

500 West Big Beaver Troy, MI 48084 troymi.gov

248.524.3364 planning@troymi.gov

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

March 12, 2024

7:00 P.M.

Council Chambers

- 1. ROLL CALL
- 2. <u>APPROVAL OF AGENDA</u>
- 3. <u>APPROVAL OF MINUTES</u> February 13, 2024
- 4. PUBLIC COMMENT For Items Not on the Agenda

PRELIMINARY SITE PLAN

 <u>PRELIMINARY SITE PLAN APPROVAL (JPLN2024-0001)</u> – Proposed Livernois/Elmwood Business Park, Northeast corner of Livernois and Elmwood (PIN 88-20-34-153-041, 042 & -043), Section 34, Zoned IB (Integrated Industrial & Business) Zoning District.

OTHER ITEMS

- PUBLIC HEARING STREET VACATION REQUEST (SV JPLN2024-0002) Request to vacate an unconstructed alley, approximately 20-feet wide by 285-feet long, North of Elmwood and east of Livernois, Abutting PIN 88-20-34-153-042 and -043 to the west and PIN 88-20-34-153-041 to the east, Platted as part of Davis Park Replat of a portion of Northford Park Subdivision, in Section 34.
- 7. <u>CITY OF TROY DRAFT MASTER PLAN</u> Discussion on Proposed Neighborhood Node Classifications
- 8. <u>MICHIGAN CITIZEN PLANNER CAPSTONE PRESENTATION</u> Presentation by Planning Commisison Member David Lambert
- 9. <u>PUBLIC COMMENT-</u> For Items on the Agenda
- 10. PLANNING COMMISSION COMMENT
- 11. ADJOURN

NOTICE: People with disabilities needing accommodations for effective participation in this meeting should contact the City Clerk by e-mail at <u>clerk@troymi.gov</u> 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

Chair Perakis called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on February 13, 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

<u>Present:</u> Carlton M. Faison Tyler Fox Michael W. Hutson Tom Krent David Lambert Lakshmi Malalahalli Marianna Perakis John J. Tagle

Absent: Toby Buechner

<u>Also Present:</u> Ben Carlisle, Carlisle Wortman & Associates R. Brent Savidant, Community Development Director Julie Quinlan Dufrane, Assistant City Attorney Kathy L. Czarnecki, Recording Secretary

2. <u>APPROVAL OF AGENDA</u>

Resolution # PC-2024-02-007

Moved by: Faison Support by: Fox

RESOLVED, To approve the Agenda as prepared.

Yes: All present (8) Absent: Buechner

MOTION CARRIED

3. <u>APPROVAL OF MINUTES</u> – January 23, 2024

Resolution # PC-2024-02-008

Moved by: Fox Support by: Malalahalli

RESOLVED, To approve the minutes of January 23, 2024 Regular meeting as submitted.

Yes: All present (8) Absent: Buechner

MOTION CARRIED

4. <u>PUBLIC COMMENT</u> – For Items Not on the Agenda

There was no one present who wished to speak.

PRELIMINARY SITE PLAN

 <u>PRELIMINARY SITE PLAN APPROVAL (JPLN2023-0033)</u> – Proposed Premier Academy Troy Daycare Center and Preschool, Northwest Corner of Crooks and Wattles (PIN 88-20-17-476-056, -057 and -061), Section 17, Zoned NN (Neighborhood Node "I") Zoning District

Mr. Lambert disclosed that his daughter is employed at a competing daycare center located about two miles from the proposed development. Board members agreed there was no reason for Mr. Lambert to recuse himself from discussion or deliberation of the item.

Mr. Savidant announced the petitioner will be presenting a PowerPoint presentation following the Planning Consultant review.

Mr. Carlisle provided background information in his review of the Preliminary Site Plan application for the Academy Troy Daycare Center and Preschool. He addressed natural features as relates to the existing wetland area, floodplain and drain on site. Mr. Carlisle reported the applicant would be required to obtain a Letter of Map Amendment (LOMA) and possibly a wetland permit if EGLE (Environment, Great Lakes, Energy) requires one prior to Final Site Plan approval.

Mr. Carlisle addressed site access, internal circulation and parking. He noted the site is overparked by 61% over the Zoning Ordinance requirements. Mr. Carlisle said the applicant will present parking data to substantiate the proposed number of 44 parking spaces but noted removal of the 11 parking spaces located to the north of the building might lessen impact on the existing floodplain and wetland area. Mr. Carlisle addressed student drop-off/pick-up areas, lighting, landscaping, retaining wall around the playground, elevations and renderings.

Mr. Carlisle asked the Planning Commission in its deliberation (1) to discuss with the applicant consideration to remove the 11 parking spaces on the north side of the building and/or landbank the spaces and (2) to consider if the application meets Section 8.06 Site Plan Review Design Standards.

Mr. Carlisle stated any approval of the site plan application would be subject to conditions identified in his report dated February 8, 2024.

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

- Requirement of LOMA.
- Location of bicycle parking.
- Consideration of pervious parking surface.
- State regulations as relates to mitigation of wetland area.
- City Traffic Consultant (OHM) review of traffic impact and site circulation.
- Traffic generation of daycare use in comparison to office/retail use.

Project Architect Jeff Klatt of Krieger Klatt Architects introduced the project development team: Jennifer Damman of JS Capitol Group, Civil Engineer John Houser of PEA Group and property owner Kamal Shouhayib.

Ms. Damman addressed the following in a PowerPoint presentation.

- Premier Academy locally owned and operated with 15 years of experience.
- Premier Academy campuses; Rochester Hills, Macomb, Northville, Oakland Township.
- Ages of students; 6 weeks through preschool age.
- Degreed and certified teaching staff.
- Ratio of students to teaching staff.
- Typical daily classroom times and routine.
- Hours of operation as relates to staff arrival, student drop-off/pick-up times.
- Traditional and Montessori methods of teaching.
- Parking data as relates to typical 12-hour traffic, 12-hour traffic patterns by campus and number of parking spaces per campus.
- Traffic generation, internal traffic flow and pattern.

Mr. Klatt addressed the following in a PowerPoint presentation.

- Site plan design.
- Site access.
- Parking spaces; determination in the number of spaces.
- Playground area.
- Bicycle parking.
- Floor plan.
- Architectural design, building materials and color scheme.

Mr. Klatt, Ms. Damman and Angela Innaimo, also of JS Capitol Group, addressed concerns expressed by the Board members related to traffic, internal circulation, number of parking spaces, and student drop-off/pick-up hours and procedure.

There was discussion, some comments related to:

- Traffic flow/circulation; concerns relating to stacking of vehicles, impact on already busy intersection, single site access, deceleration lane.
- Procedure to drop-off/pick-up students.
- Reserved parking spaces for parents; number and location in relation to entrance.
- Student drop-off and pick-up times.
- Concerns/mitigation of impact on floodplain and wetland area.
- Lighting of building after school hours.

Several Board members commented favorably on the architectural design of the building and pedestrian sidewalk improvements.

Mr. Houser said FEMA standards would be met. He said there would be no adverse impact on the floodplain and wetland area, noting the infill would most likely improve existing stormwater management. Mr. Houser said the floodplain would still need to be filled even with the elimination of the 11 parking spaces as suggested by the administration.

Chair Perakis opened the floor for public comment.

- Jerry Rauch, 4181 Penrose; addressed concerns with traffic and infill of floodplain and wetland area. He referenced his letter to the Planning Commission dated February 10, 2024, that is attached and *herein a part of the minutes*.
- Mike Lipinski, 4233 Carson, representing Woodlands of Troy subdivision; addressed traffic concerns and impact on stormwater management, asked that a traffic study be completed prior to a determination by the Board.
- Tom Reiss, 1400 Bradbury; addressed concerns with traffic as relates to deceleration lane and stacking of vehicles and concerns with impact on floodplain and wetland area.
- Bob Quigley, 1091 Fountain; addressed concerns with traffic pattern, inefficiency of deceleration lane, impact on floodplain and wetland area, retaining wall.

Chair Perakis closed the floor for public comment.

Discussion continued among Board members and administration.

- Concerns with traffic; OHM review/no comments noted on traffic circulation.
- Impact on floodplain and wetland area; Engineering review at Final Site Plan approval.
- Zoning Ordinance requirement relating to providing dedicated student pick-up/dropoff areas.
- Zoning Ordinance requirement relating to building fronting on a major or minor arterial street.

Jeffery Schmitz, owner of JS Capitol Group and Premier Academy, addressed the Board's concerns on traffic and the development's impact on existing floodplain and wetland area. He said data and experience demonstrates the academies have minimal impact on the overall traffic with a single access and that the internal traffic pattern and number of parking spaces proposed for the Troy location are essential to the academy's success.

Resolution # PC-2024-02-009

Moved by:	Krent
Seconded by:	Fox

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, -057 and -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.

Discussion on the motion on the floor.

Mr. Lambert said after hearing comments from the project team his initial concerns on the impact on the existing floodplain and wetland area have been addressed. He said the proposed use is of a lesser intensity than what uses are permitted by right in the Neighborhood Node zoning district.

Ms. Malalahalli agreed the application is a lesser intense use and that her traffic concerns have been addressed by the statements made this evening by the project team.

Mr. Faison said he would like to have evidence that the traffic concerns expressed this evening are not a problem. He said if the traffic is a concern with this development, the traffic would most likely be a concern with a higher intense use.

Chair Perakis agreed she would like to see evidence that the parking and traffic patterns are not a concern, but accepts the experience and data provided by the applicant.

Mr. Fox expressed favorable comments on the pedestrian improvement.

Vote on the motion on the floor.

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

MOTION CARRIED

OTHER ITEMS

6. <u>PUBLIC COMMENT</u> – For Items on the Agenda

The following comments relate to Agenda item #5.

- Paul Balas, 4087 Parkstone; addressed concerns with traffic, losing green space in the City, responsibility of County/City roads.
- James Guisinger, 1471 Brookdale, President of Somerset North subdivision; questioned if there is potential to widen the Crooks and Wattles intersection.

Mr. Savidant said there is 120 foot right-of-way that would accommodate widening the intersection but noted it has not been budgeted to date or warranted at this time. He said it would be a responsibility of the civil engineer.

7. PLANNING COMMISSION COMMENT

There were general Planning Commission comments, some relating to:

- Review and consideration of the Master Plan by City Council; February 19, 2024 agenda.
- Oakland County Planners' Gathering; February 28, 2024, 10 to 11 am, online webinar on Sidewalk System Maintenance Program.
- Citizen Planner presentation by Mr. Lambert.

8. <u>ADJOURN</u>

The Regular meeting of the Planning Commission adjourned at 8:43 p.m.

Respectfully submitted,

Marianna Perakis, Chair

Kathy L. Czarnecki, Recording Secretary

https://d.docs.live.net/2f7ed4fe5f664ea8/Documents/Kathy/COT Planning Commission Minutes/2024/2024 02 13 Draft.docx

Gerald & Tracy Rauch

4187 Penrose Drive Troy, MI 48098

February 10, 2024

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

Re: Proposed Premier Academy Site Plan (JPLN2023-0033)

Dear Commissioners,

I've had the opportunity to look at the above proposed site plan and although this could be a valuable addition to our community, I have a serious concern for its impact on traffic flow on Wattles Rd. and potentially the intersection at Crooks as well. I believe the development has great potential to add to the community, but without changes it would be a huge mistake.

My specific concern is if traffic flow on Wattles and inside the property at drop off and pick up times. Having driven southbound on Crooks by the Schoolhouse Montessori Academy north of Wilshire at rush hour, I've experienced backups onto Crooks. The applicant provided some potentially helpful information on traffic from their existing locations but the information falls short in two ways. First, we can't tell from the information if the traffic counts are estimates or from traffic studies by experts. And secondly, you can't tell what the peak flows are really like, because the traffic counts are for a full hour, not a narrower window, like 30 minutes. If parents utilize the facility because they work nearby, they are likely to be dropping off their children near the same time in relation to their work start times like 7:55 – 8:10 for an 8:30 start time. If you use the examples they provided you could end up with 60 cars in a 15-minute window

Looking at the site plans the applicant provided for their three other facilities, you can see that they planned for dealing with the peak flows of drop off and pick up by either providing a circle for drop off, the ability to flow traffic around the building to exit or to leave via a second access to the site. Absent those features, one is forced to park and get their children safely to the sidewalk or building. Unfortunately, this proposal doesn't provide any of those features and is forced to rely on parking

In reviewing the parking provided, I see they are planning for 44 parking spaces. Their stated capacity is 196 children, using their Oakland & Rochester Hills facility for comparison, from 6:30 – 8:30 they have between 15 – 22 cars that park in the lot and don't leave. Using a number in the middle say 19 spaces are taken here, they only have parking for 25 cars remaining with somewhere near 65 cars coming in during the 7:30 – 8:30 hour. If half show up in the same window where someone is parked to take their

Page 2 of 2 February 10, 2024

child to the building (which depending on the child could take some time) you will have 30 cars arriving for 25 spaces.

Secondly, even without maximum peak flow the design can fail with as little at 3-4 cars showing up at the same time. Because there are parking spaces next to the entrance, if someone is backing out or pulling into one of those spaces there is only room to stack about three cars before you are blocking westbound Wattles.

Aside from the traffic counts, I think there isn't sufficient area for car stacking on Wattles. The west bound deceleration lane only has room for a couple cars before blocking Wattles. Eastbound has more room to stack in the left turn lane, but the entrance's proximity to the intersection limits stacking on Wattles for a left turn on Crooks. I have experienced cars in the left turn lane for Crooks backed up as far as the proposed entrance. If that happens you will have eastbound Wattles backed up not being able to get in the left turn lane for Crooks or not knowing better sitting in the left turn lane for the Academy thinking they are in the turn lane for Crooks. Which is the third reason the peak traffic needs to be handled on site.

Lastly, I'm concerned with the infill of the 100-year flood plain and wetland area. We regularly have flooding at or above the line designated by the 100-year flood plain on plans north of the site. Any infill here is likely to cause problems upstream. I respectfully request they not fill in any wetland without <u>showing you</u> how it will be mitigated.

The traffic counts have to account for a narrower peak window than one hour in the planning. The design needs to handle the drop off on site in a manner similar to their other locations and stacking on Wattles needs to be addressed with a longer deceleration lane, and potentially moving the entrance further west. Wattles is a two-lane street and the entrance is only 200' from the intersection, failure to correct these issues will result in problems that occurs five days a week with the potential of impacting traffic in the intersection as well. This facility could provide a valuable addition to our neighborhood if the plans are changed to provide confidence we won't create a problem we are reminded of every work day.

Respectfully,

flake

Gerald Rauch

JR/encl.

ITEM #5

DATE: March 6, 2024

- TO: Planning Commission
- FROM: R. Brent Savidant, Community Development Director
- SUBJECT: <u>PRELIMINARY SITE PLAN APPROVAL (JPLN2024-0001)</u> Proposed Livernois/Elmwood Business Park, Northeast corner of Livernois and Elmwood (PIN 88-20-34-153-041, 0-42 & -043), Section 34, Zoned IB (Integrated Industrial & Business) Zoning District.

The petitioner SDC Ventures submitted the above referenced Preliminary Site Plan application for a 45,240 square-foot flex-space facility. The property is currently zoned IB (Integrated Industrial & Business) Zoning District. The Planning Commission is responsible for granting Preliminary Site Plan approval for this item.

There is a 20-foot wide platted and unimproved alley running through the property. The alley will need to be vacated. The applicant has submitted an application to vacate the alley.

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_JPLN2024-0001_LIVERNOIS ELMWOOD BUSINESS PARK\PC Memo 2024 03 12.docx

PROPOSED RESOLUTION

<u>PRELIMINARY SITE PLAN APPROVAL (JPLN2024-0001)</u> – Proposed Livernois/Elmwood Business Park, Northeast corner of Livernois and Elmwood (PIN 88-20-34-153-041, 0-42 & -043), Section 34, Zoned IB (Integrated Industrial & Business) Zoning District.

Resolution # PC-2024-03-

Moved by: Seconded by:

RESOLVED, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed Livernois/Elmwood Business Park, located on the northeast corner of Livernois and Elmwood (PIN 88-20-34-153-041, 0-42 & -043), Section 34, Zoned IB (Integrated Industrial & Business) Zoning District, be granted, subject to the following:

- 1. Increase sidewalk along Livernois to 8-feet, and add a sidewalk along Elmwood.
- 2. Provide six (6) additional trees within the parking lot.
- 3. Provide details for trash enclosure screening.
- 4. Provide details for mechanical equipment screenings.
- 5. Incorporate sustainable design features.
- 6. Provide details on interior/floor plan
- 7. Provide photometric cut sheets
- 8. Reduce lighting levels along the eastern and northern property lines.
- 9. Provide floor plan details.
- 10. Vacation of alley and verification there are no utilities in alley prior to Final Site Plan approval.

`

) 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.





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.



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

Date: March 4, 2024

Preliminary Site Plan Review For City of Troy, Michigan

Livernois/Elmwood Business Park
January 29, 2024
NE corner of Elmwood Ave and Main St (Livernois)
IB, Integrated Industrial and Business District
Preliminary Site Plan Approval

PROJECT AND SITE DESCRIPTION

The applicant is proposing to construct a 45,240 sq. ft. flex-space facility on an undeveloped piece of land. This 3.36-acre site is located at the northeast corner of Elmwood Ave and Main Street (Livernois). The site abuts the City of Clawson on its west and south sides.

The 45,240 sq/ft flex-space is laid out in four (4) separate buildings, with two (2) along the north side of the site and two (2) along the south side of the site. Each building contains seven (7) or eight (8) separate suites, totaling 30 suites. Each suite is approximately 1,500 sq. ft.

Light industrial flex space is a type of commercial real estate that combines warehousing, storage, office, and retail space in the same building. Each suite appears to include a foyer area, restroom upfront and larger undefined storage/warehouse area in the rear; however, minimal floor plan details have been provided. All units have a 14-foot warehouse door with a 19-foot ceiling height.

Parking is located within the center of the site. Two (2) access points are proposed: one (1) along Elmwood Ave and one (1) along Livernois/Main Street.

The site is located in the IB District, which permits a wide range of uses. See the use section for more details. The IB District is intended to continue to recognize more traditional manufacturing and industrial use and encourage redevelopment and reuse of existing buildings and sites by permitting other compatible uses.

Livernois/Elmwood Business Park March 4, 2024

Location of Subject Property:

NE corner of Elmwood Ave and Main Street (Livernois)



Size of Subject Site: 3.36 acres

<u>Proposed Use of Subject Parcel:</u> Light Industrial / Warehouse / Flex Space

Current Zoning:

IB, Integrated Industrial and Business District

Surrounding Property Details:

Direction	Zoning	Use
North	IB, Integrated Industrial and Business	O'Brien Construction Company, Inc.
South	City of Clawson	Knights of Columbus
East	IB, Integrated Industrial and Business	Gresham's Snow Removal
West	City of Clawson	Single and Multi-Family Residences

NATURAL FEATURES

Topography:	The site is relatively flat with minor elevation changes.
Wetlands/Floodplain:	The site is not encumbered with wetlands or located in a floodplain.
Woodlands:	The applicant identifies two (2) existing trees on-site. The first is a Red Maple tree with 23 inches DBH and in poor condition. The second is a Cottonwood tree with 21 inches DBH and in fair condition. Neither of these trees are considered Landmark trees due to either their species or current condition.

Items to be addressed: None.

SITE ARRANGEMENT

Building Arrangement:

The proposed Livernois/Elmwood Business Park is 45,240 sq/ft of light industrial / warehouse / flex space. The suites are separated into four (4) buildings, labeled "Buildings A,B,C, and D." Buildings A and B are located on the north side of the site, while Buildings C and D are parallel on the south side of the site. Parking is located in the open space between the four (4) buildings.

Landscape Arrangement:

The applicant states that 31.5% of the site shall be comprised of landscape materials. Most landscaping is proposed along the western and southern lot lines, with little to no landscaping proposed along the northern and eastern lot lines. Two (2) detention ponds are proposed on the west side of the lot abutting Main Street, with five (5) screening trees provided around each pond.

Signage:

Signage in Troy is regulated by Chapter 85 Signs. The Planning Commission does not have the authority to approve signs. However, the Planning Commission can advise as per landscape design and other site related elements.

This site is a corner lot abutting the City of Clawson on its west and south sides. For this reason, the applicant proposes to erect a "City of Troy Welcomes You" monument sign at the southwest corner of the lot. The proposed sign is 4 feet tall and 8 feet wide. The plans indicate that the sign shall be erected outside of the corner clearance area.

Sign materials include manufactured stone, limestone panel with engraved letters, and a limestone cap. Stone mulch will be placed around the base of the sign. Sign materials and colors are complementary of the principal buildings on-site. Livernois/Elmwood Business Park March 4, 2024

In addition to the "City of Troy Welcomes You" sign, the applicant proposes another "site monument sign" located near the Main Street driveway access. It is unclear what language will be written on this sign and whether the same materials will be used.

The applicant is required to seek a sign permit(s) for all proposed signs.

Utility Arrangement:

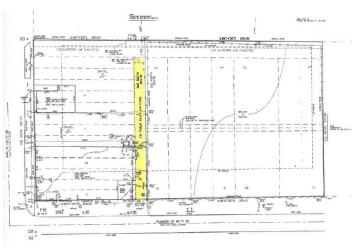
The applicant states that they shall coordinate with DTE Energy for the removal/relocation of existing utility poles. Any resulting relocation and/or installation shall be reviewed and finalized by Engineering.

Items to be Addressed: Applicant shall seek a sign permit(s) for all proposed signs.

ALLEY VACATION

There is a small portion of an unimproved alley that is located off Elmwood, which partially bisects the site. The site cannot be developed as is without an alley vacation. An alley vacation is a type of easement in which the City transfers the right-ofway of the alley to a private property owner.

The alley has been reviewed by various departments, who note that there are no public utilities in the alley and no plans for future improvement of the alley.



Alley vacation can be considered as part of the site

plan process; however, it does require a public hearing by the Planning Commission.

Items to be Addressed: Planning Commission to hold public hearing and consider the alley vacation.

USES

As noted the IB District includes a number of permitted and special uses. These uses range from multiple family, restaurant, retail, studios, to light industrial, warehousing, and laboratories. Though there is no information about uses provided in the application, parking is based on light industrial standards. However, in discussions with the applicant, they note that the intended uses a varied mix including retail, studios, warehousing, and light industrial/manufacturing.

Determination of proposed uses is important to both confirm if parking is sufficient (see parking section for more information) and mitigate potential impacts (noise, odor, aesthetics) upon adjacent properties.

The applicant should clarify intended users.

Items to be Addressed:

1. Applicant should clarify intended users.

AREA, WIDTH, HEIGHT, SETBACKS

The dimensional requirements for the IB district are indicated below:

	Required	Provided	Compliance
Front Setback (Elmwood Ave) (south)	30 feet	30 feet	Complies
Front Setback (Livernois) (west)	30 feet	78 feet	Complies
Rear Setback (wet)	20 feet	21 feet	Complies
Side Setback (north)	10 feet	13 feet	Complies
Maximum Building Lot Coverage	40%	30%	Complies
Maximum Building Height	50 feet	22 feet	Complies

Items to be Addressed: Complies

SITE ACCESS AND CIRCULATION

Two access points are proposed: one along Elmwood Ave and one along Main Street. The applicant shall increase sidewalk along Livernois to 8-feet, and add a sidewalk along Elmwood.

Circulation and access has been reviewed by the Engineering and Fire Department and find it sufficient.

Items to be Addressed: Increase sidewalk along Livernois to 8-feet, and add a sidewalk along Elmwood.

PARKING

Table 13.06-A of the Zoning Ordinance:

	Required	Provided	Compliance
Light Industrial: 1 space for each 500 SF net floor area	45,240 sq. ft / 550 = 83 spaces	88 spaces	See note below
Loading Zone	3 spaces (size 10 feet x 50 feet)	3 spaces	Complies
Barrier Free	2 spaces	4	Complies
Dimensions	18 feet length 9.5 feet width 24 feet aisle width	18 feet length 9.5 feet width 24 feet aisle width	Complies

Parking is based on light industrial uses, which requires a very low parking supply based on square footage. Based on the number of units, the applicant is averaging 2.9 spaces per suite.

However, as noted, the applicant proposes a variety of intended uses including retail and studios. Other permitted uses in the IB District require significantly more parking per square footage than light industrial. For example, general retail requires 1 space per 250 sq. ft., which would require 6 spaces for a 1,500 sq. ft suite. A studio use requires 1 space per 200 sq. ft, which would require 8 spaces for a 1,500 sq. ft suite.

The applicant has noted flexibility in use. We note that based on the number of uses allowed in IB District, that without a better clarification of uses, there is likely to be a parking issue onsite.

Items to be Addressed:

1. Applicant should clarify intended users.

LANDSCAPING

Landscaping is regulated by Section 13.02:

	Required	Provided	Compliance
<u>Greenbelt:</u> 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.	Main St: (288 LF/30) = 10 trees Elmwood Ave: (520 LF/30) = 17 trees	Main St: 10 trees Elmwood Ave: 17 trees	Complies
Site Landscaping: A minimum of 20% of the site area shall be comprised of landscape material. Up to 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% of site	31.5%	Complies
Parking Lot Trees: 1 per 8 spaces Landscaping shall be arranged in curbed islands within the parking lot which shall not be less than 200 SF	88 spaces = 11 trees	The applicant has shown five (5) landscaped islands. Three (3) of the islands include multiple trees	Not Compliant

Based on 88 spaces the applicant is required to provide 11 parking lot trees. The applicant has shown five (5) landscaped islands. Three (3) of the islands include multiple trees. The intent of the ordinance is not to clump trees together in one landscape area but rather to spread the required trees around to the parking lot to reduce height island effect, reduce impervious surface, and reduce visual impact (i.e. soften) of parking lots. Clumping the trees does not achieve any of that. The applicant shall provide an additional six (6) parking lot trees within the parking lot.

The applicant identifies two (2) existing trees on-site, both of which do not require replacement upon removal due to their species and/or current condition. Although this site contains limited trees to begin with, we note that the proposed project will convert an undeveloped piece of land into a largely impervious surface. For this reason, we encourage the applicant to incorporate additional site features designed to minimize the adverse impacts on the environment. Such features could include a rain garden, bioswale, rain barrels, and/or exterior lights on timers.

Trash Enclosure:

A trash container is proposed near the center of the northern lot line. An 8-inch concrete pad is provided. The plans are missing details about trash enclosure height and materials.

