500 West Big Beaver
Troy, MI 48084
troymi.gov

248.524.3364
planning@troymi.gov

PLANNING COMMISSION
MEETING AGENDA
REGULAR MEETING

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

February 14, 2023 **7:00 P.M.** **Council Chambers**

1. ROLL CALL

2. APPROVAL OF AGENDA

3. APPROVAL OF MINUTES – January 24, 2023

4. PUBLIC COMMENT – For Items Not on the Agenda

PRELIMINARY SITE PLAN APPROVAL

5. PUBLIC HEARING - PRELIMINARY SITE PLAN REVIEW (File Number SP2022-0027) – Proposed Estates at Eckford (One Family Residential Cluster), South side of Eckford, West of Rochester (Parcels 88-20-15-252-028, -002, -036, -037, -004, -005), Section 15, Currently Zoned R-1C (One Family 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. PRELIMINARY SITE PLAN REVIEW (SP JPLN2022-0008) – Proposed The Westington II, South of Wattles, East of Crooks (870 Barilane Drive; PIN 88-20-21-101-009), Section 21, Currently Zoned NN (Neighborhood Node “I”) District

8. PUBLIC COMMENT – For Items on the Agenda

9. PLANNING COMMISSION COMMENT

10. ADJOURN

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

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

Chair Lambert called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on January 24, 2023, 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
Tyler Fox
Michael W. Hutson
Tom Krent
David Lambert
Lakshmi Malalahalli
Marianna Perakis
John J. Tagle

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

2. APPROVAL OF AGENDA

Resolution # PC-2023-01-006
Moved by: Fox
Support by: Faison

RESOLVED, To approve the Agenda as prepared.

Yes: All present (9)

MOTION CARRIED

3. APPROVAL OF MINUTES – January 10, 2023

Resolution # PC-2023-01-007
Moved by: Krent
Support by: Tagle

RESOLVED, To approve the minutes of the January 10, 2023 Regular meeting as submitted.

Yes: All present (9)

MOTION CARRIED

4. PUBLIC COMMENT – For Items Not on the Agenda

There was no one present who wished to speak.

PLANNED UNIT DEVELOPMENT

5. PLANNED UNIT DEVELOPMENT (File Number PUD2020-0018) – Proposed Concept Development Plan for Long Lake and Crooks Masterplan Development, Northwest corner of Long Lake and Crooks, Section 8, Currently Zoned O Office

Mr. Savidant explained the Planned Unit Development (PUD) three-step approval process. He briefly addressed discussion items during review of the application in previous meetings.

Mr. Savidant addressed revisions to the application since its last review, proposed amenities in Zones A, B and C, buildout of development phases and displayed several generic renderings that capture the flavor of the application.

Mr. Savidant said the applicant noted benefits of the application as follows:
- Horizontal mixed-use development consistent with the Master Plan.
- Development of an undeveloped and prominent site.
- Outdoor plazas.
- Outdoor dining areas.
- Pedestrian circulation paths and activities around the site.
- Public art.
- Wetland preservation.

Mr. Savidant asked the Planning Commission to consider the following in its deliberation:
- The proposed development guidelines (height/setbacks, etc.)
- The proposed allowable and special uses.
- The proposed phasing.
- If proposed benefits are commensurate with the requested relief/development flexibility.
- If the PUD Standards have been met.

Discussion among administration and Planning Commission:
- Public transportation drop-off area.
- Height of Flagstar bank; 14 stories.
- Intent of Urban Residential zoning district.
- Sustainability, renewable energy, environmental impact.
- Traffic study recommendations, responsibility to apply.
- Potential uses.

Anthony Antone of Kojaian was present. Project members in the audience were Randy Wertheimer of Hunter Pasteur Homes, Chris Beck of Gensler and Tyler Tennent of Dawda Mann PLC.

Mr. Antone addressed the revisions to the application and amenities and said they are committed to the uses as presented this evening in their presentation.

There was discussion, some comments related to:

- Public transportation drop-off; possible location south side of Crooks service drive; applicant working with SMART.
- Amenities open to public; more details with site plan application.
- Development phases; 1st phase multi-family residential, 2nd phase amenities.
- Public art; one-time installation.
- Sustainability, energy conservation, charging stations.
- Natural wetland area; seating around periphery; applicant working with Environment, Great Lakes & Energy (EGLE) on other possible functions.
- Great Lawn Area; applicant working with outside source to promote various activities.
- Correction to Site Plan to show only one entrance on Long Lake.
- Food truck staging; on promenade, malleable locations.
- Traffic improvements; applicant to work with Engineering and County.
- Green space; 76% open space.
- Office space (Area 2); objective to remain as office use until tenant is secured.
- Goal to create a live, play, work environment.
- Public comment received expressing concern with destruction of trees, office space vacancies and building height.
- Applicant encouraged to include renderings from various perspectives of surrounding areas at City Council presentation.
- Project timetable.
- Recycling resources.

Chair Lambert opened the floor for public comment. Acknowledging there was no one present who wished to speak, Chair Lambert closed the floor for public comment.

There was discussion on the PUD Agreement, some comments related to:

- Limitation on uses; reference to email communication from Attorney Tyler Tennent confirming commitment of uses identified in application.
- Site Plan to show only one entrance on Long Lake.
- Traffic circulation as relates to recommendations of traffic consultants and County regulations.
- Project timetable; up to 20 years to complete construction.
- Development phases.

Resolution # PC-2023-01-008
Moved by: Krent
Seconded by: Buechner

WHEREAS, The applicant Gensler submitted a Conceptual Development Plan application for a Planned Unit Development, located on the northwest corner of Long Lake and Crooks, in Section 8, approximately 24.88 acres in area; and

WHEREAS, The Concept Development Plan proposes multiple phases for a mixed-use development including office, residential, lodging, restaurant, retail and open space with public amenities; and

WHEREAS, The Concept Development Plan will be implemented through submittal of Preliminary Development Plans for each phase of development; and

WHEREAS, Each Preliminary Development Plan will require a Planning Commission public hearing and City Council public hearing prior to approval; and

WHEREAS, The proposed Concept Development Plan meets the Standards for Approval set forth in Section 11.03.

THEREFORE BE IT RESOLVED, That the Planning Commission recommends to City Council that Concept Development Plan Approval for the proposed Long Lake and Crooks Masterplan Development be granted, subject to the following:

1. The concept plan indicates extensive landscape and trees, and the Planning Commission approves that type of concept.

Yes: All present (9)

MOTION CARRIED

PRELIMINARY SITE PLAN APPROVAL

6. PRELIMINARY SITE PLAN REVIEW (File Number SP JPLN2022-0009) – Proposed Hills West, East side of Crooks, South of Wattles (3902 Crooks; 88-20-21-101-003), Section 21, Currently Zoned NN (Neighborhood Node “I”) District

Ms. Dufrane referenced an email received from the applicant’s attorney, Henry Sandweiss, requesting that Ms. Perakis recuse herself from deliberation on this item. Ms. Dufrane said she and Ms. Perakis discussed the request earlier today. It was determined to allow Ms. Perakis an opportunity to respond, followed by a vote of the Planning Commission on whether or not recusal is necessary. Ms. Dufrane asked if either Arban Stafa or Mr. Sandweiss, who were present in the audience, had anything further to say on behalf of the applicant Sam Stafa, to which they declined.

Ms. Perakis said she would not recuse herself. Ms. Perakis addressed the reference by the applicant, Sam Stafa, that she cannot render a fair and impartial decision and thus suggests she might be biased against him. Ms. Perakis said she believes she treats all applications with the same scrutiny and strategy as relates to Zoning Ordinance

standards. She said she has nothing personal against Mr. Stafa and has no reason to be biased or has ever been biased against the applicant.

Commissioners Krent, Tagle, Hutson and Malalahalli spoke in support of not recusing Ms. Perakis.

Resolution # PC-2023-01-009
Moved by: Krent
Seconded by: Fox

RESOLVED, To not recuse Ms. Perakis from deliberation on this application.

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

MOTION CARRIED

Mr. Savidant said the application before the Board this evening looks different than what was presented in November 2022. He reviewed the changes as noted on page 6 of the Planning Consultant report dated January 19, 2023. Mr. Savidant addressed site access, common ownership of parcels, potential for cross access connectivity, open space, landscaping, parking, traffic study, elevations and building materials.

Mr. Savidant asked the Planning Commission in its deliberation to consider compliance with Sections 5.06E Design Standards and 8.06 Site Plan Review Standards.

Discussion among administration and Planning Commission:
- Application relationship to previously approved developments and potential future development.
- Preservation of twelve trees.
- Bicycle parking spaces.
- Residentially zoned parcel to the south is a church.

Peter Stuhlreyer of Designhaus Architecture was present to represent the developer of Hills West.

There was discussion, some comments related to:
- Location of bicycle parking spaces; inside gym building to the north.
- Consideration to locate pocket park between the two buildings.
- Consideration to move Crooks access to the south of the most southern building.
- Traffic concerns; circulation, Crooks access, proximity to Barilane driveway, potential for backup traffic, consideration for EVA (emergency vehicular access).
- Building floor plans.
- Separate venture/ownership of parcels.
- Parking; no deficit per parcel, no shared parking required.
- Requirement of cross access easements.
- Location of pocket park initially determined to preserve existing trees.
- Recycling resources.

City Traffic Consultant Sara Merrill OHM Advisors addressed the process in which the developer, or its designated traffic/civil engineer, would reach out to the Road Commission for Oakland County (RCOC) Permit Department to move the Crooks Road access and rearrange the deceleration lane. She said, in her opinion, there could be a benefit or a potential ripple effect of moving the access further south. Ms. Merrill addressed numerous factors used to determine if traffic mitigation is necessary and internal traffic site flow. She shared that RCOC uses an adaptive traffic system at each intersection in Troy that responds live to current traffic volumes.

Mr. Tagle asked if one is heading southbound on Crooks and turning left into the site driveway, and with the cars stacking up in the northbound left turn lane to go west on Wattles, how many cars would it take before one could not turn left to get into the complex.

Julie Kroll of Fleis & Vandenbrink responded that the traffic calculations show there would be no impact to the site driveway in that scenario.

Civil Engineer Greg Bono of PEA Group addressed the RCOC requirements on separation distance between driveways and noted it is based on the speed limit on Crooks Road. He opined the RCOC would not issue a permit for a change in the driveway location. Mr. Bono addressed the potential to extend the deceleration lane and the limitations an EVA would pose to the Barilane property.

Chair Lambert opened the floor for public comment.

- Michelle Lyons, 3902 Crooks, owner of the subject property, addressed the existing zoning and surrounding uses. She expressed support for the application as presented and asked the Board's consideration in its approval this evening.

Chair Lambert closed the floor for public comment.

Mr. Fox addressed the location of the Barilane driveway, potential for cut-through traffic, speeding and emergency vehicular access.

Resolution # PC-2023-01-
Moved by: Fox
Seconded by:

RESOLVED, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed Hills West 29-unit apartment development, East side of Crooks, South of Wattles, Section 21, Currently Zoned NN (Neighborhood Node "I") District, be granted.

Discussion:

Mr. Krent said he would support the motion on the condition that RCOC explore the possibility of having the driveway at the south end of the property.

Ms. Perakis said exploring the possibility has no teeth and suggested waiting for a response from RCOC prior to taking any action this evening.

Mr. Tagle said it would be advantageous for the developer to reach out to the RCOC to discuss the possibility of moving the access to the south but noted that the RCOC has the final say on the access and deceleration lane.

Resolution # PC-2023-01-010
Moved by: Fox
Seconded by: Krent

RESOLVED, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed Hills West 29-unit apartment development, East side of Crooks, South of Wattles, Section 21, Currently Zoned NN (Neighborhood Node "I") District, be granted, subject to the following:

1. That the Road Commission for Oakland County (RCOC) explores the possibility of having the driveway at the south end of the property.

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

MOTION CARRIED

OTHER ITEMS

7. PLANNING COMMISSION ANNUAL REPORT FOR 2022

Mr. Savidant presented the Planning Commission 2022 Annual Report.

Chair Lambert asked that the report be revised as follows:

- Add site plan approval of the Kelly Services redesigned office building site development on Crooks.
- Sub-Committee on Neighborhood Nodes.
  - Rephrase 'established' to 'appointed' by Chair.
  - Add names of members; Lambert, Perakis, Faison, Krent.

Mr. Savidant said he would revise the report to reflect the changes prior to presenting the report to City Council and posting it on the City website.

8. PUBLIC COMMENT – For Items on the Agenda

There was no one present who wished to speak.

9. PLANNING COMMISSION COMMENT

There were general comments, some relating to:

- Administration presentation of proposed Zoning Ordinance Text Amendments for review.
- Current vacancy rates for office and apartment complexes; possibly presentation by experts on topic(s).
- Status of Master Plan update.
- Capacity of Troy schools to accommodate additional students resulting from recent developments.

10. ADJOURN

The Regular meeting of the Planning Commission adjourned at 9:35 p.m.

Respectfully submitted,

_____
David Lambert, Chair

_____
Kathy L. Czarnecki, Recording Secretary

https://d.docs.live.net/2f7ed4fe5f664ea8/Documents/Kathy/COT Planning Commission Minutes/2023/2023 01 24 Draft.docx

ITEM #5

DATE: January 27, 2023

TO: Planning Commission

FROM: R. Brent Savidant, Community Development Director

SUBJECT: The proposed one-family cluster development is located on the South side of Eckford, West of Rochester (parcel 88-20-15-252-028, 002, 036, 037, 004, 005). The subject parcel is 7.56 acres in size.

The petitioner Mondrian Properties submitted the above referenced Preliminary Site Plan application for a 26-unit One Family Residential Cluster. The development proposes to preserve 35% open space on the 7.56-acre parcel. The Planning Commission is responsible for providing a recommendation to City Council for this item.

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

Attachments:

1. Maps
2. Report prepared by Carlisle/Wortman Associates, Inc.
3. OHM Memo, January 31, 2023
4. Preliminary Site Plan Application

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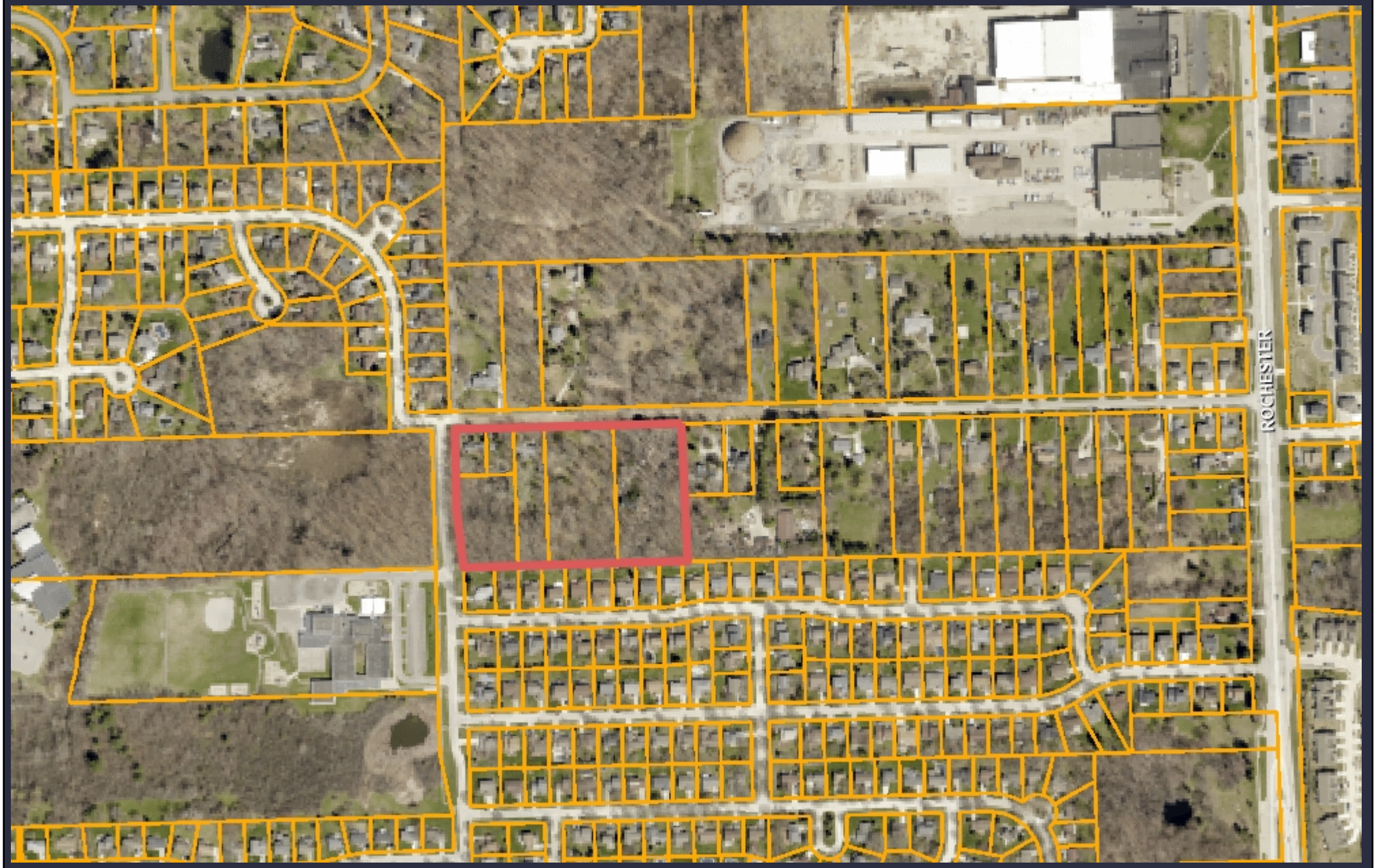
GIS Online



1,154 0 577 1,154 Feet

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

GIS Online

1,154 0 577 1,154 Feet

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

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

Date: February 7, 2023

Preliminary Site Condominium Cluster Review
For
City of Troy, Michigan

Project Name: Estates of Eckford

Plan Date: January 12, 2023

Location: Southeast corner of Eckford Drive and Tallman Drive

Zoning: R-1C, One-family Residential District

Action Requested: Preliminary Site Condominium Cluster Approval

PROJECT AND SITE DESCRIPTION

We are in receipt of a preliminary site plan application for a twenty-six (26) unit detached single-family cluster development. Nine (9) of the lots will accessed off Eckford, one (1) lot off Tallman, and the remaining sixteen (16) lots will be accessed from a new private road that is located off Tallman Drive. The site is six (6) parcels and is a total of 7.56 acres. The site is vacant but encumbered with wetlands and tree cover. The development is directly across Eckford Drive from the recently approved Eckford Oaks cluster development.

The applicant proposes a cluster development. The base density base under the R-1C, One-Family Residential as determined by the submission of a parallel plan is twenty (20) units. See parallel plan section for more details. The applicant is seeking six (6) additional units above the parallel plan density by providing 35% of the total site as open space, and preserving a significant amount of the onsite wetlands. Furthermore, the applicant is also providing a 10-foot-wide public bike path through their development. The path is intended to continue the path that starts at the Daisy Knight Dog Park on Livernois through the DPW site just to the north.

The applicant is proposing a ranch, story and a half, and colonial option which range in size from a 1,990 sq/ft ranch with second floor option to a 2,900 sq/ft colonial.

Figure 1. *- Location and Aerial Image of Subject Site*

Size of Subject Property:
The parcel is 7.56 acres

Proposed Uses of Subject Parcel:
Twenty-six (26) detached single family condominium cluster development.

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

Current Zoning:
The property is currently zoned R-1C, One-family Residential District.

Surrounding Property Details:

Direction	Zoning	Use
North	R-1C, Cluster Development	Single-family Cluster
South	R-1C, One-family Residential District	Single-family homes
East	R-1C, One-family Residential District	Single-family homes
West	R-1B, One-family Residential District	Vacant (Troy Schools)

NATURAL RESOURCES

Topography: A topographic survey has been provided on sheet P-1.0. The site slopes from the northwest to southeast.

Wetlands: The survey indicates onsite wetlands, primarily on the southeast and eastern portions of the site. The application impacts onsite weltands. The applicant did not provide a wetland delineation report or a permit review from EGLE.

Woodlands: A tree survey has been provided to inventory the natural features that exist onsite. The survey identified a total of approximately 550 trees on site. The applicant is preserving a good amount of onsite trees. Most are noted as good quality with only a few invasive species. Full replacement and preservation details are shown in ***Table 2.***

Table 2. *– Woodland Protection Ordinance*

Replacement Details		
Protected Tree	**Inches Removed**	**Replacement Required**
Landmark	1590 inches	1590 inches
Woodland	1530 inches	765 inches
Preservation/Mitigation	**Inches Preserved**	**Credit**

Landmark	831 inches	1662 inches
Woodland	911 inches	1822 inches
Total	**0 inches required for replacement.** The number of inches preserved and credited exceed the mitigation required.	

Items to be addressed: *Provide wetland delineation report and a permit review from EGLE.*

PARALLEL PLAN

The parallel site plan provided by the applicant includes five (5) lots constructed atop the wetlands on the east and southeast portions of the site. This includes lots 7, 9, 23, 24, and 25. Due to the presence of wetlands, development on these lots would require a permit from EGLE and may not be realistic. Excluding these lots from the parallel site plan, we find the base density in the parallel plan to be twenty (20) lots.

Based on 20 lots and 1.35 (based on 35% open space) the allowable number of units is 27 lots. The applicant is seeking approval of twenty-six (26) lots. Even by reducing the parallel plan by five (5) lots, the applicant is still able to obtain the requested 26 units by providing 35% open space.

Items to be addressed: *none*

SITE ARRANGEMENT

The proposed one-family cluster development consists of twenty-six (26) units. Nine (9) of the lots will accessed off Eckford, one (1) lot off Tallman, and the remaining sixteen (16) lots will be accessed from a new private road that is located off Tallman Drive. The smallest lot in size is 6,300 sq. ft and the average lot size is 7,086 sq. ft.

The cluster option is offered as an alternative to traditional residential development. The cluster option is intended to:

1. Encourage the use of property in accordance with its natural character.
2. Assure the permanent preservation of open space and other natural features.
3. Provide recreational facilities and/or open space within a reasonable distance of all residents of the Cluster development.
4. Allow innovation and greater flexibility in the design of residential developments.
5. Facilitate the construction and maintenance of streets, utilities, and public services in a more economical and efficient manner.
6. Ensure compatibility of design and use between neighboring property.
7. Encourage a less sprawling form of development, thus preserving open space as undeveloped land.
8. Allow for design innovation to provide flexibility for land development where the normal development approach would otherwise be unnecessarily restrictive or contrary to other City goals

The applicant has submitted a parallel plan to establish a base density and portray the visual difference between traditional site design versus cluster development. Based on a parallel plan of 20 units, the applicant is seeking six (6) additional units above the parallel plan density by providing 35% of the total site as open space, preserving a significant amount of the onsite wetlands, and providing a 10-foot path that provides a trail connection.

Items to be addressed: *Planning Commission shall determine if requirements are met to qualify for cluster development options and if the additional number of units is commensurate with open space being preserved.*

AREA, WIDTH, HEIGHT, SETBACKS and REGULATORY FLEXIBILITY

The intent of the cluster development provisions is to relax the typical R-1C district bulk requirements in order to encourage a less sprawling form of development that preserves open space and natural resources. As set forth in 10.04.E, the applicant is able to seek specific departures from the dimensional requirements of the Zoning Ordinance for yards and perimeter setback as a part of the approval process.

Table 1. *– Bulk Requirements*

	Required/Allowed	Provided	Compliance
Density	Overall density shall not exceed the number of residential cluster units as developed under a conventional site condominium, unless a density bonus has been granted by City Council.	Base Density = 20 units + Cluster bonus (35% bonus) = 27 units are allowed The applicant is seeking 26 units.	26 units are permitted with City Council approval.
Perimeter Setback	Equal to the rear yard setback requirement for the underlying zoning district of the property directly adjacent to each border = 40-feet when adjacent to R1-C, otherwise 25-feet	Lots 1-25 comply. Lot 26 is only 32-feet, 40-feet required.	Lot 26 does not comply. See note below.
Lot Size	NA	Range in size from 6,300 sq. ft. and 9,723 sq. ft.	Complies with approval of Cluster by City Council
Front Setback (building)	20 feet	Varies between 20-feet and 25-feet	Compiles
Rear Setback (building)	25-feet setback	20-feet/25-feet (Eckford) 22-feet/27-feet (Internal)	Decks encroach into rear yard. See note below.
Side Setback (building)	7.5-feet setback 15-feet total	7.5-feet minimum 15-feet total	Complies
Open Space Requirements: Minimum Percentage	20%	Proposing to preserve 2.7 acres of the 7.56 acres, or 35% for open space.	Complies. Applicant must submit open space preservation covenant.

Lot 26, which is adjacent R-1C zoned lot, requires a 40-foot perimeter setback. The applicant is encroaching 8 feet into the required 40-foot setback. In addition, decks for all units extend 15-feet from every home, and hence encroach 15-feet in to the required 25-foot setback.

The City Council, based upon a recommendation from the Planning Commission, may waive the perimeter and rear lot provisions provided that the applicant has demonstrated innovative and creative site and building designs and solutions, which would otherwise be unfeasible or unlikely to be achieved absent this provision. The Planning Commission should consider the purpose and intent of the Cluster Development option in considering the setback deviations.

Items to be addressed: *Consider the deck encroachment into perimeter and rear buffer for lot 26.*

OPEN SPACE REQUIREMENTS

A requirement of the Cluster Option is to provide at least one (1) of the following open space benefits:

a. Significant Natural Features. Preservation of significant natural features contained on the site, as long as it is in the best interest of the City to preserve the natural features that might be negatively impacted by conventional residential development. The determination of whether the site has significant natural features shall be made by the City Council, after review of a Natural Features Analysis, prepared by the applicant, that inventories these features; or

b. Recreation Facilities. If the site lacks significant natural features, it can qualify with the provision of usable recreation facilities to which all residents of the development shall have reasonable access. Such recreation facilities include areas such as a neighborhood park, passive recreational facilities, soccer fields, ball fields, bike paths, or similar facilities that provide a feature of community-wide significance and enhance residential development. Recreational facilities that are less pervious than natural landscape shall not comprise more than fifty (50) percent of the open space. The determination of whether the site has significant natural features shall be made by the City Council after review of a Site Analysis Plan, prepared by the applicant, that inventories these features; or

c. Preservation of Common Open Space or Creation of Natural Features. If the site lacks significant natural features, a proposed development may also qualify if the development will preserve common open space or create significant natural features such as wetlands. The determination of whether the site has significant natural features shall be made by the City Council after review of a Site Analysis Plan, prepared by the applicant, which inventories these features.

The site is approximately 7.5 acres, and the applicant is proposing to reserve 2.6 acres for common open space, or 35% of the total site. Open space is provided around the existing wetlands along the eastern portion of the site and a significant open space buffer along the southern property line. Within the southern buffer, the applicant is providing a 10-foot path that provides a trail connection.

As part of the review, the Planning Commission is to consider and make a recommendation to City Council if the layout and open space plan meets the intent and standards of the Cluster provision and has the applicant creatively designed the site to either preserve significant natural resources (trees, wetland) or provide quality open space and site amenities.

Guarantee of Open Space and Tree Preservation:

The applicant shall provide documentation to guarantee that all open space portions of the development will be preserved and maintained as approved and that all commitments for

such preservation and maintenance are binding on successors and future owners of the subject property. All such documents shall be subject to approval by the City Attorney. No structures (pools, sheds) or equipment (play structures, etc.) are permitted within the dedicated open space area.

Items to be addressed: *Planning Commission is to consider and make a recommendation to City Council if the layout and open space plan, and/or natural features meet the intent of the Cluster provision and has the applicant creatively designed the site to either preserve significant natural resources (wetland, trees) or provide quality open space.*

SITE ACCESS AND CIRCULATION

Vehicular

Access to sixteen (16) lots will be from a single location off Tallman Drive. The development will be served by an internal twenty-eight (28) foot wide private road, located inside of a forty (40) foot roadway easement.

Pedestrian

The applicant proposes a six (6) foot wide concrete sidewalk along the perimeter of the private road. In addition, the applicant is adding a sidewalk along Eckford Drive and Tallman Drive.

The applicant is also providing a 10-foot wide public bike path through their development. The path is intended to continue the path that starts at the Daisy Knight Dog Park on Livernois through the DPW site just to the north.

Items to be Addressed: *None*

STORMWATER

Stormwater will be managed by a regional detention system.

Items to be Addressed: *None.*

LANDSCAPING

One-Family Cluster development landscaping requirements are regulated by Section 13.02.F.2.

Table 2. *– Landscaping Requirements*

Frontage	Required	Provided	Compliance
Proposed Private Rd.	One (1) deciduous tree for every 50 lineal feet. 1,795/50 = 36 trees = 36 trees	29 trees	Complies

Eckford	One (1) large evergreen tree per fifty (50) lineal feet. 741 lf./30 lf = 25 evergreen trees	Total of 39 new trees and 20 existing. Applicant notes they can not put all required trees along Eckford due to utilities and wetlands. However, they put additional trees and preserved trees on Tallman to compensate.	Complies with PC approval
Tallman	One (1) large evergreen tree per fifty (50) lineal feet. 447 lf./30 lf = 15 evergreen trees		
Overall Landscaping	20%	21.2%	Complies

Items to be Addressed: *None.*

ELEVATIONS AND FLOOR PLANS

The applicant is proposing a ranch, story and a half, and colonial option which range in size from a 1,990 sq/ft ranch with second floor option to a 2,900 sq/ft colonial. Materials were not indicated.

Items to be Addressed: *Indicate materials.*

CLUSTER STANDARDS

As set forth in section 10.04.I, the applicant shall demonstrate that through the use of the Cluster option, the development will accomplish a sufficient number of the following objectives, as are reasonably applicable to the site, providing:

a. Long-term protection and preservation of natural resources, natural features, and open space of a significant quantity and/or quality in need of protection or preservation, and which would otherwise be unfeasible or unlikely to be achieved absent these regulations.
b. Innovative and creative site design through flexibility in the siting of dwellings and other development features that would otherwise be unfeasible or unlikely to be achieved absent these regulations.
c. Appropriate buffer and/or land use transitions between the Cluster development and surrounding properties.
d. A compatible mixture of open space, landscaped areas, and/or pedestrian amenities.
e. Sustainable design features and techniques, such as green building, stormwater management best practices, and low impact design, which will promote and encourage energy conservation and sustainable development.
f. A means for owning common open space and for protecting it from development in perpetuity.

g. Any density bonus is commensurate with the benefit offered to achieve such bonus.
h. The cluster development shall be adequately served by essential public facilities and services, such as: streets, pedestrian or bicycle facilities, police and fire protection, drainage systems, refuse disposal, water and sewage facilities, and schools. Such services shall be provided and accommodated without an unreasonable public burden.
i. The architectural form, scale, and massing shall ensure buildings are in proportion and complementary to those of adjacent properties and the selected building materials are of high, durable quality. The garage shall not be the dominant feature of a residential building.

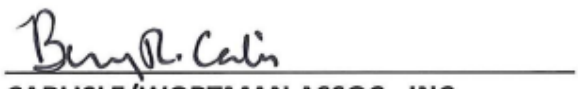
RECOMMENDATIONS

Planning Commission shall determine if requirements are met to qualify for cluster development option, if the required standards have been met, and if the additional number of units is commensurate with open space being preserved.

Items to consider include:

- Applicant is seeking following relief:
  - Lot 26, encroaches eight (8) feet into the required 40-foot setback along the southern property line.
  - Decks for all units extend 15-feet into the required 25-foot setback.
- Indicate materials
- Provide wetland delineation report and a permit review from EGLE.

The Planning Commission may request that either the applicant address aforementioned items or make a recommendation for City Council consideration.



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

memorandum

Date: January 31, 2023

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

From: Sara Merrill, PE, PTOE

Re: Estates of Eckford– Single Family Residential
Anticipated Traffic Impacts

The purpose of this memorandum is to provide an overview of anticipated traffic impacts resulting from Estates of Eckford, a proposed site condominium development consisting of 26 single-family homes, developed under a cluster option and to be sited at the corner of Eckford drive and Tallman Drive. The development will provide access via a new residential street on the south side of Eckford Drive and via the connection to Tallman Drive. Eckford Drive is a two-lane local road, located east of Rochester Road between Wattles Road and Long Lake Road.

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

The table below provides the calculated number of trips generated for the proposed Eckford Oaks, based on the ITE Trip Generation Manual, 11th Edition, for Single-Family Detached Housing (ITE Land Use Code #210).

Land Use	Number of Site-Generated Trips								
	AM Peak Hour			PM Peak Hour			Daily		
	In	Out	Total	In	Out	Total	In	Out	Total
Single-Family Detached Residential (26 units)	5	17	22	18	10	28	146	146	292

During the morning (AM) peak hour, the proposed Estates of Eckford development is expected to generate 22 new trips: 5 inbound (entering the site), and 17 outbound (exiting the site). During the evening (PM) peak hour, the proposed site is expected to generate 28 new vehicle trips: 18 inbound (entering the site) trips, and 10 outbound (exiting the site). This pattern coincides with residents typically leaving in the morning for work and returning home in the evening.

Traffic volumes on residential streets are closely correlated with the number of residential units. While traffic on Eckford Drive will increase slightly over current conditions, the traffic volume will remain similar to many other residential streets. The traffic generated by the proposed development would be minimal, adding less than 30 vehicle trips during the peak ("busiest") hour. This equates to approximately one vehicle every 2-3 minutes during the peak hours. The traffic impact of this site on the adjacent road network is negligible and would be imperceptible to the majority of road users.

PROPOSED RESOLUTION

PUBLIC HEARING - PRELIMINARY SITE PLAN REVIEW (File Number SP2022-0027) – Proposed Estates at Eckford (One Family Residential Cluster), South side of Eckford, West of Rochester (Parcels 88-20-15-252-028, -002, -036, -037, -004, -005), Section 15, Currently Zoned R-1C (One Family Residential) District.

Resolution # PC-2023-02-
Moved by:
Support by:

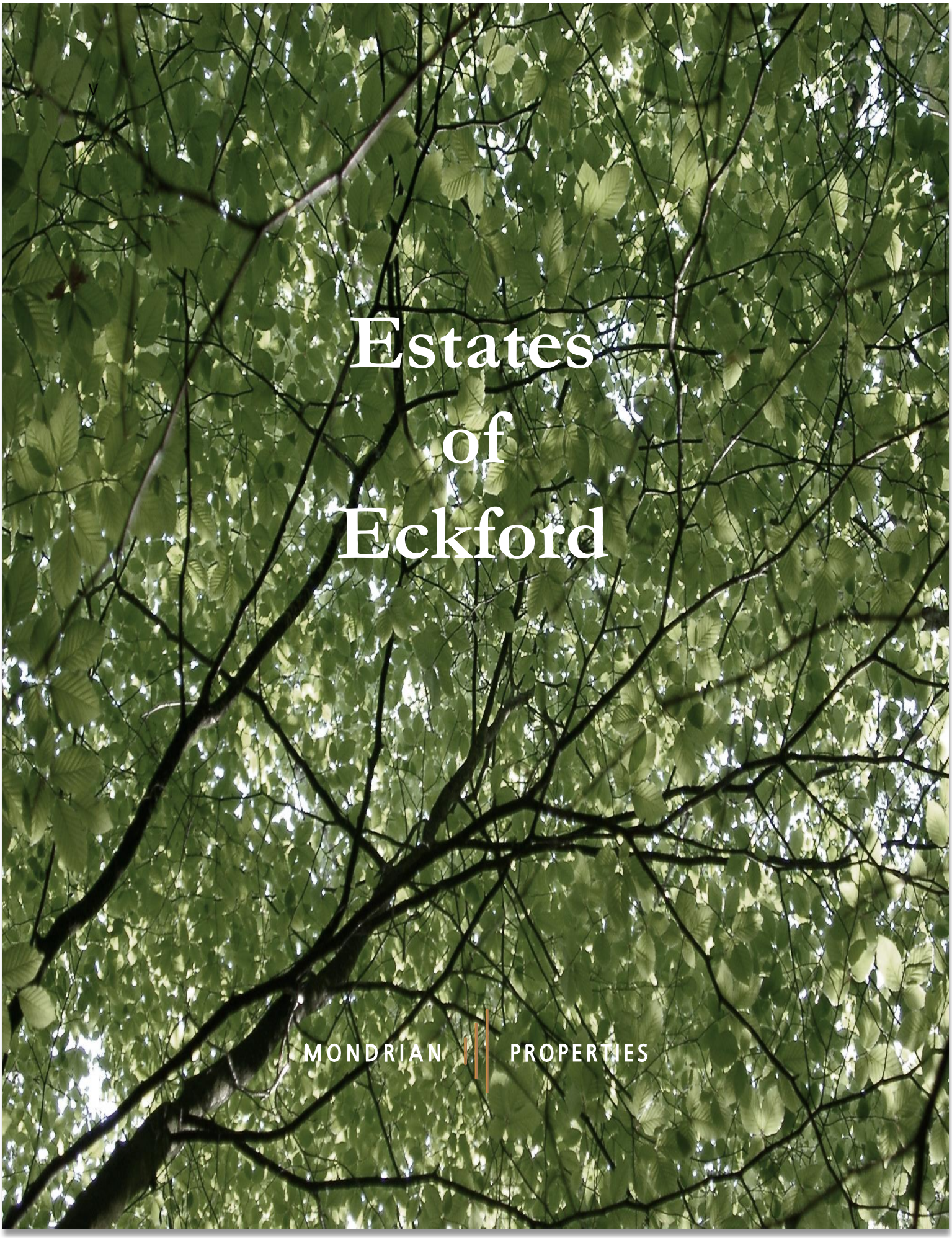
RESOLVED, The Planning Commission hereby recommends to the City Council that the proposed Estates of Eckford Site Condominium (One Family Residential Cluster), 26 units/lots, South side of Eckford, West of Rochester (Parcels 88-20-15-252-028, -002, -036, -037, -004, -005), Section 15, approximately 7.56 acres in size, Currently Zoned R-1C (One Family Residential) District, be approved for the following reasons:

1. The cluster development better protects the sites natural resources than if the site were not developed as a cluster.
2. The cluster development better protects the adjacent properties than if the site were not developed as a cluster.
3. The cluster development is compatible with adjacent properties.
4. The site can be adequately served with municipal water and sewer.
5. The cluster development preserves 35% open space, to remain open space in perpetuity.

Yes:
Absent:

MOTION CARRIED

G:\SITE PLANS\SP JPLN2022-0027 ESTATES OF ECKFORD\Proposed PC Resolution 2023 02 14.doc



Estates of Eckford

MONDRIAN PROPERTIES

To: **City of Troy, Planning Department**
From: **Mondrian Properties**
Re: **Estates of Eckford**

Dear Members of the Planning Commission,

We are pleased and honored to present **Estates of Eckford**, a **26 Unit Single Family** residential home community. At **Mondrian Properties** we pride ourselves on designing, developing and constructing premier homes and communities. In our two-decade-long history we have constructed more than 45 communities in Southeastern Michigan, many within the **City of Troy**.

