNOIS.  
 ELEV. = 673.99  
 BM #334 (CITY)  
 ARROW ON HYDRANT, NORTHWEST CORNER OF TOWN CENTER DR AND LIVERNOIS ROAD, IN FRONT OF AMER TOWN CENTER TOWNSHIPS AND LOFTS.  
 ELEV. = 674.25  
 BM #335 (CITY)  
 ARROW ON HYDRANT, WEST SIDE OF LIVERNOIS ROAD, DIRECTLY ACROSS FROM TROY TRAILS AND DOG PARK.  
 ELEV. = 676.73

**FLOODPLAIN:**  
 (Per Flood Insurance Rate Map Number 26125C0534F, effective Date September 29, 2006)  
**SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD**  
 The 1% annual chance flood (100 year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, X, V and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.  
**ZONE AE - Base Flood Elevations determined.**  
**FLOODWAY AREAS IN ZONE AE**  
 The floodway is the channel of stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood height.  
**OTHER FLOOD AREAS**  
 ZONE X - Area of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 1% annual chance flood.  
**OTHER AREAS**  
 ZONE X - Area to be determined outside of the 0.2% annual chance floodplain.

**LEGEND**

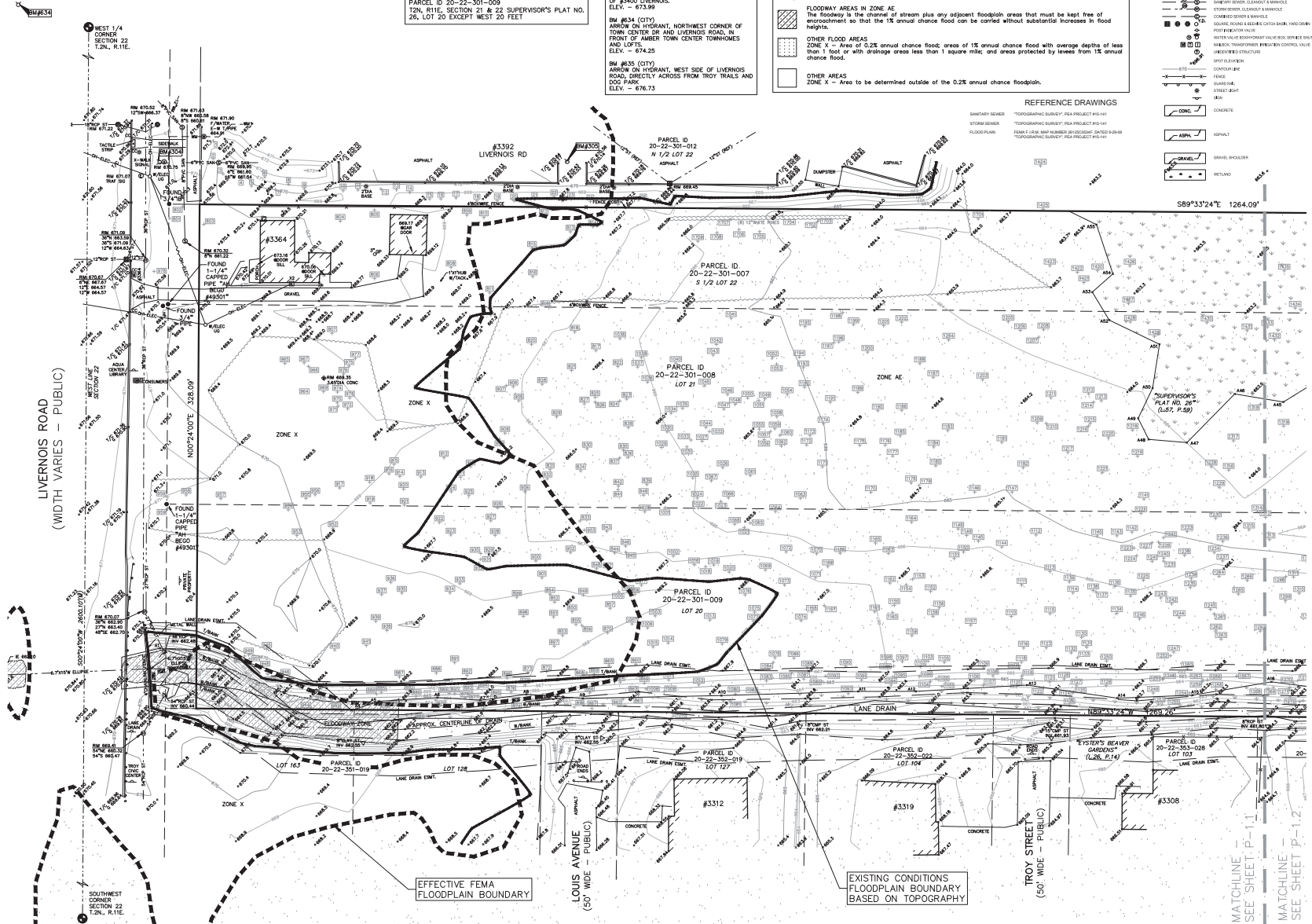
- NON-FOUND
- FOUND
- BRASS PLUS SET
- MONUMENT FOUND
- MONUMENT SET
- RECORDER
- MEASURED
- CALCULATED
- SEC CORNER FOUND
- SEC CORNER SET
- MEASURED
- CALCULATED

**EXISTING**

- ELECTRICAL OR CABLE TV DOLLING POLE & GUY WIRE
- UNDERGROUND CABLE TV CABLE FEEDLINE
- TELEPHONE OR CABLE FEEDLINE & MANHOLE
- ELECTRIC GAS, MANHOLE, METER & SERVICE
- SEWER MANHOLE, GUY, GATE VALVE, TOWER & SERVICE
- BATTERY BANK, GUY, GATE VALVE, TOWER & SERVICE
- STORM SEWER, GUY, GATE VALVE, TOWER & SERVICE
- STORM SEWER, GUY, GATE VALVE, TOWER & SERVICE
- COMBINED SEWER MANHOLE
- SEWER MANHOLE, GUY, GATE VALVE, TOWER & SERVICE
- POST-FIRE HYDRANT
- WATER MAIN, ENVELOPE VALVE, BOX, SERVICE DRAIN
- WATER MAIN, TRANSFORMER, PRESSURE CONTROL VALVE
- SEWER MANHOLE STRUCTURE
- SPOT ELEVATION
- CONTOUR LINE
- FINISH
- GRADE-IR
- STREET LIGHT
- SEA
- CONC
- CONCRETE
- ASPH
- ASPHALT
- GRAVEL
- GRAVEL SHOULDER
- RETARD

**REFERENCE DRAWINGS**

- SANITARY SEWER TOPOGRAPHIC SURVEY: PEA PROJECT #16-141
- STORM SEWER TOPOGRAPHIC SURVEY: PEA PROJECT #16-141
- FLOOD PLAN FEMA F I AND MAP NUMBER 26125C0534F DATED 9-29-06 TOPOGRAPHIC SURVEY: PEA PROJECT #16-141



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**CLIENT**  
**TABLEAU BY MONDRIAN**  
 5015 SCHOENHEER  
 SHELBY TOWNSHIP, MI 48315

**PROJECT TITLE**  
**HOMESTEAD**  
 534 LIVERNOIS ROAD  
 TROY, MICHIGAN

**REVISIONS**

NO.	DATE	DESCRIPTION

**ORIGINAL ISSUE DATE:**  
 APRIL 18, 2022  
**DRAWING TITLE**  
**TOPOGRAPHIC SURVEY-WEST**

PEA JOB NO. 2021-0451  
 P.M. JBT  
 DN. TMK  
 DES. TMK  
 DRAWING NUMBER:

**P-1.1**

NOT FOR CONSTRUCTION

\P\PROJECTS\2021-0451-HOMESTEAD\CONSTRUCTION\DRAWING\2021-0451-01-TOPO-SURVEY-WEST.dwg



**FLOODPLAIN:**  
(Per Flood Insurance Rate Map Number 26125C0534F, effective Date September 29, 2006)

**SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD**  
The 1% annual chance flood (100 year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AV, A99, V and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

**ZONE AE - Base Flood Elevations determined.**

**FLOODWAY AREAS IN ZONE AE**  
The floodway is the channel of stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increase in flood heights.

**OTHER FLOOD AREAS**  
ZONE X - Area of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 1% annual chance flood.

**OTHER AREAS**  
ZONE Y - Area to be determined outside of the 0.2% annual chance floodplain.

**SITE DATA:**

**LOCATION OF PROJECT:**  
EAST SIDE OF LIVERNOS ROAD, NORTH OF BIG BEAVER ROAD

**SIZE OF PROPERTY:** 9.54 ACRES

**PROPOSED USE OF PROPERTY:** THIRTY (30) ATTACHED, SINGLE FAMILY HOMES

**CURRENT ZONING:** R-1E, ONE-FAMILY RESIDENTIAL DISTRICT

**PROPOSED:** RT, ONE-FAMILY ATTACHED RESIDENTIAL DISTRICT, CONDITIONAL REZONE

**DENSITY:**  
REQUIRED: 8 UNITS PER ACRE  
PROVIDED: 5 UNITS PER ACRE

**SUBSURROUNDING PROPERTY DETAILS:**

DIRECTION	ZONING	USE
NORTH	PLD, PLANNED UNIT DEVELOPMENT	SENIOR LIVING
SOUTH	R-1E, ONE-FAMILY RESIDENTIAL DISTRICT	SINGLE-FAMILY HOMES
EAST	R-1E, ONE-FAMILY RESIDENTIAL DISTRICT	SINGLE-FAMILY HOMES
WEST	BB, BIG BEAVER ROAD CF, COMMUNITY FACILITIES DISTRICT	TRIOY COMMUNITY CENTER PARK

**REQUIRED AND PROVIDED LOT DIMENSIONS:**

	REQUIRED:	PROVIDED:
FRONT	25 FOOT SETBACK*	25 FOOT SETBACK
REAR	35 FOOT SETBACK	35 FOOT SETBACK
SIDES	5 FOOT MIN. (ONE), 15 FOOT TOTAL	22 FOOT TOTAL
MAXIMUM HEIGHT	30 FEET, 2.5 STORY	30 FEET, 2.5 STORY
LOT WIDTH	60 FEET	N/A

**PROJECT AND SITE DESCRIPTION:**  
PROPOSED CONSTRUCTION OF A 30-UNIT SINGLE FAMILY ATTACHED SITE CONDOMINIUM PROJECT ON THE EAST SIDE OF LIVERNOS ROAD, NORTH OF BIG BEAVER ROAD. ACCESS TO ALL UNITS WILL BE VIA CONNECTION TO LIVERNOS ROAD. THE PROPOSED RESIDENTIAL USE IS PERMITTED BY-RIGHT IN THE R-1E DISTRICT. THE SITE IS CURRENTLY PRIVATE RESIDENCES AND UNDEVELOPED LAND.