Mechanical Equipment:

Mechanical equipment is proposed at-grade next to the trash container on the site's north end, as well as between the two (2) buildings at the site's south end. The applicant is aware of the City's mechanical equipment screening requirements, but states that screening is not provided due to limited space. The applicant shall determine how to revise plans to comply with screening requirements.

Items to be Addressed:

- 1) Provide six (6) additional trees within the parking lot.
- 2) Provide details for trash enclosure screening.
- *3) Provide details for mechanical equipment screenings.*
- *4) Incorporate sustainable design features.*

LIGHTING

Revised photometric plans are required in order to perform a complete lighting review. Revised plans shall include cut sheets for each type of lighting, specific location of each light, and height of each light. Illustrations shall be provided showing compliance with fixture design requirements; all exterior lighting shall be a full cut-off fixture or a fully shielded fixture, downward directed with a flat lens to prevent glare.

Lighting levels shall not exceed one (1) foot-candle along all nonresidential property lines. We note that there are lights proposed along the north and east property lines that exceed one (1) foot-candle; these lighting levels shall be reduced.

Items to be Addressed:

- 1. Provide photometric cut sheets
- 2. Reduce lighting levels along the eastern and northern property lines.

FLOOR PLANS AND ELEVATIONS

Floor Plans:

As previously mentioned, the proposed warehouse is separated between four (4) buildings, labeled "Buildings A, B, C, and D." While these buildings are very similar overall, Buildings A and C are larger than Buildings B and D. Buildings A and C have a greater gross floor area and additional suite, as indicated in the Table below:

	Area (Gross)	Number of Suites
Building A (northwest)	12,064 SF	8 suites
Building B (northeast)	10,556 SF	7 suites
Building C (southwest)	12,064 SF	8 suites
Building D (southeast)	10,556 SF	7 suites

Each suite measures 58 x 26 feet. Very few details are provided regarding building interior. Each suite appears to include a foyer area, restroom, and larger undefined area.

Building Materials:

Building materials include prefinished metal panels and manufactured stone sill for the exterior walls. Other materials include prefinished metal roofing and metal canopies. A total of 15 garage doors are proposed, looking inward towards the parking lot. Garage door materials are mostly metal panels with glass panels at the top. No specific colors are listed, but all materials appear to include various shades of gray and black.

The applicant has provided additional architectural details along the elevations that front Elmwood and Livernois.

Elevations:

The proposed buildings have a maximum height of 22 feet.

Items to be Addressed:

- 1. Provide details on interior/floor plan
- 2. Consider if any additional architectural details are needed.

SITE PLAN REVIEW STANDARDS

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

Section 8.06 outlines Site Plan Review Design Standards.

- 1. Development shall ensure compatibility to existing commercial districts and provide a transition between land uses.
 - a. Building design shall enhance the character of the surrounding area in relation to building and parking placement, landscape and streetscape features, and architectural design.
 - b. Street fronts shall provide a variety of architectural expression that is appropriate in its context and prevents monotony.
 - c. Building design shall achieve a compatible transition between areas with different height, massing, scale, and architectural style.
- 2. Development shall incorporate the recognized best architectural building design practices.
 - a. Foster a lasting impact on the community through the provision of high quality design, construction, and detailing.
 - b. Provide high quality, durable materials, such as but not limited to stone, brick, glass, and metal. E.I.F.S. or material equivalent shall only be used as an accent material.
 - c. Develop buildings with creativity that includes balanced compositions and forms.
 - d. Design roofs that are appropriate to the architectural style of the building and create an appropriate visual exterior mass of the building given the context of the site.

- e. For commercial buildings, incorporate clearly defined, highly visible customer entrances using features such as canopies, porticos, arcades, arches, wing walls, ground plane elements, and/or landscape planters.
- f. Include community amenities that add value to the development such as patio/ seating areas, water features, art work or sculpture, clock towers, pedestrian plazas with park benches or other features located in areas accessible to the public.
- 3. Enhance the character, environment and safety for pedestrians and motorists.
 - a. Provide elements that define the street and the pedestrian realm.
 - b. Create a connection between the public right of way and ground floor activities.
 - c. Create a safe environment by employing design features to reduce vehicular and pedestrian conflict, while not sacrificing design excellence.
 - *d.* Enhance the pedestrian realm by framing the sidewalk area with trees, awnings, and other features.
 - e. Improve safety for pedestrians through site design measures.

Items to be Addressed: Planning Commission to consider if the site plan standards have been met.

SUMMARY

Overall, we support the development of this site and find that this type of flex space is desired, however we do note a number of items to be clarified and discussed with the applicant.

The Planning Commission shall hold a public hearing on the alley vacation and consider public comment. After closing the public hearing, the Planning Commission is asked to consider the following items:

- 1. Recommendation to the City Council regarding the alley vacation.
- 2. Discuss proposed uses of the suites in light of parking supply.
- 3. Consider if any additional architectural details are needed.
- 4. Consider if the site plan standards have been met.

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

- 1. Increase sidewalk along Livernois to 8-feet, and add a sidewalk along Elmwood.
- 2. Provide six (6) additional trees within the parking lot.
- 3. Provide details for trash enclosure screening.
- 4. Provide details for mechanical equipment screenings.
- 5. Incorporate sustainable design features.
- 6. Provide details on interior/floor plan
- 7. Provide photometric cut sheets
- 8. Reduce lighting levels along the eastern and northern property lines.
- 9. Provide floor plan details.
- 10. Vacation of alley and verification there are no utilities in alley prior to Final Site Plan approval.

If the Planning Commission approves the preliminary site plan, with or without conditions, any approvals would be contingent upon the City Council approving the alley vacation.

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

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

Industrial Warehouse 930 Livernois Troy, Michigan

1/26/2024 2:18:16 PM C:\Users\rkonik\Documents\2593 Industrial Warehouse - Preliminary Site Plan (Central-R2024)_rkonik@sta-architects.com.rvt



	Index of Drawings	
Sheet Number:	Sheet Name:	Januaru 26, 2024 SPA
P000	Cover Sheet	×
Civil		
P- 1	Topographic Survey	×
P-2	Preliminary Site Plan	×
P-3	Preliminary Grading Plan	×
P-4	Preliminary Utility Plan	×
L-1.0	Preliminary Landscape Plan	×
L-1.1	Landscape Details	×
Architect	cural	
P001	Proposed Architectural Site Plan	×
P002	Proposed Floor Plans	×
P003	Proposed Exterior Elevations	×
P004	Proposed Exterior Perspectives	×
P004	Proposed Exterior Perspectives	



SIEGAL/TUOMAALA ASSOCIATES ARCHITECTS & PLANNERS INC.

29200 northwestern hwy suite 160 southfield, mi 48034

p • 248 • 352 • 0099 f • 248 • 352 • 0088 www.sta-architects.com

project name: Industrial Warehouse

project location: 930 Livernois Troy, Michigan



date/ revision: January 26, 2024 - SPA

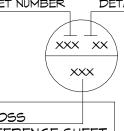
sheet title:

Cover Sheet

Key to Dimensioning:

DRAWINGS ARE BASED ON A 'NOMINAL' DIMENSIONING SYSTEM. ON SMALL SCALE DRAWINGS ALL DIMENSIONS ARE BASED ON THE NOMINAL SIZE OF CONSTRUCTION MATERIALS AND DO NOT TAKE FURRING OR APPLIED FINISH THICKNESSES INTO ACCOUNT. LARGE SCALE DETAILS ARE DRAWN WITH ALL CONSTRUCTION MATERIALS IN TRUE SCALE.

SHEET NUMBER DETAIL NUMBER

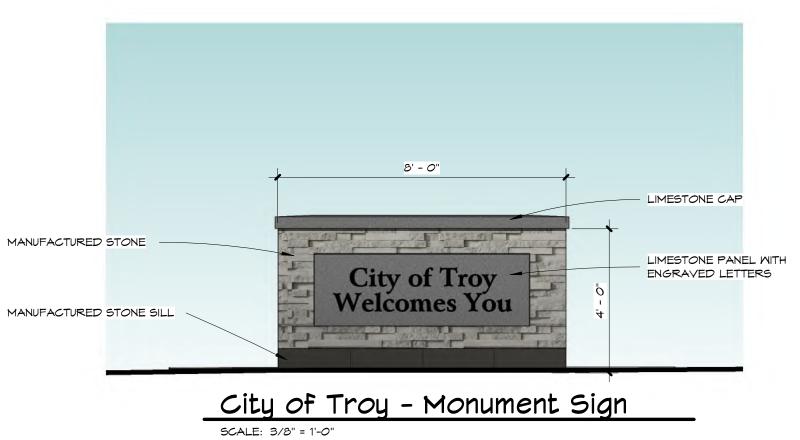


CROSS REFERENCE SHEET NUMBER project number:

2893

sheet number:

P000 copyright 12.2023





1/26/2024 5:48:22 PM C:\Users\rkonik\Documents\2593 Industrial Warehouse - Preliminary Site Plan (Central-R2024)_rkonik@sta-architects.com.rvt

Architectural Site Notes

- LANDSCAPE SEE LANDSCAPE PLAN
 CIVIL ENGINEERING SEE CIVIL ENGINEERING
 SITE LIGHTING SEE SITE LIGHTING PHOTOMETRIC DRAWING
 ALL SITE LIGHITNG SHALL BE SHIELDED (SEE SITE LIGHTING
- PHOTOMETRIC DRAWING)
- 5. ALL BUILDING SIGNAGE TO BE SUBMITTED SEPARATELY FOR APPROVAL.

Legal Description

PARCEL ID 20-34-153-041, 20-34-153-042, 20-34-153-043 LAND IN THE CITY OF TROY, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS:

PARCEL 1: Lots 1 through 13, both inclusive, including the vacated 20 foot wide alley lying adjacent on the East side of the said Lots, also including that part of vacated Elmsford Avenue lying North of said land, of DAVIS PARK, according to the plat thereof as recorded in Liber 72 of Plats, page 12, Oakland County Records.

PARCEL 2: Lots 16 through 23, both inclusive, and Lots 60 through 67, both inclusive, including that part of vacated Elmsford Avenue lying North of Lots 60 to 67, of NORTHFORD PARK, according to the plat thereof as recorded in Liber 46 of Plat, page 28, Oakland County Records.

Proposed Site Data

OWNER INFORMATION:

Sherr Development 31300 Orchard Lake Road Suite 200 Farmington Hills, MI 48334

<u>ZONING:</u>

Existing Zoning District: District Existing Site Area: Parcel ID:

Proposed Building Areas: Proposed Building Area:

Maximum Lot Coverage: Maximum Lot Coverage Permited: 40% Permitted Site Area:

Building Heights and Required Setbacks: Maximum Building Height: 50 Feet/4 Stories Set Backs:

Front: Side: Rear:

Proposed Building Heights: Proposed:



IB, Integrated Industrial and Business 3.36 Acres 45,240 sf

3.36 ACRES * 40% = 58,610.1 SF

30 Feet Least 10 Feet, Total 20 Feet 20 Feet

1 Story, 22' - 0"

<u>Required Parking:</u> Light Industrial

45,240 sf / 550 sf = Total Required Parking Spaces:

83 Parking Spaces 83 Parking Spaces Required

<u>Total Parking Spaces Provided:</u> 88 Parking Spaces Provided 4 Accessible Parking Spaces Required 4 Accessible Parking Spaces Provided

LOADING REQUIREMENTS: 10' x 50' Loading areas Required, 3 Spaces required. Loading areas Provided: 3 Spaces provided.

LANDSCAPE REQUIREMENTS: SEE LANDSCAPE PLAN

CIVIL ENGINEERING REQUIREMENTS: SEE CIVIL ENGINEERING DRAWINGS

SITE LIGHTING REQUIREMENTS: SEE SITE LIGHTING PHOTOMETRIC PLAN



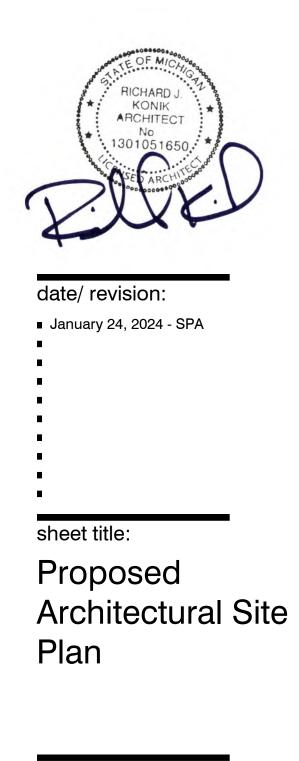
SIEGAL/TUOMAALA ASSOCIATES ARCHITECTS & PLANNERS INC.

29200 northwestern hwy suite 160 southfield, mi 48034

P ● 248 ● 352 ● 0099 f • 248• 352 • 0088 www.sta-architects.com

project name: Industrial Warehouse

project location: 930 Livernois Troy, Michigan



project number:

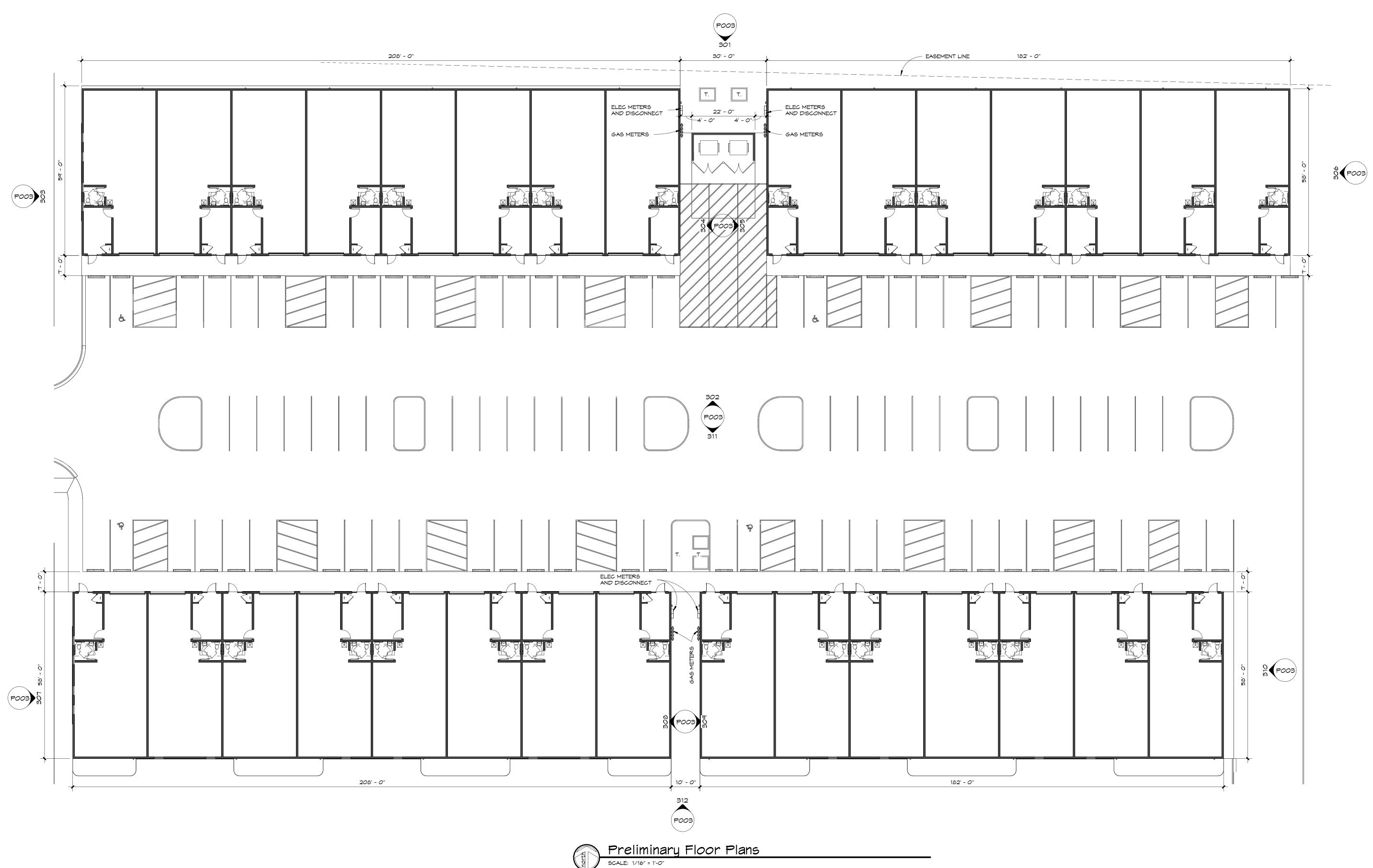
2893

sheet number:

P001 copyright 12.2023

<u>PARKING DATA:</u>

<u>Light Industrial:</u> 1 Space per 550 SF of GFA



1/26/2024 2:18:25 PM C:\Users\rkonik\Documents\2593 Industrial Warehouse - Preliminary Site Plan (Central-R2024)_rkonik@sta-architects.com.rvt



& PLANNERS INC. 29200 northwestern hwy suite 160 southfield, mi 48034

p • 248 • 352 • 0099 f • 248 • 352 • 0088 www.sta-architects.com

project name: Industrial Warehouse

project location: 930 Livernois Troy, Michigan



date/ revision: ■ January 24, 2024 - SPA

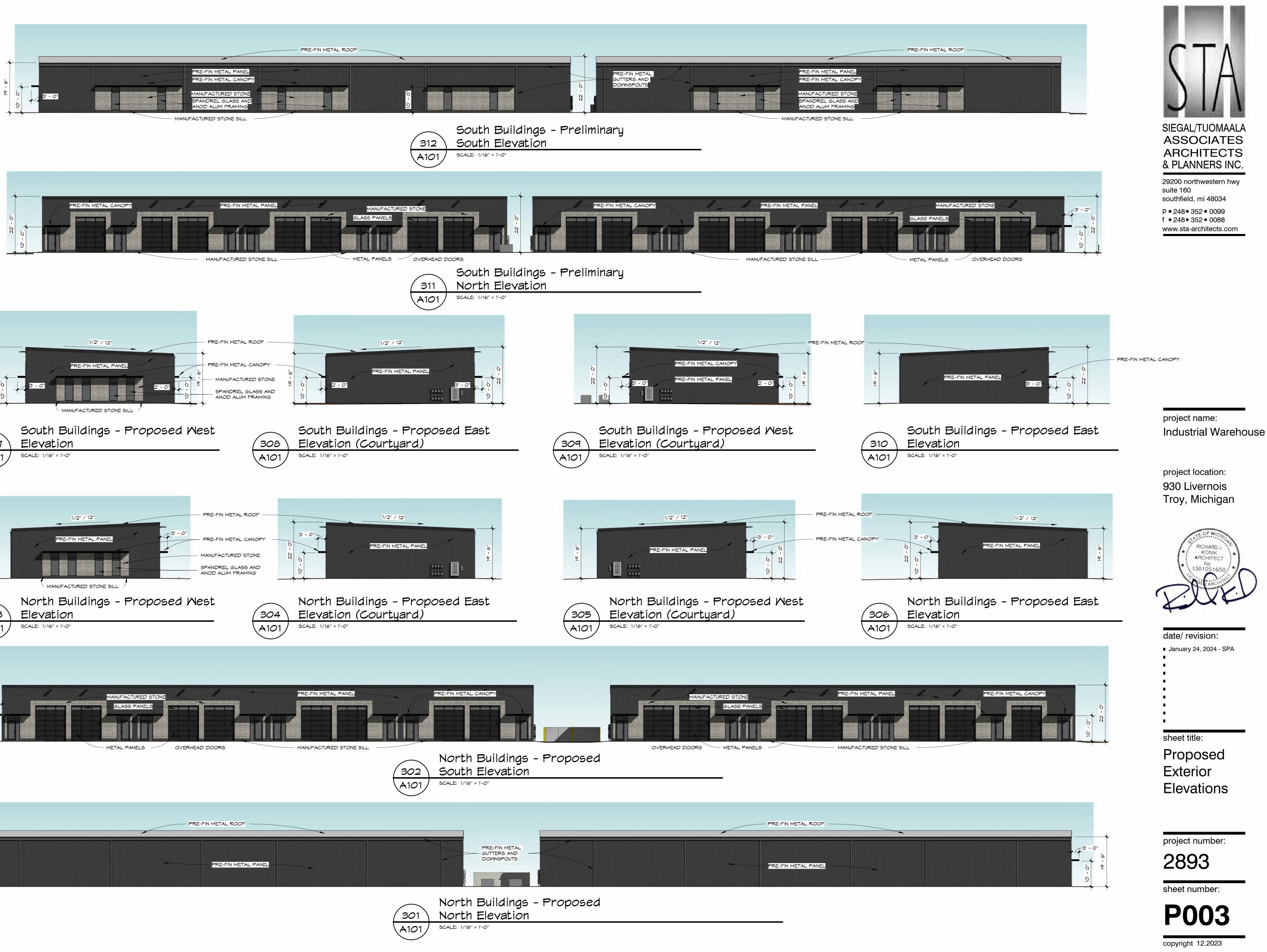
sheet title: **Proposed Floor** Plans

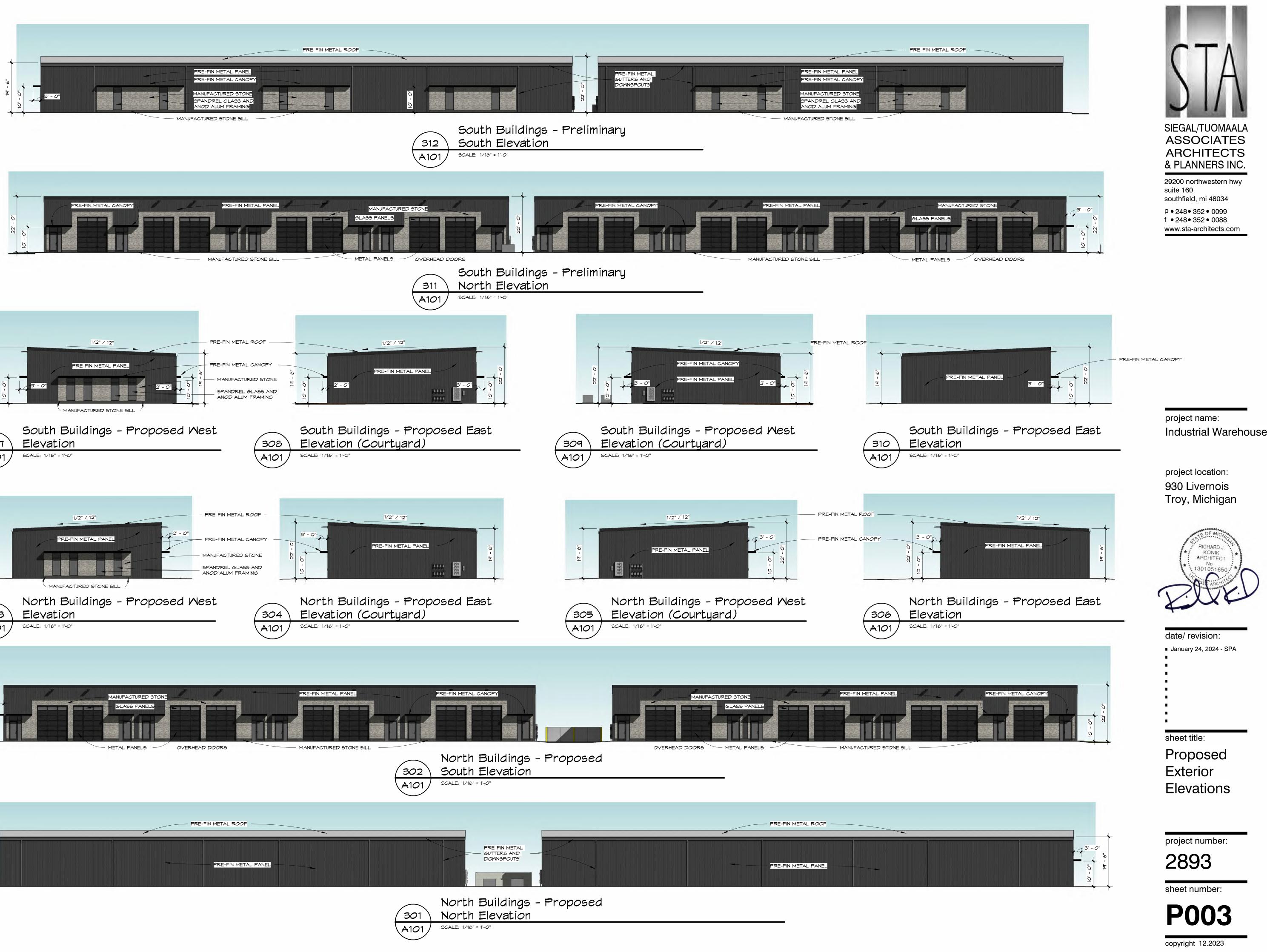
project number:

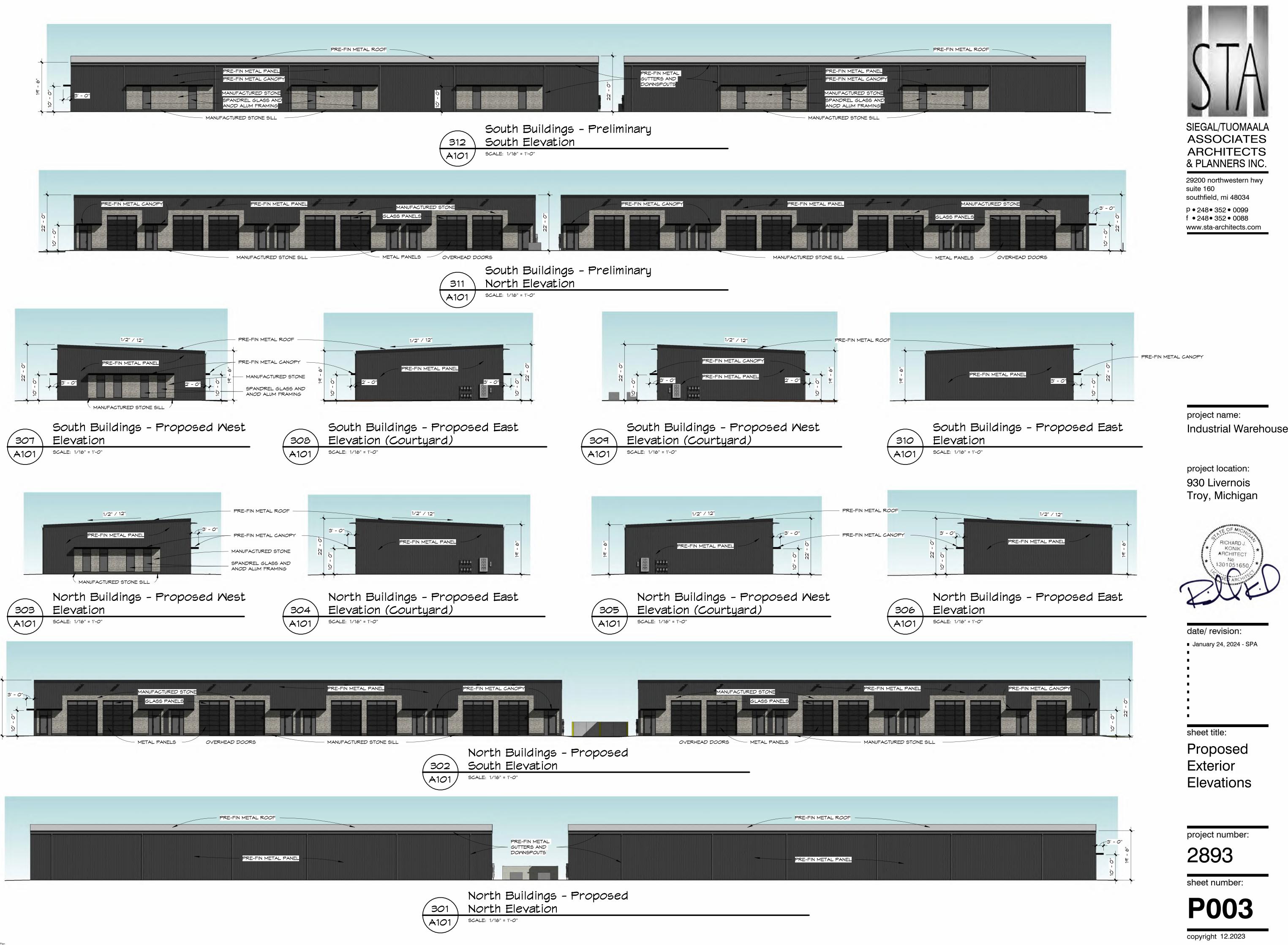
2893

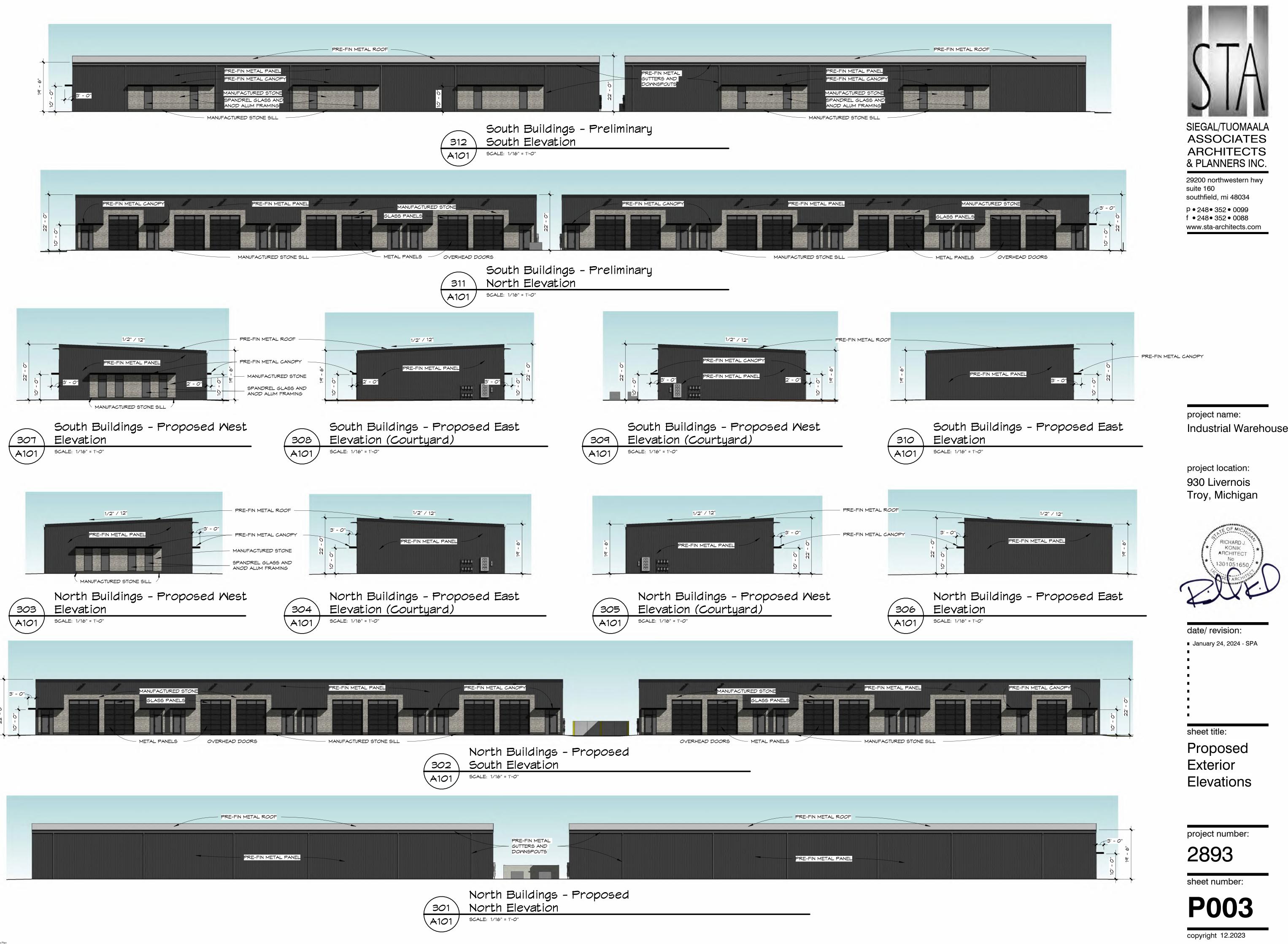
sheet number:

P002 copyright 12.2023















Livernois Perspective

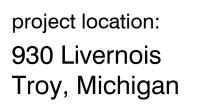


29200 northwestern hwy suite 160 southfield, mi 48034

p • 248 • 352 • 0099 f • 248 • 352 • 0088 www.sta-architects.com

project name: Industrial Warehouse

930 Livernois





date/ revision: ■ January 24, 2024 - SPA

sheet title:

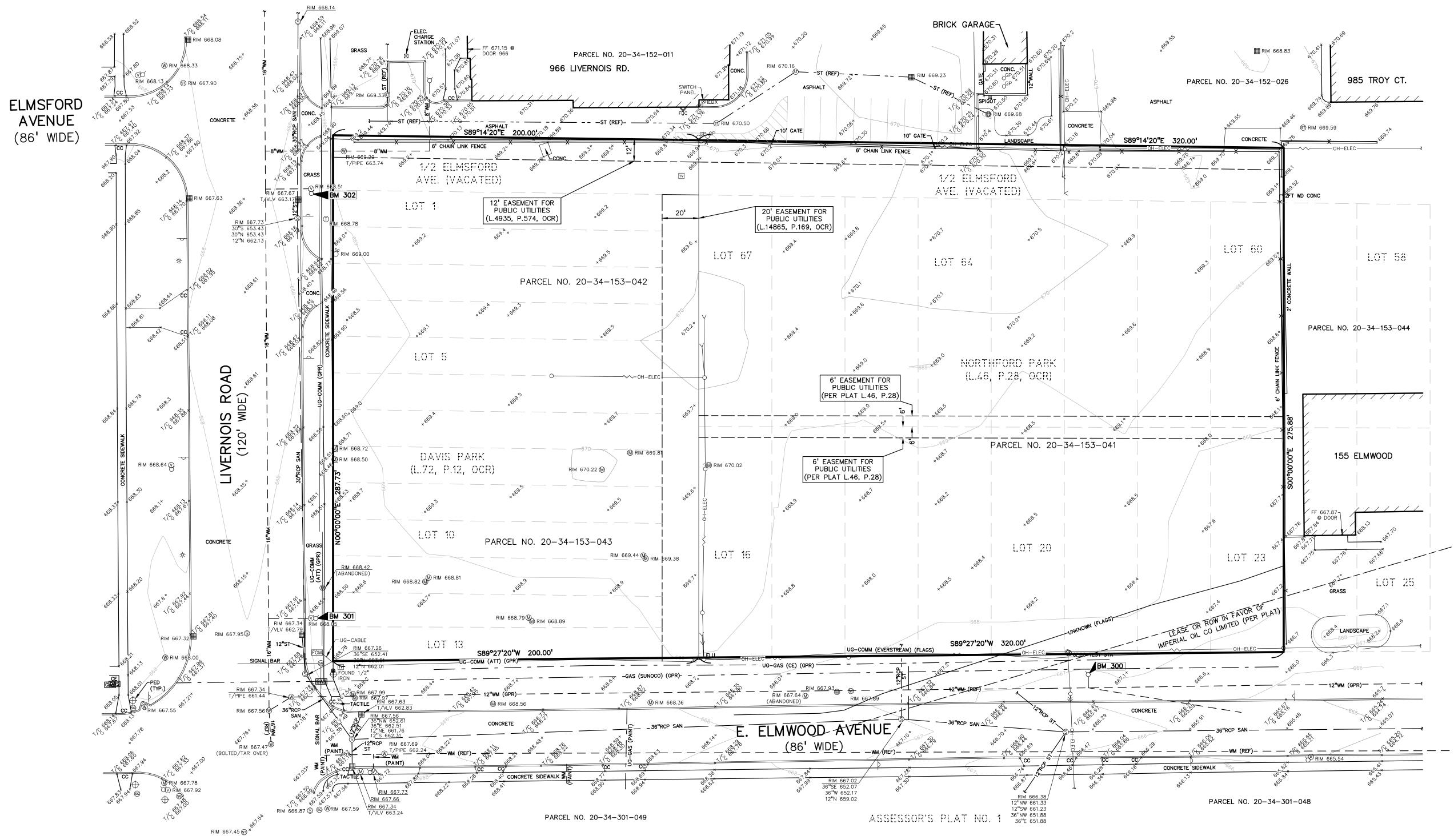
Proposed Exterior Perspectives

project number:

2893

sheet number:

P004 copyright 12.2023



LEGAL DESCRIPTION (PER BS&A ALTA/ACSM LAND TITLE SURVEY, JOB #06-3-01, DATED 3-31-06)

PARCEL ID 20-34-153-041, 20-34-153-042, 20-34-153-043 LAND IN THE CITY OF TROY, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS:

LOTS 1 THROUGH 13, INCLUSIVE, INCLUDING THE VACATED 20 FOOT WIDE ALLEY LYING ADJACENT ON THE EAST SIDE OF SAID LOTS, ALSO INCLUDING THAT PART OF VACATED ELMSFORD AVENUE LYING NORTH OF SAID LAND, OF "DAVIS PARK", AS RECORDED IN LIBER 72 OF PLATS, PAGE 12, OAKLAND COUNTY RECORDS. ALSO,

LOTS 16 THROUGH 23, BOTH INCLUSIVE, AND LOTS 60 THROUGH 67, INCLUDING THAT PART OF VACATED ELMSFORD AVENUE LYING NORTH OF LOTS 60 TO 67, "NORTHFORD PARK", AS RECORDED IN LIBER 46 OF PLATS, PAGE 28, OAKLAND COUNTY RECORDS.

THE AREA OF SAID PROPERTY IS 146,530.34 SQ. FT., WHICH IS 3.36 ACRES

BM #300

BENCHMARKS

(CITY OF TROY DATUM))

THE EAST PROPERTY LINE ELEV. - 668.96

ARRÖW ON A HYDRANT LOCATED APPROX. 30'± NORTH OF THE

CENTERLINE OF ELMWOOD AVENUE AND APPROX. 109'± WEST OF

ARROW ON A HYDRANT LOCATION APPROX. 67'± EAST OF THE CENTERLINE OF MAIN STREET, AND APPROX. 30'± SOUTH OF THE NORTH PROPERTY LINE. ELEV. - 670.91

NOT FOR CONSTRUCTION

PEA JOB NO.	21-0260
SUR.	DLC
DN.	DLC
DES.	LKP
DRAWING NUMBER:	

P-1

DRAWING TITLE TOPOGRAPHIC SURVEY

ORIGINAL ISSUE DATE: JANUARY 24, 2024

REVISIONS

INDUSTRIAL WAREHOUSE 930 LIVERNOIS TROY, MICHIGAN

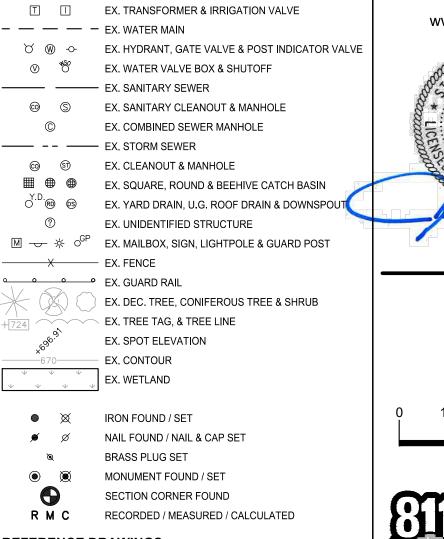
PROJECT TITLE

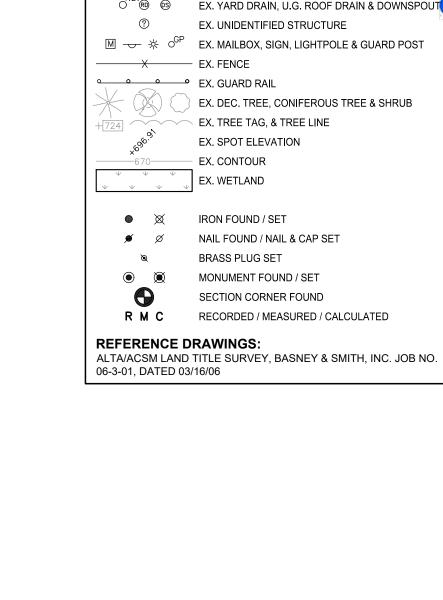
CLIENT SHERR DEVELOPMENT CORPORATION 31300 ORCHARD LAKE ROAD, SUITE 200 FARMINGTON HILLS, MICHIGAN

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 DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

SCALE: 1" = 30'





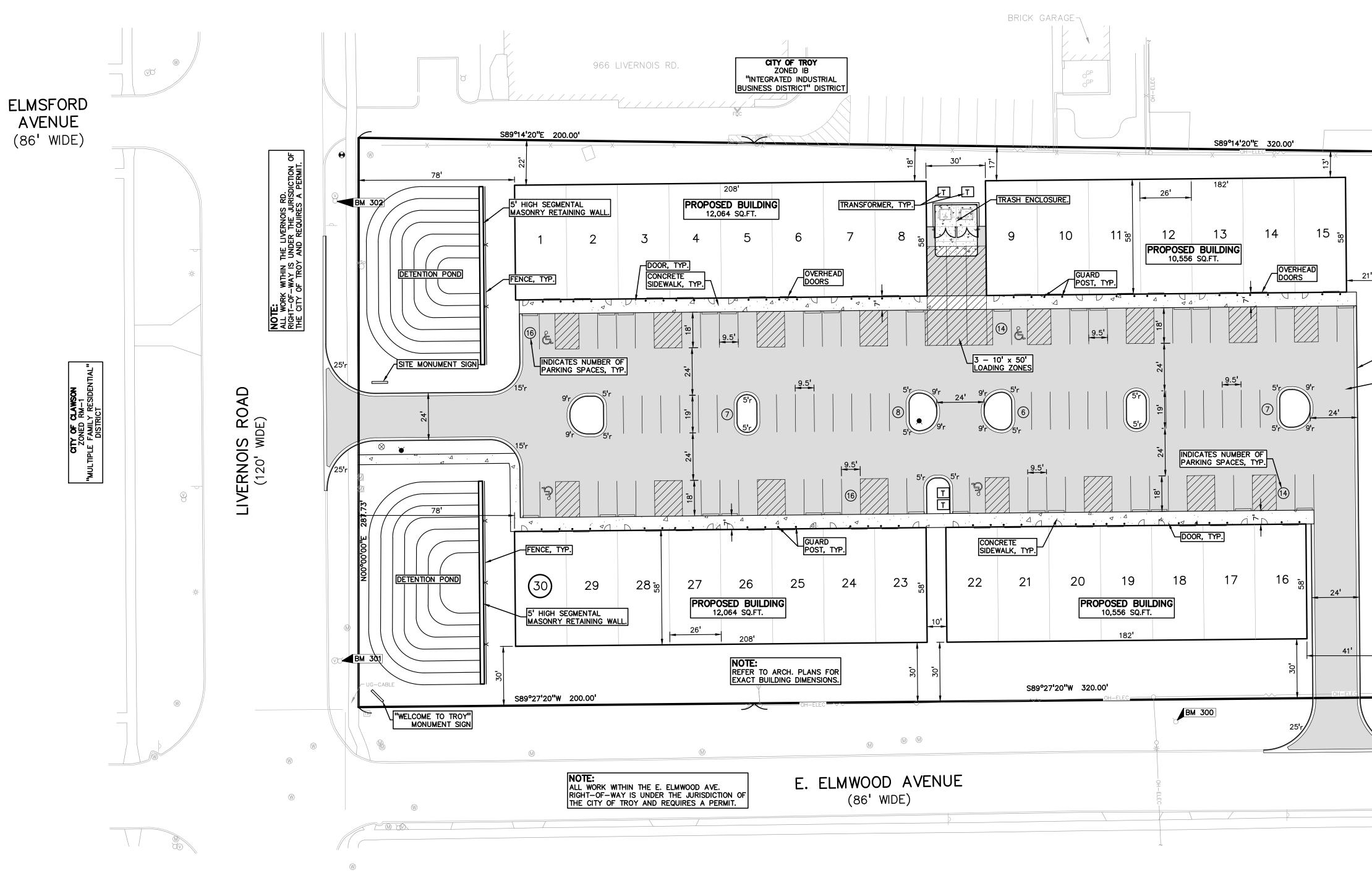


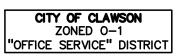
-OH-ELEC-W-O- EX. OH. ELEC, POLE & GUY WIRE

-UG-ELEC-EEEE EX. U.G. ELEC,MANHOLE, METER & HANDHOLE

© GAS EX. GAS VALVE & GAS LINE MARKER

— – — – – EX. GAS LINE





SITE DATA TABLE:

SITE AREA: 3.36 ACRES NET AND GROSS

ZONING: IB - INTEGRATED INDUSTRIAL BUSINESS DISTRICT

PROPOSED USE: WAREHOUSE SPACE (45,240 SF.)

BUILDING INFORMATION: MAXIMUM ALLOWABLE BUILDING HEIGHT = 50 FT.(4 STORIES)

PROPOSED BUILDING HEIGHT = 22 FEET

BUILDING FOOTPRINT AREA = 45,240 SF. BUILDING LOT COVERAGE = 30%

SETBACK REQUIREMENTS: FRONT (EAST)

FRONT (SOUTH) SIDE (NORTH)

REAR (WEST)

PARKING CALCULATIONS: (TABLE 13.06-A - LIGHT INDUSTRIAL) INDUSTRIAL = 1 SPACE PER 550 SF. TOTAL RETAIL PARKING REQUIRED = 45,240/550 = 83 SPACES TOTAL PROPOSED PARKING SPACES = 88 SPACES INC. 4 H/C SPACES

LOADING CALCULATIONS: (TABLE 13.09-A - INDUSTRIAL USES) LOADING REQUIRED = 500 SF. PER 20,000 GROSS FLOOR AREA LOADING PROVIDED = 1,500 SF. IN FRONT OF DUMPSTERS 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: URBAN LAND

NOT FOR CONSTRUCTION

PEA JOB NO.	21-0260
P.M.	JBT
DN.	KMB
DES.	DSK
DRAWING NUMBER:	

P-2

DRAWING TITLE PRELIMINARY SITE PLAN

ORIGINAL ISSUE DATE: JANUARY 24, 2024

REVISIONS

INDUSTRIAL WAREHOUSE 930 LIVERNOIS TROY, MICHIGAN

PROJECT TITLE

SHERR DEVELOPMENT CORPORATION 31300 ORCHARD LAKE ROAD, SUITE 200 FARMINGTON HILLS, MICHIGAN

CLIENT

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 DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

SCALE: 1" = 30'

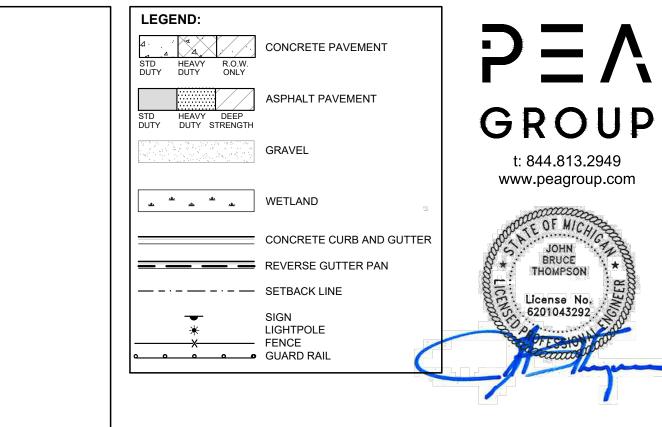
JOHN BRUCE

THOMPSON

License No

FESSIK

REQUIRED: 50' PROPOSED: 78' 30' 30' 13'







__X____

18" CONCRETE CURB AND GUTTER, TYP.

STANDARD DUTY ASPHALT PAVEMENT, TYP.

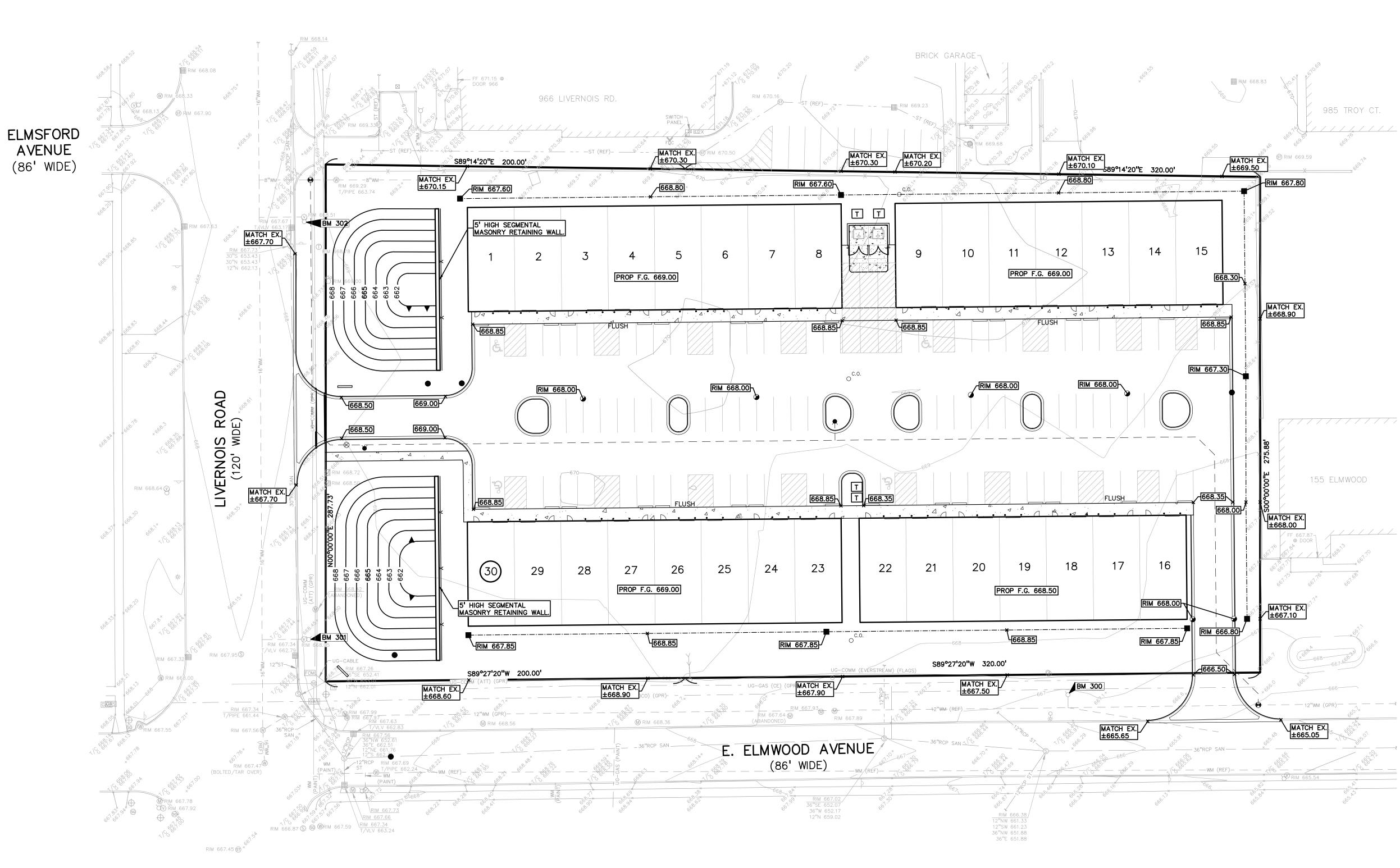
_ / / / / / / / / / / / / / / /

CITY OF TROY ZONED IB

"INTEGRATED INDUSTRIAL

BUSINESS DISTRICT" DISTRICT

155 ELMWOOD





NOT FOR CONSTRUCTION

PEA JOB NO.	21-0260
P.M.	JBT
DN.	KMB
DES.	DSK
DRAWING NUMBER:	

P-3



ORIGINAL ISSUE DATE: JANUARY 24, 2024

REVISIONS

PROJECT TITLE INDUSTRIAL WAREHOUSE 930 LIVERNOIS TROY, MICHIGAN

SHERR DEVELOPMENT CORPORATION 31300 ORCHARD LAKE ROAD, SUITE 200 FARMINGTON HILLS, MICHIGAN



985 TROY CT.

T/C = TOP OF CURB T/P = TOP OF PAVEMENT FF = FINISH FLOOR T/S = TOP OF SIDEWALK FG = FINISH GRADE T/W = TOP OF WALL B/W = BOTTOM OF WALL BENCHMARKS

(GPS DERIVED - NAVD88)

BM #300 ARROW ON A HYDRANT LOCATED APPROX. 30'± NORTH OF THE CENTERLINE OF ELMWOOD AVENUE AND APPROX. 109'± WEST OF THE EAST PROPERTY LINE ELEV. – 668.96

GRADING LEGEND:

622.50

ABBREVIATIONS

_____670___

EXISTING SPOT ELEVATION

PROPOSED SPOT ELEVATION:

TYPICALLY TOP OF PAVEMENT IN PAVED AREAS, GUTTER GRADE

IN CURB LINES.