The Mondrian team is comprised of a strong group of professionals that truly understand the complexity of this project. We have deep experience and commitment to building **High Quality Homes** which we will offer in combination with open space and buffer zones on this site. We feel confident that we will be able to manage this project with great respect, care and integrity for the surrounding community.

Our plan intends to **Preserve 2.7 Acres** (35%) of open space. We will also be offering **New Homes** intended for **Young families** and **Empty Nesters**. Our goal for this site is to work closely with the surrounding community and strategically placing the new homes while also replanting new trees. We are excited about this project and the **Open Space** we have been able to save and integrate into the plan.

As we are committed to being **Good Neighbors** to the community we have shared this information with our surrounding neighbors. Everyone received an informational package and were able to review the site plan and future home plans. We will continue to work in conjunction with the Surrounding Home Owners to ensure a smooth development and building process. We believe and are confident that our plan meets the **City of Troy's** intent for the **Cluster Option** while taking into consideration the surrounding community.

Best Regards

Joseph Maniaci
Mondrian Properties

CITY OF TROY
PRELIMINARY SITE PLAN APPLICATION
ONE-FAMILY CLUSTER OPTION

CITY OF TROY PLANNING DEPARTMENT
500 W. BIG BEAVER
TROY, MICHIGAN 48084
248- 524-3364
FAX: 248-524-3382
E-MAIL: planning @ troymi.gov

PRELIMINARY SITE PLAN REVIEW FEE
$1,000.00
ESCROW FEE
$1,800.00
ADMINISTRATIVE SITE PLAN REVIEW FEE
$300.00

REGULAR MEETINGS OF THE CITY PLANNING COMMISSION ARE HELD ON THE SECOND AND FOURTH TUESDAYS OF EACH MONTH AT 7:00 P.M. AT CITY HALL.

PLEASE FILE A COMPLETE PRELIMINARY SITE PLAN APPLICATION, TOGETHER WITH THE APPROPRIATE FEE, NOT LESS THAN THIRTY (30) DAYS PRIOR TO THE DATE OF THAT MEETING.

---

1. NAME OF THE PROPOSED DEVELOPMENT: Estates of Eckford
2. ADDRESS OF THE SUBJECT PROPERTY: 500, 510, 530, & 650 Eckford Dr.
3. ZONING CLASSIFICATION OF THE SUBJECT PROPERTY: R1-C, one-family residential district
4. TAX IDENTIFICATION NUMBER(S) OF SUBJECT PROPERTY: 88-20-15-252-028, 002, 036, 037, 004, 005
5. DESCRIPTION OF PROPOSED USE: 28 lot single family development.

6. APPLICANT:
   NAME Joseph Maniaci
   COMPANY Mondrain Properties
   ADDRESS 50215 Schoenherr Rd.
   CITY Shelby Twp. STATE MI ZIP 48315
   TELEPHONE 586.726.7350
   E-MAIL jmaniaci@mondrainproperties.com

   PROPERTY OWNER:
   NAME same
   COMPANY
   ADDRESS
   CITY STATE ZIP
   TELEPHONE
   E-MAIL

7. THE APPLICANT BEARS THE FOLLOWING RELATIONSHIP TO THE OWNER OF THE SUBJECT PROPERTY:

8. **SIGNATURE OF APPLICANT** _____ DATE 8.17.22

9. **SIGNATURE OF PROPERTY OWNER** _____ DATE 8.17.22

BY THIS SIGNATURE, THE PROPERTY OWNER AUTHORIZES PLACEMENT OF A SIGN ON THE PROPERTY TO INFORM THE PUBLIC AS TO THIS REQUEST FOR PRELIMINIARY SITE PLAN.

PRELIMINARY SITE PLAN
SUBMITTAL CHECKLIST

THE FOLLOWING INFORMATION AND MATERIALS ARE NECESSARY FOR SUBMISSION:

☐ REQUIRED FEE

☐ ONE (1) FLASH DRIVE CONTAINING AN ELECTRONIC VERSION OF THE ENTIRE PRELIMINARY SITE PLAN APPLICATION (PDF Format) EMAIL SUBMITTALS ARE ACCEPTABLE

ONE (1) HARD COPY OF THE FOLLOWING:

☐ COMPLETED CITY OF TROY PRELIMINARY SITE PLAN APPLICATION FORM

☐ CERTIFIED BOUNDARY SURVEY

☐ CERTIFIED TOPOGRAPHIC SURVEY

TWO (2) HARD COPIES OF THE FOLLOWING:

☐ PRELIMINARY SITE PLAN SHOWING PROPOSED SITE LAYOUT AND USES

☐ PARALLEL PLAN AS PER SECTION 10.04.C.1.

☐ PRELIMINARY TREE PRESERVATION PLAN / TREE INVENTORY

☐ PRELIMINARY LANDSCAPE PLAN

☐ PRELIMINARY FLOOR PLANS

☐ PRELIMINARY ELEVATIONS

☐ PRELIMINARY GRADING PLAN

☐ PRELIMINARY LIGHTING PLAN

☐ WETLANDS DETERMINATION, IF REQUIRED

ALL HARD COPY DRAWINGS SHALL BE FOLDED, STAPLED, SEALED AND SIGNED BY A STATE OF MICHIGAN PROFESSIONAL ENGINEER, REGISTERED ARCHITECT, REGISTERED LANDSCAPE ARCHITECT, OR PROFESSIONAL COMMUNITY PLANNER

PLANNING COMMISSION AGENDAS ARE ELECTRONIC

MONDRIAN PROPERTIES

Estates of Eckford Fact Sheet

Development

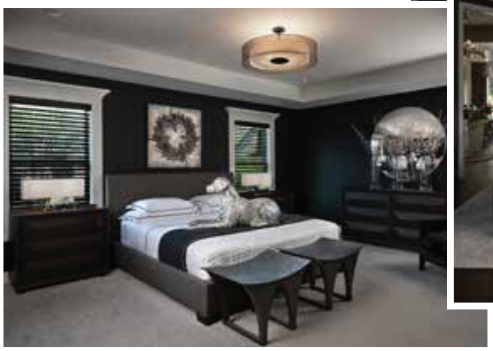
- 7.56 +/- Acres Site
- Zoning R-1C, Cluster Option
- 26 Single Family Homes
- Lot Sizes Approximately 60’ x 105’
- Ranch, Story & Half and Colonial Home Styles
- Sizes from 1900 Square Feet and Above
- Development Start Spring 2023
- 30 Month Construction Period
- Off Site Model Homes Initially
- Main Road Access to the Site

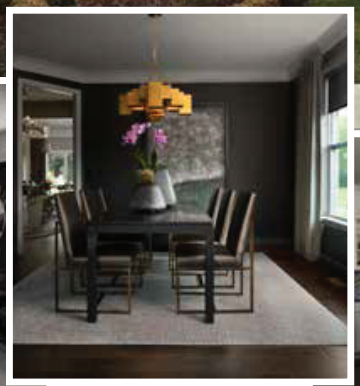
Open Space

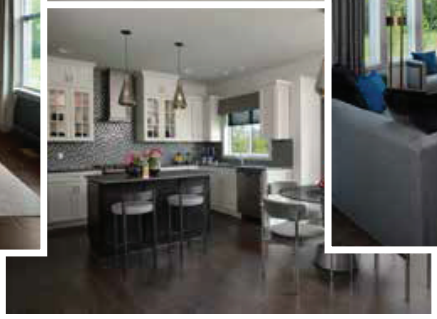
- Over 2.7 (35%) Acres of Open Space
- Buffer Zones
- Tree Replacement Plan
- Part of Troy Community Walking Trails

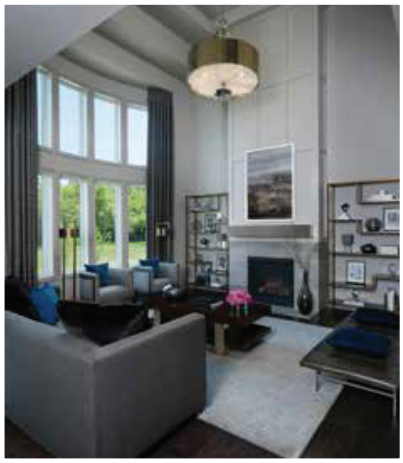
Contact Information

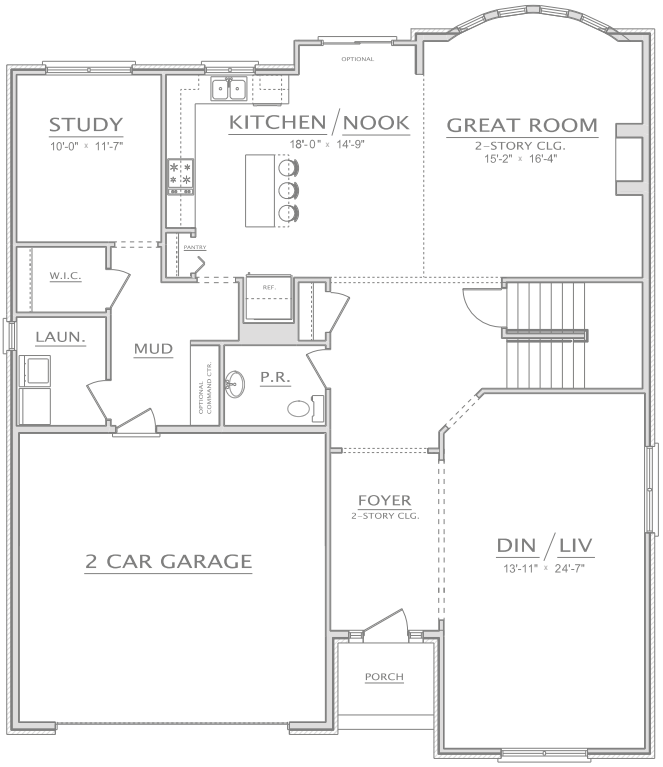
- Anita Khzouz
- E-mail: administration@mondrianproperties.com
- Phone: 586-726-7340

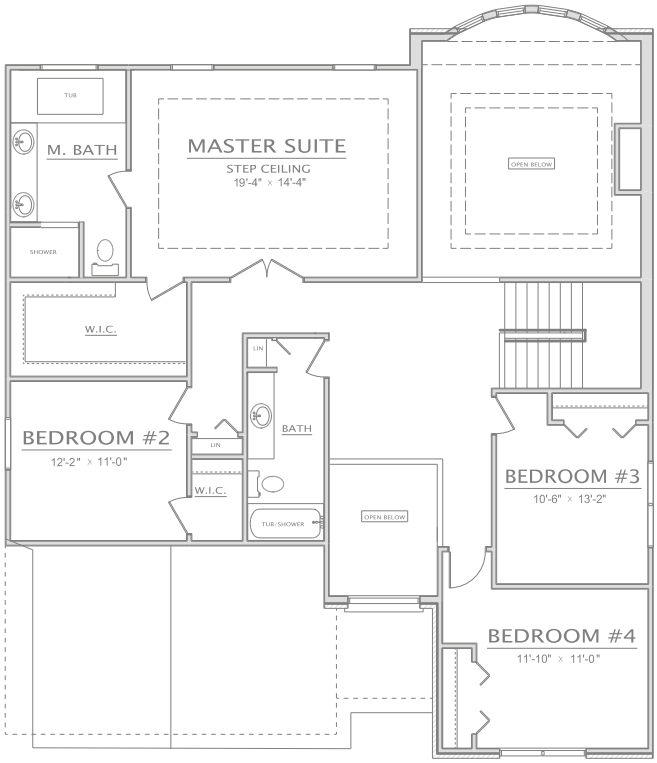












MANOR COLONIAL

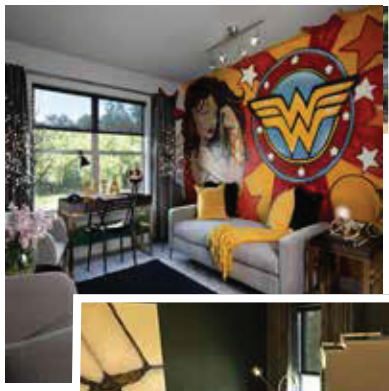
2900 sqft

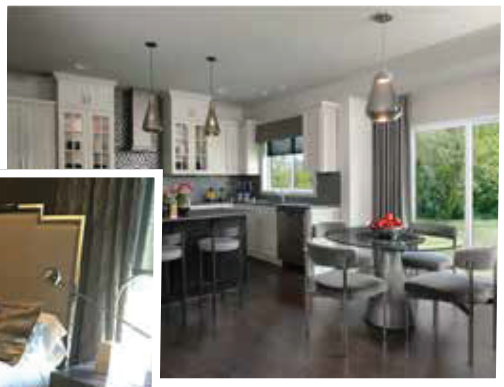
MONDRIAN PROPERTIES

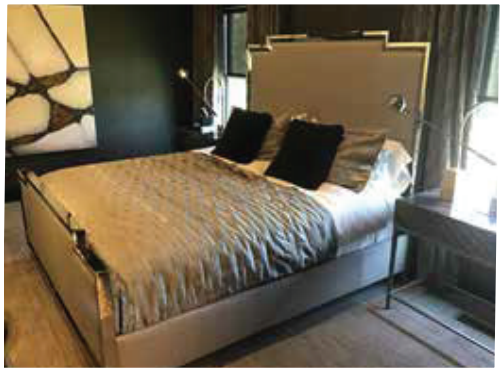
MANOR COLONIAL

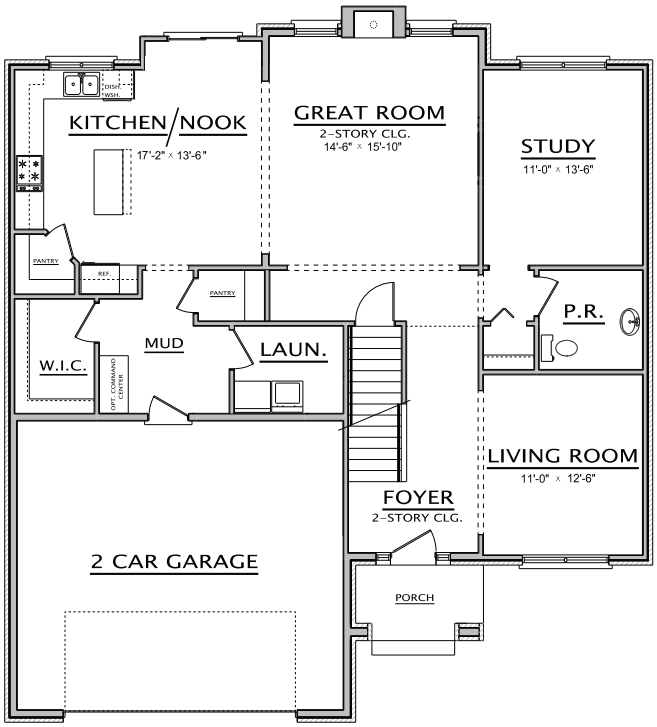
2900 sqft

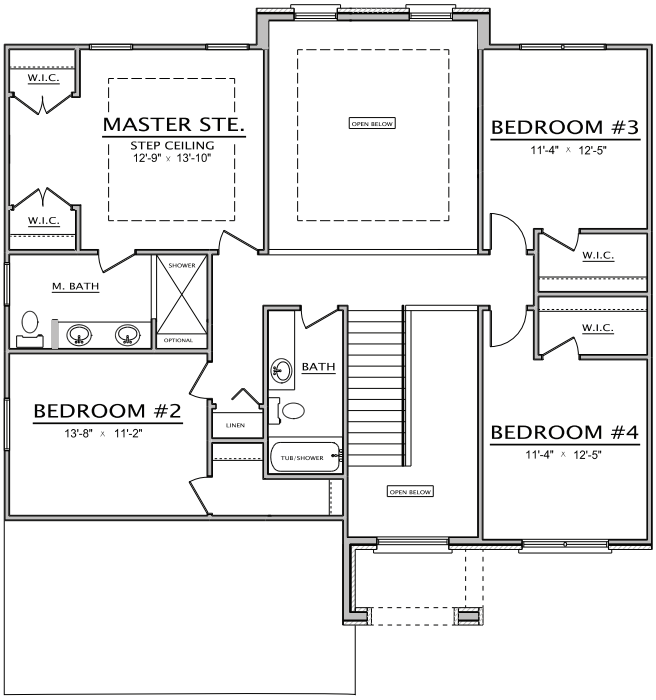
MONDRIAN PROPERTIES











MONDRIAN PROPERTIES

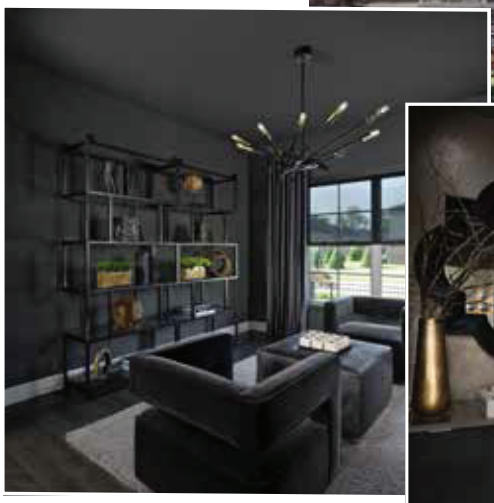
TUDORGATE COLONIAL

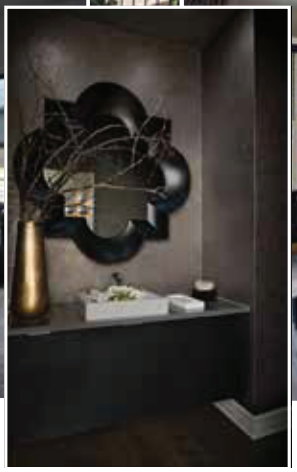
2515 sqft

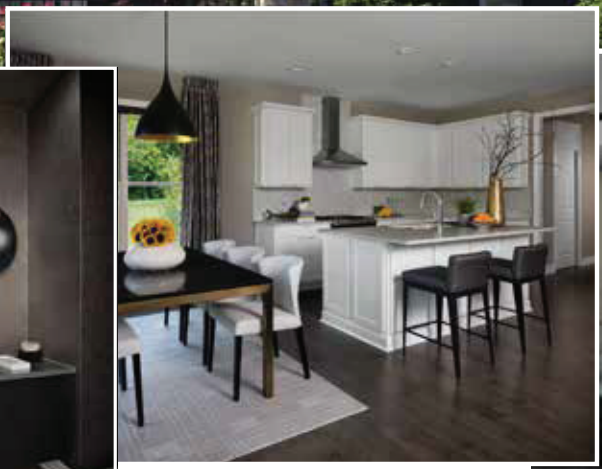
TUDORGATE COLONIAL

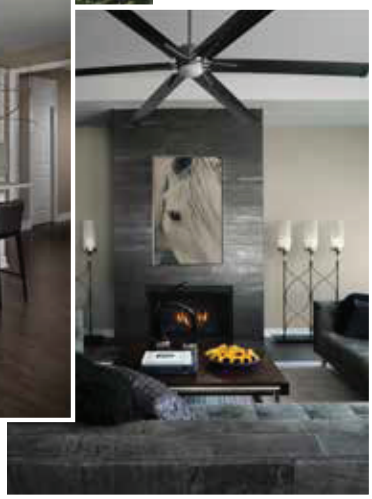
2515 sqft

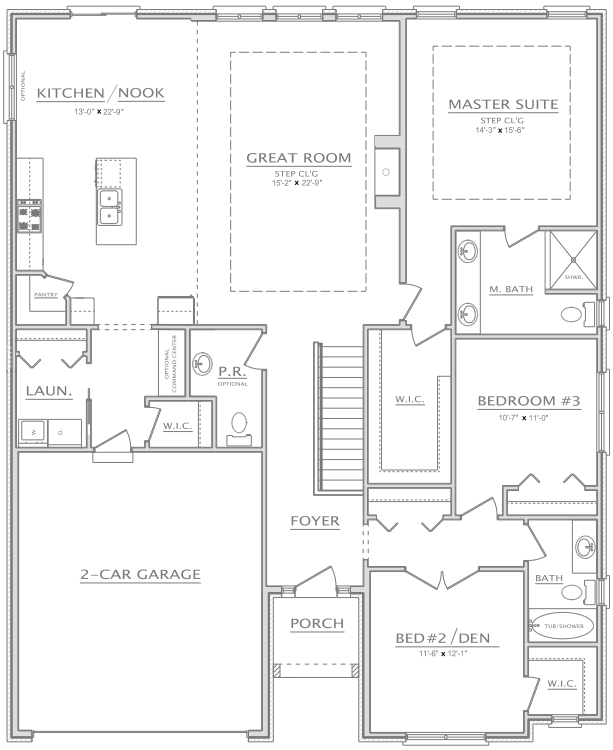
MONDRIAN PROPERTIES

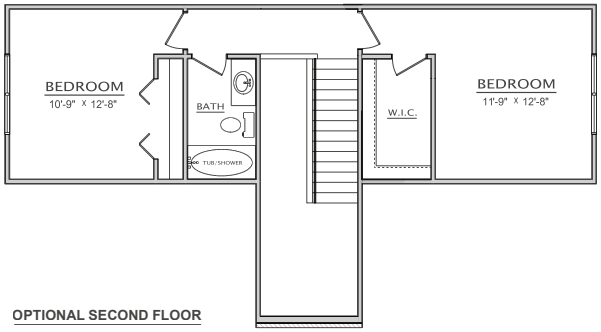












OPTIONAL SECOND FLOOR

HOMEWOOD RANCH

MONDRIAN PROPERTIES

W/ OPTIONAL SECOND FLOOR

1990 SQFT.

HOMEWOOD RANCH

W/ OPTIONAL SECOND FLOOR

1990 SQFT.

MONDRIAN PROPERTIES

The Estates of Eckford

MONDRIAN | PROPERTIES

N

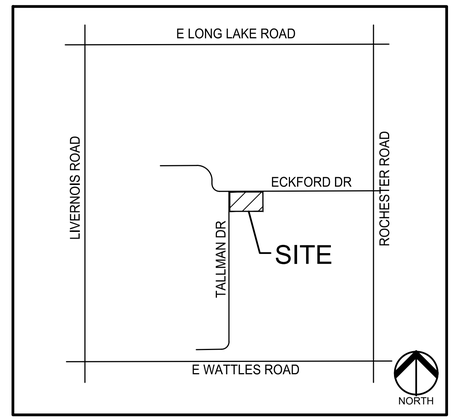
PRELIMINARY SITE PLANS

ESTATES OF ECKFORD

ECKFORD DR./TALLMAN DR.

TROY, OAKLAND COUNTY, MICHIGAN

PERMIT / APPROVAL SUMMARY		
DATE SUBMITTED	DATE APPROVED	PERMIT / APPROVAL



LOCATION MAP
NO SCALE

INDEX OF DRAWINGS	
NUMBER	TITLE
	COVER SHEET
P-1.0	TOPOGRAPHIC SURVEY
P-2.0	PRELIMINARY SITE PLAN
P-2.1	PARALLEL SITE PLAN
P-3.0	PRELIMINARY GRADING PLAN
P-4.0	PRELIMINARY UTILITY PLAN
L-1.0	PRELIMINARY LANDSCAPE PLAN
T-1.0	TREE PRESERVATION PLAN
T-1.1	TREE PRESERVATION LIST
T-1.2	TREE PRESERVATION LIST
	FOR REFERENCE
C-3	DPW REGIONAL DETENTION POND - SITE PLAN

PEA GROUP

DESIGN TEAM

OWNER/APPLICANT/DEVELOPER

MONDRAIN PROPERTIES
50215 SCHOENHERR RD.
SHELBY TWP, MI 48315
CONTACT: JOSEPH MANIACI
PHONE: 586.726.7350
EMAIL: JMANIACI@MONDRIANPROPERTIES.COM

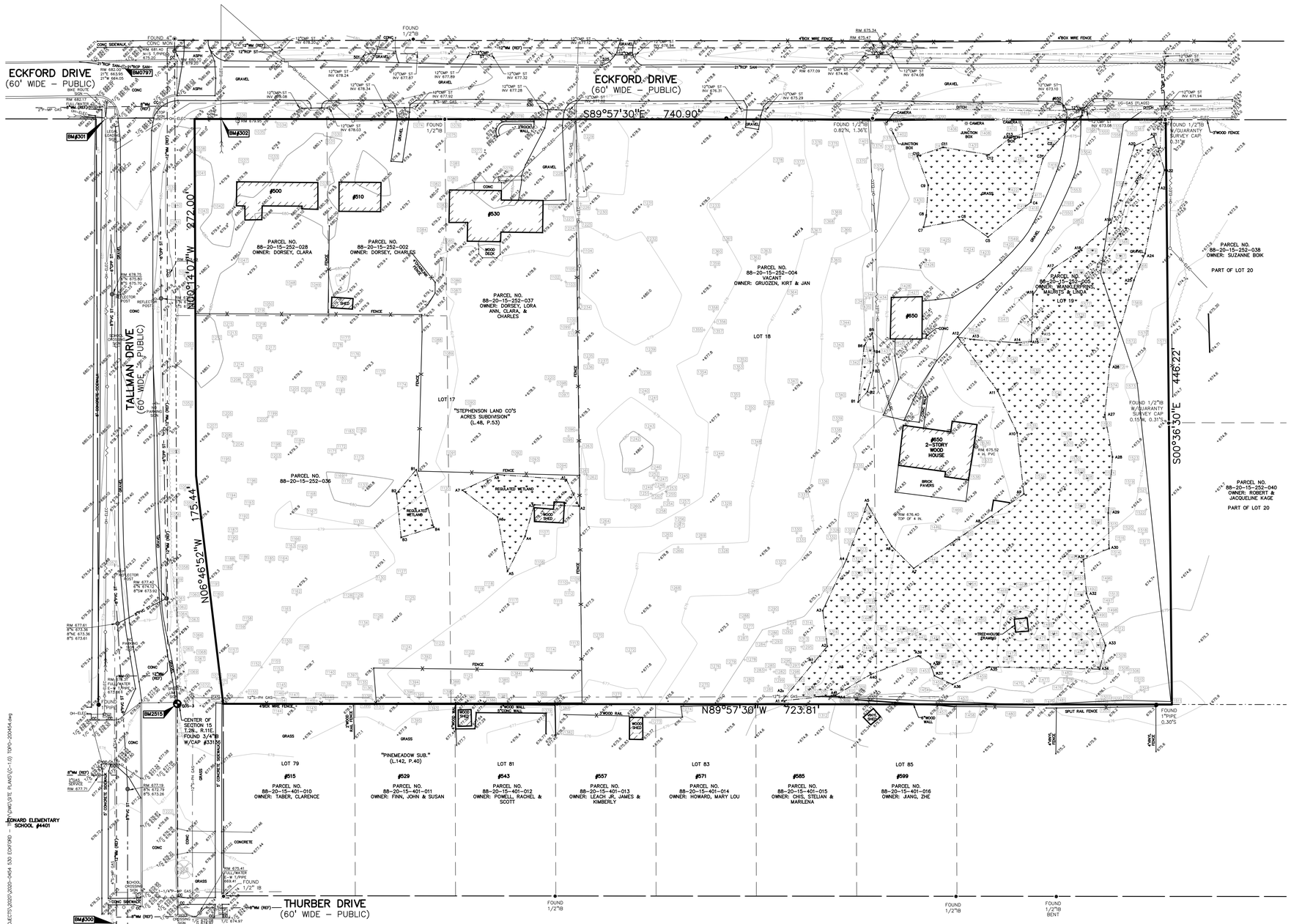
CIVIL ENGINEER

PEA GROUP
2430 ROCHESTER COURT, STE. 100
TROY, MI 48083-1872
CONTACT: JOHN B. THOMPSON, PE
PHONE: 844.813.2949
EMAIL: JTHOMPSON@PEAGROUP.COM

LANDSCAPE ARCHITECT

PEA GROUP
45 W. GRAND RIVER AVE., STE. 501
DETROIT, MI 48226
CONTACT: KIMBERLY DIETZEL, RLA
PHONE: 844.813.2949
EMAIL: KDIETZEL@PEAGROUP.COM

REVISIONS	
DESCRIPTION	DATE
ORIGINAL ISSUE DATE	1/12/2022



LEGEND

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

EXISTING

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

REFERENCE DRAWINGS

WATER MAIN	CITY OF TROY GIS, DATED 6-21-21
	CITY OF TROY, TALLMAN AND ECKFORD WATER MAIN REPLACEMENT CONTRACT NO.5, PROJECT NO10.501.5, SHEET 7, DATED 2-1-11
SANITARY SEWER	CITY OF TROY GIS, DATED 6-21-21
	CITY OF TROY, TALLMAN AND ECKFORD WATER MAIN REPLACEMENT CONTRACT NO.5, PROJECT NO10.501.5, SHEET 7, DATED 2-1-11
STORM SEWER	CITY OF TROY GIS, DATED 6-21-21
	CITY OF TROY, TALLMAN AND ECKFORD WATER MAIN REPLACEMENT CONTRACT NO.5, PROJECT NO10.501.5, SHEET 7, DATED 2-1-11
GAS	CITY OF TROY, TALLMAN AND ECKFORD WATER MAIN REPLACEMENT CONTRACT NO.5, PROJECT NO10.501.5, SHEET 7, DATED 2-1-11
FLOOD PLAIN	FEMA F.I.R.M. MAP #26125C0534F, DATED 9-29-2006

BENCHMARKS

(GPS DERIVED – CITY OF TROY DATUM)

BM #300
ARROW ON HYDRANT WEST SIDE OF TALLMAN DRIVE, SOUTH OF LEONARD ELEMENTARY NORTH ENTRANCE.
ELEV. – 678.00

BM #301
BENCHTIE IN EAST FACE OF POWER POLE, SOUTHWEST CORNER OF ECKFORD DRIVE AND TALLMAN DRIVE.
ELEV. – 682.68

BM #302
MAG NAIL IN WEST FACE POWER POLE, SOUTH SIDE OF ECKFORD DRIVE AND EAST OF TALLMAN DRIVE.
ELEV. – 679.70

CITY OF TROY BM0797
N–RIM SAN M H W–BOUND LANE OF ECKFORD AT TALLMAN
ELEV. – 681.818(R)
ELEV. – 682.00(M)

CITY OF TROY BM2515
TOP OF 1/2" CAPPED IRON, E.–SIDE TALLMAN AT B/C, N–END CONC ROAD C.O.C.
ELEV. – 677.98(R)
ELEV. – 678.104(M)

FLOODPLAIN NOTE:

BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE 'X', AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 26125C0534F, DATED SEPTEMBER 29, 2006.

LEGAL DESCRIPTION

(Per ATA NATIONAL TITLE GROUP COMMITMENT PACKAGE)

Land in the City of Troy, Oakland County, Michigan, described as follows:

PARCEL ID 88–20–15–252–028 (Parcel 1)

THE NORTH 150 FEET OF THE WEST 115.98 FEET OF LOT 17, EXCEPT THE WEST 15 FEET THEREOF, STEPHENSON LAND CO'S ACRES SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 48, PAGE 53 OF PLATS, OAKLAND COUNTY RECORDS.

PARCEL ID 88–20–15–252–036 (Parcel 2)

LOT 17, EXCEPT THE EAST 100 FEET, ALSO EXCEPT THE NORTH 150 FEE OF THE WEST 190.98 FEET THEREOF, STEPHENSON LAND CO'S ACRES SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 48, PAGE 53 OF PLATS, OAKLAND COUNTY RECORDS.

PARCEL ID 88–20–15–252–037

THE EAST 100 FEET OF LOT 17, STEPHENSON LAND COMPANY'S ACRES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 48, PAGE 53 OF PLATS, OAKLAND COUNTY RECORDS.

PARCEL ID 88–20–15–252–002

PARCEL ID 88–20–15–252–004

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NORTH

0 20 40 80
SCALE: 1" = 40'

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CLIENT
MONDRIAN PROPERTIES
50215 SCHOENHERR RD.
SHELBY TWP, MI 48315

PROJECT TITLE
ESTATES OF ECKFORD
ECKFORD DR./TALLMAN DR.
TROY, MICHIGAN

REVISIONS
- -

ORIGINAL ISSUE DATE:
JANUARY 12, 2023

DRAWING TITLE
TOPOGRAPHIC SURVEY

PEA JOB NO.	2020-0454
P.M.	JBT
DN.	KMB
DES.	DSK

DRAWING NUMBER:
P-1.0

NOT FOR CONSTRUCTION

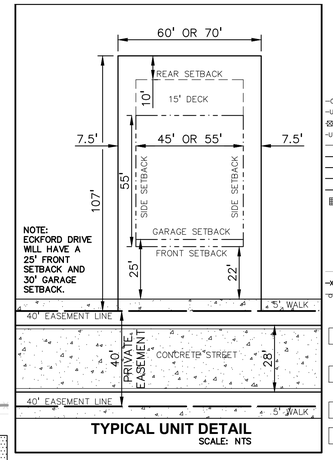
S:\PROJECTS\2020\2020-0454 530 ECKFORD — TOPOSITE PLANS\(C-1.0) TOPO-2020454.dwg

Parcel Area Table		Parcel Area Table		Parcel Area Table		Parcel Area Table	
PARCEL NO.	AREA (S.F.)	PARCEL NO.	AREA (S.F.)	PARCEL NO.	AREA (S.F.)	PARCEL NO.	AREA (S.F.)
1	8,521	9	6,300	16	7,490	23	6,420
2	6,300	10	7,490	17	9,377	24	7,490
3	6,300	11	7,490	18	9,723	25	7,490
4	6,300	12	6,310	19	7,490	26	7,331
5	6,563	13	6,420	20	6,420		
6	6,562	14	6,420	21	6,420		
8	6,300	15	6,420	22	6,420		

GENERAL NOTES:

THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.

1. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, FACE OF SIDEWALK, OUTSIDE FACE OF BUILDING, PROPERTY LINE, CENTER OF MANHOLE/CATCH BASIN OR CENTERLINE OF PIPE UNLESS OTHERWISE NOTED.
2. 'NO PARKING–FIRE LANE' SIGNS SHALL BE POSTED ALONG ALL FIRE LANES AT 100 FOOT INTERVALS OR AS DIRECTED BY THE FIRE OFFICIAL.



TYPICAL UNIT DETAIL
SCALE: NTS

LEGEND

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

EXISTING / PROPOSED

ELEC., PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE
UNDERGROUND CABLE TV, CATV PEDESTAL
TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE
GAS MAIN, VALVE & GAS LINE MARKER
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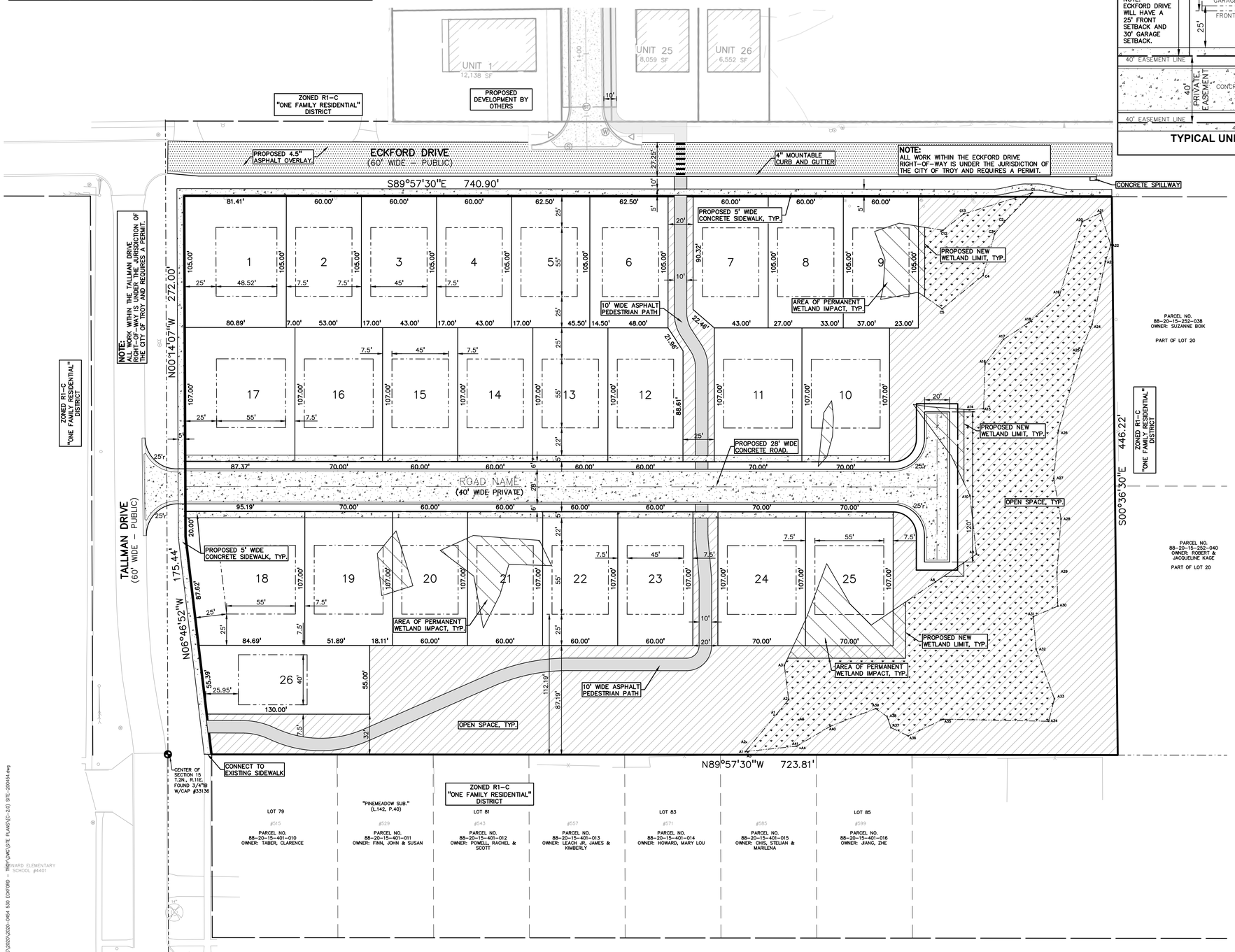

SITE DATA TABLE:

LOCATION OF PROJECT:
CORNER OF TALLMAN AND ECKFORD DRIVE

SIZE OF PROPERTY: 7.56 ACRES

PROPOSED USE OF PROPERTY: TWENTY–SIX (26) DETACHED, SINGLE FAMILY HOMES

CURRENT ZONING: R–1C, ONE–FAMILY RESIDENTIAL DISTRICT

PROPOSED: R–1C, ONE–FAMILY RESIDENTIAL DISTRICT, CLUSTER OPTION

CLUSTER OPTION CALCULATION:
- BASE NUMBER OF UNITS – PARALLEL PLAN = 25 UNITS
- 20% DENSITY BONUS PER 10.04D = 5 UNITS
- 10% DENSITY BONUS PER 10.04H = 2 UNITS
  (OPEN SPACE PROVIDED = 2.7 ACRES, 35%)
- TOTAL UNITS ALLOWED = 32 UNITS
- TOTAL UNITS PROVIDED = 26 UNITS

SURROUNDING PROPERTY DETAILS:

DIRECTION	ZONING	USE
NORTH	R–1C, ONE–FAMILY RESIDENTIAL DISTRICT	SINGLE–FAMILY HOMES
SOUTH	R–1C, ONE–FAMILY RESIDENTIAL DISTRICT	SINGLE–FAMILY HOMES
EAST	R–1C, ONE–FAMILY RESIDENTIAL DISTRICT	SINGLE–FAMILY HOMES
WEST	R–1C, ONE–FAMILY RESIDENTIAL DISTRICT	SINGLE–FAMILY HOMES

REQUIRED AND PROVIDED LOT DIMENSIONS:

	REQUIRED (CLUSTER):	PROVIDED:
FRONT	20 FOOT SETBACK*	20 FOOT/25 FOOT SETBACK (ECKFORD) 22 FOOT/27 FOOT SETBACK (INTERNAL)
REAR	40 FOOT SETBACK** 25 FOOT SETBACK	40 FOOT SETBACK** 25 FOOT SETBACK
SIDES	7.5 FOOT MIN. (ONE), 15 FOOT TOTAL	7.5 FOOT MIN. (ONE), 15 FOOT TOTAL
MAXIMUM HEIGHT	30 FEET, 2.5 STORY	30 FEET, 2.5 STORY
LOT WIDTH	85 FEET (R–1C)	60 FEET MIN.
OPEN SPACE	20%	35%

* 25' FOR GARAGE SETBACK (EDGE WALK TO GARAGE DOOR)
** WHEN ADJACENT TO R–1C

PROJECT AND SITE DESCRIPTION:
PROPOSED CONSTRUCTION OF A 26–LOT SINGLE FAMILY DETACHED SITE CONDOMINIUM PROJECT ON THE CORNER OF ECKFORD DRIVE AND TALLMAN DRIVE. ACCESS TO ALL UNITS WILL BE VIA CONNECTION TO TALLMAN DRIVE. THE PROPOSED RESIDENTIAL USE IS PERMITTED BY–RIGHT IN THE R–1C DISTRICT. THE SITE IS CURRENTLY WOODED.

