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

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

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**February 13, 2024**

**7:00 P.M.**

**Council Chambers**

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1. ROLL CALL
2. APPROVAL OF AGENDA
3. APPROVAL OF MINUTES – January 23, 2024
4. PUBLIC COMMENT – For Items Not on the Agenda

### **PRELIMINARY SITE PLAN**

5. PRELIMINARY SITE PLAN APPROVAL (JPLN2023-0033) –. Proposed Premier Academy Troy daycare center and preschool, Northwest corner of Crooks and Wattles (PIN 88-20-17-476-056, 0-57 & -061), Section 17, Zoned NN (Neighborhood Node “I” ) Zoning District.

### **OTHER ITEMS**

6. PUBLIC COMMENT- For Items on the Agenda
7. PLANNING COMMISSION COMMENT
8. ADJOURN

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

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

Chair Perakis called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on January 23, 2024, in the Council Chamber of the Troy City Hall. Chair Perakis and Vice Chair Malalahalli presented opening remarks relative to the role of the Planning Commission and procedure of tonight’s meeting.

1. ROLL CALL

Present:

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

Also Present:

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

2. APPROVAL OF AGENDA

**Resolution # PC-2024-01-004**

Moved by: Faison  
Support by: Buechner

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

Yes: All present (9)

**MOTION CARRIED**

3. APPROVAL OF MINUTES – January 9, 2024

**Resolution # PC-2024-01-005**

Moved by: Lambert  
Support by: Faison

**RESOLVED**, To approve the minutes of January 9, 2024 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.

**PRELIMINARY SITE PLAN**

5. PRELIMINARY SITE PLAN APPROVAL (JPLN2023-0028) – Proposed John R Commons Townhome Development, West side of John R, North of Big Beaver (PIN 88-20-23-476-017), Section 23, Zoned MF (Multi-Family Residential) Zoning District

Mr. Savidant announced three dimensional (3-D) color renderings requested of the applicant are displayed in the visual presentation this evening.

Mr. Carlisle gave a brief history of a previous 2019 application of the John R Commons Townhome Development in which the applicant requested a rezoning of the parcels and was denied by the City Council. Mr. Carlisle stated the application before the Board this evening is a by-right development and not for a rezoning change. He identified the significant changes to the application as relates to a reduction in the number of units, alignment of five apartment buildings along the south property line, reconfiguration of the detention pond, a reduction of size/massing of the buildings abutting the northern property line, elimination of recreational area and clubhouse, reduction of building height to 25 feet and adding outdoor amenity spaces.

Mr. Carlisle addressed site arrangement, setbacks, building height, buffers along both the north and south property lines, access and circulation, mitigation of trees, trash removal, elevations, landscaping, and parking. He asked the applicant to consider some type of physical screening and/or additional landscaping to improve the buffer adjacent to the commercial uses. Mr. Carlisle asked the applicant to provide color renderings and to address building materials, specifically the type of siding.

Mr. Carlisle announced that the City Traffic Consultant Stephen Dearing of OHM Advisors is present this evening to address any traffic concerns.

In summary, Mr. Carlisle asked the Planning Commission to consider in its deliberations if the application meets Site Plan Review Design Standards (Section 8.06) and that the applicant consider additional screening options including a screen wall with additional landscaping as part of the Final Site Plan submittal.

Some of the comments during discussion among the administration related to:

- Ingress and egress.
- Width of typical residential streets and private roads.
- Public stub street off John R.
- Bicycle parking.
- Green space.
- Recreational amenities.

Property owner/applicant Dennis Bostick, Civil Engineer Greg Bono of PEA and Project Architect Brian Neeper were present.

Mr. Bostick addressed the proposed rezoning that the City Council denied in 2019. He said the 2019 townhome project offered more amenities than the proposed development for Planning Commission consideration this evening. He identified properties he owns, including five acres behind the San Marino Club zoned for single family residential.

There was discussion, some comments related to:

- Ingress and egress.
  - Nancy Bostick Drive
  - Commercial center to the south.
- Buffer/screening on both the north side adjacent to residential and the south side adjacent to the commercial uses.
  - Solid screening (brick wall) to buffer residential to north.
  - Additional landscaping.
  - Difference of north and south density of buffering.
  - Applicant prefers landscaping.
- Potential for light spillage and noise pollution from commercial uses.
- Pedestrian circulation within development; pattern of sidewalks.
- Pedestrian access to commercial uses.
- Commercial entrances; both front and rear.
- Retention pond, as relates to aesthetics.
- Green space, amenities offered; i.e., outdoor seating, dog park, internal sidewalk loops, optional recreational uses.
- Concerns with traffic circulation, traffic pattern.
  - Internal circulation.
  - Access points.
  - Safety of children and pedestrians (nearby soccer fields and commercial parking).
  - Traffic calming devices.
  - Emergency vehicular access (EVA).
- Bicycle parking, location of bicycle spaces.
- Marketing of townhomes; option to rent or own.
- Building materials and color scheme.
- Site arrangement; soften with green space, vertical landscaping.
- Tree survey; removal of landmark tree.
- Architectural features as relates to Site Plan Design Standards.



Mr. Bostick indicated he is amenable to the Planning Commission comments.

City Traffic Consultant Stephen Dearing addressed the ingress and egress accesses off Nancy Bostick Drive and the commercial center to the south. He said the traffic impact study completed for the previously proposed development in 2019 determined that access off Nancy Bostick Drive should be signalized. Mr. Dearing said the reduced density of the proposed development before the Board this evening would generate less traffic. He indicated a rudimentary analysis of generated traffic during peak hours would go either way; to signalize Nancy Bostwick Drive or install an EVA. He addressed traffic calming techniques that might ease concerns for safety.

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

**Resolution # PC-2024-01-006**

Moved by: Lambert  
 Seconded by: Fox

**RESOLVED**, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed John R Commons Townhome Development, located on the West side of John R, North of Big Beaver, Section 23, Zoned MF (Multi-Family Residential) District, be postponed for the following reasons to address the Planning Commission comments:

1. Landscape buffer on the south side of the development.
2. Landscape enhancements.
3. Pedestrian amenities.
4. Vehicular access at the southwest entrance.
5. Recreational amenities.
6. Consideration of saving additional trees.

Yes: All present (9)

**MOTION CARRIED**

**OTHER ITEMS**

6. **PLANNING COMMISSION 2023 ANNUAL REPORT**

Mr. Savidant acknowledged Mr. Lambert and Mr. Krent brought to his attention a few corrections to the 2023 Annual Report. He said he would submit a corrected version of the report to the City Council.

7. PUBLIC COMMENT – For Items on the Agenda

There was no one present who wished to speak.

8. PLANNING COMMISSION COMMENT

There were general Planning Commission comments, some relating to:

- Upcoming Oakland County online webinar on stormwater standards.
- Administrative review of tree surveys submitted by applicants.
- Review/consideration of the Master Plan is scheduled on the City Council January 29, 2024 meeting.
- Setback requirements in relation to the number of variance requests going before the Zoning Board of Appeals (ZBA).

Ms. Dufrane clarified the procedure that the Board is required to follow for Resolutions that recommend approval and/or denial of an application for action by the City Council.

9. ADJOURN

The Regular meeting of the Planning Commission adjourned at 8:34 p.m.

Respectfully submitted,

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Marianna Perakis, Chair

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Kathy L. Czarnecki, Recording Secretary

[https://d.docs.live.net/2f7ed4fe5f664ea8/Documents/Kathy/COT Planning Commission Minutes/2024/2024 01 23 Draft.docx](https://d.docs.live.net/2f7ed4fe5f664ea8/Documents/Kathy/COT%20Planning%20Commission%20Minutes/2024/2024%2001%2023%20Draft.docx)

DATE: February 7, 2024

TO: Planning Commission

FROM: R. Brent Savidant, Community Development Director

SUBJECT: PRELIMINARY SITE PLAN APPROVAL (JPLN2023-0033) – Proposed Premier Academy Troy daycare center and preschool, Northwest corner of Crooks and Wattles (PIN 88-20-17-476-056, 0-57 & -061), Section 17, Zoned NN (Neighborhood Node “I”) Zoning District.

The petitioner JS Capitol Group submitted the above referenced Preliminary Site Plan application for a 14,328 square-foot daycare and preschool center. The property is currently zoned NN (Neighborhood Node “I”) Zoning District. The Planning Commission is responsible for granting Preliminary Site Plan approval for this item.

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

Attachments:

1. Maps
2. Report prepared by Carlisle/Wortman Associates, Inc.
3. Preliminary site plan

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**PROPOSED RESOLUTION**

PRELIMINARY SITE PLAN APPROVAL (JPLN2023-0033) –. Proposed Premier Academy Troy daycare center and preschool, Northwest corner of Crooks and Wattles (PIN 88-20-17-476-056, 0-57 & -061), Section 17, Zoned NN (Neighborhood Node “I”) Zoning District.

**Resolution # PC-2024-02-**

Moved by:

Seconded by:

**RESOLVED**, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed Premier Academy Troy daycare center and preschool, located on the northwest corner of Crooks and Wattles (PIN 88-20-17-476-056, 0-57 & -061), Section 17, Zoned NN (Neighborhood Node “I”) Zoning District, be granted, subject to the following:

- 1) Obtain LOMA prior to Final Engineering approval.
- 2) Obtain EGLE wetland permit, if necessary, prior to Final Engineering approval.
- 3) Provide bicycle parking.

\_\_\_\_\_ ) or

(denied, for the following reasons: \_\_\_\_\_) or

(postponed, for the following reasons: \_\_\_\_\_)

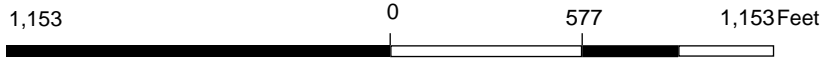
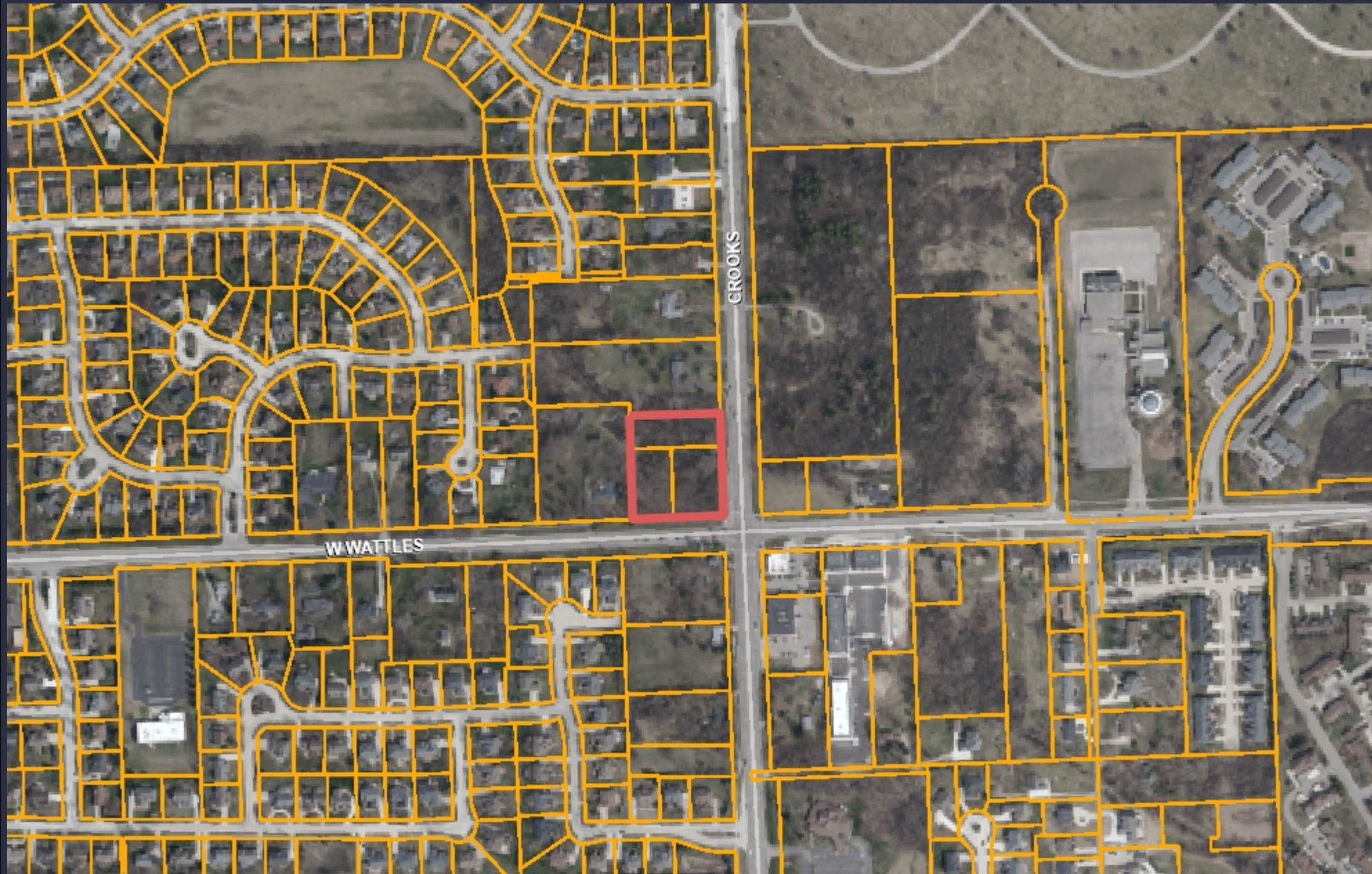
Yes:

No:

**MOTION CARRIED/FAILED**

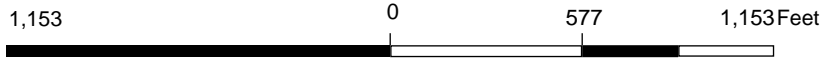
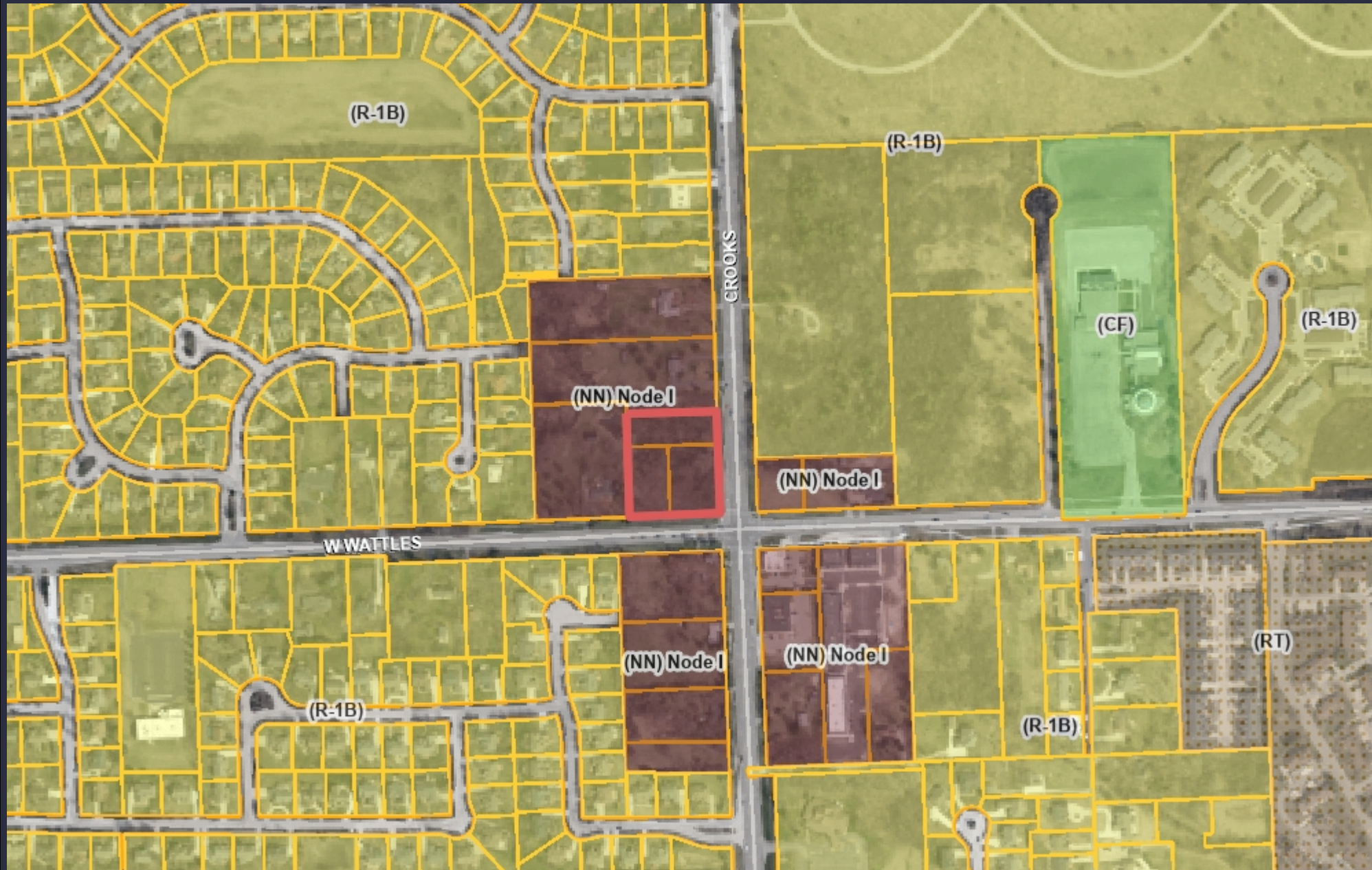


# GIS Online



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





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**Carlisle | Wortman**  
ASSOCIATES, INC.

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

Date: January 11, 2024  
Revised: February 8, 2024

## **Preliminary Site Plan For City of Troy, Michigan**

<b>Applicant:</b>	JS Capitol Group
<b>Project Name:</b>	Premier Academy
<b>Location:</b>	Northwest corner of Crooks and Wattles
<b>Plan Date:</b>	December 8, 2023
<b>Zoning:</b>	NN, Neighborhood Nodes ("1")
<b>Action Requested:</b>	Preliminary Site Plan

### **SITE DESCRIPTION**

This is a review for Premier Academy, a one-story freestanding 14,328 square-foot daycare and preschool center. There are currently four (4) other Premier Academy facilities in Michigan. The site is located at the northwest corner of Crooks and Wattles. The building includes a pre-k classroom, pre-school classroom, four Montessori's, and designated infant and toddler areas; plus a lobby, laundry room, kitchen, gym, playground, and other smaller rooms such as restrooms and storage spaces.

Premier Academy has locations in Rochester Hills, Northville, Macomb, and Oakland Township.

The site is zoned Neighborhood Node, site type B. Childcare centers are a permitted use.

The proposed site contains three parcels of undeveloped land. Each parcel is part of Lot 4 of the "SUPERVISOR'S PLAT OF TROY FARMSITES" subdivision.



Premier Academy  
February 8, 2024

- Parcel A: 20-17-476-061
- Parcel B: 20-17-476-056
- Parcel C: 20-17-476-057

If approved, the lots will need to be combined.

Site Location:



Proposed Uses of Subject Parcel:

One-story freestanding 14,328 square foot retail building.



Current Zoning:

The property is currently zoned NN, Neighborhood Nodes (“I”) Form Based District.

Surrounding Property Details:

Direction	Zoning	Use
North	NN, Neighborhood Nodes (“I”)	Single-Family Residential
South	NN, Neighborhood Nodes (“I”)	Single-Family Residential
East	NN, Neighborhood Nodes (“I”) R-1B One Family Residential	Vacant
West	NN, Neighborhood Nodes (“I”)	Single-Family Residential

**NATURAL FEATURES**

**Topography/Wetlands/Drain:** The existing site contains a 6,100 sq/ft wetland area and lies in a designated floodplain. The wetland area covers the site entirely at the north end of the property and subsides roughly halfway towards the southern end of the property. An existing county drain (Lane Drain) runs through Parcels A and C. The applicant is developing and grading within the 100-year floodplain and installing a retaining wall between the parking lot and floodplain/drain. To do the proposed work, the applicant will be required to obtain a Letter of Map Amendment (LOMA) from the Federal Emergency Management Agency (FEMA). A LOMA is an official amendment, by letter, to an effective National Flood Insurance Program (NFIP) map. In addition, due to wetlands associated with the Lane Drain, a wetland permit may be required from EGLE.

Prior to final site plan approval and any Engineering approval, the applicant is required to obtain the LOMA and wetland permit, if necessary. It should be noted that the applicant may be able to reduce impact and development within the floodplain and wetland if they are able to eliminate the 11 parking spaces located north of the building adjacent to the proposed retaining wall. See parking section for more information.

**Woodlands:** The site contains roughly 230 existing trees of various native and invasive species. Of the 230 trees, 36 are regulated trees. Of the woodland trees, the applicant will remove 32 trees and save 3. There is one singular Landmark tree on-site which will also be removed.

Full replacement and preservation details are shown in **Table 2**.

**Table 2. – Woodland Protection Ordinance**

Replacement Details		
Protected Tree	Inches Removed	Replacement Required
Landmark	12 inches	12 inches
Woodland	312 inches	156 inches

Preservation/Mitigation	Inches Preserved	Credit
Landmark	0 inches	0 inches
Woodland	27 inches	54 inches
<b>Total</b>	<b>114 inches required for replacement.</b>	

**Items to be addressed:**

- 1) Consider removing or landbank parking to reduce impact upon floodplain and drain. See details under "Parking" section.
- 2) Obtain LOMA prior to final site plan approval.
- 3) If required, EGLE wetland permit will be obtained prior to final Engineering approvals.

**AREA, WIDTH, HEIGHT, SETBACKS**

The proposed building is being reviewed under Building Form A.

	Required / Maximum	Provided	Compliance
Front (South)	10-foot build-to-line	10-feet	Complies
Front (East)	10-foot build-to-line	21.5-feet	Complies with Planning Commission approval
Side (West)	N/A, building may be placed up to property line	89.75-feet	Complies
Rear (North)	30-foot minimum setback	236-feet	Complies
Building Height	1 story, 14-feet, 2.5 stories, 30-feet	1 story, 18.5 feet	Complies
Open Space	30%	56.5%	Complies
Parking Location	Cannot be located in front yard	Located behind building	Complies

**Items to be addressed:** None

**PARKING**

	Required	Provided
Day Care Center: 2 spaces plus 1 additional space for each 8 children	196/ 8 + 2 spaces = 27 spaces	44
Loading zone	1	None
Barrier Free	2	2
Bicycle	2	2
Total	27	44

In order to reduce impervious surface and not overpark sites, parking in excess of 20% of the parking minimum requires Planning Commission approval. The applicant is required to have 27 spaces but is providing 44 spaces, 61% over the required. We note that there are 11 spaces located north of the building. Removing these 11 spaces may allow a reduction in the amount of grading within the floodplain and impact upon drain and wetlands. Removing these 11 spaces would reduce the total number of spaces to 33, which still exceeds the parking required for the site. In conversations with the applicant, they note that they need a certain amount of parking based on their need. We had raised this issue with the applicant in a previous review. They note that based on their experience of other facilities, they think parking is sufficient. The applicant provided a *parking summary, depicting the average number of arrivals and departures per hour at other Premier Academy locations. Applicant states that having less than 44 parking spaces would lead to congestion and inconvenience.*

A designated loading zone is not indicated on the site plan. The applicant states that like all other Premier Academy facilities, operations do not require any kind of large deliveries; therefore, a loading zone is not necessary.

**Items to be Addressed:**

- 1) *Planning Commission to consider allowing parking to exceed greater than the 20% of the parking minimum. Applicant to provide written justification. As part of discussion, the Planning Commission should discuss with the applicant removing or landbanking the 11 spaces on the north side of the building to reduce impact upon floodplain and the necessity of a loading zone.*
  
- 2) *Applicant states that bicycle parking has been added; however, we have not been able to locate such parking on the revised site plans. Provide bicycle parking.*

## **TRAFFIC and CIRCULATION**

The site plan has been reviewed by the Engineering Department and by OHM. In their review they note that:

The Fire Department has reviewed the project and found access and circulation to be sufficient. OHM concerns have been addressed.

**Items to be addressed:** *None.*

## **SPECIFIC USE PROVISIONS**

Day Care Centers have specific use standards as set forth in Section 6.09 of the Zoning Ordinance:

- 1. Frontage on either a major or minor arterial street shall be required.**

CWA Comment: Complies

- 2. A separate drop-off and pickup area shall be required adjacent to the main building entrance, located off of a public street and the parking access lane, and shall be of sufficient size so as to not create congestion on the site or within a public roadway.**

CWA Comment: There is no separate drop-off and pickup area. The applicant explains that the staggered nature of drop-off and pick up times allows for a smooth and even flow of visitors throughout the day. They state that designated parking spaces shall be marked "reserved" for drop-off and pick up.

- 3. There shall be an outdoor play area of at least one thousand (1,000) square feet provided on the premises. Said play area shall not be located within the front setback. This requirement may be waived if a public play area is available five hundred (500) feet from the subject parcel.**

CWA Comment: The play area greatly exceeds 1,000 sq.ft.

- 4. Appropriate licenses with the State shall be maintained.**

CWA Comment: The applicant will be required to obtain and maintain the required state licenses.

### **Items to be Addressed:**

- 1) *Explain the drop-off and pickup operation to confirm that congestion on the site or within a public roadway will not be created.*

### **Site Plan Revisions 1/26/24:**

**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.

	<u>Required:</u>	<u>Provided:</u>	<u>Compliance:</u>
<u>Crooks and Wattles:</u> The Ordinance requires that the greenbelt shall be landscaped with a minimum of one (1) deciduous tree for every thirty (30) lineal feet, or fraction thereof, of frontage abutting a public road right-of-way.	Crooks: 330 feet = 11 trees	11 trees	Complies
	Wattles: 292 feet = 10 trees	10 trees	Complies
<u>Site landscaping:</u> A minimum of twenty (20%) of the site area shall be comprised of landscape material. Up to twenty-five percent (25%) of the required landscape area may be brick, stone, pavers, or other public plaza elements, but shall not include any parking area or required sidewalks.	20%	60%	Complies
<u>Screening between uses:</u> Table 13.02A and 13.02B set forth screening requirements relating to adjacent land uses.	East: Screening required	Not provided	Complies
Parking Lot Trees: 1 per 8 spaces	44 spaces = 6 trees	7 trees	Complies
Tree mitigation:	Required 114 inches	Provided 114 inches	Complies

Transformer / Trash Enclosure:

The trash enclosure will be screened with a masonry block wall.