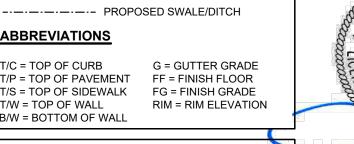
PROPOSED REVERSE GUTTER PAN

– – – – – PROPOSED RIDGE LINE

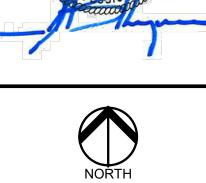
EXISTING CONTOUR

BM #301 ARRÖW ON A HYDRANT LOCATED APPROX. 67'± NORTH OF THE CENTERLINE OF ELMWOOD AVENUE AND APPROX. $67'\pm$ EAST OF THE CENTERLINE OF MAIN STREET. ELEV. - 670.33

BM #302 ARROW ON A HYDRANT LOCATION APPROX. 67'± EAST OF THE CENTERLINE OF MAIN STREET, AND APPROX. $30'\pm$ SOUTH OF THE NORTH PROPERTY LINE. ELEV. - 670.91





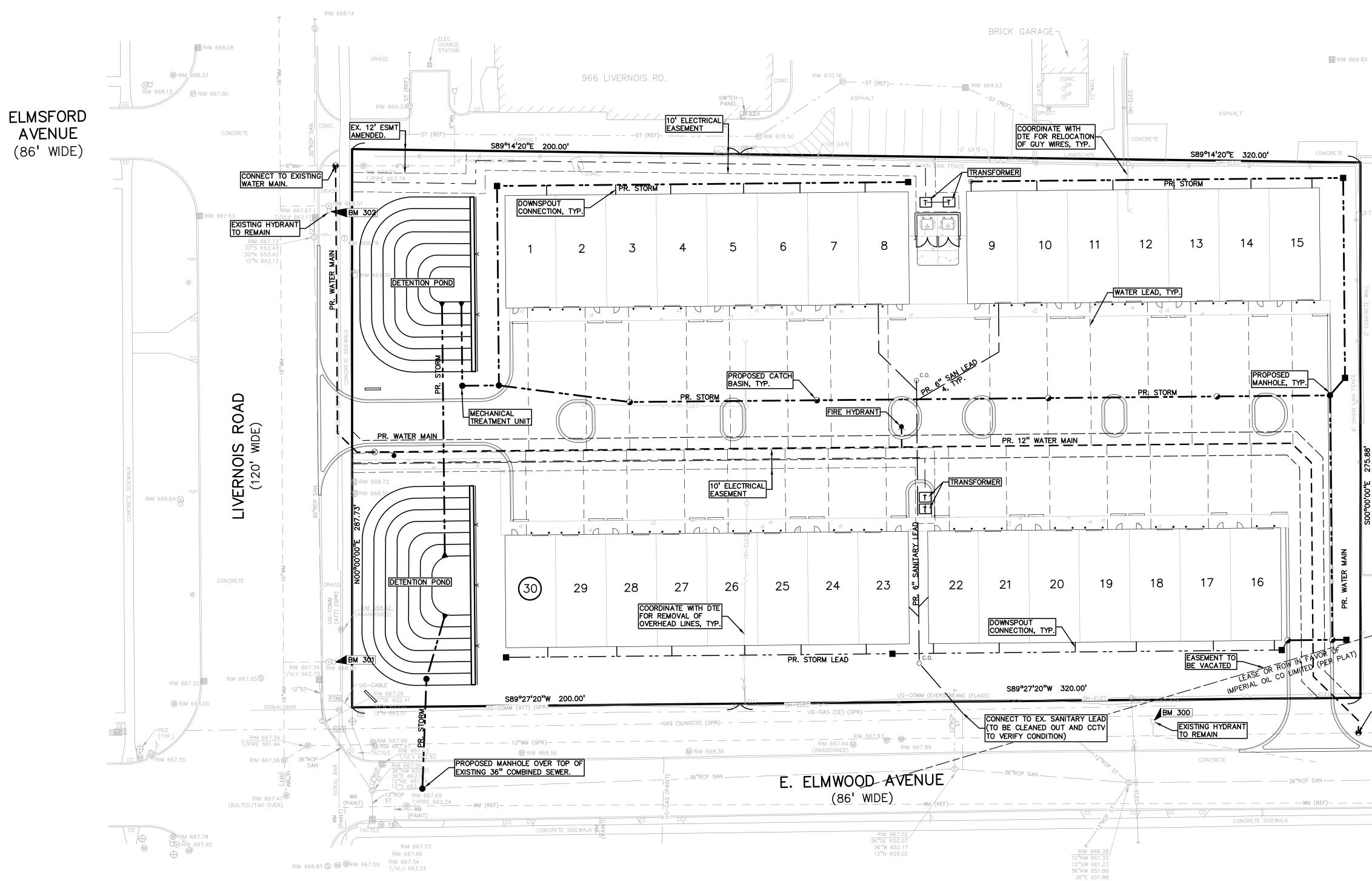


SCALE: 1" = 30'

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 DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

CAUTION!!





RIM 667.45 ST

NOT FOR CONSTRUCTION

PEA JOB NO.	21-0260
P.M.	JBT
DN.	KMB
DES.	DSK
DRAWING NUMBER:	

P-4

DRAWING TITLE PRELIMINARY UTILITY PLAN

ORIGINAL ISSUE DATE: JANUARY 24, 2024

REVISIONS

INDUSTRIAL WAREHOUSE 930 LIVERNOIS TROY, MICHIGAN

PROJECT TITLE

31300 ORCHARD LAKE ROAD, SUITE 200 FARMINGTON HILLS, MICHIGAN

rehouses & Storage		
nber of fixtures	90	
t Factor	0.12	per fixture
J	10.8	
oulation (P) (3.5 PEOPLE/EDU)	37.8	People
REU	10.8	
	11	People
Average Flow (100 GPCPD)	1,100	G.P.D.
	0.002	C.F.S.
P (1000s)	0.011	
Peaking Factor (PF)	4.41	
PF = (18+sqrt(P))/(4+sqrt(P))		
Peak Flow (G.D.P.)	4,852	G.P.D.
Peak Flow (C.F.S.)	0.008	C.F.S.
6" Pipe Capacity Provided	0.665	C.F.S.
WATER MAIN BASIS OF DESIGN:		
(Unit Factors Based on Oakland County I	Jnit Assignn	nent Factors)
Warehouses & Storage		

REU

PROPOSED SANITARY SEWER BASIS OF DESIGN:

Number of fixtures

Population (P) (3.5 PEOPLE/EDU)

Average Flow (150 GPCPD)

Design Max. Flow = (2*avg)

Unit Factor

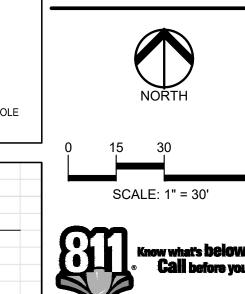
(Unit Factors Based on Oakland County Unit Assignment Factors)

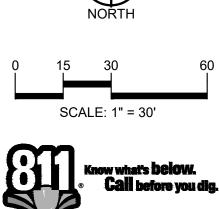
G GAS	EX. GAS VALVE & GAS LINE MARKER
T	EX. TRANSFORMER & IRRIGATION VALVE
	EX. WATER MAIN
∀ -0- ∭	EX. HYDRANT, GATE VALVE & POST INDICATOR VALVE
V WS	EX. WATER VALVE BOX & SHUTOFF
	EX. SANITARY SEWER
© (S)	EX. SANITARY CLEANOUT & MANHOLE
©	EX. COMBINED SEWER MANHOLE
	EX. STORM SEWER
(C) (ST)	EX. CLEANOUT & MANHOLE
	EX. SQUARE, ROUND, & BEEHIVE CATCH BASIN
O ^{Y.D.} RD	EX. YARD DRAIN & ROOF DRAIN
?	EX. UNIDENTIFIED STRUCTURE
	• PROPOSED WATER MAIN
$$ \otimes	PROPOSED HYDRANT AND GATE VALVE
•	PROPOSED TAPPING SLEEVE, VALVE & WELL
	PROPOSED POST INDICATOR VALVE

UTILITY LEGEND:

-OH-ELEC-W-O- EX. OH. ELEC, POLE & GUY WIRE

-UG-ELEC-E-E-E	EX. U.G. ELEC,MANHOLE, METER & HANDHOLE
	EX. GAS LINE
G GAS	EX. GAS VALVE & GAS LINE MARKER
T	EX. TRANSFORMER & IRRIGATION VALVE
	EX. WATER MAIN
♡ -0- ₪	EX. HYDRANT, GATE VALVE & POST INDICATOR VALVE
V Š	EX. WATER VALVE BOX & SHUTOFF
	EX. SANITARY SEWER
© (S	EX. SANITARY CLEANOUT & MANHOLE
©	EX. COMBINED SEWER MANHOLE
	EX. STORM SEWER
co ST	EX. CLEANOUT & MANHOLE
	EX. SQUARE, ROUND, & BEEHIVE CATCH BASIN
O ^{Y.D.} ®	EX. YARD DRAIN & ROOF DRAIN
?	EX. UNIDENTIFIED STRUCTURE
	PROPOSED WATER MAIN
$$ \otimes	PROPOSED HYDRANT AND GATE VALVE
•	PROPOSED TAPPING SLEEVE, VALVE & WELL
-	PROPOSED POST INDICATOR VALVE
	PROPOSED SANITARY SEWER
0 ^{C.0.} ●	PROPOSED SANITARY CLEANOUT & MANHOLE
	PROPOSED STORM SEWER
O ^{C.0.} ●	PROPOSED STORM SEWER CLEANOUT & MANHOLE
$\mathbf{O} \equiv \mathbf{O}^{Y.D.}$	PROPOSED CATCH BASIN, INLET & YARD DRAIN





GROUP

t: 844.813.2949 www.peagroup.com

THOMPSO

License N 6201043292



ST RIM 669.59

WD CONC

985 TROY CT.

155 ELMWOOD

LANDSCAPE

CONNECT TO EXISTING WATER MAIN.

- ---- 12"WM (GPR)-

10.8 38 People CLIENT 5,700 G.P.D. 0.009 C.F.S. 0.006 M.G.D. 11400.00 G.P.D. 0.018 C.F.S. 0.011 M.G.D.

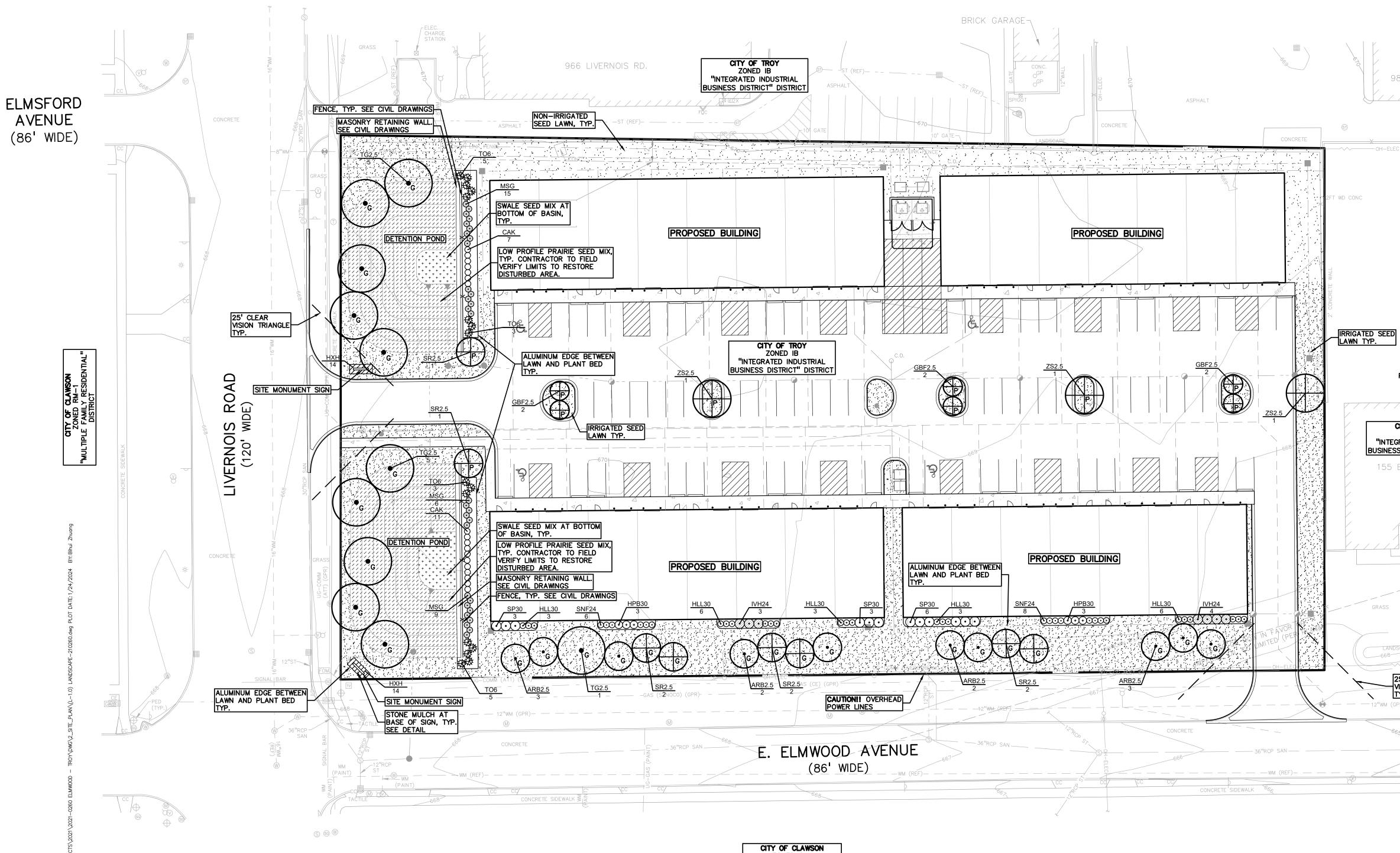
90

10.8

0.12 per fixture

37.8 People

SHERR DEVELOPMENT CORPORATION



PLANT SCHEDULE L-1.0

76 SUBTOTAL:

CODE	<u>QTY</u>	BOTANICAL / COMMON NAME	<u>SIZE</u>		<u>SPACING</u>
DECIDU	IOUS TE	RES			
ARB2.5	10	2.5" CAL.	B&B	PER PLAN	
GBF2.5	6	ACER RUBRUM 'BOWHALL' / BOWHALL RED MAPLE GINKGO BILOBA 'FASTIGIATA' / FASTIGIATE MAIDENHAIR TREE	2.5" CAL.	B&B	PER PLAN
TG2.5	11	TILIA CORDATA 'GREENSPIRE' / GREENSPIRE LITTLELEAF LINDEN	2.5" CAL.	B&B	PER PLAN
ZS2.5	3	ZELKOVA SERRATA 'GREEN VASE' / GREEN VASE JAPANESE ZELKOVA	2.5" CAL.	B&B	PER PLAN
	30	SUBTOTAL:			
ORNAM	ENTAL	TREES			
SR2.5	8	SYRINGA RETICULATA 'IVORY SILK' / IVORY SILK JAPANESE TREE LILAC	2.5" CAL.	B&B	PER PLAN
	8	SUBTOTAL:			
CODE	ΟΤΥ	BOTANICAL / COMMON NAME	017E	CONTAINER	SPACING
<u>CODE</u>	<u>QTY</u>	BOTANICAL / COMMON NAME	<u>SIZE</u>		SFACING
SHRUB	S				
HPB30	6	HYDRANGEA PANICULATA 'BOBO' / BOBO HYDRANGEA	30" HT.	CONT.	4` O.C.
HLL30	21	HYDRANGEA PANICULATA 'JANE' / LITTLE LIME® PANICLE HYDRANGEA	30" HT.	CONT.	36"O.C.
IVH24	7	ITEA VIRGINICA 'HENRY'S GARNET' / HENRY'S GARNET SWEETSPIRE	24" HT.	CONT.	5` O.C.
SNF24	14	SPIRAEA JAPONICA 'NEON FLASH' / NEON FLASH JAPANESE SPIREA	24" HT.	CONT.	36"O.C.
SP30	12	SYRINGA PATULA 'MISS KIM' / MISS KIM KOREAN LILAC	2.5` HT.	CONT.	5` O.C.
TO6	16	THUJA OCCIDENTALIS 'TECHNY' / TECHNY ARBORVITAE	6` HT.	B&B	4` O.C.
	76	SUBTOTAL:			
PEREN	NIALS				
CAK	18	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS	1 GAL.	POT	36"O.C.
НХН	28	HEMEROCALLIS X 'HAPPY RETURNS' / HAPPY RETURNS DAYLILY	1 GAL.	POT	24" O.C.
MSG	30	MISCANTHUS SINENSIS 'GRACILLIMUS' / NARROW LEAVED JAPANESE SILVER GRASS	1 GAL.	POT	36"O.C.

NOT FOR CONSTRUCTION

PEA JOB NO.	21-0260
P.M.	JBT
DN.	BZ
DES.	LAW
DRAWING NUMBER:	

L-1.0

PEA JOB NO.	21-0260
P.M.	JBT
DN.	BZ

DRAWING TITLE PRELIMINARY LANDSCAPE PLAN

ORIGINAL ISSUE DATE: JANUARY 24, 2024

930 LIVERNOIS TROY, MICHIGAN

REVISIONS

PROJECT TITLE INDUSTRIAL WAREHOUSE

SHFRR DEVELOPMENT CORPORATION 31300 ORCHARD LAKE ROAD, SUITE 200 FARMINGTON HILLS, MICHIGAN

CLIENT

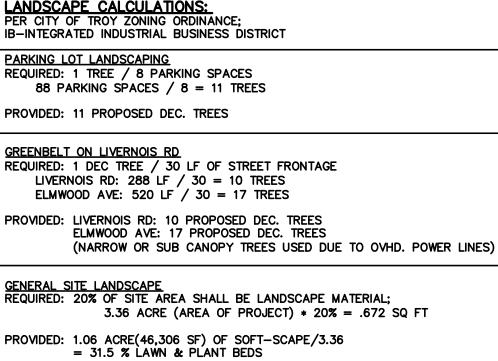
985 TROY CT.

CITY OF TROY

ZONED IB "INTEGRATED INDUSTRIAL BUSINESS DISTRICT" DISTRICT

155 ELMWOOD

25' CLEAR VISION TRIANGLE TYP.



= SWALE SEED MIX, SEE DETAIL SHEET L-1.1

GEN REQ PRO\

GENERAL PLANTING NOTES:

MATERIAL NOT MEETING SPECIFICATIONS.

COMMENCING.

CROWNS.

BE REJECTED.

BUILDINGS.

NOT BE ACCEPTED.

NECESSARY TYP.

LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING SITE CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED WORK. IN CASE OF CONTACT LANDSCAPE ARCHITECT WITH ANY CONCERNS.

TELEPHONE, CABLE TELEVISION MAY BE LOCATED BY CALLING MISS DIG

RESPONSIBILITY OF CONTRACTOR. CONTRACTOR SHALL COORDINATE ALL

UNACCEPTABLE JOB CONDITIONS TO OWNER'S REPRESENTATIVE PRIOR TO

ALL PLANT MATERIAL TO BE PREMIUM GRADE NURSERY STOCK AND SHALL SATISFY AMERICAN ASSOCIATION OF NURSERYMEN STANDARD FOR NURSERY

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

ALL SINGLE STEM SHADE TREES TO HAVE STRAIGHT TRUNKS AND SYMMETRICAL

ALL SINGLE TRUNK SHADE TREES TO HAVE A CENTRAL LEADER; TREES WITH

ALL EVERGREEN TREES SHALL BE HEAVILY BRANCHED AND FULL TO THE GROUND, SYMMETRICAL IN SHAPE AND NOT SHEARED FOR THE LAST FIVE GROWING SEASONS.

1. 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.

13. IT IS MANDATORY THAT POSITIVE DRAINAGE IS PROVIDED AWAY FROM ALL

16. SEE SPECIFICATIONS FOR ADDITIONAL COMMENTS, REQUIREMENTS, PLANTING PROCEDURES AND WARRANTY STANDARDS.

. FOR NON-LAWN SEED MIX AREAS, AS NOTED ON PLAN, BRUSH MOW ONCE

8. CONTRACTOR SHALL NOT INSTALL PLANTS UNDER BUILDING OVERHANG AND SHALL NOTIFY LANDSCAPE ARCHITECT IF DRAWINGS CONFLICT WITH BUILDING OVERHANGS.

9. TREES SHALL NOT CONFLICT/ BLOCK PROPOSED REGULATORY/ DIRECTION SIGNAGE, MONUMENT SIGNS, ADDRESS OR LIGHT POLES. SHIFT TREES AS

15. ALL LANDSCAPED AREAS SHALL RECEIVE 3" COMPACTED TOPSOIL.

SEASONALLY FOR INVASIVE SPECIES CONTROL.

10. ALL TREES TO HAVE CLAY OR CLAY LOAM BALLS, TREES WITH SAND BALLS WILL

12. 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.

4. ALL PLANTING BEDS SHALL RECEIVE 3" SHREDDED HARDWOOD BARK MULCH WITH PRE EMERGENT, SEE SPECIFICATIONS. SHREDDED PALETTE AND DYED MULCH WILL

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.

FORKED OR IRREGULAR TRUNKS WILL NOT BE ACCEPTED.

DISCREPANCY BETWEEN PLAN AND PLANT LIST, PLAN SHALL GOVERN QUANTITIES. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON SITE UTILITIES PRIOR TO BEGINNING CONSTRUCTION ON HIS/HER PHASE OF WORK. ELECTRIC, GAS,

1-800-482-7171. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE

RELATED ACTIVITIES WITH OTHER TRADES ON THE JOB AND SHALL REPORT ANY

STOCK. ALL LANDSCAPE MATERIAL SHALL BE NORTHERN GROWN, NO. 1. GRADE.

EQUIPMENT SCREENING REQUIRED: AT GRADE EQUIPMENT SHALL BE SCREENED BY EVG LANDSCAPE MATERIALS AND DUMPSTER.
PROVIDED: NOT PROVIDED DUE TO LIMITED SPACE

	(NARF	NON	OR	SUB	CANOPY	TREES	USED	DUE	то	OVHD.	POV
UIRED:	20% (DF S	ITE	ARE	A SHALL AREA OF						FT
WDED:	1.06 / = 31.	ACRE 5 %	E(46 LAV	,306 VN &	SF) OF PLANT I	SOFT-S BEDS	SCAPE,	/3.36			

LANDSCAPE CALCULATIONS: PER CITY OF TROY ZONING ORDINANCE; IB-INTEGRATED INDUSTRIAL BUSINESS DISTRICT

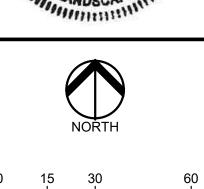
LETTER KEY: P = PARKING LOT TREEG = GREENBELT TREESEE SHEET L-1.1 FOR LANDSCAPE DETAILS

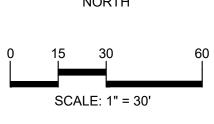
= SHRUBS AND PERENNIALS

= NON-IRRIGATED SEED LAWN = IRRIGATED SEED LAWN = STONE MULCH, SEE DETAIL SHEET L-1.1

GROUP = LOW PROFILE PRAIRIE SEED MIX, SEE DETAIL SHEET L-1.1

t: 844.813.2949 www.peagroup.com S OF MIC LYNN A WHIPPLE LANDSCAPE ARCHITEO No. 175







CAUTION!! THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUN UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY 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 DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

= PROPOSED DEC. TREES

KEY:

 \bigcirc

Swale Seed Mix CARDNO 574-586-2412 cardnonativeplantnursery.com Common Name Botanical Name Permanent Grasses/Sedges: Andropogon gerardii Big Bluestem Carex comosa Bristly Sedge Carex cristatella Crested Oval Sedge Carex Iurida Bottlebrush Sedge Prairie Sedge Mix Carex spp. Carex vulpinoidea Brown Fox Sedge Virginia Wild Rye Elymus virginicus Fowl Manna Grass Glyceria striata Panicum virgatum Switch Grass Scirpus atrovirens Dark Green Rush Wool Grass Scirpus cyperinus Spartina pectinata Prairie Cord Grass Temporary Cover: Avena sativa Common Oat Lolium multiflorum Annual Rye Forbs: Alisma spp. Water Plantain (Various Mix) Asclepias incarnata Swamp Milkweed Coreopsis tripteris Tall Coreopsis Eutrochium maculatum Spotted Joe-Pye Weed Iris virginica Blue Flag Liatris spicata Marsh Blazing Star Cardinal Flower Lobelia cardinalis Lobelia siphilitica Great Blue Lobelia Common Water Horehound Lycopus americanus *Pycnanthemum virginianum* Common Mountian Mint Rudbeckia triloba Brown-Eyed Susan Sagittaria latifolia Common Arrowhead Senna hebecarpa Wild Senna

FOR ALL SEED MIXES, PROVIDE EROSION MAT ON SLOPES AND AREAS OF WASH OUT TYP INSTALL AND PREP PER MANUFACTURES SPECIFICATIONS.