SITE ARRANGEMENT:
THE PROPOSED SITE CONDOMINIUM CONSISTS OF 26 LOTS (30 LOTS ALLOWED) WITH MINIMUM LOT SIZE OF 6,300 SQUARE FEET. THE AVERAGE LOT SIZE IS 7,086 SQUARE FEET. 16 UNITS FRONT ON A NEW PRIVATE STREET WITH 9 FRONTING ECKFORD DRIVE. THE PROPOSED LOTS ARE REGULAR IN SHAPE, ALLOW FOR ADEQUATE SETBACKS, AND PERMIT SUFFICIENT SPACE FOR THE HOMES AND INGRESS AND EGRESS FOR EACH UNIT ACCORDING TO THE CLUSTER OPTION. A MINIMUM OF 20% OPEN SPACE HAS BEEN PROVIDED.

NATURAL RESOURCES:
THE SITE CURRENTLY HAS SIGNIFICANT TREE COVER.

ACCESS AND CIRCULATION:
VEHICULAR ACCESS AND CIRCULATION:
VEHICULAR ACCESS TO INTERNAL UNITS WILL BE VIA A NEW STREET LOCATED OFF TALLMAN DRIVE. THE NEW ROADWAY WILL HAVE A FORTY (40) FOOT WIDE PRIVATE ROAD EASEMENT. LOTS 1 TO 9 WILL HAVE ACCESS FROM ECKFORD DRIVE. ECKFORD DRIVE IS CURRENTLY GRAVEL AND WILL BE PAVED ALONG THE FRONTAGE AS PART OF THE DEVELOPMENT.

PEDESTRIAN ACCESS AND CIRCULATION:
A 5–FOOT WIDE SIDEWALK IS PROVIDED AT BOTH SIDES OF THE NEW ROADWAY AND ALONG THE SOUTH SIDE OF ECKFORD DRIVE IN FRONT OF THE DEVELOPMENT. A 10–FOOT WIDE ASPHALT PEDESTRIAN PATH IS ALSO PROPOSED TO CONNECT THIS SITE WITH THE PROPERTY ON THE OPPOSITE SIDE OF ECKFORD DRIVE.

DECK WAIVER:
THE DECKS EXTEND 15–FEET FROM HOME AND ENCROACH 15–FEET INTO THE REQUIRED 25–FEET REAR YARD. HOWEVER, THE DECKS WOULD BE FURTHER AWAY FROM THE SOUTHERN PROPERTY LINE VIA CLUSTER THAN CONVENTIONAL LAYOUT.

UTILITIES:
UTILITIES ARE PLACED WITHIN STREET RIGHT–OF–WAY, OR WITHIN EASEMENTS APPROVED AS TO SIZE AND LOCATION BY THE CITY ENGINEER.

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

STORM WATER DETENTION WILL BE PROVIDED OFF–SITE IN A REGIONAL DETENTION BASIN THAT IS OWNED AND MAINTAINED BY THE CITY OF TROY.

CLIENT
MONDRIAN PROPERTIES
50215 SCHOENHERR RD.
SHELBY TWP, MI 48315

PROJECT TITLE
ESTATES OF ECKFORD
ECKFORD DR./TALLMAN DR.
TROY, MICHIGAN

REVISIONS
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ORIGINAL ISSUE DATE:
JANUARY 12, 2023

DRAWING TITLE
PRELIMINARY SITE PLAN

PEA JOB NO.	2020-0454
P.M.	JBT
DN.	KMB
DES.	DSK

DRAWING NUMBER:
P-2.0

NOT FOR CONSTRUCTION

S:\PROJECTS\2020\2020-0454 530 ECKFORD - TROY\DWG\SITE PLANS\(C-2.0) SITE-200454.dwg

SITE DATA:

LOCATION OF PROJECT:
SOUTHEAST CORNER OF ECKFORD DRIVE AND TALLMAN DRIVE

SIZE OF PROPERTY: 7.56 ACRES

CURRENT ZONING: R-1C, ONE-FAMILY RESIDENTIAL DISTRICT

MIN. LOT SIZE: 10,500 SF

LOT SETBACK DIMENSIONS:

FRONT	30 FOOT SETBACK
REAR	40 FOOT SETBACK
SIDES	10 FOOT EACH SIDE
MAXIMUM HEIGHT	30 FEET, 2.5 STORY
LOT WIDTH	85 FEET (R-1C)

LEGEND

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

EXISTING / PROPOSED

ELEC., PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE
UNDERGROUND CABLE TV, CATV PEDESTAL
TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
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GAS MAIN, VALVE & GAS LINE MARKER
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SIGN
CONCRETE
ASPHALT
GRAVEL SHOULDER
WETLAND

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

REFERENCE DRAWINGS

WATER MAIN	CITY OF TROY GIS, DATED 6-21-21
	CITY OF TROY, TALLMAN AND ECKFORD WATER MAIN REPLACEMENT CONTRACT NO.5, PROJECT NO10.501.5, SHEET 7, DATED 2-1-11
SANITARY SEWER	CITY OF TROY GIS, DATED 6-21-21
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FLOOD PLAIN	FEMA F.I.R.M. MAP #26125C0534F, DATED 9-29-2006

PARCEL TABLE		
LOT NUMBER	LOT WIDTH (LF)	LOT AREA (SF)
1	94.6	12339
2	90	11698
3	90	11698
4	90	11698
5	90	11698
6	90	11698
7	90	11698
8	105.7	13819
9	107	13995
10	90	11702
11	90	11702
12	90	11702
13	90	11702
14	90	11702
15	90	11702
16	94	12261
17	88.7	12148
18	76.5	9654
19	76.5	9654
20	76.5	9654
21	76.5	9654
22	76.5	9654
23	76.5	9654
24	76.5	9654
25	97.8	12458
AVERAGE	88	11400

*THE LOT SIZE AVERAGE OPTION HAS BEEN APPLIED PER SECTION 10.01
MIN. UNIT AREA REQUIRED = 9450 SQ. FT.
MIN UNIT WIDTH AT BLDG. SETBACK REQUIRED = 76.50 FEET

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NORTH

0 20 40 80
SCALE: 1" = 40'

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PROJECT TITLE
ESTATES OF ECKFORD
ECKFORD DR./TALLMAN DR.
TROY, MICHIGAN

REVISIONS
- -

ORIGINAL ISSUE DATE:
JANUARY 12, 2023

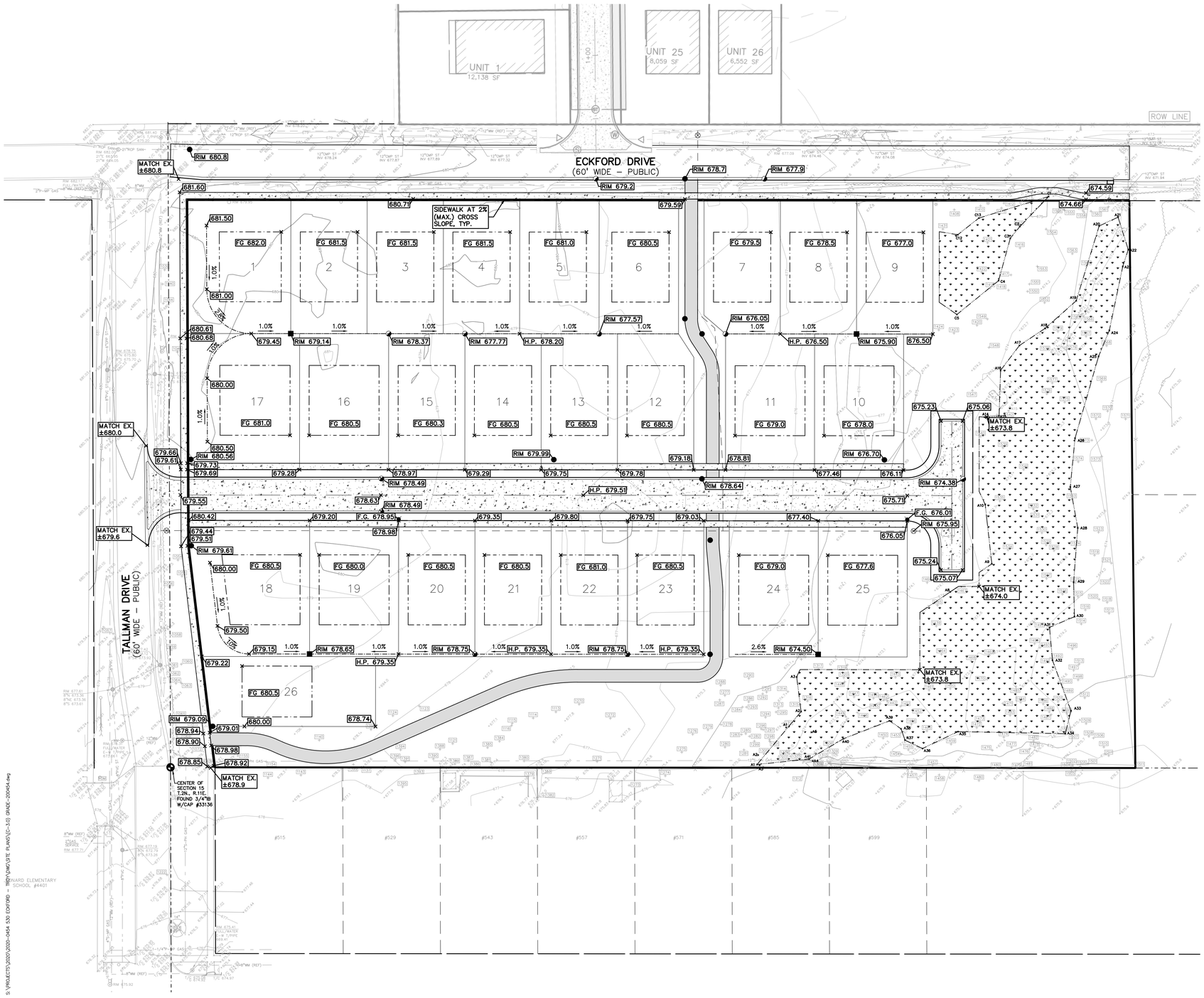
DRAWING TITLE
PARALLEL SITE PLAN

PEA JOB NO.	2020-0454
P.M.	JBT
DN.	KMB
DES.	DSK

DRAWING NUMBER:
P-2.1

NOT FOR CONSTRUCTION

S:\PROJECTS\2020\2020-0454 SID ECKFORD - TROY\DWG\SITE PLANS\(C-2.1) PARALLEL-2020454.dwg



LEGEND

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

EXISTING | PROPOSED

- ELEC., PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE
- UNDERGROUND CABLE TV, CATV PEDESTAL
- TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
- ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE
- GAS MAIN, VALVE & GAS LINE MARKER
- WATERMAIN, HYD., GATE VALVE, TAPPING SLEEVE & VALVE
- SANITARY SEWER, CLEANOUT & MANHOLE
- STORM SEWER, CLEANOUT & MANHOLE
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- UNIDENTIFIED STRUCTURE
- SPOT ELEVATION
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- SIGN
- CONCRETE (STD DUTY, HEAVY DUTY, R.O.W. ONLY)
- ASPHALT (STD DUTY, HEAVY DUTY, DEEP STRENGTH)
- GRAVEL SHOULDER
- WETLAND

REFERENCE DRAWINGS

WATER MAIN	CITY OF TROY GIS, DATED 6-21-21
	CITY OF TROY, TALLMAN AND ECKFORD WATER MAIN REPLACEMENT CONTRACT NO.5, PROJECT NO10.501.5, SHEET 7, DATED 2-1-11
SANITARY SEWER	CITY OF TROY GIS, DATED 6-21-21
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GAS	CITY OF TROY, TALLMAN AND ECKFORD WATER MAIN REPLACEMENT CONTRACT NO.5, PROJECT NO10.501.5, SHEET 7, DATED 2-1-11
FLOOD PLAIN	FEMA F.I.R.M. MAP #26125C0534F, DATED 9-29-2006

SYMBOLS: GRADING

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

PROPOSED CONTOUR LINE — 922 —

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

RETAINING WALL NOTE:
TOP OF WALL (T/W) AND BOTTOM OF WALL (B/W) GRADES ARE THE FINISH GRADE AT THE TOP AND BOTTOM OF THE RETAINING WALL, NOT ACTUAL TOP AND BOTTOM OF THE WALL STRUCTURE.

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NORTH

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SCALE: 1" = 40'

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TROY, MICHIGAN

REVISIONS
- -

ORIGINAL ISSUE DATE:
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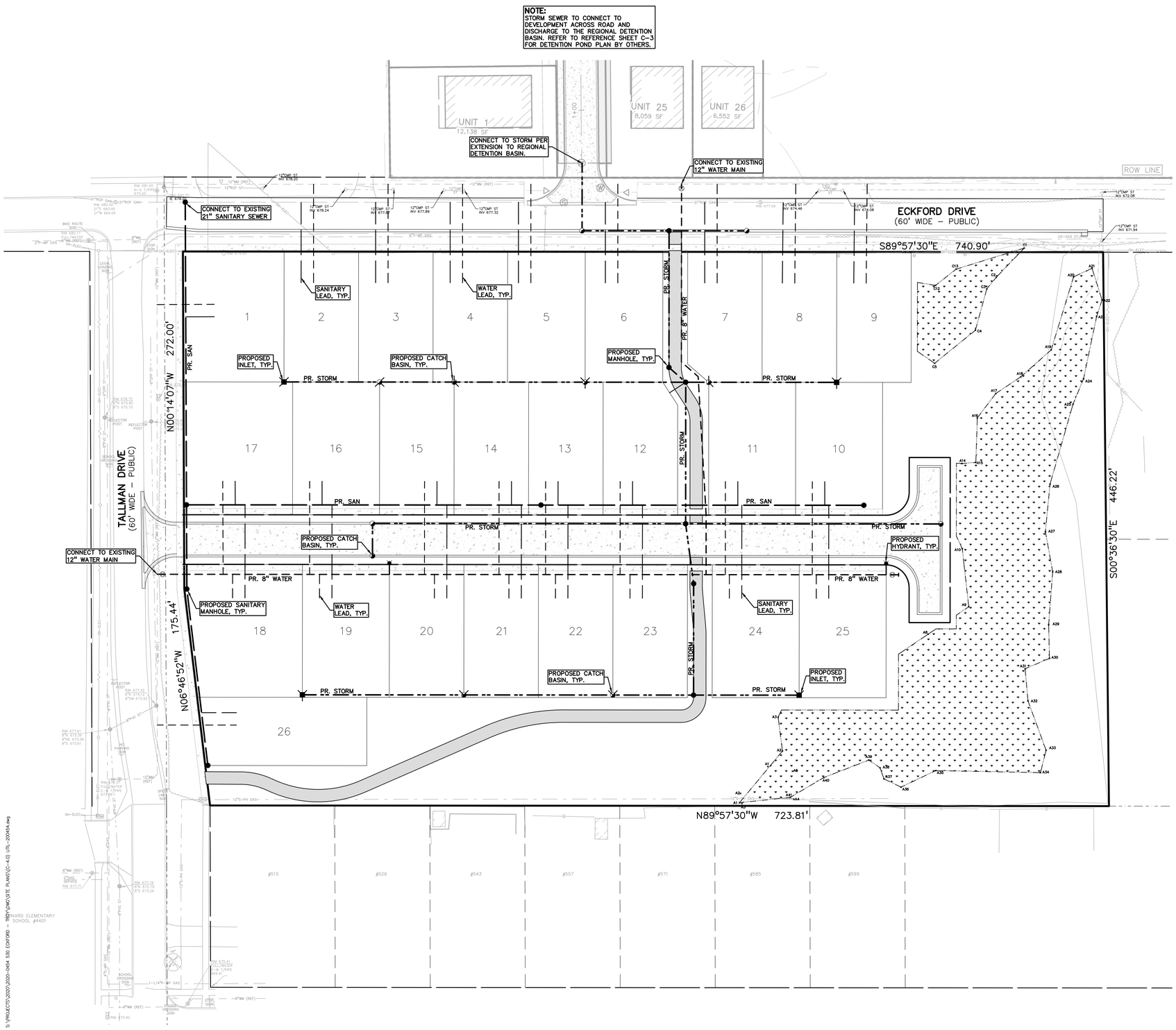
DRAWING TITLE
PRELIMINARY GRADING PLAN

PEA JOB NO.	2020-0454
P.M.	JBT
DN.	KMB
DES.	DSK

DRAWING NUMBER:
P-3.0

NOT FOR CONSTRUCTION

S:\PROJECTS\2020\2020-0454 SSD ECKFORD – TROY\DWG\SITE PLAN\C-3.0 GRADE-200454.dwg



LEGEND

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MONUMENT SET
SEC. CORNER FOUND
R RECORDED
M MEASURED
C CALCULATED

EXISTING		PROPOSED
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—UG—CATV—	UNDERGROUND CABLE TV, CATV PEDESTAL	
—UG—PHONE—	TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE	
—UG—ELEC—	ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE	
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M T I	MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE	
	UNIDENTIFIED STRUCTURE	
× 686.04	SPOT ELEVATION	671.21
670	CONTOUR LINE	671
	FENCE	
	GUARD RAIL	
	STREET LIGHT	
	SIGN	
CONC.	CONCRETE	STD DUTY, HEAVY DUTY, R.O.W. ONLY
ASPH.	ASPHALT	STD DUTY, HEAVY DUTY, DEEP STRENGTH
GRAVEL	GRAVEL SHOULDER	
	WETLAND	

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SANITARY SEWER	CITY OF TROY GIS, DATED 6-21-21
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JANUARY 12, 2023

DRAWING TITLE
PRELIMINARY UTILITY PLAN

PEA JOB NO.	2020-0454
P.M.	JBT
DN.	KMB
DES.	DSK

DRAWING NUMBER:
P-4.0

NOT FOR CONSTRUCTION

S:\PROJECTS\2020\2020-0454 S30 ECKFORD - TROY\DWG\SITE PLANS\C-4.0 UTIL-200454.dwg

DECIDUOUS TREE PLANT LIST:					
QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
11	AS2.5	Legacy Sugar Maple	*Acer saccharum 'Legacy'*	2.5" Cal.	B&B
12	CC8	Forset Pansy Redbud	*Cercis canadensis 'Forest Pansy'*	8' Ht.	B&B
10	GT2.5	Sunburst Honeylocust	*Gleditsia triacanthos f. inermis 'Suncole'*	2.5" Cal.	B&B
8	TA2.5	Redmond Linden	*Tilia americana 'Redmond'*	2.5" Cal.	B&B
10	QM2.5	Bur Oak	*Quercus macrocarpa*	2.5" Cal.	B&B
51	TOTAL DECIDUOUS TREES				

LANDSCAPE CALCULATIONS:

PER CITY OF TROY ZONING ORDINANCE, ZONED R1-C

5.03 C-1A. GENERAL SITE LANDSCAPE
REQUIRED: 20% OF SITE AREA SHALL BE LANDSCAPE MATERIAL
(5.26 ACRES) 229,125 SF * 20 % = 45,825 SF LANDSCAPE AREA REQUIRED

PROVIDED: 48,787 SF LANDSCAPED AREA (21.2%)

13.02 F. SUBDIVISION AND SITE CONDOMINIUM STANDARDS
REQUIRED: 1 TREE PER 50 LF OF INTERNAL ROADS
716 LF / 50 = 14.3 TREES TREES REQUIRED (EACH SIDE)

PROVIDED: 29 PROPOSED TREES

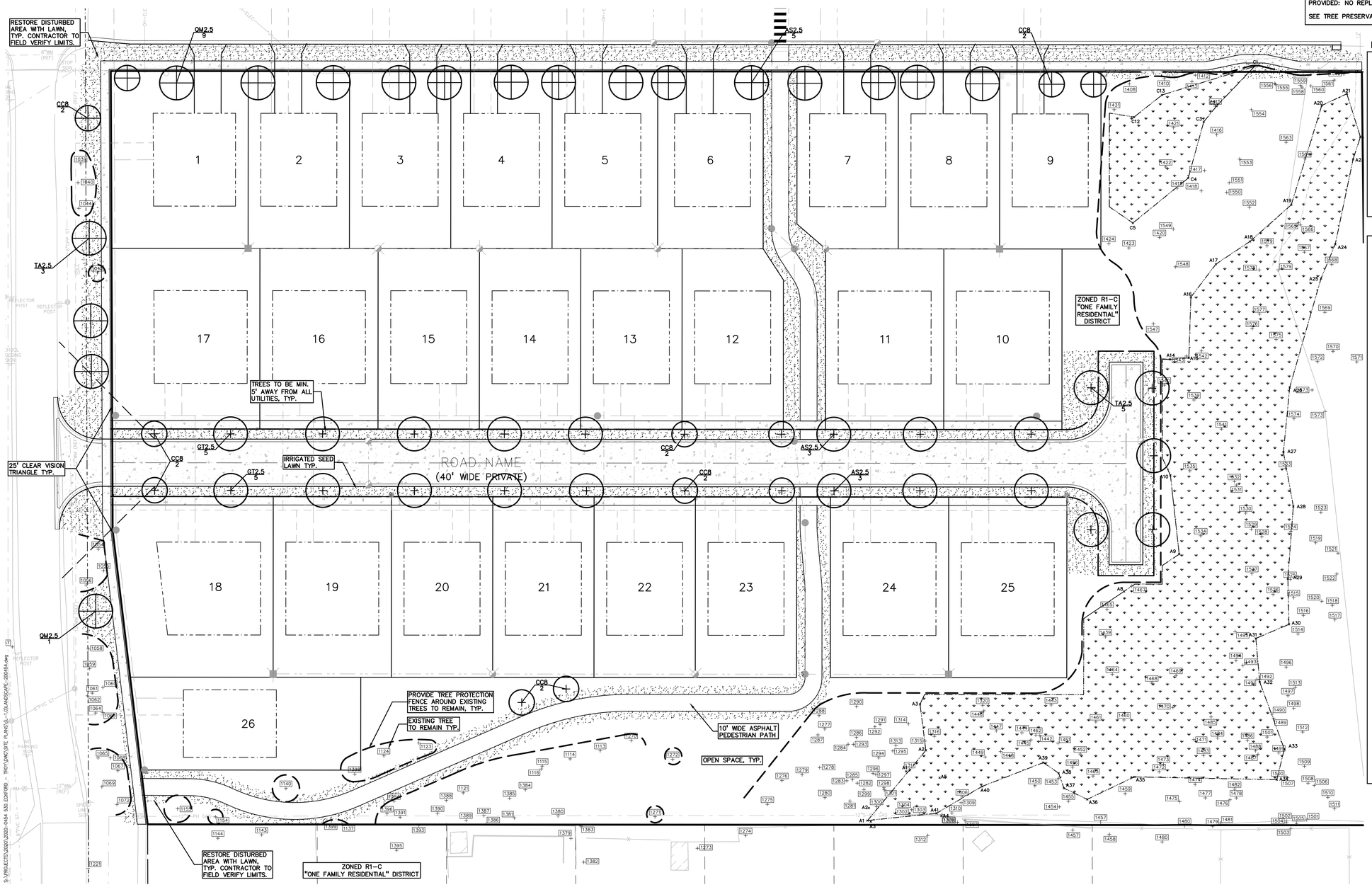
13.02 D2. GREENBELT
REQUIRED: 1 TREE / 30 LF OF FRONTAGE TO PUBLIC RD.
ECKFORD DRIVE – 741 LF FRONTAGE / 30 = 25 TREES
TALLMAN DRIVE – 447 LF FRONTAGE / 30 = 15 TREES

PROVIDED: 22 PROPOSED TREES AND 20 EXISTING TREES ALONG TALLMAN DR. AND 7 TREES ALONG ECKFORD DR. TO AVOID UTILITY CONFLICT THE FRONTAGE TREES ALONG ECKFORD ARE PROPOSED AT THE FRONT OF THE INDIVIDUAL LOTS.

13.07 E. TREE REPLACEMENT:
REQUIRED:
WOODLAND TREES – 50% DBH TO BE REPLACED. 765" REPLACEMENT
LANDMARK TREES – 100% DBH TO BE REPLACED. 1,590" REPLACEMENT
TREES RETAINED ON SITE – 2x DBH RETAINED OFF REPLACEMENT REQUIRED. 1,822" WOODLAND AND 1,662" LANDMARK.
TOTAL: –1,129" REQUIRED FOR REPLACEMENT.

PROVIDED: NO REPLACEMENT REQUIRED.

SEE TREE PRESERVATION PLAN, T-1.0, FOR TREE REMOVALS AND CALCULATIONS.



KEY:

- + = INTERNAL STREET TREES
- = GREENBELT TREES
- = IRRIGATED SEED LAWN
- = EXISTING TREES TO REMAIN WITH TREE PROTECTION FENCE

GENERAL PLANTING NOTES:

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

NOT FOR CONSTRUCTION

PEA GROUP
t: 844.813.2949
www.peagroup.com

STATE OF MICHIGAN
KIMBERLY DIETZEL
LICENSED LANDSCAPE ARCHITECT
NO. 1301 741

NORTH

0 15 30 60
SCALE: 1" = 30'

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

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

CLIENT
MONDRIAN PROPERTIES
50215 SCHOENHERR RD.
SHELBY TWP, MI 48315

PROJECT TITLE
ESTATES OF ECKFORD
ECKFORD DR./TALLMAN DR.
TROY, MICHIGAN

REVISIONS
- -

ORIGINAL ISSUE DATE:
JANUARY 12, 2023

DRAWING TITLE
PRELIMINARY LANDSCAPE PLAN

PEA JOB NO.	2020-0454
P.M.	JBT
DN.	KAD
DES.	KAD

DRAWING NUMBER:
L-1.0

13.07 E. TREE REPLACEMENT:

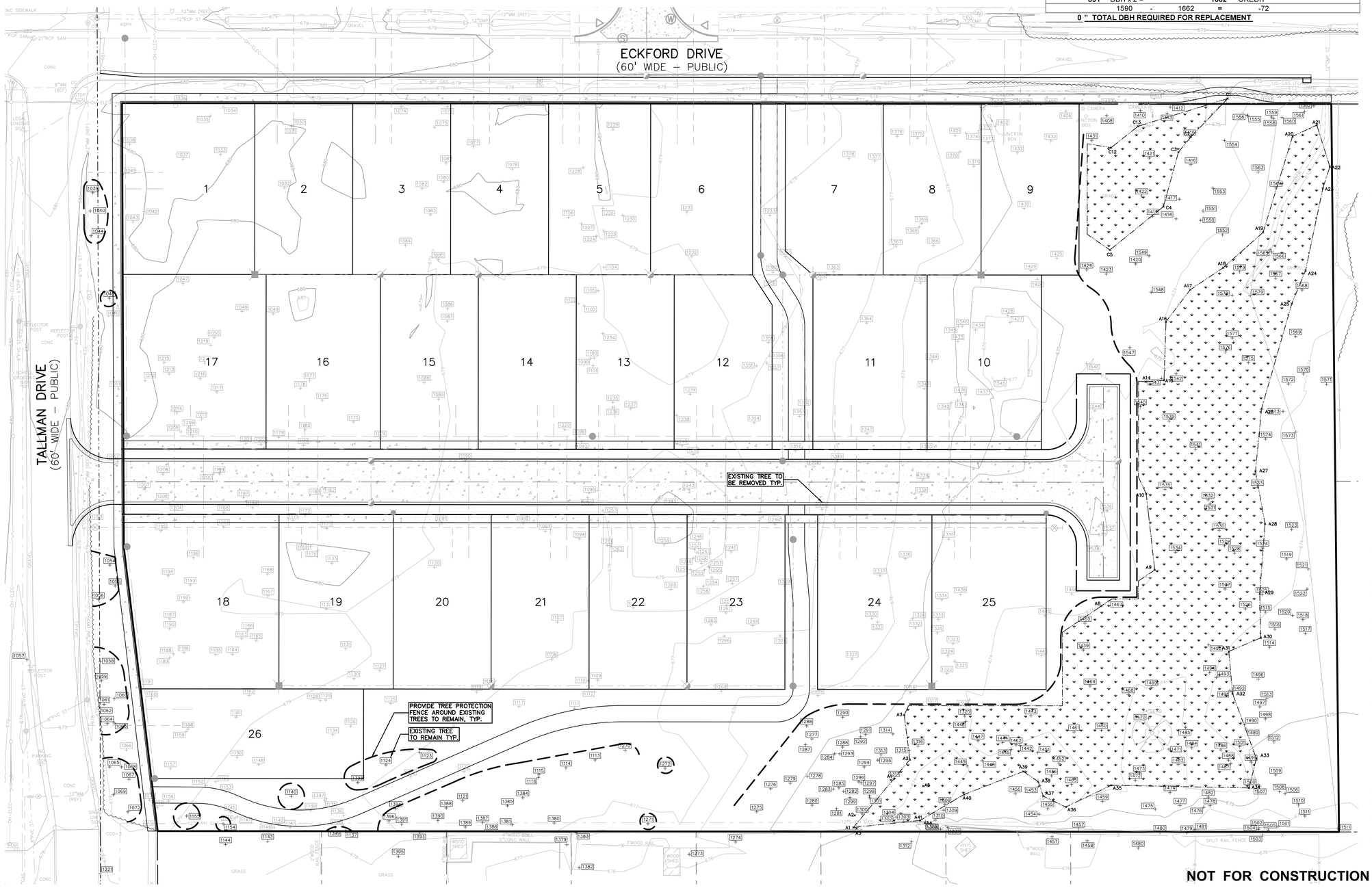
WOODLAND TREES: 50% DBH TO BE REPLACED – 2X DBH RETAINED.
786" REPLACEMENT – 1718" RETAINED CREDIT = –932".
0 WOODLAND REPLACEMENT REQUIRED.

LANDMARK TREES: 100% DBH TO BE REPLACED – 2X DBH RETAINED.
1,590" REPLACEMENT – 1662" RETAINED CREDIT = –72".
0 LANDMARK REPLACEMENT REQUIRED.

NO TREES REQUIRED FOR REPLACEMENT.

WOODLAND TREES				
WOODLAND TREES REMOVED:	158	(REPLACE AT 50% OF REMOVED DBH)		
1530" DBH x 0.5 =		765" REPLACEMENT		
WOODLAND TREES SAVED:	101	(CREDIT OF 2X DBH)		
911" DBH x 2 =		1822" CREDIT		
765	-	1822	=	-1057
0 " DBH REQUIRED FOR WOODLAND REPLACEMENT				

LANDMARK TREES				
LANDMARK TREES REMOVED:	69	(REPLACE AT 100% OF REMOVED DBH)		
1590" DBH x 1 =		1590" REPLACEMENT		
LANDMARK TREES SAVED:	36	(CREDIT OF 2X DBH)		
831" DBH x 2 =		1662" CREDIT		
1590	-	1662	=	-72
0 " TOTAL DBH REQUIRED FOR REPLACEMENT				



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CLIENT
MONDRIAN PROPERTIES
50215 SCHOENHERR RD.
SHELBY TWP, MI 48315

PROJECT TITLE
ESTATES OF ECKFORD
ECKFORD DR./TALLMAN DR.
TROY, MICHIGAN

REVISIONS
- -

ORIGINAL ISSUE DATE:
JANUARY 12, 2023

DRAWING TITLE
TREE PRESERVATION PLAN

PEA JOB NO.	2020-0454
P.M.	JBT
DN.	KAD
DES.	KAD

DRAWING NUMBER:
T-1.0

S:\PROJECTS\2020\2020-0454 530 ECKFORD – TROY\DWG\SITE PLANS\(T-1.0) TREE PRESERVATION-20OA54.dwg

TAG	CODE	DBH	COMMON NAME	LATIN NAME	COND	COMMENTS	CLASS	SAVE / REMOVE	ON-SITE	REPLACE
1030	BS	7	Blue Spruce	Picea pungens	Fair		WOODLAND	R	N	REPLACE
1031	BS	6	Blue Spruce	Picea pungens	Fair		WOODLAND	R	N	REPLACE
1032	WC	15	White Cedar	Thuja occidentalis	Fair		LANDMARK	R	Y	REPLACE
1033	BS	10	Blue Spruce	Picea pungens	Poor		WOODLAND	R	Y	-
1034	BS	9	Blue Spruce	Picea pungens	Poor		WOODLAND	R	Y	-
1035	BS	13	Blue Spruce	Picea pungens	Poor		WOODLAND	R	Y	-
1036	SH	14	Shagbark Hickory	Carya ovata	Fair		WOODLAND	R	N	REPLACE
1037	BS	7	Blue Spruce	Picea pungens	Poor		WOODLAND	R	Y	-
1038	SH	17	Shagbark Hickory	Carya ovata	Good		LANDMARK	R	Y	REPLACE
1039	RO	9	Red Oak	Quercus rubra	Good		WOODLAND	S	N	-
1040	BR	6	Bur oak	Quercus macrocarpa	Fair		WOODLAND	S	N	-
1041	SH	14	Shagbark Hickory	Carya ovata	Good		WOODLAND	R	Y	REPLACE
1042	SH	9	Shagbark Hickory	Carya ovata	Fair		WOODLAND	R	Y	REPLACE
1043	SH	18	Shagbark Hickory	Carya ovata	Fair		LANDMARK	R	Y	REPLACE
1044	RO	9	Red Oak	Quercus rubra	Good		WOODLAND	S	N	-
1045	SH	9	Shagbark Hickory	Carya ovata	Fair		WOODLAND	S	N	-
1046	SH	18	Shagbark Hickory	Carya ovata	Good		LANDMARK	R	N	REPLACE
1047	WO	64	White Oak	Quercus alba	Good		LANDMARK	R	Y	REPLACE
1048	RO	8	Red Oak	Quercus rubra	Fair		WOODLAND	R	Y	REPLACE
1049	BR	26	Bur oak	Quercus macrocarpa	Fair		LANDMARK	R	Y	REPLACE
1050	BR	6	Bur oak	Quercus macrocarpa	Fair		WOODLAND	R	Y	REPLACE
1051	RO	32	Red Oak	Quercus rubra	Good	no tag	LANDMARK	R	N	REPLACE
1052	WO	27	White Oak	Quercus alba	Fair		LANDMARK	R	N	REPLACE
1053	RO	15	Red Oak	Quercus rubra	Good	x1 no tag	WOODLAND	R	N	REPLACE
1054	SH	17	Shagbark Hickory	Carya ovata	Good		LANDMARK	S	N	-
1055	RO	11	Red Oak	Quercus rubra	Good		WOODLAND	S	N	-
1056	RO	8	Red Oak	Quercus rubra	Good		WOODLAND	S	N	-
1057	E	10	American Elm	Ulmus americana	Fair		INVASIVE	S	N	-
1058	BR	6	Bur oak	Quercus macrocarpa	Good		WOODLAND	S	N	-
1059	SH	11	Shagbark Hickory	Carya ovata	Good		WOODLAND	S	N	-
1060	SH	12	Shagbark Hickory	Carya ovata	Fair		WOODLAND	S	N	-
1061	BR	8	Bur oak	Quercus macrocarpa	Poor		WOODLAND	S	N	-
1062	BR	6	Bur oak	Quercus macrocarpa	Fair		WOODLAND	S	N	-
1063	BR	7	Bur oak	Quercus macrocarpa	Good		WOODLAND	S	N	-
1064	RO	9	Red Oak	Quercus rubra	Good	no tag	WOODLAND	S	N	-
1065	E	8	American Elm	Ulmus americana	Fair		INVASIVE	S	N	-
1066	BR	7	Bur oak	Quercus macrocarpa	Poor		WOODLAND	R	N	-
1067	BR	8	Bur oak	Quercus macrocarpa	Poor		WOODLAND	S	N	-
1068	B	6	Basswood	Tilia americana	Good		WOODLAND	S	N	-
1069	TH	13	Thornapple/Hawthorne	Cragaegus spp.	Fair		LANDMARK	S	N	-
1070	BR	9	Bur oak	Quercus macrocarpa	Fair		WOODLAND	R	N	REPLACE
1071	SH	7	Shagbark Hickory	Carya ovata	Fair		WOODLAND	R	Y	REPLACE
1072	SH	7	Shagbark Hickory	Carya ovata	Good		WOODLAND	S	N	-
1074	SM	29	Silver Maple	Acer saccharinum	Fair		INVASIVE	R	N	-
1075	BS	6	Blue Spruce	Picea pungens	Fair		WOODLAND	R	Y	REPLACE
1076	BS	6	Blue Spruce	Picea pungens	Fair	x1	WOODLAND	R	Y	REPLACE
1077	BR	23	Bur oak	Quercus macrocarpa	Fair		LANDMARK	R	Y	REPLACE
1078	SM	17	Silver Maple	Acer saccharinum	Good	x1	INVASIVE	R	Y	-
1079	BS	11	Blue Spruce	Picea pungens	Poor		WOODLAND	R	Y	-
1080	BS	11	Blue Spruce	Picea pungens	Poor		WOODLAND	R	Y	-
1081	SM	16	Silver Maple	Acer saccharinum	Fair		INVASIVE	R	Y	-
1082	SM	27	Silver Maple	Acer saccharinum	Good		INVASIVE	R	N	-
1083	RM	7	Red Maple	Acer rubrum	Fair	x2	WOODLAND	R	N	REPLACE
1084	SM	17	Silver Maple	Acer saccharinum	Good	x1	INVASIVE	R	N	-
1085	BS	6	Blue Spruce	Picea pungens	Fair		WOODLAND	R	Y	REPLACE
1086	SM	17	Silver Maple	Acer saccharinum	Good		INVASIVE	R	Y	-
1087	BR	21	Bur oak	Quercus macrocarpa	Good		LANDMARK	R	Y	REPLACE
1088	BR	24	Bur oak	Quercus macrocarpa	Good		LANDMARK	R	Y	REPLACE
1089	WW	35	Weeping Willow	Salix babylonica	Fair		INVASIVE	R	Y	-
1090	BR	30	Bur oak	Quercus macrocarpa	Good		LANDMARK	R	Y	REPLACE
1091	BS	8	Blue Spruce	Picea pungens	Poor		WOODLAND	R	Y	-
1092	BS	9	Blue Spruce	Picea pungens	Poor		WOODLAND	R	Y	-
1093	BS	7	Blue Spruce	Picea pungens	Fair		WOODLAND	R	Y	REPLACE
1094	BS	6	Blue Spruce	Picea pungens	Poor		WOODLAND	R	Y	-
1095	E	17	American Elm	Ulmus americana	Good	x1	INVASIVE	R	Y	-
1096	B	16	Basswood	Tilia americana	Fair	x1	WOODLAND	R	Y	REPLACE
1097	B	11	Basswood	Tilia americana	Good		WOODLAND	R	Y	REPLACE
1098	SM	23	Silver Maple	Acer saccharinum	Good		INVASIVE	R	Y	-
1099	B	11	Basswood	Tilia americana	Good		WOODLAND	R	Y	REPLACE
1100	B	6	Basswood	Tilia americana	Fair		WOODLAND	R	Y	REPLACE
1101	SH	6	Shagbark Hickory	Carya ovata	Good		WOODLAND	R	Y	REPLACE
1102	BR	7	Bur oak	Quercus macrocarpa	Fair		WOODLAND	R	Y	REPLACE
1103	BR	12	Bur oak	Quercus macrocarpa	Fair		WOODLAND	R	Y	REPLACE
1104	BR	12	Bur oak	Quercus macrocarpa	Fair	x1	WOODLAND	R	Y	REPLACE
1105	BR	7	Bur oak	Quercus macrocarpa	Poor		WOODLAND	R	Y	-
1106	SH	21	Shagbark Hickory	Carya ovata	Good		LANDMARK	R	Y	REPLACE
1107	BR	37	Bur oak	Quercus macrocarpa	Good		LANDMARK	R	Y	REPLACE
1108	PH	10	Pignut Hickory	Carya glabra	Good		WOODLAND	R	Y	REPLACE
1109	B	8	Basswood	Tilia americana	Good	x1	WOODLAND	R	Y	REPLACE
1110	BR	24	Bur oak	Quercus macrocarpa	Good		LANDMARK	R	Y	REPLACE
1111	RO	11	Red Oak	Quercus rubra	Good		WOODLAND	R	Y	REPLACE
1112	PH	13	Pignut Hickory	Carya glabra	Good		WOODLAND	R	Y	REPLACE
1113	PH	9	Pignut Hickory	Carya glabra	Fair		WOODLAND	S	Y	-
1114	PH	12	Pignut Hickory	Carya glabra	Good		WOODLAND	S	Y	-
1115	PH	10	Pignut Hickory	Carya glabra	Good		WOODLAND	S	Y	-
1116	B	8	Basswood	Tilia americana	Good		WOODLAND	S	Y	-
1117	SH	17	Shagbark Hickory	Carya ovata	Good		LANDMARK	R	Y	REPLACE
1118	BR	28	Bur oak	Quercus macrocarpa	Good		LANDMARK	R	Y	REPLACE
1119	BR	45	Bur oak	Quercus macrocarpa	Fair		LANDMARK	R	Y	REPLACE
1120	CT	11	Cottonwood	Populus deltoides	Good		INVASIVE	R	Y	-
1121	BR	46	Bur oak	Quercus macrocarpa	Fair		LANDMARK	S	Y	-
1122	PH	14	Pignut Hickory	Carya glabra	Fair		WOODLAND	R	Y	REPLACE
1123	BR	23	Bur oak	Quercus macrocarpa	Fair		LANDMARK	S	Y	-
1124	SH	15	Shagbark Hickory	Carya ovata	Good		WOODLAND	S	Y	-
1125	BR	26	Bur oak	Quercus macrocarpa	Good		LANDMARK	R	Y	REPLACE
1126	SH	11	Shagbark Hickory	Carya ovata	Fair		WOODLAND	R	Y	REPLACE
1127	BR	16	Bur oak	Quercus macrocarpa	Fair		LANDMARK	R	Y	REPLACE
1128	RO	8	Red Oak	Quercus rubra	Good	x1 no tag	WOODLAND	R	Y	REPLACE
1129	BR	25	Bur oak	Quercus macrocarpa	Fair		LANDMARK	R	Y	REPLACE
1130	BR	26	Bur oak	Quercus macrocarpa	Fair		LANDMARK	R	Y	REPLACE