Retaining Wall/ Play Area Fence

A concrete Versa-Lok retaining wall system will be utilized. A four (4) foot ornamental steel fence shall be erected around the playground.

**Items to be Addressed: None.**

## PHOTOMETRICS

The applicant is proposing three (3) new parking lot lights, and three (3) wall lights. We note that the fixtures and footcandle measurements comply and the parking lot lighting averages over 3FC throughout the lot.

**Items to be Addressed:** None.

## FLOOR PLAN AND ELEVATIONS

The applicant has submitted floor plans and elevations. The proposed building materials include modular metal panels in shades of blue, green, grey, and white. The colors proposed for the building are Premier Academy's corporate colors. The south elevation (adjacent to Wattles) of the building includes many windows, with the largest window featuring an oversized decal of Premier Academy's logo (dimensions not included).

**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. We note that the applicant is compliant with the following transparency requirements:

- South (Wattles): 50% required, 62% provided (as calculated by applicant)
- East (Crooks): 50% required, 58% provided (as calculated by applicant)
- West (parking lot): 30% required, 48% provided (as calculated by applicant)
- North (parking lot): 30% required, 50% provided (as calculated by applicant)

Section 8.06 outlines Site Plan Review Design Standards.

1. *Development shall ensure compatibility with 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.*

**Items to be Addressed: None.**

## **SUMMARY**

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

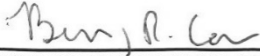
- 1) Allowing parking to exceed greater than the 20% of the parking minimum. As part of discussion, the Planning Commission should discuss with the applicant removing the 11 spaces on the north side of the building or landbanking that parking to reduce impact upon floodplain.
- 2) Compliance with Section 8.06 Site Plan Review Standards.

If Planning Commission approves the preliminary site plan, the following conditions shall be required as part of the final site plan submittal:

- 1) Obtain LOMA prior to Final Engineering approval.
- 2) Obtain EGLE wetland permit, if necessary, prior to Final Engineering approval.
- 3) Provide bicycle parking

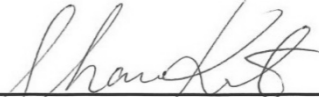
Premier Academy  
February 8, 2024

Sincerely,



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



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

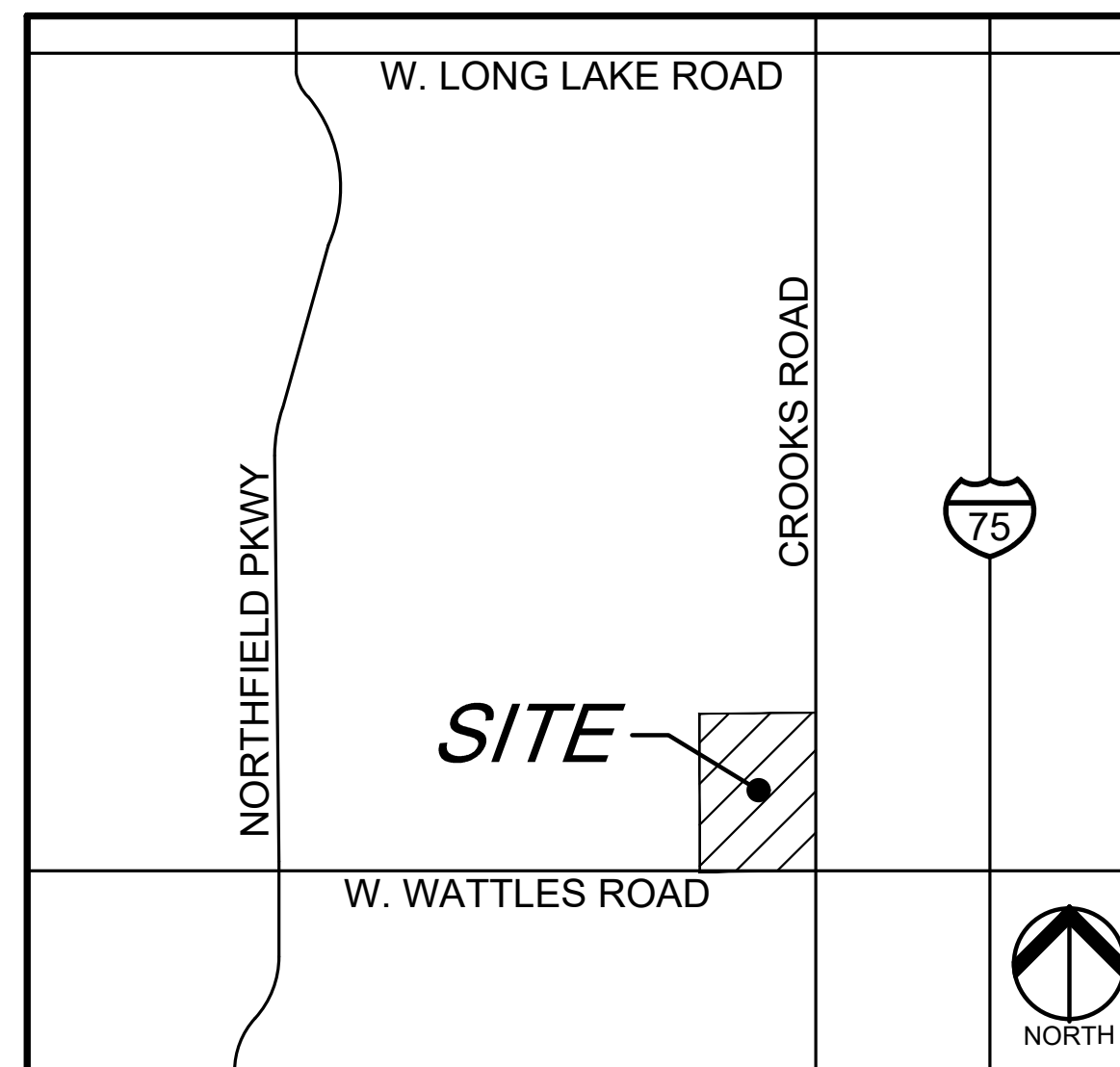


PRELIMINARY SITE PLANS

# PREMIER ACADEMY - TROY

NORTHWEST CORNER OF CROOKS AND WATTLES  
TROY, OAKLAND COUNTY, MICHIGAN

PERMIT / APPROVAL SUMMARY		
DATE SUBMITTED	DATE APPROVED	PERMIT / APPROVAL



LOCATION MAP  
NO SCALE

INDEX OF DRAWINGS	
NUMBER	TITLE
	COVER SHEET
C-1.0	TOPOGRAPHIC SURVEY
C-3.0	PRELIMINARY DIMENSION PLAN
C-4.0	PRELIMINARY GRADING PLAN
C-6.0	PRELIMINARY UTILITY PLAN
C-9.0	NOTES AND DETAILS
L-1.0	PRELIMINARY LANDSCAPE PLAN
L-1.1	LANDSCAPE DETAILS
T-1.0	TREE PRESERVATION PLAN
T-1.1	TREE LIST
L1	PHOTOMETRIC PLAN
	ARCHITECTURAL PLANS
A.100	FLOOR PLAN
A.200	EXTERIOR ELEVATIONS
A.201	EXTERIOR ELEVATIONS
A.300	RENDERINGS

DESIGN TEAM

OWNER/APPLICANT/DEVELOPER	CIVIL ENGINEER
JS CAPITOL GROUP 155 ROMEO ROAD, SUITE 300 ROCHESTER, MI 48307 CONTACT: JEFF SCHMITZ PHONE: 810.841.0587 EMAIL: JEFF.SCHMITZ@JSCAPITOL.COM	PEA GROUP 1849 POND RUN AUBURN HILLS, MI 48326 CONTACT: JOHN STEBELTON, PE PHONE: 248.689.9090 EMAIL: JSTEBELTON@PEAGROUP.COM
ARCHITECT	LANDSCAPE ARCHITECT
KRIEGER KLATT ARCHITECTS, INC 2120 EAST ELEVEN MILE ROAD ROYAL OAK, MI 48067 CONTACT: JEFF KLATT PHONE: 248.414.9270 EMAIL: JEFF@KRIEGERKLATT.COM	PEA GROUP 7927 NEMCO WAY, STE. 115 BRIGHTON, MI 48116 CONTACT: LYNN WHIPPLE, PLA PHONE: 844.813.2949 EMAIL: LWHIPPLE@PEAGROUP.COM



REVISIONS	
DESCRIPTION	DATE
ORIGINAL ISSUE DATE	12/8/2023
CITY COMMENTS	1/19/2024

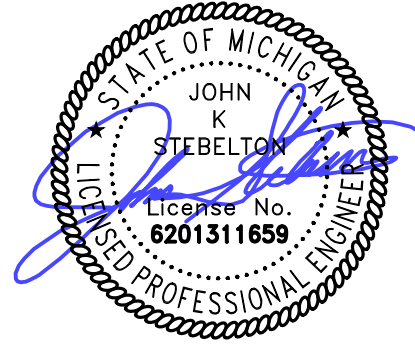


NOT FOR CONSTRUCTION









0 10 20 40  
SCALE: 1" = 20'



**CAUTION!!**  
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CLIENT  
**JS CAPITOL GROUP**  
155 ROMEO ROAD, SUITE 300  
ROCHESTER, MICHIGAN 48307

PROJECT TITLE  
**PREMIER ACADEMY**  
NORTHWEST CORNER CROOKS ROAD & WATTLES ROAD  
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

REVISIONS  
CITY COMMENTS 1/19/24

ORIGINAL ISSUE DATE:  
DECEMBER 08, 2023

DRAWING TITLE  
**PRELIMINARY DIMENSION PLAN**

PEA JOB NO. 23-0880  
P.M. JH  
DN. JKS  
DES. JKS  
DRAWING NUMBER:

**C-2.0**

**LEGEND:**

CONCRETE PAVEMENT	ASPHALT PAVEMENT
GRAVEL	WETLAND
CONCRETE CURB AND GUTTER	REVERSE GUTTER PAN
SETBACK LINE	FENCE
SIGN LIGHTPOLE	GUARD RAIL

**SIGN LEGEND:**

'STOP' SIGN	1
'BARRIER FREE PARKING' SIGN	2
'VAN ACCESSIBLE' SIGN	3
'EMERGENCY VEHICLES ONLY' SIGN	4

REFER TO SHEET C-9.0 FOR SIGN DETAILS

**SIDEWALK RAMP LEGEND:**

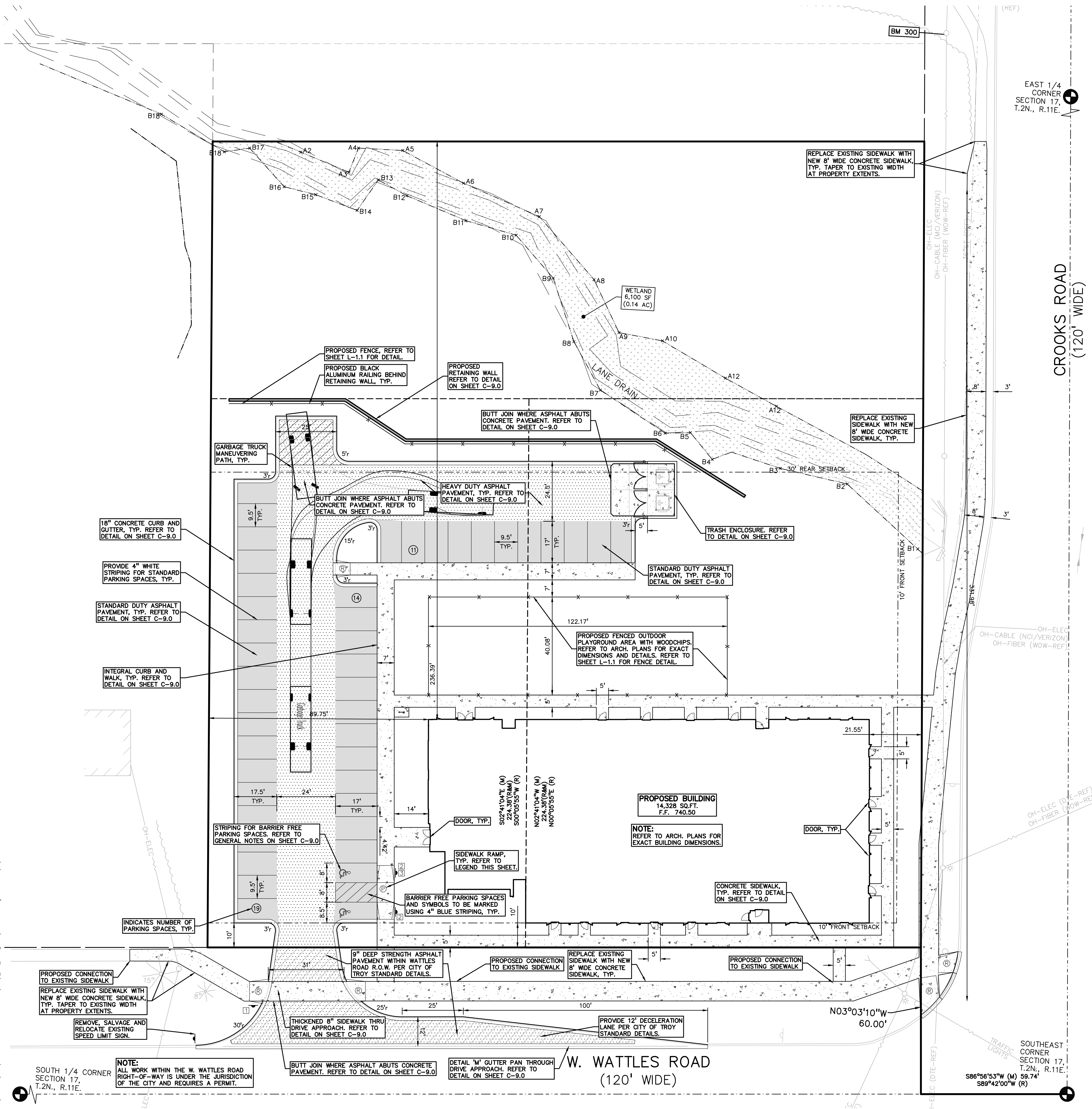
SIDEWALK RAMP 'TYPE P'	⊕
CURB DROP ONLY	⊗

REFER TO LATEST MDOT R-28 STANDARD RAMP AND DETECTABLE WARNING DETAILS

**SITE DATA TABLE:**

SITE AREA: 2.20 ACRES 96,016 SQ.FT.) GROSS  
ZONING: NN (NEIGHBORHOOD NODES)  
PROPOSED USE: CHILD CARE (14,328 SF)  
BUILDING INFORMATION:  
MAXIMUM ALLOWABLE BUILDING HEIGHT = 45 FEET (3 STORIES)  
PROPOSED BUILDING HEIGHT = TBD  
BUILDING FOOTPRINT AREA = 14,328 SQ.FT.  
BUILDING LOT COVERAGE = 14.9%  
SETBACK REQUIREMENTS: REQUIRED: PROPOSED:  
FRONT (SOUTH): 10' 10'  
FRONT (EAST): 10' 21.55'  
SIDE (WEST): N/A 89.75'  
REAR (NORTH): 30' 236.39'  
PARKING CALCULATIONS:  
DAY CARE CENTER = 2 SPACES PLUS 1 ADDITIONAL SPACE FOR EACH 8 CHILDREN OF LICENSED AUTHORIZED CAPACITY  
TOTAL REQUIRED PARKING SPACES = 196 CHILDREN / 8 CHILDREN + 2 SPACES = 27 SPACES  
TOTAL PROPOSED PARKING SPACES = 44 SPACES INC. 2 H/C SPACES  
OPEN SPACE:  
MINIMUM OPEN SPACE REQUIRED = 30%  
PROVIDED OPEN SPACE = 56%  
SITE SOILS INFORMATION:  
ACCORDING TO THE USDA NATURAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY FOR OAKLAND COUNTY, THE SITE CONSISTS OF THE FOLLOWING SOIL TYPES:  
Shbu08 SHEBEON-URBAN LAND COMPLEX, 0 TO 4 % SLOPES

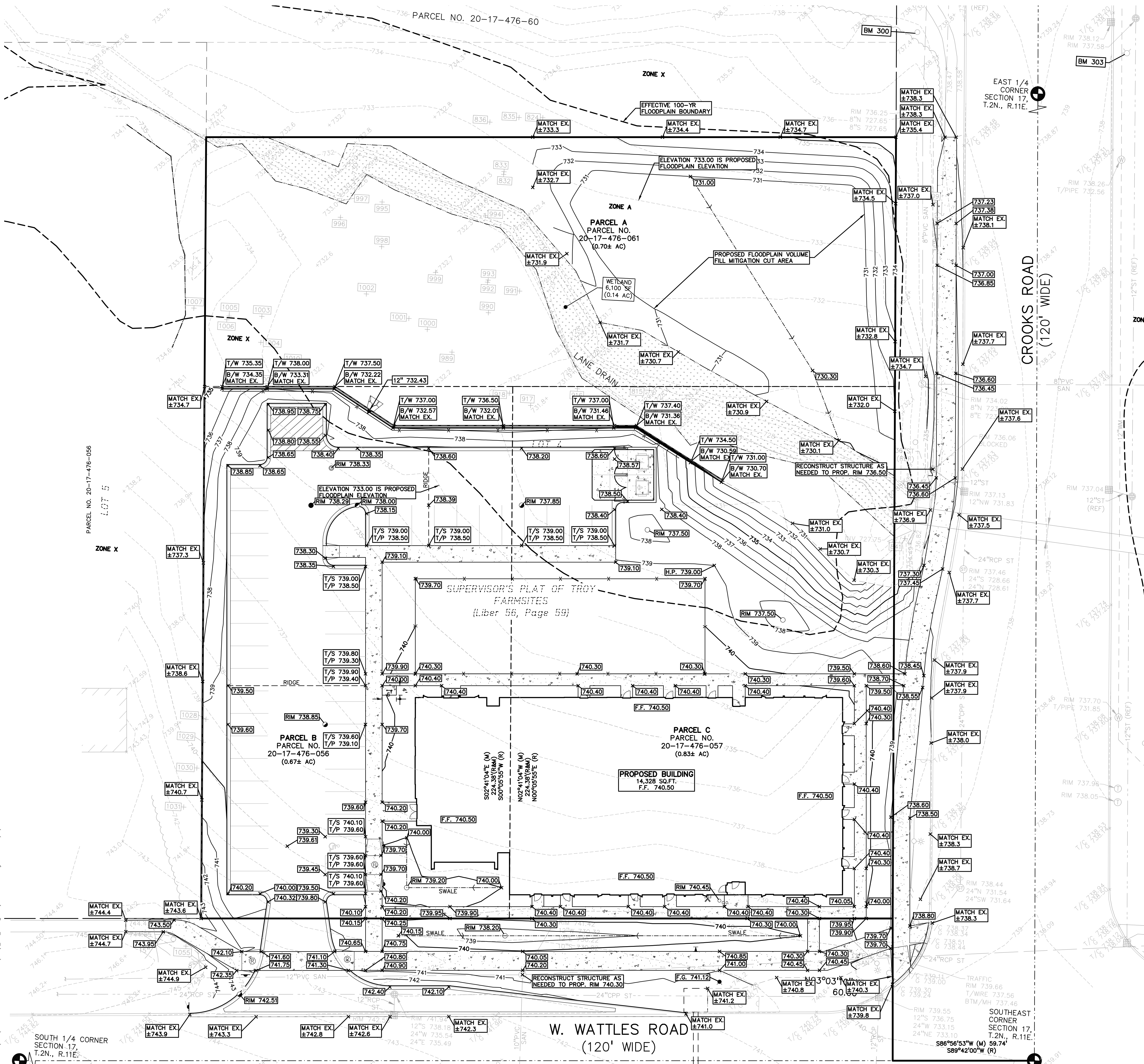
- GENERAL NOTES:**  
THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.
- ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, FACE OF SIDEWALK, OUTSIDE FACE OF BUILDING, PROPERTY LINE, CENTER OF MANHOLE/CATCH BASIN OR CENTERLINE OF PIPE UNLESS OTHERWISE NOTED.
  - 'NO PARKING-FIRE LANE' SIGNS SHALL BE POSTED ALONG ALL FIRE LANES AT 100 FOOT INTERVALS OR AS DIRECTED BY THE FIRE OFFICIAL.
  - REFER TO NOTES & DETAILS SHEET FOR ON-SITE PAVING DETAILS.
  - REFER TO NOTES & DETAILS SHEET FOR ON-SITE SIDEWALK RAMP DETAILS



S:\PROJECTS\2023\03-0880 PREMIER ACADEMY-307\DWG\2\_SITE\_PLAN\02-30DIM-230880.dwg PLOT DATE: 1/19/2024 BY: JKH

NOT FOR CONSTRUCTION





**GRADING LEGEND:**

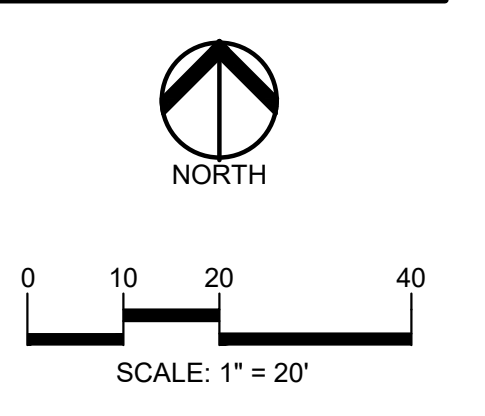
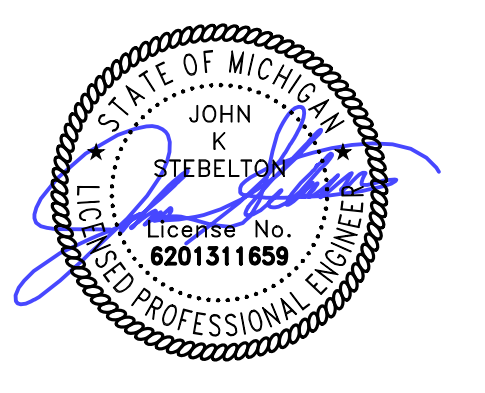
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION, TYPICALLY TOP OF PAVEMENT IN PAVED AREAS, GUTTER GRADE IN CURB LINES.
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED REVERSE GUTTER PAN
- PROPOSED RIDGE LINE
- PROPOSED SWALE/DITCH

**ABBREVIATIONS**

- T/C = TOP OF CURB
- T/P = TOP OF PAVEMENT
- T/S = TOP OF SIDEWALK
- T/W = TOP OF WALL
- B/W = BOTTOM OF WALL
- G = GUTTER GRADE
- FF = FINISH FLOOR
- FG = FINISH GRADE
- RF = RIM ELEVATION

REFER TO GRADING NOTES ON SHEET C-X-X

**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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**CLIENT**  
**JS CAPITOL GROUP**  
155 ROMEO ROAD, SUITE 300  
ROCHESTER, MICHIGAN 48307

**PROJECT TITLE**  
**PREMIER ACADEMY**  
NORTHWEST CORNER CROOKS ROAD & WATTLES ROAD  
CITY OF TROY, OKLAHOMA COUNTY, MICHIGAN

REVISIONS	
CITY COMMENTS	1/19/24

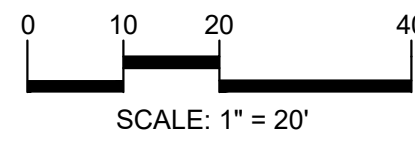
ORIGINAL ISSUE DATE:  
DECEMBER 08, 2023

DRAWING TITLE  
**PRELIMINARY GRADING PLAN**

PEA JOB NO.	23-0880
P.M.	JH
DN.	JKS
DES.	JKS
DRAWING NUMBER:	

S:\PROJECTS\2023\03-0880 PREMIER ACADEMY-3707\WDO\_2\_SITE\_PLAN\WDO\_2\_SITE\_PLAN.dwg PLOT DATE: 1/19/2024 R:\Jim Stebelton





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**CLIENT**  
**JS CAPITOL GROUP**  
 155 ROMEO ROAD, SUITE 300  
 ROCHESTER, MICHIGAN 48307

**PROJECT TITLE**  
**PREMIER ACADEMY**  
 NORTHWEST CORNER CROOKS ROAD & WATTLES ROAD  
 CITY OF TROY, OKLAHOMA COUNTY, MICHIGAN

**REVISIONS**  
 CITY COMMENTS 1/19/24

ORIGINAL ISSUE DATE:  
 DECEMBER 08, 2023  
 DRAWING TITLE  
**PRELIMINARY UTILITY PLAN**

PEA JOB NO. 23-0880  
 P.M. JH  
 DN. JKS  
 DES. JKS  
 DRAWING NUMBER:

**UTILITY LEGEND:**

OH-ELEC (W-REF)	EX. OH. ELEC. POLE & GUY WIRE
US-CATV	EX. U.G. CABLE TV & PEDESTAL
US-COMM	EX. U.G. COMMUNICATION LINE, PEDESTAL & MANHOLE
US-ELEC (DTE-REF)	EX. U.G. ELEC. MANHOLE, METER & HANDHOLE
EX. GAS LINE	EX. GAS LINE
EX. GAS VALVE & GAS LINE MARKER	EX. GAS VALVE & GAS LINE MARKER
EX. TRANSFORMER & IRRIGATION VALVE	EX. TRANSFORMER & IRRIGATION VALVE
EX. WATER MAIN	EX. WATER MAIN
EX. HYDRANT, GATE VALVE & POST INDICATOR VALVE	EX. HYDRANT, GATE VALVE & POST INDICATOR VALVE
EX. WATER VALVE BOX & SHUTOFF	EX. WATER VALVE BOX & SHUTOFF
EX. SANITARY SEWER	EX. SANITARY SEWER
EX. SANITARY CLEANOUT & MANHOLE	EX. SANITARY CLEANOUT & MANHOLE
EX. COMBINED SEWER MANHOLE	EX. COMBINED SEWER MANHOLE
EX. STORM SEWER	EX. STORM SEWER
EX. CLEANOUT & MANHOLE	EX. CLEANOUT & MANHOLE
EX. SQUARE, ROUND, & BEEHIVE CATCH BASIN	EX. SQUARE, ROUND, & BEEHIVE CATCH BASIN
EX. YARD DRAIN & ROOF DRAIN	EX. YARD DRAIN & ROOF DRAIN
EX. UNIDENTIFIED STRUCTURE	EX. UNIDENTIFIED STRUCTURE
PROPOSED WATER MAIN	PROPOSED WATER MAIN
PROPOSED HYDRANT AND GATE VALVE	PROPOSED HYDRANT AND GATE VALVE
PROPOSED TAPPING SLEEVE, VALVE & WELL	PROPOSED TAPPING SLEEVE, VALVE & WELL
PROPOSED POST INDICATOR VALVE	PROPOSED POST INDICATOR VALVE
PROPOSED SANITARY SEWER	PROPOSED SANITARY SEWER
PROPOSED SANITARY CLEANOUT & MANHOLE	PROPOSED SANITARY CLEANOUT & MANHOLE
PROPOSED STORM SEWER	PROPOSED STORM SEWER
PROPOSED STORM SEWER CLEANOUT & MANHOLE	PROPOSED STORM SEWER CLEANOUT & MANHOLE
PROPOSED CATCH BASIN, INLET & YARD DRAIN	PROPOSED CATCH BASIN, INLET & YARD DRAIN

**Site Drainage Data**

Select County: **Oakland**

<b>Existing</b>			
Natural Greenspace area:	0.00 acre	C =	0.25
Select NCRS Soil type:	C		
Improved Greenspace area:	0.00 acre	C =	0.25
Select NCRS Soil type:	C		
Wooded Area:	1.45 acre	C =	0.25
Select NCRS Soil type:	C		
Impervious Area:	0.05 acre	C =	0.95
Greenbelt Area:	1.45 acre	C =	0.25
Total Area (A):	1.50 acre		
Weighted Coefficient of Runoff (C):			0.28
<b>Proposed</b>			
Natural Greenspace area:	0.00 acre	C =	0.20
Select NCRS Soil type:	B		
Improved Greenspace area:	0.46 acre	C =	0.20
Select NCRS Soil type:	B		
Wooded Area:	0.00 acre	C =	0.20
Select NCRS Soil type:	B		
Impervious Area:	0.96 acre	C =	0.95
Greenbelt Area:	0.46 acre	C =	0.20
Total Area (A):	1.43 acre		
Weighted Coefficient of Runoff (C):			0.71
<b>Rainfall Intensity</b>			
Flood Control Time of Concentration, T <sub>c</sub> =	10.00 min		

**Design Requirements**

CPRC Extended Detention: V <sub>ED</sub> =	6,978 cf
CPRC Allowable Outlet Rate: Q <sub>VED</sub> =	0.04 cfs
100-Year Storage Volume: V <sub>100yr</sub> =	8,817 cf
100-Year Allowable Outlet Rate: Q <sub>VRR</sub> =	1.43 cfs

**UNDERGROUND DETENTION SYSTEM**

**CALCULATION DETAILS**

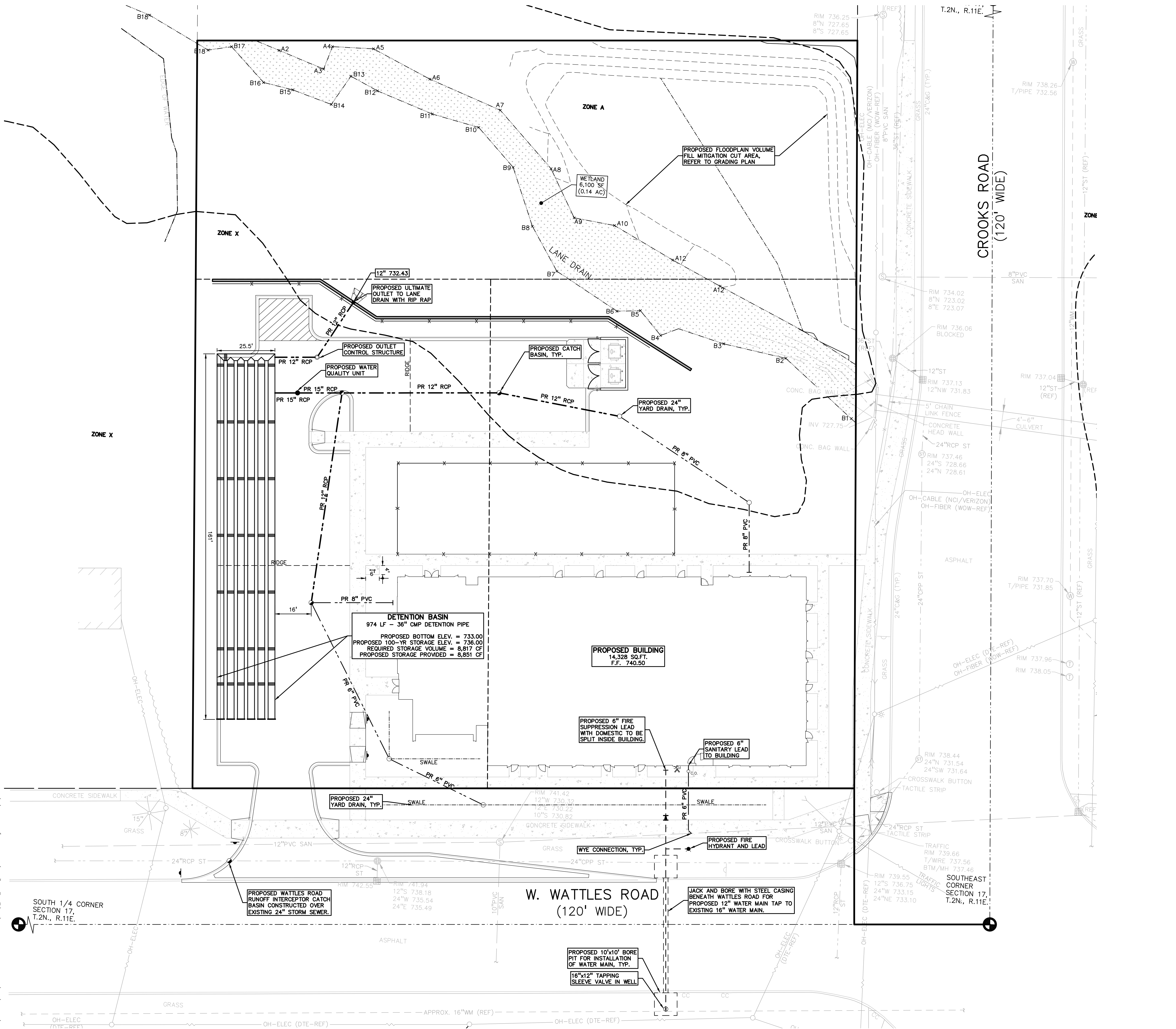
- LOADING = HS20HS25
- APPROX. LINEAR FOOTAGE = 974 LF

**STORAGE SUMMARY**

- STORAGE VOLUME REQUIRED = 8,817 CF
- PIPE STORAGE VOLUME = 6,881 CF
- BACKFILL STORAGE VOLUME = 1,970 CF
- TOTAL STORAGE PROVIDED = 8,851 CF

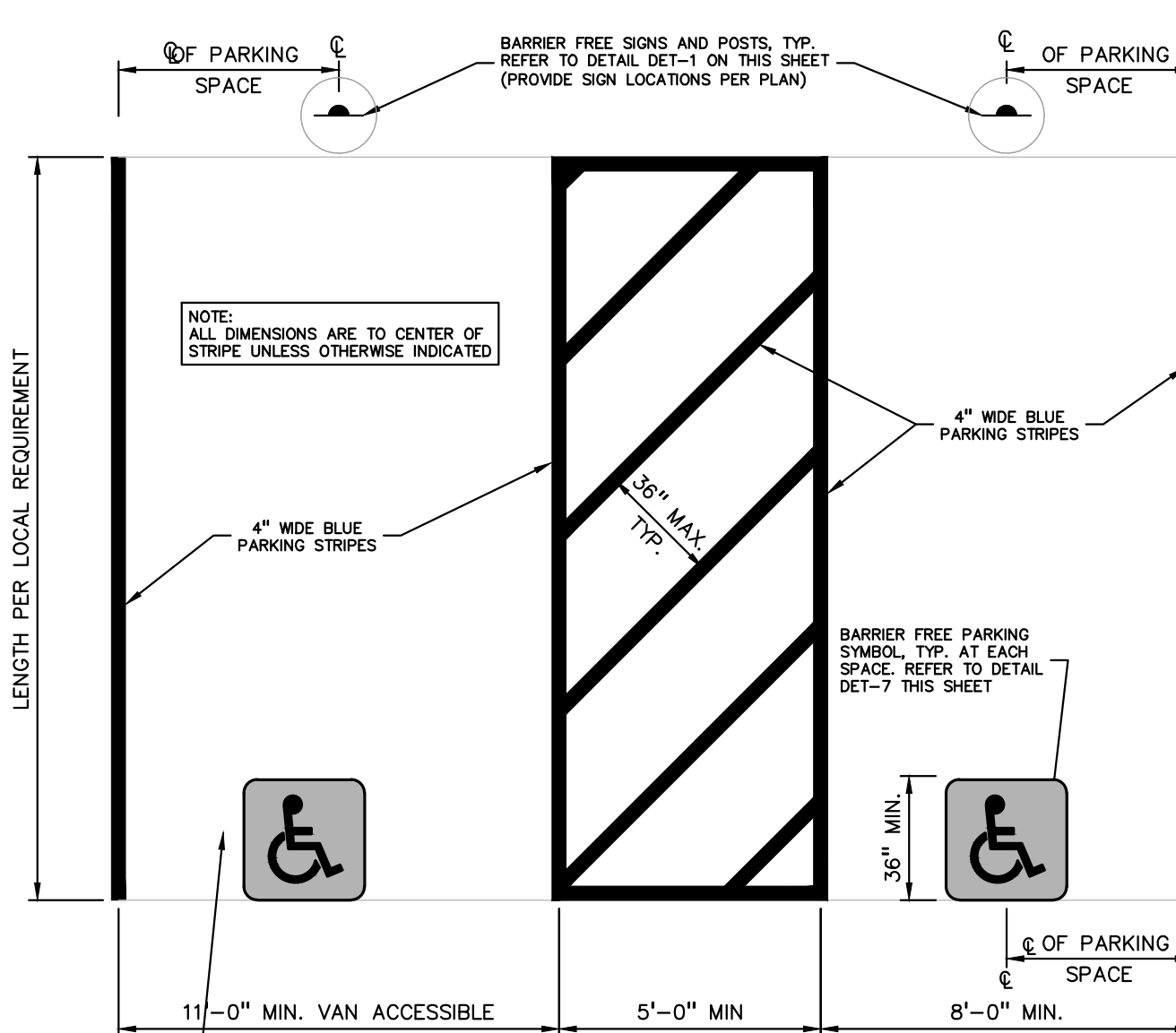
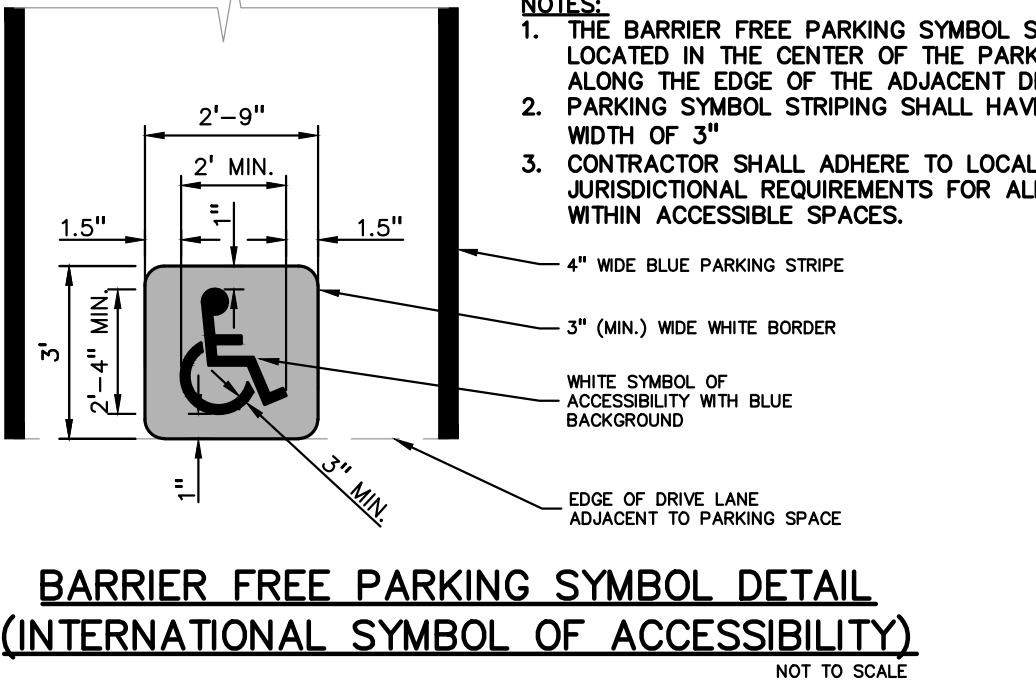
**PIPE DETAILS**

- DIAMETER = 36"
- CORRUGATION = 2 2/3x1/2
- GAGE = 16
- COATING = ALT2
- WALL TYPE = SOLID
- BARREL SPACING = 18"



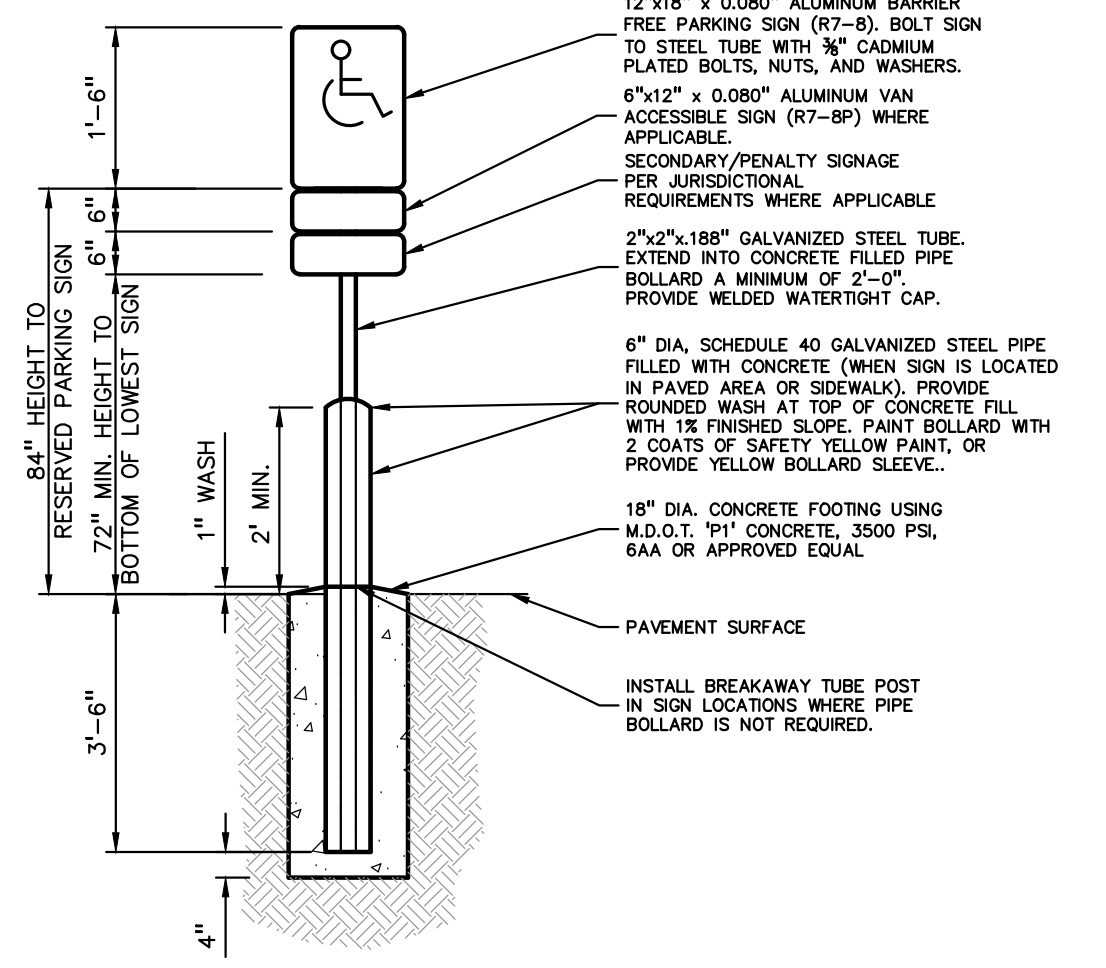
S:\PROJECTS\2023\03-0880 PREMIER ACADEMY-370\DWG\2\_UTILITY-230880.dwg PLOT DATE: 1/19/2024 BY: John Sheehan





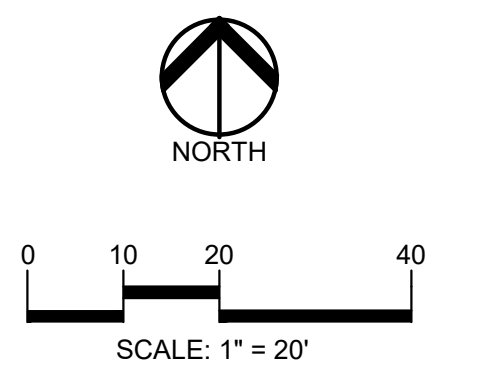
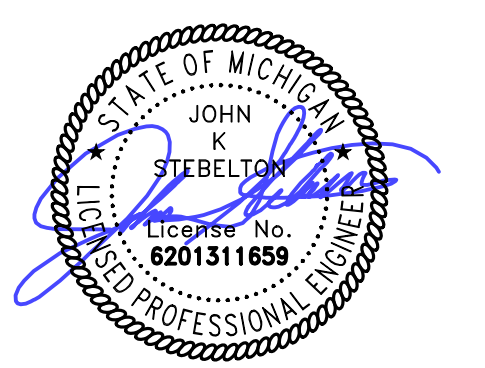
**BARRIER FREE SIGN NOTES:**

- ONE SIGN IS REQUIRED AT EACH BARRIER FREE PARKING SPACE.
- ALL SIGNS SHALL COMPLY WITH THE LATEST STANDARDS OF THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- WHEN TWO BARRIER FREE PARKING SPACES ARE ADJACENT AND FACING EACH OTHER, TWO SIGNS ARE REQUIRED, BUT CAN BE MOUNTED ON THE SAME POST.
- SIGN POSTS SHALL BE 2" NOM. SQUARE 14-GAUGE GALVANIZED STEEL TUBE WITH 7/16" HOLES AT 1" CENTERS. POSTS SHALL TELESCOPE INSIDE ANCHOR POSTS A MINIMUM OF 12".
- ANCHOR POSTS SHALL BE 2.25" NOM. SQUARE 12-GAUGE GALVANIZED STEEL POST, A MINIMUM OF 3 FEET LONG.
- IF THESE NOTES AND DETAILS CONFLICT WITH LOCAL CODES AND ORDINANCES, THE STRICTER REQUIREMENT SHALL BE USED.
- ALTERNATE MATERIALS MAY BE USED IF IN COMPLIANCE WITH A.D.A. GUIDELINES AND LOCAL REQUIREMENTS.



**PEA GROUP**

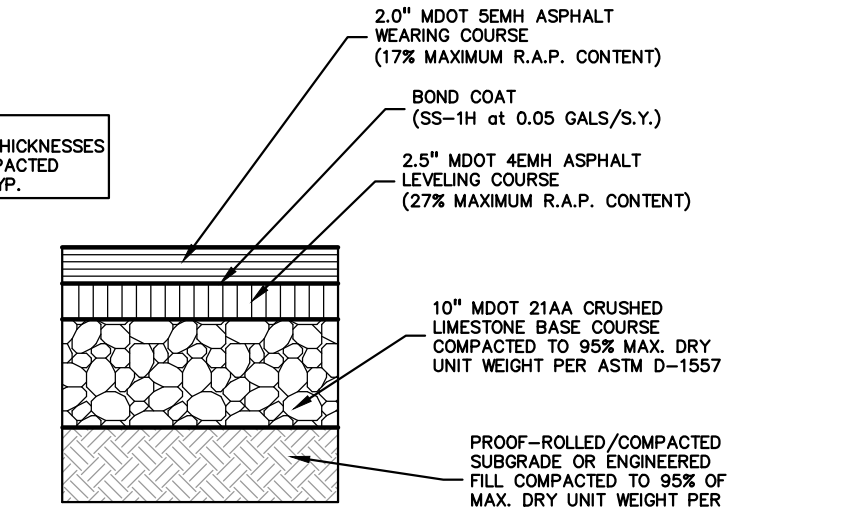
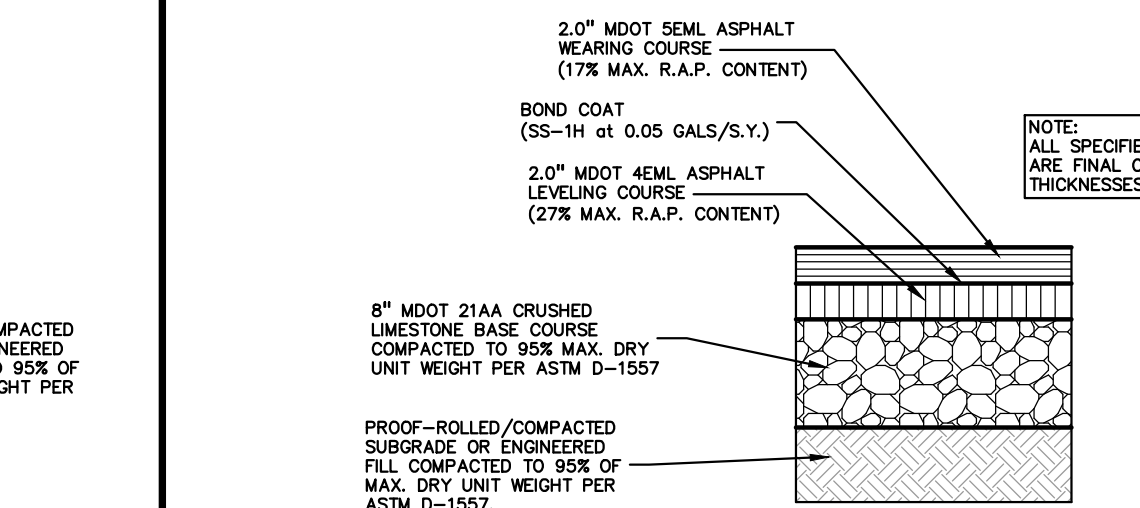
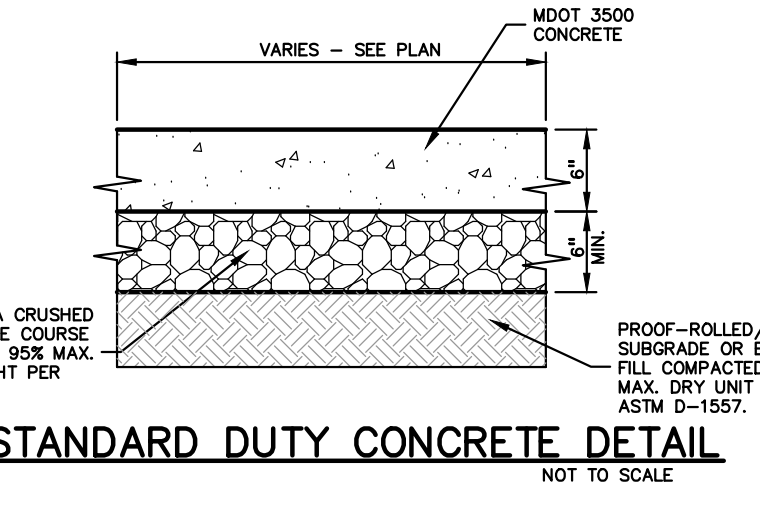
t: 844.813.2949  
www.peagroup.com