Verbena hastata

Zizia aurea

Silphium terebinthinaceum Prairie Dock

Symphyotrichum novae-anglie New England Aster

Blue Vervain

Golden Alexanders

Low-profile Prairie Seed Mix Stantec Native Plant Nursery 574-586-2412 stantec.com/native-plant-nursery

Botanical Name

Permanent Grasses: Bouteloua curtipendula Carex spp. Elymus canadensis Koeleria pyramidata Panicum virgatum Schizachyrium scoparium

Temporary Cover: Avena sativa

Lolium multiflorum

Forbs: Amorpha canescens Anemone cylindrica Asclepias syriaca Asclepias tuberosa Baptisia alba Chamaecrista fasciculata Coreopsis lanceolata Coreopsis palmata Dalea candida Dalea purpurea Desmanthus illinoensis Echinacea purpurea Eryngium yuccifolium Lespedeza capitata Liatris aspera Lupinus perennis Monarda fistulosa Oligoneuron rigidum

Parthenium integrifolium Penstemon digitalis Penstemon hirsutus Pycnanthemum virginianum Ratibida pinnata

Rudbeckia hirta Rudbeckia subtomentosa Silphium terebinthinaceum Solidago speciosa Symphyotrichum ericoides Symphyotrichum laeve Symphyotrichum novae-angliae New England Aster Tradescantia ohiensis Verbena stricta

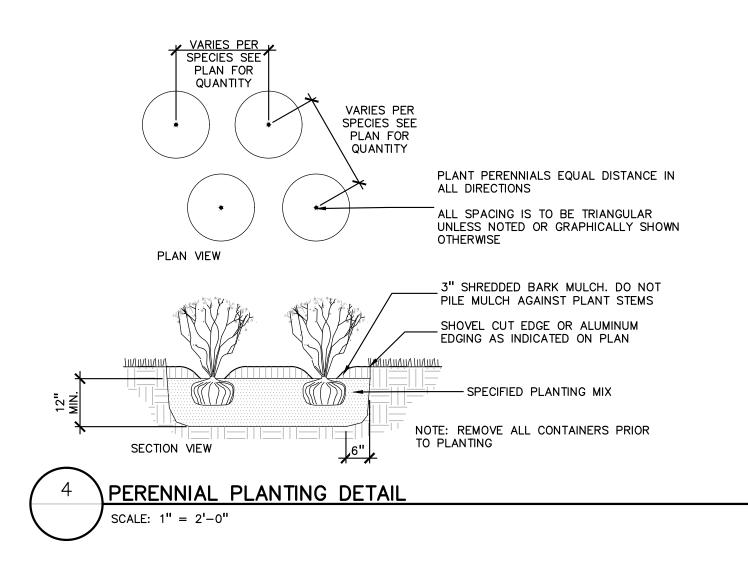
Vernonia spp. Veronicastrum virginicum

Common Name

Side Oats Grama Prairie Carex Mix Canada Wild Rye June Grass Switch Grass Little Bluestem

Common Oat Annual Rye

Lead Plant ThimbleWeed Common Milkweed Butterfly MilkWeed White Wild Indigo Partridge Pea Sand Coreopsis Prairie Coreopsis White Prairie Clover Purple Prairie Clover Illinois Sensitive Plant Broad-Leaved Purple Coneflower Rattlesnake Master Round-Head Bush Clover Rough Blazing Star Wild Lupine Wild Bergamot Stiff Goldenrod Wild Quinine Foxglove Beard Tongue Hairy Beard Tongue Common Mountain Mint Yellow Coneflower Black-Eyed Susan Sweet Black-Eyed Susan Prairie Dock Showy Goldenrod Heath Aster Smooth Blue Aster Common Spiderwort Hoary Vervain Ironweed (Various Mix) Culvers Root



PLANT SO THAT TOP OF ROOT BALL IS FLUSH TO GRADE OR 1-2" HIGHER IF IN POORLY DRAINED SOILS

PΞΛ

GROUP

t: 844.813.2949 www.peagroup.com

TE OF MIC.

LYNN A.

WHIPPLE

LANDSCAPE

ARCHITEC

No. 1756

Call before you dig

CAUTIONS 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 DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

CAUTION!!

CLIENT

SHERR

DEVELOPMENT

CORPORATION

FARMINGTON HILLS, MICHIGAN

PROJECT TITLE

930 LIVERNOIS

TROY, MICHIGAN

REVISIONS

INDUSTRIAL

WAREHOUSE

ORIGINAL ISSUE DATE:

LANDSCAPE

DETAILS

21-0260

JBT

ΒZ

LAW

JANUARY 24, 2024

DRAWING TITLE

PEA JOB NO.

DRAWING NUMBER:

L-1.1

P.M.

DN.

DES.

31300 ORCHARD LAKE ROAD, SUITE 200

DO NOT COVER TOP OF ROOTBALL WITH SOIL

SHREDDED HARDWOOD BARK MULCH 3"

DEEP AND LEAVE 3" CIRCLE OF BARE SOIL AROUND TRUNK. DO NOT PLACE

MULCH IN CONTACT WITH TRUNK

SPECIFIED PLANTING MIX. WATER AND

REMOVE ALL BURLAP FROM TOP $\frac{1}{3}$ OF ROOTBALL. DISCARD ALL

NON-BIODEGRADABLE MATERIAL OFF SITE

PLACE ROOTBALL ON UNEXCAVATED OR

PERMALOC ALUMINUM EDGING OR APPROVED

EQUAL WITH BLACK FINISH

- COMPACTED SUBGRADE

LANDSCAPE BED EDGING SHALL BE ALUMINUM AS MANUFACTURED BY

8' OR 16' SECTIONS SHALL BE USED WITH ONE STAKE PER 38" OF

EDGING SHALL BE 흅" THICK X 4" DEPTH WHEN ADJ. TO MULCH AND

 $\frac{3}{16}$ " THICK X 5 $\frac{1}{2}$ " DEPTH WHEN ADJ. TO ROCK, FINISH: BLACK DURAFLEX MEETING AAMA 2603

STAKE SHALL SECURELY ENGAGE EDGING AND SHALL BE ENTIRELY

EDGING SHALL HAVE A MINIMUM OF 2" OF INTERLOCKING OVERLAP

INSTALL AS PER MANUFACTURER'S SPECIFICATIONS WITH TOP OF

EDGING $\frac{1}{4}$ "- $\frac{1}{2}$ " ABOVE COMPACTED FINISH GRADE. FINISH GRADE TO BE COMPACTED ON BOTH SIDES OF EDGING TO MAINTAIN STABILITY

> PLANT SO THAT TOP OF ROOT BALL IS FLUSH TO GRADE OR 1-2" HIGHER IF IN

SECURE TREE WRAP WITH BIODEGRADABLE

DO NOT PRUNE TERMINAL LEADER PRUNE ONLY DEAD, BROKEN BRANCHES AS DIRECTED BY LANDSCAPE ARCHITECT

STAKE JUST BELOW BRANCHES WITH 2"-3"

WIDE NYLON OR PLASTIC STRAPS. CONNECT - FROM TREE TO STAKE AND ALLOW FOR

FLEXIBILITY. REMOVE AFTER (1) ONE YEAR.

DRIVEN A MIN. OF 18" DEEP FIRMLY INTO

SHREDDED HARDWOOD BARK MULCH TO

PLACE MULCH IN CONTACT WITH TREE

TRUNK. FORM SAUCER WITH 4" HIGH

CONDITIONS & TREE REQUIREMENTS

CONTINUOUS RIM

- FINISH GRADE

TAMPED SOIL

MXXXXXXXXXXX

DRIPLINE. 3" DEEP AND LEAVE 3" CIRCLE OF

SPECIFIED PLANTING MIX, WATER & TAMP TO

- REMOVE AIR POCKETS, AMEND SOIL PER SITE

EXPOSE ROOT FLARE OF TREE. CONTRACTOR

MAY HAVE TO REMOVE EXCESS SOIL FROM

- TOP OF ROOTBALL. REMOVE ALL BURLAP FROM TOP 1 OF ROOTBALL. DISCARD ALL

NON-BIODEGRADABLE MATERIAL OFF SITE

NOT FOR CONSTRUCTION

PLACE ROOTBALL ON UNEXCAVATED OR

BARE SOIL AROUND TREE TRUNK. DO NOT

(3) THREE 2"X2" HARDWOOD STAKES

SUBGRADE PRIOR TO BACKFILLING

(DO NOT USE WIRE & HOSE)

MATERIAL AT TOP & BOTTOM, REMOVE AFTER

POORLY DRAINED SOILS

FIRST WINTER

TAMP TO REMOVE AIR POCKETS

- FINISH GRADE

TAMPED SOIL

- TURF

- BED MEDIA

SPECIFICATIONS FOR LANDSCAPE BED EDGING:

PERMALOC 1.800.356.9660

BELOW TOP SURFACE OF EDGING

BETWEEN SECTIONS

EDGING

ALUMINUM EDGE DETAIL

3"\

DECIDUOUS TREE PLANTING DETAIL

SCALE: 1/2'' = 1'-0''

120°

<u>STAKING/GUYING</u>

Σ₩

MIN. TYP.

SCALE: 1'' = 3' - 0''

LOCATION

E7

Œ

<u> Na mka mka m</u>

ports

+

-6"

TYP

OR BALL SIZE

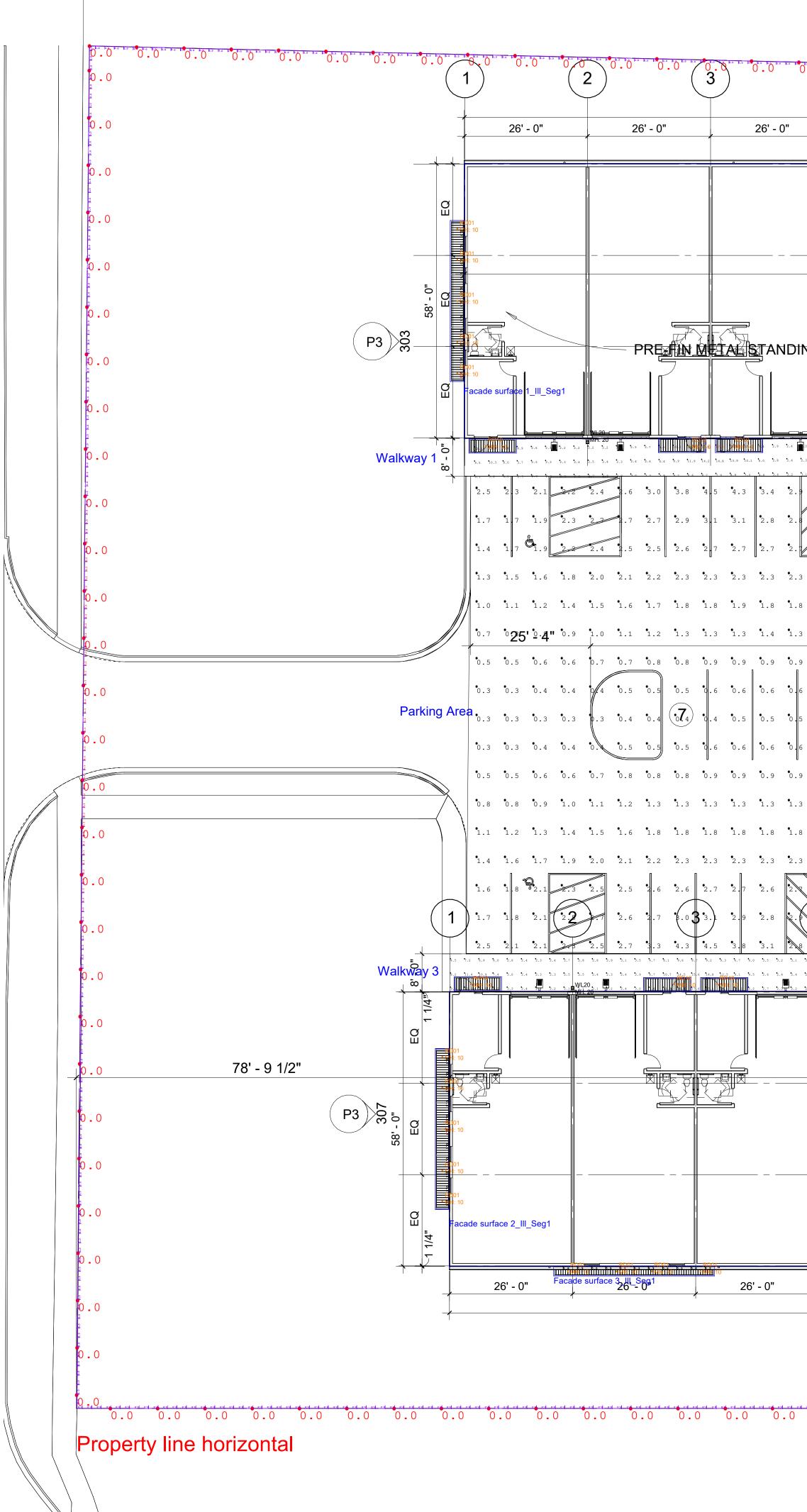
SCALE: 1'' = 2' - 0''

VARIES ON CONTAINER

SHRUB PLANTING DETAIL

CONTINUOUS RIM

FORM SAUCER WITH 4" HIGH



Symbol	Qty	Label		Description	Lum. Watts	Lum. Lumens
\rightarrow	16	WL20	0.900	COOPER MCGRAW-EDISON# GWS-SA1F-740-U-T4W	67.2	8353
+ ()	6	WL21	0.900	COOPER MCGRAW-EDISON# GWS-SA1F-740-U-T2R	67.2	8591
\bigcirc	30	RD01	0.900	UNI-80501-A-W-W40 Output 20 percent	12.5	190
\bigcirc	30	RD10	0.900	UMO-80012-VW-W40	21	1761

REFLECTANCES USED:

.8 CEILING .5 WALLS .2 FLOORS

WORKPLANE HEIGHT @ 2'-6" A.F.F.

EXISTING IB ZONING

0°.0°.4	• b.• p.o p.o b.o	b.° p∳ b.° b. b.° b.° b.° b.° b.° b.° b.° b.°	0 . 0 . 0 . 0 . 0 . 0 . . 0			7 ^{b-2})0 ^{b-2} b-2 ^{b-2} b-2 ^{b-2} 0		b.0 b . b.: b.: b.: b.: b.	0 ^{b-1} b -2 b -3 b -2 b -3 b -2 b -3	P3	
		26' - 0"	208' - 0"	"	26' - 0"	26' - 0	"	26' - 0"		³ 30 ¹ ³ . ² 30' - 0" 22' - 0"	
NGS	EAM F		StopE 1/2" / 12" DOWN						Image: Second	0.9 11.3 9.9 0.9 13 0.9	•5.7 •7.1 •7.1 •7.1 •7.5 •8.3 •8.4 •8.4 •8.4 •8.4 •8.4 •8.4 •8.4 •8.4
3.0 2.3 3.2.3 8.1.8	2.3 2. 1.8 1.8 1.8 1.8 1.8 1.8 1.8 1.8 1.8 1.8	2.5 3.2 7.8 31.6 3.3 3.8 5.5 5.8 2.8 3.2 4. 2.8 2.8 3. 2.7 2.7 2. 2.3 2.3 2. .8 1.9 1.	Image Image Image Image Image Image 3.4 3.4 3.4 3.4 3.4 2 4.6 4.0 3.2 0 3.2 3.0 2.8 7 2.7 2.7 2.7 4 2.4 2.4 2.3 9 1.9 1.9 1.9 4 1.4 1.4 1844	• <u>1</u> ,9 <u>3</u> ,0 <u>3</u> ,0 • <u>1</u> , <u>2</u> ,8 <u>2</u> ,1 • <u>2</u> ,3 <u>2</u> ,3 • <u>1</u> ,8 <u>1</u> ,8 <u>1</u> ,8	3.3 3.7 5.0 8.7 Yor 2 2.9 3.5 4.5 2.8 2.9 3.1 2.7 2.7 2.7 2.3 2.3 2.4 1.8 1.9 1.9	•4.5 •3.6 •2 •3.1 •2.8 •2 •2.7 •2.6 •2 •2.3 •2.3 •2 •1.9 •1.8 •1	$\begin{array}{c ccccccccccccccccccccccccccccccccccc$	1.2 2.2 2.4 2.0 1.2 2.0 1.9 1.8 1.5 1.4	2.6 3 2 6.1 2.0 2 3 4 1.9 2 0 7 1.7 1.8 2.9 1.4 1.4 2.1	7 6.7 6.5 5.7 6.7 7.0 6.7 7.0 7.0 7.1 6.7 7.2 4.7 7.8 7.7 </th <th>1 10.1 12.3 10.2 16.0 24.0 1 12.3 10.2 16.4 16.4 16.4 1 13 13.1 12.3 16.4 16.4 1 1 12.2 12.0 11.9 12.0 1 1.9 12.0 1.9 1.7 1.9 1.4 1.4 1.4</th>	1 10.1 12.3 10.2 16.0 24.0 1 12.3 10.2 16.4 16.4 16.4 1 13 13.1 12.3 16.4 16.4 1 1 12.2 12.0 11.9 12.0 1 1.9 12.0 1.9 1.7 1.9 1.4 1.4 1.4
9 °0.9 6 °0.6 5 °0.5 6 °0.6 9 °0.9	•0.9 •0.6 •0.5 •0.6 •0.6 •0.9 •0.9 •0.9	.9 <u>0.9</u> 0. .6 0.6 1 . .5 0.5 1 . .6 0.6 1 .	$\begin{array}{cccccccccccccccccccccccccccccccccccc$	0.9 0.9 0.9 0.6 0.6 0.6 0.5 0.5 0.5 0.6 0.6 0.6 0.9 0.9 0.9	0.9 0.9 0.9 0.6 0.6 0.6 0.5 0.5 0.5 0.6 0.6 0.6 0.9 0.9 0.9	•0.9 •0.9 •0 •0.6 •0.5 •0 •0.5 •0.5 •0 •0.6 •0.5 •0 •0.9 •0.5 •0	.8 0.8 0.8 .6 0.5 0.5 .5 0.5 0.5 .6 0.6 0.6 .8 0.8 0.9	•0.7 •0.8 •0.6 •0.6 •0.9 •0.6 •0.6 •0.8 •0.8	0.8 0.9 0.6 0.7 0.6 0.7 0.8 0.7 0.8 0.7 0.8 0.8 1.2 1.2	1.3 302 0.9 0.9 0.7 0.7 0.7 0.7 0.7 0.7 0.7 0.7	1.0 0.8 0.7 0.7 0.6 0.5 0.6 0.5 0.5 0.6 0.6 0.5 0.8 0.8 0.8
8 1.8	1.8 4		4 1.4 1.4 1.3 9 1.9 1.9 1.8 4 2.4 2.4 2.3	•1.8 •1.8 •1.8	•1.8 •1.9 •1.9	45;240°GR	∕OSS₅S₽́.₁	•1.9 •2.1	2.4 2.5 2.3	•1.7 •1.7 •1.6	•1.6 •1.6 •1.7
4. 4. 8. 8. 8. 8. 8. 8. 8. 8. 8. 8. 8. 8. 8.	•2 7 ::0 • 2 9 :2 • 9 :2 • 1		2.7 2.7 2.7 2.7 2.7 2.7 2.7 2.7 2.7 2.7	· · · · · · · · · · · · · · · · · · ·	2.7 2.8 3.1 4.0 3.5 5.7 5.7 5.7 5.7 5.7 5.7 5.7 5.7 5.7 5			-	3.9 4.2 3.7 4.4 5.8 6.8 5.9 1.1. 1013 7.9 7.4 5.9 5.7	_	
				WL20			WL20.3 PHIL20.3 PHIL2		5.5 4.9 4.2 5.7 5.6 4.2 6.0 6.0 4.5 6.1 6.1 4.6 7.0 5.7 5.1 4.4 8.1 6.1 4.6 7.1 6.1 7.1 7.1 6 7.1 6 7.1 7.1 7.1 7.1 7.1 7.1 7.1 7.1 7.1 7.1		
SI OPF 1/2" / 12" DOV	58' - 0"		PRE	-FIN METAL S	STANDING S	SEAM ROOF			Size Size <th< th=""><th></th><th></th></th<>		
	- ,0£	208	/ - 0"		- O" Facade	altinitian and a second		26' - 0"	10' Walk ar 10' - 0" 312 P3		2(
0.	υ Ο	0.0	0.0 0.0	0.0 0.	0 0.0 (0.0 0.0		ALE: 1/16" = 	<u>nåry Fl</u>	<u>00°.Pla</u>	ans 0.0

Calculation Summary						
Label	Units	Avg	Max	Min	Max/Min	Avg/Min
10' Walk area	Fc	5.81	7.2	3.7	1.95	1.57
30' Space	Fc	9.31	13.8	5.4	2.56	1.72
Facade surface 1_III_Seg1	Fc	1.22	3.4	0.1	34.00	12.20
Facade surface 2_III_Seg1	Fc	1.19	3.0	0.1	30.00	11.90
Facade surface 3_III_Seg1	Fc	0.84	3.8	0.0	N.A.	N.A.
Facade surface 4_III_Seg1	Fc	0.84	3.8	0.0	N.A.	N.A.
Facade surface 5_III_Seg1	Fc	0.85	3.8	0.0	N.A.	N.A.
Facade surface 6_III_Seg1	Fc	0.84	3.8	0.0	N.A.	N.A.
Facade surface 7_III_Seg1	Fc	0.84	3.8	0.0	N.A.	N.A.
Parking Area	Fc	1.88	7.1	0.3	23.67	6.27
Property line horizontal	Fc	0.11	3.6	0.0	N.A.	N.A.
Propertyline Vertical_III_Seg1	Fc	0.37	7.4	0.0	N.A.	N.A.
Propertyline Vertical_III_Seg2	Fc	0.44	2.4	0.0	N.A.	N.A.
Propertyline Vertical_III_Seg3	Fc	0.10	2.8	0.0	N.A.	N.A.
Propertyline Vertical_III_Seg4	Fc	0.03	0.1	0.0	N.A.	N.A.
Walkway 1	Fc	5.93	17.8	2.0	8.90	2.97
Walkway 2	Fc	6.13	17.8	2.1	8.48	2.92
Walkway 3	Fc	6.11	17.8	2.1	8.48	2.91

	2	3	4	5	6) (7		
26' - 0"	26' - 0"	26' - 0"	182' - 0" 26' - 0"	26' - 0"	26' - 0"	0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0	0.0.0.
		SLOPE 1/2" / 12" DOWN					
$\begin{array}{c} 2 \cdot 3 \\ 2 \cdot 4 \\ 2 \cdot 6 \\ 2 \cdot 6 \\ 2 \cdot 6 \\ 2 \cdot 1 \\$	$\begin{array}{c ccccccccccccccccccccccccccccccccccc$		$\begin{array}{c ccccccccccccccccccccccccccccccccccc$	4.8 4 1 3.6 3.5 3.3 3 3.3 3.3 3.3 2.9 3 0 3.1 3.3 2.6 2.6 2.7 2.8 2.1 2.1 2.1 2.2 1.5 1.6 1.6 1.6 1.0 1.0 1.1 1.0 0.7 0.7 0.7 0.7 0.6 0.6 0.6 0.6 1.0 1.0 1.0 1.0 1.0 1.0 1.6 1.6 1.5	$\begin{array}{cccccccccccccccccccccccccccccccccccc$	$\begin{array}{c ccccccccccccccccccccccccccccccccccc$	2 4 1 9 1 8 1 8 1 8 1 8 1 8 0 9 0 9 0 6 0 8 0 8 0 8 0 8 0 8 0 8 0 8 0 8 0 8 0 8 0 8 0 8 0 8 0 8 0 8 0 8 0 8
2.2 2.3 2 2.6 2.6 2 2.8 2.7 3 2.7 3.1 3 3 3.2 3.7 3.0 3.2 3.7 3.4	$\begin{array}{cccccccccccccccccccccccccccccccccccc$.3 2.3 2.3 2.3 2.4 2 7 2.8 2.9 2.8 2 9 2.3 2.8 2.9 2.9 4 1 5.1 5.2 5.1 5.1 5.1 5.1 5.1 5.1 5.1 5.1 5.1 5.1	$\begin{array}{cccccccccccccccccccccccccccccccccccc$	2.8 2.9 2.9 2.9 4 3 4 3.3 5 3.2 5 6 3 6 3.5 3.6 3.6 3.6 3.6 3.6 3.6 3.6 3.6	² .8 ² .6 ² .4 ² .2 ¹ .9 ³ . ³ . ³ . ⁴ . ⁵ .8 ³ .4 ³ .2 ³ .0 ⁴ . ⁵ .8 ³ .4 ³ .2 ³ .0 ⁵ .6 ⁵ .8 ⁵ .9 ¹ .3 ⁵ .0 ⁵ .9 ⁵ .6 ⁵ .9 ¹ .9 ¹ .9 ⁵ .9 ¹ .9 ¹ .9 ⁵ .1 ⁵ .2 ⁵ .9 ¹ .9 ¹ .9 ⁵ .1 ⁵ .2 ⁵ .9 ¹ .9 ¹ .9 ⁵ .1 ⁵ .2 ⁵ .9 ¹ .9 ¹ .9 ¹ .9 ¹ .9 ⁵ .1 ⁵ .9 ¹	$\begin{array}{c} 1.6 & 1.3 & 1.1 & 0.8 \\ 1.8 & 1.5 & 1.2 & 0.9 \\ \hline 8 & 1.6 & 1.3 & 1.0 \\ \hline 2.4 & 1.9 & 1.5 & 1.1 \\ \hline 2.4 & 1.9 & 1.5 & 1.1 \\ \hline 7 & 7 & 7 \\ \hline 7 &$	
26 ^{Facade su}	Inditing and the second			ETAL STANDING :	26' - 0"		
Мах 7.2	Min Ma 3.7 1.9	x/Min Avg/Min 5 1.57		FUTURE FIELD CONDITIONS	UST DETERMINE APPLICABILI AND ALL MANDATORY BUILD		

EXISTING/FUTURE FIELD CONDITIONS AND ALL MANDATORY BUILDING AND LIFE SAFETY CODES AND COMPLIANCE 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/LEDS AND OTHER VARIABLE FIELD CONDITIONS.

MOUNTING HEIGHTS INDICATED ARE FROM GRADE TO BOTTOM OF LUMINAIRE LENS OR FROM FLOOR TO BOTTOM OF LUMINAIRE LENS, UNLESS OTHERWISE NOTED.

CLARUS DOES NOT ACT AS THE ELECTRICAL, CIVIL OR STRUCTURAL ENGINEER AND DOES NOT DETERMINE BASE REQUIREMENTS AND APPLICABLE CODE COMPLIANCE. CLARUS IS NOT LIABLE FOR ANY CODE COMPLIANCE DISCREPANCY.