TAG	CODE	DBH	COMMON NAME	LATIN NAME	COND	COMMENTS	CLASS	SAVE / REMOVE	ON-SITE	REPLACE
1131	RO	10	Red Oak	Quercus rubra	Good	no tag	WOODLAND	R	Y	REPLACE
1132	SH	15	Shagbark Hickory	Carya ovata	Good		WOODLAND	R	Y	REPLACE
1133	SH	6	Shagbark Hickory	Carya ovata	Fair		WOODLAND	R	Y	REPLACE
1134	SH	15	Shagbark Hickory	Carya ovata	Good		WOODLAND	R	Y	REPLACE
1135	B	6	Basswood	Tilia americana	Good		WOODLAND	R	Y	REPLACE
1136	BR	12	Bur oak	Quercus macrocarpa	Fair		WOODLAND	R	Y	REPLACE
1137	SH	6	Shagbark Hickory	Carya ovata	Good		WOODLAND	S	Y	-
1138	SH	7	Shagbark Hickory	Carya ovata	Good		WOODLAND	R	Y	REPLACE
1139	PH	7	Pignut Hickory	Carya glabra	Good		WOODLAND	R	Y	REPLACE
1140	BR	40	Bur oak	Quercus macrocarpa	Good		LANDMARK	S	Y	-
1141	SH	7	Shagbark Hickory	Carya ovata	Good		WOODLAND	R	Y	REPLACE
1142	SH	6	Shagbark Hickory	Carya ovata	Good		WOODLAND	R	Y	REPLACE
1143	SH	7	Shagbark Hickory	Carya ovata	Good		WOODLAND	S	N	-
1144	SH	6	Shagbark Hickory	Carya ovata	Fair		WOODLAND	S	N	-
1145	BR	10	Bur oak	Quercus macrocarpa	Fair		WOODLAND	R	Y	REPLACE
1146	BR	7	Bur oak	Quercus macrocarpa	Fair		WOODLAND	R	Y	REPLACE
1147	BR	7	Bur oak	Quercus macrocarpa	Good		WOODLAND	R	Y	REPLACE
1148	SH	20	Shagbark Hickory	Carya ovata	Good		LANDMARK	R	Y	REPLACE
1149	BR	7	Bur oak	Quercus macrocarpa	Fair		WOODLAND	R	Y	REPLACE
1150	SH	21	Shagbark Hickory	Carya ovata	Good		LANDMARK	R	Y	REPLACE
1151	BR	7	Bur oak	Quercus macrocarpa	Fair		WOODLAND	R	Y	REPLACE
1152	PH	7	Pignut Hickory	Carya glabra	Fair		WOODLAND	R	Y	REPLACE
1153	BR	12	Bur oak	Quercus macrocarpa	Good		WOODLAND	R	Y	REPLACE
1154	SH	6	Shagbark Hickory	Carya ovata	Good		WOODLAND	S	Y	-
1155	BR	35	Bur oak	Quercus macrocarpa	Good		LANDMARK	S	Y	-
1156	SH	7	Shagbark Hickory	Carya ovata	Good		WOODLAND	R	Y	REPLACE
1157	SH	6	Shagbark Hickory	Carya ovata	Good		WOODLAND	R	Y	REPLACE
1158	SH	15	Shagbark Hickory	Carya ovata	Good		WOODLAND	R	Y	REPLACE
1159	WO	24	White Oak	Quercus alba	Good	up against 1158	LANDMARK	R	Y	REPLACE
1160	BR	27	Bur oak	Quercus macrocarpa	Good		LANDMARK	R	Y	REPLACE
1161	SH	10	Shagbark Hickory	Carya ovata	Good		WOODLAND	R	Y	REPLACE
1162	BR	8	Bur oak	Quercus macrocarpa	Fair		WOODLAND	R	Y	REPLACE
1163	SH	14	Shagbark Hickory	Carya ovata	Good		WOODLAND	R	Y	REPLACE
1164	SH	6	Shagbark Hickory	Carya ovata	Good		WOODLAND	R	Y	REPLACE
1165	SH	10	Shagbark Hickory	Carya ovata	Fair		WOODLAND	R	Y	REPLACE
1166	SH	10	Shagbark Hickory	Carya ovata	Good		WOODLAND	R	Y	REPLACE
1167	SH	13	Shagbark Hickory	Carya ovata	Good		WOODLAND	R	Y	REPLACE
1168	SH	11	Shagbark Hickory	Carya ovata	Good		WOODLAND	R	Y	REPLACE
1169	B	6	Basswood	Tilia americana	Fair		WOODLAND	R	Y	REPLACE
1170	B	6	Basswood	Tilia americana	Fair		WOODLAND	R	Y	REPLACE
1171	SH	9	Shagbark Hickory	Carya ovata	Good		WOODLAND	R	Y	REPLACE
1172	BR	10	Bur oak	Quercus macrocarpa	Good		WOODLAND	R	Y	REPLACE
1173	SH	9	Shagbark Hickory	Carya ovata	Good		WOODLAND	R	Y	REPLACE
1174	BR	14	Bur oak	Quercus macrocarpa	Good		WOODLAND	R	Y	REPLACE
1175	BR	19	Bur oak	Quercus macrocarpa	Good		LANDMARK	R	Y	REPLACE
1176	BR	12	Bur oak	Quercus macrocarpa	Fair		WOODLAND	R	Y	REPLACE
1177	SH	9	Shagbark Hickory	Carya ovata	Good		WOODLAND	R	Y	REPLACE
1178	CT	18	Cottonwood	Populus deltoides	Fair		INVASIVE	R	Y	-
1179	PH	9	Pignut Hickory	Carya glabra	Fair		WOODLAND	R	Y	REPLACE
1180	RO	10	Red Oak	Quercus rubra	Good	x1 no tag	WOODLAND	R	Y	REPLACE
1181	TH	8	Thornapple/Hawthorne	Cragaegus spp.	Good		WOODLAND	R	Y	REPLACE
1182	B	9	Basswood	Tilia americana	Good		WOODLAND	R	Y	REPLACE
1183	TH	8	Thornapple/Hawthorne	Cragaegus spp.	Fair	x1	WOODLAND	R	Y	REPLACE
1184	SH	7	Shagbark Hickory	Carya ovata	Good		WOODLAND	R	Y	REPLACE
1185	WO	27	White Oak	Quercus alba	Good		LANDMARK	R	Y	REPLACE
1186	SH	16	Shagbark Hickory	Carya ovata	Good		LANDMARK	R	Y	REPLACE
1187	BR	14	Bur oak	Quercus macrocarpa	Fair		WOODLAND	R	Y	REPLACE
1188	BR	12	Bur oak	Quercus macrocarpa	Fair		WOODLAND	R	Y	REPLACE
1189	BR	7	Bur oak	Quercus macrocarpa	Poor		WOODLAND	R	Y	-
1190	RO	8	Red Oak	Quercus rubra	Fair	no tag	WOODLAND	R	Y	REPLACE
1191	SH	14	Shagbark Hickory	Carya ovata	Good		WOODLAND	R	Y	REPLACE
1192	SH	12	Shagbark Hickory	Carya ovata	Good		WOODLAND	R	Y	REPLACE
1193	SH	18	Shagbark Hickory	Carya ovata	Good		LANDMARK	R	Y	REPLACE
1194	RO	8	Red Oak	Quercus rubra	Good	no tag	WOODLAND	R	Y	REPLACE
1195	PH	15	Pignut Hickory	Carya glabra	Good		WOODLAND	R	Y	REPLACE
1196	SH	14	Shagbark Hickory	Carya ovata	Good		WOODLAND	R	Y	REPLACE
1197	BR	8	Bur oak	Quercus macrocarpa	Fair		WOODLAND	R	Y	REPLACE
1198	SH	16	Shagbark Hickory	Carya ovata	Good		LANDMARK	R	Y	REPLACE
1199	PH	8	Pignut Hickory	Carya glabra	Fair		WOODLAND	R	Y	REPLACE
1200	SH	6	Shagbark Hickory	Carya ovata	Good		WOODLAND	R	Y	REPLACE
1201	SH	7	Shagbark Hickory	Carya ovata	Fair		WOODLAND	R	Y	REPLACE
1202	RO	6	Red Oak	Quercus rubra	Fair	no tag	WOODLAND	R	Y	REPLACE
1203	SH	15	Shagbark Hickory	Carya ovata	Good		WOODLAND	R	Y	REPLACE
1204	BR	7	Bur oak	Quercus macrocarpa	Fair		WOODLAND	R	Y	REPLACE
1205	RO	10	Red Oak	Quercus rubra	Good		WOODLAND	R	Y	REPLACE
1206	RO	7	Red Oak	Quercus rubra	Fair		WOODLAND	R	Y	REPLACE
1207	PH	14	Pignut Hickory	Carya glabra	Good		WOODLAND	R	Y	REPLACE
1208	BR	23	Bur oak	Quercus macrocarpa	Good		LANDMARK	R	Y	REPLACE
1209	SH	6	Shagbark Hickory	Carya ovata	Good		WOODLAND	R	Y	REPLACE
1210	SH	7	Shagbark Hickory	Carya ovata	Good		WOODLAND	R	Y	REPLACE
1211	SH	7	Shagbark Hickory	Carya ovata	Good		WOODLAND	R	Y	REPLACE
1212	RO	10	Red Oak	Quercus rubra	Fair		WOODLAND	R	Y	REPLACE
1213	RO	7	Red Oak	Quercus rubra	Good	no tag	WOODLAND	R	Y	REPLACE
1214	E	11	American Elm	Ulmus americana	Fair		INVASIVE	R	Y	-
1215	RO	14	Red Oak	Quercus rubra	Good		WOODLAND	R	Y	REPLACE
1216	E	12	American Elm	Ulmus americana	Dead		INVASIVE	R	Y	-
1217	WO	12	White Oak	Quercus alba	Fair		WOODLAND	R	Y	REPLACE
1218	SH	8	Shagbark Hickory	Carya ovata	Good		WOODLAND	R	Y	REPLACE
1219	PH	8	Pignut Hickory	Carya glabra	Fair		WOODLAND	R	Y	REPLACE
1220	B	10	Basswood	Tilia americana	Good		WOODLAND	R	Y	REPLACE
1221	HL	14	Honeylocust	Gleditsia triacanthos	Fair		WOODLAND	S	N	-
1222	HL	17	Honeylocust	Gleditsia triacanthos	Good		LANDMARK	S	N	-
1223	HL	13	Honeylocust	Gleditsia triacanthos	Good		WOODLAND	S	N	-
1224	E	8	American Elm	Ulmus americana	Good		INVASIVE	R	Y	-
1225	WO	24	White Oak	Quercus alba	Fair		LANDMARK	R	Y	REPLACE
1226	E	8	American Elm	Ulmus americana	Good		INVASIVE	R	Y	-
1227	SH	9	Shagbark Hickory	Carya ovata	Good		WOODLAND	R	Y	REPLACE
1228	SH	14	Shagbark Hickory	Carya ovata	Good		WOODLAND	R	Y	REPLACE
1229	TH	8	Thornapple/Hawthorne	Cragaegus spp.	Fair		WOODLAND	R	Y	REPLACE
1230	BR	28	Bur oak	Quercus macrocarpa	Good		LANDMARK	R	Y	REPLACE

TAG	CODE	DBH	COMMON NAME	LATIN NAME	COND	COMMENTS	CLASS	SAVE / REMOVE	ON-SITE	REPLACE
1231	BR	28	Bur oak	Quercus macrocarpa	Good		LANDMARK	R	Y	REPLACE
1232	WO	36	White Oak	Quercus alba	Good		LANDMARK	R	Y	REPLACE
1233	RP	10	Red Pine	Pinus resinosa	Fair		WOODLAND	R	Y	REPLACE
1234	RM	12	Red Maple	Acer rubrum	Fair		WOODLAND	R	Y	REPLACE
1235	MH	12	Bitternut Hickory	Carya cordiformis	Good		WOODLAND	R	Y	REPLACE
1236	MH	14	Bitternut Hickory	Carya cordiformis	Good		WOODLAND	R	Y	REPLACE
1237	SH	15	Shagbark Hickory	Carya ovata	Good		WOODLAND	R	Y	REPLACE
1238	PH	18	Pignut Hickory	Carya glabra	Good		LANDMARK	R	Y	REPLACE
1239	BS	8	Blue Spruce	Picea pungens	Very Poor		WOODLAND	R	Y	-
1240	PH	18	Pignut Hickory	Carya glabra	Good		LANDMARK	R	Y	REPLACE
1241	E	8	American Elm	Ulmus americana	Fair	x2	INVASIVE	R	Y	-
1242	MW	9	White Mulberry	Morus alba	Fair		INVASIVE	R	Y	-
1243	B	10	Basswood	Tilia americana	Good		WOODLAND	R	Y	REPLACE
1244	B	9	Basswood	Tilia americana	Good	x2	WOODLAND	R	Y	REPLACE
1245	GA	6	Green Ash	Fraxinus pennsylvanica	Fair		INVASIVE	R	Y	-
1246	B	8	Basswood	Tilia americana	Good		WOODLAND	R	Y	REPLACE
1247	B	6	Basswood	Tilia americana	Good		WOODLAND	R	Y	REPLACE
1248	B	6	Basswood	Tilia americana	Good		WOODLAND	R	Y	REPLACE
1249	CT	11	Cottonwood	Populus deltoides	Fair		INVASIVE	R	Y	-
1250	CT	11	Cottonwood	Populus deltoides	Fair		INVASIVE	R	Y	-
1251	CT	14	Cottonwood	Populus deltoides	Fair		INVASIVE	R	Y	-
1252	B	7	Basswood	Tilia americana	Good		WOODLAND	R	Y	REPLACE
1253	CT	9	Cottonwood	Populus deltoides	Fair		INVASIVE	R	Y	-
1254	CT	7	Cottonwood	Populus deltoides	Fair		INVASIVE	R	Y	-
1255	CT	8	Cottonwood	Populus deltoides	Fair		INVASIVE	R	Y	-
1256	CT	8	Cottonwood	Populus deltoides	Fair		INVASIVE	R	Y	-
1257	B	6	Basswood	Tilia americana	Fair		WOODLAND	R	Y	REPLACE
1258	CT	6	Cottonwood	Populus deltoides	Fair		INVASIVE	R	Y	-
1259	CT	7	Cottonwood	Populus deltoides	Fair		INVASIVE	R	Y	-
1260	E	6	American Elm	Ulmus americana	Good		INVASIVE	R	Y	-
1261	PH	12	Pignut Hickory	Carya glabra	Fair		WOODLAND	R	Y	REPLACE
1262	PH	13	Pignut Hickory	Carya glabra	Fair		WOODLAND	R	Y	REPLACE
1263	PH	9	Pignut Hickory	Carya glabra	Fair		WOODLAND	R	Y	REPLACE
1264	CT	13	Cottonwood	Populus deltoides	Good		INVASIVE	R	Y	-
1265	CT	8	Cottonwood	Populus deltoides	Fair		INVASIVE	R	Y	-
1266	E	6	American Elm	Ulmus americana	Fair		INVASIVE	R	Y	-
1267	CT	15	Cottonwood	Populus deltoides	Fair		INVASIVE	R	Y	-
1268	WO	28	White Oak	Quercus alba	Fair		LANDMARK	R	Y	REPLACE
1269	B	6	Basswood	Tilia americana	Fair		WOODLAND	R	Y	REPLACE
1270	BE	29	American Beech	Fagus grandifolia	Good	x1	LANDMARK	S	Y	-
1271	BE	22	American Beech	Fagus grandifolia	Good		LANDMARK	S	Y	-
1272	BE	27	American Beech	Fagus grandifolia	Good		LANDMARK	S	Y	-
1273	PH	14	Pignut Hickory	Carya glabra	Fair		WOODLAND	S	N	-
1274	B	12	Basswood	Tilia americana	Good	fence dripline over	WOODLAND	S	N	-
1275	SH	23	Shagbark Hickory	Carya ovata	Fair		LANDMARK	S	Y	-
1276	B	6	Basswood	Tilia americana	Good		WOODLAND	S	Y	-
1277	B	6	Basswood	Tilia americana	Good		WOODLAND	S	Y	-
1278	B	6	Basswood	Tilia americana	Good		WOODLAND	S	Y	-
1279	B	6	Basswood	Tilia americana	Good	x2	WOODLAND	S	Y	-
1280	PH	8	Pignut Hickory	Carya glabra	Good	x1	WOODLAND	S	Y	-
1281	B	12	Basswood	Tilia americana	Good		WOODLAND	S	Y	-
1282	B	6	Basswood	Tilia americana	Good		WOODLAND	S	Y	-
1283	B	10	Basswood	Tilia americana	Good		WOODLAND	S	Y	-
1284	B	9	Basswood	Tilia americana	Good		WOODLAND	S	Y	-
1285	B	9	Basswood	Tilia americana	Fair		WOODLAND	S	Y	-
1286	B	13	Basswood	Tilia americana	Fair		WOODLAND	S	Y	-
1287	B	7	Basswood	Tilia americana	Good		WOODLAND	S	Y	-
1288	B	7	Basswood	Tilia americana	Good		WOODLAND	S	Y	-
1289	PH	24	Pignut Hickory	Carya glabra	Good		LANDMARK	R	Y	REPLACE
1290	B	8	Basswood	Tilia americana	Good		WOODLAND	S	Y	-
1291	B	9	Basswood	Tilia americana	Poor		WOODLAND	S	Y	-
1292	PH	16	Pignut Hickory	Carya glabra	Good		LANDMARK	S	Y	-
1293	B	7	Basswood	Tilia americana	Good		WOODLAND	S	Y	-
1294	SH	21	Shagbark Hickory	Carya ovata	Good		LANDMARK	S	Y	-
1295	B	11	Basswood	Tilia americana	Good		WOODLAND	S	Y	-
1296	B	8	Basswood	Tilia americana	Good		WOODLAND	S	Y	-
1297	B	7	Basswood	Tilia americana	Good		WOODLAND	S	Y	-
1298	B	7	Basswood	Tilia americana	Good		WOODLAND	S	Y	-
1299	B	6	Basswood	Tilia americana	Fair		WOODLAND	S	Y	-
1300	B	23	Basswood	Tilia americana	Good	on adj prop	LANDMARK	S	Y	-
1301	B	9	Basswood	Tilia americana	Good		WOODLAND	S	Y	-
1302	BR	15	Bur oak	Quercus macrocarpa	Fair		WOODLAND	S	Y	-
1303	BR	7	Bur oak	Quercus macrocarpa	Fair		WOODLAND	S	Y	-
1304	BR	17	Bur oak	Quercus macrocarpa	Good		LANDMARK	S	Y	-
1305	B	9	Basswood	Tilia americana	Good		WOODLAND	S	Y	-
1306	PH	23	Pignut Hickory	Carya glabra	Good		LANDMARK	S	Y	-
1307	B	8	Basswood	Tilia americana	Good		WOODLAND	S	Y	-
1308	PH	17	Pignut Hickory	Carya glabra	Fair		LANDMARK	S	Y	-
1309	PH	18	Pignut Hickory	Carya glabra	Good		LANDMARK	S	Y	-
1310	RO	6	Red Oak	Quercus rubra	Fair	no tag	WOODLAND	S	Y	-
1311	B	7	Basswood	Tilia americana	Fair		WOODLAND	S	Y	-
1312	AS	10	Quaking Aspen	Populus tremuloides	Fair		INVASIVE	S	N	-
1313	B	9	Basswood	Tilia americana	Fair		WOODLAND	S	Y	-
1314	B	7	Basswood	Tilia americana	Good		WOODLAND	S	Y	-
1315	B	10	Basswood	Tilia americana	Good		WOODLAND	S	Y	-
1316	B	16	Basswood	Tilia americana	Good		WOODLAND	S	Y	-
1317	I	10	Ironwood	Ostrya virginiana	Very Poor		LANDMARK	R	Y	
1318	BE	26	American Beech	Fagus grandifolia	Good		LANDMARK	R	Y	REPLACE
1319	B	10	Basswood	Tilia americana	Good		WOODLAND	R	Y	REPLACE
1320	B	11	Basswood	Tilia americana	Good		WOODLAND	S	Y	
1321	B	12	Basswood	Tilia americana	Good		WOODLAND	R	Y	REPLACE
1322	PH	12	Pignut Hickory	Carya glabra	Fair	may be off prop.	WOODLAND	R	Y	REPLACE
1323	BC	10	Wild Black Cherry	Prunus serotina	Dead		WOODLAND	R	Y	
1324	PH	7	Pignut Hickory	Carya glabra	Fair		WOODLAND	R	Y	REPLACE
1325	B	12	Basswood	Tilia americana	Good		WOODLAND	R	Y	REPLACE
1326	B	9	Basswood	Tilia americana	Fair		WOODLAND	R	Y	REPLACE
1327	SH	14	Shagbark Hickory	Carya ovata	Good		WOODLAND	R	Y	REPLACE
1328	BE	34	American Beech	Fagus grandifolia	Good		LANDMARK	R	Y	REPLACE
1329	SH	27	Shagbark Hickory	Carya ovata	Good		LANDMARK	R	Y	REPLACE
1330	PH	29	Pignut Hickory	Carya glabra	Good		LANDMARK	R	Y	REPLACE

PEA GROUP
t: 844.813.2949
www.peagroup.com

NO SCALE

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

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

CLIENT
MONDRIAN PROPERTIES
50215 SCHOENHERR RD.
SHELBY TWP, MI 48315

PROJECT TITLE
ESTATES OF ECKFORD
ECKFORD DR./TALLMAN DR.
TROY, MICHIGAN

REVISIONS
- -

ORIGINAL ISSUE DATE:
JANUARY 12, 2023

DRAWING TITLE
TREE PRESERVATION LIST

PEA JOB NO.	2020-0454
P.M.	JBT
DN.	KAD
DES.	KAD

DRAWING NUMBER:
T-1.1

NOT FOR CONSTRUCTION

S:\PROJECTS\2020\2020-0454 530 ECKFORD - TROY\DWG\SITE PLANS\T-1.0 TREE PRESERVATION-200454.dwg

TAG	CODE	DBH	COMMON NAME	LATIN NAME	COND	COMMENTS	CLASS	SAVE / REMOVE	ON-SITE	REPLACE
1331	I	12	Ironwood	Ostrya virginiana	Fair		LANDMARK	R	Y	REPLACE
1332	B	9	Basswood	Tilia americana	Good		WOODLAND	R	Y	REPLACE
1333	B	6	Basswood	Tilia americana	Good		WOODLAND	R	Y	REPLACE
1334	BE	6	American Beech	Fagus grandifolia	Fair		WOODLAND	R	Y	REPLACE
1335	BE	20	American Beech	Fagus grandifolia	Good		LANDMARK	R	Y	REPLACE
1336	I	10	Ironwood	Ostrya virginiana	Fair		LANDMARK	R	Y	REPLACE
1337	I	11	Ironwood	Ostrya virginiana	Fair		LANDMARK	R	Y	REPLACE
1338	PH	15	Pignut Hickory	Carya glabra	Good		WOODLAND	R	Y	REPLACE
1339	BR	7	Bur oak	Quercus macrocarpa	Fair		WOODLAND	R	Y	REPLACE
1340	BR	6	Bur oak	Quercus macrocarpa	Fair		WOODLAND	R	Y	REPLACE
1341	BR	7	Bur oak	Quercus macrocarpa	Fair		WOODLAND	R	Y	REPLACE
1342	E	6	American Elm	Ulmus americana	Fair		INVASIVE	R	Y	-
1343	PH	27	Pignut Hickory	Carya glabra	Good		LANDMARK	R	Y	REPLACE
1344	B	6	Basswood	Tilia americana	Good		WOODLAND	R	Y	REPLACE
1345	RO	10	Red Oak	Quercus rubra	Fair	no tag	WOODLAND	R	Y	REPLACE
1346	RO	12	Red Oak	Quercus rubra	Fair	no tag	WOODLAND	R	Y	REPLACE
1347	PH	20	Pignut Hickory	Carya glabra	Fair		LANDMARK	R	Y	REPLACE
1348	SH	16	Shagbark Hickory	Carya ovata	Fair		LANDMARK	R	Y	REPLACE
1349	BE	15	American Beech	Fagus grandifolia	Good		WOODLAND	R	Y	REPLACE
1350	BE	22	American Beech	Fagus grandifolia	Good		LANDMARK	R	Y	REPLACE
1351	BE	14	American Beech	Fagus grandifolia	Fair		WOODLAND	R	Y	REPLACE
1352	BE	12	American Beech	Fagus grandifolia	Fair		WOODLAND	R	Y	REPLACE
1353	BE	11	American Beech	Fagus grandifolia	Good		WOODLAND	R	Y	REPLACE
1354	BE	20	American Beech	Fagus grandifolia	Good		LANDMARK	R	Y	REPLACE
1355	BE	15	American Beech	Fagus grandifolia	Good		WOODLAND	R	Y	REPLACE
1356	PH	20	Pignut Hickory	Carya glabra	Good		LANDMARK	R	Y	REPLACE
1357	BE	13	American Beech	Fagus grandifolia	Dead	x1	WOODLAND	R	Y	-
1358	BE	23	American Beech	Fagus grandifolia	Good		LANDMARK	R	Y	REPLACE
1359	SH	11	Shagbark Hickory	Carya ovata	Fair		WOODLAND	R	Y	REPLACE
1360	SH	14	Shagbark Hickory	Carya ovata	Fair		WOODLAND	R	Y	REPLACE
1361	BS	9	Blue Spruce	Picea pungens	Dead		WOODLAND	R	Y	-
1362	PH	14	Pignut Hickory	Carya glabra	Fair		WOODLAND	R	Y	REPLACE
1363	PH	20	Pignut Hickory	Carya glabra	Good		LANDMARK	R	Y	REPLACE
1364	SH	15	Shagbark Hickory	Carya ovata	Good		WOODLAND	R	Y	REPLACE
1365	PH	21	Pignut Hickory	Carya glabra	Good		LANDMARK	R	Y	REPLACE
1366	PH	21	Pignut Hickory	Carya glabra	Good		LANDMARK	R	Y	REPLACE
1367	PH	19	Pignut Hickory	Carya glabra	Fair		LANDMARK	R	Y	REPLACE
1368	SH	10	Shagbark Hickory	Carya ovata	Fair		WOODLAND	R	Y	REPLACE
1369	SH	10	Shagbark Hickory	Carya ovata	Fair		WOODLAND	R	Y	REPLACE
1370	B	7	Basswood	Tilia americana	Good		WOODLAND	R	Y	REPLACE
1371	I	12	Ironwood	Ostrya virginiana	Good		LANDMARK	R	N	REPLACE
1372	RO	21	Red Oak	Quercus rubra	Good	no tag	LANDMARK	R	N	REPLACE
1373	RO	20	Red Oak	Quercus rubra	Good	no tag	LANDMARK	R	N	REPLACE
1374	I	6	Ironwood	Ostrya virginiana	Good		WOODLAND	R	N	REPLACE
1375	RO	24	Red Oak	Quercus rubra	Good	no tag	LANDMARK	R	Y	REPLACE
1376	PH	14	Pignut Hickory	Carya glabra	Good		WOODLAND	R	Y	REPLACE
1377	BR	19	Bur oak	Quercus macrocarpa	Good		LANDMARK	R	Y	REPLACE
1378	RO	27	Red Oak	Quercus rubra	Good		LANDMARK	R	Y	REPLACE
1379	WO	31	White Oak	Quercus alba	Fair	x1	LANDMARK	S	N	-
1380	WO	21	White Oak	Quercus alba	Fair		LANDMARK	S	Y	-
1381	WO	18	White Oak	Quercus alba	Fair		LANDMARK	S	Y	-
1382	SH	8	Shagbark Hickory	Carya ovata	Good	on outside of fence	WOODLAND	S	N	-
1383	RO	6	Red Oak	Quercus rubra	Good	no tag	WOODLAND	S	N	-
1384	B	8	Basswood	Tilia americana	Good		WOODLAND	S	Y	-
1385	BR	7	Bur oak	Quercus macrocarpa	Fair		WOODLAND	S	Y	-
1386	SH	8	Shagbark Hickory	Carya ovata	Fair		WOODLAND	S	Y	-
1387	SH	7	Shagbark Hickory	Carya ovata	Good		WOODLAND	S	Y	-
1388	BR	7	Bur oak	Quercus macrocarpa	Good		WOODLAND	S	Y	-
1389	PH	6	Pignut Hickory	Carya glabra	Good		WOODLAND	S	Y	-
1390	RO	20	Red Oak	Quercus rubra	Good	x1 no tag	LANDMARK	S	Y	-
1391	SH	6	Shagbark Hickory	Carya ovata	Good		WOODLAND	S	Y	-
1392	PH	8	Pignut Hickory	Carya glabra	Fair		WOODLAND	R	Y	REPLACE
1393	BR	7	Bur oak	Quercus macrocarpa	Fair		WOODLAND	S	N	-
1394	BR	6	Bur oak	Quercus macrocarpa	Fair		WOODLAND	S	Y	-
1395	SH	11	Shagbark Hickory	Carya ovata	Good		WOODLAND	S	N	-
1396	SH	8	Shagbark Hickory	Carya ovata	Fair		WOODLAND	S	Y	-
1397	BR	11	Bur oak	Quercus macrocarpa	Fair		WOODLAND	R	Y	REPLACE
1398	SH	6	Shagbark Hickory	Carya ovata	Fair		WOODLAND	S	Y	-
1399	B	14	Basswood	Tilia americana	Good		WOODLAND	S	Y	-
1401	RO	23	Red Oak	Quercus rubra	Fair		LANDMARK	R	Y	REPLACE
1402	RO	19	Red Oak	Quercus rubra	Fair		LANDMARK	R	Y	REPLACE
1403	RC	10	Red Cedar	Juniperus virginiana	Poor	cut under utility	INVASIVE	R	Y	-
1404	RC	10	Red Cedar	Juniperus virginiana	Fair	2---cut under utilit	INVASIVE	R	Y	-
1405	RC	9	Red Cedar	Juniperus virginiana	Fair	x1-cut under utility	INVASIVE	R	Y	-
1406	WC	8	White Cedar	Thuja occidentalis	Poor		WOODLAND	R	Y	-
1407	WS	6	White Spruce	Picea glauca	Poor		WOODLAND	R	Y	-
1408	SU	10	Sugar Maple	Acer saccharum	Fair		WOODLAND	S	Y	-
1409	WS	10	White Spruce	Picea glauca	Poor		WOODLAND	R	Y	-
1410	SM	11	Silver Maple	Acer saccharinum	Fair		INVASIVE	S	Y	-
1411	SC	10	Scotch Pine	Pinus sylvestris	Very Poor		#N/A	R	Y	#N/A
1412	SC	12	Scotch Pine	Pinus sylvestris	Poor		#N/A	S	Y	#N/A
1413	SH	15	Shagbark Hickory	Carya ovata	Fair		WOODLAND	S	Y	-
1414	WC	8	White Cedar	Thuja occidentalis	Fair		WOODLAND	R	Y	REPLACE
1415	SM	25	Silver Maple	Acer saccharinum	Fair		INVASIVE	S	Y	-
1416	SM	25	Silver Maple	Acer saccharinum	Good		INVASIVE	S	Y	-
1417	SM	15	Silver Maple	Acer saccharinum	Fair		INVASIVE	S	Y	-
1418	SM	28	Silver Maple	Acer saccharinum	Fair		INVASIVE	S	Y	-
1419	SM	20	Silver Maple	Acer saccharinum	Fair		INVASIVE	S	Y	-
1420	SM	28	Silver Maple	Acer saccharinum	Fair		INVASIVE	S	Y	-
1421	BR	10	Bur oak	Quercus macrocarpa	Good		WOODLAND	S	Y	-
1422	BR	20	Bur oak	Quercus macrocarpa	Fair		LANDMARK	S	Y	-
1423	SM	23	Silver Maple	Acer saccharinum	Fair		INVASIVE	S	Y	-
1424	SM	42	Silver Maple	Acer saccharinum	Fair		INVASIVE	S	Y	-
1425	SM	13	Silver Maple	Acer saccharinum	Fair		INVASIVE	R	Y	-
1426	SU	7	Sugar Maple	Acer saccharum	Fair		WOODLAND	R	Y	REPLACE
1427	SWO	16	Swamp White Oak	Quercus bicolor	Good		LANDMARK	R	Y	REPLACE
1428	SM	24	Silver Maple	Acer saccharinum	Good		INVASIVE	R	Y	-
1429	SM	24	Silver Maple	Acer saccharinum	Fair		INVASIVE	R	Y	-
1430	RO	16	Red Oak	Quercus rubra	Good		LANDMARK	R	Y	REPLACE