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

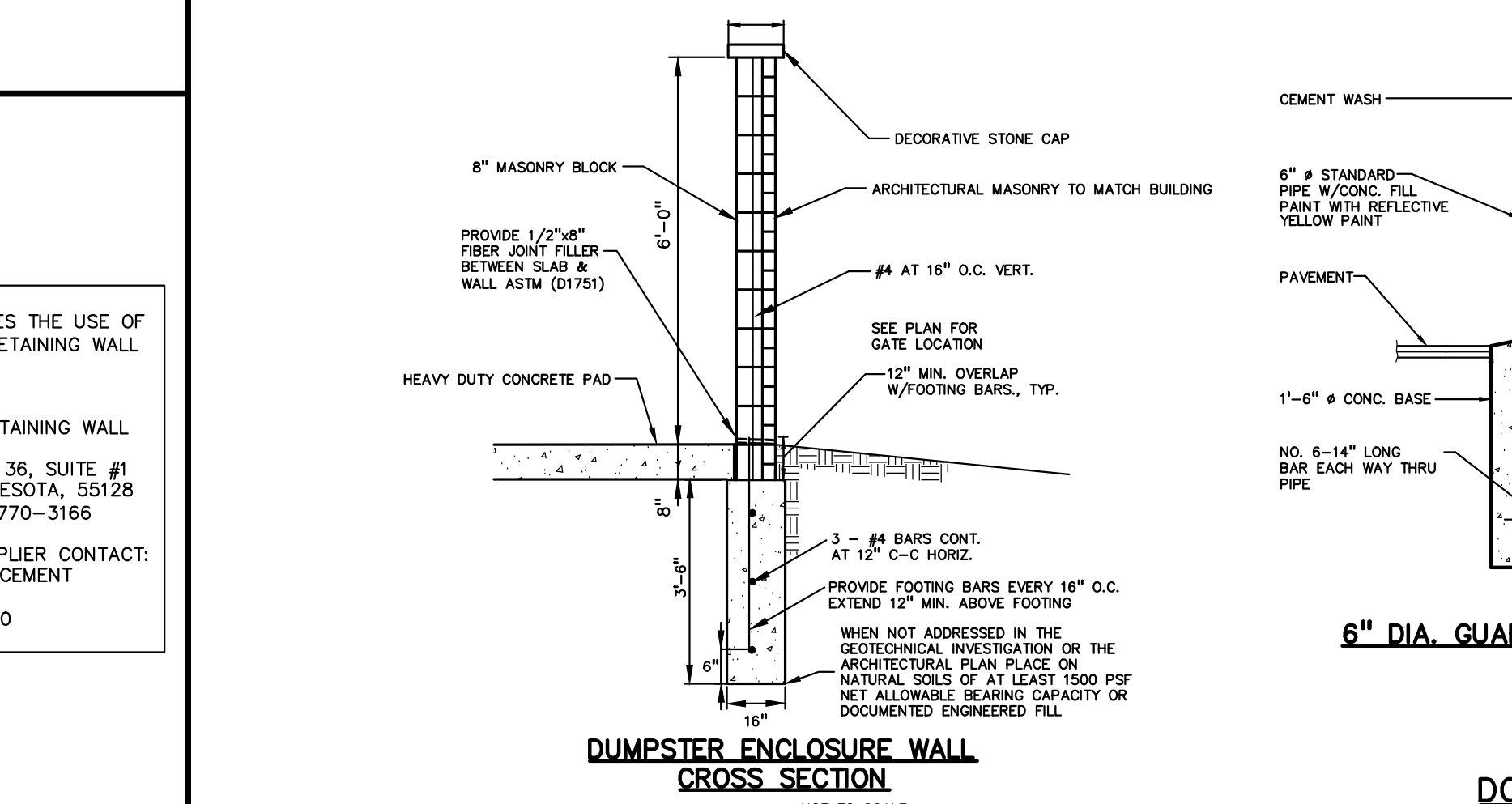
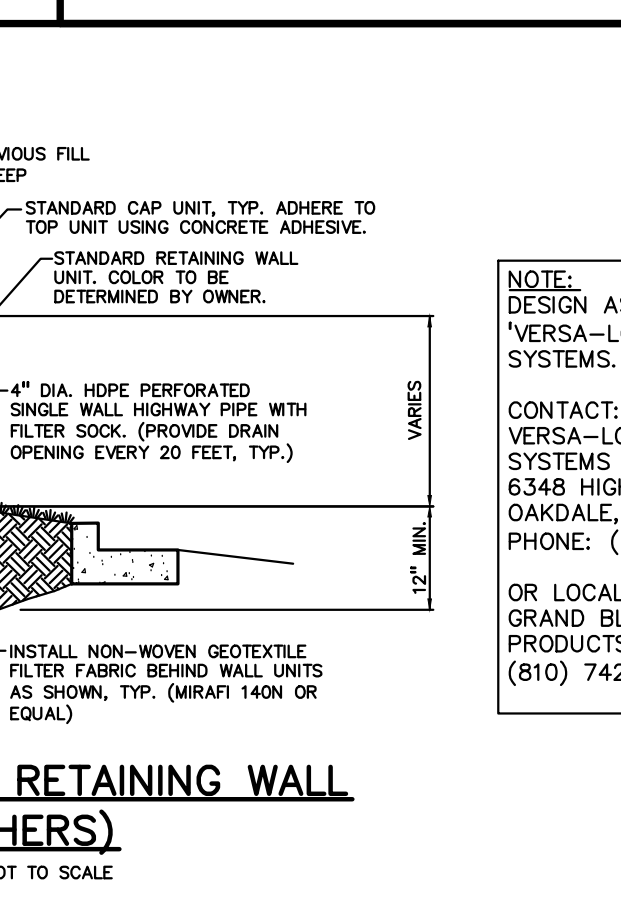
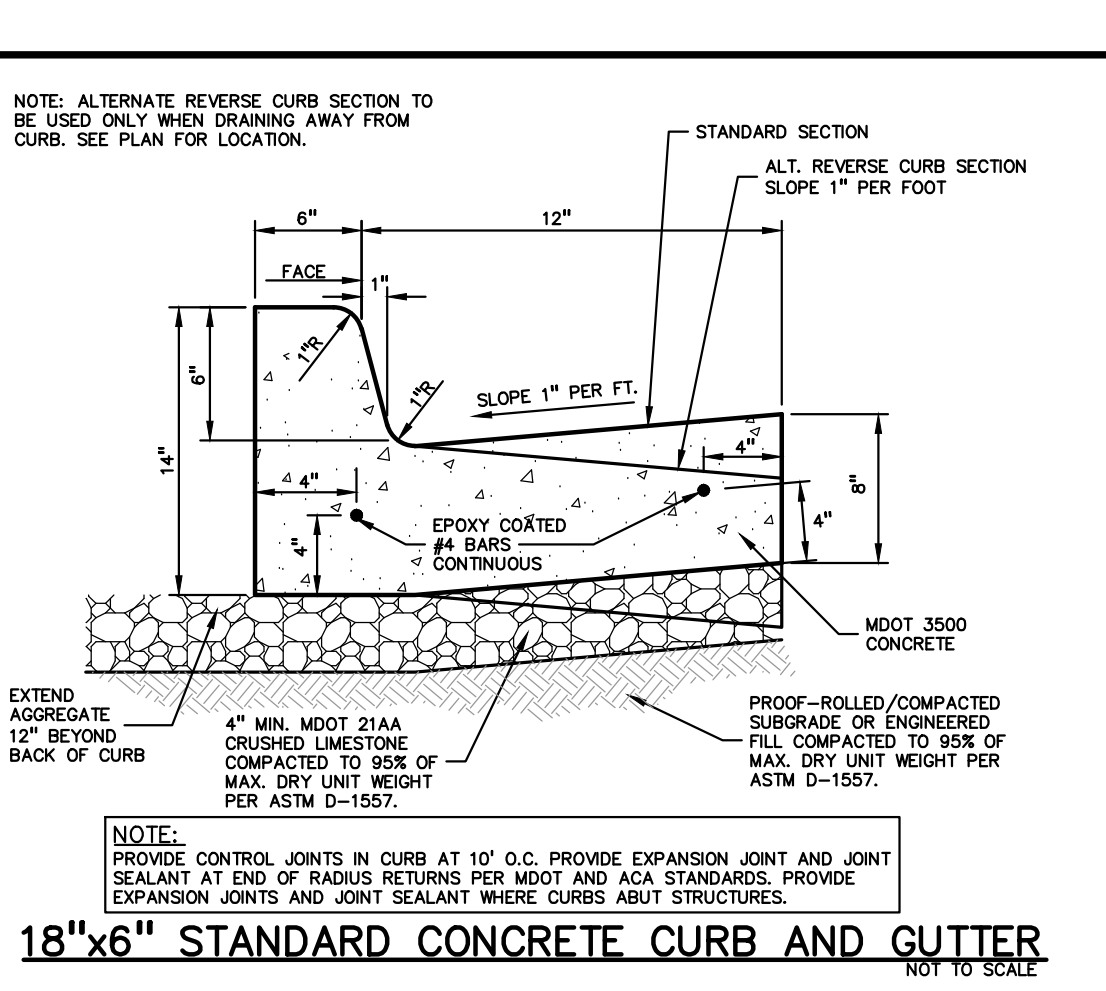
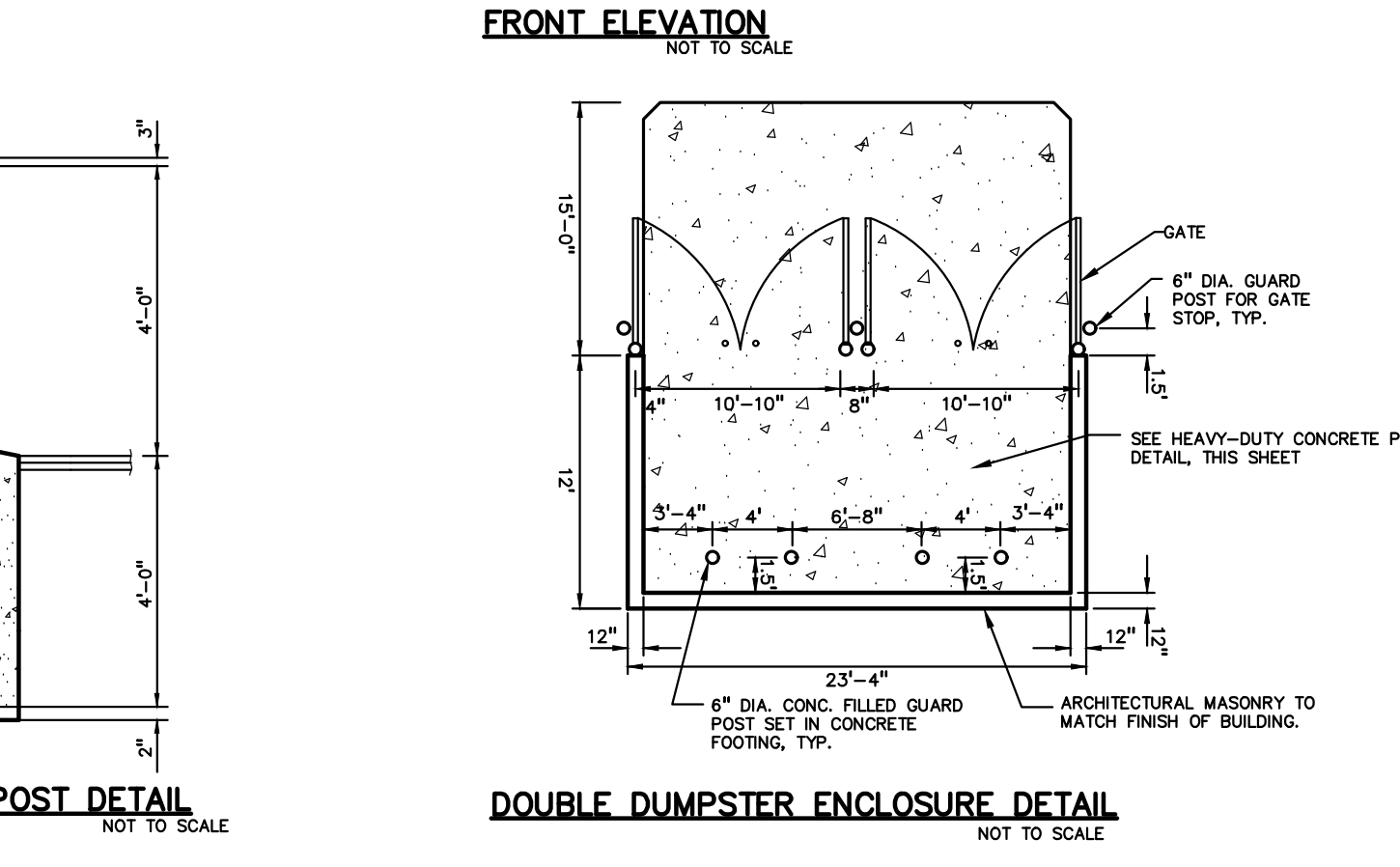
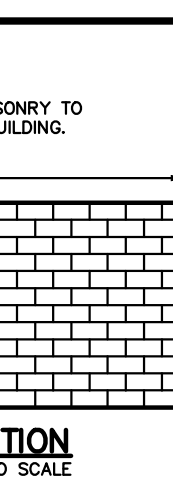
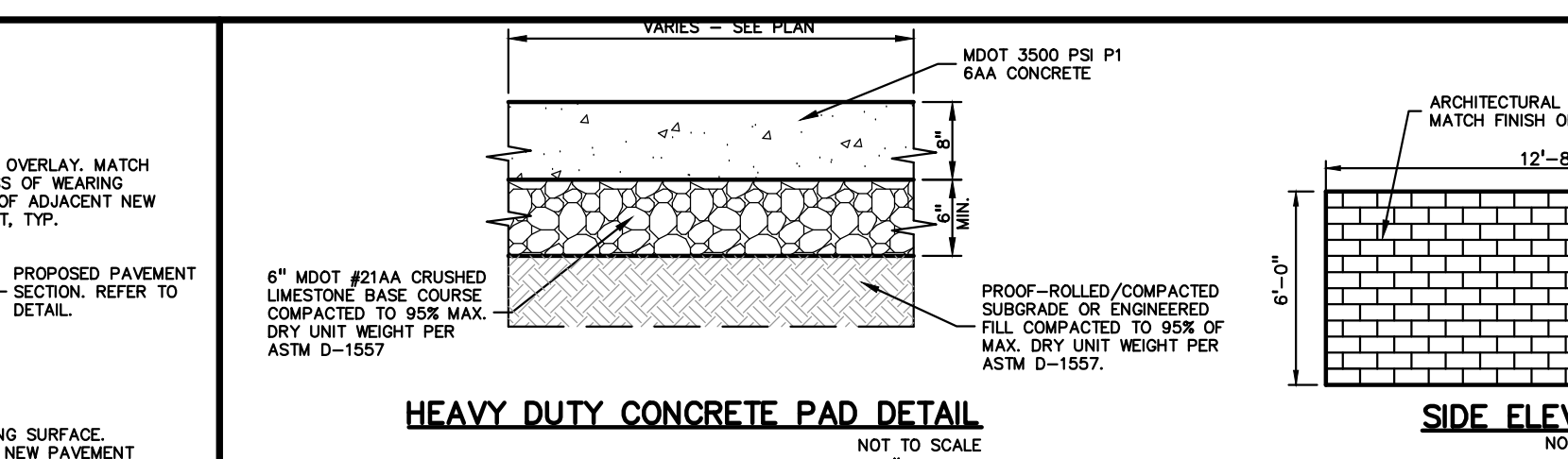
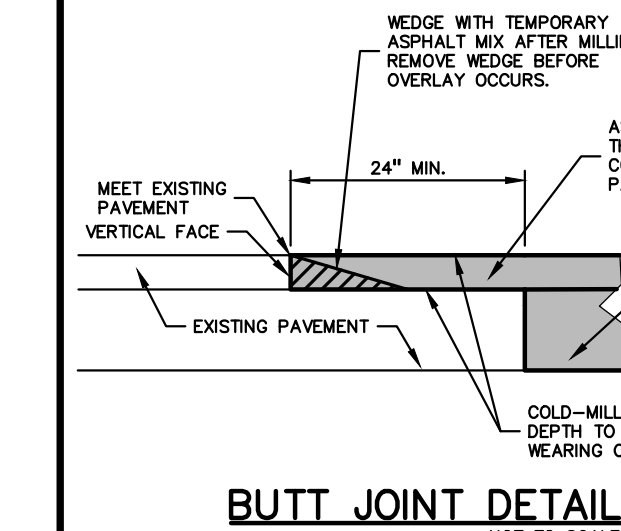
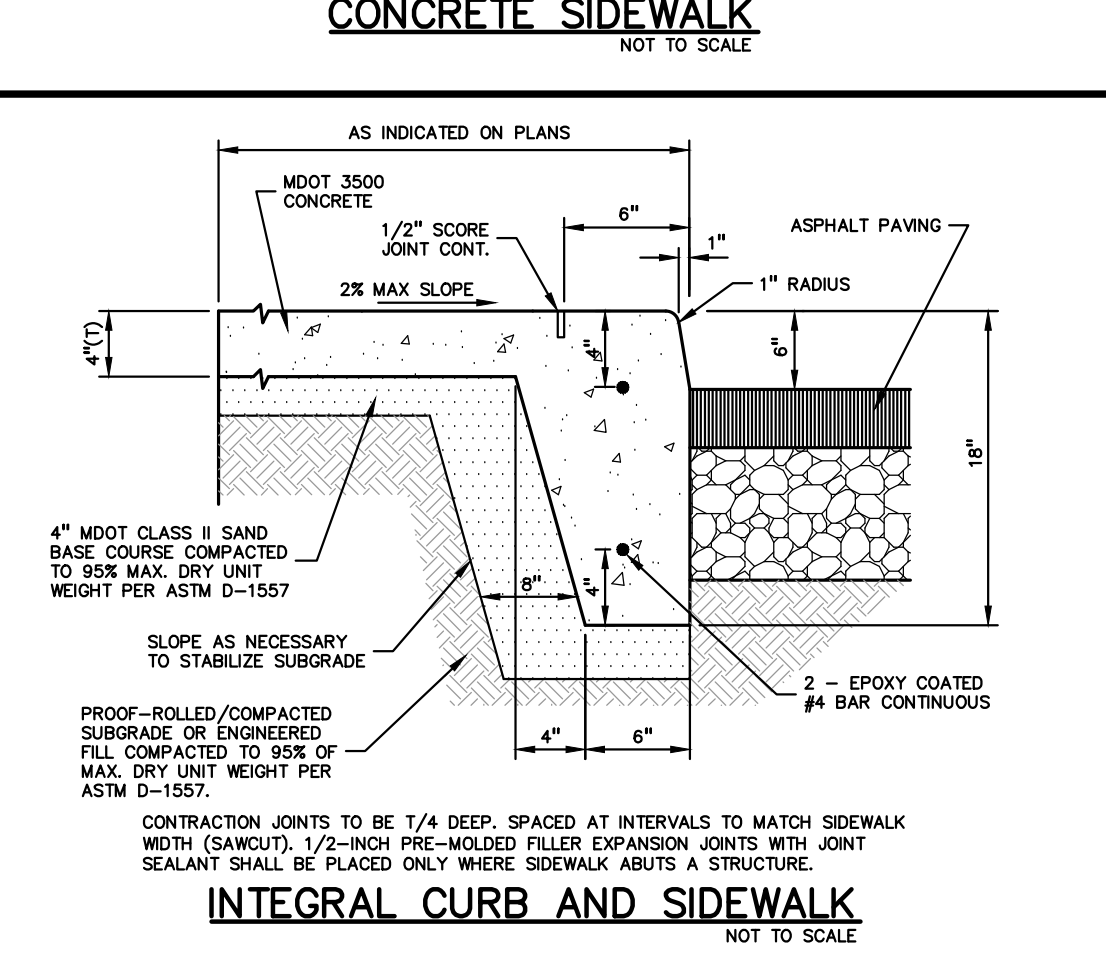
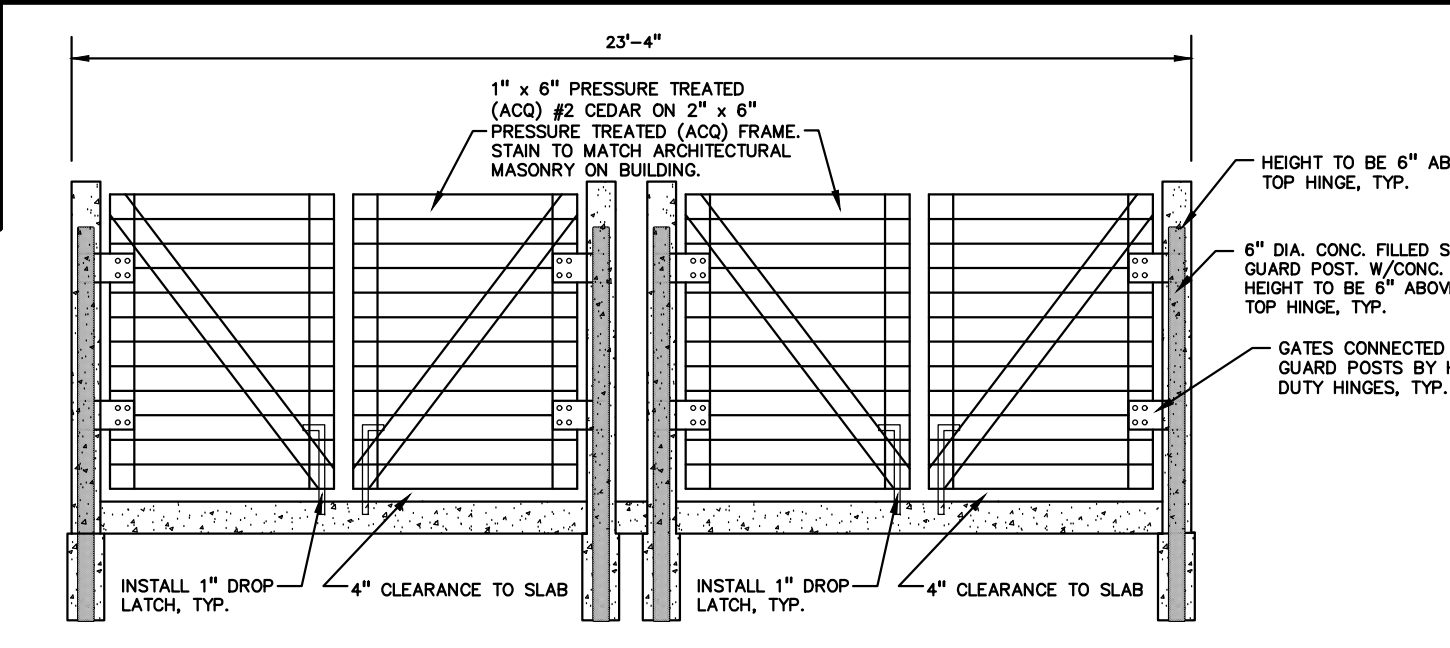
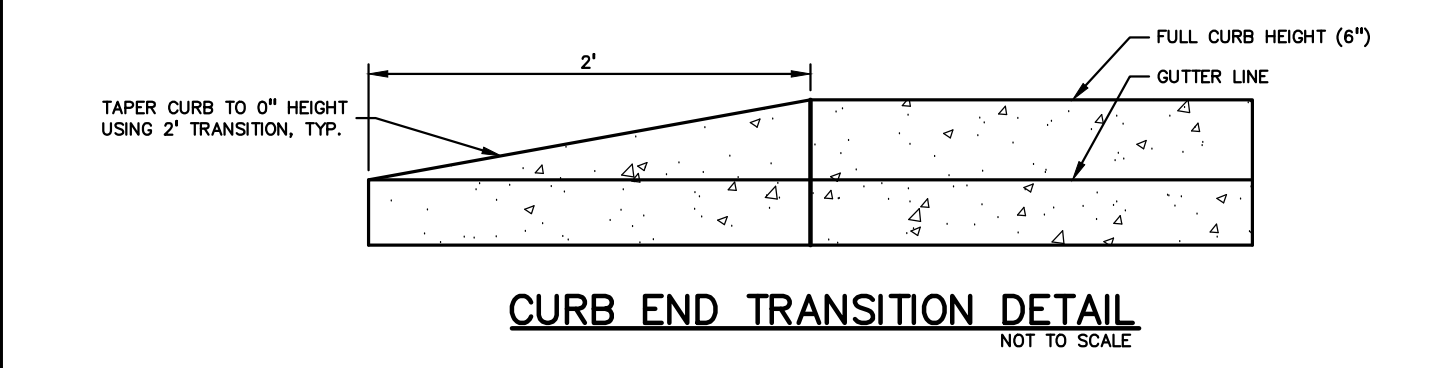
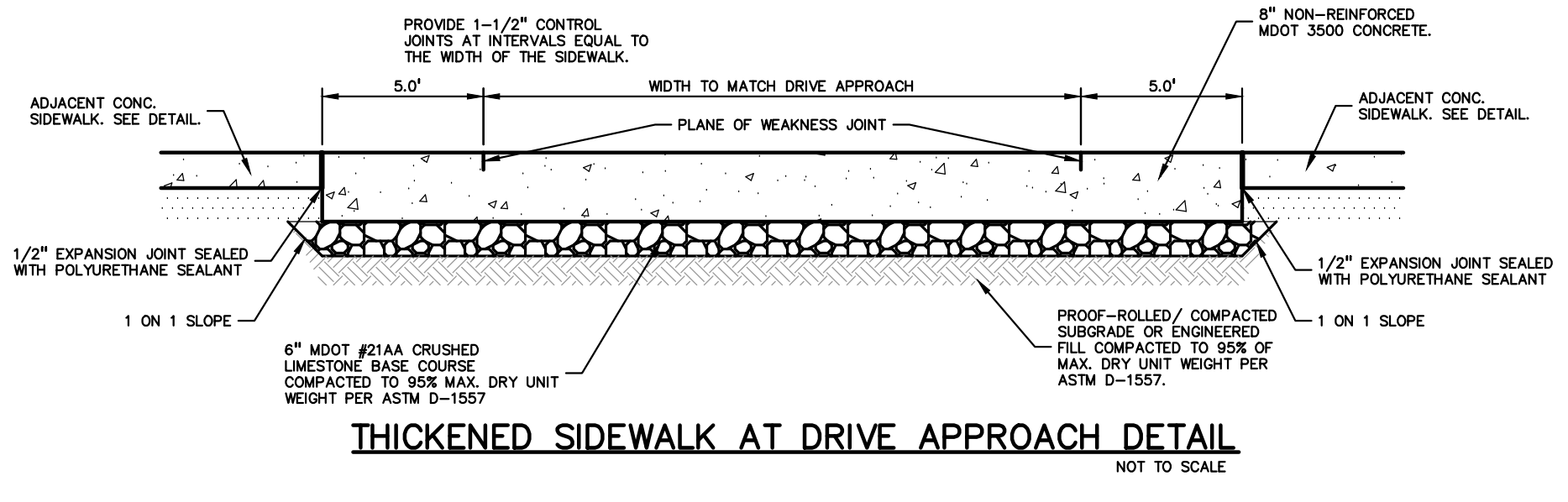
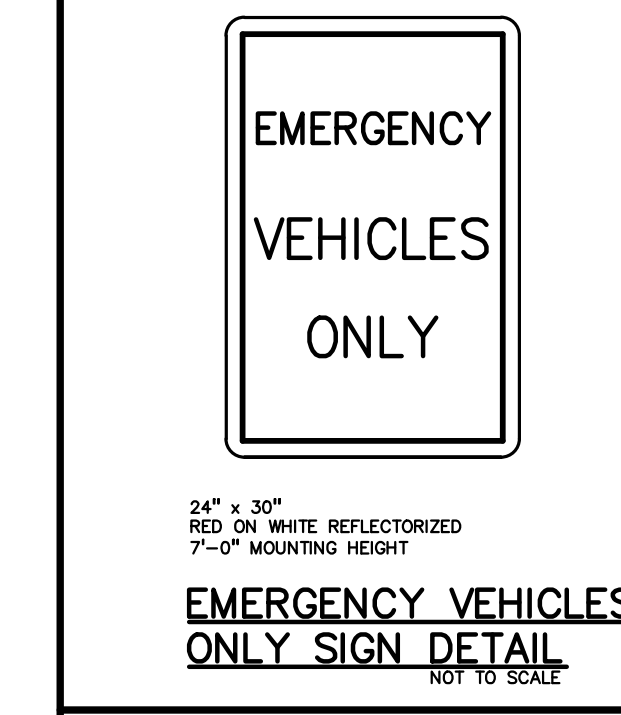
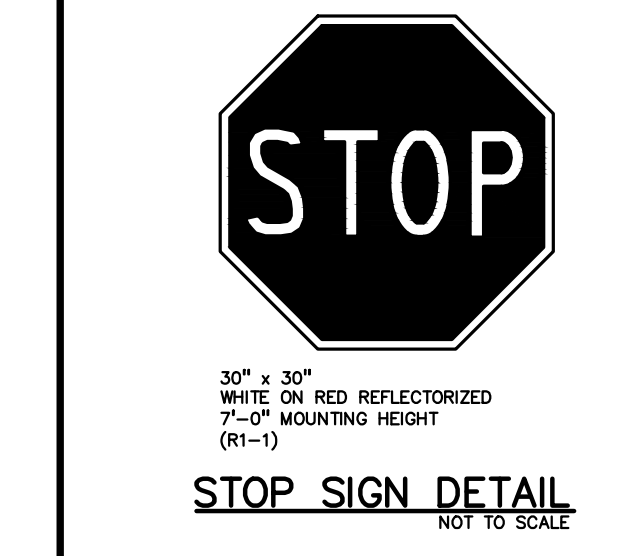
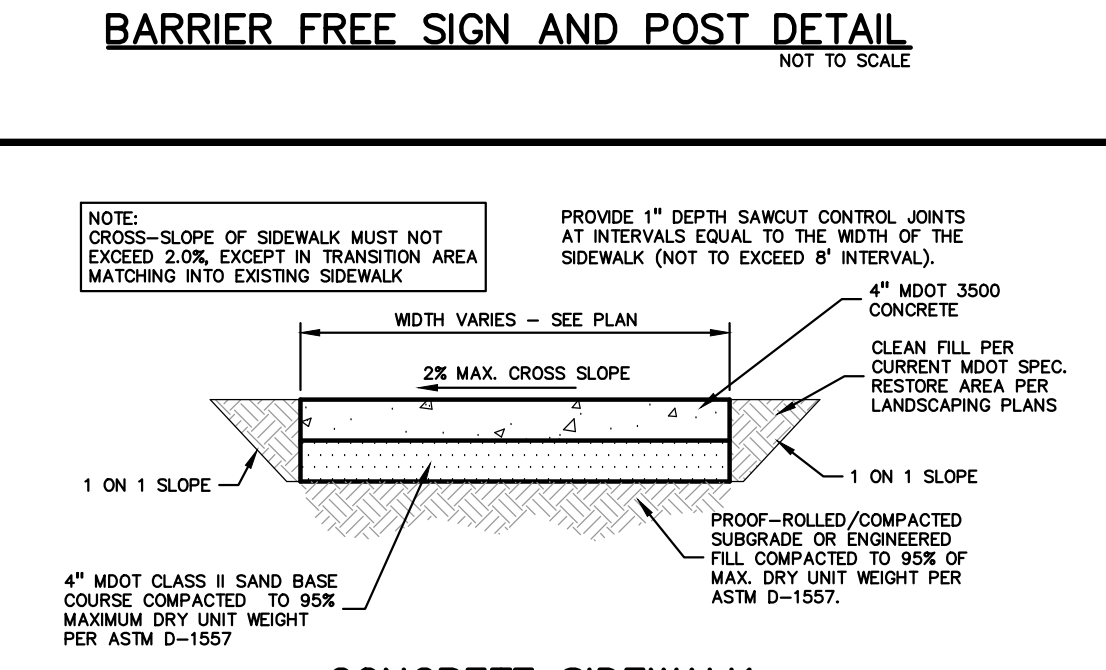
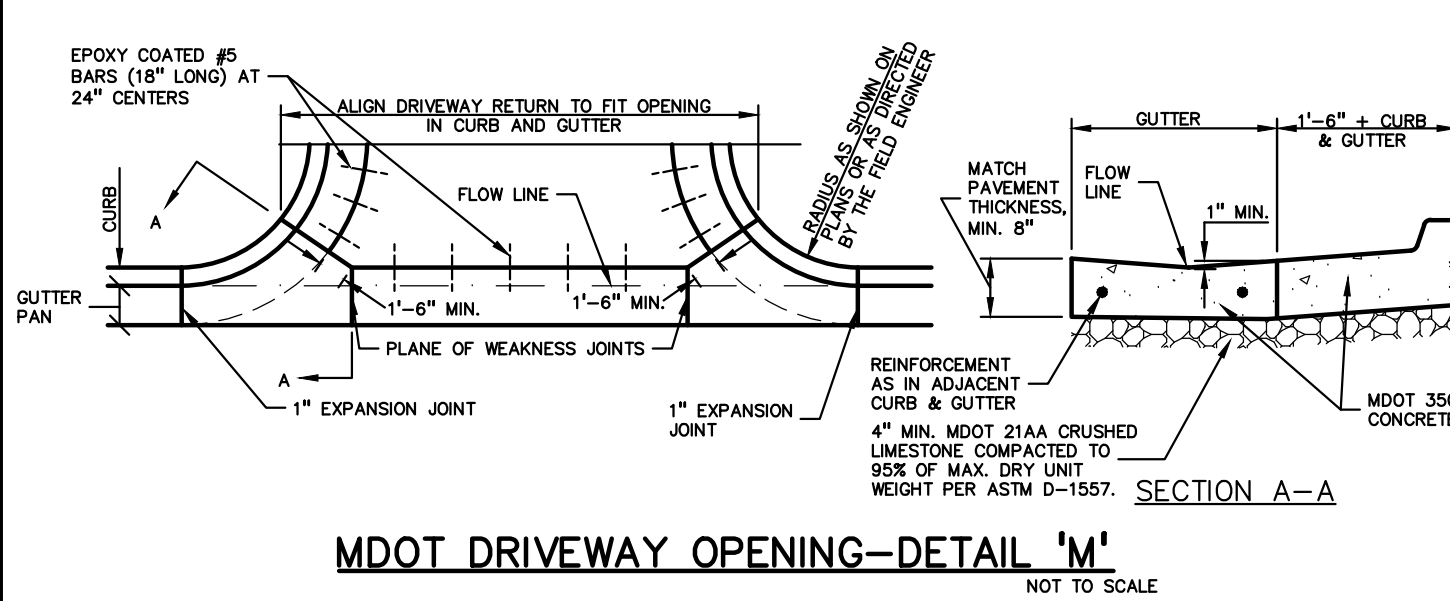
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**ASPHALT MIX DESIGN CHART**