**SITE ARRANGEMENT:**  
THE PROPOSED SITE CONDOMINIUM CONSISTS OF 30-UNITS WITH A UNIT SIZE OF 1,317 TO 1,840 SQUARE FEET. ALL UNITS FRONT ON A NEW PRIVATE STREET. THE PROPOSED UNITS ALLOW FOR ADEQUATE SETBACKS AND REMAIN SUFFICIENT SPACE FOR THE HOMES AND INGRESS AND EGRESS FOR EACH UNIT ACCORDING TO RT STANDARDS.

**NATURAL RESOURCES:**  
THE SITE CURRENTLY IS LARGELY COVERED IN FLOODPLAIN AND TREES. WETLANDS ARE ALSO PRESENT IN THE NE PORTION OF THE SITE.

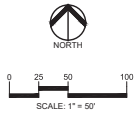
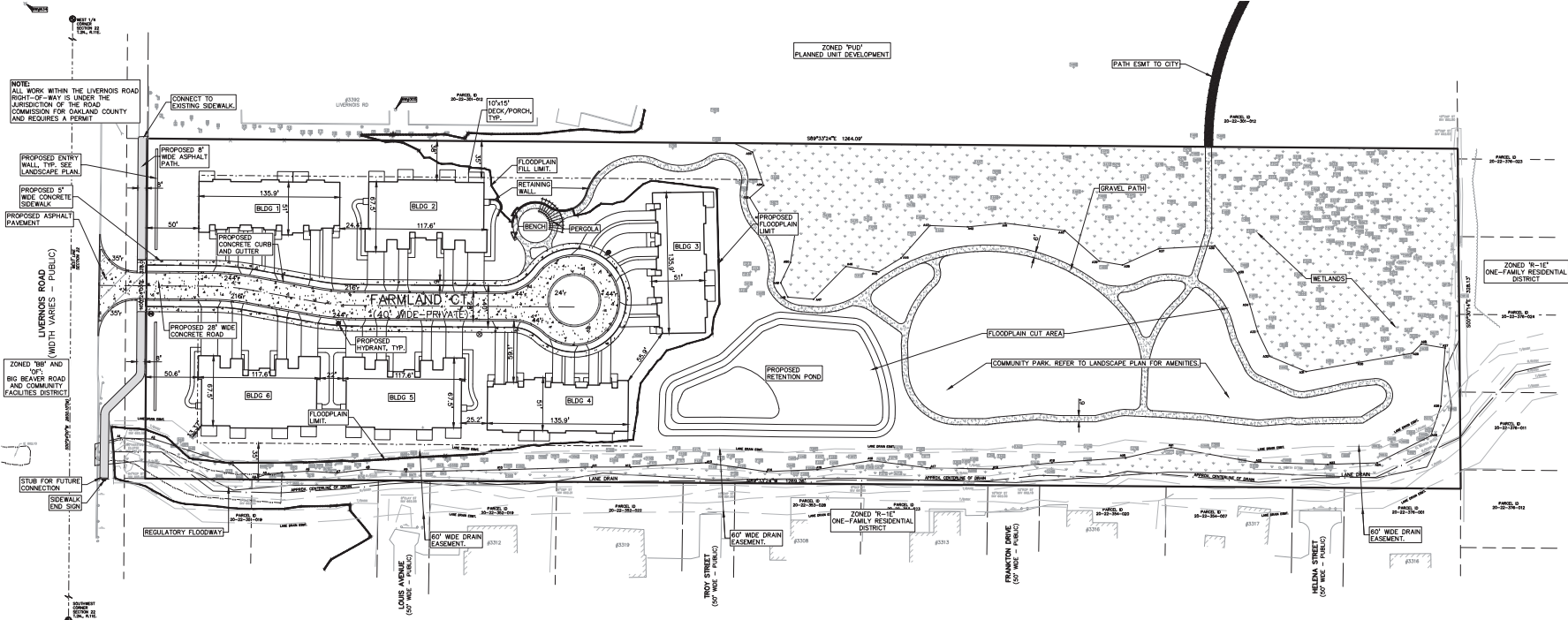
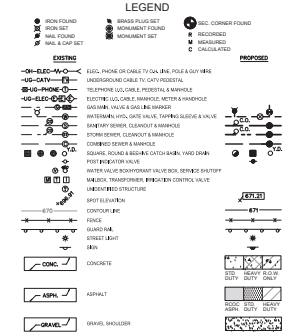
**FLOODPLAIN:**  
THE PROPERTY IS LOCATED WITHIN THE FLOOD HAZARD AREA INDICATED BY FLOOD INSURANCE RATE NUMBER 26125C0534F DATED SEPTEMBER 29, 2006.

**ACCESS AND CIRCULATION:**  
VEHICULAR ACCESS AND CIRCULATION:  
VEHICULAR ACCESS TO ALL UNITS WILL BE VIA A NEW STREET LOCATED OFF LIVERNOS ROAD. THE NEW ROADWAY WILL HAVE A FORTY (40) FOOT WIDE PRIVATE EASEMENT.

PEDESTRIAN ACCESS AND CIRCULATION:  
A 5-FOOT WIDE SIDEWALK IS PROVIDED AT BOTH SIDES OF THE NEW ROADWAY.

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

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



**CAUTION!**  
THIS DRAWING IS UNDESIGNED AND UNPERMITTED. IT IS NOT TO BE CONSIDERED AS A FINAL DESIGN OR APPROVED FOR CONSTRUCTION. ANY CONSTRUCTION OF THIS PROJECT WITHOUT THE NECESSARY PERMITS FROM THE LOCAL GOVERNMENT AND/OR THE STATE OF ILLINOIS IS AT THE RISK OF THE CONSTRUCTION PARTY.

CLIENT  
**TABLEAU BY MONDRIAN**  
5015 SCHMIDT  
SHELBY TOWNSHIP, IL 62315

PROJECT TITLE  
**HOMESTEAD**  
534 LIVERNOS ROAD  
TRIOY, ILLINOIS

REVISIONS

NO.	DESCRIPTION

ORIGINAL ISSUE DATE:  
APRIL 18, 2022  
DRAWING TITLE  
**PRELIMINARY SITE PLAN**

DRAWING NUMBER: 2021-0451

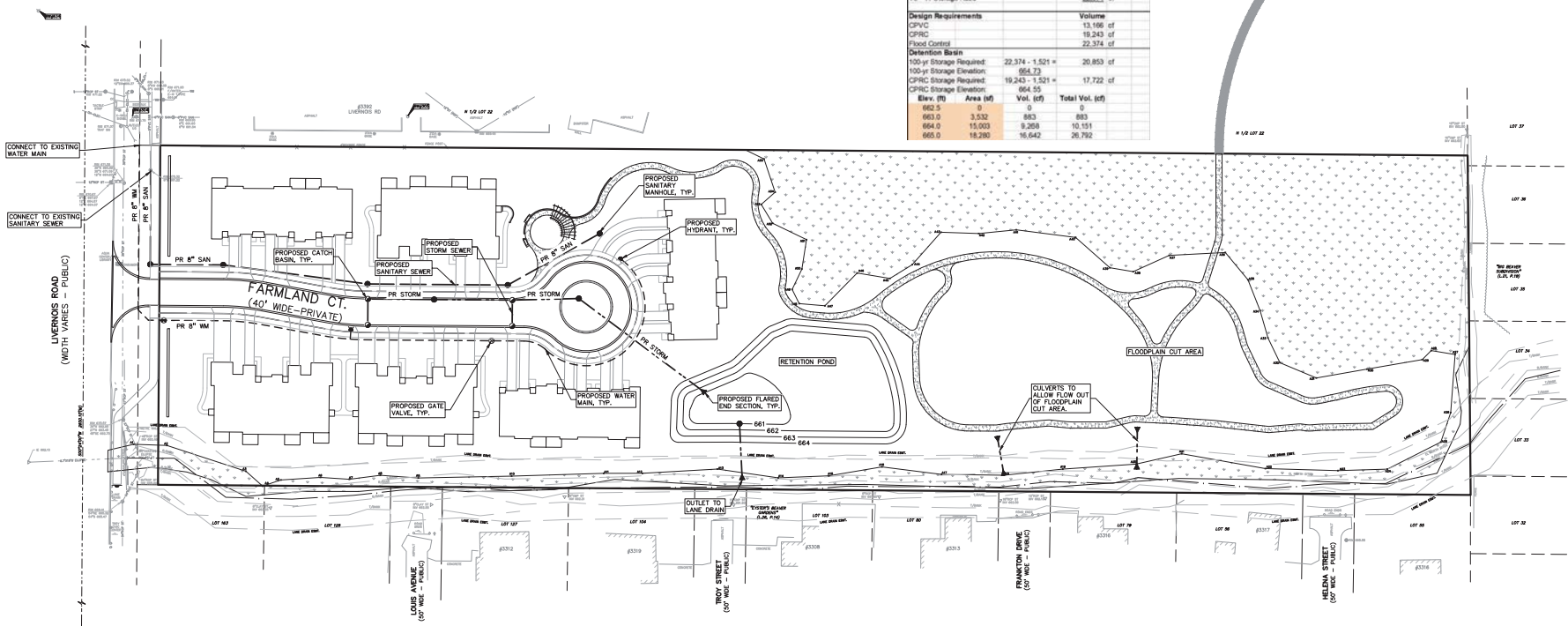
P.M.	JBT
D.N.	TMK
D.E.S.	TMK
DRAWING NUMBER:	TMK

NOT FOR CONSTRUCTION P.2.0









**Site Drainage Data**

Impervious Area	2.00 acre	C = 0.95
Greenbelt Area	2.50 acre	C = 0.35
Total Area (A1)	4.50 acre	
Weighted Coefficient of Runoff (C)	0.62	

**Pretreatment**

Pretreatment Impervious Area	1.31 acre	C = 0.95
Pretreatment Greenbelt Area	0.67 acre	C = 0.35
Area going to Pretreatment	1.98 acre	
Pretreatment Weighted Coefficient of Runoff (C)	0.75	

**Pretreatment**

Mechanical Separator (Sized for 1-year peak flow)

I = 2 cfs/acre	2.00
Q = C <sub>1</sub> YA	2.97 cfs

**CFVC: Channel Protection Volume**

V<sub>CFVC</sub> = (4.719)CA = 13,166 cf

**CFRC: Channel Protection Rate Control Volume**

V<sub>CFRC</sub> = (8887)CA (Extended Detention) = 19,243 cf

**100-Year Allowable Outlet Rate (Callow)**

Since 2.0 < A < 100, Q(100) = A x (0.207ln(A) + 1.1055)

Q(100) = 0.79 cfs/ac

**100-Year Peak Allowable Discharge (C<sub>10</sub>)**

Q = C<sub>10</sub>(A) = 3.57 cfs

**Rainfall Intensity**

Time of Concentration (T <sub>c</sub> )	20 min
I(30)=83.3(T <sub>c</sub> +9.17) <sup>-0.81</sup>	5.42 in/hr

**100-Year Peak Inflow (Q)**

Q = C<sub>10</sub>(A) = 15.12 cfs

**100-Year Runoff Volume (V)**

V = (18.985)CA = 52,968 cf

**Storage Ratio (V/V<sub>s</sub>)**

V/V<sub>s</sub> = 0.208 - 0.15 x ln(Qo/Q)