TAG	CODE	DBH	COMMON NAME	LATIN NAME	COND	COMMENTS	CLASS	SAVE / REMOVE	ON-SITE	REPLACE
1431	BR	35	Bur oak	Quercus macrocarpa	Good		LANDMARK	S	Y	-
1432	B	7	Basswood	Tilia americana	Good		WOODLAND	R	Y	REPLACE
1433	PH	11	Pignut Hickory	Carya glabra	Good	x1	WOODLAND	R	Y	REPLACE
1434	RO	12	Red Oak	Quercus rubra	Good		WOODLAND	R	Y	REPLACE
1435	RO	11	Red Oak	Quercus rubra	Good		WOODLAND	R	Y	REPLACE
1436	SM	40	Silver Maple	Acer saccharinum	Good		INVASIVE	R	Y	-
1437	SM	35	Silver Maple	Acer saccharinum	Good		INVASIVE	R	Y	-
1438	SM	38	Silver Maple	Acer saccharinum	Fair		INVASIVE	R	Y	-
1439	SM	29	Silver Maple	Acer saccharinum	Fair		INVASIVE	S	Y	-
1440	SM	13	Silver Maple	Acer saccharinum	Good		INVASIVE	R	Y	-
1441	SM	33	Silver Maple	Acer saccharinum	Good		INVASIVE	R	Y	-
1442	SM	8	Silver Maple	Acer saccharinum	Good		INVASIVE	S	Y	-
1443	E	6	American Elm	Ulmus americana	Fair		INVASIVE	S	Y	-
1444	SM	9	Silver Maple	Acer saccharinum	Fair		INVASIVE	S	Y	-
1445	CT	16	Cottonwood	Populus deltoides	Fair		INVASIVE	S	Y	-
1446	E	19	American Elm	Ulmus americana	Good		INVASIVE	S	Y	-
1447	SM	10	Silver Maple	Acer saccharinum	Good		INVASIVE	S	Y	-
1448	CT	25	Cottonwood	Populus deltoides	Fair		INVASIVE	S	Y	-
1449	E	9	American Elm	Ulmus americana	Good		INVASIVE	S	Y	-
1450	RO	11	Red Oak	Quercus rubra	Good	x1	WOODLAND	S	Y	-
1451	SM	15	Silver Maple	Acer saccharinum	Good		INVASIVE	S	Y	-
1452	CT	25	Cottonwood	Populus deltoides	Fair		INVASIVE	S	Y	-
1453	CT	15	Cottonwood	Populus deltoides	Good		INVASIVE	S	Y	-
1454	E	12	American Elm	Ulmus americana	Fair		INVASIVE	S	Y	-
1455	SM	7	Silver Maple	Acer saccharinum	Fair		INVASIVE	S	Y	-
1456	SM	6	Silver Maple	Acer saccharinum	Fair		INVASIVE	S	Y	-
1457	BC	12	Wild Black Cherry	Prunus serotina	Fair		WOODLAND	S	Y	-
1458	BC	7	Wild Black Cherry	Prunus serotina	Good		WOODLAND	S	Y	-
1459	BR	55	Bur oak	Quercus macrocarpa	Good		LANDMARK	S	Y	-
1460	SM	15	Silver Maple	Acer saccharinum	Good		INVASIVE	S	Y	-
1461	E	10	American Elm	Ulmus americana	Good		INVASIVE	S	Y	-
1462	CT	19	Cottonwood	Populus deltoides	Fair		INVASIVE	S	Y	-
1463	CT	20	Cottonwood	Populus deltoides	Good		INVASIVE	S	Y	-
1464	SM	23	Silver Maple	Acer saccharinum	Fair		INVASIVE	S	Y	-
1465	SM	16	Silver Maple	Acer saccharinum	Good		INVASIVE	S	Y	-
1466	SM	28	Silver Maple	Acer saccharinum	Good		INVASIVE	R	Y	-
1467	SM	23	Silver Maple	Acer saccharinum	Good		INVASIVE	S	Y	-
1468	SM	28	Silver Maple	Acer saccharinum	Fair		INVASIVE	S	Y	-
1469	SM	30	Silver Maple	Acer saccharinum	Fair		INVASIVE	S	Y	-
1470	E	8	American Elm	Ulmus americana	Good		INVASIVE	S	Y	-
1471	CT	15	Cottonwood	Populus deltoides	Fair		INVASIVE	S	Y	-
1472	SM	6	Silver Maple	Acer saccharinum	Fair		INVASIVE	S	Y	-
1473	SM	9	Silver Maple	Acer saccharinum	Good		INVASIVE	S	Y	-
1474	SM	6	Silver Maple	Acer saccharinum	Good		INVASIVE	S	Y	-
1475	E	15	American Elm	Ulmus americana	Good		INVASIVE	S	Y	-
1476	RO	6	Red Oak	Quercus rubra	Good		WOODLAND	S	Y	-
1477	RO	10	Red Oak	Quercus rubra	Good		WOODLAND	S	Y	-
1478	SM	8	Silver Maple	Acer saccharinum	Fair		INVASIVE	S	Y	-
1479	SM	8	Silver Maple	Acer saccharinum	Fair		INVASIVE	S	Y	-
1480	SU	8	Sugar Maple	Acer saccharum	Good		WOODLAND	S	Y	-
1481	I	6	Ironwood	Ostrya virginiana	Good		WOODLAND	S	Y	-
1482	SM	8	Silver Maple	Acer saccharinum	Fair		INVASIVE	S	Y	-
1483	SM	11	Silver Maple	Acer saccharinum	Fair		INVASIVE	S	Y	-
1484	SM	10	Silver Maple	Acer saccharinum	Fair		INVASIVE	S	Y	-
1485	CT	24	Cottonwood	Populus deltoides	Fair		INVASIVE	S	Y	-
1486	E	8	American Elm	Ulmus americana	Fair		INVASIVE	S	Y	-
1487	RO	18	Red Oak	Quercus rubra	Good		LANDMARK	S	Y	-
1488	RO	7	Red Oak	Quercus rubra	Good		WOODLAND	S	Y	-
1489	RO	14	Red Oak	Quercus rubra	Good		WOODLAND	S	Y	-
1490	RO	8	Red Oak	Quercus rubra	Good		WOODLAND	S	Y	-
1491	SH	16	Shagbark Hickory	Carya ovata	Good		LANDMARK	S	Y	-
1492	B	6	Basswood	Tilia americana	Good		WOODLAND	S	Y	-
1493	BR	15	Bur oak	Quercus macrocarpa	Good		WOODLAND	S	Y	-
1494	E	6	American Elm	Ulmus americana	Fair		INVASIVE	S	Y	-
1495	B	12	Basswood	Tilia americana	Good		WOODLAND	S	Y	-
1496	RO	9	Red Oak	Quercus rubra	Good		WOODLAND	S	Y	-
1497	RO	17	Red Oak	Quercus rubra	Good		LANDMARK	S	Y	-
1498	RO	7	Red Oak	Quercus rubra	Good		WOODLAND	S	Y	-
1499	BR	15	Bur oak	Quercus macrocarpa	Fair		WOODLAND	S	Y	-
1500	SH	6	Shagbark Hickory	Carya ovata	Good		WOODLAND	S	Y	-
1501	E	15	American Elm	Ulmus americana	Fair		INVASIVE	S	Y	-
1502	SH	7	Shagbark Hickory	Carya ovata	Fair		WOODLAND	S	Y	-
1503	PH	11	Pignut Hickory	Carya glabra	Good		WOODLAND	S	Y	-
1504	PH	8	Pignut Hickory	Carya glabra	Fair		WOODLAND	S	Y	-
1505	SH	6	Shagbark Hickory	Carya ovata	Good		WOODLAND	S	Y	-
1506	B	14	Basswood	Tilia americana	Good		WOODLAND	S	Y	-
1507	RO	22	Red Oak	Quercus rubra	Good		LANDMARK	S	Y	-
1508	RO	19	Red Oak	Quercus rubra	Good		LANDMARK	S	Y	-
1509	RO	12	Red Oak	Quercus rubra	Good		WOODLAND	S	Y	-
1510	RO	18	Red Oak	Quercus rubra	Good		LANDMARK	S	Y	-
1511	RO	30	Red Oak	Quercus rubra	Good		LANDMARK	S	Y	-
1512	RO	18	Red Oak	Quercus rubra	Good		LANDMARK	S	Y	-
1513	PH	13	Pignut Hickory	Carya glabra	Good		WOODLAND	S	Y	-
1514	PH	17	Pignut Hickory	Carya glabra	Fair		LANDMARK	S	Y	-
1515	PH	17	Pignut Hickory	Carya glabra	Fair		LANDMARK	S	Y	-
1516	PH	6	Pignut Hickory	Carya glabra	Good		WOODLAND	S	Y	-
1517	PH	18	Pignut Hickory	Carya glabra	Fair		LANDMARK	S	Y	-
1518	PH	13	Pignut Hickory	Carya glabra	Good		WOODLAND	S	Y	-
1519	BE	7	American Beech	Fagus grandifolia	Good	x2	WOODLAND	S	Y	-
1520	BE	6	American Beech	Fagus grandifolia	Good		WOODLAND	S	Y	-
1521	I	7	Ironwood	Ostrya virginiana	Fair		WOODLAND	S	Y	-
1522	BE	18	American Beech	Fagus grandifolia	Fair		LANDMARK	S	Y	-
1523	I	8	Ironwood	Ostrya virginiana	Good		LANDMARK	S	Y	-
1524	BE	14	American Beech	Fagus grandifolia	Good		WOODLAND	S	Y	-
1525	PH	9	Pignut Hickory	Carya glabra	Fair		WOODLAND	S	Y	-
1526	BR	16	Bur oak	Quercus macrocarpa	Very Poor		LANDMARK	S	Y	-
1527	SH	8	Shagbark Hickory	Carya ovata	Fair		WOODLAND	S	Y	-
1528	WO	8	White Oak	Quercus alba	Good		WOODLAND	S	Y	-
1529	B	6	Basswood	Tilia americana	Good		WOODLAND	S	Y	-

13.07 E. TREE REPLACEMENT:

WOODLAND TREES: 50% DBH TO BE REPLACED – 2X DBH RETAINED.
765" REPLACEMENT – 1822" RETAINED CREDIT = –1057".
0 WOODLAND REPLACEMENT REQUIRED.

LANDMARK TREES: 100% DBH TO BE REPLACED – 2X DBH RETAINED.
1,590" REPLACEMENT – 1,662" RETAINED CREDIT = –72".
0 LANDMARK REPLACEMENT REQUIRED.

NO TREES REQUIRED FOR REPLACEMENT.

WOODLAND TREES			
WOODLAND TREES REMOVED:	**158**	(REPLACE AT 50% OF REMOVED DBH)	
1530" DBH x 0.5 =		**765"**	REPLACEMENT
WOODLAND TREES SAVED:	101	(CREDIT OF 2X DBH)	
911" DBH x 2 =		**1822"**	CREDIT
=	765 -	1822	-1057
0 " DBH REQUIRED FOR WOODLAND REPLACEMENT			

LANDMARK TREES			
LANDMARK TREES REMOVED:	69	(REPLACE AT 100% OF REMOVED DBH)	
1590" DBH x 1 =		**1590"**	REPLACEMENT
LANDMARK TREES SAVED:	36	(CREDIT OF 2X DBH)	
831" DBH x 2 =		**1662"**	CREDIT
1590 -	1662	=	-72
0 " TOTAL DBH REQUIRED FOR REPLACEMENT			

TAG	CODE	DBH	COMMON NAME	LATIN NAME	COND	COMMENTS	CLASS	SAVE / REMOVE	ON-SITE	REPLACE
1530	BR	26	Bur oak	Quercus macrocarpa	Fair		LANDMARK	S	Y	-
1531	SH	6	Shagbark Hickory	Carya ovata	Good		WOODLAND	S	Y	-
1532	BR	13	Bur oak	Quercus macrocarpa	Fair		WOODLAND	S	Y	-
1533	PH	12	Pignut Hickory	Carya glabra	Good		WOODLAND	S	Y	-
1534	SM	20	Silver Maple	Acer saccharinum	Good		INVASIVE	S	Y	-
1535	SM	20	Silver Maple	Acer saccharinum	Good		INVASIVE	S	Y	-
1536	SM	23	Silver Maple	Acer saccharinum	Good	x1	INVASIVE	R	Y	-
1537	SM	36	Silver Maple	Acer saccharinum	Good		INVASIVE	R	Y	-
1538	SM	49	Silver Maple	Acer saccharinum	Good		INVASIVE	R	Y	-
1539	SM	16	Silver Maple	Acer saccharinum	Good		INVASIVE	S	Y	-
1540	SM	39	Silver Maple	Acer saccharinum	Good		INVASIVE	S	Y	-
1541	BR	20	Bur oak	Quercus macrocarpa	Fair		LANDMARK	S	Y	-
1542	SM	35	Silver Maple	Acer saccharinum	Good		INVASIVE	S	Y	-
1543	SM	26	Silver Maple	Acer saccharinum	Good		INVASIVE	S	Y	-
1544	SM	26	Silver Maple	Acer saccharinum	Good		INVASIVE	R	Y	-
1545	SM	14	Silver Maple	Acer saccharinum	Good		INVASIVE	R	Y	-
1546	ER	6	Eastern Redbud	Cercis canadensis	Fair		#N/A	R	Y	#N/A
1547	SM	27	Silver Maple	Acer saccharinum	Good		INVASIVE	S	Y	-
1548	SM	30	Silver Maple	Acer saccharinum	Good		INVASIVE	S	Y	-
1549	SM	11	Silver Maple	Acer saccharinum	Good		INVASIVE	S	Y	-
1550	SM	18	Silver Maple	Acer saccharinum	Fair		INVASIVE	S	Y	-
1551	SM	36	Silver Maple	Acer saccharinum	Fair		INVASIVE	S	Y	-
1552	SM	18	Silver Maple	Acer saccharinum	Good		INVASIVE	S	Y	-
1553	TH	10	Thornapple/Hawthorne	Cragaegus spp.	Fair		WOODLAND	S	Y	-
1554	SM	22	Silver Maple	Acer saccharinum	Fair		INVASIVE	S	Y	-
1555	RC	12	Red Cedar	Juniperus virginiana	Fair	x2	INVASIVE	S	Y	-
1556	SC	10	Scotch Pine	Pinus sylvestris	Fair	cut under utility	#N/A	S	Y	#N/A
1557	SC	10	Scotch Pine	Pinus sylvestris	Very Poor	cut under utility	#N/A	R	Y	#N/A
1558	SM	21	Silver Maple	Acer saccharinum	Good		INVASIVE	S	Y	-
1559	SC	10	Scotch Pine	Pinus sylvestris	Very Poor		#N/A	S	Y	#N/A
1560	MW	6	White Mulberry	Morus alba	Poor		INVASIVE	S	Y	-
1561	SC	8	Scotch Pine	Pinus sylvestris	Very Poor		#N/A	S	Y	#N/A
1562	E	8	American Elm	Ulmus americana	Very Poor		INVASIVE	S	Y	-
1563	SM	6	Silver Maple	Acer saccharinum	Good		INVASIVE	S	Y	-
1564	SM	8	Silver Maple	Acer saccharinum	Good		INVASIVE	S	Y	-
1565	SM	25	Silver Maple	Acer saccharinum	Fair		INVASIVE	S	Y	-
1566	BR	6	Bur oak	Quercus macrocarpa	Good		WOODLAND	S	Y	-
1567	SM	26	Silver Maple	Acer saccharinum	Good		INVASIVE	S	Y	-
1568	BR	9	Bur oak	Quercus macrocarpa	Good		WOODLAND	S	Y	-
1569	PH	7	Pignut Hickory	Carya glabra	Good		WOODLAND	S	Y	-
1570	PH	7	Pignut Hickory	Carya glabra	Fair		WOODLAND	S	Y	-
1571	B	10	Basswood	Tilia americana	Good		WOODLAND	S	Y	-
1572	PH	11	Pignut Hickory	Carya glabra	Good		WOODLAND	S	Y	-
1573	BE	10	American Beech	Fagus grandifolia	Good		WOODLAND	S	Y	-
1574	BE	12	American Beech	Fagus grandifolia	Fair		WOODLAND	S	Y	-
1575	SM	18	Silver Maple	Acer saccharinum	Fair		INVASIVE	S	Y	-
1576	SWO	11	Swamp White Oak	Quercus bicolor	Good		WOODLAND	S	Y	-
1577	E	12	American Elm	Ulmus americana	Fair		INVASIVE	S	Y	-
1578	SM	6	Silver Maple	Acer saccharinum	Good		INVASIVE	S	Y	-
1579	BR	6	Bur oak	Quercus macrocarpa	Fair		WOODLAND	S	Y	-

NOT FOR CONSTRUCTION

PEA GROUP
t: 844.813.2949
www.peagroup.com

NO SCALE

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

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

CLIENT
MONDRIAN PROPERTIES
50215 SCHOENHERR RD.
SHELBY TWP, MI 48315

PROJECT TITLE
ESTATES OF ECKFORD
ECKFORD DR./TALLMAN DR.
TROY, MICHIGAN

REVISIONS
- -

ORIGINAL ISSUE DATE:
JANUARY 12, 2023

DRAWING TITLE
TREE PRESERVATION LIST

PEA JOB NO.	2020-0454
P.M.	JBT
DN.	KAD
DES.	KAD

DRAWING NUMBER:
T-1.2

S:\PROJECTS\2020\2020-0454 SSO EDKFORD – TROY\DWG\SITE PLANS\[T-1.0] TREE PRESERVATION-2020454.dwg

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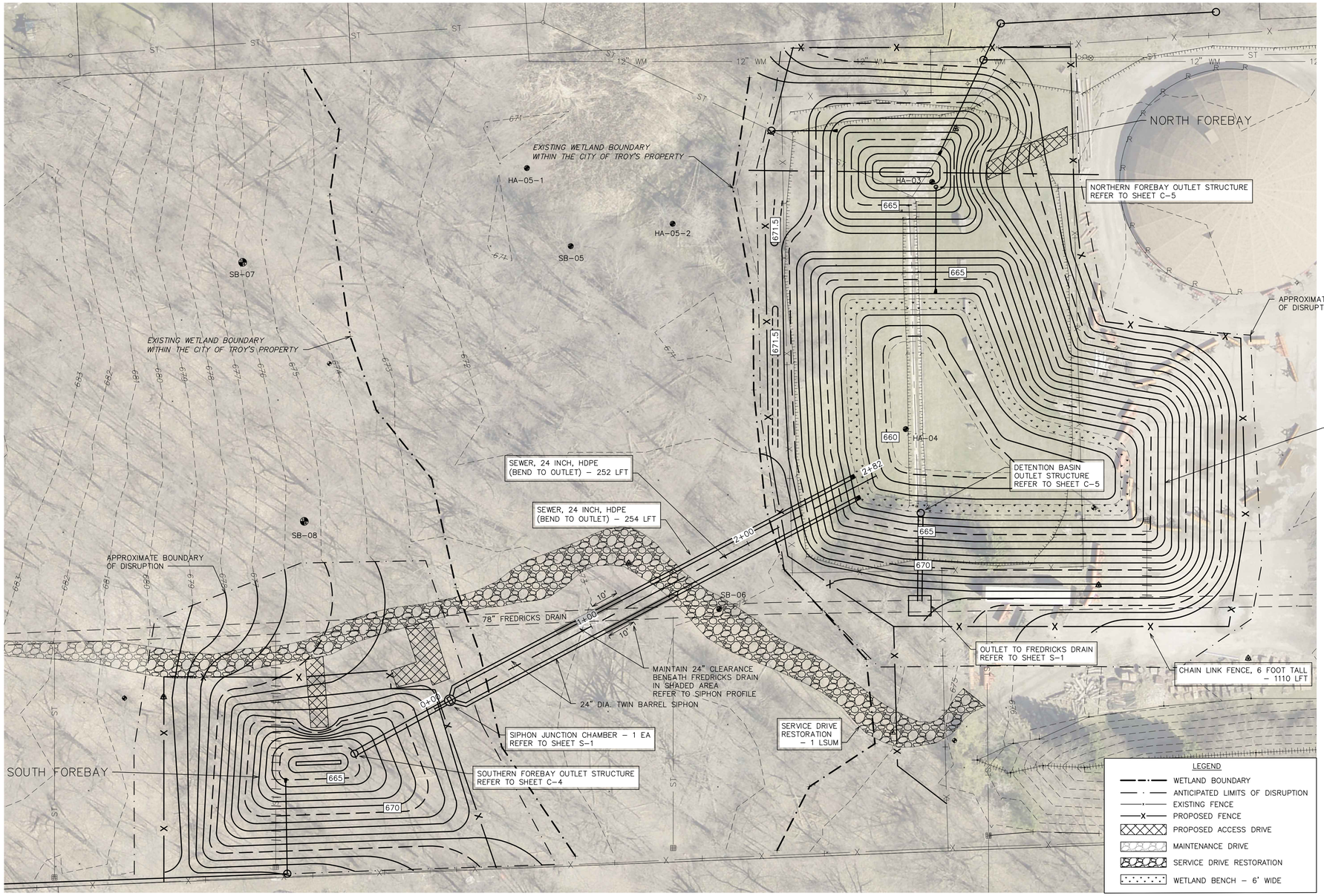
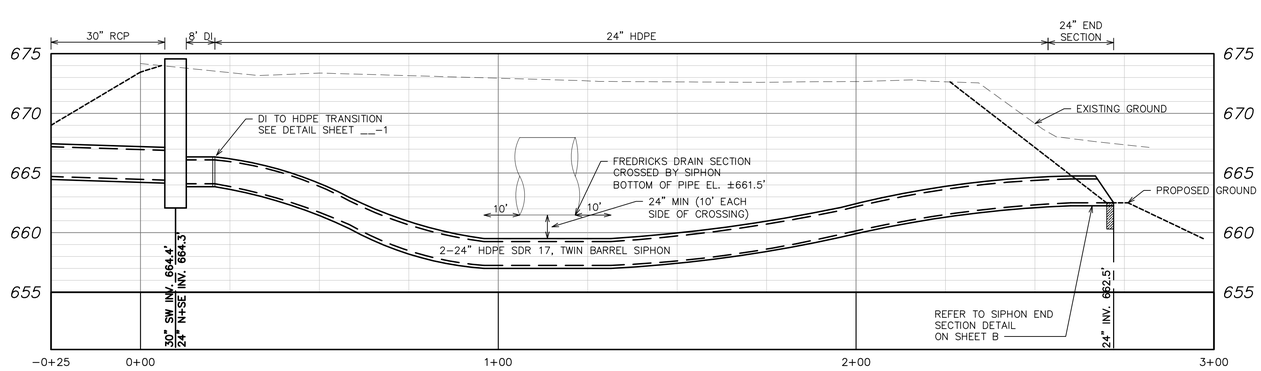
Mansfield, Adam



N

0 15 30 60

QUANTITIES THIS SHEET			
No.	DESCRIPTION	UNIT	QTY
	PAVT, REM	SYD	1930
	TREE, REM, SPECIAL	LSUM	1
	CLEARING/GRUBBING OF SITE	LSUM	1
	SIPHON JUNCTION CHAMBER	EA	1
	SIPHON OUTLET	EA	2
	FREDRICKS DRAIN JUNCTION CHAMBER	EA	1
	EARTHWORK	CYD	15400
	SEWER, 30 INCH, RCP	LFT	58
	SEWER, 24 INCH, DI	LFT	16
	SEWER, 24 INCH, HDPE	LFT	506
	CHAIN LINK FENCE, REM	LFT	990
	CHAIN LINK FENCE, 6 FOOT TALL	LFT	1605
	CHAIN LINK FENCE GATE, 6 FOOT TALL, 12 FOOT WIDE	EA	4
	MAINTENANCE DRIVES AND SERVICE DRIVE RESTORATIONS	LSUM	1
	SITE RESTORATION	SYD	12425
	LANDSCAPE PLANTINGS	LSUM	1



SIPHON PROFILE
HORIZONTAL – 1:30
VERTICAL – 1:5

FOR REFERENCE ONLY

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CALL MISS DIG
72 HOURS
(3 WORKING DAYS)
BEFORE YOU DIG
1-800-482-7171
or 811
CALL811.COM (TOLL FREE)

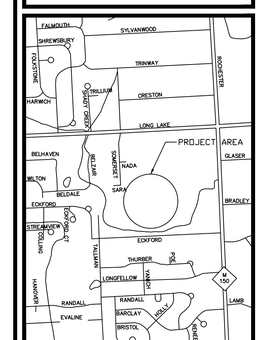
ORIGINAL PLOT SIZE: ARCH D (24.00 X 36.00 INCHES)

TROY MICHIGAN

HRC
HUBBELL, ROTH & CLARK, INC
CONSULTING ENGINEERS SINCE 1915
555 HULET DRIVE
BLOOMFIELD HILLS, MICH.
P.O. BOX 824
48303 - 0824
PHONE: (248) 454-6300
FAX (1st. Floor): (248) 454-6312
FAX (2nd. Floor): (248) 454-6359
WEB SITE: http:// www.hrcengr.com

DATE	ADDITIONS AND/OR REVISIONS
11-11-2022	PLAN REVIEW - 80% COMPLETION

DESIGNED	BWS/AWM
DRAWN	AWM
CHECKED	BWS
APPROVED	BWS



CITY OF TROY

DPW REGIONAL DETENTION POND

SITE PLAN

HRC JOB NO.	SCALE
20210882	1:30
DATE November 2022	SHEET NO. C-3 OF

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ITEM #6

DATE: December 7, 2022

TO: Planning Commission

FROM: R. Brent Savidant, Community Development 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.

The Planning Commission reviewed a concept at the July 26, 2022 Regular meeting and provided feedback. The applicant revised the concept based on Planning Commission feedback and requested another opportunity to present to the board.

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.

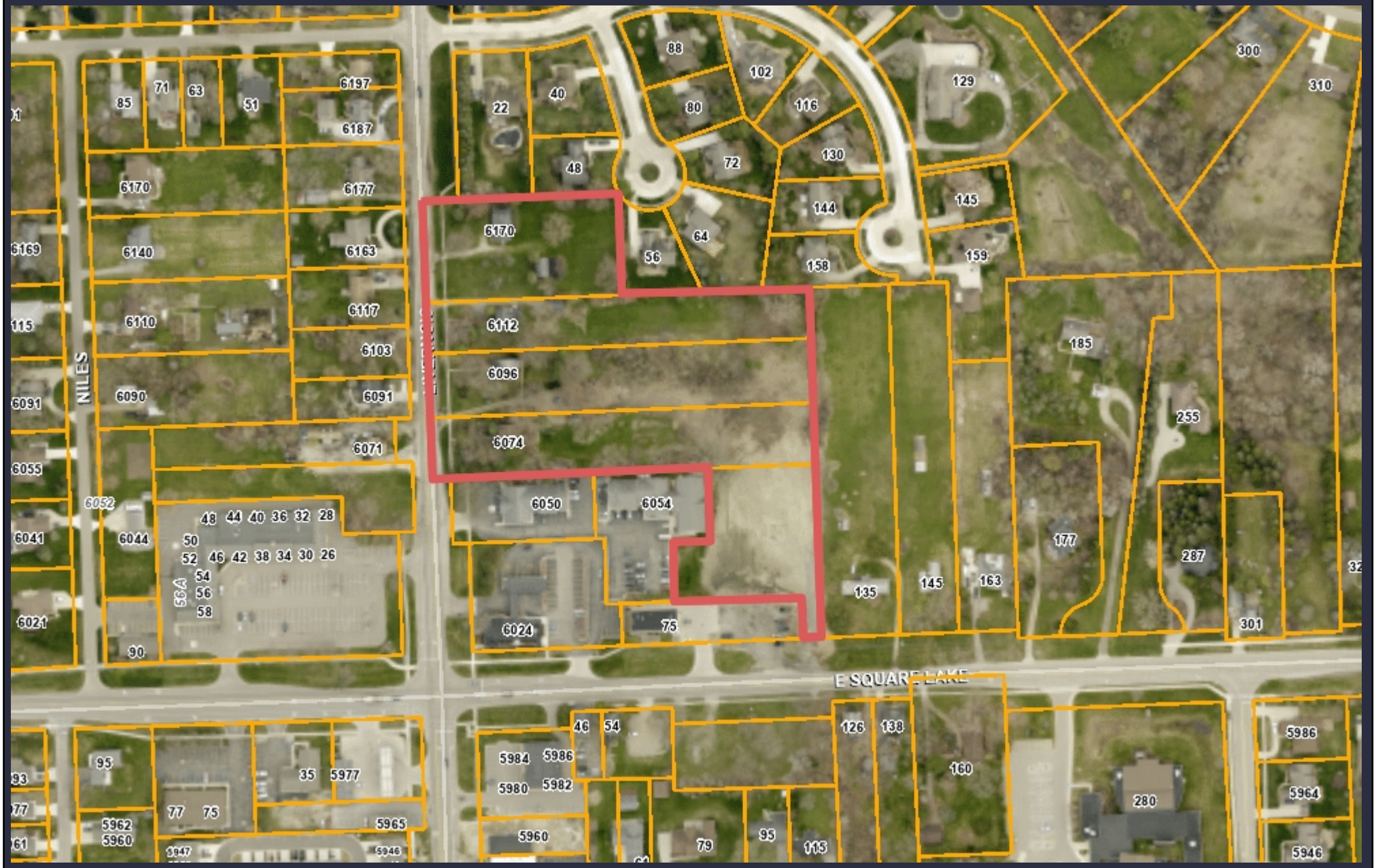
Please be prepared to discuss this item at the December 13, 2022 Regular meeting.

Attachments:

1. Maps
2. Minutes from July 26, 2022 Planning Commission Regular meeting.
3. Memo from Carlisle/Wortman Associates, Inc.
4. Miscellaneous information provided by applicant

G:\PUDs\Potential Project\GFA Livernois & Square Lake\GFA Square Lake Concept 2-14-23.docx

GIS Online



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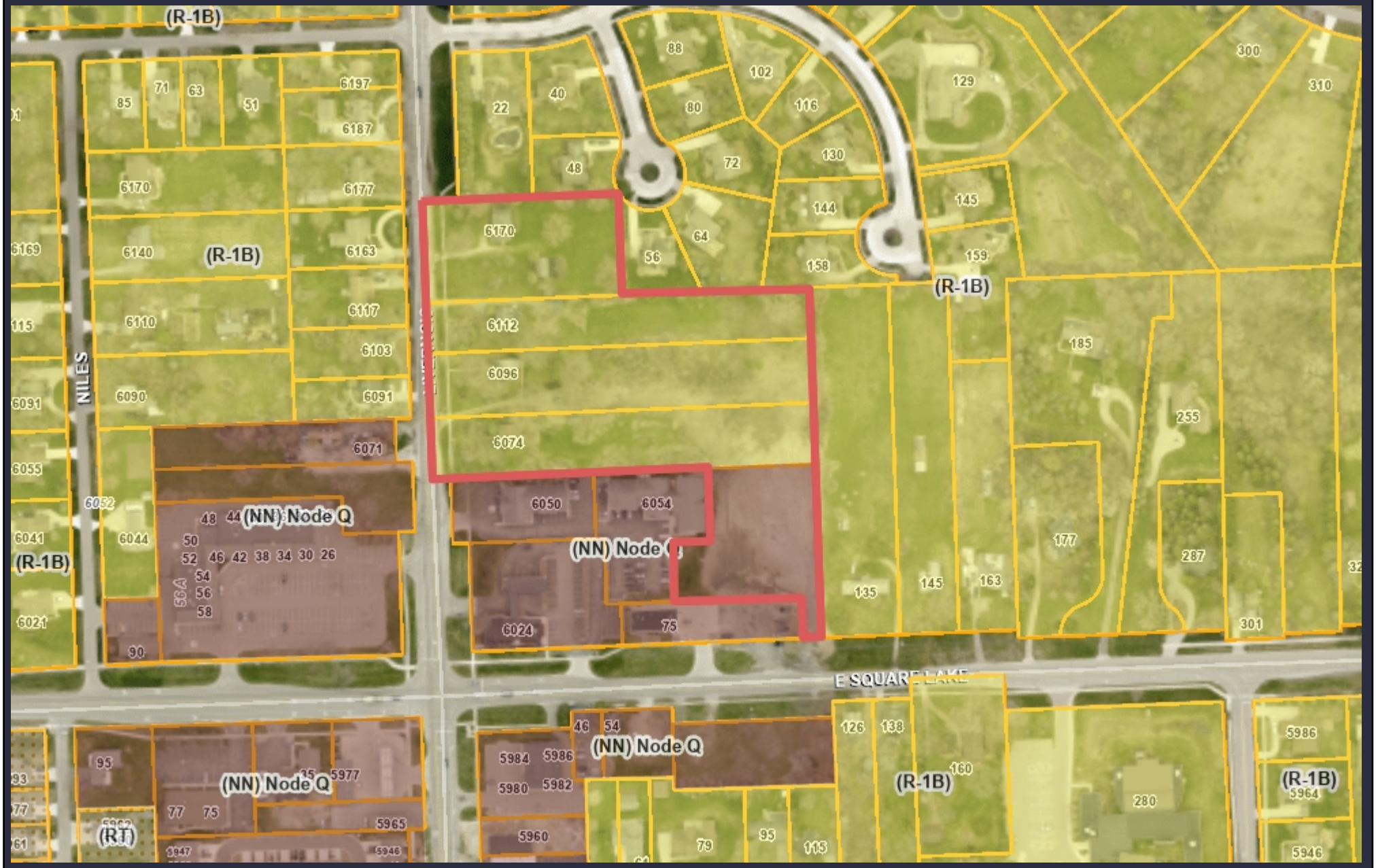

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OTHER ITEMS

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

Mr. Carlisle presented a brief background of the Planned Unit Development application. He addressed the mixed zoning and the 14-unit attached townhome development that was granted approval in 2018. Mr. Carlisle said the applicant is seeking to amend the previously approved plan to incorporate four additional parcels into an overall development of the site. Mr. Carlisle said the concept plan is only for discussion and no action would be taken this evening. He said it is too early in the process to determine data with respect to Zoning Ordinance requirements.

Mr. Carlisle read revised language recently drafted by the Master Plan Neighborhood Node Steering Committee for Neighborhood Node "Q" that relates to primary uses and character of the neighborhood node.

Applicant Gary Abitheira addressed his vision of incorporating the additional parcels with the townhome development and shared his thoughts on various placements of the PUD housing types to blend with the townhomes.

There was discussion, some comments related to:

- Previously approved development; housing types, timing and validity of approval, currently in engineering process.
- Existing homes; historical in nature, not listed in Historic Preservation Chapter.
- Neighborhood Node "Q" toured by Planning Commission and City Council.
- Public benefit; preservation of two existing homes, housing types offered.
- Intent of PUD development; provide flexibility from Zoning Ordinance regulations to allow a more creative and negotiable product.
- Board members expressed opposition to 3-story tall buildings.
- Applicant encouraged to:
  - Create more green space.
  - Retain "old Troy" feel of neighborhood.
  - Create a community feel, a village.
  - Create a different and unique development.
  - Let element of historical homes shine on their own.

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: December 6, 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 forty-eight (48) 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.

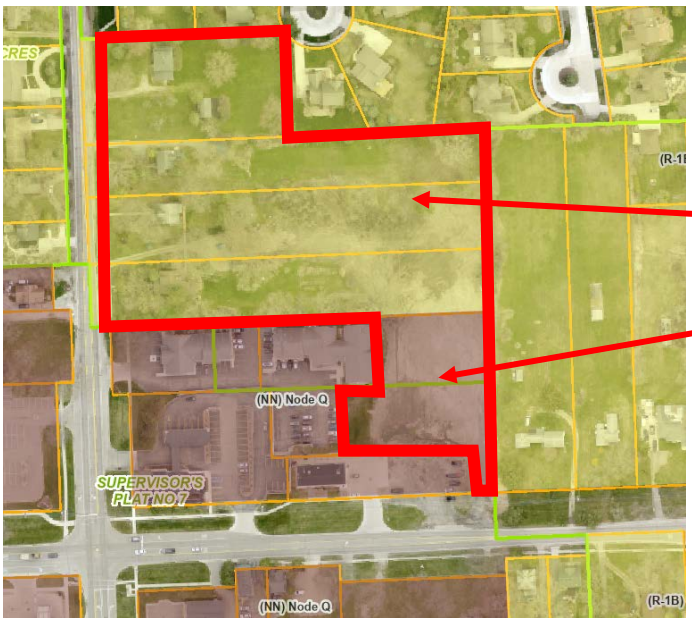
Housing Types

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 (first floor Master)	9	First Floor Master
Two-Story Attached Townhome	27	
Two-Story Duplexes	6	
Total	**48**	

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.

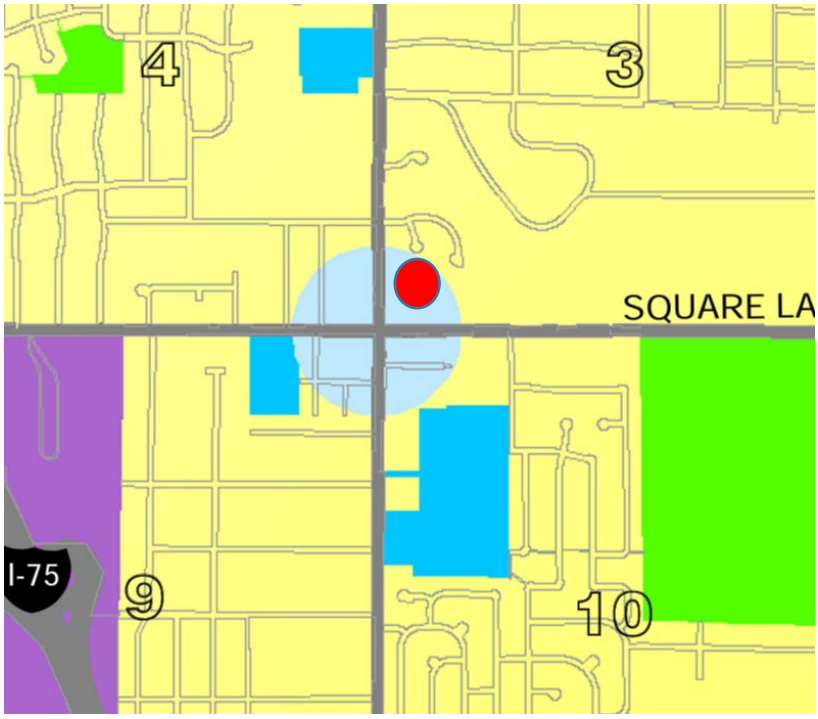


Four parcels added to the development

Part of site approved for fourteen (14) unit attached townhome project.

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:

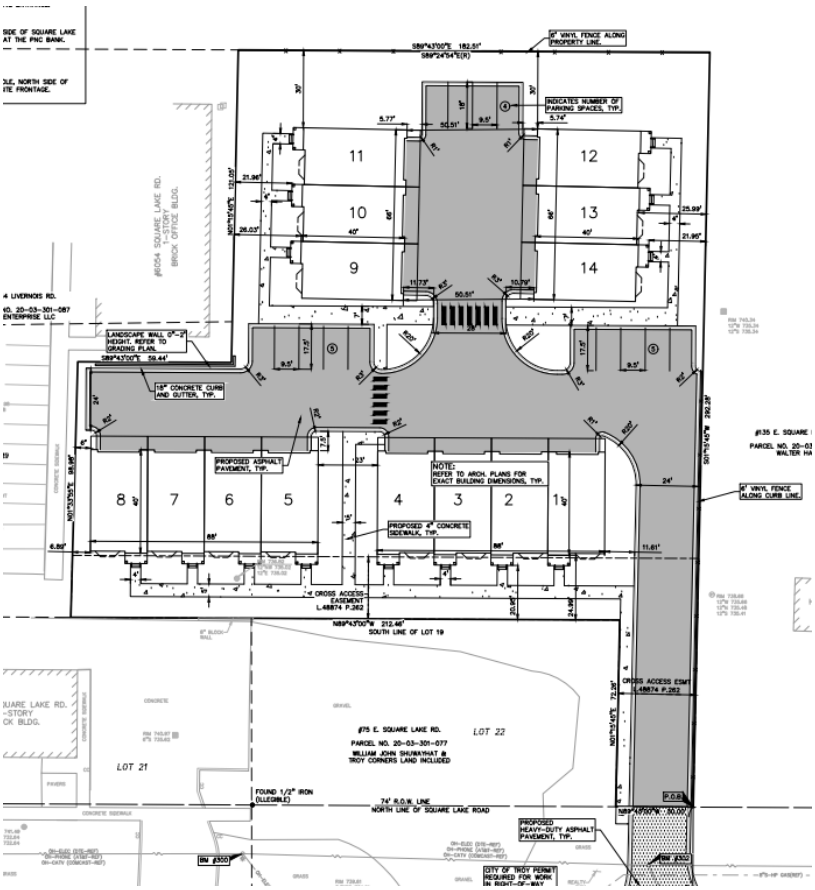
- Neighborhood Nodes are the concentrated, commercial and mixed-use centers situated at major intersections of Troy thoroughfares.
- Development will be denser and taller than the surrounding area, encouraging visual prominence to signal a gathering space.
- Nodes should be generally confined to a 1,000 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.