COMMERCIAL ADT	COMMERCIAL ADT	COMMERCIAL ADT	COMMERCIAL ADT	APPLICATION RATE (LB/10')
0-3000	301-1000	1001-3450	ADT 5340	MINIMUM - MAXIMUM
4EL	4CM	4DM	4EM	220-275
5EL	5EM	5CMH	5MA OR 5EMH	165-220
PG 58-28	PG 64-28	PG 64-28	PG 70-28P	



**CLIENT**

**JS CAPITOL GROUP**

155 ROMEO ROAD, SUITE 300  
ROCHESTER, MICHIGAN 48307

**PROJECT TITLE**

**PREMIER ACADEMY**

NORTHWEST CORNER CROOKS ROAD & WATTLIES ROAD  
CITY OF TROY, OKLAHOMA COUNTY, MICHIGAN

**REVISIONS**

NO.	DESCRIPTION	DATE

ORIGINAL ISSUE DATE:  
DECEMBER 08, 2023

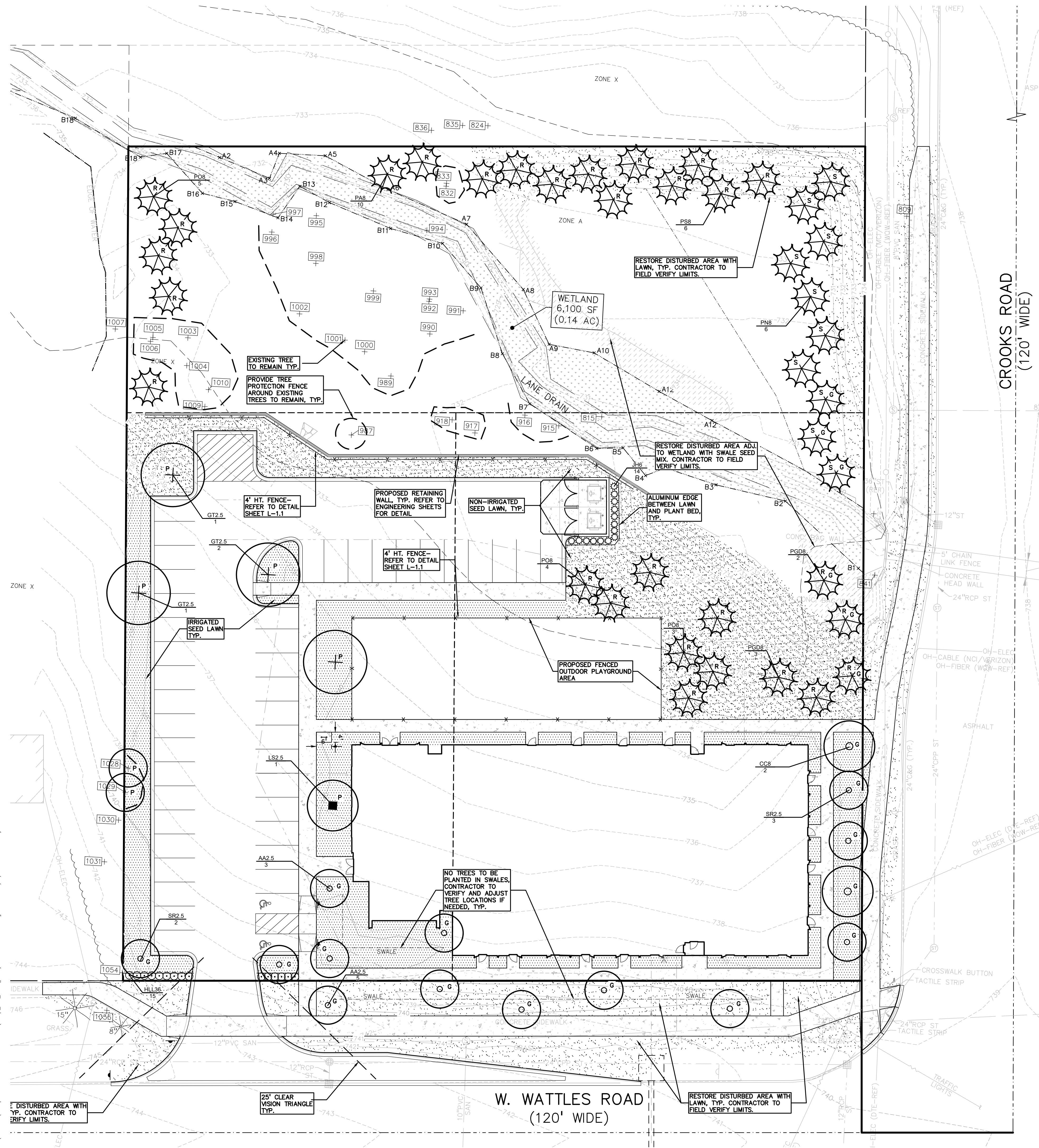
DRAWING TITLE:  
**NOTES AND DETAILS**

PEA JOB NO. 23-0880  
P.M. JH  
DN. JKS  
DES. JKS  
DRAWING NUMBER:

**NOT FOR CONSTRUCTION**

**C-9.0**





**GENERAL PLANTING NOTES:**

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

**KEY:**

- = PROPOSED DECIDUOUS TREES
- = PROPOSED EVERGREEN TREES
- = SHRUBS
- = IRRIGATED SEED LAWN
- = NON-IRRIGATED SEED LAWN
- = SWALE SEED MIX

LETTER DESIGNATION FOR ORDINANCE REQUIRED MATERIAL

- G = GREENBELT TREES
- P = PARKING LOT TREES
- R = REPLACEMENT TREES
- S = TREES SCREENING BETWEEN LAND USES
- = EXISTING TREES TO REMAIN WITH TREE PROTECTION FENCE

**LANDSCAPE CALCULATIONS:**  
PER CITY OF TROY ZONING ORDINANCE NEIGHBORHOOD NODE

**GREENBELT**  
REQUIRED: 1 DEC TREE/30 LF ALONG PUBLIC STREETS  
W. WATTLES ROAD 292 LF/30 = 10 TREES  
CROOKS ROAD 330 LF/30 = 11 TREES

**PROVIDED:**  
W. WATTLES ROAD: 10 DEC TREES  
CROOKS: 5 DEC TREES AND 6 SCREENING OR REPLACEMENT TREES COUNTING AS GREENBELT TREES

**PARKING LOT SCREENING**  
REQUIRED: 3' LANDSCAPE PLANTINGS WHERE PARKING LOT ABUTS PUBLIC ROAD  
PROVIDED: 36" HT. SHRUB HEDGE

**PARKING LOT LANDSCAPE**  
REQUIRED: 1 TREE/ 8 PARKING SPACES  
ALL LANDSCAPE TO BE 3' FROM BACK OF CURB  
44 PARKING SPACES/8 = 6 TREES  
PROVIDED: 2 EXISTING TREES TO REMAIN, 5 PROPOSED DECIDUOUS TREES (1 EXTRA PER REVIEW COMMENTS 1-11-24)

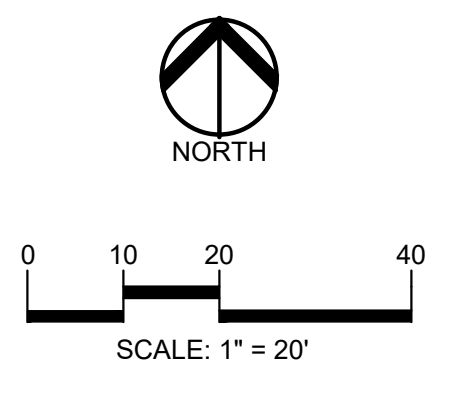
**SITE AREA LANDSCAPE**  
REQUIRED: 20% OF TOTAL SITE AREA TO BE LANDSCAPED  
96,016 SF \* 0.2 = 19,203 SF REQUIRED  
PROVIDED: 58,021 SF PROVIDED IN AREA INCLUDING EXISTING LANDSCAPE AREA TO REMAIN TO NORTH OF SITE

**TREE REPLACEMENT**  
312" DBH WOODLAND TREES REMOVED,  
156" DBH REPLACEMENT REQUIRED  
27" DBH WOODLAND TREES PRESERVED X 2 = 54" CREDIT REQUIRED  
156" - 54" = 102" WOODLAND TREE REPLACEMENT REQUIRED  
12" DBH LANDMARK TREE REMOVED  
12" REPLACEMENT REQUIRED  
102" + 12" = 114" DBH REPLACEMENT REQUIRED  
1' HT EVG = 0.5" DBH  
PROVIDED:  
29, 8' HT. EVERGREENS, EQUIVALENT TO 114" DBH

**SCREENING BETWEEN LAND USES**  
1 LG EVG/10 LF (SCREENING ALT 2) REQUIRED BETWEEN DAYCARE AND RESIDENTIAL USES  
98 LF SHARED WITH RESIDENTIAL USE ACROSS CROOKS ROAD; 10 LG EVERGREENS REQUIRED  
PROVIDED:  
10, 8' HT EVERGREENS

**PLANT SCHEDULE**

CODE	BOTANICAL / COMMON NAME	QTY	SIZE	CONTAINER	SPACING
<b>TREES</b>					
AA2.5	AMELANCHIER ARBOREA / DOWNY SERVICEBERRY	8	2.5" CAL.	B&B	
TOTAL:		8			
<b>DECIDUOUS TREES</b>					
GT2.5	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE' / SKYLINE® HONEY LOCUST	4	2.5" CAL.	B&B	
LS2.5	LIQUIDAMBAR STYRACIFLUA / SWEET GUM	1	2.5" CAL.	B&B	
TOTAL:		5			
<b>EVERGREEN TREES</b>					
PA8	PICEA ABIES / NORWAY SPRUCE	10	8' HT.	B&B	
PGD8	PICEA GLAUCA 'DENSATA' / BLACK HILLS SPRUCE	5	8' HT.	B&B	
PO8	PICEA OMORIKA / SERBIAN SPRUCE	12	8' HT.	B&B	
PN8	PINUS NIGRA / AUSTRIAN PINE	6	8' HT.	B&B	
PS8	PINUS STROBUS / EASTERN WHITE PINE	6	8' HT.	B&B	
TOTAL:		39			
<b>ORNAMENTAL TREES</b>					
CC8	CERCIS CANADENSIS / EASTERN REDBUD	2	8' HT.	B&B	
SR2.5	SYRINGA RETICULATA 'IVORY SILK' / IVORY SILK JAPANESE TREE LILAC	5	2.5" CAL.	B&B	
TOTAL:		7			
<b>SHRUBS</b>					
HL36	HYDRANGEA PANCULATA 'JANE' / LITTLE LIME® PANICLE HYDRANGEA	15	36" HT.	CONT.	36" O.C.
JH6	JUNIPERUS CHINENSIS 'HETZUI COLUMNARIS' / HETZUI COLUMN JUNIPER	14	6' HT.	B&B	36" O.C.
TOTAL:		29			



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**CLIENT**  
**JS CAPITOL GROUP**  
155 ROMEO ROAD, SUITE 300  
ROCHESTER, MICHIGAN 48307

**PROJECT TITLE**  
**PREMIER ACADEMY**  
NORTHWEST CORNER CROOKS ROAD & WATTLES ROAD  
CITY OF TROY, OKLAHOMA COUNTY, MICHIGAN

**REVISIONS**

CITY COMMENTS	1/19/24
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ORIGINAL ISSUE DATE:  
DECEMBER 08, 2023

DRAWING TITLE  
**PRELIMINARY LANDSCAPE PLAN**

PEA JOB NO. 23-0880

P.M.	JH
DN.	AH
DES.	LW

DRAWING NUMBER:

S:\PROJECTS\2023\23-0880 PREMIER ACADEMY-3707\W\23\_23-0880\LANDSCAPE-230808.dwg PLOT DATE: 1/19/2024 BY: Anne Meyer



NATIVE SEED MIX. BY STANTEC NATIVE PLANT NURSERY, 574-586-2412, OR EQUAL SPECIES TO BE NATIVE TO COUNTY. NO INVASIVE SPECIES ALLOWED  
FOR ALL SEED MIXES, PROVIDE EROSION MAT ON SLOPES AND AREAS OF WASH OUT TYP. INSTALL AND PREP PER MANUFACTURES SPECIFICATIONS.

**Swale Seed Mix**

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

Botanical Name Common Name

**Permanent Grasses/Sedges:**

<i>Andropogon gerardii</i>	Big Bluestem
<i>Carex comosa</i>	Bristly Sedge
<i>Carex cristatella</i>	Crested Oval Sedge
<i>Carex lurida</i>	Bottlebrush Sedge
<i>Carex spp.</i>	Prairie Sedge Mix
<i>Carex vulpinoidea</i>	Brown Fox Sedge
<i>Elymus virginicus</i>	Virginia Wild Rye
<i>Glyceria striata</i>	Fowl Manna Grass
<i>Panicum virgatum</i>	Switch Grass
<i>Scirpus atrovirens</i>	Dark Green Rush
<i>Scirpus cyperinus</i>	Wool Grass
<i>Spartina pectinata</i>	Prairie Cord Grass

**Temporary Cover:**

<i>Avena sativa</i>	Common Oat
<i>Lolium multiflorum</i>	Annual Rye

**Forbs:**

<i>Alisma spp.</i>	Water Plantain (Various Mix)
<i>Asclepias incarnata</i>	Swamp Milkweed
<i>Coreopsis tripteris</i>	Tall Coreopsis
<i>Eutrochium maculatum</i>	Spotted Joe-Pye Weed
<i>Iris virginica</i>	Blue Flag
<i>Liatris spicata</i>	Marsh Blazing Star
<i>Lobelia cardinalis</i>	Cardinal Flower
<i>Lobelia siphilitica</i>	Great Blue Lobelia
<i>Lycopus americanus</i>	Common Water Horehound
<i>Pycnanthemum virginianum</i>	Common Mountain Mint
<i>Rudbeckia triloba</i>	Brown-Eyed Susan
<i>Sagittaria latifolia</i>	Common Arrowhead
<i>Senna hebecarpa</i>	Wild Senna
<i>Silphium terebinthinaceum</i>	Prairie Dock
<i>Symphoricarum novae-angliae</i>	New England Aster
<i>Verbena hastata</i>	Blue Vervain
<i>Zizia aurea</i>	Golden Alexanders

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

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

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

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

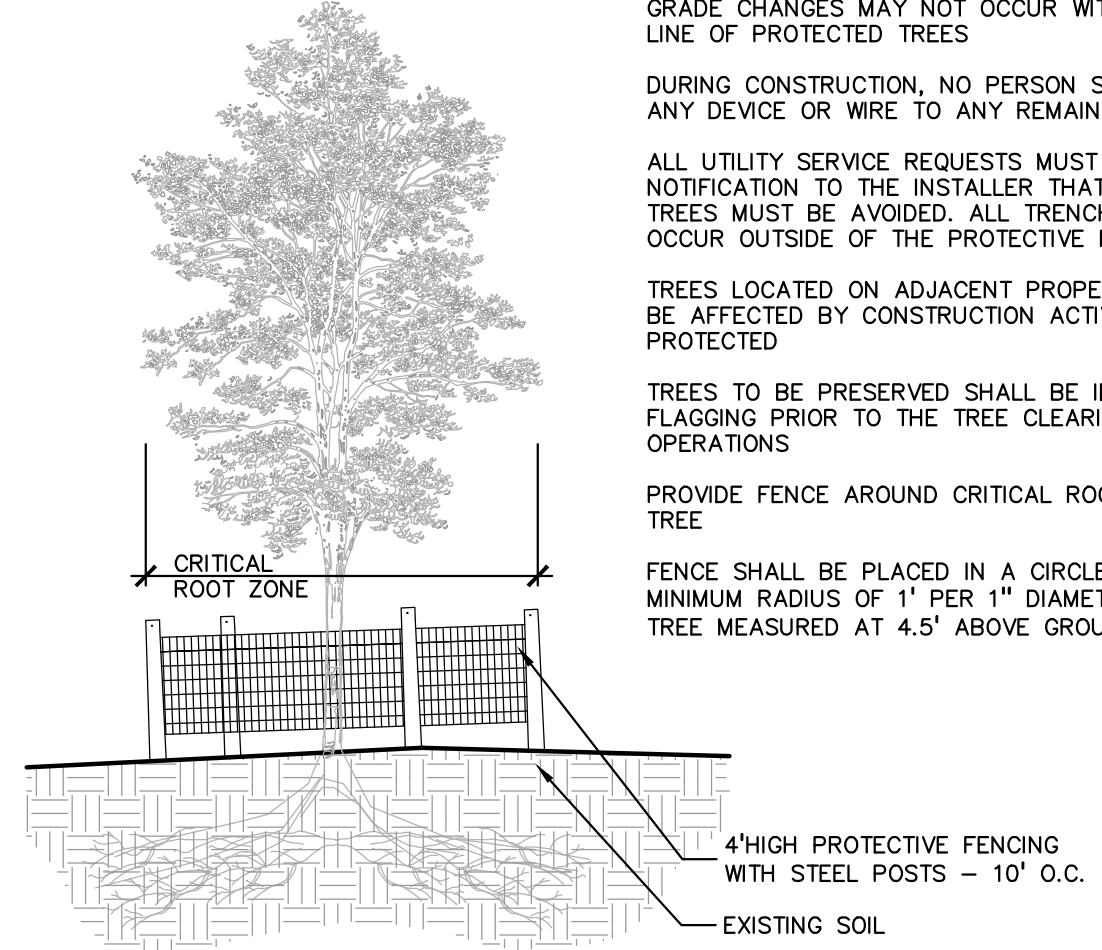
ALL UTILITY SERVICE REQUESTS MUST INCLUDE NOTIFICATION TO THE INSTALLER THAT PROTECTED TREES MUST BE AVOIDED. ALL TRENCHING SHALL OCCUR OUTSIDE OF THE PROTECTIVE FENCING