0.4224

**100-Year Storage Volume (V<sub>s</sub>)**

V<sub>s</sub> = V/V<sub>s</sub>Storage Ratio = 22,374 cf

**Design Requirements**

CFVC	13,166 cf	Volume
CFRC	19,243 cf	Volume
Flood Control	22,374 cf	Volume

**Detention Basin**

100-yr Storage Required:	22,374 - 1,521 = 20,853 cf
100-yr Storage Elevation:	664.73
CFRC Storage Required:	19,243 - 1,521 = 17,722 cf
CFRC Storage Elevation:	664.55

Elev. (ft)	Area (ft <sup>2</sup> )	Vol. (cf)	Total Vol. (cf)
662.5	0	0	0
663.0	3,532	883	883
664.0	15,000	9,269	10,151
665.0	18,280	16,642	26,792

**LEGEND**

**EXISTING**

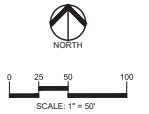
- IRON FOUND
- CONCRETE FOUND
- WALL FOUND
- WELL & C&P SET

**PROPOSED**

- 8" ELEC. PHASE OR CABLE TV VALVE LINE, POLE & GUY WIRE
- UNDERGROUND CABLE TV C&P PROTECTIVE
- 8" ELEC. VALVE, 4" ELEC. PROTECTIVE & MANHOLE
- TELEPHONE VALVE, 4" ELEC. PROTECTIVE & MANHOLE
- ELECTRIC VALVE, 4" ELEC. PROTECTIVE & MANHOLE
- 8" GAS VALVE & GAS SERVICE
- WATER MAIN, 12" OR 16" DIA. VALVE, TAPPING ALLOWED & VALVE
- 12" OR 16" OR 20" DIA. CLEANOUT & MANHOLE
- STORM SEWER, CLEANOUT & MANHOLE
- CONCRETE SEWER MANHOLE
- SQUARE, ROUND & RECT. INLET CATCH BASIN, VALVE DRAIN
- 10" DIA. INLET VALVE
- INTERVALVE, BODY/SHOULDER VALVE, SOL. SERVICE ENTRY
- VALVE, TRANSFORMER PREVENTION CONTROL VALVE
- UNDERSTRUCTURE
- POST ELEVATION
- CONDUIT LINE
- PIPE
- GLASS FIBER
- STREET BULK
- IRON
- CONCRETE
- ASPHALT
- GRAVEL BOLLARD

**PLAN**

- 8" ELEC.
- 8" GAS
- 8" WATER
- 12" STORM
- 16" STORM
- 20" STORM
- ASPH. DUTY
- ASPH. DUTY
- ASPH. DUTY
- GRAVEL BOLLARD



CLIENT  
**TABLEAU BY MONDRIAN**  
 50215 SCHOENHEIMER  
 SHELLEY TOWNSHIP, MI 48315

PROJECT TITLE  
**HOMESTEAD**  
 2384 LIVERNOIS ROAD  
 TROY, MICHIGAN

REVISIONS

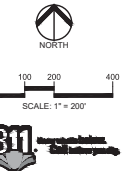
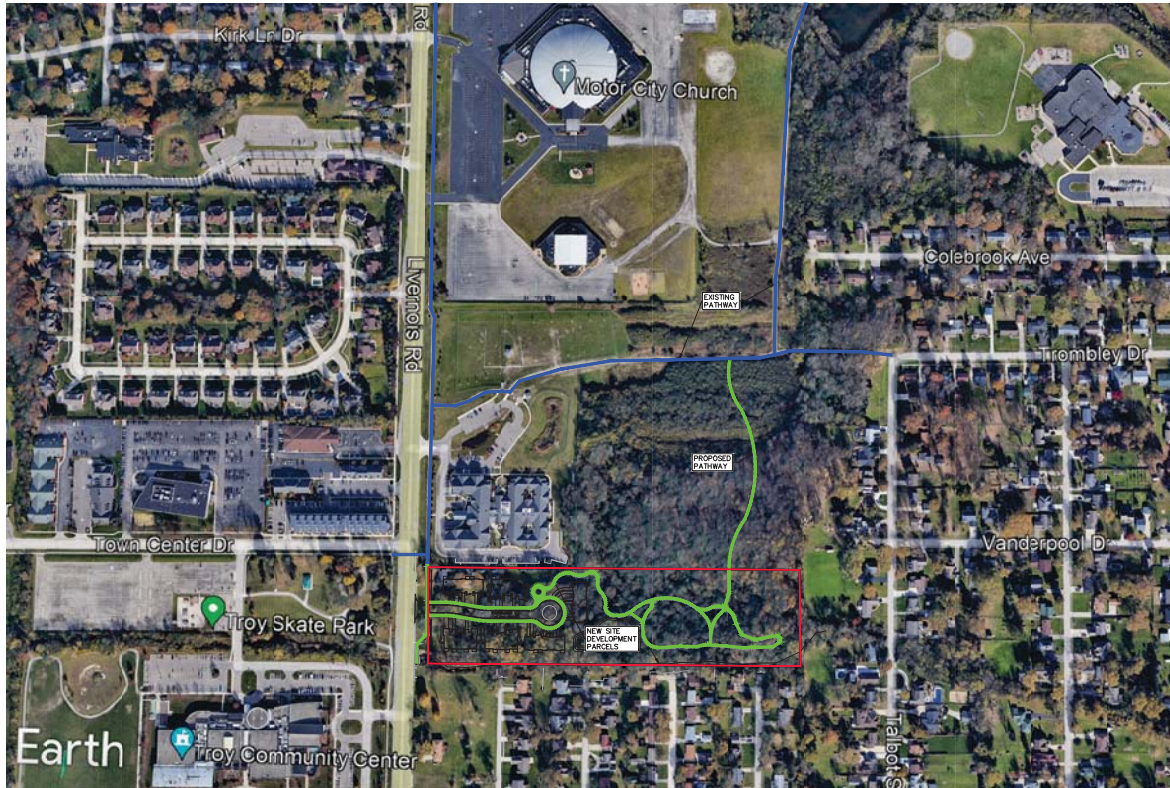
NO.	DESCRIPTION

ORIGINAL ISSUE DATE:  
 APRIL 18, 2022

DRAWING TITLE  
**PRELIMINARY UTILITY PLAN**

PEA JOB NO.	2021-0451
P.M.	JBT
DN.	TMK
DES.	TMK
DRAWING NUMBER:	TMK

NOT FOR CONSTRUCTION **P-4.0**



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**TABLEAU BY MONDRIAN**  
 50215 SCHOENERR  
 SHELBY TOWNSHIP, MI 48315

PROJECT TITLE  
**HOMESTEAD**  
 284 LENOIR ROAD  
 TROY, MICHIGAN

REVISIONS

ORIGINAL ISSUE DATE:  
APRIL 18, 2022

DRAWING TITLE  
**PRELIMINARY PATHWAY PLAN**

PEA JOB NO.	2021-0451
P.M.	JBT
DN.	TMK
DES.	TMK

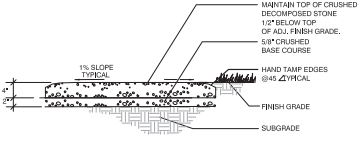
DRAWING NUMBER:

\p\2021\0451\2021-0451-01 PRELIMINARY PATHWAY PLAN.dwg



LANDSCAPE REQUIREMENTS

**Per City of Troy Zoning Ordinance-RC**  
**Per Article 13 Table 13.02A-1 Landscape Screening Alternatives**  
**South Property Line Between Land Uses**  
 Existing vegetation which is located on the property to be developed within the area of the proposed screen, is in good condition, and meets the size and type requirements in the various screening alternatives may be counted toward meeting screening requirements.

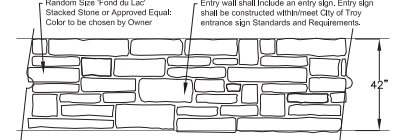


Alternative 2 is chosen: 1 tree per 100 lineal feet  
 Required: 1,227 LF / 10' = 123 Trees  
 Provided: 68 Trees @ 1 Tree / 20 LF w/ existing vegetation credit.

**Tree Replacement (RT symbol on plan = Replacement Tree)**  
 Required: (37) 3" Cal. Deciduous Trees  
 Provided: (38) 3" Cal. Deciduous Trees

**Per Article 13 Table 13.02A-5 Greenbelt Standards Landscaping**  
 The greenbelt shall be landscaped with a minimum of one (1) deciduous tree for every thirty (30) lineal feet, or fraction thereof, of frontage along a publicly-owned right-of-way. Deciduous trees within a greenbelt shall be a minimum caliper of two and a half (2 1/2) inches or greater and evergreen trees shall be a minimum of five (5) to six (6) feet in height.  
 Street Tree Length = 328 LF  
 Required: (11) Trees  
 Provided: (5) 3" Cal. Deciduous Trees  
 (4) Evergreen Trees

**Per Article 13 Table 13.02A-5 Subdivision and Site Condominium Landscaping**  
 The frontage of all finished public or private streets shall be landscaped with the equivalent of one (1) tree for every fifty (50) lineal feet, or fraction thereof.  
 Street Tree Length = 383 LF  
 Required: (20) 3" Cal. Deciduous Trees  
 Provided: (20) 3" Cal. Deciduous Trees



PERGOLA STRUCTURE - INTENDED DESIGN NOT TO SCALE

LANDSCAPE PLANTING NOTES

- Contractor shall be responsible for contacting and coordinating with all pertinent utility companies 72 hours in advance of any digging to make themselves familiar with all underground utilities, pipes and structures. Contractor shall take sole responsibility for any cost incurred due to damage of any utility or structures.
- Contractor shall not utilize proceed with construction as designed when it is obvious that unforeseen obstructions and/or grade differences exist. Such conditions shall immediately be brought to the attention of the Owner's Representative. The contractor shall assume full responsibility for all necessary relocations due to failure to give such notification.
- Any discrepancies between dimensioned layout and actual field conditions shall be reported to the Owner's Representative. Failure to make such discrepancies known will result in contractor's responsibility and liability for any changes and associated costs.
- Contractor shall be responsible for any coordination with subcontractors as required to accomplish construction/installation operations.
- Contractor shall propose and maintain suitable surface drainage.
- Contractor shall be responsible for any existing materials that are damaged during construction.
- Site Plant & Material List and Planting Details for planting requirements, materials and excavation.
- All trees shall have a clay liner or dry root ball. Trees with sand root balls will not be accepted.
- All tree varieties and substitutions to be approved by the Owner's Representative prior to being delivered to site. Any plant material ordered to be approved from the Owner's Representative may be rejected and are the sole responsibility of the contractor. Plant varieties shall be approved equal based on availability from nurseries.
- The location of all plant material shall be scaled from drawings or interpreted from plant list. Final location of all plant material shall be subject to approval from the Owner's Representative.
- The contractor shall "water in" and fertize all plants immediately after planting.
- The contractor shall guarantee all trees, shrubs, groundcover and other plant materials for two years from the date of installation, including labor and removal and disposal of dead material.
- Landscape Contractor shall install an automated irrigation system at all common area, frontage, park and entrance lawn areas on a drip/bubbler basis.
- Contractor shall install 1' depth shredded hardwood mulch in all tree planting beds and 2" depth in shrub and groundcover areas unless otherwise indicated. Real grass is to be installed in all annual flower, perennial flower and ground cover planting beds. Such beds shall also be mulched with 1/2\"/>