Approved Plan

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



2018 approved 14-unit site plan

Concept Plan

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

- Previously approved development, housing types, timing and validity of approval, currently in engineering process
- Existing homes; historical in nature, and listed in Historic Preservation Chapter
- Neighborhood Node "Q" toured by Planning Commission and City Council
- Public benefit, preservation of two existing homes, housing types offered
- Intent of PUD development, provide flexibility from Zoning Ordinance regulations to allow a more creative and negotiable product
- Planning Commission members expressed opposition to 3-story tall buildings
- Applicant was encouraged to:
    - Create more green space
    - Retain "old Troy" feel of neighborhood
    - Create a community feel, a village
    - Create a different and unique development
    - Let element of historical homes shine on their own

The applicant has submitted a revised concept plan. Significant changes to the plan include:

- Reduced height of all units to not exceed two-stories
- Reduced number of units by 3
- Added duplex unit type
- Added internal park

July 2022 Plan

December 2022 Plan

GFA Square Lake

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:

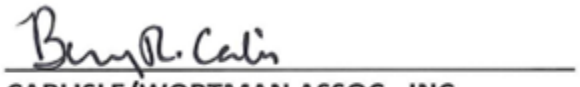
The concept plan is very conceptual. Details such as architectural quality, elevations, material selection, building height, and onsite amenities are very important and will be reviewed in detail if this project moves forward.

Questions for the Planning Commission Consideration

1. Has the revised plan addressed the concerns of the Planning Commission?
2. Is the proposed plan consistent with the Master Plan?
3. 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?
4. Is the proposed plan consistent with the PUD standards?
5. Are there site plan changes that the applicant should consider?
6. Are there other considerations that should be discussed with the applicant?

I look forward to discussing this plan at your December meeting.

Sincerely,



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

GFA Square Lake

2017-009

Troy, MI | October, 2022

PEA GROUP

1028

1013

ITEM #7

DATE: January 27, 2023

TO: Planning Commission

FROM: R. Brent Savidant, Community Development Director

SUBJECT: PRELIMINARY SITE PLAN REVIEW (SP JPLN2022-0008) - Proposed The Westington II, South of Wattles, East of Crooks (870 Barilane Drive; PIN 88-20-21-101-009), Section 21, Currently Zoned NN (Neighborhood Node "I") District

The petitioner Troy Westington LLC submitted the above referenced Preliminary Site Plan application for a 16-unit, 2 story multi-family apartment building. Multi-family is permitted by right in the NN (Neighborhood Node "I") Zoning District.

Westington Phase I received Preliminary Site Plan Approval on December 8, 2020 and is currently under construction. Phase I included four 3-story buildings and 102 units.

In 2021, the applicant submitted a Preliminary Site Plan application for the same parcel that included two15-unit apartment buildings. The application was denied by the Planning Commission on January 25, 2022. This is a new 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. Preliminary Site Plan.

G:\SITE PLANS\SP JPLN2022-0008 WESTINGTON PHASE II 2022 SUBMITTAL\PC Memo 2023 02 14 Westington II.docx

PROPOSED RESOLUTION

PRELIMINARY SITE PLAN REVIEW (SP JPLN2022-0008) - Proposed The Westington II, South of Wattles, East of Crooks (870 Barilane Drive; PIN 88-20-21-101-009), Section 21, Currently Zoned NN (Neighborhood Node "I") District

Resolution # PC-2022-02-
Moved by:
Seconded by:

RESOLVED, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed The Westington II 16-unit apartment development, South of Wattles, East of Crooks, Section 21, Currently Zoned NN (Neighborhood Node "I") District, be granted, subject to the following:

_____) or

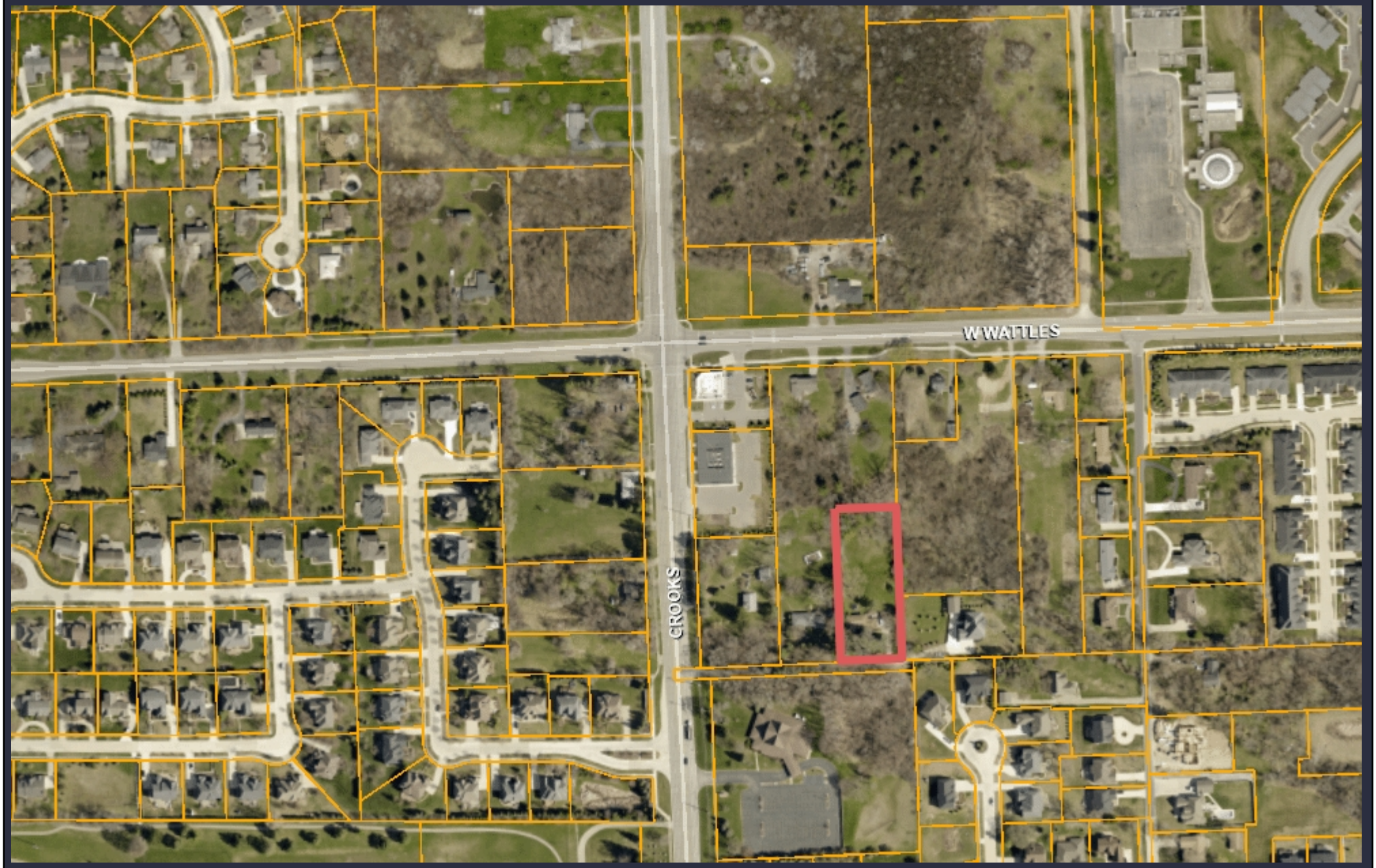
(denied, for the following reasons: _____) or

(postponed, for the following reasons: _____)

Yes:
No:

MOTION CARRIED/FAILED

GIS Online



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GIS Online

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Carlisle | Wortman
ASSOCIATES, INC.

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

Date: January 13, 2022
January 20, 2022
March 22, 2022
September 13, 2022

Preliminary Site Plan Review
For
City of Troy, Michigan

Applicant: DesignHaus

Project Name: The Westington Phase 2

Plan Date: July 15, 2022

Location: Wattles Rd, just east of Crooks Rd

Zoning: Neighborhood Node (NN) – I

Action Requested: Site Plan Approval

SITE DESCRIPTION

The subject site is located on the south side of Wattles Road, just east of Crooks Road. The site is approximately 1.20 acres in area and is proposed for development as the Phase 2 component of the Westington multi-family development project. Phase 1 of the Westington project is currently under construction. The subject site is currently vacant, and the northeastern portion is located within a 100-year floodplain. Proposed Phase 2 is directly east of Phase 1.

The applicant is proposing to construct one (1) 16-unit multi-family building on the site. The building will be 2.5 stories in height. Interior drives through the Phase 1 component of the Westington project will provide access to the site, in addition to access via 3902 Crooks (proposed for the Hills West Apartment development, and cross-access with the 7-Eleven site. There is no direct access to Barilane Court. The property is zoned Neighborhood Node (NN) and multiple family residential is a permitted use.

The properties to the east and south of the subject site are zoned R1-B, One Family Residential. The adjacent R1-B properties to the northeast and southeast are in use as single-family dwellings. Most of the property to the east of the site is undeveloped woodland and is within the 100-year floodplain, which provides a natural buffer. The southern portion of the site is bounded by a private drive.

Site Location:

<u>Proposed Uses of Subject Parcel:</u>
Sixteen (16) multi-family dwelling units.

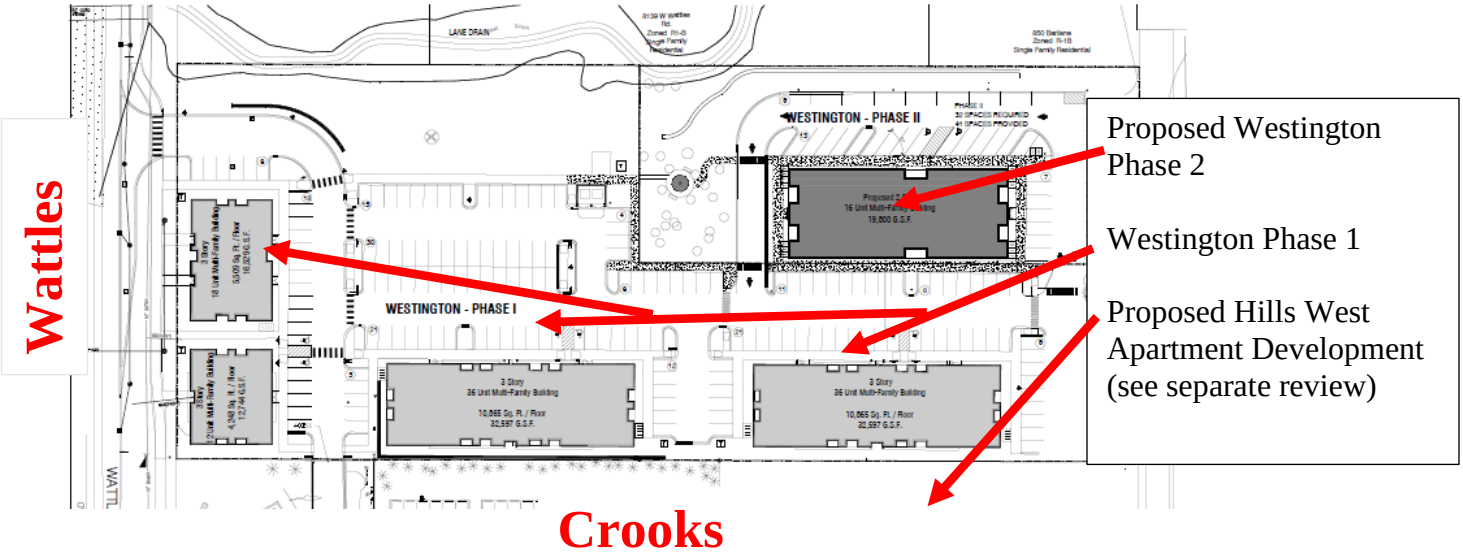
<u>Current Use of Subject Property</u>:
Single Family Home

<u>Current Zoning:</u>
The property is currently zoned NN, Neighborhood Node District.

<u>Surrounding Property Details:</u>

Direction	Zoning	Use
North	NN, Neighborhood Node	Multi-Family Residential
South	R1-B, Single Family	Single Family Residential / Place of Worship
East	R1-B, Single Family	Single Family Residential / Vacant
West	NN, Neighborhood Node	Multi-Family Residential

SITE CONTEXT



PREVIOUS PLANNING COMMISSION REVIEW

The Planning Commission discussed the project at the January 25, 2022 meeting. There was lengthy discussion on a variety of topics including traffic, guest parking, tree mitigation, open space/landscaping calculations, compliance with Design Standards, compliance with Site Plan Review Standards, cross-access, Neighborhood Node zoning designations, intensity of Site Type A and Site Type B.

See the January 22 meeting minutes for more details.

After discussion, the Planning Commission, the Planning Commission moved:

That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed The Westington II 30-unit apartment development, South of Wattles, East of Crooks, (870 Barilane Drive; PIN 88-20-21-101- 009), Section 21, Currently Zoned NN (Neighborhood Node "I") District, be denied, for the following reasons:

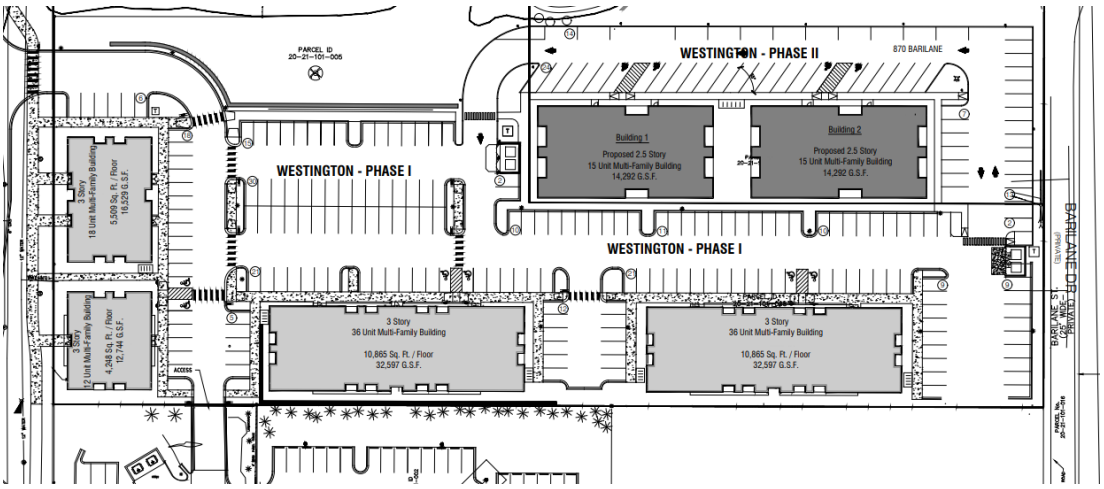
1. *The Planning Commission does not approve the tree mitigation requirement.*
2. *The open space fails the Zoning Ordinance calculations.*
3. *The site Design Standards fail to promote public health, safety and welfare, primarily due to traffic issues.*
4. *The project fails to meet the transition requirements of the Zoning Ordinance as well as the density requirements.*

There was discussion on the motion on the floor.

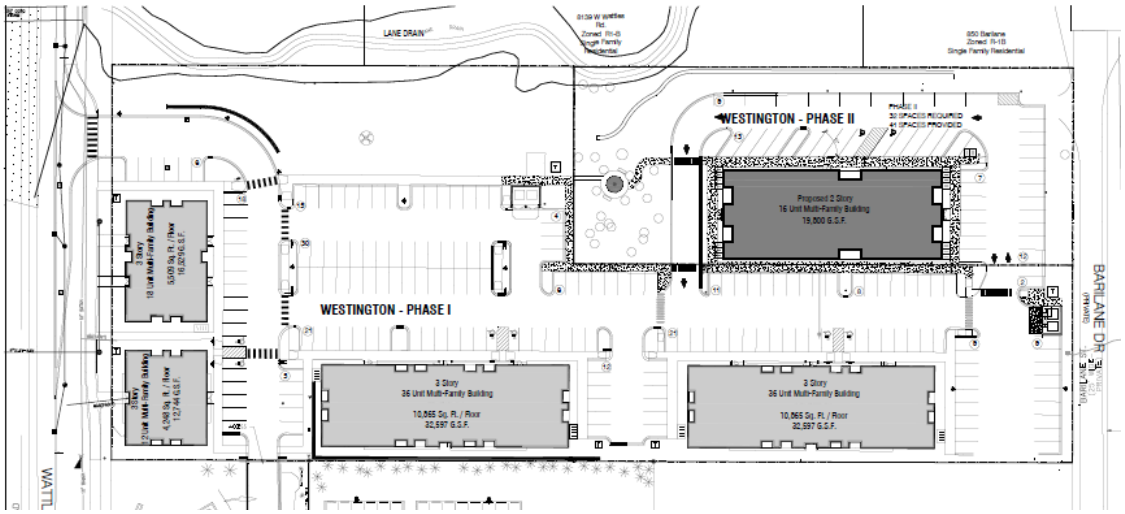
Chair Lambert said his main concerns are the destruction of the trees on the site and his belief there is not enough of a transition going from the higher height buildings that are closer to the street as proposed to where it comes up to residential areas farther to the east and to the south.

The motion passed 8-0.

CHANGES SINCE LAST PLANNING COMMISSION REVIEW



January 2022 Plan



August 2022 Plan

The applicant has proposed the following changes to the Site Plan since the last submittal:

- Combined two 14,000 sq/ft buildings into one (1) 19,800 sq/ft building
- Reduced the number of units from twenty (20) to sixteen (16)
- Removed parking and reconfigured drive-aisle along north side of the building
- Providing 9 guest spaces
- Preserved 24 trees on site, increase from 6 on previous plan
- Decreased building coverage by over 3% to a total of 19%
- Increased overall open space by 7% for a total of 40%
- Decreased lot coverage by 5% for a total of 25%

NATURAL FEATURES

Topography: A topographic survey has been provided on sheet C-2.0. Elevations decrease in the northwest corner of site towards the floodplain.

Wetlands: There are no wetlands on site.

Floodplain: An existing 100-year floodplain is located at the northwest corner of the site, with two different designations as to where the edge of said floodplain lies. The applicant is proposing to continue the retaining wall that was done for Phase 1 to accommodate floodplain on this site.

Floodplain confirmation will be determined as part of final engineering.

Woodlands: A tree inventory and replacement plan has been provided on Sheet L100, with replacement trees shown in the landscape plan on Sheet L101.

Replacement Details		
Protected Tree	**Inches Removed**	**Replacement Required**
Landmark	165 inches	165 inches
Woodland	354 inches	177 inches
Preservation/Mitigation	**Inches Preserved**	**Credit**
Landmark / Woodland	272	544 inches
Protected Replacement Required	342 Inches	
Preservation Credit	544 Inches	
Total	**+ 202-inch credit**	
Total Tree Mitigation	Not Applicable	

Items to be addressed: *None*

SITE ARRANGEMENT

The applicant is proposing to construct one (1) 16-unit multi-family building. The building is 2.5 stories in height. The building is located on the western side of the site, with parking and circulation drives to the south and east.

The site is adjacent to a 7-Eleven, a medical office, and single-family residential zoned Neighborhood Node to the east; a single-family residential zoned Neighborhood Node to the southwest; a single-family residential zoned Neighborhood Node to the north; and the eastern

portion of the site is located within the 100-year floodplain and provides a natural buffer to the R1-B property to the east.

Items to be addressed: *None.*

AREA, WIDTH, HEIGHT, SETBACKS

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

	Required	Provided	Compliance
Side (East)	N/A, building may be placed up to property line	74.5 feet	Complies
Side (north)	N/A, building may be placed up to property line	87 feet	Complies
Rear (South)	30-foot minimum setback	93 feet	Complies
Building Height	Any building, or portion of a building, on a parcel abutting a one-family residentially zoned parcel shall not exceed 2.5-stories, 30 feet in height.	2.5 stories, 26 feet (to mid-point of ridge)	Complies but see discussion below
Lot Coverage (Building)	30%	19% (Phase 2 only) 20.4% (Project Total)	Complies
Minimum Open Space	20%	40.2% (Phase 2 only) 32.43% (Project Total)	Complies
Parking Location	Cannot be located in front yard	Parking lots not in front yard	Complies

Building Height and Story Discussion:

Because this site is adjunct to one-family residentially zoned property, the applicant shall comply with Section 5.06.E.3.c, which limits height and stories to 2.5 stories and 30-feet. As set forth in the Zoning Ordinance, building height is defined as the following:

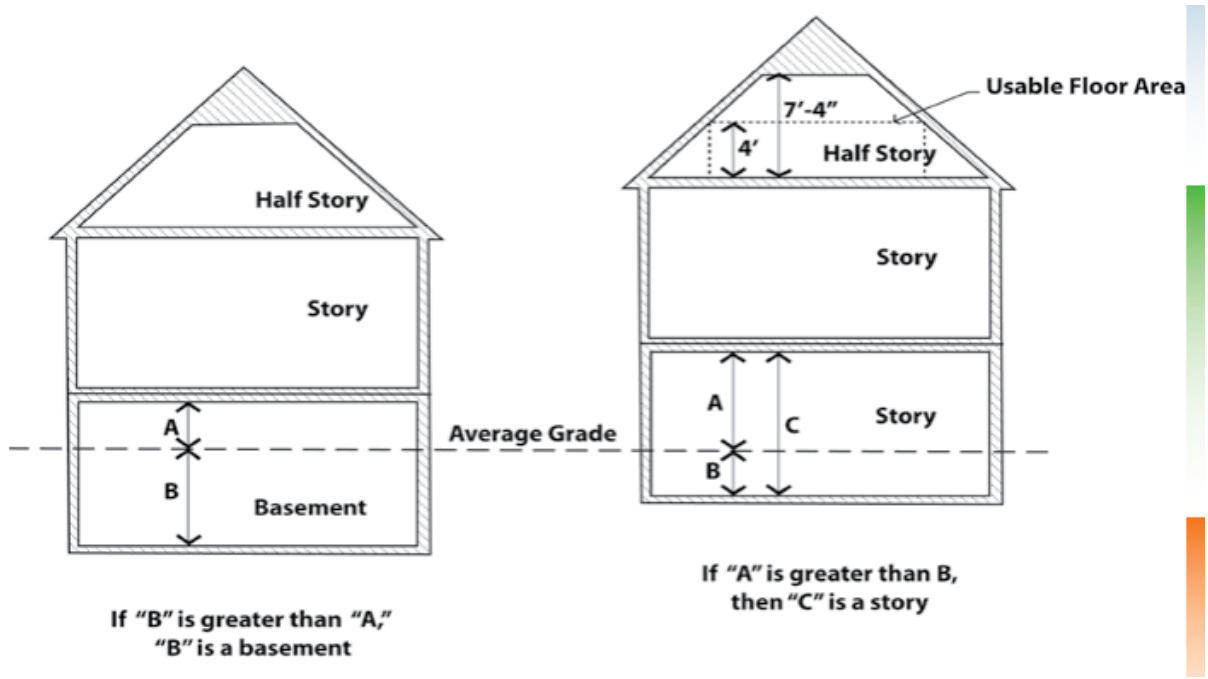
> *The term "building height" shall mean the vertical distance as measured from the established grade to the highest point of the roof for flat roofs, including walls or parapets that extend above the horizontal roof surface; to the deck line of mansard roofs; and to*

the average height between eaves and ridge for gable, hip, and gambrel roofs. When a non-residential building is located on sloping terrain, the height may be measured from the average ground level of the grade at the building wall. When a residential building is located on sloping terrain, the height shall be measured from the highest grade adjacent to the front of the structure to the highest point of the roof for flat roofs, including walls or parapets that extend above the horizontal roof surface; to the deck line of mansard roofs; and to the average height between eaves and ridge for gable, hip, and gambrel roofs. For residential buildings, the major or main roof over the living area shall be used to determine building height, with the following exception: when the total horizontal roof area of dormers and/or minor gables enclosing the living area exceeds twenty (20) percent of the total horizontal area of the roof to which such dormers or gables are attached, the predominant height of such dormers or gables shall be used as the basis for the determination of the building height.

Story and half-story is defined as the following:

STORY: That part of a building, except a mezzanine, included between the surface of one (1) floor and the surface of the next floor, or if there is not a floor above, then the ceiling next above. A story thus defined shall not be counted as a story when more than fifty (50) percent by cubic content, is below the height level of the adjoining ground.

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



During the review process, we had asked the applicant to confirm that the building complied with the 2.5 story maximum. The applicant's architect provided additional plans and the required calculations. The City's Building Official reviewed the plans and the calculations and confirmed that the building meets the 2.5 story requirement as defined in the Zoning Ordinance. The applicant's architect plans and calculations, and the Building Official's response are provided in your packet.

Items to be addressed: *None.*

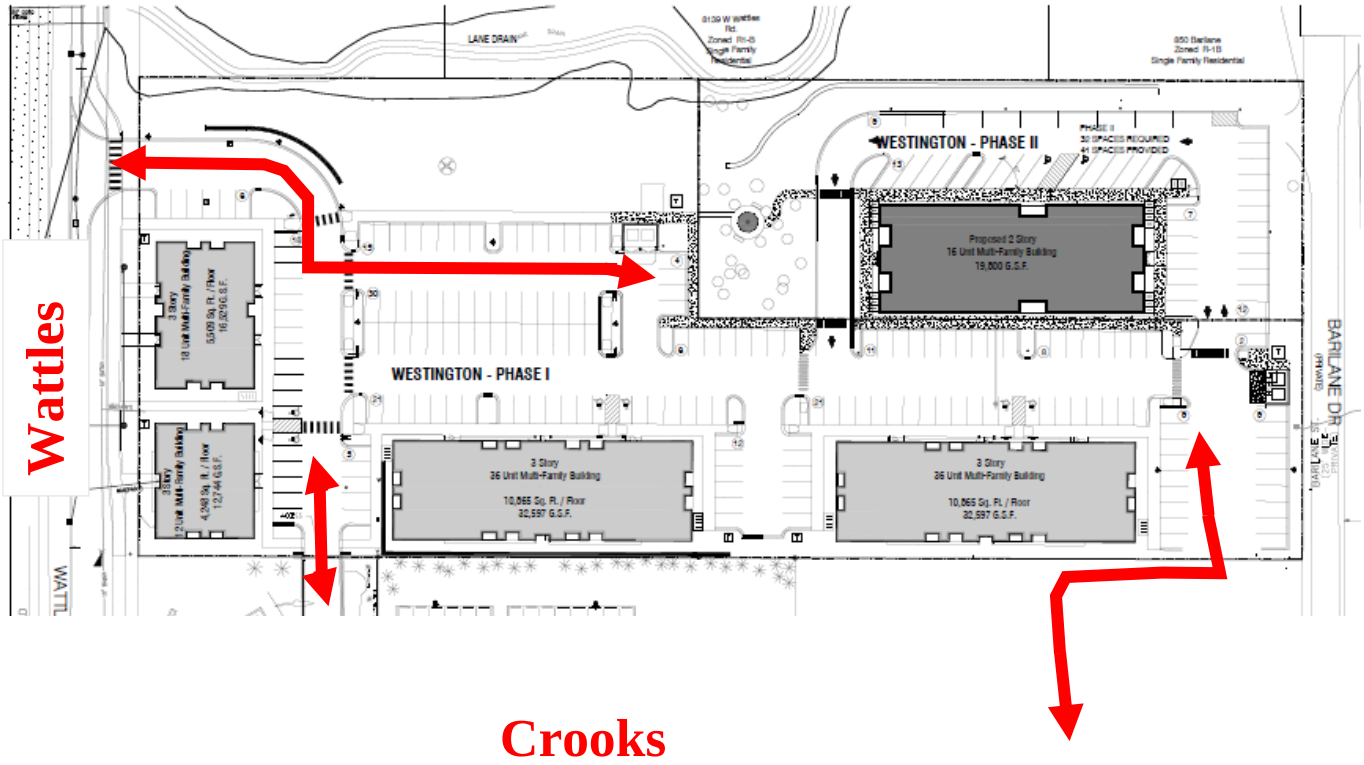
PARKING

Section 13.06.G of the Zoning Ordinance requires:

	Required	Provided
Residential (General): 2 spaces per unit	Phase 2: 16 units = 32 spaces Combined: 218 spaces	Phase 2: 41 spaces Combined: 238 spaces
Barrier Free	2	2
Bicycle Parking	2	
Loading	0	0
Total	**32 spaces (phase 2)** **Combined: 218 spaces**	**218 spaces**

Items to be Addressed: *None*

SITE ACCESS AND CIRCULATION (Vehicular and Pedestrian)



Interior drives through the Phase 1 component of the Westington project will provide access to the site. Access to Phase 1 is via Wattles Road, 7-11 cross-access, and through 3902 Crooks (proposed to be developed as Hills West, see separate review).

Items to be addressed: *None*

TRAFFIC

As directed by the City the applicant has provided a Traffic Impact Study for both the Westington Phase II and the Hills West developments. <u>Please note that the traffic study has not been revised as the applicant has reduced the overall number of units and thus reduced the traffic impact.</u> The traffic review is based on 162 units. The revised total is 147 units

Summary:

The proposed development includes three (3) multi-family residential homes developments: Westington Phase I, Westington Phase II, and West Hills. The number of peak hour (AM and PM), and daily vehicle trips that would be generated by the proposed residential were forecast based on data published in the Institute of Transportation Engineers (ITE) Trip Generation Manual 11 th Edition, and the ITE Trip Generation Handbook, 3rd Edition. The site trip generation was reviewed and approved by the City of Troy (OHM) prior to use in the analysis and is summarized in Table E2.

Land Use	***Phase***	***Amount (units)***	***Average Daily Traffic (vpd)***	***AM Peak Hour (vph)***			***PM Peak Hour (vph)***		
				In	***Out***	***Total***	***In***	***Out***	***Total***
Multifamily Residential	*Westington Phase I*	*102*	*701*	*11*	*35*	*46*	*36*	*21*	*57*
	Westington Phase II	*16*	*206*	*4*	*10*	*14*	*11*	*6*	*17*
	West Hills	*29*	*206*	*3*	*10*	*13*	*10*	*6*	*16*
Total Trips		***162***	***1,114***	***18***	***55***	***73***	***57***	***33***	***90***

To/From	***Via***	***AM***	***PM***
North	*Crooks Road*	*31%*	*28%*
South	*Crooks Road*	*39%*	*41%*
East	*Wattles Road*	*14%*	*16%*
West	*Wattles Road*	*16%*	*15%*
Total		***100%***	***100%***

ANALYSIS SUMMARY

The conclusions of this TIS are as follows:

1. *Existing Conditions (2021): The result of the existing condition analysis indicates that all the study intersection approaches will operate at LOS D or better with the exceptions as follows:*
   - *Crooks Road & Wattles Road: The eastbound and westbound left and through movements are operating at LOS E during both AM and PM peak periods. Review of SimTraffic network simulations indicates long vehicle queues for these movements especially for eastbound through movement during the PM peak hour; however, these vehicle queues were observed to dissipate and were not present throughout the peak periods.*
   - *Crooks Road & 7-11 Drive: Although the westbound egress movements at 7-11 driveway currently operate at LOS D or better during the peak periods, long vehicle queue are observed on the site driveway during the PM peak hour. The northbound traffic at Wattles Road intersection occasionally extends past this driveway during peak periods and blocks the egress movements at the 7-11 Drive.*

This causes westbound egress vehicles to wait longer to find gaps within the through traffic along Crooks Road.

2. *Background Conditions (2023): The results of the background conditions analysis indicates that all study intersection approaches and movements will continue to operate in a manner similar to existing conditions with the following exceptions:*
   - *Crooks Road & Wattles Road: The southbound left-turn movement is expected to operate in LOS E during the PM peak hour at the intersection of Crooks Road & Wattles Road intersection due to the traffic growth in background (2023) conditions. However, the projected additional delay is only 1.6 seconds, which is not significant.*
3. *Future Conditions (2023): The results of the future conditions analysis indicates that with the addition of site generated traffic, all the study intersection approaches and delays continue to operate in a manner similar to background conditions with the exceptions as follows:*
   - *Crooks Road & Wattles Road: The overall intersection is expected to operate at LOS E during the PM peak hour. However, the overall delay at this intersection is expected to increase by only 0.4 seconds,which will be indiscernible from background condition intersection operations.*
   - *Crooks Road & Site Drive (West Hills): The westbound egress movements at West Hills driveway are expected to operate at LOS E during the PM peak periods with a 95th percentile queue length of 43 feet (2 vehicles), which is not significant. These vehicles will be contained within the project site and will not impact traffic operations at the adjacent streets. Moreover, the review of SimTraffic network simulation indicates the egress vehicles are able to find adequate gaps within through traffic along Crooks Road.*

RECOMMENDATIONS

The results of this study indicate that with the addition of site generated traffic, all the study intersection approaches and delays will continue to operate in a manner similar to existing conditions with minor additional delays. Therefore, no mitigation measures are recommended to accommodate the site generated traffic volumes.

The applicant TIS was reviewed by OHM, the City's Traffic Consultant. OHM concludes:

I have reviewed the Traffic Impact Study for the Westington & West Hills development site, a proposed residential development located at the corner of Crooks and Wattles Roads. The applicant has proposed 162 dwelling units. The Traffic Impact Study was prepared by Fleis & Vandenbrink and is dated November 1, 2021.

OHM recommends approval of the TIS. While there are a few corrections and changes that could be made for this report, they are minor and would not impact the conclusions contained in the TIS.

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:
East Property Line:			
Landscape buffering: Required buffering between two differentiating land uses. Alternative 1 or 2.	1 large evergreen every 10 feet or 1 narrow evergreen every 3 feet. Alternative screening method may be considered by the Planning Commission.	1 narrow evergreen every 3 feet.	Complies
Southeast property line: (adjacent to existing single-family home)			
Landscape buffering: Required buffering between two differentiating land uses. Alternative 1 or 2.	1 large evergreen every 10 feet or 1 narrow evergreen every 3 feet. Alternative screening method may be considered by the Planning Commission.	1 narrow evergreen every 3 feet along northern property line.	Complies
West Property Line:			
Landscape buffering: None required	None required	A variety of trees and bushes, numbering approx. 164 plants.	Complies
South Property Line			
Required buffering between two differentiating land uses. Alternative 1 or 2.	1 large evergreen tree every 10 feet	12 evergreen trees	Complies
Overall			
Site landscaping:	20%	40%	Complies

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 brink, stone, pavers, or other public plaza elements, but shall not include any parking area or required sidewalks.			

Transformer / Trash Enclosure:

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

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

PHOTOMETRICS

A photometric plan has been provided. A total of five (5) building light fixtures are proposed, along with four (4) pole-mounted light fixtures.

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

FLOOR PLAN AND ELEVATIONS

Floor plans and elevations have been provided on sheets A100, A101, A102, and A200,. The elevations provided show architectural details, variations in material and pattern (brick, hardiboard siding, and limestone headers roof), as well as general color scheme.

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

DESIGN STANDARDS AND SITE PLAN REVIEW STANDARDS

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

Section 5.06.E. outlines Design Standards:

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

Please see Section 5.06.E for standard details.

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

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

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

3. *Enhance the character, environment and safety for pedestrians and motorists.*
    a. *Provide elements that define the street and the pedestrian realm.*
    b. *Create a connection between the public right of way and ground floor activities.*
    c. *Create a safe environment by employing design features to reduce vehicular and pedestrian conflict, while not sacrificing design excellence.*
    d. *Enhance the pedestrian realm by framing the sidewalk area with trees, awnings, and other features.*
    e. *Improve safety for pedestrians through site design measures.*

SUMMARY

As part of the deliberation, the Planning Commission and applicant shall discuss:

1. Compliance with Design Standards
2. Compliance with Site Plan Review Standards

Sincerely,

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

Westington Phase II

870 Barilane Dr.

Troy, MI 48084

PROJECT TEAM

OWNER
TOLLBROOK BROKERAGE, LLC
550 STEPHENSON HWY. #440
Troy, MI 48083
T: 248.906.5400
CONTACT: ARBAN STAFA

ARCHITECT
DESIGNHAUS ARCHITECTURE
3300 AUBURN RD. SUITE 300
AURBURN HILLS, MI 48326
T. 248.601.4422
F: 248.453.5854
PROJECT MANAGER: KATHLEEN ROOSEN
PROJECT ARCHITECT:
PETER STUHLREYER, A.I.A

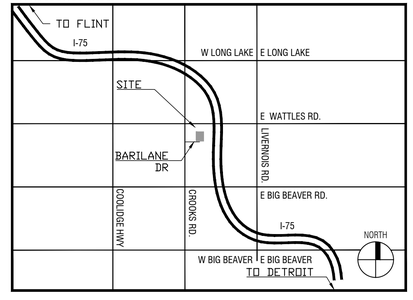
CIVIL ENGINEER
PEA, INC
2430 ROCHESTER CT. #100
TROY, MI 48083
T:248.689.9090
F:248.689.1044
CONTACT: GREG BONO

STATEMENT OF SELECTED DESIGN PROFESSIONAL

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

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

LOCATION MAP



INDEX OF DRAWINGS

SHEET ISSUED
REVISED
SHEET REISSUED

SHEET NO:	DRAWING NAME	SPA Review #5: 22.07.15	SPA Review #4: 22.02.17	SPA Review #3: 22.01.14	SPA Review #2: 21.10.28
GENERAL					
G001	Title Sheet and Index	☐	☐	☐	☐
CIVIL					
C-1.0	Topographic Survey	☐	☐	☐	☐
1 of 1	Survey	☐	☐	☐	☐
C-2.0	Preliminary Grading Plan	☐	☐	☐	
C-3.0	Preliminary Utility Plan	☐	☐	☐	
LANDSCAPE					
S100	Composite Site Plan	☐	☐	☐	☐
S101	Site Plan	☐	☐	☐	☐
S102	Lighting Plan	☐	☐	☐	☐
S103	Fire Truck Access Plan	☐			
L100	Tree Preservation Plan	☐	☐	☐	☐
L101	Landscape Plan	☐	☐	☐	☐
ARCHITECTURAL					
A100	Ground Floor Plan	☐	☐	☐	☐
A101	Upper Level Floor Plan	☐	☐	☐	☐
A102	Typical Roof Plan	☐	☐	☐	☐
A103	Typical Unit Plan	☐	☐	☐	☐
A200	Elevations	☐	☐	☐	☐

DESIGNHAUS ARCHITECTURE EST 1998
3300 AUBURN RD.
AUBURN HILLS, MI 48326
T:248.601.4422 F:248.453.5854
WWW.DESIGNHAUS.COM
INFO@DESIGNHAUS.COM

Revision/Issue	Date
SPA Review #5	22.07.15
SPA Review #4	22.02.17
SPA Review #3	22.01.14
SPA Review #2	21.10.28

STATE OF MICHIGAN
PETER M. STUHLREYER
ARCHITECT
No. 44668
LICENSED ARCHITECT

Westington Phase II
870 Barilane Dr.
Troy, MI 48084

Title Sheet and Index

021194

G001

G001 Title Sheet and Index.dwg
7/28/2022
Kat Roosen

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

GRAPHIC SCALE
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(IN FEET)
1 inch = 30 ft.