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

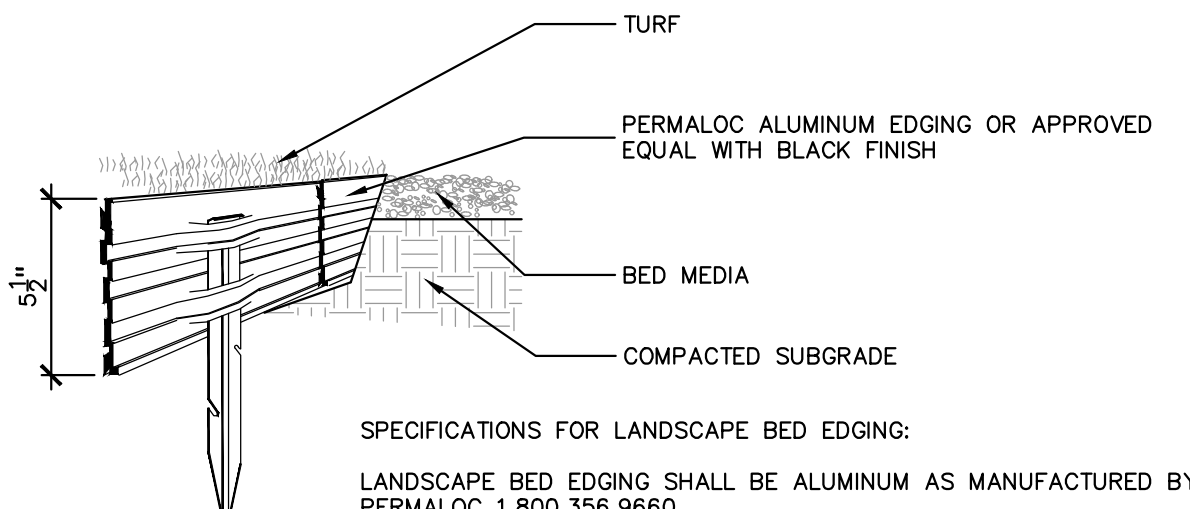
TREES TO BE PRESERVED SHALL BE IDENTIFIED WITH FLAGGING PRIOR TO THE TREE CLEARING OPERATIONS

PROVIDE FENCE AROUND CRITICAL ROOT ZONE OF TREE

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

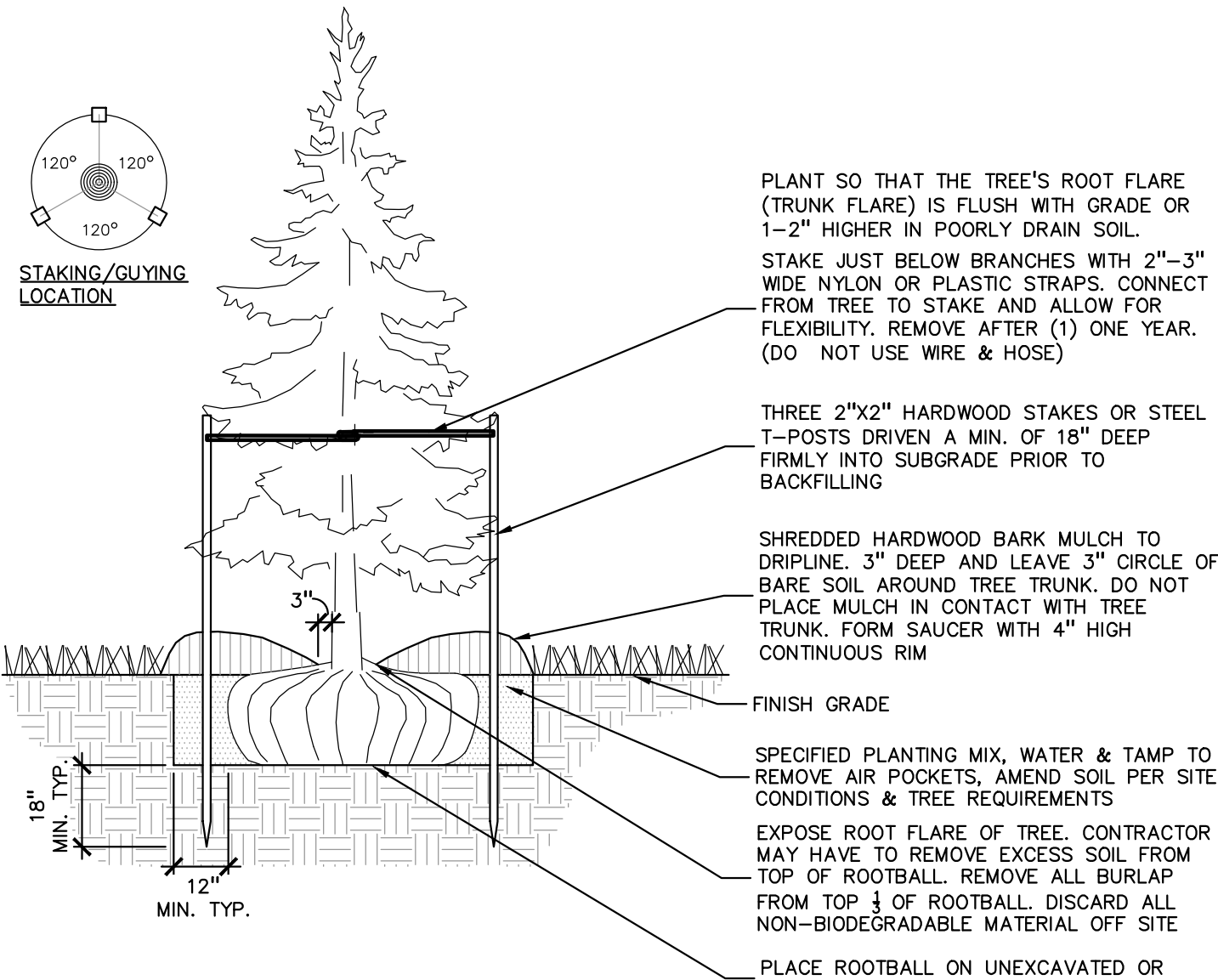


3 TREE PROTECTION DETAIL  
SCALE: 1" = 3'-0"



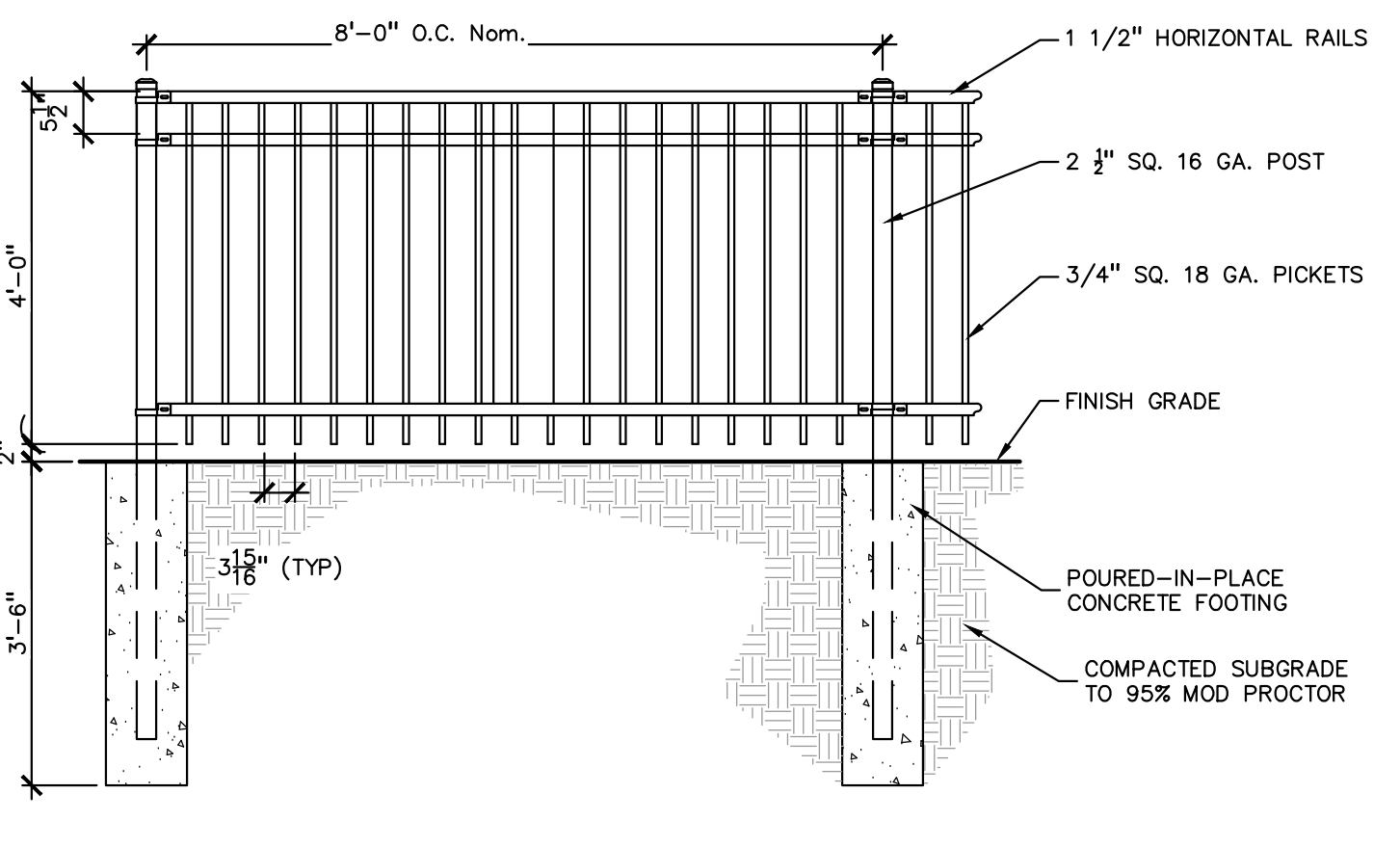
**SPECIFICATIONS FOR LANDSCAPE BED EDGING:**  
LANDSCAPE BED EDGING SHALL BE ALUMINUM AS MANUFACTURED BY PERMALOC 1.800.356.9660  
8' OR 16' SECTIONS SHALL BE USED WITH ONE STAKE PER 38" OF EDGING  
EDGING SHALL BE 5/8" THICK X 4" DEPTH WHEN ADJ. TO MULCH AND 3/4" THICK X 5 1/2" DEPTH WHEN ADJ. TO ROCK, FINISH: BLACK DURAFLEX MEETING AAMA 2603  
STAKE SHALL SECURELY ENGAGE EDGING AND SHALL BE ENTIRELY BELOW TOP SURFACE OF EDGING  
EDGING SHALL HAVE A MINIMUM OF 2" OF INTERLOCKING OVERLAP BETWEEN SECTIONS  
INSTALL AS PER MANUFACTURER'S SPECIFICATIONS WITH TOP OF EDGING 1/4"-3/8" ABOVE COMPACTED FINISH GRADE. FINISH GRADE TO BE COMPACTED ON BOTH SIDES OF EDGING TO MAINTAIN STABILITY

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

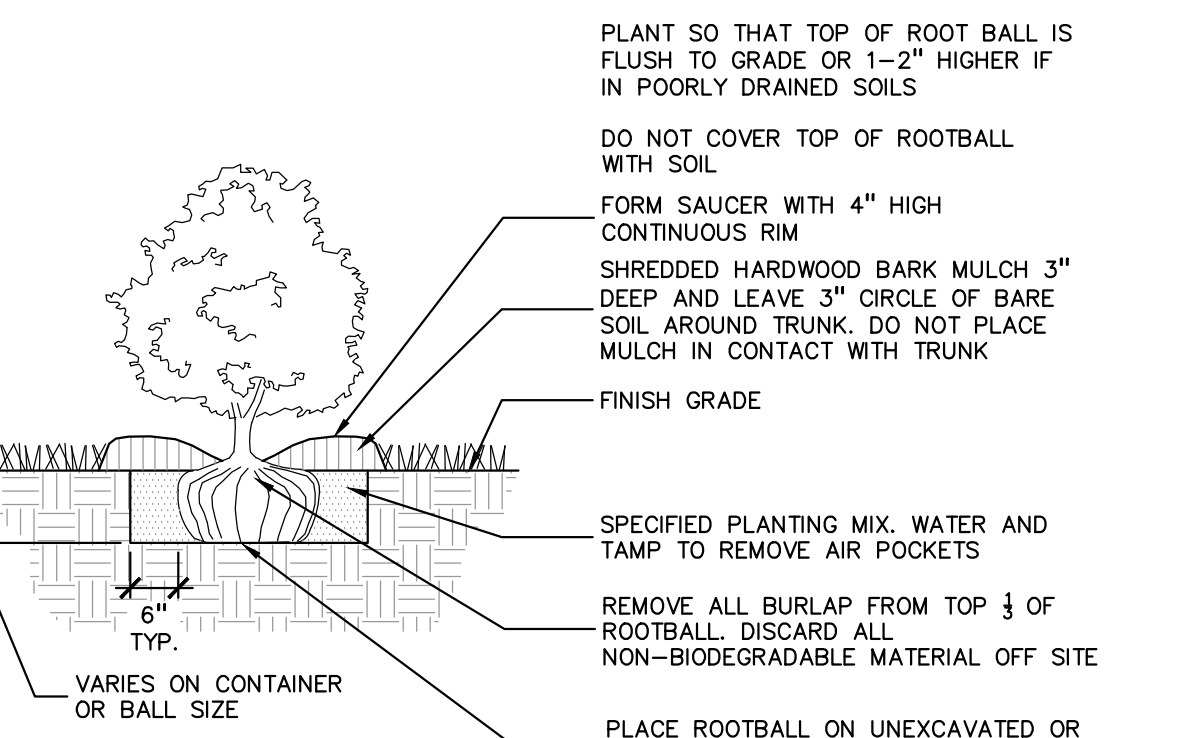


2 EVERGREEN TREE PLANTING DETAIL  
SCALE: 1" = 3'-0"

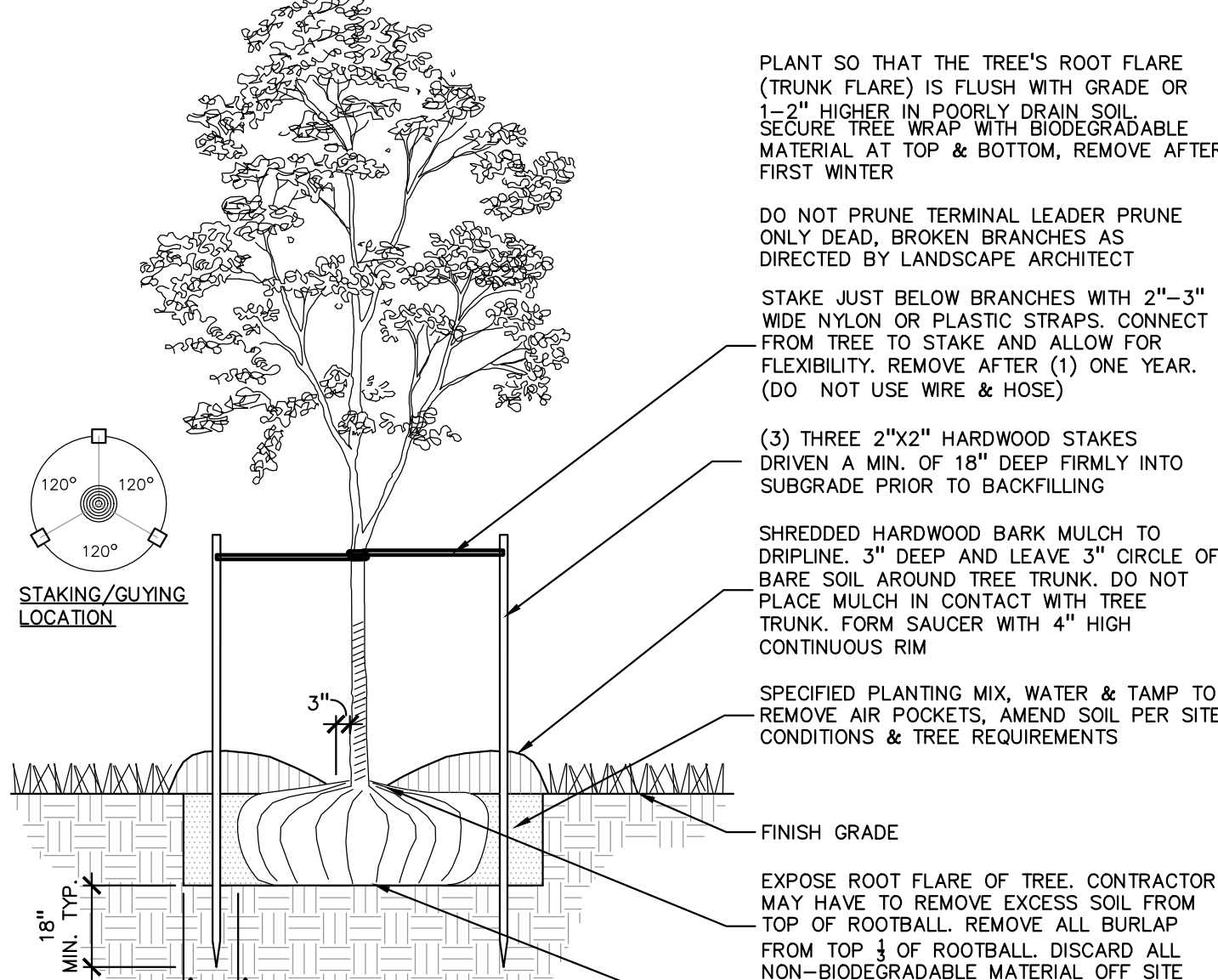
- NOTES:
- 1.) FENCE MANUFACTURER: AMERISTAR (OR APPROVED EQUAL)  
PHONE # 888.333.3422  
PRODUCT: MONTAGE PLUS MAJESTIC  
3 RAIL COMMERCIAL  
FINISH: POWDER COAT/BLACK
  - 2.) FENCING TO MEET STATE & LOCAL CODES
  - 3.) INSTALLATION PER MANUFACTURER'S RECOMMENDATION
  - 4.) SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION FOR APPROVAL



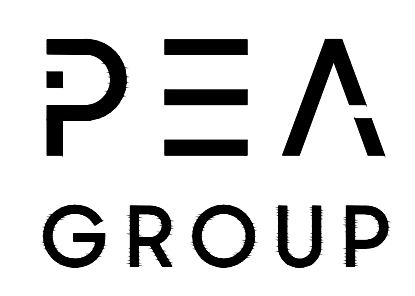
6 ORNAMENTAL FENCE DETAIL  
SCALE: 1" = 2'-0"



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



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



t: 844.813.2949  
www.peagroup.com



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**CLIENT**  
**JS CAPITOL GROUP**  
155 ROMEO ROAD, SUITE 300  
ROCHESTER, MICHIGAN 48307

**PROJECT TITLE**  
**PREMIER ACADEMY**  
NORTHWEST CORNER CROOKS ROAD & WATTLES ROAD  
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

**REVISIONS**

CITY COMMENTS	1/19/24

ORIGINAL ISSUE DATE:  
DECEMBER 08, 2023

DRAWING TITLE  
**LANDSCAPE DETAILS**

PEA JOB NO. 23-0880

P.M. JH

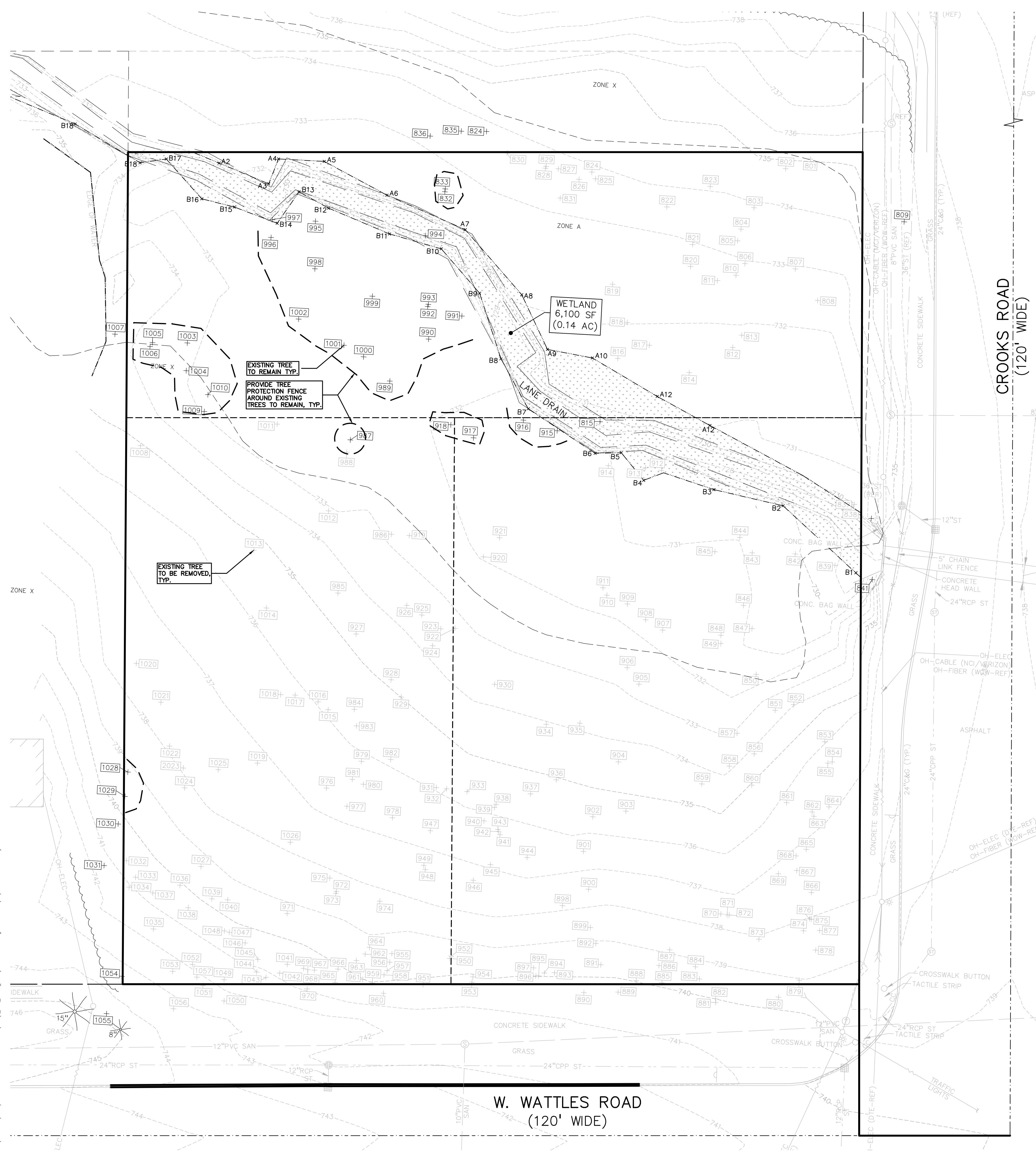
DN. AEH

DES. LW

DRAWING NUMBER:  
**L-1.1**

**NOT FOR CONSTRUCTION**





KEY:

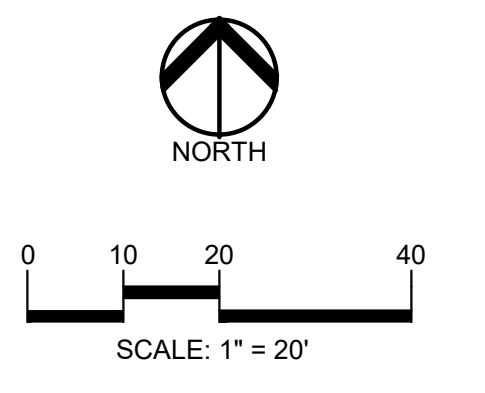
	= EXISTING TREES TO REMAIN
	= EXISTING TREES TO BE REMOVED
	= EXISTING TREES TO REMAIN WITH TREE PROTECTION FENCE

TREE INVENTORY/PRESERVATION CALCULATIONS

<b>WOODLAND TREES</b>		
<b>WOODLAND TREES REMOVED:</b>	32	(REPLACE AT 50% OF REMOVED DBH)
312" DBH x 0.5 =	156"	REPLACEMENT
<b>WOODLAND TREES SAVED:</b>	3	(CREDIT OF 2X DBH)
27" DBH x 2 =	54"	CREDIT
156 -	54	= 102
<b>102" DBH REQUIRED FOR WOODLAND REPLACEMENT</b>		

<b>LANDMARK TREES</b>		
<b>LANDMARK TREES REMOVED:</b>	1	(REPLACE AT 100% OF REMOVED DBH)
12" DBH x 1 =	12"	REPLACEMENT
<b>LANDMARK TREES SAVED:</b>	0	(CREDIT OF 2X DBH)
" DBH x 2 =	"	CREDIT
12 -	0	= 12
<b>114" TOTAL DBH REQUIRED FOR REPLACEMENT</b>		

<b>EXEMPT TREES</b>		
<b>(NO REPLACEMENT REQUIRED FOR EXEMPT TREES)</b>		
<b>SAVED EXEMPT TREES:</b>	27	Trees
<b>EXEMPT TREES ON SITE:</b>	196	Trees
<b>TOTAL SAVED TREES 6" AND ABOVE ON SITE:</b>	30	Trees
<b>TOTAL TREE CREDITS</b>	0	TREE CREDITS



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CLIENT  
**JS CAPITOL GROUP**  
155 ROMEO ROAD, SUITE 300  
ROCHESTER, MICHIGAN 48307

PROJECT TITLE  
**PREMIER ACADEMY**  
NORTHWEST CORNER CROOKS ROAD & WATTLES ROAD  
CITY OF TROY, OKLAHOMA COUNTY, MICHIGAN

REVISIONS	
CITY COMMENTS	1/19/24

ORIGINAL ISSUE DATE:  
DECEMBER 08, 2023

DRAWING TITLE  
**TREE PRESERVATION PLAN**

PEA JOB NO.	23-0880
P.M.	JH
DN.	AH
DES.	LW

DRAWING NUMBER:  
**T-1.0**

NOT FOR CONSTRUCTION

S:\PROJECTS\2023\03-0880 PREMIER ACADEMY-307\WATTLES\_2\_SITE\_PLAN\1-10 TREE-230880.dwg PLOT DATE: 1/9/2024 BY: Arne Hoyer