PLANT LIST

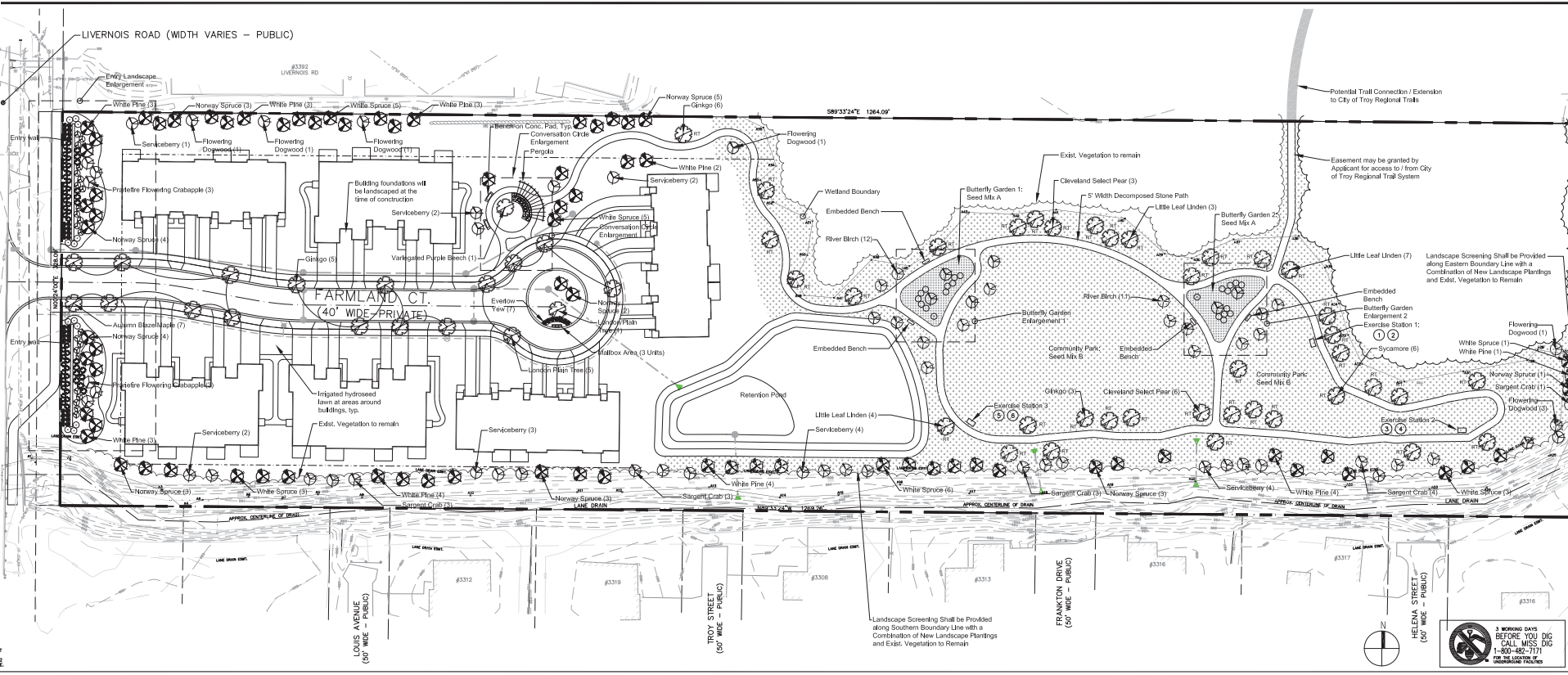
QTY.	DESCRIPTION	SIZE / ROOT	QTY.	DESCRIPTION	SIZE / ROOT
23	Floea glauca White Spruce	8' B&B	32	Imperata cylindrica 'Red Baron' Japanese Blood Grass 'Red Baron', 2 gal.	Container
27	Pinus strobus White Pine	8' B&B	5	Taxus x media 'Evelow' Evelow Yew, 2 gal.	Container
27	Pinus abies Norway Spruce	8' B&B	10	Viburnum carlsif. Korean Spice Viburnum, 5 gal.	Container
14	Molue sargentii Sargent Crab	3" cal. B&B	10	Buddleia davidii Butterfly bush, 5 gal.	Container
9	Prunus calleryana Cleveland Select Pear	3" cal. B&B	2	Hibiscus sylvaticus Roses of Sharon, 5 gal.	Container
7	Acer rubrum 'Autumn Blaze' Autumn Blaze Maple	3" cal. B&B	40	Pennisetis, 1 gal.	Container
6	Firinus x scortchii London Plane Tree	3" cal. B&B	<b>SEED MIX DATA</b>		
1	Fagus sylvatica 'Purpurea Tricolor' Deep Purple Variegated Beech	3" cal. B&B	Rhino Low Growth/Low Profile Willowow Mix (Seed Mix A) Great performing mix of annuals and perennials. Groves, 12"-16" tall, Seed at 8-12 # / Acre		
23	Betula nigra River Birch	3" cal. B&B	Seed varietal: Baccharis rubron. dwf., Shagrin Willowow, Fernwell to Spring dwf., Chinese Houses, Lance Leaf Coreopsis dwf., Prairie Coreopsis dwf., Chinese Forget Me Not, Sweet William, African Daisy, California Poppy, Baby's Breath, Candytuft, Blue Flax, Sweet Alyssum, Baby Blue Eyes, California Bluebell, Calceoly		
6	Tilia cordata Little-Leaf Linden	3" cal. B&B	Rhino Midwest Willowow Mix (Seed Mix B) Annuals and Perennials; Seed at 8-12#/Acre		
6	Platanus occidentalis Sycamore	3" cal. B&B	Seed varietal: New England Aster, Cornflower, Siberian Willowow, Lance Leaf Coreopsis, Prairie Coreopsis, Lavender, Sweet William, Purple Coneflower, Perennial Galliardia, Annual Galliardia, Annual Baby's Breath, Blue Flax, Perennial Light, Dwarf Evening Primrose, Corn Poppy, Prairie Coneflower, Clipping, Corenflower, Black Eyed Susan, Catchfly		
16	Ginkgo biloba Ginkgo	3" cal. B&B			
8	Cornus florida Flowering Dogwood	B&B			
18	Aster lanceolatus Downy Scaevola	3" cal. B&B			
9	Cornus alba 'Soleil' Red Twig Dogwood	B&B			
38	Sargentea chrysantha var. sargentii Sargent Juniper	B&B			
12	Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Reed Grass, 2 gal.	Container			
18	Hydrangea quercifolia Oakleaf Hydrangea, 5 gal.	Container			
14	Tilia occidentalis 'Yellow Ribbon' Yellow Ribbon Arborvitae	B&B			



J.EPINK PARTNERS, INC.  
 Urban Retail Design  
 Landscape Architecture  
 Traditional Town Planning

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OVERALL LANDSCAPE PLANTING PLAN



Project: **HOMESTEAD**  
 3364 LIVERNOS ROAD  
 TROY, MICHIGAN

Owner: **Tableau**  
 50215 SCHOENBERG  
 SHELBY TOWNSHIP, MI 48315

Sheet: **Landscape Planting Plan**

Issues / Revisions

Drawn by: JUS  
 Checked by: JTE  
 Date: April 18, 2022  
 Scale: AS NOTED  
 Sheet: **L-1**

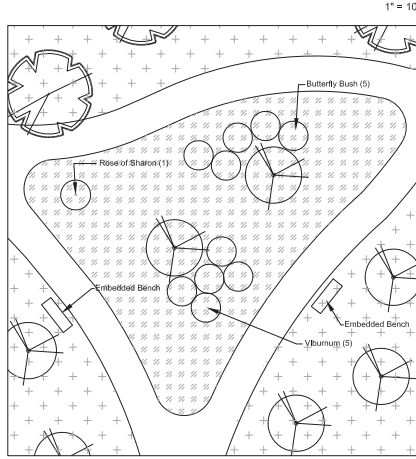
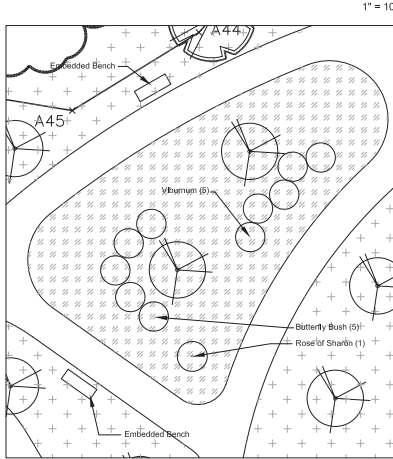
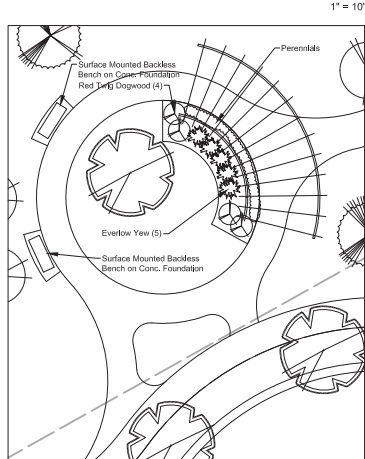
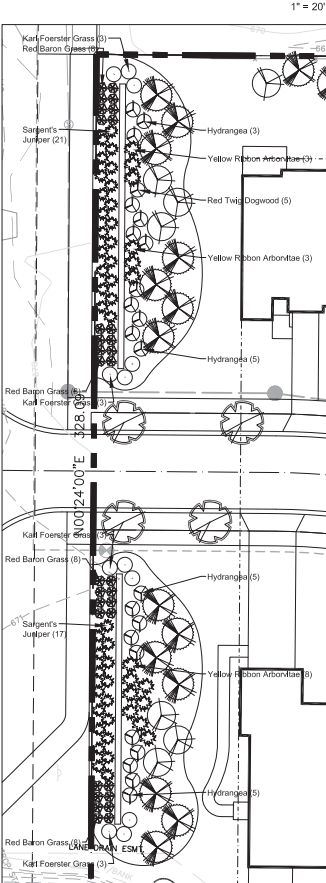


ENTRY LANDSCAPE ENLARGEMENT

CONVERSATION CIRCLE ENLARGEMENT

BUTTERFLY GARDEN ENLARGEMENT 1

BUTTERFLY GARDEN ENLARGEMENT 2



TRADITIONAL CLUSTER MAILBOX UNIT - BLACK FINISH  
 Manufacturer: Brnocon Industries  
 Ph: (972) 542-3000  
 Email: info@brnoconindustries.com  
 OR APPROVED EQUAL

**FITNESS STATION EQUIPMENT**

1 Arm / Foot Wheel Combo  
 Specifications: 117" x 27" x 20" (overall HxWxD)  
 Materials: Frame: Steel, Straps: Neoprene, Check and Bolt  
 Training: This unit provides a low-impact cardiovascular workout for the arms and legs.