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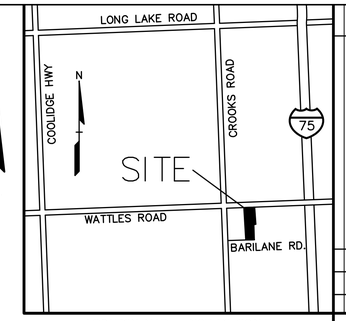

LOCATION MAP – NOT TO SCALE

LEGEND

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

EXISTING		PROPOSED
—OH—ELEC—	ELEC., PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE	
—UG—CATV—	UNDERGROUND CABLE TV, CATV PEDESTAL	
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	STORM SEWER, CLEANOUT & MANHOLE	
	COMBINED SEWER & MANHOLE	
Y.D.	SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN	Y.D.
	POST INDICATOR VALVE	
	WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF	
M T I	MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE	
?	UNIDENTIFIED STRUCTURE	
816.06 ×	SPOT ELEVATION	× 871.21
670	CONTOUR LINE	671
	FENCE	
	GUARD RAIL	
	STREET LIGHT	
	SIGN	
CONC.	CONCRETE	STD DUTY / HEAVY DUTY / R.O.W. ONLY
ASPH.	ASPHALT	STD DUTY / HEAVY DUTY / DEEP STRENGTH

No.	BY	CHK	DESCRIPTION	DATE
1	TMK	JBT	REVISED LAYOUT – 35 LOTS	X-X-18

REVISIONS

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TROY, MI 48084

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

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

S:\PROJECTS\2018\2018-238 WATTLES MULTI-FAMILY - OAKS\DWG\SC-BASE\18-238 BASEMAP.dwg

ORIGINAL ISSUE DATE:
MAY 24, 2019

PEA JOB NO. 2018-238A

DRAWING NUMBER:

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XREF: S:\PROJECTS\2018\2018238\DWG\SITEPLANS\X-TBLK-18238.DWG

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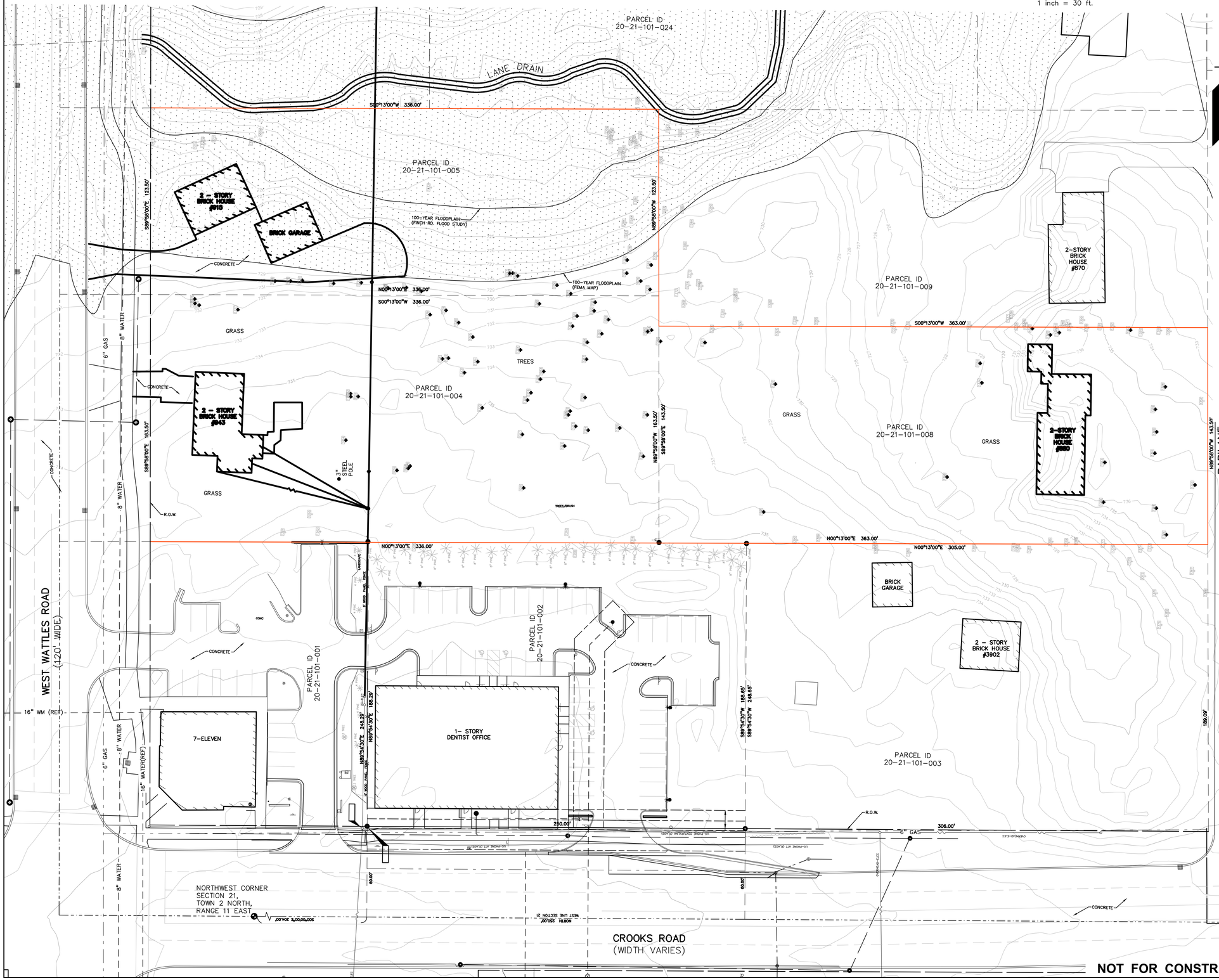

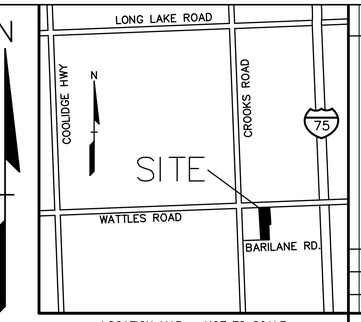

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DES.	DN.	SUR.	P.M.
GMB	GMB	KTR	GMB

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ORIGINAL ISSUE DATE:
MAY 24, 2019

PEA JOB NO. 2019-268

DRAWING NUMBER:

NOT FOR CONSTRUCTION

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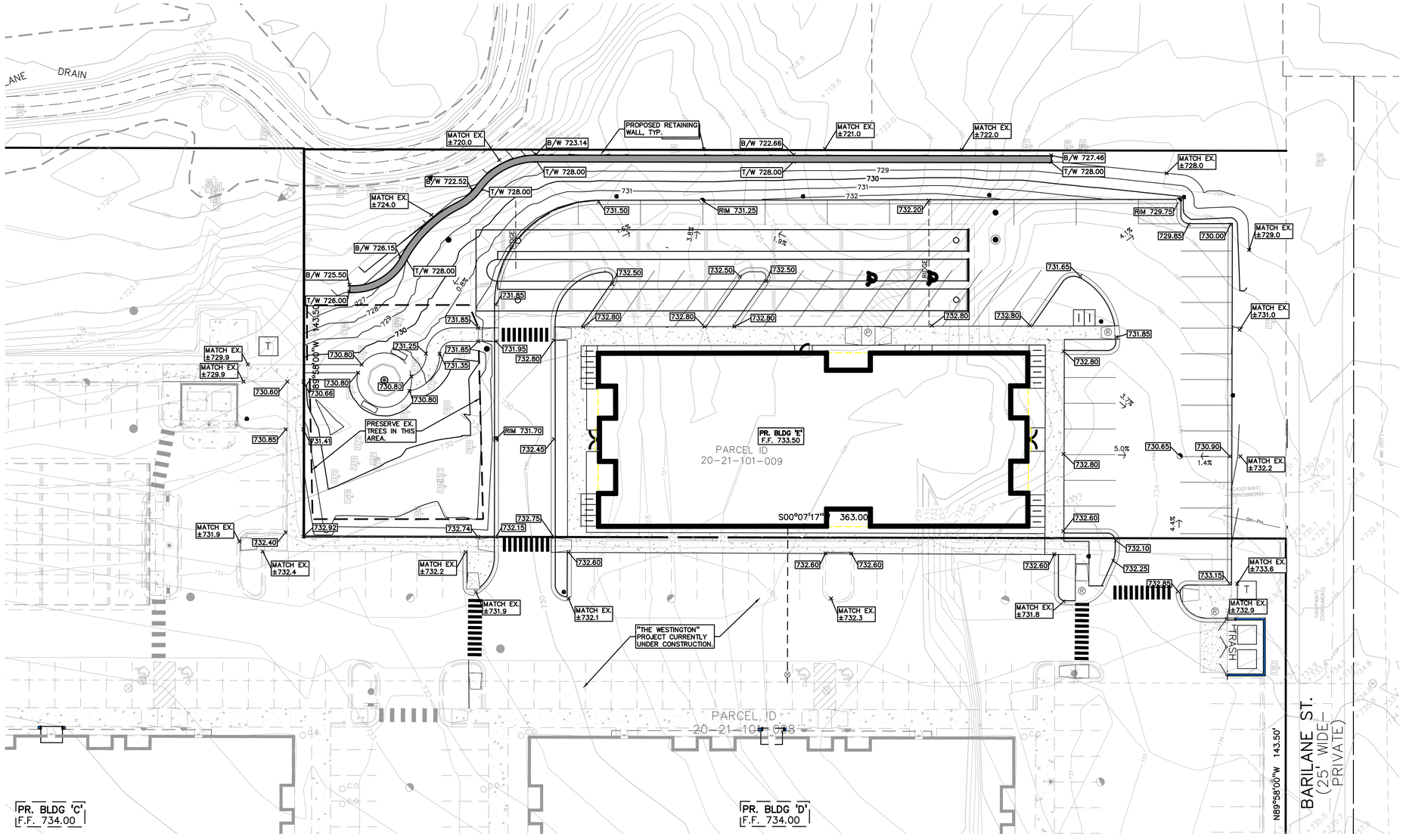

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	UNIDENTIFIED STRUCTURE	
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670	CONTOUR LINE	671
	FENCE	
	GUARD RAIL	
	STREET LIGHT	
	SIGN	
CONC.	CONCRETE	STD DUTY, HEAVY DUTY, R.O.W. ONLY
ASPH.	ASPHALT	STD DUTY, HEAVY DUTY, DEEP STRENGTH
GRAVEL	GRAVEL SHOULDER	
	WETLAND	

SYMBOLS: GRADING

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

PROPOSED CONTOUR LINE — 922 —

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

RETAINING WALL NOTE:
TOP OF WALL (T/W) AND BOTTOM OF WALL (B/W) GRADES ARE THE FINISH GRADE AT THE TOP AND BOTTOM OF THE RETAINING WALL, NOT ACTUAL TOP AND BOTTOM OF THE WALL STRUCTURE.

BENCHMARKS (GPS DERIVED – NAVD88 DATUM)

BM#300
SET BENCH TIE IN SOUTH FACE POWER POLE ±200 FEET SOUTH OF CENTERLINE OF W. WATTLES RD. ±15 FEET EAST OF BACK OF CURB OF CROOKS RD.
ELEVATION – 742.48

BM#302
ARROW ON HYDRANT SOUTH SIDE OF W. WATTLES RD. NEAR WEST PROPERTY LINE.
ELEVATION – 738.25

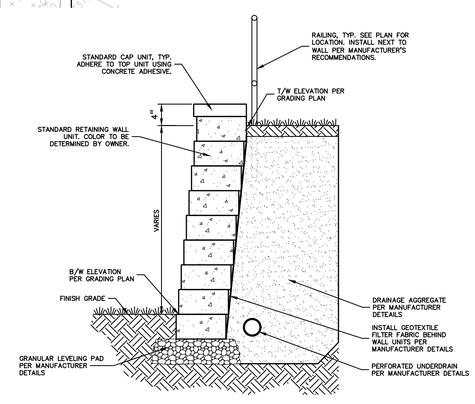
FLOODPLAIN NOTE:
BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE 'A', AREA DETERMINED TO BE WITHIN A SPECIAL FLOOD HAZARD AREA WITHOUT BASE FLOOD ELEVATION PER FLOOD INSURANCE RATE MAP NUMBER 26125C0533F, DATED SEPTEMBER 29, 2006.

WETLAND NOTE:
THERE ARE NO REGULATED WETLANDS ON SITE.

NOTE:

THIS DETAIL IS A GENERIC RETAINING WALL SECTION ILLUSTRATING THE MATERIALS TO BE USED IN THE WALL CONSTRUCTION. THE FINAL ENGINEERING OF THE WALL COMPONENTS, FOUNDATIONS, MECHANICALLY STABILIZED EARTH FILL AND GEOTECHNICAL FABRICS SHALL BE THE RESPONSIBILITY OF THE RETAINING WALL MATERIAL MANUFACTURER.

CONTRACTOR MUST SUBMIT SHOP DRAWINGS AND SITE SPECIFIC WALL CALCULATIONS OF PROPOSED WALL SEALED BY A PROFESSIONAL ENGINEER FOR APPROVAL.



TYPICAL RETAINING WALL SECTION
NOT TO SCALE

PEA GROUP
t: 844.813.2949
www.peagroup.com

STATE OF MICHIGAN
GREGORY BONO
ENGINEER
No. 54435
LICENSED PROFESSIONAL ENGINEER

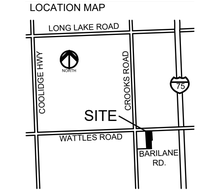
NORTH

0 10 20 40
SCALE: 1" = 20'

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

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

LOCATION MAP



CLIENT
TROY WESTINGTON LLC
1612 MUER RD
TROY, MI 48084

PROJECT TITLE
WESTINGTON PHASE II
3902 CROOKS ROAD
TROY, MI 48098

REVISIONS	
CITY COMMENTS	7/28/22

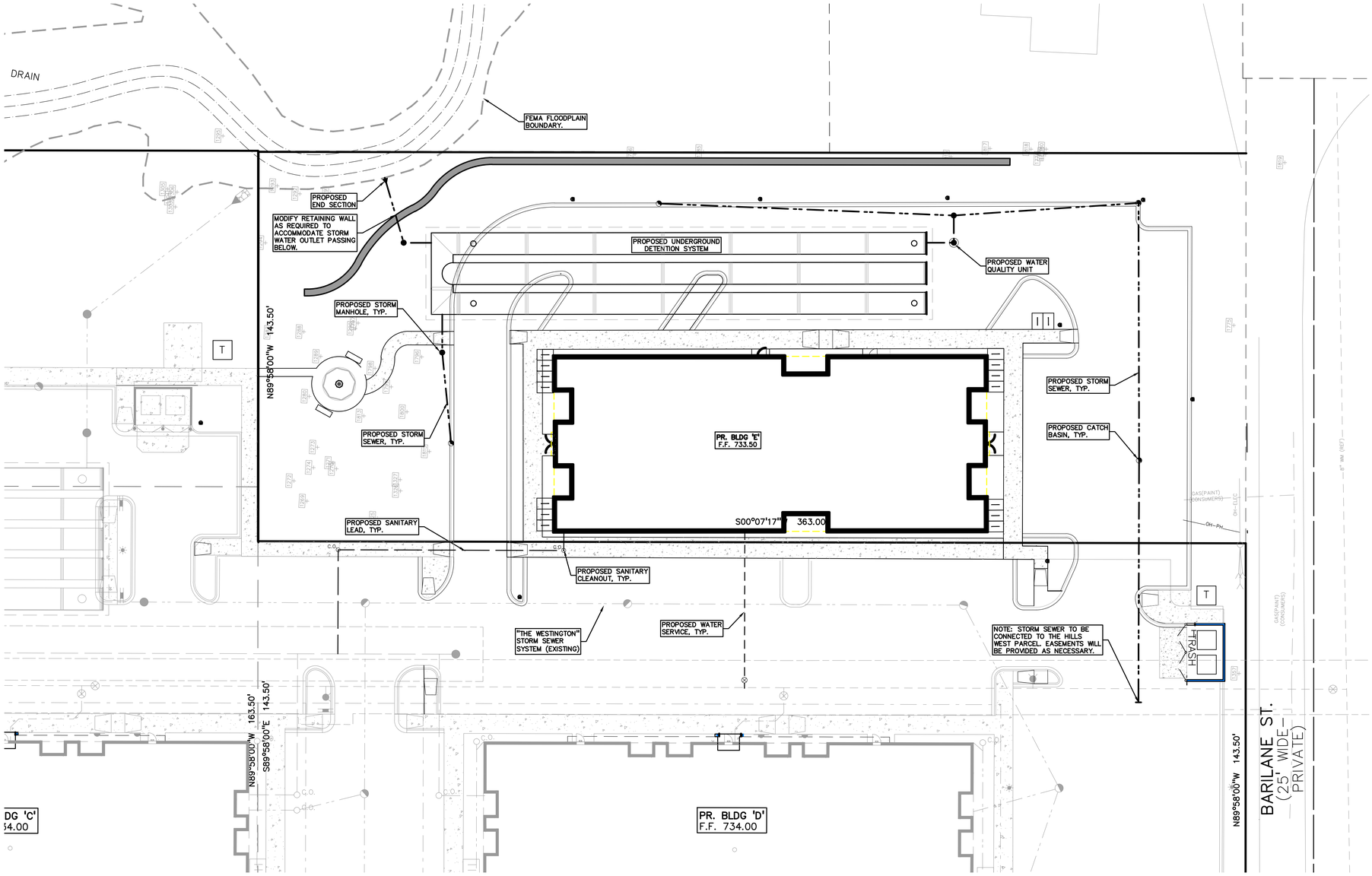
ORIGINAL ISSUE DATE:
OCTOBER 22, 2021

DRAWING TITLE
PRELIMINARY GRADING PLAN

PEA JOB NO.	2019-268
P.M.	GMB
DN.	DAS
DES.	GMB

DRAWING NUMBER:
C-2.0

S:\PROJECTS\2019\2019-268 THE WESTINGTON - OAKS\DWG\SITE PLANS (PHASE 2)\C-2.0 GRADE-19268.dwg



LEGEND

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

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

Project:	The Westington - Phase 2	
Location:	Troy	
Date:	2/17/2022	
Project No:	19-268	

100 YEAR STORM DETENTION DESIGN (OAKLAND COUNTY DESIGN METHOD)

Site Drainage Data		
Contributing Area (A):	1.874	acre
Allowable Discharge (Qa)	0.37	cfs (0.2*area)
Coefficient of Runoff (Cr):	0.72	
Storage Required (100-yr Storm)		
Qo = ((Qa)/(A)(Cr):	0.27	cfs/acre impervious
T = -25 + ((10312.5/Qo))^0.5:	170.43	minutes
Vs = (16500(T)/(T+25)) - 40Qo(T):	12,549	cf/acre impervious
Vt = (Vs)(A)(Cr):	**16,939**	**cft**
Underground Detention Storage Provided		
Pipe Diameter:	96	in
Pipe Volume per Linear Foot:	50.265	cft
Total Pipe Length:	552	ft
Total Pipe Volume:	**27,747**	**cft**

PEA GROUP
t: 844.813.2949
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STATE OF MICHIGAN
GREGORY BONO
ENGINEER
No. 54435
LICENSED PROFESSIONAL ENGINEER

NORTH

0 10 20 40
SCALE: 1" = 20'

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

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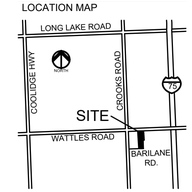
LOCATION MAP



CLIENT
TROY WESTINGTON LLC
1612 MUER RD
TROY, MI 48084

PROJECT TITLE
WESTINGTON PHASE II
3902 CROOKS ROAD
TROY, MI 48098

REVISIONS
CITY COMMENTS 7/28/22

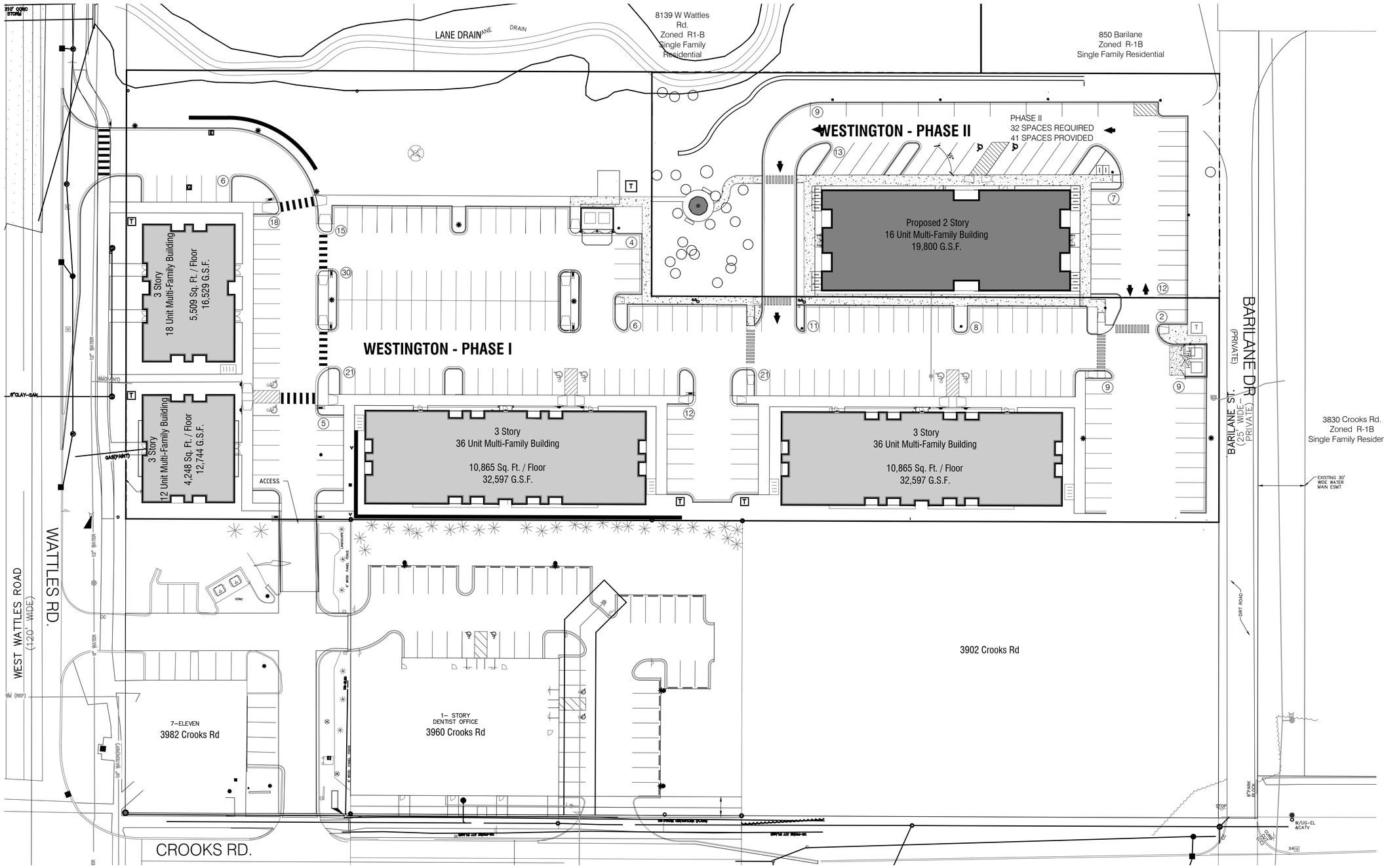
ORIGINAL ISSUE DATE:
OCTOBER 22, 2021

DRAWING TITLE
PRELIMINARY UTILITY PLAN

PEA JOB NO.	2019-268
P.M.	GMB
DN.	DAS
DES.	GMB

DRAWING NUMBER:
C-3.0

S:\PROJECTS\2019\2019-268 THE WESTINGTON - OAKFUNWO\SITE PLANS (PHASE 2)\(C-3.0) UTIL-19268.dwg



1 Composite Site Plan

SCALE: 1" = 30'

NORTH

PARKING REQUIRED

Regulation	Required	Provided
Multi-Family	1 Spaces / Efficiency 2 Spaces / Unit	41 Total Spaces Provided
(16) 2 Bed Units = 32 Spaces 32 Spaces Required		Including: 32 Resident 9 Extra Spaces

	Westington	Westington Phase II	COMBINED
Area:	3.413 Acres (148,677 Sq. Ft.)	1.20 Acres (52,242 Sq. Ft.)	4.741 Acres (206,540 Sq. Ft.)
Units:	102 (30 Efficiency + 72 1-2 Bedroom)	16 2 Bedroom	102 (Eff / 1-2 Bed) + 19 (2 Bed) = 121
Parking Required / Provided:	174 Spaces / 177 Spaces	32 Spaces / 41 Spaces Provided	206 Spaces / 218 Spaces (12 Extra Spaces)
Building Coverage:	21.79%	19.01%	20.40% (Maximum 30%)
Open Space:	24.66%	40.20%	32.43% (Minimum 20%)

DESIGNHAUS ARCHITECTURE EST 1998

3300 AUBURN RD.
AUBURN HILLS, MI 48326
T:248.601.4422 F:248.453.5854
WWW.DESIGNHAUS.COM
INFO@DESIGNHAUS.COM

Revision/Issue	Date
SPA Review #5	22.07.15
SPA Review #4	22.02.17
SPA Review #3	22.01.14
SPA Review #2	21.10.28

STATE OF MICHIGAN
MICHAEL E. PIZZOLA
LANDSCAPE ARCHITECT
No. 3901001656
REGISTERED LANDSCAPE ARCHITECT

Westington Phase II

870 Barilane Dr.
Troy, MI 48084

Composite Site Plan

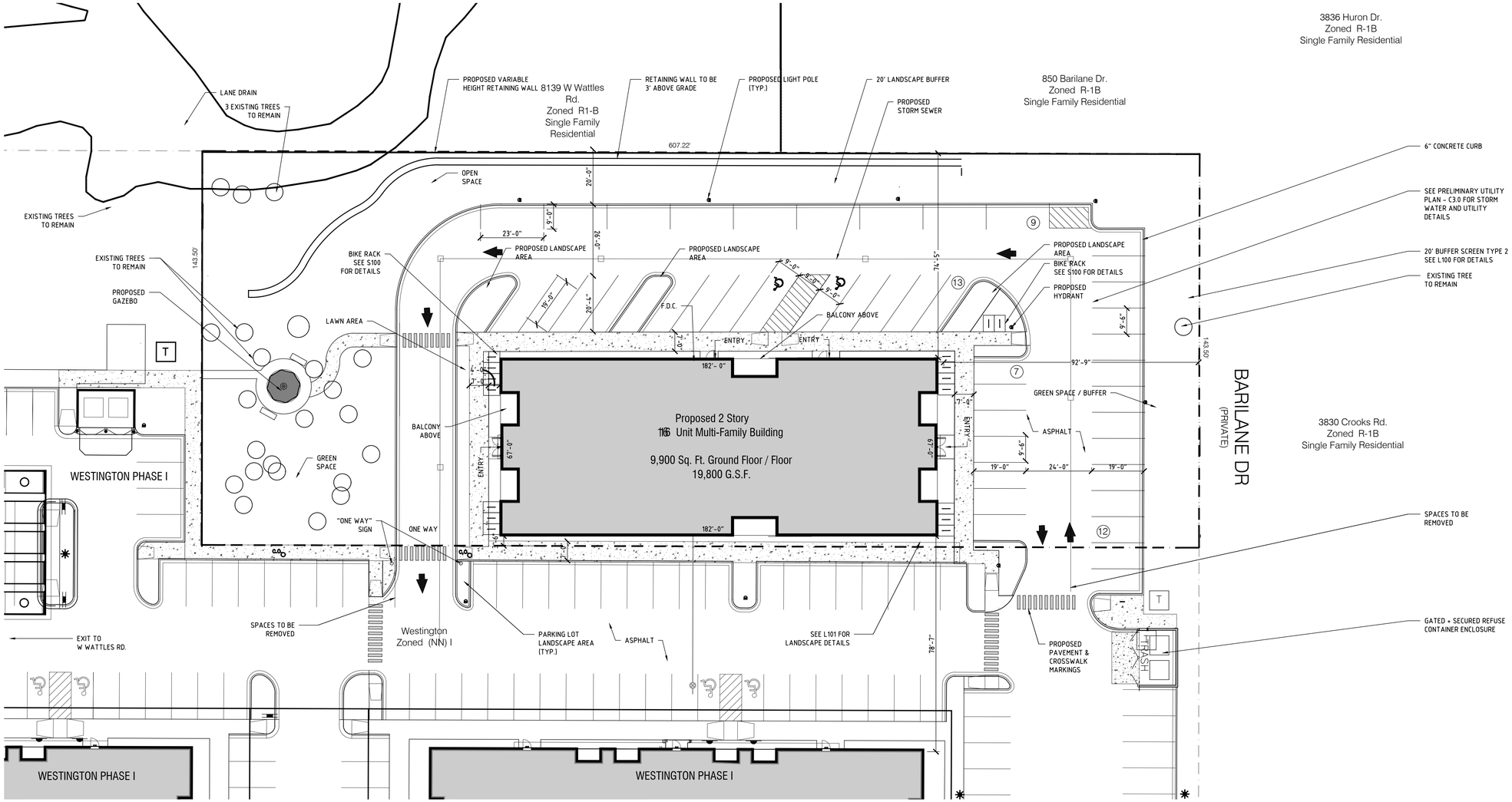
021194

S100

S100 Composite Site Plan.dwg

7/21/2022

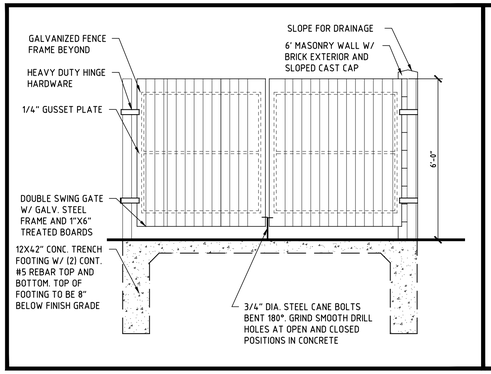
holly



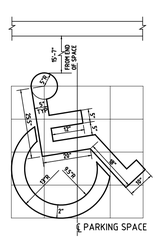
1 Site Plan
SCALE: 1" = 20'

NORTH

DUMPSTER ENCLOSURE DETAIL

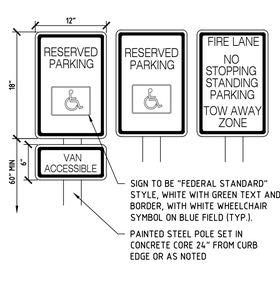


PARKING SPACE PAINT DETAIL

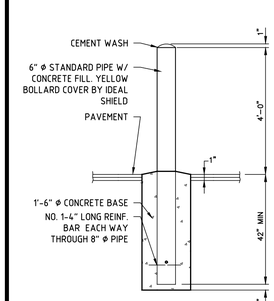


NOTE: SYMBOL SHALL BE PAINTED WITH BLUE TRAFFIC PAINT WITHIN OUTLINE SHOWN

HANDICAP SIGN DETAIL



BOLLARD DETAIL



PARKING SUMMARY

Regulation	Required	Provided
Multi-Family	1 Spaces / Efficiency 2 Spaces / Unit	16 x 2 = 32 Spaces Required 41 Spaces Provided
(16) 2 Bed Units		

NOTES

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

ZONING SCHEDULE OF REGULATIONS

Regulation	Provided per (NN) I
Setbacks	West: 72'-5" Sides:N 87'-5" / S 93'-3" East: 3'-7"
Building Height	2 Stories - 26' to Mid-Rise
Coverage	Maximum Building Coverage - 30% 19.01% Provided Coverage
Open Space	Minimum Open Space - 20% 40.20% Provided Open Space

SITE DATA

Regulation	Information
Parcel I.D.	20-21-101-009
Address	870 Barilane Dr. Troy, MI 48098
Zoning	NN (Node I)
Parcel Area	(52,071 Sq.Ft.) 1.20 Acres

DESIGNHAUS ARCHITECTURE EST 1998
3300 AUBURN RD.
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STATE OF MICHIGAN
MICHAEL E PIZZOLA
LANDSCAPE ARCHITECT
No. 3901001656
REGISTERED LANDSCAPE ARCHITECT

Westington Phase II

870 Barilane Dr.
Troy, MI 48084

Site Plan

021194

S101

S101 Site Plan.dwg
7/21/2022
holly

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	A	4	Lithonia Lighting	DSXW1 LED 10C 1000 40K T3S MVOLT	DSXW1 LED WITH (1) 10 LED LIGHT ENGINES, TYPE T3S OPTIC, 4000K, @ 1000mA.	LED	1	DSXW1_LED_10C_1000_40K_T3S_MVOLT.ies	3912	1	38.8
	B	5	Lithonia Lighting	DSXW1 LED 10C 1000 40K T3S MVOLT	DSXW1 LED WITH (1) 10 LED LIGHT ENGINES, TYPE T3S OPTIC, 4000K, @ 1000mA.	LED	1	DSXW1_LED_10C_1000_40K_T3S_MVOLT.ies	3912	1	38.8

Statistics

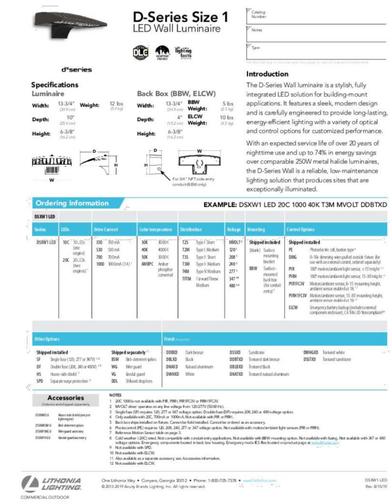
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #2	+	0.7 fc	5.5 fc	0.0 fc	N/A	N/A

GENERAL NOTE:
All site lighting to comply with City of Troy lighting standards (Section 13.05)

The engineer and/or architect must determine applicability of the layout to existing /future field conditions. This lighting layout represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with illuminating engineering society approved methods. Actual performance of any manufacturer's luminaire may vary due to variation in electrical voltage, tolerance in lamps, and other variable field conditions. Mounting heights indicated are from grade and/or floor up.

These lighting calculations are not a substitute for independent engineering analysis of lighting system suitability and safety. The engineer and/or architect is responsible to review for Michigan Energy Code and lighting quality compliance.

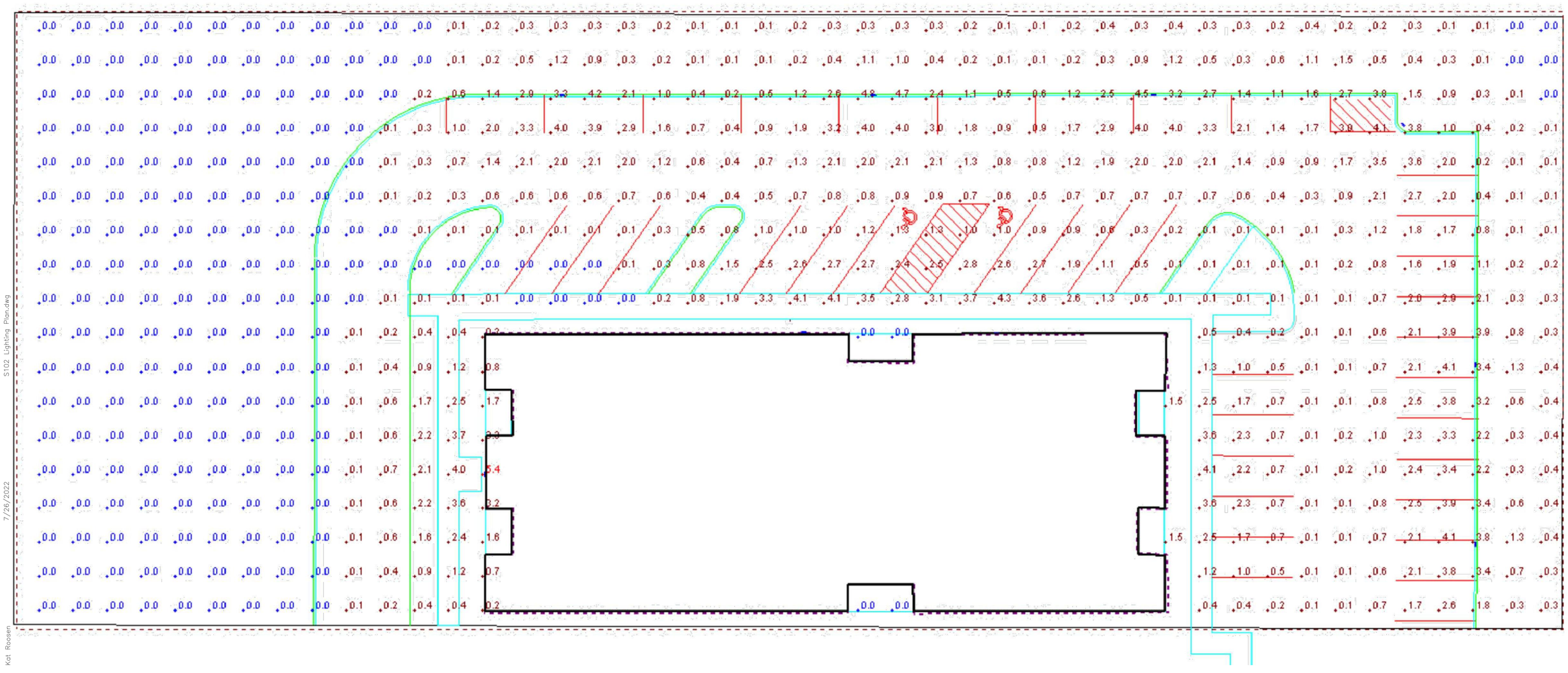
Unless exempt, project must comply with lighting controls requirements defined in ASHRAE 90.132013.
For specific information contact GBA controls group at ASG@gasserbush.com or 734-266-6705



ORDERING NOTE:
For inquiries contact Gasser Bush at quotes@gasserbush.com or 734-266-6705

DRAWING NOTE:
This drawing was generated from an electronic image for estimation purpose only. Layout to be verified in field by others.