TAG	CODE	DBH	COMMON NAME	LATIN NAME	COND	NOTES	CLASS	SAVE / REMOVE	ON-SITE	REPLACE
801	BW	8	Black Walnut	Juglans nigra	Dead		WOODLAND	R	Y	-
802	E	10	American Elm	Ulmus americana	Fair	x3	INVASIVE	R	Y	-
803	BW	8	Black Walnut	Juglans nigra	Fair		WOODLAND	R	Y	REPLACE
804	BW	11	Black Walnut	Juglans nigra	Fair		WOODLAND	R	Y	REPLACE
805	BW	7	Black Walnut	Juglans nigra	Fair		WOODLAND	R	Y	REPLACE
806	E	7	American Elm	Ulmus americana	Good	x2	INVASIVE	R	Y	-
807	BW	6	Black Walnut	Juglans nigra	Fair		WOODLAND	R	Y	REPLACE
808	TH	12	Thornapple/Hawthorn	Cragaeus spp.	Fair		LANDMARK	R	Y	REPLACE
809	BL	8	Black Locust	Robinia pseudoacacia	Good		INVASIVE	S	N	-
810	BW	6	Black Walnut	Juglans nigra	Fair		WOODLAND	R	Y	REPLACE
811	E	7	American Elm	Ulmus americana	Fair		INVASIVE	R	Y	-
812	E	13	American Elm	Ulmus americana	Dead		INVASIVE	R	Y	-
813	PN	10	Rn Cherry	Prunus pennsylvanica	Fair		WOODLAND	R	Y	REPLACE
814	BX	8	Box elder	Acer negundo	Fair		INVASIVE	R	Y	-
815	E	8	American Elm	Ulmus americana	Fair		INVASIVE	S	Y	-
816	BX	7	Box elder	Acer negundo	Fair		INVASIVE	R	Y	-
817	PN	8	Rn Cherry	Prunus pennsylvanica	Fair		WOODLAND	R	Y	REPLACE
818	BX	7	Box elder	Acer negundo	Fair		INVASIVE	R	Y	-
819	BW	12	Black Walnut	Juglans nigra	Good		WOODLAND	R	Y	REPLACE
820	BW	9	Black Walnut	Juglans nigra	Fair		WOODLAND	R	Y	REPLACE
821	E	8	American Elm	Ulmus americana	Fair	x1	INVASIVE	R	Y	-
822	E	6	American Elm	Ulmus americana	Fair		INVASIVE	R	Y	-
823	E	6	American Elm	Ulmus americana	Very poor		INVASIVE	R	Y	-
824	PN	6	Rn Cherry	Prunus pennsylvanica	Fair		WOODLAND	R	N	REPLACE
825	PN	6	Rn Cherry	Prunus pennsylvanica	Fair		WOODLAND	R	Y	REPLACE
826	PN	7	Rn Cherry	Prunus pennsylvanica	Fair		WOODLAND	R	Y	REPLACE
827	BX	8	Box elder	Acer negundo	Fair		INVASIVE	R	Y	-
828	E	6	American Elm	Ulmus americana	Fair		INVASIVE	R	Y	-
829	E	6	American Elm	Ulmus americana	Fair		INVASIVE	R	Y	-
830	E	9	American Elm	Ulmus americana	Fair		INVASIVE	R	Y	-
831	E	9	American Elm	Ulmus americana	Very poor		INVASIVE	R	Y	-
832	E	7	American Elm	Ulmus americana	Fair		INVASIVE	S	Y	-
833	E	14	American Elm	Ulmus americana	Fair		INVASIVE	S	Y	-
834	E	10	American Elm	Ulmus americana	Fair		INVASIVE	S	Y	-
835	E	7	American Elm	Ulmus americana	Fair		INVASIVE	S	N	-
836	SM	18	Silver Maple	Acer saccharinum	Good		INVASIVE	S	N	-
837	E	11	American Elm	Ulmus americana	Fair		INVASIVE	R	Y	-
838	BW	11	Black Walnut	Juglans nigra	Good		WOODLAND	R	N	REPLACE
839	PN	11	Rn Cherry	Prunus pennsylvanica	Fair		WOODLAND	R	Y	REPLACE
841	BW	9	Black Walnut	Juglans nigra	Good		WOODLAND	S	N	-
842	E	14	American Elm	Ulmus americana	Good		INVASIVE	R	Y	-
843	E	9	American Elm	Ulmus americana	Fair		INVASIVE	R	Y	-
844	CT	41	Cottonwood	Populus deltoides	Good		INVASIVE	R	Y	-
845	E	7	American Elm	Ulmus americana	Fair		INVASIVE	R	Y	-
846	E	12	American Elm	Ulmus americana	Fair		INVASIVE	R	Y	-
847	E	10	American Elm	Ulmus americana	Fair		INVASIVE	R	Y	-
848	E	11	American Elm	Ulmus americana	Fair		INVASIVE	R	Y	-
849	E	7	American Elm	Ulmus americana	Fair		INVASIVE	R	Y	-
850	E	8	American Elm	Ulmus americana	Fair		INVASIVE	R	Y	-
851	E	9	American Elm	Ulmus americana	Fair		INVASIVE	R	Y	-
852	E	9	American Elm	Ulmus americana	Fair		INVASIVE	R	Y	-
853	E	6	American Elm	Ulmus americana	Fair		INVASIVE	R	Y	-
854	E	10	American Elm	Ulmus americana	Good		INVASIVE	R	Y	-
855	SM	18	Silver Maple	Acer saccharinum	Good		INVASIVE	R	Y	-
856	E	6	American Elm	Ulmus americana	Good		INVASIVE	R	Y	-
857	E	10	American Elm	Ulmus americana	Good		INVASIVE	R	Y	-
858	E	7	American Elm	Ulmus americana	Fair		INVASIVE	R	Y	-
859	E	9	American Elm	Ulmus americana	Fair		INVASIVE	R	Y	-
860	E	10	American Elm	Ulmus americana	Fair		INVASIVE	R	Y	-
861	E	6	American Elm	Ulmus americana	Good		INVASIVE	R	Y	-
862	E	6	American Elm	Ulmus americana	Fair		INVASIVE	R	Y	-
863	BL	17	Black Locust	Robinia pseudoacacia	Fair		INVASIVE	R	Y	-
864	E	8	American Elm	Ulmus americana	Good		INVASIVE	R	Y	-
865	E	8	American Elm	Ulmus americana	Fair		INVASIVE	R	Y	-
866	E	7	American Elm	Ulmus americana	Fair		INVASIVE	R	Y	-
867	E	6	American Elm	Ulmus americana	Fair		INVASIVE	R	Y	-
868	E	8	American Elm	Ulmus americana	Very poor		INVASIVE	R	Y	-
869	E	9	American Elm	Ulmus americana	Good		INVASIVE	R	Y	-
870	BL	12	Black Locust	Robinia pseudoacacia	Fair		INVASIVE	R	Y	-
871	E	7	American Elm	Ulmus americana	Good		INVASIVE	R	Y	-
872	BL	7	Black Locust	Robinia pseudoacacia	Fair		INVASIVE	R	Y	-
873	E	6	American Elm	Ulmus americana	Good		INVASIVE	R	Y	-
874	E	7	American Elm	Ulmus americana	Good		INVASIVE	R	Y	-
875	E	7	American Elm	Ulmus americana	Fair		INVASIVE	R	Y	-
876	E	7	American Elm	Ulmus americana	Good		INVASIVE	R	Y	-
877	BL	8	Black Locust	Robinia pseudoacacia	Fair		INVASIVE	R	Y	-
878	BL	12	Black Locust	Robinia pseudoacacia	Fair		INVASIVE	R	Y	-
879	BL	12	Black Locust	Robinia pseudoacacia	Fair		INVASIVE	R	Y	-
880	E	6	American Elm	Ulmus americana	Fair	x1	INVASIVE	R	N	-
881	E	6	American Elm	Ulmus americana	Fair	x1	INVASIVE	R	N	-
882	E	6	American Elm	Ulmus americana	Fair		INVASIVE	R	N	-
883	E	7	American Elm	Ulmus americana	Good		INVASIVE	R	Y	-
884	E	6	American Elm	Ulmus americana	Fair		INVASIVE	R	Y	-
885	BL	12	Black Locust	Robinia pseudoacacia	Fair		INVASIVE	R	Y	-
886	E	6	American Elm	Ulmus americana	Very poor		INVASIVE	R	Y	-
887	E	9	American Elm	Ulmus americana	Fair		INVASIVE	R	Y	-
888	E	8	American Elm	Ulmus americana	Fair		INVASIVE	R	Y	-
889	BL	16	Black Locust	Robinia pseudoacacia	Fair		INVASIVE	R	N	-
890	E	16	American Elm	Ulmus americana	Fair		INVASIVE	R	N	-
891	E	9	American Elm	Ulmus americana	Fair		INVASIVE	R	Y	-
892	BL	10	Black Locust	Robinia pseudoacacia	Fair		INVASIVE	R	Y	-
893	BL	6	Black Locust	Robinia pseudoacacia	Fair		INVASIVE	R	Y	-
894	BL	6	Black Locust	Robinia pseudoacacia	Fair		INVASIVE	R	Y	-
895	E	9	American Elm	Ulmus americana	Fair		INVASIVE	R	Y	-
896	BL	17	Black Locust	Robinia pseudoacacia	Fair		INVASIVE	R	Y	-
897	BL	13	Black Locust	Robinia pseudoacacia	Fair		INVASIVE	R	Y	-
898	BW	10	Black Walnut	Juglans nigra	Good		WOODLAND	R	Y	REPLACE
899	E	8	American Elm	Ulmus americana	Fair		INVASIVE	R	Y	-
900	BW	10	Black Walnut	Juglans nigra	Good	x1	WOODLAND	R	Y	REPLACE
901	BW	8	Black Walnut	Juglans nigra	Good		WOODLAND	R	Y	REPLACE

TAG	CODE	DBH	COMMON NAME	LATIN NAME	COND	NOTES	CLASS	SAVE / REMOVE	ON-SITE	REPLACE
902	BW	10	Black Walnut	Juglans nigra	Good		WOODLAND	R	Y	REPLACE
903	BL	6	Black Locust	Robinia pseudoacacia	Fair		INVASIVE	R	Y	-
904	E	10	American Elm	Ulmus americana	Fair		INVASIVE	R	Y	-
905	E	7	American Elm	Ulmus americana	Fair		INVASIVE	R	Y	-
906	BW	10	Black Walnut	Juglans nigra	Good		WOODLAND	R	Y	REPLACE
907	E	11	American Elm	Ulmus americana	Fair		INVASIVE	R	Y	-
908	BW	9	Black Walnut	Juglans nigra	Good		WOODLAND	R	Y	REPLACE
909	E	8	American Elm	Ulmus americana	Fair		INVASIVE	R	Y	-
910	E	7	American Elm	Ulmus americana	Fair		INVASIVE	R	Y	-
911	E	10	American Elm	Ulmus americana	Fair		INVASIVE	R	Y	-
912	BW	10	Black Walnut	Juglans nigra	Good		WOODLAND	R	Y	REPLACE
913	E	14	American Elm	Ulmus americana	Fair		INVASIVE	R	Y	-
914	BX	9	Box elder	Acer negundo	Fair		INVASIVE	R	Y	-
915	SM	14	Silver Maple	Acer saccharinum	Good		INVASIVE	S	Y	-
916	BX	9	Box elder	Acer negundo	Fair		INVASIVE	S	Y	-
917	BW	12	Black Walnut	Juglans nigra	Fair		WOODLAND	S	Y	-
918	E	13	American Elm	Ulmus americana	Fair		INVASIVE	S	Y	-
919	E	12	American Elm	Ulmus americana	Fair		INVASIVE	R	Y	-
920	BW	7	Black Walnut	Juglans nigra	Fair		WOODLAND	R	Y	REPLACE
921	E	10	American Elm	Ulmus americana	Fair		INVASIVE	R	Y	-
922	BW	16	Black Walnut	Juglans nigra	Good		WOODLAND	R	Y	REPLACE
923	BW	11	Black Walnut	Juglans nigra	Good		WOODLAND	R	Y	REPLACE
924	BW	13	Black Walnut	Juglans nigra	Good		WOODLAND	R	Y	REPLACE
925	E	6	American Elm	Ulmus americana	Fair		INVASIVE	R	Y	-
926	BW	16	Black Walnut	Juglans nigra	Good		WOODLAND	R	Y	REPLACE
927	E	10	American Elm	Ulmus americana	Fair		INVASIVE	R	Y	-
928	E	6	American Elm	Ulmus americana	Good		INVASIVE	R	Y	-
929	BL	12	Black Locust	Robinia pseudoacacia	Good		INVASIVE	R	Y	-
930	E	8	American Elm	Ulmus americana	Fair		INVASIVE	R	Y	-
931	E	6	American Elm	Ulmus americana	Fair	x3	INVASIVE	R	Y	-
932	E	6	American Elm	Ulmus americana	Fair		INVASIVE	R	Y	-
933	BL	8	Black Locust	Robinia pseudoacacia	Fair		INVASIVE	R	Y	-
934	E	10	American Elm	Ulmus americana	Fair		INVASIVE	R	Y	-
935	E	13	American Elm	Ulmus americana	Good		INVASIVE	R	Y	-
936	E	7	American Elm	Ulmus americana	Fair		INVASIVE	R	Y	-
937	E	6	American Elm	Ulmus americana	Fair		INVASIVE	R	Y	-
938	BL	6	Black Locust	Robinia pseudoacacia	Fair		INVASIVE	R	Y	-
939	BL	8	Black Locust	Robinia pseudoacacia	Fair		INVASIVE	R	Y	-
940	BL	6	Black Locust	Robinia pseudoacacia	Fair		INVASIVE	R	Y	-
941	BL	6	Black Locust	Robinia pseudoacacia	Fair		INVASIVE	R	Y	-
942	BL	7	Black Locust	Robinia pseudoacacia	Fair		INVASIVE	R	Y	-
943	BL	8	Black Locust	Robinia pseudoacacia	Fair		INVASIVE	R	Y	-
944	BW	12	Black Walnut	Juglans nigra	Good		WOODLAND	R	Y	REPLACE
945	BL	8	Black Locust	Robinia pseudoacacia	Fair		INVASIVE	R	Y	-
946	BL	6	Black Locust	Robinia pseudoacacia	Fair		INVASIVE	R	Y	-
947	BL	7	Black Locust	Robinia pseudoacacia	Fair		INVASIVE	R	Y	-
948	BL	7	Black Locust	Robinia pseudoacacia	Poor		INVASIVE	R	Y	-
949	BL	8	Black Locust	Robinia pseudoacacia	Fair		INVASIVE	R	Y	-
950	E	6	American Elm	Ulmus americana	Fair	x1	INVASIVE	R	Y	-
951	BL	10	Black Locust	Robinia pseudoacacia	Fair		INVASIVE	R	Y	-
952	E	7	American Elm	Ulmus americana	Good		INVASIVE	R	Y	-
953	BL	8	Black Locust	Robinia pseudoacacia	Fair		INVASIVE	R	Y	-
954	BL	7	Black Locust	Robinia pseudoacacia	Fair		INVASIVE	R	Y	-
955	E	6	American Elm	Ulmus americana	Good		INVASIVE	R	Y	-
956	BL	12	Black Locust	Robinia pseudoacacia	Fair		INVASIVE	R	Y	-
957	BL	16	Black Locust	Robinia pseudoacacia	Fair		INVASIVE	R	Y	-
958	BL	9	Black Locust	Robinia pseudoacacia	Fair		INVASIVE	R	Y	-
959	BL	15	Black Locust	Robinia pseudoacacia	Fair		INVASIVE	R	Y	-
960	BL	14	Black Locust	Robinia pseudoacacia	Good		INVASIVE	R	N	-
961	BL	12	Black Locust	Robinia pseudoacacia						











**Client:**

J.S. Capitol Group  
155 Romeo Rd, Suite 300  
Rochester, MI 48307

**Project:**

Premier Academy  
NW Corner of Crooks & Watties  
Troy, MI 48078



**1 Front (South) Elevation**  
A.100 1/8" = 1'-0"

**Front (South) Glazing Percentage**  
1/16" = 1'-0"

**GLAZING PERCENTAGE (SOUTH ELEVATION) - WATTLES RD.**  
OVERALL WALL AREA (BETWEEN 2' - 8'): 1,081 SQ. FT.  
OVERALL GLAZING AREA (BETWEEN 2' - 8'): 672 SQ. FT.  
672/1,081 = 0.62 = 62% PROPOSED > 50% REQUIRED\* [per Section 5.04(E)(2)(a)]

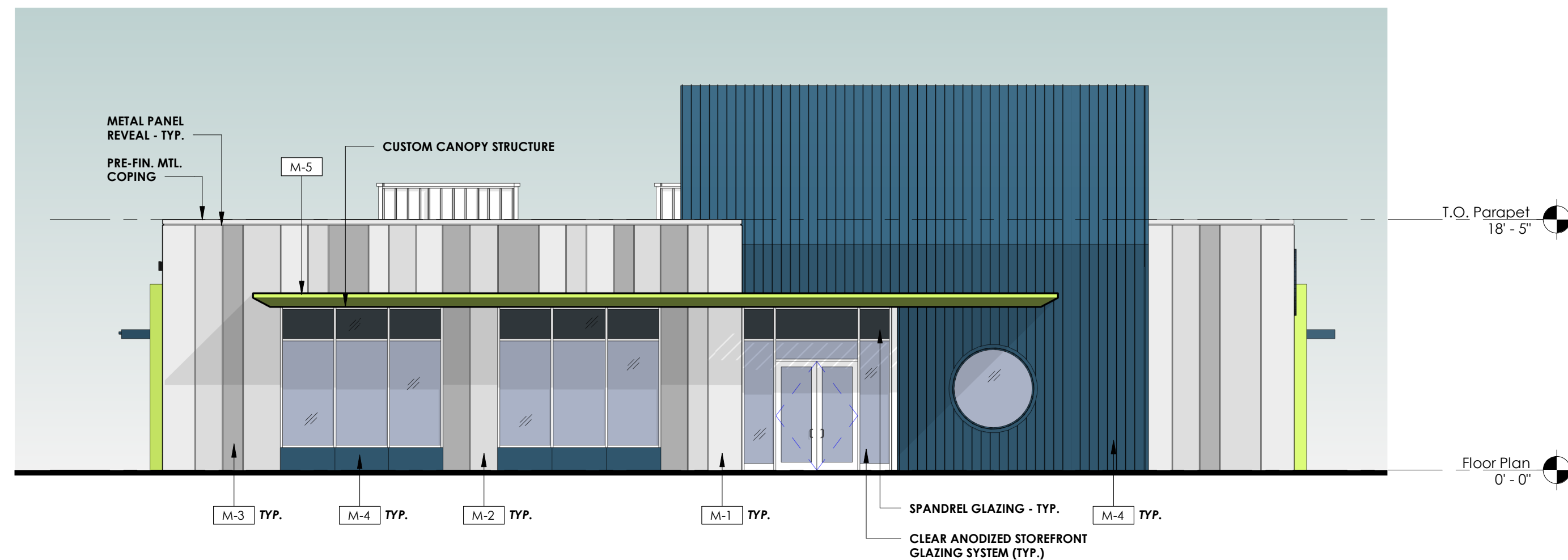
**GLAZING PERCENTAGE (WEST ELEVATION)**  
OVERALL WALL AREA (BETWEEN 2' - 8'): 500 SQ. FT.  
OVERALL GLAZING AREA (BETWEEN 2' - 8'): 238 SQ. FT.  
238/500 = 0.48 = 48% PROPOSED > 30% REQUIRED\* [per Section 5.04(E)(2)(a)]

**Side (West) Glazing Percentage**  
1/16" = 1'-0"

**\*TRANSPARENCY ALTERNATIVES:**  
Per Section 5.04(E)(2)(b), the wall design alternative may count toward one hundred (100) percent of the side street transparency requirement, provided the entirety of the length and height of the wall is considered.

Per Section 5.04(E)(2)(b)(i), wall designs that provide visual interest and pedestrian scale may count toward no more than fifty (50) percent of primary street and fifty (50) percent of side street transparency requirements. Wall designs must provide a minimum of three (3) of the following elements, occurring at intervals no greater than twenty-five (25) feet horizontally and ten (10) feet vertically:

- (a) Expression of structural system and infill panels through change in plane not less than three (3) inches.
- (b) System of horizontal and vertical scaling elements such as: belt course, string courses, cornice, pilasters.
- (c) System of horizontal and vertical reveals not less than one (1) inch in width/depth.
- (d) Variations in material, module, pattern, and/or color.
- (e) System of integrated architectural ornamentation.
- (f) Green screen or planter walls.
- (g) Translucent, fitted, patterned, or colored glazing.



**2 Side (West) Elevation**  
A.100 1/8" = 1'-0"

**EQUIPMENT SCREENING NOTE:**  
ROOF-MOUNTED EQUIPMENT, INCLUDING, BUT NOT LIMITED TO, GENERATORS, HEATING, VENTILATION AND AIR CONDITIONING UNITS ARE TO BE CONCEALED FROM VIEW BY OBTAINING SCREENING SO AS NOT TO BE VISIBLE FROM THE GROUND.

**SCREENING TO COMPLY WITH THE FOLLOWING:**  
ROOF-TO-ROOF EQUIPMENT TO BE SCREENED WITH ARCHITECTURAL MATERIAL MATCHING OR HARMONIOUS WITH THE BUILDING.

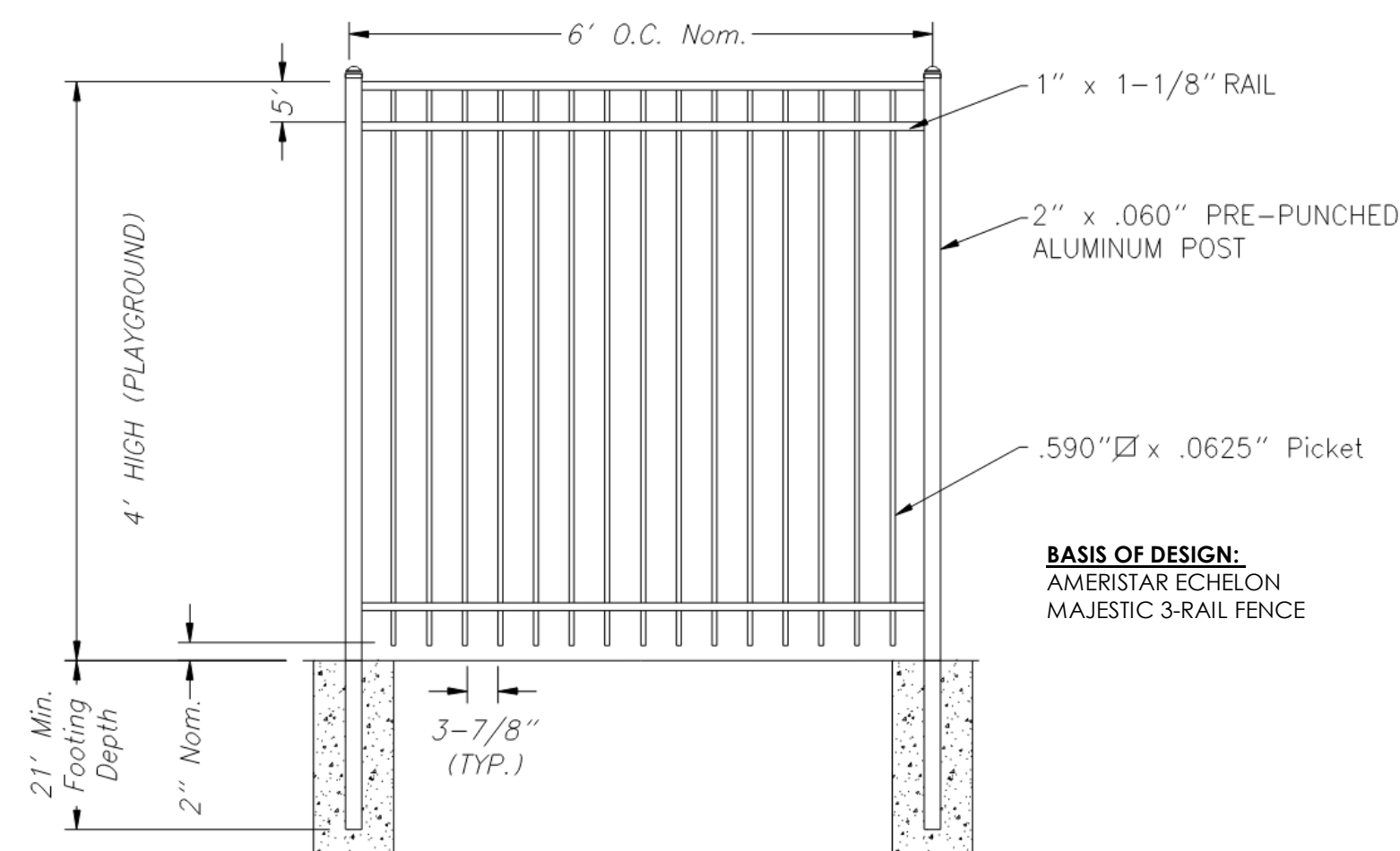
EXACT ROOF TOP UNIT LOCATIONS ARE T.B.D. & WILL BE FINALIZED ONCE HVAC SYSTEM IS ENGINEERED. SCREENING LOCATIONS/QUANTITIES VISIBLE ON ELEVATIONS ARE PLACEHOLDERS ONLY & ARE SUBJECT TO CHANGE.

SCREENS PROVIDED TO OBSCURE MECHANICAL EQUIPMENT TO BE AN OPAQUE BARRIER AT LEAST AS HIGH AS THE EQUIPMENT BEING SCREENED.