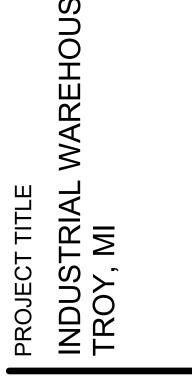
ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT OF RECORD IS RESPONSIBLE TO REVIEW FOR CODE COMPLIANCE, INCLUDING AND NOT LIMITED TO - NFPA 101 LIFE SAFETY CODE, MICHIGAN ENERGY CODE, MICHIGAN BUILDING CODE AND/OR IECC CODE, LIGHTING QUALITY COMPLIANCE AND LOCAL LIGHTING ORDINANCES.

FOR SITE PLAN PHOTOMETRICS, THE USE OF ALTERNATES MUST BE RESUBMITTED TO THE CITY FOR APPROVAL.



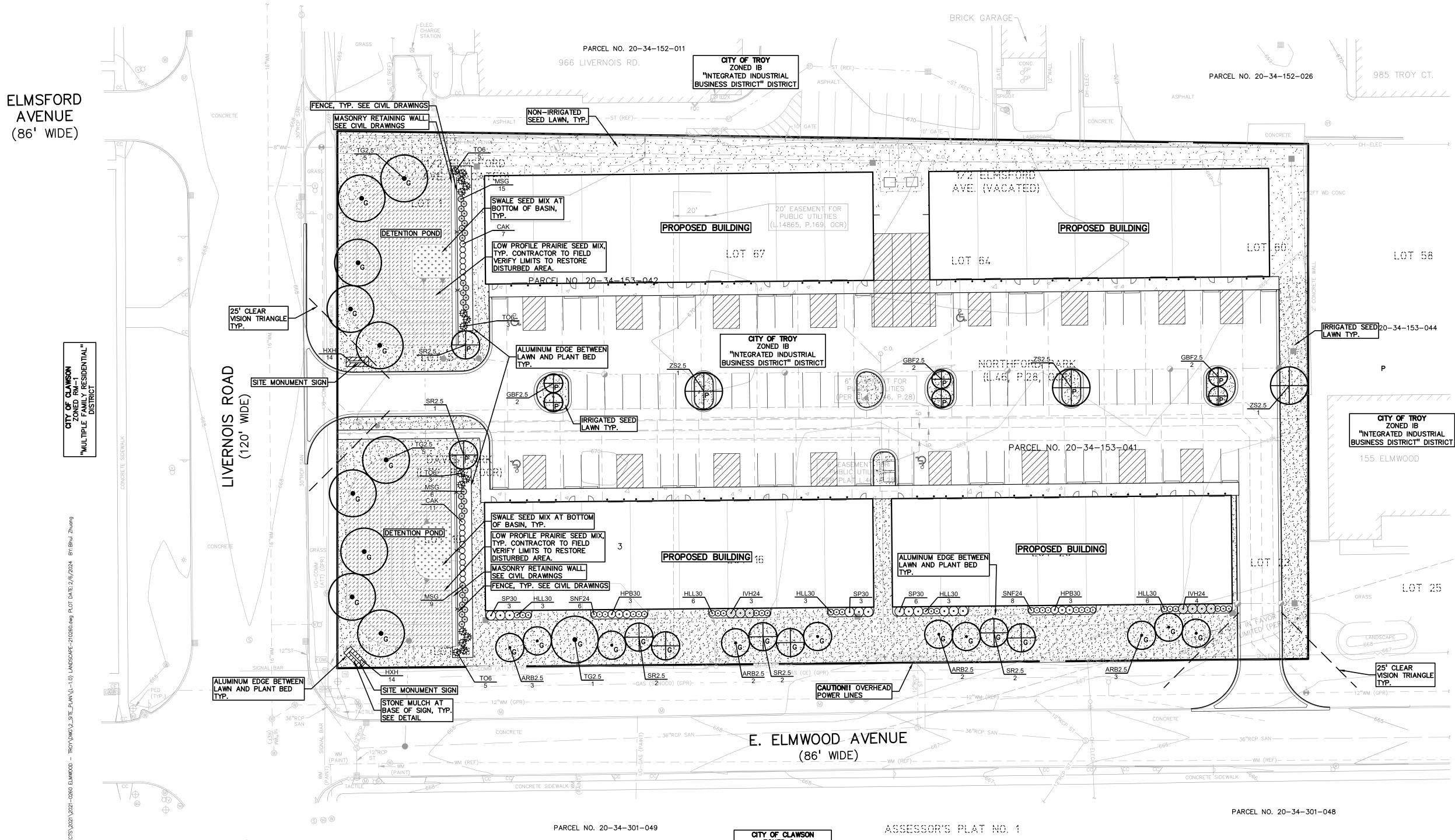
DATE 01-17-2024 PROJECT No. XX SHEET No.

. דודנב	LIGHTING FOMETRICS
	SITE LI(PHOTO





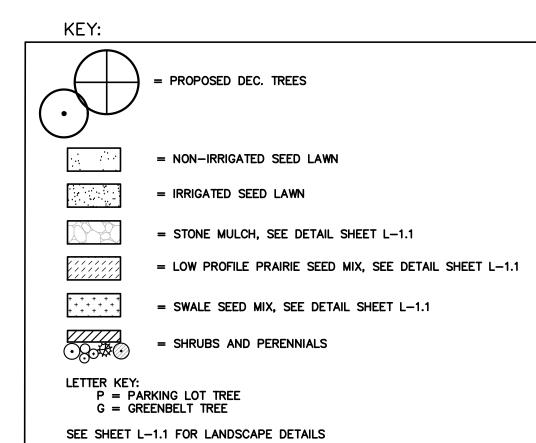




PLANT SCHEDULE L-1.0

CODE	<u>QTY</u>	BOTANICAL / COMMON NAME		SPACING	
DECIDU ARB2.5 GBF2.5 TG2.5 ZS2.5	IOUS TF 10 6 11 3 30	REES ACER RUBRUM 'BOWHALL' / BOWHALL RED MAPLE GINKGO BILOBA 'FASTIGIATA' / FASTIGIATE MAIDENHAIR TREE TILIA CORDATA 'GREENSPIRE' / GREENSPIRE LITTLELEAF LINDEN ZELKOVA SERRATA 'GREEN VASE' / GREEN VASE JAPANESE ZELKOVA SUBTOTAL:	2.5" CAL. 2.5" CAL. 2.5" CAL. 2.5" CAL.	B&B B&B B&B B&B	PER PLAN PER PLAN PER PLAN PER PLAN
ORNAM SR2.5	BIENTAL 8 8	TREES SYRINGA RETICULATA 'IVORY SILK' / IVORY SILK JAPANESE TREE LILAC SUBTOTAL:	2.5" CAL.	B&B	PER PLAN
CODE	<u>QTY</u>	BOTANICAL / COMMON NAME	SIZE		SPACING
SHRUBS HPB30 HLL30 IVH24 SNF24 SP30 TO6	S 6 21 7 14 12 16 76	HYDRANGEA PANICULATA 'BOBO' / BOBO HYDRANGEA HYDRANGEA PANICULATA 'JANE' / LITTLE LIME® PANICLE HYDRANGEA ITEA VIRGINICA 'HENRY'S GARNET' / HENRY'S GARNET SWEETSPIRE SPIRAEA JAPONICA 'NEON FLASH' / NEON FLASH JAPANESE SPIREA SYRINGA PATULA 'MISS KIM' / MISS KIM KOREAN LILAC THUJA OCCIDENTALIS 'TECHNY' / TECHNY ARBORVITAE SUBTOTAL:	30" HT. 30" HT. 24" HT. 24" HT. 2.5` HT. 6` HT.	CONT. CONT. CONT. CONT. B&B	4` O.C. 36"O.C. 5` O.C. 36"O.C. 5` O.C. 4` O.C.
PERENN CAK HXH MSG	NIALS 18 28 30 76	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS HEMEROCALLIS X 'HAPPY RETURNS' / HAPPY RETURNS DAYLILY MISCANTHUS SINENSIS 'GRACILLIMUS' / NARROW LEAVED JAPANESE SILVER GRASS SUBTOTAL:	1 GAL. 1 GAL. 1 GAL.	POT POT POT	36"O.C. 24" O.C. 36"O.C.

ZONED 0-1 "OFFICE SERVICE" DISTRICT



LANDSCAPE CALCULATIONS: PER CITY OF TROY ZONING ORDINANCE; IB-INTEGRATED INDUSTRIAL BUSINESS DISTRICT
PARKING LOT LANDSCAPING REQUIRED: 1 TREE / 8 PARKING SPACES 88 PARKING SPACES / 8 = 11 TREES
PROVIDED: 11 PROPOSED DEC. TREES
<u>GREENBELT ON LIVERNOIS RD</u> REQUIRED: 1 DEC TREE / 30 LF OF STREET FRONTAGE LIVERNOIS RD: 288 LF / 30 = 10 TREES ELMWOOD AVE: 520 LF / 30 = 17 TREES
PROVIDED: LIVERNOIS RD: 10 PROPOSED DEC. TREES ELMWOOD AVE: 17 PROPOSED DEC. TREES (NARROW OR SUB CANOPY TREES USED DUE TO OVHD. POWER LINES)
<u>GENERAL SITE LANDSCAPE</u> REQUIRED: 20% OF SITE AREA SHALL BE LANDSCAPE MATERIAL; 3.36 ACRE (AREA OF PROJECT) * 20% = .672 SQ FT
PROVIDED: 1.06 ACRE(46,306 SF) OF SOFT-SCAPE/3.36 = 31.5 % LAWN & PLANT BEDS
EQUIPMENT SCREENING REQUIRED: AT GRADE EQUIPMENT SHALL BE SCREENED BY EVG LANDSCAPE MATERIALS AND DUMPSTER.
PROVIDED, NOT PROVIDED DUE TO LIMITED SPACE

PROVIDED: NOT PROVIDED DUE TO LIMITED SPACE

TREE REPLACEMENT

LOT 58

LOT 25

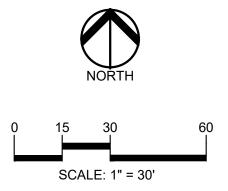
REQU	IRED							
NO.	DBH	COMMON NAME	LATIN NAME	COND	COMMENTS	CLASS	SAVE/ REOMOVE	REPLACE
1	23	Red Maple	Acer rubrum	Poor		LANDMARK	R	-
2	21	Cottonw ood	Populus deltoides	Poor	жЗ	INVASIVE	R	-
BOTH TREES ARE EXEMPTED DUE TO POOR CONDITION								
PROVIDED: NO REPLACEMENT TREE NEEDED								

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. 10. 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.
- 12. 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.
- 13. IT IS MANDATORY THAT POSITIVE DRAINAGE IS PROVIDED AWAY FROM ALL BUILDINGS.
- 4. ALL PLANTING BEDS SHALL RECEIVE 3" SHREDDED HARDWOOD BARK MULCH WITH PRE EMERGENT, SEE SPECIFICATIONS. SHREDDED PALETTE AND DYED MULCH WILL NOT BE ACCEPTED.
- 15. ALL LANDSCAPED AREAS SHALL RECEIVE 3" COMPACTED TOPSOIL.
- 5. SEE SPECIFICATIONS FOR ADDITIONAL COMMENTS, REQUIREMENTS, PLANTING PROCEDURES AND WARRANTY STANDARDS.
- 7. 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.









CAUTION!! THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGREUTILITIES AS SHOWN ON THIS DRAWING ARE ONLY 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 DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

CLIENT



PROJECT TITLE

REVISIONS

INDUSTRIAL WAREHOUSE 930 LIVERNOIS TROY, MICHIGAN

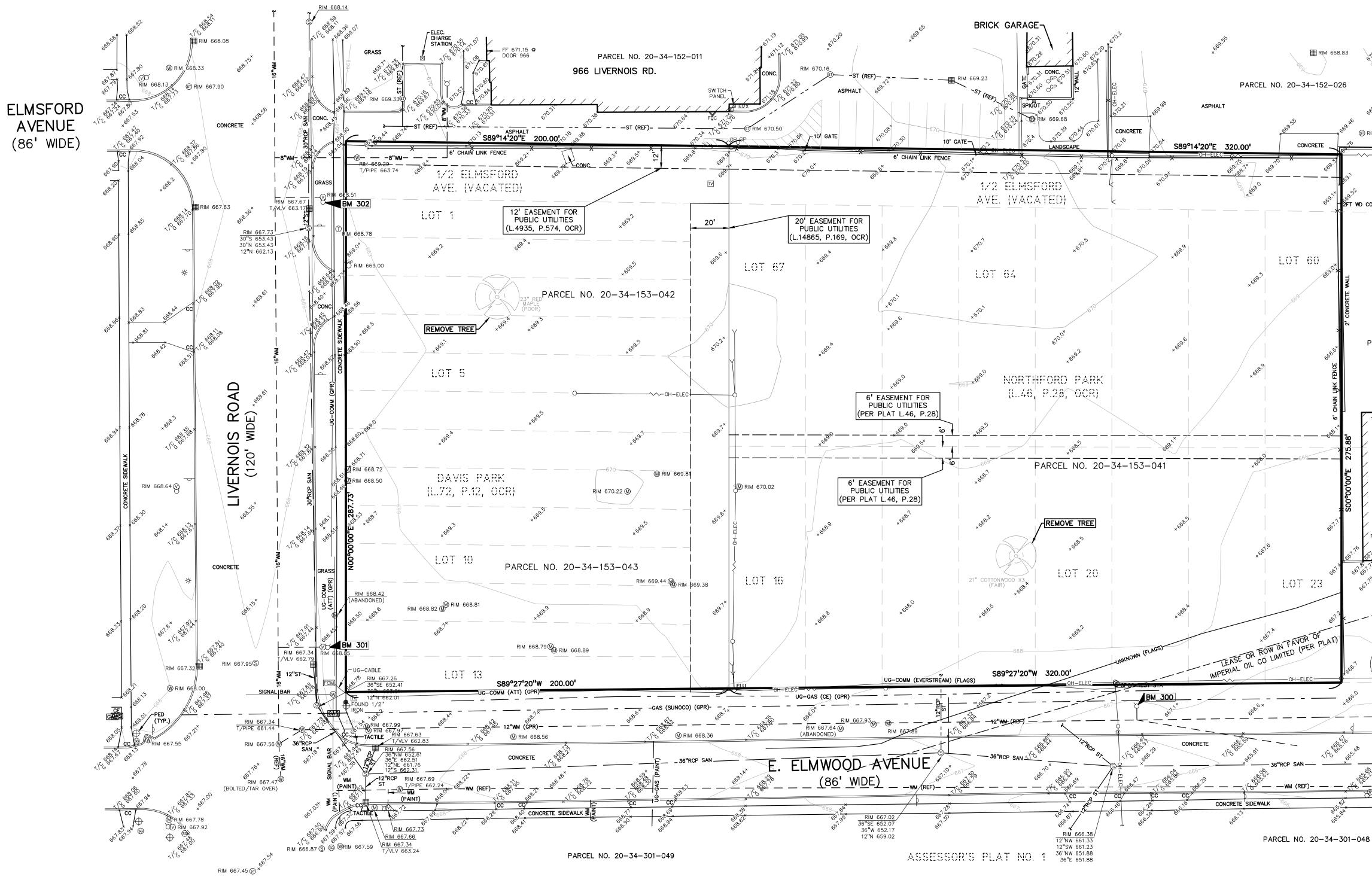
ORIGINAL ISSUE DATE:
JANUARY 24, 2024
DRAWING TITLE



PEA JOB NO.	21-0260
P.M.	JBT
DN.	BZ
DES.	LAW
DRAWING NUMBER:	

L-1.0

NOT FOR CONSTRUCTION





LEGAL DESCRIPTION (PER BS&A ALTA/ACSM LAND TITLE SURVEY, JOB #06-3-01, DATED 3-31-06)

PARCEL ID 20-34-153-041, 20-34-153-042, 20-34-153-043 LAND IN THE CITY OF TROY, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS:

LOTS 1 THROUGH 13, INCLUSIVE, INCLUDING THE VACATED 20 FOOT WIDE ALLEY LYING ADJACENT ON THE EAST SIDE OF SAID LOTS, ALSO INCLUDING THAT PART OF VACATED ELMSFORD AVENUE LYING NORTH OF SAID LAND, OF "DAVIS PARK", AS RECORDED IN LIBER 72 OF PLATS, PAGE 12, OAKLAND COUNTY RECORDS. ALSO,

LOTS 16 THROUGH 23, BOTH INCLUSIVE, AND LOTS 60 THROUGH 67, INCLUDING THAT PART OF VACATED ELMSFORD AVENUE LYING NORTH OF LOTS 60 TO 67, "NORTHFORD PARK", AS RECORDED IN LIBER 46 OF PLATS, PAGE 28, OAKLAND COUNTY RECORDS.

THE AREA OF SAID PROPERTY IS 146,530.34 SQ. FT., WHICH IS 3.36 ACRES

BM #300

BENCHMARKS

(CITY OF TROY DATUM))

THE EAST PROPERTY LINE ELEV. - 668.96

ARRÖW ON A HYDRANT LOCATED APPROX. 30'± NORTH OF THE

CENTERLINE OF ELMWOOD AVENUE AND APPROX. 109'± WEST OF

BM #302 ARROW ON A HYDRANT LOCATION APPROX. 67'± EAST OF THE CENTERLINE OF MAIN STREET, AND APPROX. 30'± SOUTH OF THE NORTH PROPERTY LINE. ELEV. - 670.91

NOT FOR CONSTRUCTION

PEA JOB NO.	21-0260
SUR.	DLC
DN.	DLC
DES.	LKP
DRAWING NUMBER:	

P-1

DRAWING TITLE TOPOGRAPHIC SURVEY

ORIGINAL ISSUE DATE: JANUARY 24, 2024

REVISIONS

INDUSTRIAL WAREHOUSE 930 LIVERNOIS TROY, MICHIGAN

PROJECT TITLE

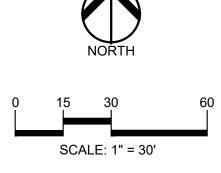
CLIENT

SHFRR SHERK DEVELOPMENT CORPORATION 31300 ORCHARD LAKE ROAD, SUITE 200 FARMINGTON HILLS, MICHIGAN

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 DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

CAUTION!!

SCALE: 1" = 30'



GROUP

t: 844.813.2949

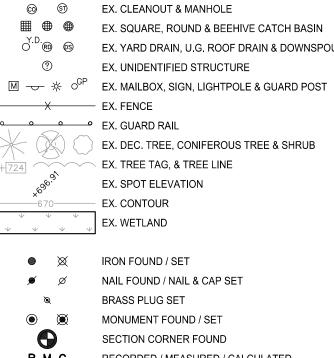
www.peagroup.com

JOHN BRUCE

THOMPSON

License No

6201043292



ex. Guard Rail ø ø ۵ ۵ RMC RECORDED / MEASURED / CALCULATED

-OH-ELEC-W-O- EX. OH. ELEC, POLE & GUY WIRE

び 🛞 - CALINE EX. HYDRANT, GATE VALVE & POST INDICATOR VALVE

-UG-ELEC-EEEE EX. U.G. ELEC,MANHOLE, METER & HANDHOLE

□ EX. TRANSFORMER & IRRIGATION VALVE

© GAS EX. GAS VALVE & GAS LINE MARKER

⑦ ♥ EX. WATER VALVE BOX & SHUTOFF

-UG-CATV-TO- EX. U.G. CABLE TV & PEDESTAL

— – — – – EX. GAS LINE

— — — — EX. WATER MAIN

EX. SANITARY SEWER

+724

© \$1

 S
 EX. SANITARY CLEANOUT & MANHOLE EX. COMBINED SEWER MANHOLE

©

—— – – —— EX. STORM SEWER

LEGEND:

. . .

) X

REFERENCE DRAWINGS:

ALTA/ACSM LAND TITLE SURVEY, BASNEY & SMITH, INC. JOB NO. 06-3-01, DATED 03/16/06

985 TROY CT.

LOT 58

PARCEL NO. 20-34-153-044

77777777777

155 ELMWOOD

LOT 25

F 667.87 @ DOOR

GO LANDSCAPE

(ST) RIM 669.59

T WD CONC

-OH-ELEC-

ITEM #6

DATE: March 6, 2024

TO: Planning Commission

- FROM: R. Brent Savidant, Community Development Director
- SUBJECT: <u>PUBLIC HEARING STREET VACATION REQUEST (SV JPLN2024-0002)</u> Request to vacate an unconstructed alley, approximately 20-feet wide by 285feet long, North of Elmwood and east of Livernois, Abutting PIN 88-20-34-153-042 and -043 to the west and PIN 88-20-34-153-041 to the east, Platted as part of Davis Park Replat of a portion of Northford Park Subdivision, in Section 34.

GENERAL INFORMATION

<u>Name of applicant(s):</u> The applicant is SDC Ventures LLC.

History of Right of Way:

The Davis Park Replat of a portion of Northford Park Subdivision was approved by the Troy Township Board in 1954. The alley has never been improved.

Length and width of right of way.

The platted public walkway is 20 feet wide and approximately 285 feet in length. The applicant propose to vacate the alley in its entirety.

ANALYSIS

Reason for street vacation (as stated on the Street/Alley Vacation Application):

The application states the reason for vacation is: "The alley is no longer used by the City nor is there any potential for future use of the City. It also runs down the middle of the property and would stop any future development".

The applicant has submitted a Preliminary Site Plan application for a 45,240 square-foot flex-space facility on abutting parcels 88-20-34-153-041, -042 and -043.

Impact on access to existing lots or buildings (including emergency service vehicles): Vacation of the alley will not impact access to exiting lots or buildings.

Impact on Utilities

There are no public utilities located within the alley. There are DTE Energy poles within the right of way that will need to be relocated.

Future Land Use Designation:

The area is designated on the Future Land Use Plan as 21st Century Industrial.

SUMMARY

City Management has no objections to the proposed vacation request, provided applicant shall verify there are no private utilities within the alley prior to commencing construction upon any portion of the alley.

Attachments:

- 1. Maps
- 2. Application

PROPOSED RESOLUTION

<u>PUBLIC HEARING - STREET VACATION REQUEST (SV JPLN2024-0002)</u> – Request to vacate an unconstructed alley, approximately 20-feet wide by 285-feet long, North of Elmwood and east of Livernois, Abutting PIN 88-20-34-153-042 and -043 to the west and PIN 88-20-34-153-041 to the east, Platted as part of Davis Park Replat of a portion of Northford Park Subdivision, in Section 34.

Resolution # PC-2024-03-

Moved by: Seconded by:

RESOLVED, That the Planning Commission hereby recommends to the City Council that the street vacation request, to vacate an unconstructed alley approximately 20-feet wide by 285-feet long, abutting PIN 88-20-34-153-042 and -043 to the west and PIN 88-20-34-153-041 to the east, Platted as part of Davis Park Replat of a portion of Northford Park Subdivision, in Section 34, be approved, subject to the following:

1. Applicant shall verify there are no private utilities within the alley prior to commencing construction upon any portion of the alley.

Yes: Absent:

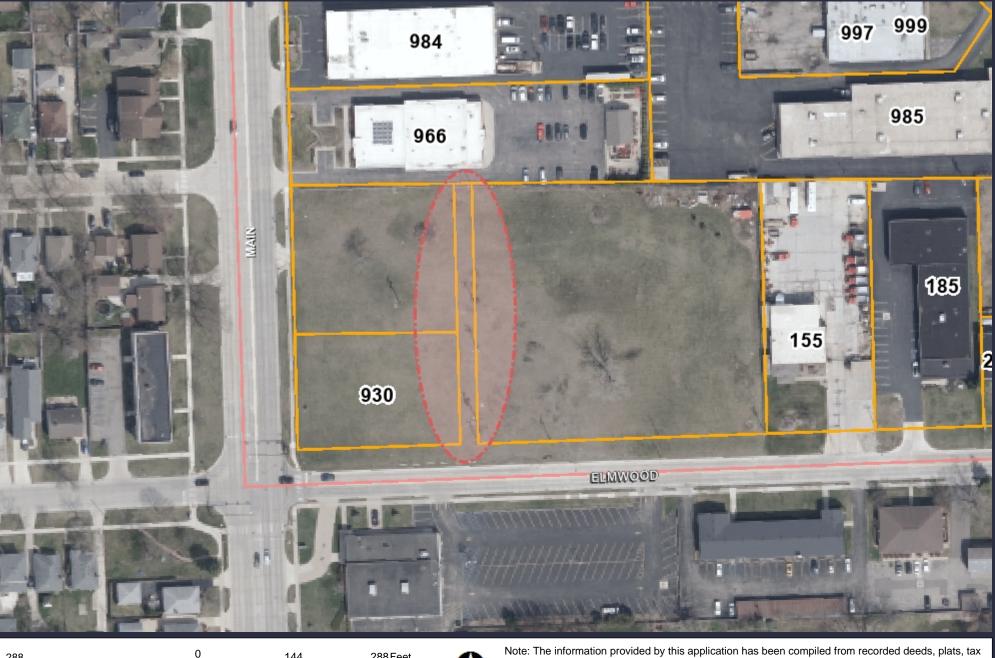
MOTION CARRIED / FAILED



144

288

288 Feet



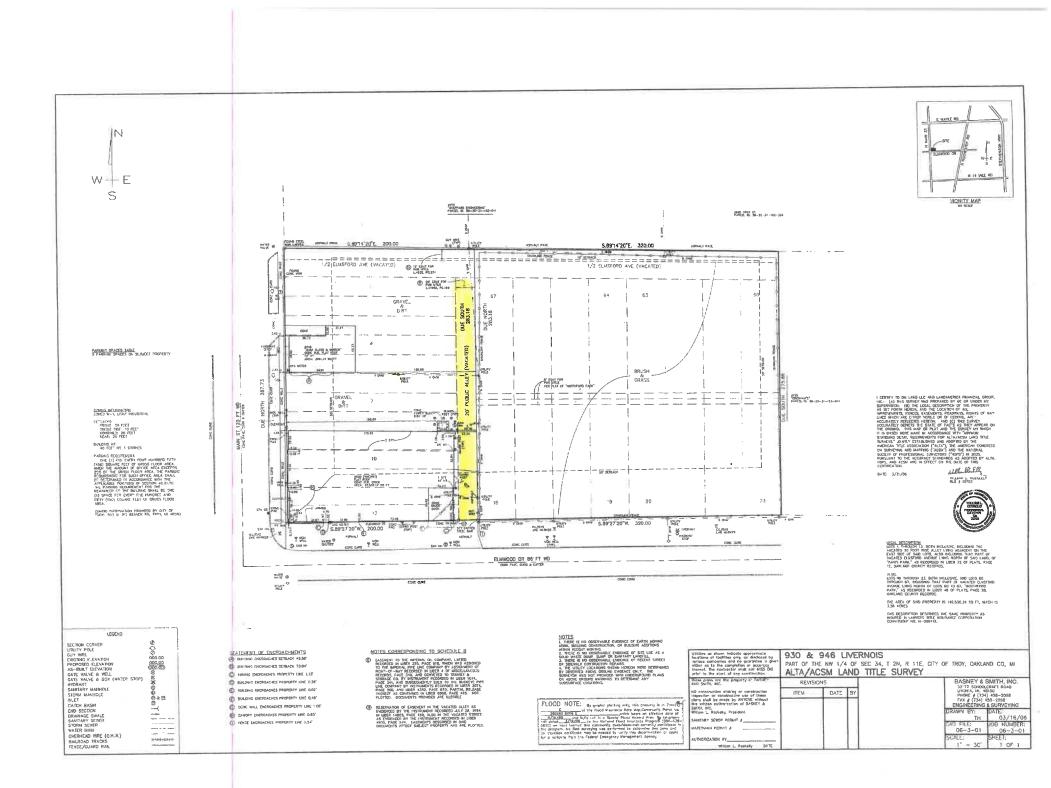
Note: The information provided by this application has been compiled from recorded deeds, plats, tax maps, surveys, and other public records and data. It is not a legally recorded map survey. Users of this data are hereby notified that the source information represented should be consulted for verification.