MOUNTING HEIGHT NOTE:
Mounting height is measured from grade to face of fixture. Pole height should be calculated as the mounting height less base height.



DESIGNHAUS EST 1998
ARCHITECTURE
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Revision/Issue	Date
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SPA Review #3	22.01.14
SPA Review #2	21.10.28

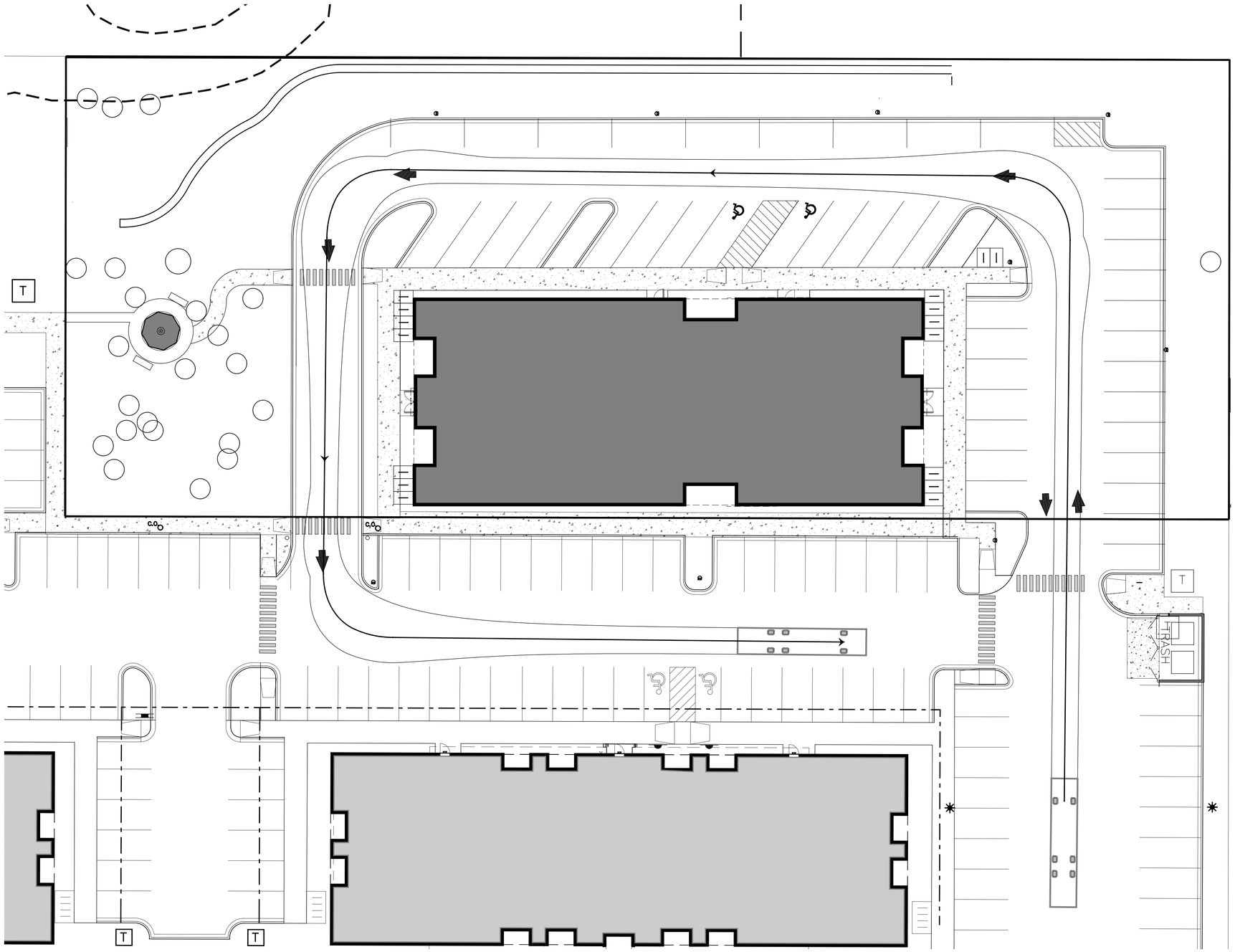
Westington Phase II
870 Barilane Dr.
Troy, MI 48084

Lighting Plan

021194

S102

S102 Lighting Plan.dwg
7/26/2022
Kat Roosen



1 Fire Truck Access Plan

SCALE: 1/16" = 1'

NORTH

DESIGNHAUS ARCHITECTURE EST 1998

3300 AUBURN RD.
AUBURN HILLS, MI 48326

T:248.601.4422 F:248.453.5854

WWW.DESIGNHAUS.COM
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SPA Review #3	22.01.14
SPA Review #2	21.10.28

Westington Phase II

870 Barilane Dr.
Troy, MI 48084

Fire Truck Access Plan

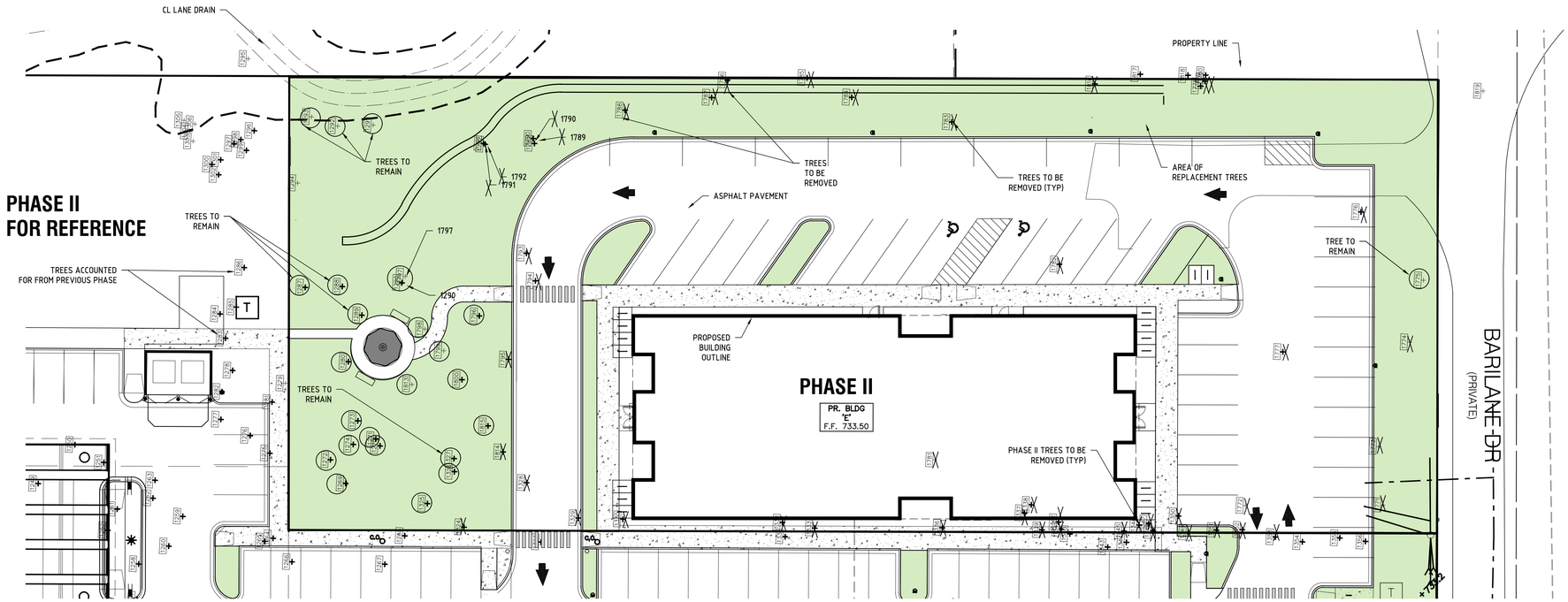
021194

S103

S103 Fire Truck Access Plan.dwg

7/21/2022

holly

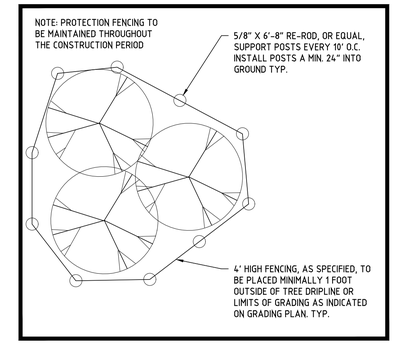


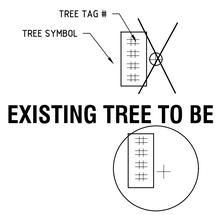
1 Tree Removal & Preservation Plan

SCALE: 1" = 20'

NORTH

TREE PROTECTION DETAIL





EXISTING TREE TO BE REMOVED

EXISTING TREE TO REMAIN

	A	B	C	D	E	F	G
1	TAG NO.	CODE	DBH	COMMON NAME	LATIN NAME	COND	COMMENTS
2	1269	WP	14	(Eastern) White Pine	Pinus strobus	Fair	
3	1270	WP	11	(Eastern) White Pine	Pinus strobus	Fair	
4	1271	WP	12	(Eastern) White Pine	Pinus strobus	Poor	
5	1272	WP	12	(Eastern) White Pine	Pinus strobus	Fair	
6	1273	EE	14	Siberian Elm	Ulmus pumila	Fair	
7	1274	WP	13	(Eastern) White Pine	Pinus strobus	Fair	
8	1279	CT	13	Cottonwood	Populus deltoides	Fair	
9	1283	WP	14	(Eastern) White Pine	Pinus strobus	Poor	
10	1287	CT	13	Cottonwood	Populus deltoides	Fair	
11	1288	WP	12	(Eastern) White Pine	Pinus strobus	Fair	
12	1289	WP	8	(Eastern) White Pine	Pinus strobus	Poor	
13	1290	WP	12	(Eastern) White Pine	Pinus strobus	Fair	
14	1291	E	16	American Elm	Ulmus americana	Fair	
15	1292	E	7	American Elm	Ulmus americana	Fair	
16	1293	E	14	American Elm	Ulmus americana	Fair	
17	1294	BW	12	Black Walnut	Juglans nigra	Fair	
18	1324	EE	22	Siberian Elm	Ulmus pumila	Fair	
19	1325	WP	11	(Eastern) White Pine	Pinus strobus	Fair	
20	1326	WP	14	(Eastern) White Pine	Pinus strobus	Fair	
21	1327	WP	12	(Eastern) White Pine	Pinus strobus	Fair	
22	1328	WP	13	(Eastern) White Pine	Pinus strobus	Fair	
23	1329	EE	10	Siberian Elm	Ulmus pumila	Fair	
24	1330	MW	6	White Mulberry	Morus alba	Fair	
25	1331	WC	7	White Cedar	Thuja occidentalis	Fair	
26	1332	MW	8	White Mulberry	Morus alba	Fair	
27	1333	RC	8	Red Cedar	Juniperus virginiana	Fair	
28	1334	S	30	Sycamore	Platanus occidentalis	Good	
29	1335	NS	19	Norway Spruce	Picea Abies	Good	
30	1336	EE	6	Siberian Elm	Ulmus pumila	Poor	
31	1337	WC	9	White Cedar	Thuja occidentalis	Fair	
32	1338	WC	7	White Cedar	Thuja occidentalis	Poor	
33	1339	WC	9	White Cedar	Thuja occidentalis	Fair	
34	1340	WC	6	White Cedar	Thuja occidentalis	Fair	
35	1341	WC	7	White Cedar	Thuja occidentalis	Fair	
36	1342	WC	6	White Cedar	Thuja occidentalis	Fair	
37	1343	RC	10	Red Cedar	Juniperus virginiana	Fair	
38	1344	RC	9	Red Cedar	Juniperus virginiana	Fair	
39	1345	RC	8	Red Cedar	Juniperus virginiana	Fair	
40	1346	RC	6	Red Cedar	Juniperus virginiana	Fair	
41	1347	RC	6	Red Cedar	Juniperus virginiana	Fair	
42	1348	RC	8	Red Cedar	Juniperus virginiana	Fair	
43	1349	SU	28	Sugar Maple	Acer saccharum	Fair	
44	1350	RC	7	Red Cedar	Juniperus virginiana	Fair	
45	1351	WP	12	(Eastern) White Pine	Pinus strobus	Fair	
46	1352	JP	23	Jack Pine	Pinus banksiana	Poor	
47	1353	JP	12	Jack Pine	Pinus banksiana	Poor	
48	1354	JP	13	Jack Pine	Pinus banksiana	Poor	
49	1355	WP	16	(Eastern) White Pine	Pinus strobus	Fair	
50	1356	WP	22	(Eastern) White Pine	Pinus strobus	Fair	
51	1367	MW	8	White Mulberry	Morus alba	Fair	
52	1368	EE	6	Siberian Elm	Ulmus pumila	Fair	

	A	B	C	D	E	F	G
1	TAG NO.	CODE	DBH	COMMON NAME	LATIN NAME	COND	COMMENTS
60	1770	WS	8	White Spruce	Picea glauca	Good	
61	1771	EE	24	Siberian Elm	Ulmus pumila	Good	
62	1772	WS	10	White Spruce	Picea glauca	Fair	
63	1773	EE	25	Siberian Elm	Ulmus pumila	Good	TBR / E
64	1774	EE	35	Siberian Elm	Ulmus pumila	Good	TBR / E
65	1775	WS	13	White Spruce	Picea glauca	Fair	TO REMAIN
66	1776	BS	21	Blue Spruce	Picea pungens	Fair	TBR / L
67	1777	BS	22	Blue Spruce	Picea pungens	Fair	TBR / L
68	1778	MW	8	White Mulberry	Morus alba	Fair	TBR / E
69	1779	MW	12	White Mulberry	Morus alba	Fair	TBR / E
70	1780	NM	12	Norway Maple	Acer platanoides	Good	TBR / W
71	1781	SM	44	Silver Maple	Acer saccharinum	Good	TBR / E
72	1782	WS	17	White Spruce	Picea glauca	Fair	TBR / W
73	1783	SC	11	Scotch Pine	Pinus sylvestris	Fair	TBR / W
74	1784	WP	18	(Eastern) White Pine	Pinus strobus	Fair	TBR / W
75	1785	WP	12	(Eastern) White Pine	Pinus strobus	Fair	TBR / W
76	1786	WP	17	(Eastern) White Pine	Pinus strobus	Good	TBR / W
77	1787	WP	11	(Eastern) White Pine	Pinus strobus	Fair	TBR / W
78	1788	WP	11	(Eastern) White Pine	Pinus strobus	Fair	
79	1789	PN	5	Pin Cherry	Prunus pennsylvanica	Fair	
80	1790	PN	14	Pin Cherry	Prunus pennsylvanica	Fair	TBR / W
81	1791	PN	11	Pin Cherry	Prunus pennsylvanica	Fair	TBR / W
82	1792	PN	9	Pin Cherry	Prunus pennsylvanica	Fair	TBR / W
83	1793	EE	24	Siberian Elm	Ulmus pumila	Good	TBR / E
84	1794	WP	9	(Eastern) White Pine	Pinus strobus	Fair	TBR / W
85	1795	CT	23	Cottonwood	Populus deltoides	Fair	TBR / E
86	1796	EE	12	Siberian Elm	Ulmus pumila	bad	TBR / E
87	1797	WP	18	(Eastern) White Pine	Pinus strobus	Fair	
88	1798	WP	8	(Eastern) White Pine	Pinus strobus	Fair	TBR W
89	1799	WP	13	(Eastern) White Pine	Pinus strobus	Fair	
90	1800	WP	17	(Eastern) White Pine	Pinus strobus	Fair	
91	1813	WP	8	(Eastern) White Pine	Pinus strobus	Fair	
92	1814	WP	12	(Eastern) White Pine	Pinus strobus	Fair	TBR W
93	1815	WP	10	(Eastern) White Pine	Pinus strobus	Fair	

354" - WOODLAND REPLACEMENT
165" - LANDMARK REPLACEMENT
272" - EXISTING TREE PRESERVATION CREDIT (X2 REPLACEMENT VALUE)

REPLACEMENT TREE SCHEDULE

PROTECTED TREES	INCHES REMOVED	REPLACEMENT REQUIRED
LANDMARK	165 INCHES	165 INCHES
WOODLAND	354 INCHES	177 INCHES
PRESERVATION / MITIGATION	**INCHES PRESERVED**	**CREDIT**
LANDMARK OR WOODLAND	272"	544"
PRESERVATION CREDIT	544 INCHES	
- PROTECTED REPLACEMENT REQUIRED	342 INCHES	
	202 = NO INCH REQUIREMENT REPLACEMENT NECESSARY	

TREES ON SITE

- TO BE REMOVED / WOODLAND REPLACEMENT
- TO BE REMOVED /INVASIVE - NO REPLACEMENT
- TO BE REMOVED / LANDMARK REPLACEMENT
- TO REMAIN

* EXISTING TREES REMAINING FOR PRESERVATION CREDIT

TREES NOT PART OF THIS PHASE

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Revision/Issue	Date
SPA Review #5	22.07.15
SPA Review #4	22.02.17
SPA Review #3	22.01.14
SPA Review #2	21.10.28

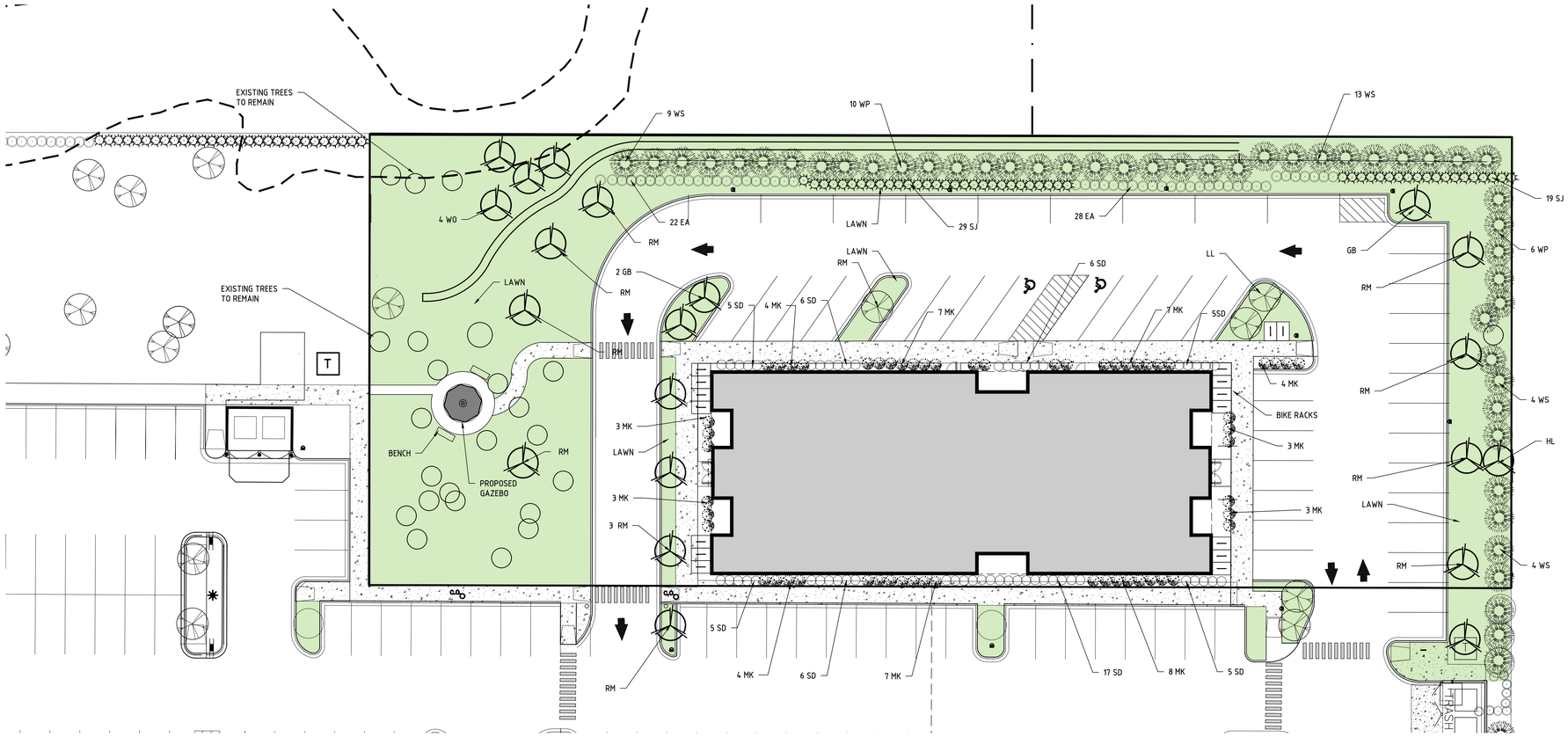
STATE OF MICHIGAN
MICHAEL E. PIZZOLA
LANDSCAPE ARCHITECT
No. 3901001656
REGISTERED LANDSCAPE ARCHITECT

Westington Phase II
870 Barilane Dr.
Troy, MI 48084

Tree Preservation Plan

021194

L100



Disposition	Landscaping Required	Landscaping Provided
General Site Landscaping:	20% Min.	+38.89% w Plant Material
Landscaping Adjacent to Roads:	N / A	N / A
Replacement Trees - R	0 Trees Required	0 Replacement Trees Provided
Greenbelt Requirements:	N / A	N / A
Screening Requirements:	Buffer Type 1 or 2 Between Conflicting Land Uses	Type 2 @ East / South Type 1 @ South Property Lines
Parking Lot Requirements:	1 Tree / 8 Spaces 40 / 8 = 5 Trees	5 Trees Provided

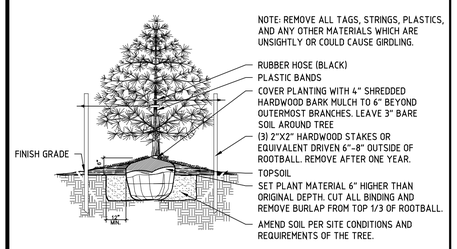
NOTE:
NO PHASE II REPLACEMENT TREES REQUIRED

1 Landscape Plan
SCALE: 1" = 30'

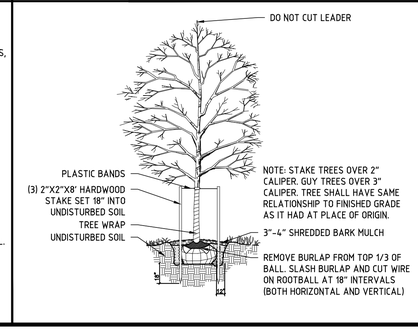
NORTH

PLANTING DETAILS

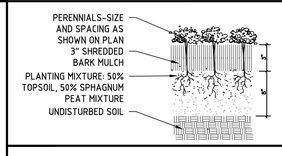
EVERGREEN TREES



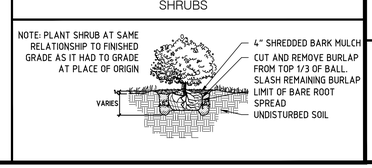
DECIDUOUS TREES



PERENNIALS



SHRUBS



PLANT SCHEDULE

QTY.	TAG	BOTANICAL NAME	COMMON NAME	SIZE/ROOT	NOTES
11	RB	AESCULUS pavia	RED BUCKEYE	3"B&B	
7	GB	GINKGO biloba	GINKGO	3" B&B	
6	LL	TILLA cordata	LITTLE LEAF LINDEN	3" B&B	
30	WS	PICEA glauca	WHITE SPRUCE	7-8' B&B	
12	RM	ACER rubrum	RED MAPLE	3" B&B	
50	EA	THUJA o EMERALD	EMERALD ARBORVITAE	7-8' B&B	
48	SJ	JUNIPERUS x S	SPARTAIN JUNIPER	7-8' B&B	
10	RS	SPIREA x COCCINEA	DWARF RED SPIREA	24" B&B	
12	MK	SYRINGA p MISS KIM	MISS KIM LILAC	24" B&B	
15	WP	PINUS strobus	WHITE PINE	7' B&B	
6	HL	GLEDITSIA t INERMIS	HONEYLOCUST	3" B&B	
63	SD	STELLA D'ORO	DAYLILY		
57	CA	MALUS	CRABAPPLE	3" B&B	

Total Trees: 144
Total Shrubs: 120
Total Grasses and Perennials:
Total New Plant Material Provided: 270 Plants

Irrigation Cost Estimate: $6,500.00
Total Landscape Cost Estimate: $30,745.00

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

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SPA Review #5	22.07.1
SPA Review #4	22.02.1
SPA Review #3	22.01.1
SPA Review #2	21.10.2

Westington Phase II
870 Barlane Dr.
Troy, MI 48084

Landscape Plan

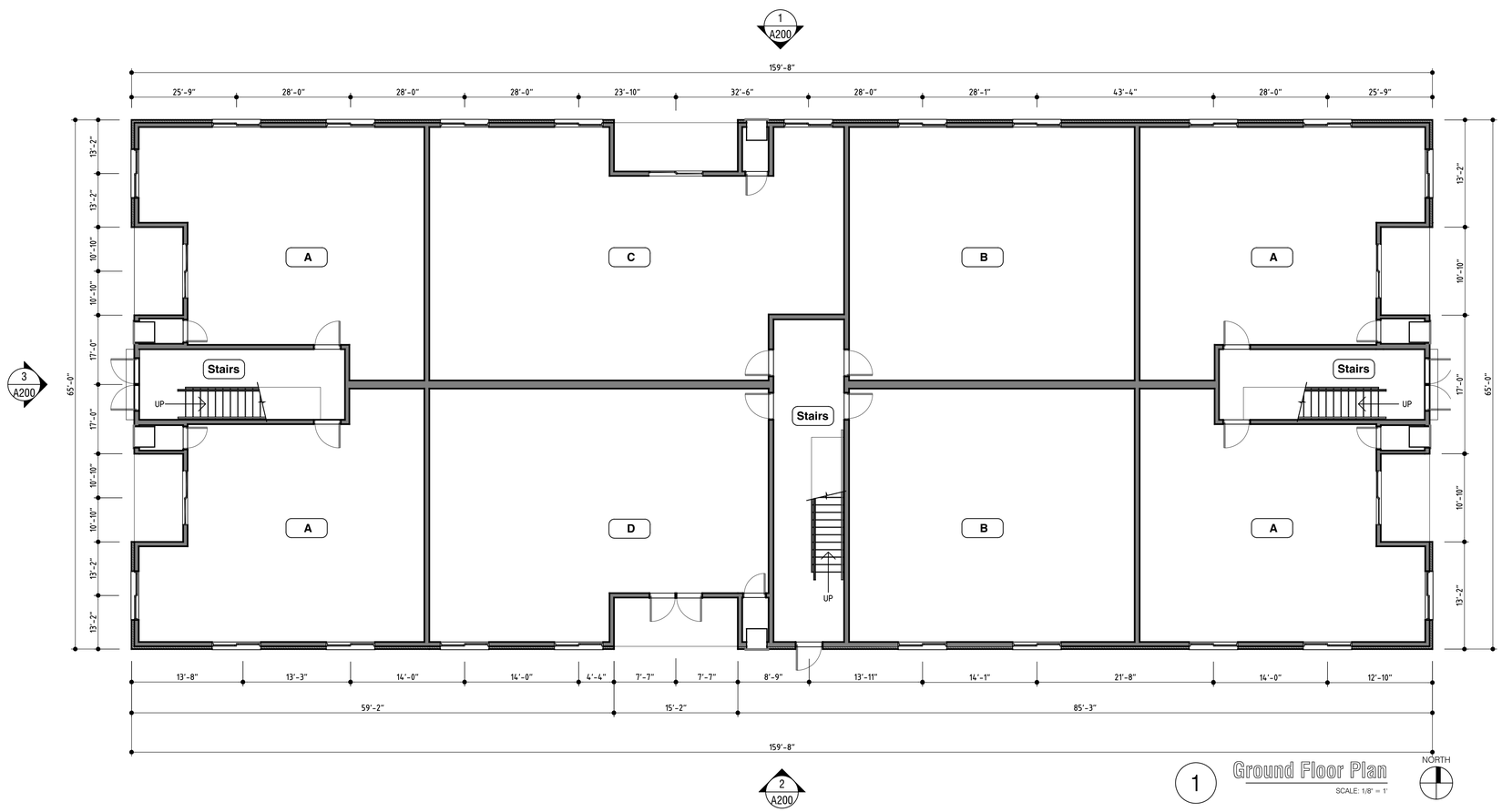
021194

L101

L101 Landscape Plan.dwg
7/21/2022
User

UNIT MATRIX

UNIT	#	SQFT	1ST	2ND
A	2 BR	890 SQFT	4	4
B	2 BR	1090 SQFT	2	2
C	2 BR	1190 SQFT	1	1
D	2 BR	1180 SQFT	1	1



1 Ground Floor Plan

SCALE: 1/8" = 1'

NORTH

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SPA Review #3	22.01.14
SPA Review #2	21.10.28

STATE OF MICHIGAN
PETER M. STUHLREYER
ARCHITECT
No. 4100
LICENSED ARCHITECT

Westington Phase II

870 Barilane Dr.
Troy, MI 48084

Ground Floor Plan

021194

A100

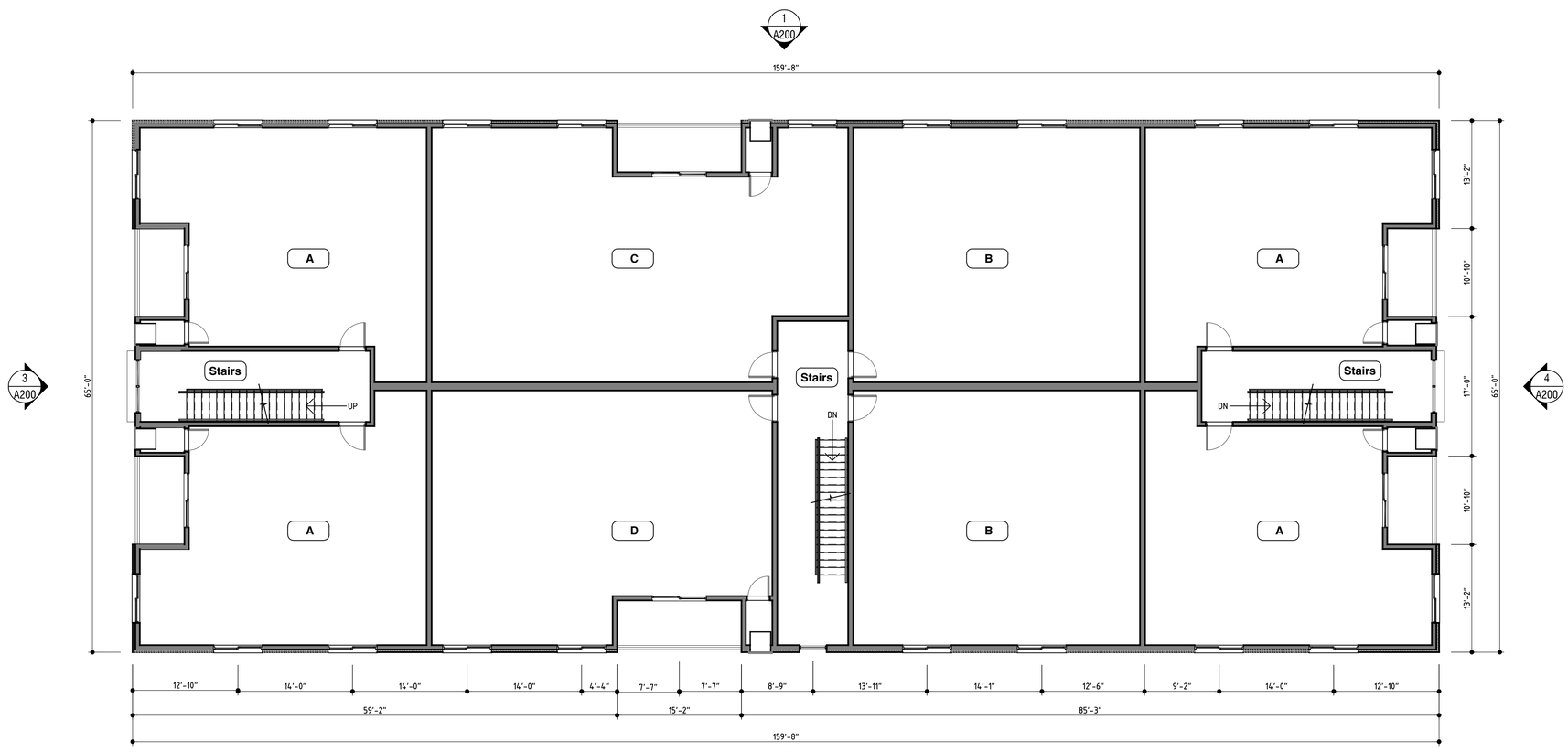
A100 First Floor Plan.dwg

7/14/2022

User

UNIT MATRIX

UNIT	#	SQFT	1ST	2ND
A	2 BR	890 SQFT	4	4
B	2 BR	1090 SQFT	2	2
C	2 BR	1190 SQFT	1	1
D	2 BR	1180 SQFT	1	1



1 Upper Level Floor Plan

SCALE: 1/8" = 1'

NORTH

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Westington Phase II

870 Barilane Dr.
Troy, MI 48084

Upper Level Floor Plan

021194

A101

A101 Upper Level Floor Plan.dwg

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1 Typical Roof Plan

SCALE: 1/8" = 1'

NORTH

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Westington Phase II

870 Barilane Dr.
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Typical Roof Plan

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A102 Typical Roof Plan.dwg

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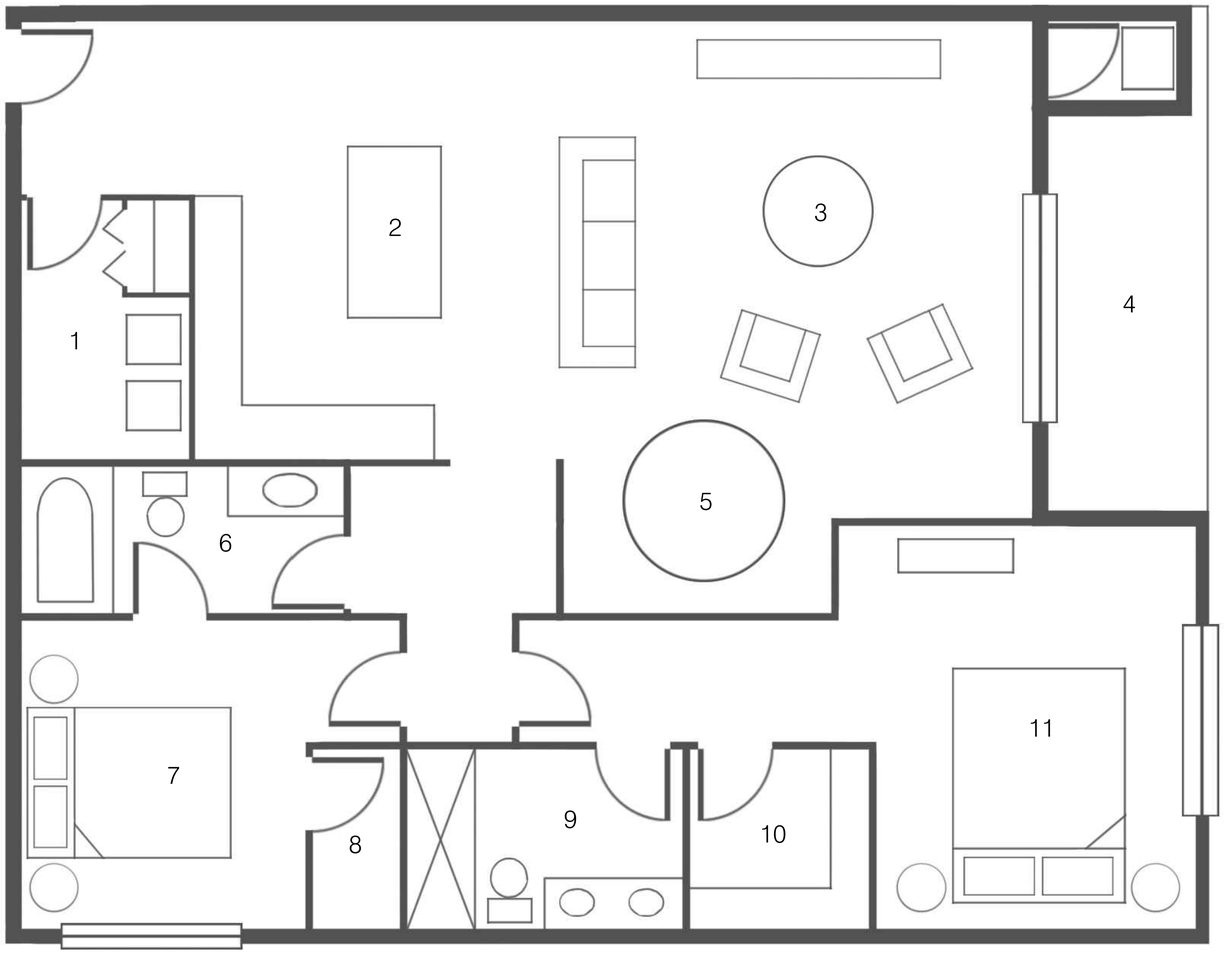

1 Typical Unit Plan
SCALE: N.T.S

1. Laundry
2. Kitchen
3. Living Room
4. Balcony
5. Dining Room
6. Bathroom
7. Bedroom
8. Closet
9. Bathroom
10. Walk in Closet
11. Master Bedroom

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PETER M. STUHLREYER ARCHITECT 44005

Westington Phase II
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Typical Unit Plan

021194

A103

A103 Typical Unit Plan.dwg
7/14/2022
Duncan Schildgen

MATERIAL LEGEND	
A	BRICK
B	ASPHALT SHINGLE ROOFING
C	VINYL WINDOW
D	LIMESTONE HEADER
E	METAL BALCONY
F	FIBER CEMENT SIDING
G	MECHANICAL VENT
H	ENTRY DOOR
I	AWNING

4 East Elevation
SCALE: 1/8" = 1'

3 West Elevation
SCALE: 1/8" = 1'

2 North Elevation
SCALE: 1/8" = 1'

1 South Elevation
SCALE: 1/8" = 1'

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STATE OF MICHIGAN
PETER M. STUHLREYER
ARCHITECT
44008
LICENSED ARCHITECT

Westington Phase II

870 Barilane Dr.
Troy, MI 48084

Elevations

021194

A200

A200 Elevations.dwg
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User

Hills West
Phase II