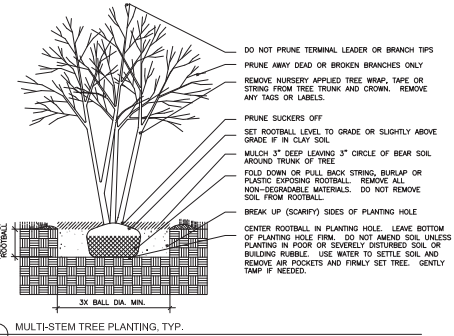
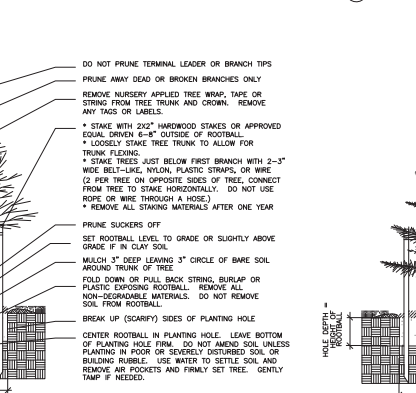
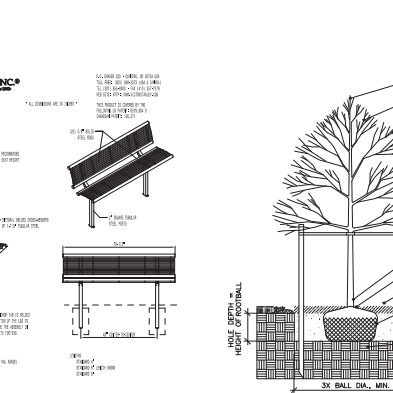
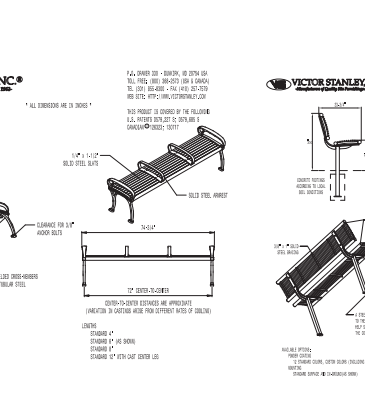
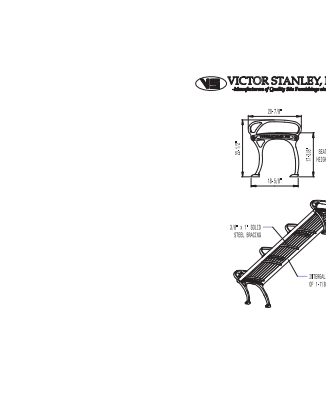
2 Sit-up Bench  
 Specifications: 67" x 27" x 20" (overall HxWxD)  
 Materials: Frame: Steel, Seat: Polyethylene  
 Training: This unit is designed to improve the strength of the abdominal muscles and to develop good posture.

3 Push-up / Dip Station  
 Specifications: 67" x 27" x 20" (overall HxWxD)  
 Materials: Frame: Steel, Straps: Neoprene, Check and Bolt  
 Training: This unit provides a low-impact cardiovascular workout for the arms and legs.

4 3-Person Leg Press  
 Specifications: 67" x 27" x 20" (overall HxWxD)  
 Materials: Frame: Steel, Straps: Neoprene, Check and Bolt  
 Training: This unit provides a low-impact cardiovascular workout for the arms and legs.

5 Double Pull-up Bars  
 Specifications: 117" x 27" x 20" (overall HxWxD)  
 Materials: Frame: Steel, Straps: Neoprene, Check and Bolt  
 Training: This unit provides a low-impact cardiovascular workout for the arms and legs.

6 Chest Press / Lat Pull Combo  
 Specifications: 67" x 27" x 20" (overall HxWxD)  
 Materials: Frame: Steel, Straps: Neoprene, Check and Bolt  
 Training: This unit provides a low-impact cardiovascular workout for the arms and legs.



J EPPINK PARTNERS, INC.  
 Urban Retail Design  
 Landscape Architecture  
 Traditional Town Planning  
 3384 LIVERNOIS ROAD  
 TROY, MICHIGAN 48063-1518  
 313.485.5739

Project: **HOMESTEAD**  
 3384 LIVERNOIS ROAD  
 TROY, MICHIGAN



5215 SCHOENHERR  
 SHELBY TOWNSHIP, MI 48315

Sheet: **Landscape Details**

Issues / Revisions

Checked By: JTE  
 Date: April 18, 2022  
 Scale: AS NOTED  
 Sheet: **L-2**

**VICTOR STANLEY, INC.**  
 Manufacture Quality For The Professional User

VICTOR STANLEY FMBF-214 BACKLESS BENCH @ CONVERSATION CIRCLE  
 21000 20" (21" H) x 60" (21" H) x 44" (21" H) x 20" (21" H)  
 Ph: 1-800-888-8888

**VICTOR STANLEY, INC.**  
 Manufacture Quality For The Professional User

VICTOR STANLEY FS-50 BENCH @ BUTTERFLY GARDENS  
 21000 20" (21" H) x 60" (21" H) x 44" (21" H) x 20" (21" H)  
 Ph: 1-800-888-8888

**DECIDUOUS TREE PLANTING, TYP.**

DO NOT PRUNE TERMINAL LEADER OR BRANCH TIPS  
 PRUNE AWAY DEAD OR BROKEN BRANCHES ONLY  
 REMOVE NURSERY APPLIED TREE WRAP, TAPE OR STRING FROM TREE TRUNK AND CROWN. REMOVE ANY TAGS OR LABELS.  
 STAKE WITH 2x2" HARDWOOD STAKES OR APPROVED EQUAL DRIVEN 6-8" OUTSIDE OF ROOTBALL.  
 LOOSELY STAKE TREE TRUNK TO ALLOW FOR TRUNK FLEXING.  
 STAKE TREES JUST BELOW FIRST BRANCH WITH 2-3" WIDE BELT-LIKE, NYLON, PLASTIC STRAPS, OR WIRE (2 PER TREE ON OPPOSITE SIDES OF TREE, CONNECT FROM TREE TO STAKE HORIZONTALLY. DO NOT USE ROPE OR WIRE THROUGH A HOSE).  
 REMOVE ALL STAKING MATERIALS AFTER ONE YEAR.  
 PRUNE SUCKERS OFF  
 SET ROOTBALL LEVEL TO GRADE OR SLIGHTLY ABOVE GRADE IF IN CLAY SOIL.  
 PRUNE AWAY DEAD OR BROKEN BRANCHES ONLY  
 REMOVE NURSERY APPLIED TREE WRAP, TAPE OR STRING FROM TREE TRUNK AND CROWN. REMOVE ANY TAGS OR LABELS.  
 FOLD DOWN OR PULL BACK STRINGS, BURLAP OR PLASTIC EXPOSING ROOTBALL. REMOVE ALL NON-DEGRADABLE MATERIALS. DO NOT REMOVE SOIL FROM ROOTBALL.  
 BREAK UP (SCAFFRY) SIDES OF PLANTING HOLE  
 CENTER ROOTBALL IN PLANTING HOLE. LEAVE BOTTOM OF PLANTING HOLE FIRM. DO NOT AMEND SOIL UNLESS PLANTING IN POOR OR SEVERELY DISTURBED SOIL OR BUILDING RUBBLE. USE WATER TO SETTLE SOIL AND REMOVE AIR POCKETS AND FIRMLY SET TREE. GENTLY TAMP IF NEEDED.

**EVERGREEN TREE PLANTING DETAIL, TYP.**

DO NOT PRUNE TERMINAL LEADER OR BRANCH TIPS  
 PRUNE AWAY DEAD OR BROKEN BRANCHES ONLY  
 REMOVE NURSERY APPLIED TREE WRAP, TAPE OR STRING FROM TREE TRUNK AND CROWN. REMOVE ANY TAGS OR LABELS.  
 STAKE WITH 2x2" HARDWOOD STAKES OR APPROVED EQUAL DRIVEN 6-8" OUTSIDE OF ROOTBALL.  
 LOOSELY STAKE TREE TRUNK TO ALLOW FOR TRUNK FLEXING.  
 STAKE TREES WITH 2-3" WIDE BELT-LIKE, NYLON, PLASTIC STRAPS, OR WIRE (2 PER TREE ON OPPOSITE SIDES OF TREE, CONNECT FROM TREE TO STAKE HORIZONTALLY. DO NOT USE ROPE OR WIRE THROUGH A HOSE).  
 REMOVE ALL STAKING MATERIALS AFTER ONE YEAR.  
 SET ROOTBALL LEVEL TO GRADE OR SLIGHTLY ABOVE GRADE IF IN CLAY SOIL.  
 PRUNE AWAY DEAD OR BROKEN BRANCHES ONLY  
 REMOVE NURSERY APPLIED TREE WRAP, TAPE OR STRING FROM TREE TRUNK AND CROWN. REMOVE ANY TAGS OR LABELS.  
 FOLD DOWN OR PULL BACK STRINGS, BURLAP OR PLASTIC EXPOSING ROOTBALL. REMOVE ALL NON-DEGRADABLE MATERIALS. DO NOT REMOVE SOIL FROM ROOTBALL.  
 BREAK UP (SCAFFRY) SIDES OF PLANTING HOLE  
 CENTER ROOTBALL IN PLANTING HOLE. LEAVE BOTTOM OF PLANTING HOLE FIRM. DO NOT AMEND SOIL UNLESS PLANTING IN POOR OR SEVERELY DISTURBED SOIL OR BUILDING RUBBLE. USE WATER TO SETTLE SOIL AND REMOVE AIR POCKETS AND FIRMLY SET TREE. GENTLY TAMP IF NEEDED.