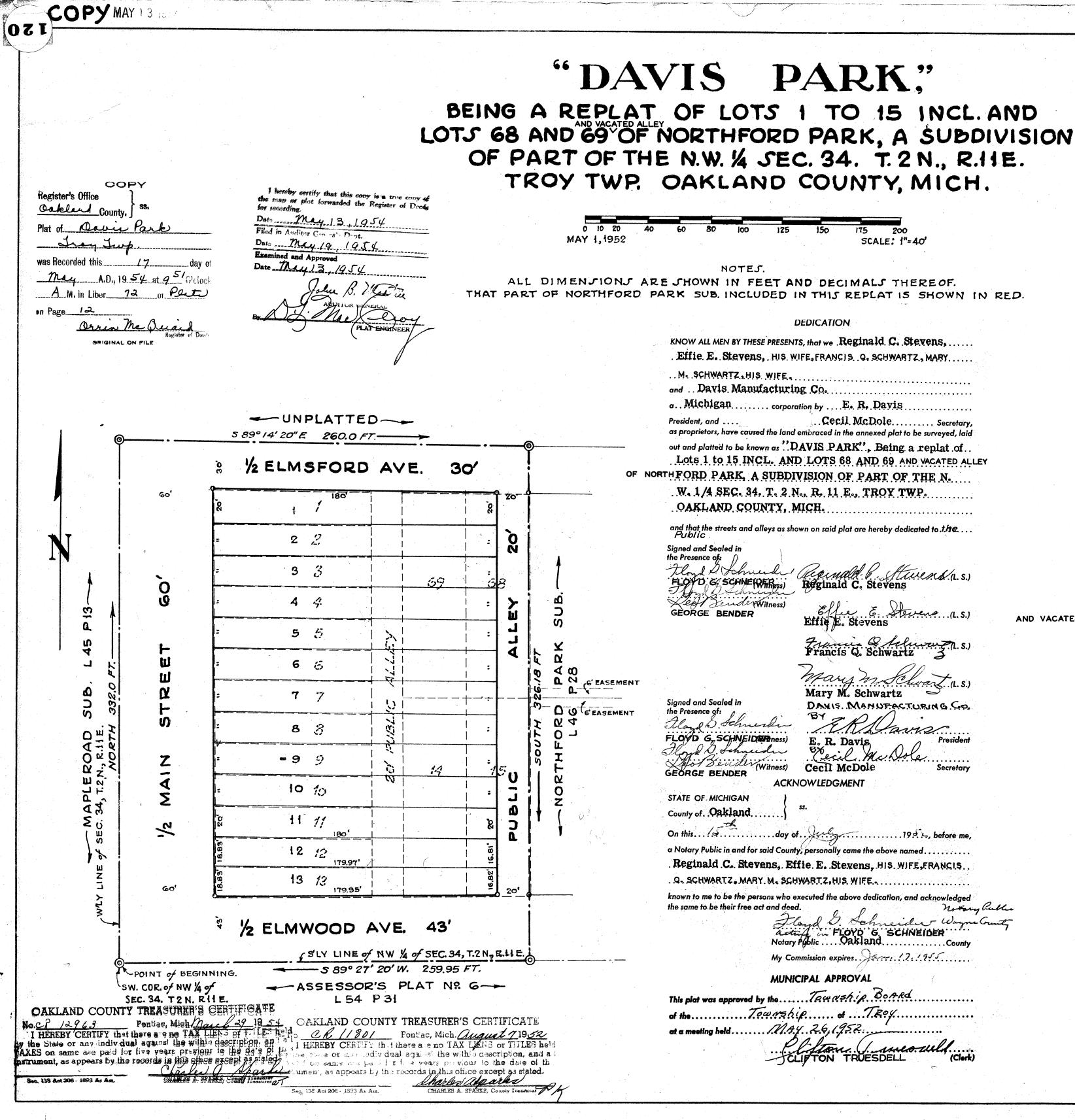


GIS Online



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.





SCALE: !"=40

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that we . Reginald. C. Stevens, Effie E. Stevens, HIS WIFE, FRANCIS Q. SCHWARTZ, MARY

and ... Davis Manufacturing Co.

a. Michigan corporation by ... E. R. Davis Cecil McDole..... Secretary, as proprietors, have caused the land embraced in the annexed plat to be surveyed, laid out and platted to be known as "DAVIS PARK", Being a replat of ... Lots 1 to 15 INCL. AND LOTS 68 AND 69 AND VACATED ALLEY OF NORTHFORD PARK, A SUBDIVISION OF PART OF THE N.

OAKLAND COUNTY, MICH.

Effice E. Stevens...(L.S.) Effic E. Stevens

Francis Q. Schwartz

Mary M. Schwartz (1. S.) DANIS. MANUFACTURING CO. BY

Mann E. R. Davis President Secil Mc Dole Cecil McDole Secretary ACKNOWLEDGMENT

Reginald C. Stevens, Effie. E. Stevens, HIS WIFE, FRANCIS.

known to me to be the persons who executed the above dedication, and acknowledged notary Public

My Commission expires. James 1.7. 1.9.

MUNICIPAL APPROVAL

This plat was approved by the Township BoARd

CLIFTON TRUESDELL (Clork

Approved by Oakland County rian Board, pursuant to Act 172 of P.A. of 1929, as amended, this // the day of Mary 19 54 REGISTER OF DEEDS By Osrin He Sugi COUNTY BOARD OF AUDITORS 3 Summe R. Y. Moore

R. E. Lill

Davis Park Subdivision

ACKNOWLEDGMENT

STATE OF Michigan County of Oakland me.....a Notary Public in and

for said county appeared E. R. Davis and Cecil McDole

..... to me personally known, who being each by me duly sworn did say that they are the President and Secretary respectively of the DAVIS MANUFACTURING CO; a. Mich. corporation, and that the seal affixed to said instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors and the said . E. R. Davis and Cecil McDole

DESCRIPTION OF LAND PLATTED

The land embraced in the annexed plat of ."DAV.IS. P.ARK", BEING.A... REPLAT OF LOTS 1 TO 15 INCL. AND LOTS 68 AND 69 AND VACATED ALLEY OF NORTHFORD PARK, A SUBDIVISION OF PART. OF THE N. W. 1/4 SEC. 34, T. 2 N. R. 11 E. TROY

TWP. OAKLAND COUNTY, MICH.

is described as follows:

Beginning at the S. W. corner of the N. W. 1/4 of section 34, T. 2 N. R. 11 E., Troy Township, Oakland County, Mich. thence NORTH along the westerly line of said section 34, 332.0 feet, thence S. 89° 14' 20'' E. 260.0 feet, thence SOUTH 326.18 feet, to the southerly line of said section; thence S. 89° 27' 20'' W. 259.95 feet to the place of beginning.

SURVEYOR'S CERTIFICATE

I hereby certify that the plat hereon delineated is a correct one and that permanent metal monuments consisting of bars not less than one-half inch in diameter and 48 inches In length, or shorter bars of not less than one-half inch in diameter lapped over each other at least 6 inches with an over-all length of not less than 48 inches, encased in a concrete cylinder at least 4 inches in diameter and 48 inches in depth have been placed at points marked thus $(\ldots, 9, \ldots)$ as thereon shown at all angles in the boundaries of the land platted, at all the intersections of streets, intersections of alleys, or of streets and alleys, and at the intersections of streets and alleys with the boundaries of the plat as shown on said plat.

Registered Professional Engineer

E. J. Giffels

APPROVAL BY BOARD OF COUNTY ROAD COMMISSIONERS

day of FE. D.R. U.A.R.Y. 1954 by the QRKLAND County Board of Road Commissioners

Kobert O. Falts. Robert O. FELT (Chairman) EEO Brooks e e O. Brooks Lamerrow (Member)

(Member) SOL D. LOMERSON

ITEM #7

DATE: March 7, 2024

TO: Planning Commission

- FROM: R. Brent Savidant, Community Development Director
- SUBJECT: <u>CITY OF TROY DRAFT MASTER PLAN</u> Discussion on Proposed Neighborhood Node Classifications

A Subcommittee was established in 2022 during the Master Plan amendment process for the purpose of studying the Neighborhood Node land use classification. Planning Commission members Perakis, Krent, Faison and Lambert serve on the Subcommittee. The Subcommittee met on three occasions in 2022.

On February 19, 2024 City Council sent the draft Master Plan back to the Planning Commission for further study, specifically to review two Neighborhood Nodes (Wattles & Crooks and Square Lake & Livernois).

In an effort to expedite this process, the Subcommittee met on February 27, 2024 to discuss the two Nodes. The recommendation of the Subcommittee is attached in the memo from Carlisle/Wortman Associates, Inc.

Please be prepared to discuss this item at the March 12, 2024 Planning Commission Meeting.

Attachments:

- 1. City Council minutes from February 27, 2024 (excerpt)
- 2. Memo prepared by Carlisle/Wortman Associates, Inc.
- 3. Public Input since February 19, 2024
- 4. Subcommittee PowerPoint
- 5. Misc. photographs of Square Lake/Livernois neighborhood provided by Subcommittee member Tom Krent
- 6. Information provided by Jen Peters, Executive Director, Troy Historic Village

I-5 Master Plan Adoption or Rejection (Introduced by: Brent Savidant, Community Development Director)

Resolution B:

Resolution #2024-02-034 Moved by Baker Seconded by Hodorek

WHEREAS, Troy City Council has asserted the right to approve or reject the proposed master plan;

THEREFORE, BE IT RESOLVED, Troy City Council hereby **REJECTS** the proposed Master Plan pursuant to Section 43(4) of the Municipal Planning Enabling Act, PA 33 of 2008.

BE IT FINALLY RESOLVED, That Troy City Council **ADOPTS** the following statement of its objections to the proposed Master Plan:

Some developments in the Neighborhood Nodes have been controversial. Specifically, residents have opposed developments in Neighborhood Nodes F and L because they believe the developments incompatible with the abutting neighborhoods. Therefore, City Council **OBJECTS** to Neighborhood Node F (Crooks Road and Wattles Road) and Neighborhood Node L (Livernois Road and Square Lake Road) and **REQUESTS** the Planning Commission review them to determine whether they should remain in the Master Plan, be modified in some manner, or eliminated from the Master Plan.

Yes All-7

No: None

MOTION CARRIED



MEMORANDUM

то:	Troy Planning Commission Steering Committee Brent Savident, Community Development Director
FROM:	Benjamin R. Carlisle, AICP
DATE:	March 7, 2024
RE:	Revised Node Language

At the conclusion of the February 27, 2024 Master Plan, the Steering Committee directed us to provide updated intent language Nodes F and L. Listed below are major Steering Committee input points and updated language based on the Steering Committee direction.

Node F: Crooks and Wattles

Intent Statement (Redlined)

The southeast corner of this node satisfies the commercial, service and multi-family residential uses to serve the immediate neighborhoods. Any development or redevelopment of the northwest corner shall be of a scale and massing to complement the existing low-scale nature of the area and protect the existing natural resources including Lane Drain. Additional commercial development is not desirable for this corner. Low-scale single family and multiple family residential is encouraged may be permissible if it models the scale and orientation of the multiple family neighborhood at the northeast corner of the node F. Development in the northwest corner shall ensure appropriate transition to adjacent properties via increased setbacks, reduced heights, and enhanced landscape buffers.

Due to existing traffic patterns and limited access along both Crooks and Wattles, low intensity and scale residential, including The City recognizes that the expansion of the Stonehaven subdivision into the southwest corner of this node, utilizing the already existing entrances from Crooks and Wattles would be appropriate. If a continuation of Stonehaven is not possible, any future development of this corner shall limit access to Crooks and Wattles, to not increase existing traffic conflicts. The City also recognizes that expansion of the White Chapel Cemetery or the continuation of single-residential uses in the northeast corner of this node would also be appropriate.

Steering Committee Discussion Points:

- Southeast corner:
 - Already built-out, thus not much action to take here
- Northeast corner:
 - Owned by the cemetery; zoned NN, but exists as residential use.
 - Conclusion was to future land use plan from NN to single-family residential (R1-B).
- Northwest corner:
 - Discussion of existing natural constraints, traffic patterns, and need for proper transition.
 - Conclusion was to future land use plan from NN to low-density multiple family (R-T).
- Southwest corner:
 - Discussion of future land use planning this corner from NN to some form of residential.
 - Discussion on traffic patterns and access conditions of this corner versus others in the intersection.
 - Conclusion was to future land use plan from NN to single-family residential (R1-B) or low density multiple family residential (RT)
- Further discussion with the Planning Commission as a whole:
 - Further discussion on future residential land use for southwest corner to residential. Initial discussion centered on single-family residential (R1-B) or low density multiple family residential (RT).
 - Group will discuss further with the 3-12 Planning Commission meeting and hear public comments at the upcoming public meeting/hearing.

Node L: Livernois Road and Square Lake Road

Intent Statement (Redlined)

Development in this area historically known as Troy Corners should be especially considerate of the remaining historic housing and architectural design of Michigan housing built in the late 1800s and early 1900s asset of the neighborhood. When possible, Adaptive reuse of existing historic structures must should be considered before demolition or relocation of these resources. This node will have low intensity uses of a non-automotive oriented nature that creates working in conjunction with one another to form a central neighborhood village, that is walkable, and accessible, and compliments would create an ideal complement to the area's historic past. predominantly residential surroundings. Low scale multiple family residential may be permissible if it models the scale and orientation of the multiple family neighborhood at the northeast corner of node E.

Factors of Discussion:

- Node should recognize historical past of area even if visual evidence isn't present today.
- Traffic is a concern due to the location of three schools in proximity.
 - o Future development must recognize this; but
 - City should also work with the Troy and Avondale School Districts to address.
- Encourage architecture that resembles late 1800s/early 1900s
- Northwest corner:
 - Discussion on removing the two deep, narrow lots from the node
- Southwest corner:
 - Discussion on removing the Nobel office building from NN and future land use to low-intensity multiple family (RT).
- Further discussion with the Planning Commission as a whole:
 - Discussion on removing the two deep, narrow lots from the node.
 - If what do we future land use (then zone).
 - Discussion on removing the Nobel office building from NN and future land use to low-intensity multiple family (RT).
 - Does the Planning Commission want to include more specific language requiring architectural requirements.
 - How to best recognize historical past.
 - Remove any language allowing automotive uses as a special use (don't allow at all). This is a zoning ordinance action.
 - Group will discuss further with the 3-12 Planning Commission meeting and hear public comments at the upcoming public meeting/hearing.

We look forward to your review and comments.

Sincerely

Beng R. Cali

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

From:	Marianna Perakis
To:	Ben Carlisle; Brent Savidant
Subject:	Fwd: Proposed Master Plan Amendment
Date:	Tuesday, February 27, 2024 11:53:57 AM
Attachments:	Master Plan Amendment Letter.pdf
	Report 2023 Metro Detroit Office Vacancy Rate Rises, Industrial and Retail are Stable - DBusiness Magazine.pdf

CAUTION: This email did not originate from within the City of Troy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Sent from my iPhone

Begin forwarded message:

From: Gerald Rauch <jerryrauch@me.com> Date: February 27, 2024 at 8:02:13 AM EST To: Marianna Perakis <mperakisplancomm@gmail.com> Subject: Proposed Master Plan Amendment

Chair Perakis,

After watching the City Council meeting I thought it appropriate to offer some input on behalf of the neighbors in the Woodlands subdivision. I believe the attache points out the challenges that Troy faces with the likely abundance of multifamily housing that will likely be coming with the conversion of high rise office to apartments and condos.

I likely won't be in town when the Planning Commission meets on this matter as I'm headed to warmer weather later this week so I hope the attache will be receive careful consideration.

Sincerely,

Jerry Rauch 4187 Penrose dr. Troy, MI 48098 313-585-9808 jerryrauch@me.com

Gerald & Tracy Rauch

4087 Penrose Court Troy, MI 48098

February 27, 2024

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

Re: Proposed Master Plan Amendment

Dear Commissioners,

When deciding what to do with the north west corner of Crooks and Wattles, I think it is important to consider the other multifamily residential that will likely be coming, the existing language in the zoning ordinance recognizing the preferred locations for housing and the demand for new houses on larger lots. These three factors make a very strong argument to return the master plan use for the northwest corner of Crooks and Wattle to single family residential. If not, the only logical alternative is attached residential matching the rooflines of the adjacent homes.

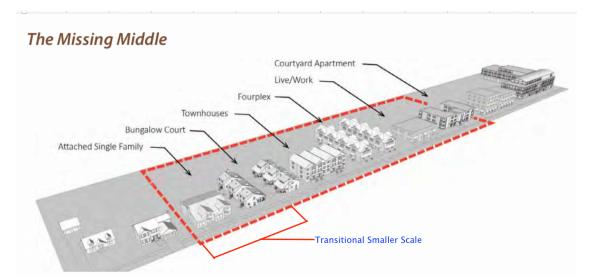
Currently 19.3% of the office space in Troy is vacant, ¹and that doesn't count the office space that is under lease with business not bringing their employees back to work in the office. One only has to drive by the Bank of America building next to Somerset and see the sign for up to 150,000 sq. ft. of space available or recognize that one of the buildings on Crooks north of Long Lake is completely vacant to know we have a problem. The natural alternative use is to convert the office space to residential. Once that occurs, the amenities and surrounding uses will be much more attractive and desirable than what is currently being built in the nodes.

The language in the Master Plan that wasn't changed, states *There is a mismatch between the current housing stock in Troy and both the characteristics and desires of the population. There is increased preference for living in walkable environment, near shopping and parks.*² This statement recognizes and confirms that these office conversions, like the one in the planning stages on Crooks south of Big Beaver, will take tenants from apartments without amenities.

There is still a very strong demand for single family homes on infill or underutilized lots as is evidenced by the new construction that continues in the area surrounding this node shown on the attached. And importantly those homes are being built on Crooks or Wattles, some on oversized lots. This use actually makes more sense as it doesn't result in the loss of green space with a developer trying to utilize every square foot of space for a building, whereas the buyer of a larger home wants a larger lot with greenspace.

¹ Detroit Business Report 2/15/24 Metro Detroit Office Vacany Rate Rises (attached)

² Master Plan pg. 67



An alternative to Single Family Residential taken from the Master Plan would be rezoning to Attached Residential. The below visual representation from the Master Plan shows one family residential similar to ours next to Attached Single Family, followed in intensity with Bungalow Courts with Townhouses next, adjacent to a higher intensive use of Fourplexes, with apartments even further down the line of more intensive uses. These statements and diagrams provide appropriate direction for the Planning Commission to require a site plan in a Neighborhood Node, adjacent to a residential development such as Woodlands to be of twostory height of comparable style and roofline and of Attached Single Family Residential density. This would be consistent with what is in the existing proposed amendment to the Master Plan.

• "Any development or redevelopment of the northwest corner shall be of a scale and massing to complement the existing low scale nature of the area. Low scale single family and multiple family residential may be permissible if it models the scale and orientation of the multiple family neighborhood at the northeast corner of node E." ³

The Applewood Development is zoned NN "E" with same Site Type B, where 40 attachedresidential homes were built on 6.29 acres or about 6.4 units per acre including roadways. This density represents one home for every .15 acres which is 1.4 times the density of the adjacent subdivision. This is a compatible transition. If this development was adjacent to our subdivision where our homes are on .35 acre lots, it would represent 2.3 times the density of Woodlands. More intensive, but not out of the question.

³ Updated Master Plan 8/21/23 pg. 91 NN:F



NN:E Applewood Development North East Corner of Wattles @ John R

For the foregoing reasons, the Planning Commission should change the node back to its original and current use as single family residential or at the most Attached Residential of comparable style and roofline as the adjacent homes.

Respectfully Submitted,

fare

Jerry Rauch

Planning Commission 2/27/2024 Page 4 of 4



New Construction, One Major Renovation & One Planned

The lots noted have had houses built as recent as within the last two years with the oldest within the last nine years with one house recently demoed for new construction.

Report: 2023 Metro Detroit Office Vacancy F Industrial and Retail are Stable

Colliers, a global diversified professional services and investment management company with an office in downtown Royal Oak, has fourth quarter real estate activity in metro Detroit.

By R.J. King - February 15, 2024



Overall office space vacancy increased to 12.6 percent in metro Detroit, according to Colliers. // Stock photo

Colliers, a global diversified professional services and investment management company with an office ir its market reports for 2023 and fourth quarter real estate activity in metro Detroit.

At the start of the year, office sublease space of 2.8 million square feet remained near its highest peak, v 12.6 percent. Asking lease rates remain steady at \$21.10 per square foot.

For industrial, net absorption was at 4.2 million square feet at the start of the year, average asking rates there is 6.7 million square feet of construction underway.

ADVERTISING

On the retail front, net absorption in 2023 was a negative 370,000 square feet, leasing activity was stro Arbor/Washtenaw, Macomb, and North Oakland submarkets, and the average asking rate decreased to \$

More details of the office, industrial, and retail market reports, led by Paul Choukourian, executive mana Colliers in Royal Oak, and prepared and overseen by Katie Rizzo, senior research analyst in Michigan, are

Office

Absorption and Leasing

Metro Detroit's office market posted a total net absorption of negative 247,076 square feet in the fourth total net absorption to negative 1,036,072 square feet. During the fourth quarter, Class C assets in the s space totaling 72,237 square feet. Overall, during 2023, Class B was the only asset class to post a

positive net absorption of 523,802 square feet. A total of 1,045,204 square feet was leased through 248 Class B properties. The Detroit/Pointes, Southfield, and Troy submarkets accounted for approximately 65 leased during the quarter, amounting to 66,283 square feet.

Vacancy and Market Rates

The overall vacancy rate ended the fourth quarter at 12.4 precent, representing an increase of 20 basis I The Southfield and Troy submarkets have the highest level of vacancy at 23.4 percent and 19.3 percent, square feet of space is currently available for sublease, reduced from the previous quarter but still sitting submarkets, Lapeer/St. Clair County and Detroit/The Pointes command the highest rent of \$28.21 and \$ lowest rent of \$16.76 can be found Downriver. The average direct asking rate continues to remain stable

Sales Activity

Sales volume totaled just under \$85 million in the fourth quarter, bringing the year-to-date sales volume substantial decline from \$792 million during 2022. Significant sales during the quarter include 500 & 600 portfolio in the Detroit CBD consisting of 808,709 square feet. The portfolio, sold by LMC Phase II, tradec 210,000 square foot office building at 1072 W Entrance Drive in Auburn Hills traded at \$7.08 million.

Construction

At the end of the fourth quarter, roughly 1.5 million square feet was under construction, down 52 percen million square feet in Q2 2020. Much of the construction is taking place in the Detroit/Pointes submarket feet underway, representing 84 percent of construction and redevelopment activity. Notable construction the redevelopment of Michigan Central Station, a mixed-use office, retail, and public space, expected to former site of the iconic J.L. Hudson flagship, expected to deliver in Summer 2024. The next leading sub

where Trinity Health-Michigan is scheduled to build a new 174,000-square-foot hospital addition in Brigh

Market Commentary and Forecast

The metro Detroit office market currently faces a period of adjustment, characterized by a tenant-favore vacancies due to the ongoing trend of businesses downsizing their office space. Rental rates lack clear di grappling with uncertainty. While there is no significant constraint for Class A tenants in finding space, th premium office areas, potentially leading to a softened market. Over the next 12 months, landlords may tenants amidst these changing conditions. Additionally, economic factors, new construction, and policy cl impact the market, though some effect from major renovations or adaptive reuse is anticipated. This sce that is slowly adapting to the new realities of post-pandemic office use.

On a national scale, numerous major companies have declared stricter in-person work mandates, concur to foster flexibility and employee well-being. According to Kastle Systems, a prominent security company major U.S. cities, there has been a gradual rise in the occupancy rate of office buildings. The weekly ave signaling an increase in workplace presence.

Industrial

Absorption and Leasing

During the fourth quarter, metro Detroit experienced a total net absorption of 68,592 square feet, bringi over 4.2 million square feet. Among the submarkets, the Airport/I-275 area had the highest absorption t followed by the I-96 corridor with 242,376 square feet. In terms of leasing activity, 142 leases were exercise square feet. The I-96 Corridor and Airport/I-275 submarkets were the most active accounting for 61 exe square feet. Notable transactions during the quarter include Thai Summit America Corp. in Harper Woods Systems in Auburn Hills (100,000 square feet).

Vacancy and Market Rents

The overall market vacancy rate of 3.8 percent increased 10 basis points from the previous quarter and : With the exception of the Detroit area, all submarkets have vacancy levels below 4.8 percent, indicating remain tight into 2024. The average direct asking rental rate of \$7.54 NNN has seen a year-over-year in significant 19.3 percent increase since the start of the pandemic in 2020. Among the submarkets, the Wi highest rent at \$10.02 NNN, while the lowest rent of \$5.49 NNN can be found in the Detroit area.