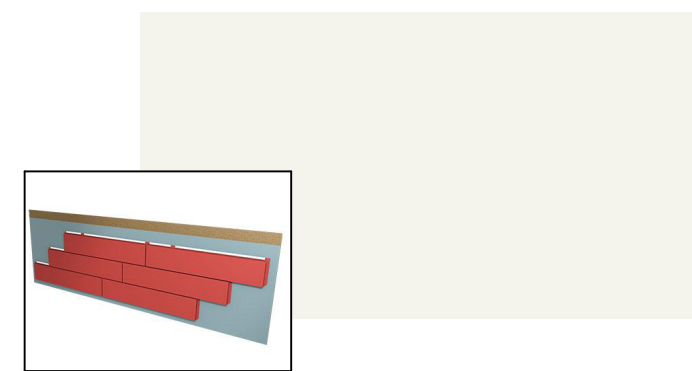
ROOF-TO-ROOF EQUIPMENT TO BE SITUATED SO THAT THEY DO NOT CAUSE EXCESSIVE NUISANCE OR OFFENSE TO OCCUPANTS OF NEARBY BUILDINGS.



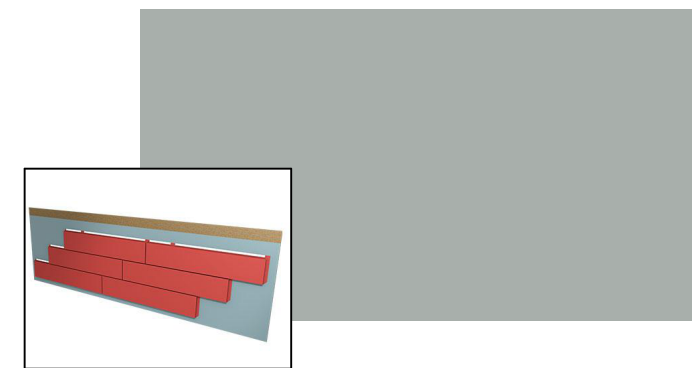
(REFERENCE IMAGE ONLY)



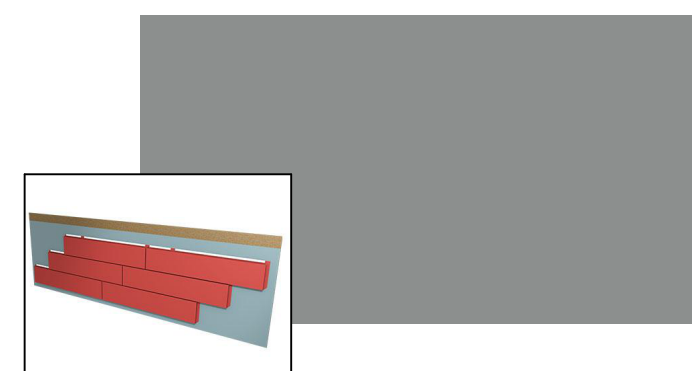
Playground Fence Detail



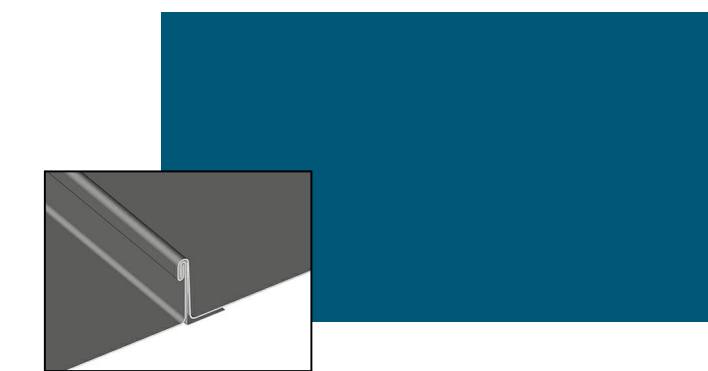
**Modular Metal Panel "M-1"**  
Make: Atas International, Inc.  
System: Omawall  
Finish: Smooth Pre-finish  
Color: Bone White



**Modular Metal Panel "M-2"**  
Make: Atas International, Inc.  
System: Omawall  
Finish: Smooth Pre-finish  
Color: Dove Grey



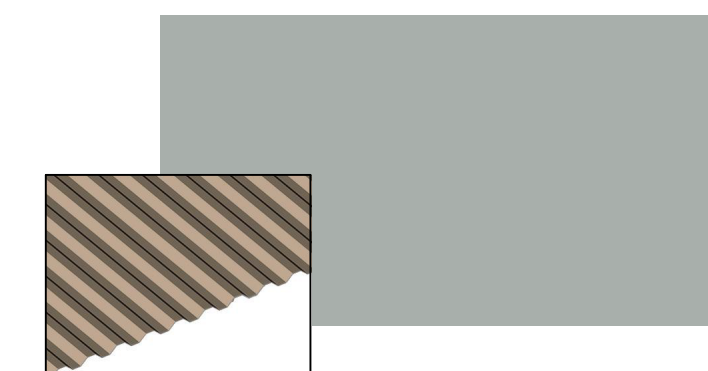
**Modular Metal Panel "M-3"**  
Make: Atas International, Inc.  
System: Omawall  
Finish: Smooth Pre-finish  
Color: Charcoal Grey



**Standing Seam Metal "M-4"**  
Make: Atas International, Inc.  
System: Standing Seam 1-1/2" Field Lock  
Finish: Smooth Pre-finish  
Color: Regal Blue

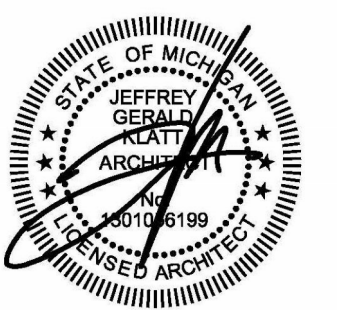


**Modular Metal Panel "M-5"**  
Make: T.B.D.  
System: T.B.D.  
Finish: Smooth Pre-finish  
Color: Chartreuse (CMYK)



**Corrugated Metal Panel "M-6"**  
Make: Atas International, Inc.  
System: Grand C  
Finish: Smooth Pre-finish  
Color: Dove Grey

Seal:



**Note:**

Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field.

North Arrow:

**Sheet Title:**

Exterior Elevations

**Project Number:**

23-101

**Scale:**

As indicated

**Sheet Number:**

A.200









View of front & side facade from intersection



View of side facade from Crooks Rd.

**NOTE:**  
RENDERINGS ARE FOR GRAPHIC ILLUSTRATION PURPOSES ONLY.  
REFER TO DRAWINGS FOR PROPOSED DESIGN ELEMENTS.



View of front facade from Wattles Rd.



View of main entrance approach from Wattles



View of playground area

Client:

J.S. Capitol Group  
155 Romeo Rd, Suite 300  
Rochester, MI 48307

Project:

Premier Academy  
NW Corner of Crooks & Wattles  
Troy, MI 48098

Issued	Description	By
12.08.2023	SPA	

Seal:



Note:

Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field.

North Arrow:

Sheet Title:  
Renderings

Project Number:  
23-101

Scale:

Sheet Number:

**A.300**



01.19.2024



**Parking Summary:**

Our childcare facility has meticulously assessed the parking needs to ensure efficiency and sustainability. The allocation of 44 parking spaces is a carefully calculated decision aimed at optimizing the available space while avoiding unnecessary excess. This number strikes a balance that accommodates the expected number of staff and parents dropping off or picking up their children. Having fewer parking spaces would lead to congestion and inconvenience for parents, potentially affecting the smooth functioning of the childcare center. The allocation of 44 parking spaces reflects an adequate amount to allow for staff to park for the duration of their shift, lunch breakers to park for their mid-shift and to allow for enough spots for parents to have a smooth and safe pick up and drop off for their children. We are adamant in ensuring that our facility is both practical and considerate of the community of Troy.

Please refer to the following pages for supporting traffic data & existing Premier Academy parking lot sizes for reference.

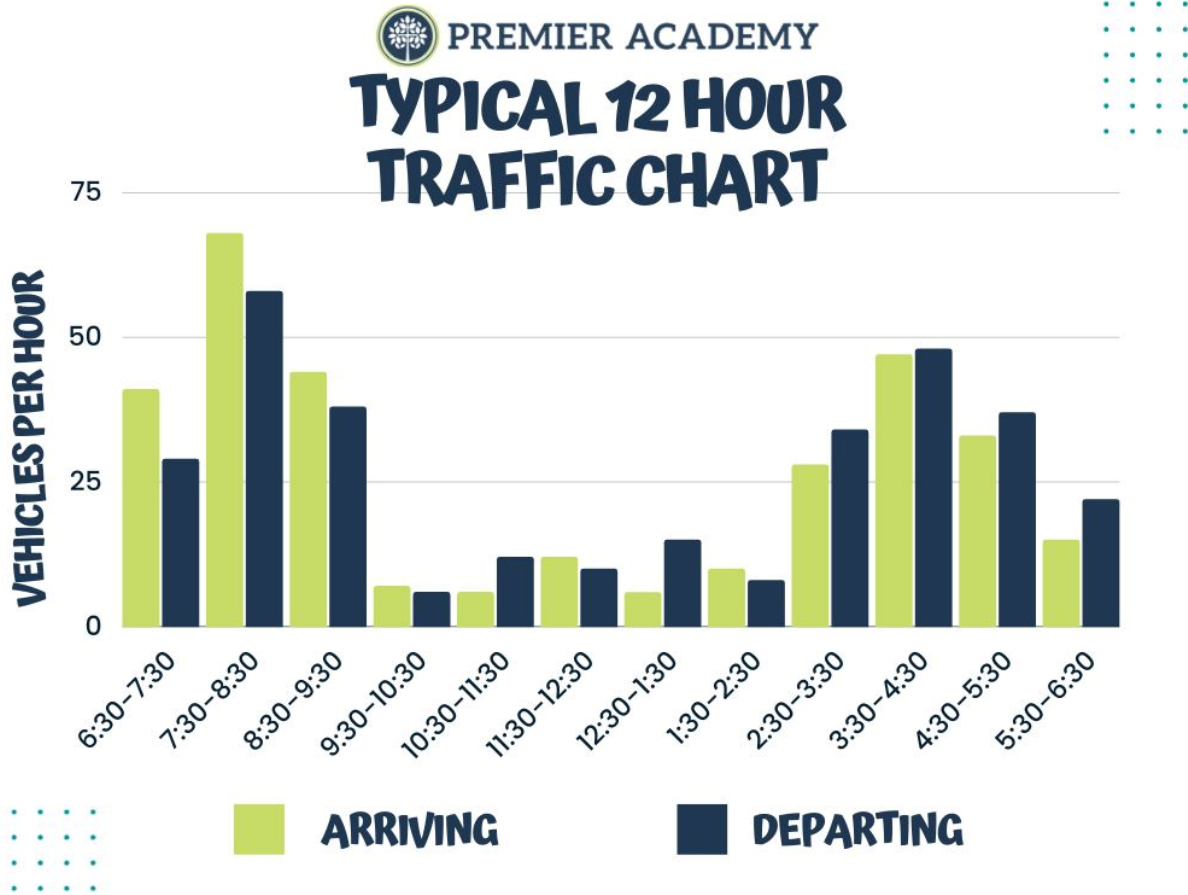
**Drop-off / Pick-up Procedure:**

The operating hours at Premier Academy are 6:30am-6:30pm. Drop off takes place between 6:30am-9:30am. Pick-up times are scheduled between 3:00pm-6:30pm which helps avoid any congestion and additional traffic to the surrounding roads at any one given time. Our staggered pickup and drop off allow for a smooth and even flow of visitors throughout the day.

The designated drop-off area would be along the front of the facility with select parking spaces marked as reserved. This is where parents can safely pull in and load/unload their students. Due to the staggered nature of drop off and pick up, these reserved parking spaces would never be at capacity all at once.

This pickup and drop off procedure for Premier Academy - Troy would ensure the safety of our school community and additionally those driving by the facility.







**PREMIER ACADEMY**  
**12 HOUR TRAFFIC PATTERNS BY CAMPUS**



OAKLAND		
TIME	ARRIVING	DEPARTING
6:30-7:30AM	41	29
7:30-8:30AM	68	58
8:30-9:30AM	44	38
9:30-10:30AM	7	6
10:30-11:30AM	6	12
11:30-12:30PM	12	10
12:30-1:30PM	6	15
1:30-2:30PM	10	8
2:30-3:30PM	28	34
3:30-4:30PM	47	48
4:30-5:30PM	33	37
5:30-6:30PM	15	22

**CAPACITY: 215**

ROCHESTER HILLS		
TIME	ARRIVING	DEPARTING
6:30-7:30AM	37	30
7:30-8:30AM	63	55
8:30-9:30AM	38	36
9:30-10:30AM	4	5
10:30-11:30AM	4	7
11:30-12:30PM	11	8
12:30-1:30PM	4	9
1:30-2:30PM	8	6
2:30-3:30PM	25	27
3:30-4:30PM	39	43
4:30-5:30PM	29	31
5:30-6:30PM	14	19

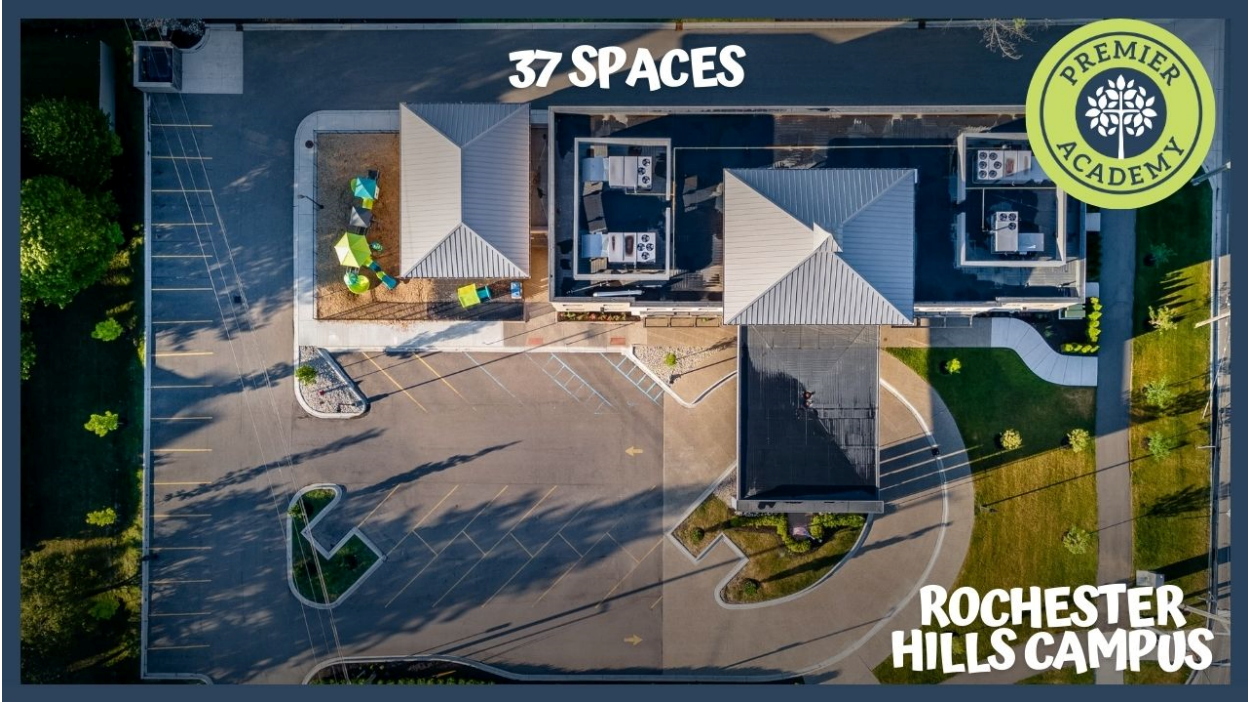
**CAPACITY: 210**

NORTHVILLE		
TIME	ARRIVING	DEPARTING
6:30-7:30AM	30	22
7:30-8:30AM	58	52
8:30-9:30AM	33	25
9:30-10:30AM	9	7
10:30-11:30AM	4	13
11:30-12:30PM	11	8
12:30-1:30PM	7	11
1:30-2:30PM	8	6
2:30-3:30PM	24	25
3:30-4:30PM	37	42
4:30-5:30PM	28	32
5:30-6:30PM	11	17

**CAPACITY: 155**

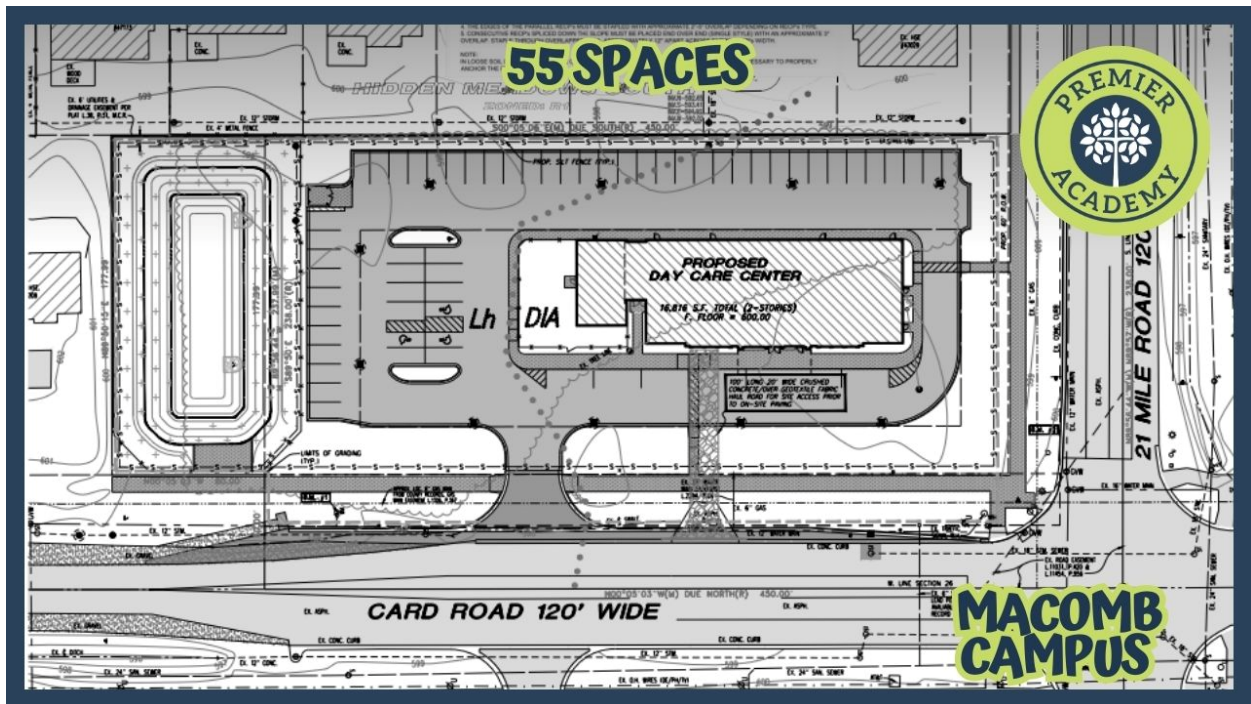
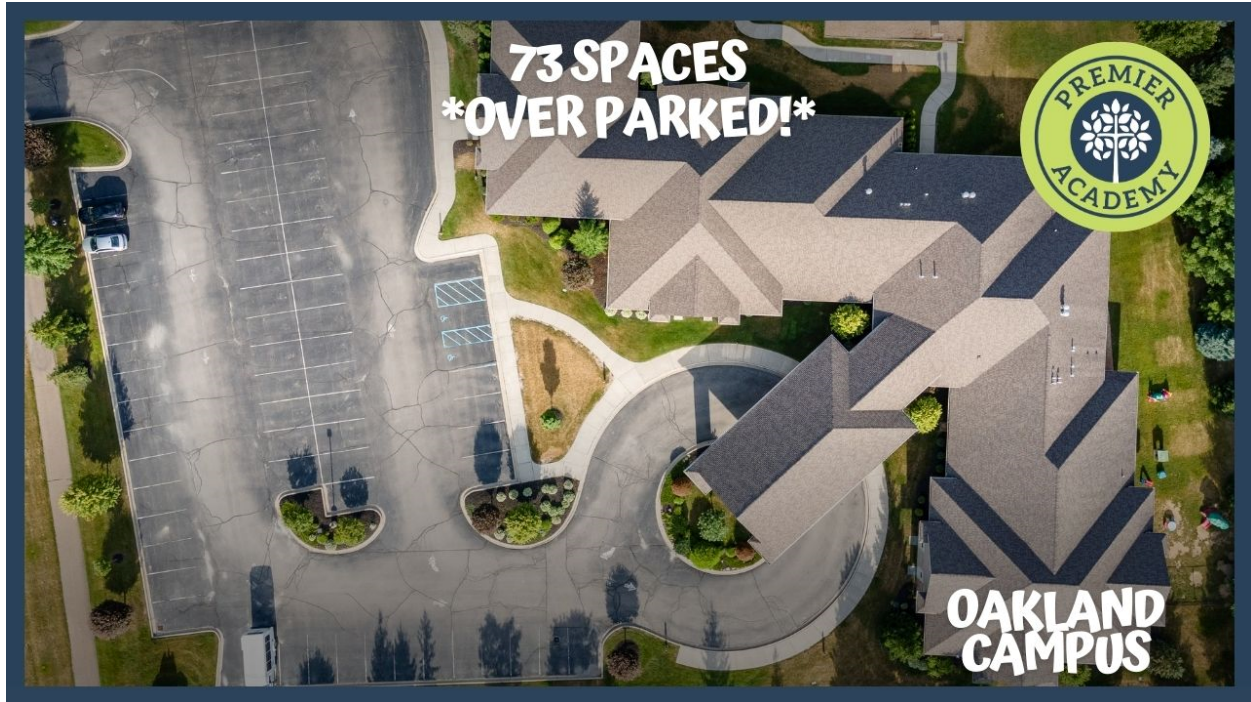


Premier Academy (Proposed Child Care Facility)  
Northwest corner of Crooks & Wattles





Premier Academy (Proposed Child Care Facility)  
Northwest corner of Crooks & Wattles



# KRIEGER KLATT

## ARCHITECTS

01.19.2024

Benjamin Carlisle, LEED AP, AICP  
Carlisle | Wortman Associates  
117 North First Street, Suite 70  
Ann Arbor, MI 48104

Re: Preliminary Site Plan Review  
Northwest corner of Crooks & Wattles  
Premier Academy (Proposed Child Care Facility)

Thank you for your review of the Premier Academy project. This letter is to address the following review comments below.

### Natural Features

1. Consider removing parking to reduce impact upon floodplain and drain.  
**Proposed parking to be retained as shown. Further clarification explaining this request to maintain the proposed number of spaces is included within this resubmission.**
2. Obtain LOMA prior to final site plan approval.  
**Will obtain LOMA permit, prior to final Engineering approvals.**
3. Obtain EGLE wetland permit, if necessary, prior to final site plan approval.  
**If required, will obtain EGLE wetland permit, prior to final Engineering approvals.**

### Parking

1. Planning Commission to consider allowing parking to exceed greater than the 20% of the parking minimum. Applicant to provide written justification. As part of discussion, the Planning Commission should discuss with the applicant removing the 11 spaces on the north side of the building to reduce impact upon floodplain.  
**Proposed parking to be retained as shown. Further clarification explaining this request to maintain the proposed number of spaces is included within this resubmission.**
2. Provide bicycle parking.  
**Bicycle parking is now provided. Refer to revised site plan.**

**Parking Section Note:** A designated loading zone is not indicated on the site plan. Like all other Premier Academy facilities, operations do not require any kind of large deliveries therefore a loading zone is not necessary.

# KRIEGER KLATT

## ARCHITECTS

### Traffic & Circulation

1. A right turn deceleration lane should be provided along Wattles Road at the proposed driveway.

**A right turn deceleration lane has been provided along Wattles Road. Refer to revised the site plan.**

2. The driveway throat width should be a minimum of 30 feet. It is currently shown as 25 feet.

**The driveway throat has been increased to 30 feet. Refer to the revised site plan.**

3. At the northeast corner of the parking lot, the last spot is adjacent to the grass paver drive. Pave a small stub to allow vehicles to back out of the space, then transition to the pavers.

**A small paved stub has been included on the revised site plan to allow vehicles to back out of the last northeast corner parking space.**

4. Increase sidewalk along Crooks and Wattles to 8-feet in width.

**Sidewalk width has been increased along Crooks & Wattles to 8 feet.**

- Eliminate EVA

**EVA has been removed.**

### Traffic and Circulation

1. Explain the drop-off and pickup operation to confirm that congestion on the site or within a public roadway will not be created.

**Drop-off & pick-up operation summary is included within this resubmission.**

### Landscaping

1. Provide required landscape screening along east property line.

**Required landscape screening is now provided along the east property line.**

2. Increase parking lot landscaping and add trees internal to the parking lot

**Landscaping plan has been revised to increase parking lot landscaping and added parking lot trees.**

3. Provide a detail of retaining wall and fence.

**A detail of the retaining wall and fence has been provided.**

# KRIEGER KLATT ARCHITECTS

## Photometrics

1. Consider increasing light intensity to between 3 to 4 footcandles throughout parking lot.

**Refer to revised photometric plan. The average parking lot lighting now averages over 3FC throughout the lot.**

## Design Standards & Site Plan Review Standards

1. Recalculate transparency calculations.

**Transparency calculations were recalculated & determined to be in compliance on each building elevation. It was clarified that transparency is calculated between 2' and 8' above grade in lieu of the full façade as was originally calculated. Refer to revised calculations on A.200 & A.201.**

If you have any further comments, concerns, or questions; please do not hesitate to contact me.

Thank you,



Jeff Klatt, AIA  
Krieger Klatt Architects, Inc.