TAG	CODE	DRH	COMMON NAME	LATIN NAME	COND	COMMENTS	CLASS	SAVE / REMOVE	ON-SITE	REPLACE
1001	SM	7	Silver Maple	Acer saccharum	Fair		INVASIVE	R	Y	-
1002	SM	11	Silver Maple	Acer saccharum	Fair		INVASIVE	R	Y	-
1003	SM	11	Silver Maple	Acer saccharum	Fair		INVASIVE	R	Y	-
1004	SM	7	Silver Maple	Acer saccharum	Fair		INVASIVE	R	Y	-
1005	SM	12	Silver Maple	Acer saccharum	Good		INVASIVE	R	Y	-
1006	SM	8	Norway Maple	Acer glaberrimus	Good		INVASIVE	R	Y	-
1007	BRWN	16	Black Willow	Salix nigra	Fair		INVASIVE	R	Y	-
1008	SM	8	Silver Maple	Acer saccharum	Good		INVASIVE	S	Y	-
1009	SM	7	Silver Maple	Acer saccharum	Fair		INVASIVE	S	Y	-
1010	SM	12	Silver Maple	Acer saccharum	Good		INVASIVE	S	Y	-
1011	SM	10	Silver Maple	Acer saccharum	Fair		INVASIVE	S	Y	-
1012	SM	13	Silver Maple	Acer saccharum	Good		INVASIVE	S	Y	-
1013	SK	15	Box elder	Acer negundo	Fair		INVASIVE	R	Y	-
1014	SM	13	Silver Maple	Acer saccharum	Fair		INVASIVE	R	Y	-
1015	BRWN	10	Black Willow	Salix nigra	Fair	x2	INVASIVE	R	Y	-
1016	SK	12	Box elder	Acer negundo	Fair		INVASIVE	R	Y	-
1017	SK	7	Box elder	Acer negundo	Fair		INVASIVE	R	Y	-
1018	BRWN	17	Black Willow	Salix nigra	Fair		INVASIVE	R	Y	-
1019	SM	8	Silver Maple	Acer saccharum	Fair		INVASIVE	R	Y	-
1020	SM	12	Silver Maple	Acer saccharum	Fair		INVASIVE	R	Y	-
1021	SM	15	Silver Maple	Acer saccharum	Fair		INVASIVE	R	Y	-
1022	SM	18	Silver Maple	Acer saccharum	Fair		INVASIVE	R	Y	-
1023	E	8	American Elm	Ulmus americana	Good		INVASIVE	R	Y	-
1024	SK	8	Box elder	Acer negundo	Very Poor		INVASIVE	R	Y	-
1025	SK	6	Box elder	Acer negundo	Fair		INVASIVE	R	Y	-
1026	SM	10	Silver Maple	Acer saccharum	Good		INVASIVE	R	Y	-
1027	SM	25	Silver Maple	Acer saccharum	Good		INVASIVE	R	Y	-
1028	SM	18	Silver Maple	Acer saccharum	Good		INVASIVE	R	Y	-
1029	SK	8	Box elder	Acer negundo	Fair		INVASIVE	R	Y	-
1030	SM	12	Silver Maple	Acer saccharum	Good		INVASIVE	R	Y	-
1031	SM	7	Silver Maple	Acer saccharum	Fair		INVASIVE	R	Y	-
1032	SM	11	Silver Maple	Acer saccharum	Good		INVASIVE	R	Y	-
1033	SM	13	Silver Maple	Acer saccharum	Good		INVASIVE	R	Y	-
1034	E	12	American Elm	Ulmus americana	Fair		INVASIVE	R	Y	-
1035	SM	14	Silver Maple	Acer saccharum	Good		INVASIVE	R	Y	-
1036	SK	8	Box elder	Acer negundo	Very Poor		INVASIVE	R	Y	-
1037	SK	12	Box elder	Acer negundo	Fair		INVASIVE	R	Y	-
1038	MV	28	White Mulberry	Morus alba	Poor	x2	INVASIVE	R	Y	-
1039	SK	10	Box elder	Acer negundo	Poor		INVASIVE	R	Y	-
1040	SK	8	Box elder	Acer negundo	Fair		INVASIVE	R	Y	-
1041	PK	8	Rh. Cherry	Prunus pennsylvanica	Fair		WOODLAND	R	Y	-
1042	SM	10	Silver Maple	Acer saccharum	Fair		INVASIVE	R	Y	-
1043	SK	8	Box elder	Acer negundo	Fair		INVASIVE	R	Y	-
1044	MV	8	White Mulberry	Morus alba	Fair		INVASIVE	R	Y	-
1045	MV	6	White Mulberry	Morus alba	Fair		INVASIVE	R	Y	-
1046	SK	7	Box elder	Acer negundo	Poor		INVASIVE	R	Y	-
1047	SM	13	Silver Maple	Acer saccharum	Good		INVASIVE	R	Y	-
1048	SM	13	Silver Maple	Acer saccharum	Good		INVASIVE	R	Y	-
1049	SM	8	Silver Maple	Acer saccharum	Fair		INVASIVE	R	Y	-
1050	SM	8	Silver Maple	Acer saccharum	Good		INVASIVE	R	Y	-
1051	SM	16	Silver Maple	Acer saccharum	Good		INVASIVE	R	Y	-
1052	SM	12	Silver Maple	Acer saccharum	Fair		INVASIVE	R	Y	-
1053	SM	15	Silver Maple	Acer saccharum	Good	x1	INVASIVE	R	Y	-
1054	SM	13	Silver Maple	Acer saccharum	Fair		INVASIVE	R	Y	-
1055	SM	11	Silver Maple	Acer saccharum	Good		INVASIVE	R	Y	-
1056	SM	7	Silver Maple	Acer saccharum	Fair		INVASIVE	R	Y	-
1057	SM	12	Silver Maple	Acer saccharum	Good		INVASIVE	R	Y	-
1058	SM	8	Silver Maple	Acer saccharum	Good		INVASIVE	R	Y	-
1059	SM	9	Silver Maple	Acer saccharum	Fair		INVASIVE	R	Y	-
1060	SM	10	Silver Maple	Acer saccharum	Good		INVASIVE	R	Y	-
1061	SM	18	Silver Maple	Acer saccharum	Fair		INVASIVE	R	Y	-
1062	SM	18	Silver Maple	Acer saccharum	Good		INVASIVE	R	Y	-
1063	SM	14	Silver Maple	Acer saccharum	Good		INVASIVE	R	Y	-
1064	SM	8	Norway Maple	Acer glaberrimus	Good		INVASIVE	R	Y	-
1065	E	8	American Elm	Ulmus americana	Fair		INVASIVE	R	Y	-
1066	SM	8	Silver Maple	Acer saccharum	Good		INVASIVE	R	Y	-
1067	SK	4	Box elder	Acer negundo	Fair		INVASIVE	R	Y	-
1068	SK	21	Box elder	Acer negundo	Poor		INVASIVE	R	Y	-
1069	SK	10	Box elder	Acer negundo	Very Poor		INVASIVE	R	Y	-
1070	SK	8	Box elder	Acer negundo	Good		INVASIVE	R	Y	-
1071	SK	12	Box elder	Acer negundo	Fair		INVASIVE	R	Y	-
1072	BRWN	21	Black Willow	Salix nigra	Fair	x1	INVASIVE	R	Y	-
1073	SK	8	Box elder	Acer negundo	Poor		INVASIVE	R	Y	-
1074	MV	7	White Mulberry	Morus alba	Good		INVASIVE	R	Y	-
1075	BRWN	17	Black Willow	Salix nigra	Fair		INVASIVE	R	Y	-
1076	BRWN	12	Black Willow	Salix nigra	Very Poor		INVASIVE	R	Y	-
1077	BRWN	10	Black Willow	Salix nigra	Poor	x2	INVASIVE	R	Y	-
1078	PK	8	Rh. Cherry	Prunus pennsylvanica	Fair		WOODLAND	R	Y	REPLACE
1079	SM	15	Silver Maple	Acer saccharum	Good		INVASIVE	R	Y	-
1080	CT	23	Cottonwood	Populus deltoides	Good		INVASIVE	S	Y	-
1081	SM	8	Silver Maple	Acer saccharum	Fair		INVASIVE	S	Y	-
1082	SM	9	Silver Maple	Acer saccharum	Good		INVASIVE	S	Y	-
1083	SM	14	Silver Maple	Acer saccharum	Good		INVASIVE	S	Y	-
1084	SM	8	Norway Maple	Acer glaberrimus	Good		INVASIVE	S	Y	-
1085	SM	9	Silver Maple	Acer saccharum	Fair		INVASIVE	S	Y	-
1086	SM	16	Silver Maple	Acer saccharum	Good		INVASIVE	S	Y	-
1087	CT	13	Cottonwood	Populus deltoides	Good		INVASIVE	S	Y	-
1088	SM	10	Silver Maple	Acer saccharum	Fair		INVASIVE	S	Y	-
1089	CT	16	Cottonwood	Populus deltoides	Good		INVASIVE	S	Y	-
1090	CT	15	Cottonwood	Populus deltoides	Good		INVASIVE	S	Y	-
1091	CT	15	Cottonwood	Populus deltoides	Good		INVASIVE	S	Y	-
1092	BRWN	20	Black Willow	Salix nigra	Fair	x1	INVASIVE	S	Y	-
1093	SM	10	Silver Maple	Acer saccharum	Fair		INVASIVE	S	Y	-
1094	SM	13	Silver Maple	Acer saccharum	Good	x2	INVASIVE	S	Y	-
1095	SM	9	Silver Maple	Acer saccharum	Fair		INVASIVE	S	Y	-
1096	SM	9	Silver Maple	Acer saccharum	Fair		INVASIVE	S	Y	-
1097	SM	13	American Elm	Ulmus americana	Fair		INVASIVE	S	Y	-
1098	SM	10	Silver Maple	Acer saccharum	Good		INVASIVE	S	Y	-
1099	CT	20	Cottonwood	Populus deltoides	Good		INVASIVE	S	Y	-
1100	SM	11	Silver Maple	Acer saccharum	Good		INVASIVE	S	Y	-

1101	SM	7	Silver Maple	Acer saccharum	Good		INVASIVE	S	Y	-
1102	SM	13	Silver Maple	Acer saccharum	Fair		INVASIVE	R	Y	-
1103	SK	12	Box elder	Acer negundo	Poor		INVASIVE	R	Y	-
1104	BRWN	20	Black Willow	Salix nigra	Fair		INVASIVE	S	Y	-
1105	E	16	American Elm	Ulmus americana	Fair		INVASIVE	R	Y	-
1106	SM	8	Norway Maple	Acer glaberrimus	Good		INVASIVE	S	Y	-
1107	SM	11	Silver Maple	Acer saccharum	Good		INVASIVE	S	Y	-
1108	SM	18	Silver Maple	Acer saccharum	Good		INVASIVE	S	Y	-
1109	SM	15	Silver Maple	Acer saccharum	Good		INVASIVE	S	Y	-
1110	SK	13	Box elder	Acer negundo	Poor		INVASIVE	R	Y	-
1111	EE	17	Siberian Elm	Ulmus pumila	Fair		INVASIVE	R	Y	-
1112	SK	13	Box elder	Acer negundo	Fair		INVASIVE	R	Y	-
1113	BRWN	30	Black Willow	Salix nigra	Fair		INVASIVE	R	Y	-
1114	SK	11	Box elder	Acer negundo	Poor		INVASIVE	R	Y	-
1115	SM	17	Silver Maple	Acer saccharum	Fair		INVASIVE	R	Y	-
1116	BRWN	16	Black Willow	Salix nigra	Fair		INVASIVE	R	Y	-
1117	SK	9	Box elder	Acer negundo	Fair		INVASIVE	S	Y	-
1118	SK	9	Box elder	Acer negundo	Fair		INVASIVE	R	Y	-
1119	SM	7	Silver Maple	Acer saccharum	Fair		INVASIVE	S	Y	-
1120	SM	8	Silver Maple	Acer saccharum	Fair		INVASIVE	S	Y	-
1121	BRWN	14	Black Willow	Salix nigra	Fair		INVASIVE	S	Y	-
1122	SM	8	Silver Maple	Acer saccharum	Fair		INVASIVE	S	Y	-
1123	SM	16	Silver Maple	Acer saccharum	Good		INVASIVE	R	Y	-
1124	SM	9	Silver Maple	Acer saccharum	Fair		INVASIVE	S	Y	-
1125	SM	9	Silver Maple	Acer saccharum	Fair		INVASIVE	S	Y	-
1126	SM	12	Silver Maple	Acer saccharum	Good		INVASIVE	S	Y	-
1127	SM	7	Silver Maple	Acer saccharum	Fair	x1	INVASIVE	S	Y	-
1128	EE	17	Siberian Elm	Ulmus pumila	Good		INVASIVE	S	Y	-
1129	CT	23	Cottonwood	Populus deltoides	Good		INVASIVE	S	Y	-
1130	SK	13	Box elder	Acer negundo	Fair		INVASIVE	R	Y	-
1131	SK	10	Box elder	Acer negundo	Fair		INVASIVE	R	Y	-
1132	SK	9	Box elder	Acer negundo	Fair		INVASIVE	R	Y	-
1133	SM	13	Silver Maple	Acer saccharum	Fair		INVASIVE	R	Y	-
1134	BRWN	13	Black Willow	Salix nigra	Very Poor	dead	INVASIVE	R	Y	-
1135	BRWN	13	Black Willow	Salix nigra	Fair		INVASIVE	R	Y	-
1136	SK	11	Box elder	Acer negundo	Fair		INVASIVE	R	Y	-
1137	BRWN	8	Black Willow	Salix nigra	Fair		INVASIVE	R	Y	-
1138	BRWN	13	Black Willow	Salix nigra	Very Poor	dead	INVASIVE	R	Y	-
1139	BRWN	18	Black Willow	Salix nigra	Fair	x1	INVASIVE	R	Y	-
1140	SM	12	Silver Maple	Acer saccharum	Fair	x1	INVASIVE	R	Y	-
1141	BRWN	18	Black Willow	Salix nigra	Fair		INVASIVE	R	Y	-
1142	BRWN	10	Black Willow	Salix nigra	Fair		INVASIVE	R	Y	-
1143	SK	8	Box elder	Acer negundo	Fair		INVASIVE	R	Y	-
1144	SK	16	Box elder	Acer negundo	Good		INVASIVE	R	Y	-
1145	BRWN	14	Black Willow	Salix nigra	Fair	x2	INVASIVE	R	Y	-
1146	SK	17	Box elder	Acer negundo	Fair		INVASIVE	R	Y	-
1147	SK	7	Box elder	Acer negundo	Fractured/diseased/damaged		INVASIVE	R	Y	-
1148	SK	7	Box elder	Acer negundo	Poor		INVASIVE	R	Y	-
1149	SM	8	Silver Maple	Acer saccharum	Good		INVASIVE	R	Y	-
1150	SM	8	Silver Maple	Acer saccharum	Good		INVASIVE	R	Y	-
1151	BRWN	19	Black Willow	Salix nigra	Fair	x3	INVASIVE	R	Y	-
1152	SM	10	Silver Maple	Acer saccharum	Fair		INVASIVE	R	Y	-
1153	SM	10	Silver Maple	Acer saccharum	Fair		INVASIVE	R	Y	-
1154	SM	16	Siberian Elm	Ulmus pumila	Fair		INVASIVE	R	Y	-
1155	EE	20	Siberian Elm	Ulmus pumila	Good		INVASIVE	R	Y	-
1156	SK	12	Box elder	Acer negundo	Fair		INVASIVE	R	Y	-
1157	BRWN	12	Black Willow	Salix nigra	Fair	x1	INVASIVE	R	Y	-
1158	SK	7	Box elder	Acer negundo	Fair		INVASIVE	R		

Table with columns: ID, Species, Sex, Age, Condition, Location, Date, Status, etc. Rows include various bird species like Black Vireo, Silver Maple, and Green Ash.

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Table with columns: ID, Species, Sex, Age, Condition, Location, Date, Status, etc. Rows include various bird species like Silver Maple, Black Vireo, and American Elm.



CAUTION: THE INFORMATION CONTAINED ON THIS PAGE IS UNCLASSIFIED UNLESS INDICATED OTHERWISE. IT IS UNCLASSIFIED TO PROTECT INDIVIDUAL PRIVACY. IT IS UNCLASSIFIED TO PROTECT TRADE SECRETS AND OTHER INFORMATION THAT IS NOT IN THE PUBLIC DOMAIN.

CLIENT: TABLEAU BY MODRIAN, 5625 SCHENKER, SHELBY TOWNSHIP, MI 48315

PROJECT TITLE: HOMESTEAD, 1364 LIVERDORF, TROY, MICHIGAN

REVISIONS: 1

ORIGINAL ISSUE DATE: APRIL 18, 2022

TREE PRESERVATION LIST

PEA JOB NO. 2021-0451, P.M., JBT, DN, TMC, DES, TMK, DRAWING NUMBER:

NOT FOR CONSTRUCTION T-1.3





# memorandum



**Date:** June 15, 2022

**To:** Bill Huotari, PE

**From:** Sara Merrill, PE, PTOE

**Re:** 3364 Livernois Road – Homestead Tableau by Mondrian  
Anticipated Traffic Impacts

The purpose of this memorandum is to provide an overview of anticipated traffic impacts resulting from Homestead, a proposed residential development consisting of 30 attached single-family homes spread across five buildings. The development is located on the east side of Livernois Road, north of Big Beaver Road and just south of Town Center Drive. Access to the development is proposed via a private road. In the immediate vicinity of the site, Livernois Road is a 5-lane roadway, with two through lanes in each direction and a two-way center turn lane.

The Institute of Transportation Engineers (ITE) Trip Generation Manual, 11<sup>th</sup> 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 Single-Family Attached Housing (ITE Land Use Code #215).

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
30 Units	3	7	10	8	6	14	89	89	178

During the morning (AM) peak hour, the proposed Homestead Tableau development is expected to generate 10 new trips: 3 inbound (entering the site), and 7 outbound (exiting the site). During the evening (PM) peak hour, the proposed site is expected to generate 14 new vehicle trips: 8 inbound (entering the site) trips, and 6 outbound (exiting the site). 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 minimal, adding fewer than 20 vehicle trips during the peak (“busiest”) hour. The traffic impact of this site on the adjacent road network is negligible and would be imperceptible to the majority of road users.

As a point of comparison, traffic counts taken in January 2022 on Livernois Road (between Big Beaver Road and Wattles Road) indicate this segment carries approximately 20,000 vehicles per day, and roughly 1,600 vehicles during the PM peak hour. Amongst typical weekdays, traffic volumes during the peak hours alone often vary by 10%+ from one day to the next. These day-to-day fluctuations result in peak hour traffic volumes that vary by hundreds of vehicles. The proposed subdivision is expected to generate only 14 vehicles during the peak hour.



500 West Big Beaver  
Troy, MI 48084  
troymi.gov

## MEMORANDUM

Date: July 20, 2022

To: Brent Savidant, Community Development Director

From: G. Scott Finlay, Deputy City Engineer

Cc: William Huotari, City Engineer  
Benjamin Carlisle, AICP

Subject: Homestead – Preliminary Site Plan - Floodplain

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In addition to local approval, developing property in a floodplain may require state and/or federal agency approvals depending on the size of the drainage area and what is being proposed in the floodplain. First the floodplain is accurately located on the property with a detailed topographic survey. The drainage shed area is determined and a detailed flood study is performed with the proposed changes to the floodplain. The proposed changes cannot cause the floodplain elevation upstream or downstream to change more than 0.10'. The amount of floodplain storage cannot decrease either, you can change where the floodplain storage is on the property by filling one area and cutting another.

The preliminary site plan for Homestead has provided the detailed topographic survey with the existing floodplain shown as well as the proposed locations for cutting and filling in the floodplain. This information along with the drainage shed area and detailed flood study will be reviewed during the detailed engineering review and any other agency approvals will need to be obtained prior to the proposed development obtaining final site plan approval.

Sincerely,

*G. Scott Finlay*

G. Scott Finlay, P.E.

DATE: July 21, 2022

TO: Planning Commission

FROM: R. Brent Savidant, Planning Director

SUBJECT: POTENTIAL PLANNED UNIT DEVELOPMENT (PUD) APPLICATION – Concept Plan discussion, East of Livernois, North of Square Lake (PIN 88-20-03-301-088, 88-20-03-301-025, -024, -023), Section 35, Currently Zoned NN (Neighborhood Node “Q”) and R-1B (One Family Residential) Districts.

The owner of the subject parcel, GFA, is interested in developing a mixed use (residential only) PUD on the site. Planning Department was provided a conceptual site plan describing the potential project.

The site is 5.48 acres in area. Three single family homes presently sit on the property. A PUD would provide the applicant with some flexibility with potential project uses moving forward. The attached memo summarizes the project.

A formal application has not been submitted. The applicant seeks input and direction from the Planning Commission on this matter, prior to moving forward. Formal action is not required.

Please be prepared to discuss this item at the July 26, 2022 Regular meeting.

Attachments:

1. Maps
2. Memo from Carlisle/Wortman Associates, Inc.
3. Miscellaneous information provided by applicant

G:\PUDs\Potential Project\GFA Livernois & Square Lake\PC Memo 07 26 2022.docx













**Carlisle | Wortman**  
ASSOCIATES, INC.

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

**To:** Troy Planning Commission  
Brent Savidant, Community Development Director

**From:** Ben Carlisle, AICP

**Date:** July 19, 2022

**RE:** GFA Square Lake Concept Review

A concept plan has submitted a Planned Unit Development (PUD) for adjacent to the northeast corner of the intersection of Square Lake and Livernois. The concept plan includes a total of fifty-one (51) units with a mix of housing types. Additional amenities include preservation of two existing homes on site, homes with first floor master, stormwater management, and small play area. The part of this site that is zoned FB, Form-Based was approved for a fourteen (14) unit attached townhome project. See section below for more information. This project has been expanded to include four parcels currently zoned R-1B.



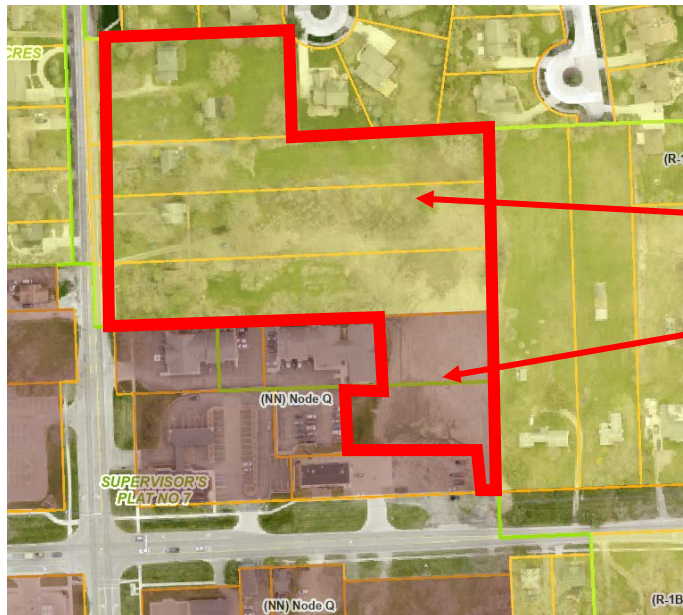
## Housing Types

As noted, the project proposes a mix of housing types:

Type	Number	Notes
Preservation of Existing Single-Family Homes	2	Existing homes on site
Single Family Ranch Homes	4	First Floor Master
Two-Story Attached	10	First Floor Master
Three-Story Attached	35	
<b>Total</b>	<b>51</b>	

## Zoning

The site includes a mix of Form-based zoning and R-1B. The preservation of the single-family homes, the inclusion of the new homes, and the mix of other housing products require this site to be developed as a Planned Unit Development.



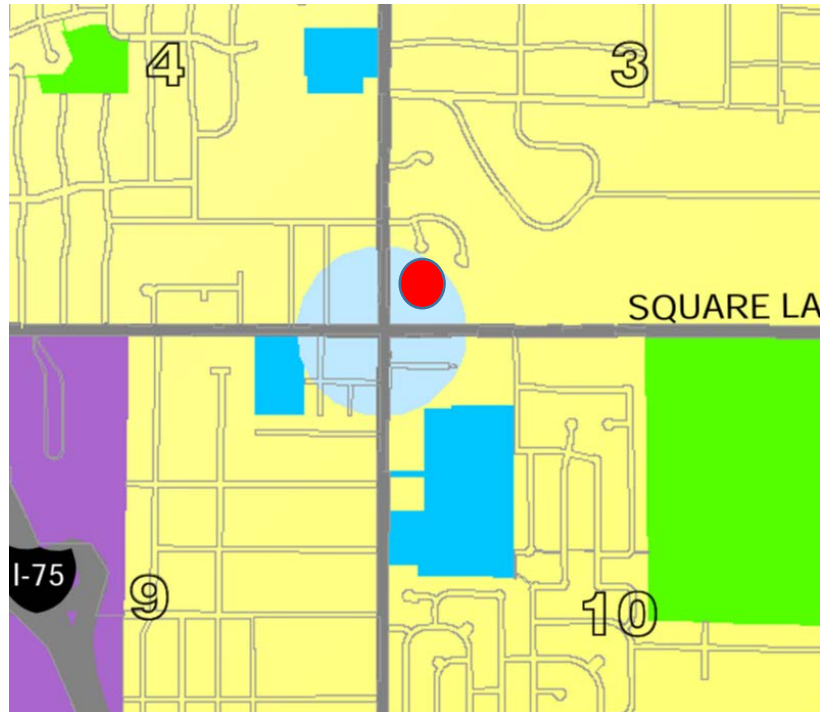


## Master Plan

The site is designated as Neighborhood Node on the future land use plan. The Neighborhood Node master plan designation is not parcel specific, but rather shown as a concentric circle approximately within a 1,000 foot radius of the intersection.

Elements of neighborhood node include:

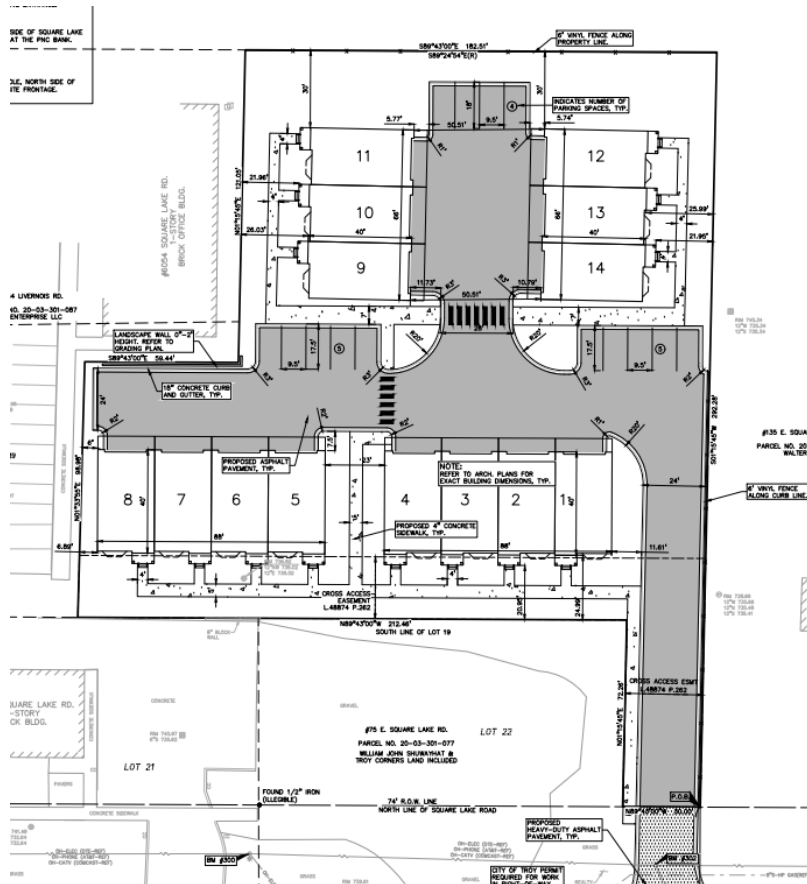
- Neighborhood Nodes are the concentrated, commercial and mixed-use centers situated at major intersections of Troy thoroughfares.
- Development will be denser and taller than the surrounding area, encouraging visual prominence to signal a gathering space.
- Nodes should be generally confined to a 1,000 foot radius from a major intersection.
- The nodes provide uses and spaces that attract and welcome neighborhood residents.
- Buildings should be separated from the right-of-way line by a landscaped greenbelt, one lane of off-street parking or a pedestrian walk, or a combination of these.
- Primary parking areas will be located within rear or interior side yards.
- Off-street parking should be screened from the public right-of-way by a knee wall or low decorative fence with a hedge of plantings.
- Walks will connect adjacent developments and the public sidewalks.
- Well-defined crosswalks with timed signalization will permit safe crossings.
- Flexible use of space allowing modest outdoor gathering spaces, such as plazas, will be encouraged.
- Buildings should be between two and three stories, although one-story structures accommodating gas stations or other special situations may be permitted.
- One-story buildings should have a minimum exterior height of sixteen feet.
- A ground level story should have a minimum height of twelve feet from finished floor to finished ceiling.
- Facades facing major thoroughfares will be treated as fronts and should have a minimum of half transparent glass and special architectural design treatments.
- Fenestration (the arrangement of windows and doors) should be highlighted through the use of awnings, overhangs or trim detailing.



- Lighting will be carefully managed so as not to encroach on adjacent residential areas. Please note that Planning Commission is considering amendments to the Master Plan section for neighborhood node, including modifying many of these elements.

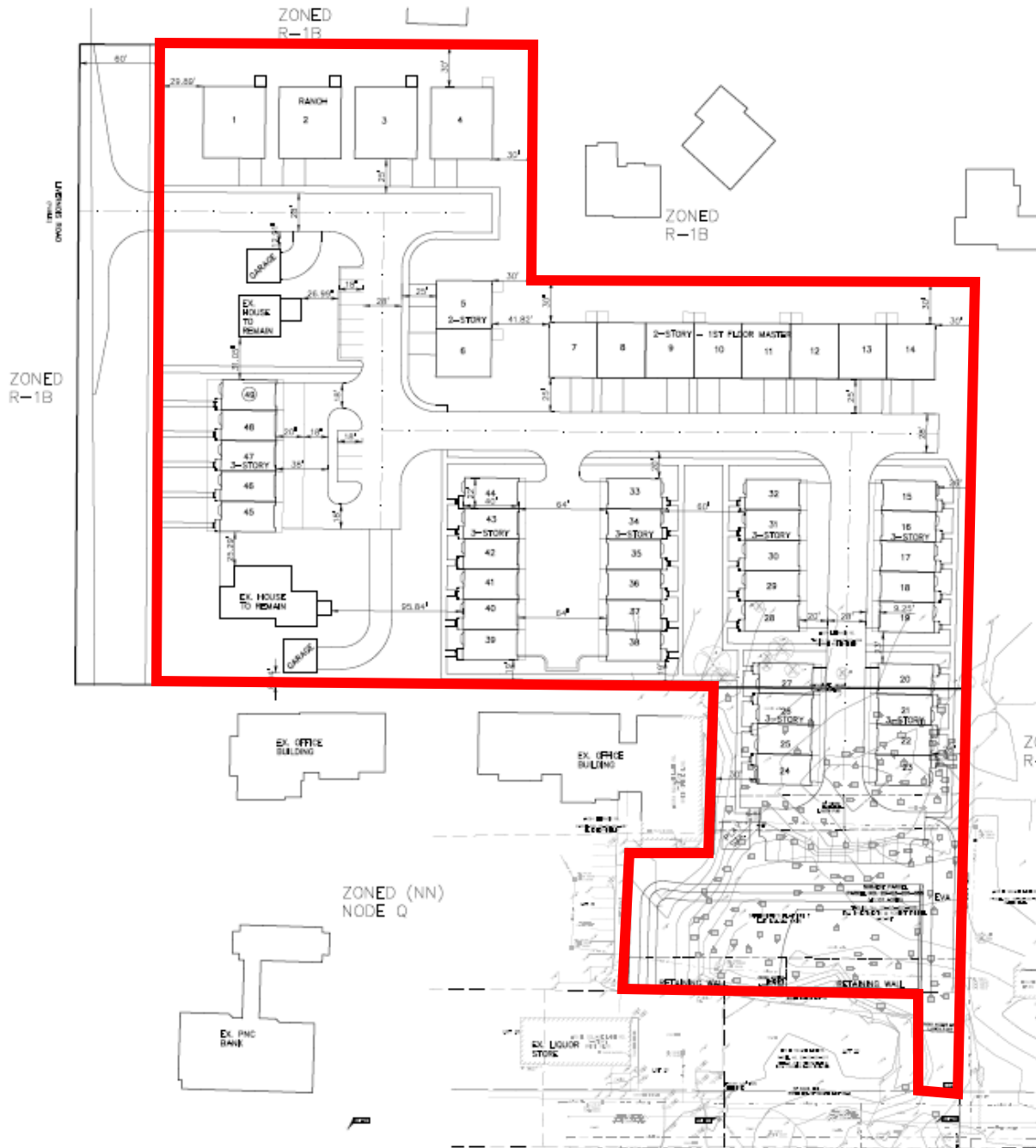
### Previous Plan

As noted the following 14-unit townhome development was approved in 2018.



2018 approved 14-unit site plan

Concept Plan



## **PUD Standards**

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

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

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

## **Details:**

The concept plan is very conceptual. Details such as architectural quality, elevations, material selection, building height, and onsite amenities are very important and will be reviewed in detail if this project moves forward.

## **Questions for the Planning Commission Consideration**

1. Is the proposed plan consistent with the Master Plan?
2. Does the Planning Commission support the proposed mix of housing types? Are there additionally types or changes in types that the Planning Commission thinks should be considered?

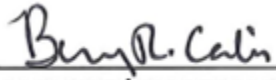


*GFA Square Lake Concept Plan*  
*July 19, 2022*

3. Is the proposed plan consistent with the PUD standards?
4. Are there site plan changes that the applicant should consider?
5. Are there other considerations that should be discussed with the applicant?

I look forward to discussing this plan at your June 28<sup>th</sup> meeting.

Sincerely,



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











1028





1013