Sales Activity

Sales volume amounted to \$83 million in the fourth quarter, bringing the 2023 total to \$632 million, repi \$1.1 billion in 2022. The largest confirmed sale was The Riley Broadcast Center, a telecom/data center, r situated at 1 Clover Court, Wixom. The property, plus five acres of vacant land, sold by Detroit Public Te October and was purchased by Genera Corp. Other significant sales include a 63,670-square-foot wareho Ferndale (\$4.0M/\$63 per square foot) and a 51,439-square-foot warehouse at 31465-31505 Stephenson (\$2.8M/\$54 per square foot).

Construction

In the fourth quarter, a total of 1,168,098 square feet was added through the completion of five new bui 275 submarket was the most active, having delivered buildings 1 and 3 at the Romulus Trade Center, a 1 warehouse space at 1 Vining Road in Romulus. Additionally, a 450,000 square foot distribution facility at Boston was completed during the quarter. Presently, there are 52 ongoing projects totaling 6.75 million : primarily situated in the northwest Oakland County, Monroe, and Detroit area submarkets.

Retail

Absorption and Leasing

The metro Detroit retail market experienced positive net absorption in the fourth quarter totaling 222,45 date total to negative 369,610 square feet. The Macomb submarket had the strongest absorption, gainin total leasing activity reached 4.3 million square feet. The fourth quarter activity was strong, totaling 713 leases. Notable leases signed during the quarter include PGA Tour Superstore in Northville (42,178 squar square feet), Pharmacy Solutions in Ann Arbor (20,136 square feet), and Walgreens in Troy (13,905 square feet).

Vacancy and Market Rents

The overall vacancy rate for the retail market ended the fourth quarter at 5.2 percent, representing a slip the previous quarter. Among the various submarkets, the Troy and Monroe submarkets had the lowest v Southfield submarket had the highest vacancy rate at 8.5 percent. The average asking rate decreased by quarter at \$14.73 NNN. The Southfield submarket had the highest average asking rents at \$22.05 NNN, County submarket had the lowest average asking rate of \$10.42 NNN.

Sales Activity

Sales volume of \$95 million decreased during the fourth quarter, bringing the 2023 volume total to \$453 final quarter was the Goddard Square Shopping Center, a two-property portfolio consisting of a 77,340-s 6,624-square-foot out lot at 11400-11500 Telegraph Road in Taylor. The portfolio traded at \$10.8 millior notable sales include a 3,434-square-foot gas station/convenience store in Brownstown (\$4.5 million), ai 3,100-square-foot general retail property in Sterling Heights (\$2.67 million). The average cap rate was 7 square foot was \$129.

Construction

During the fourth quarter of 2023, 10 new buildings totaling 83,981 square feet were delivered to the maccounted for the most space delivered, with 33,440 square feet. Notable deliveries in the metro market square-foot Retail/Office Strip Center in Rochester Hills and Panera Bread, a 4,500-square-foot

freestanding restaurant in Bloomfield Hills. Currently, there are 36 ongoing projects totaling 1.7 million s primarily situated in the Southfield, Flint, and Ann Arbor/Washtenaw submarkets.

Market Commentary and Forecast

In 2023, the metro Detroit retail market faced challenges, reflected in a negative net absorption of 369, 6 of growth persist, evidenced by the delivery of 546,938 square feet of new supply during the same perio

softening,

ongoing limited development has fostered stability, with availability rates currently at 6.9 percent, nearing decade. Looking ahead, retail rents in the Detroit market are anticipated to gradually rise in the coming by the current fundamental market balance and a notable reduction in retail construction starts in recent

For more information, visit colliers.com.

 From:
 Planning

 To:
 Brent Savidant

 Subject:
 FW: Wattles/Crooks Neighborhood Node

 Date:
 Thursday, March 7, 2024 8:05:21 AM

 Attachments:
 neighborhood node amendment.docx image001.png image002.png image003.png image004.png

image005.png image006.png



Jackie Ferencz Office Manager | City of Troy Planning Dept O: 248.524.3364



From: Andrea Noble <anoble415@att.net>
Sent: Wednesday, March 6, 2024 7:04 PM
To: Planning <planning@troymi.gov>
Subject: Wattles/Crooks Neighborhood Node

You don't often get email from anoble415@att.net. Learn why this is important

CAUTION: This email did not originate from within the City of Troy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Commissioners,

The attached letter addresses my concerns and my neighbors regarding the changes to the description of the permitted housing in the Wattles and Crooks neighborhood node.

Thank you for your time and consideration.

Andrea Noble

Andrea Noble 1330 Bradbury Dr. Troy, MI 48098

March 5, 2024

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

Re: Proposed Master Plan Amendment

Dear Commissioners,

I urge you to accept the revision of the Wattles and Crooks neighborhood node (now Node F) description in the Troy Master Plan 2040 with clarification. The revised language is: Any development or redevelopment of the northwest corner shall be of a scale and massing to complement the existing low-scale nature of the area. Low-scale single-family and multiple-family residential may be permissible if it models the scale and orientation of the multiple-family neighborhood at the northeast corner of node E. Node E is now Wattles and John R.

I suggest that you incorporate some of the language found on page 81, of the City of Troy Master Plan 2040 which says, *The Missing Middle Market offers an opportunity to create housing at densities which fall between traditional single family and multiple family. Introducing a mixture of design and styles can reduce the perception of density. Smaller, well-designed units - Combined with smaller footprints, there is a strong emphasis on quality and efficient use of space.* Using the Plan's definition of "Missing Middle Housing" would then preclude allowing high-density multiple-family units in Node F. The Applewood Development located in Node E contains attached single-family housing and bungalow court units adjacent to the single-family residential homes.

Adopting lower-density attached single-family housing in the neighborhood node would provide an effective transition between the single-family homes in the Woodlands of Troy Subdivision and the adjacent node and satisfy the "missing middle" without compromising the serenity of the subdivision.

Additionally, allowing only less dense housing in the neighborhood node would help combat the problems associated with building in a hundred-year flood plain. There is currently a proposal to build a childcare center on the northwest corner of Wattles and Crooks that encompasses part of the flood plain and whose plan calls for filling in part of the flood plain. If additional high-density housing is allowed north of the childcare center, the impact on the surrounding neighborhood could be significant. You don't have to be a hydrologist to understand that removing trees with mature root systems and paving over the property doesn't allow the water from heavy rainfall many places to go. While the proposed developments include detention ponds, it's hard to imagine that these structures can contain a significant amount of runoff. Who will be responsible for the flooding of property and houses if high-density housing is built in the node? We already see marshy ponds develop and heavy runoff occurring each spring.

There are many other issues associated with high-density housing in Node F, including lack of sufficient parking, increased traffic, placement of snow after plowing, lack of green space (which was identified as a major concern of residents during the neighborhood walk-throughs and surveys), safety and security of children coming and going to school, to name a few.

I ask you to carefully consider the ramifications of allowing high-density housing in the northwest corner of Wattles and Crooks. Please change the description of permitted housing in the node to single-family, single-family attached, or at most bungalow court.

Sincerely,

Andrea Noble, Treasurer Woodlands of Troy HOA

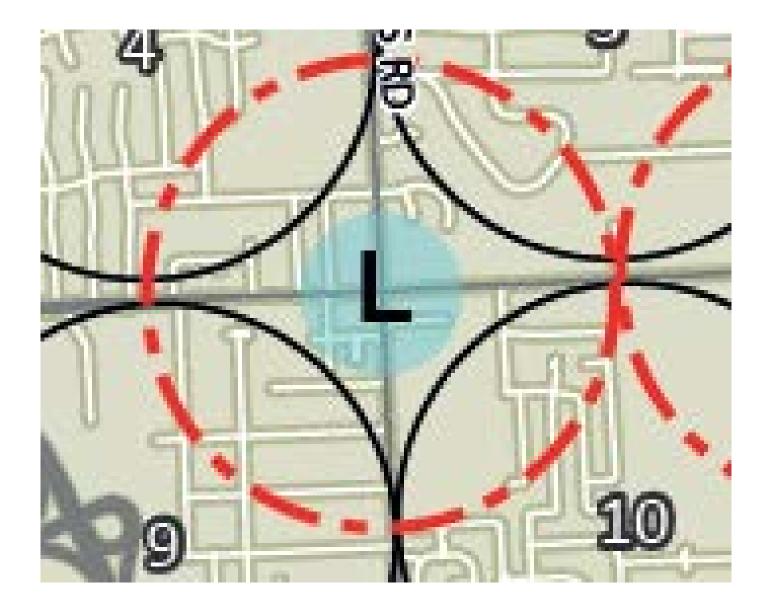
Neighborhood Node "L" Square Lake & Livernois

Intent

Development should be considerate of the remaining historic assets of the neighborhood. When possible, adaptive reuse of existing historic structures must be considered before demolition or relocation. Low intensity uses working in conjunction to form a central neighborhood village, walkable and accessible, would create an ideal environment.

Uses			
 Office/Institution Retail/Entertainment/Service Residential/Lodging (upper floors only) 	 Auto/transportation (special use on NW corner) Misc. Commercial (special use on NW corner) 		
Layout			
 Build-to line (front); Building up to lot line (side) Building in the front, parking in the rear Height, abutting residential: 20 feet or building height Height, not abutting residential: 3 stories/38 feet Minimum landscaping required Shall be oriented in such a way to minimize impact on abutting residential 			

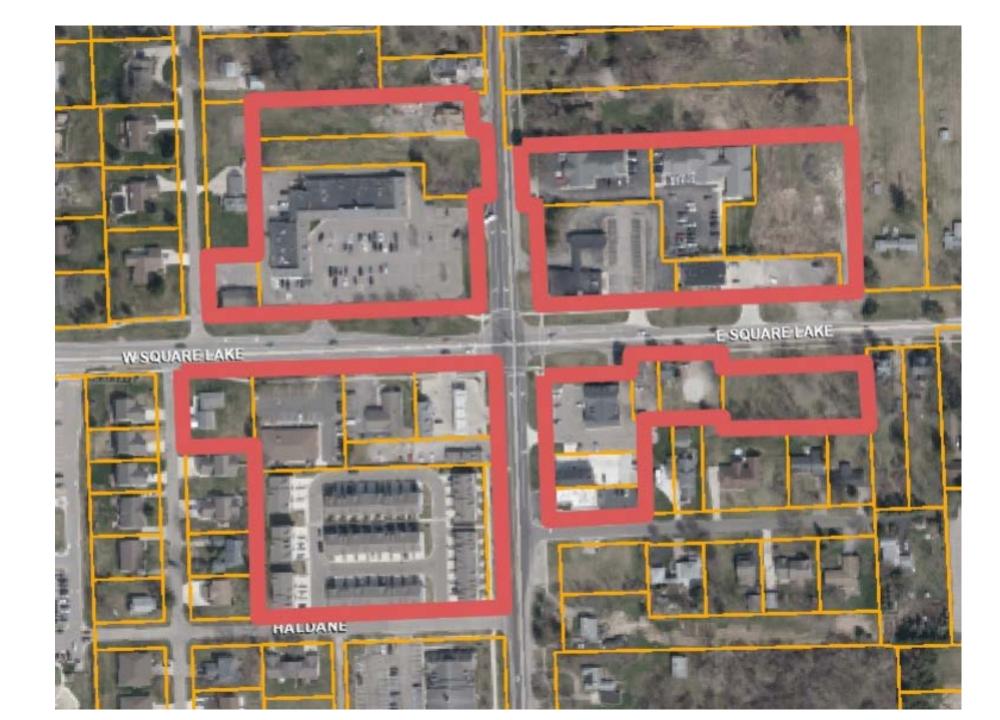
CB- Community Business District	GB- General Business District
Intent	Intent
Provide retail business and service uses which meet the day-today convenience, shopping, and service needs of persons in immediate areas.	Provide areas for more diversified retail and service uses, a City-wide or regional market area, and/or arterial exposure.
Uses	Uses
 Retail, office, local commercial Multiple-family (upper floors only) Schools, day cares, and places of worship Restaurants and bars Publicly owned parks and facilities 	 Same as CB District, plus Auto/transportation (special use)
Layout	Layout
 Height: 2 stories/30 feet Parking in the front, building in the rear 	 Height: 3 stories, 40 feet Parking in the front, building in the rear

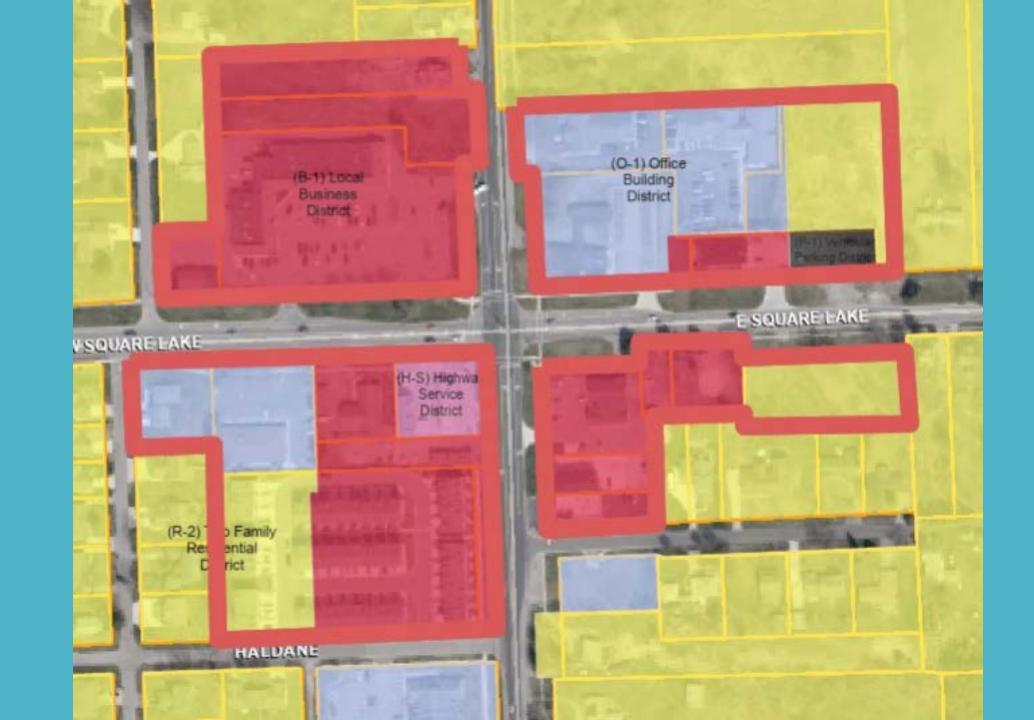


Current Zoning



Aerial





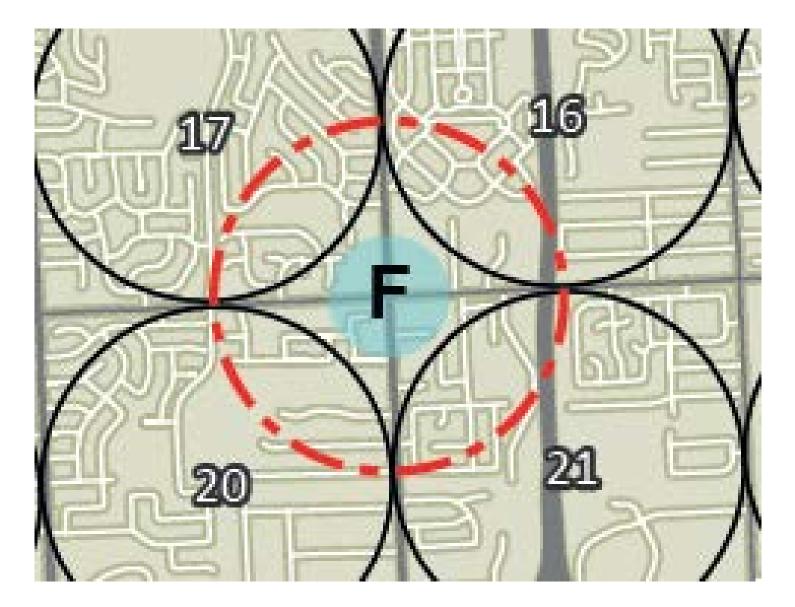
Neighborhood Node "F" Crooks & Wattles

Intent

The southeast corner of this node satisfies the mixed use, service, and multi-family residential uses to serve the immediate neighborhoods. Any (re)development of the northwest corner shall be of a scale and massing to complement the existing low-scale nature of the area.

Uses	
 Residential/Lodging (upper floors only) Office/Institution Retail/Entertainment/Service 	 Auto/transportation (special) Misc. Commercial (special)
Layout	
 Build-to line (front); Building up to lot line (side) Building in the front, parking in the rear Height, abutting residential: 20 feet or building height Height, not abutting residential: 3 stories/38 feet Minimum landscaping required Shall be oriented in such a way to minimize impact on abutting residential 	

R-1B One-Family Residential	<i>RT- One-Family Attached Residential</i>
Intent	Intent
Provide quality neighborhoods with a limited number of other compatible uses which support nearby residences.	Provide medium-density residential development in compact areas so as to encourage walkability and serve as a transition between other land use areas.
Uses	Uses
 One-family detached dwellings Public parks and facilities 	 One-family attached, one-family detached, and two-family dwellings Public parks and facilities
Layout	Layout
 Height: 2.5 stories/30 feet Front setback: 40 feet 	 Height: 2.5 stories/30 feet Front setback: 25 feet

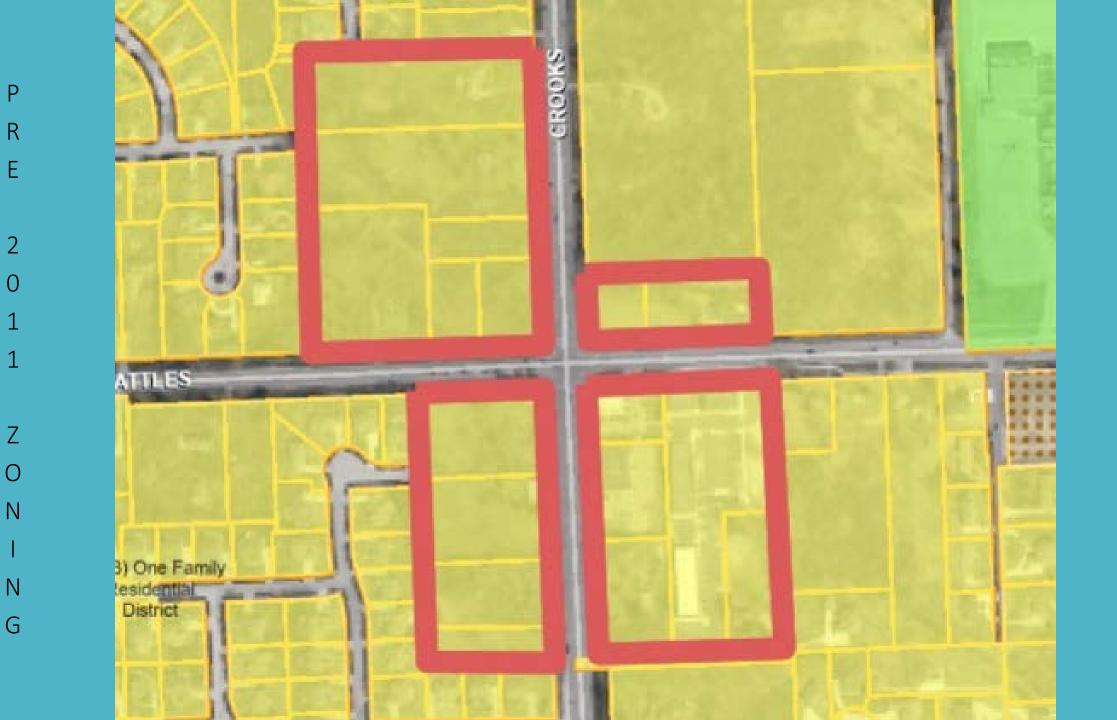


Current Zoning





Aerial



















































ERICA DUNLAP / ANGELA THOMAS 248.971.0306















TROY CORNERS

The city of Troy was an unclaimed wilderness when Johnson Niles moved here with his family from New York in 1821. As a farmer, carpenter, innkeeper, and merchant, Niles did much to develop the area, offering advice and encouragement to the settlers who followed. By 1834 the township included over eleven hundred inhabitants and the thriving village of Troy Corners had grown out of Niles' original settlement. Niles became Troy's postmaster and supervisor and served in the Michigan legis as a representative and later senator. His original home cabin, was replaced by this how built a few years after Niles arrived.

> CHICAN HISTORICAL COMMISSION REGISTERED LOCAL SITE NO. 7: PROPERTY OF THE CTATE OF MICHIGAN

From:	Benjamin Carlisle
То:	Jen Peters
Cc:	tom@epr123.com; Brent Savidant; Jackie Ferencz
Subject:	RE: Troy Corners history and photos
Date:	Thursday, March 7, 2024 8:41:32 AM
Attachments:	image007.png
	image001.png
	image002.png
	image009.png
	image010.png

CAUTION: This email did not originate from within the City of Troy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Jen,

Thank you for sending. We'll share with the Planning Commission for their discussion

Ben



From: Jen Peters <jpeters@thvmail.org>
Sent: Monday, March 4, 2024 12:41 PM
To: Benjamin Carlisle <bcarlisle@cwaplan.com>
Cc: tom@epr123.com
Subject: Troy Corners history and photos

Hello!

I chatted with Tom about the Troy Corners history a little last week and wanted to share some photos and history. If you are ever looking for more information, just reach out. We don't have a lot of other pictures, but I felt like this might be the best selection for your needs. Since a few of them are high res TIFFs its easier for me to share the folder: Troy Corners

Also, in looking through it all again, I might suggest your period of significance be shifter to 1899-1930 which is the DUR era. This would also encompass the houses that still exist and in particular a couple that Gary Abitheira has mentioned saving. Here's what I added to the end of the Troy History write up:

"The best potential Period of Significance for Troy Corners is the DUR Era: 1899-1930. While it falls much later than Johnson Niles' earliest settlement, it represents a period of sustained growth in the area with Troy Corners General Store and Post Office being a center to the largely agricultural community. Just after this time, Troy begins to change drastically with the suburban growth and businesses that would make it what it is today. Other areas of Troy might better highlight these parts of Troy's history, including an influx of diverse immigrants which have created cultural depth in the community."

In looking at the photos, you'll see the Johnson Niles House (or Niles-Barnard as we now call it) and the Niles Public House have Greek Revival influence. This is much earlier than that 1899-1930 DUR period, but again, I feel like the DUR Era is what folks are trying to capture.

Again, let me know if I can be of any other assistance!

Jen Peters, *Executive Director* <u>Troy Historic Village</u> 248.524.3301







Michigan Territory is established in 1805.

The Land Act of 1820 removed the ability to purchase land on credit or by installment, but it also dropped the price of land from \$2.00 to just \$1.25 an acre and reduced the minimum purchase from 160 to 80 acres. The minimum full payment dropped from \$320 to just \$100 (still a lot of money for the day). Land beyond Detroit was platted in 1815 and Troy Township acreage was snapped up in earnest from 1820 to 1822. Troy Township is largely flat with some springs and small creeks, but no lakes or major rivers. This made it well suited for farmland but not mills or other early industries.

Johnson Niles

Johnson Niles was born in New York State in 1794 to a Revolutionary War veteran. As a young man he was a paymaster in the War of 1812 for the New York State Militia, though there is no note of him actively serving in battle. He married Rhoda Phelps in 1815 or 1816 and had 3 children: Julia (1816), Orange Jay (1818), and George (1820). The Niles early years were spent in New York State and it's noted that Johnson was a farmer and skilled carpenter and put those skills to use upon his arrival in Michigan.

In the spring of 1821, Johnson took a trip to Michigan looking for land. Johnson purchased 160 acres that spring and returned to New York to relocate his wife and three young children to Michigan that fall. The family may have lived with George Postal in Avon while Johnson helped him with several buildings (it was common for early settlers to stay with other families when they first arrived). The *History of Oakland County* notes that Niles built his log cabin in 1822. Descriptions of the cabin paint a sparsely finished interior with only a plank table, simple ironwood and elm bark chairs, and beds with elm-bark cordage. Nile's original cabin no longer exists, though timbers may have been reused in other buildings.

The Niles-Barnard House that does remain (moved to the Troy Historic Village in 2010) was built in 2 phases. The smaller 1 1/2 story portion seems to have been the earlier phase and was built as a family home. This was probably the second home for the family, moving up from the original log cabin they built in 1822. We've frequently used the 1836/37 date for this smaller house, but if you do the math it means they would have lived in the simple log cabin for 14 years. Considering Niles was a skilled carpenter, it may have been built earlier than 1836/37, but we don't have any solid evidence for an earlier date.

The 2-story portion was added later, maybe this was the part built in 1836/37 but it was certainly completed by the 1840s. The architectural firm of Hopkins and Burns who helped move the house confirmed that it was an addition. They actually considered breaking it into two parts for the move, but their assessment found they were very well tied together when the addition was built.

In the *History of Oakland County*, Johnson Niles is listed as a landowner and developer, carpenter, farmer, and trader. When Niles first moved to the area, he brought with him "trinkets" to do some trading with the Native Americans—it seems as though he wanted to establish a trading post. The

History of Oakland County says that he soon secured a large enough stock of goods to start a smallscale store. By 1830 he opened a "full stock" though they don't specify where; he continued in trade about twenty-five years though not always in the same place. It is likely that the Niles' home doubled as a business many times. Johnson's trade business was likely started out of his home or cabin before moving elsewhere. Later the home may have been used for other business ventures.

NOTE the *History of Oakland County* written in 1877 is probably the best account of these earlier businesses and accounts, however it was written down 40-50 years after all of these things happened, it often contradicts itself, and is "written by the victors" (meaning it really talks up certain early settlers while completely ignoring others). Niles Johnson was well-regarded and gets a lot of ink!

The *History* says that Niles opened a tavern at the same time he opened his "trading-room" (so possibly 1830?) "entertaining the traveler in a right royal manner in his log house, which had become a double building by the addition made to accommodate his business." So was that THIS house? This is a "double building" but certainly not a log house. It's not clear what building they are referring to, but it is important to see that Johnson Niles at some point expanded at least one of his homes to accommodate business.

Niles had other business ventures as well. He built an "excellent steam sawmill" which supposedly worked local lumber that was shipped to eastern markets. The sawmill operated for about 12 years before it was dismantled, and the machinery taken to Lapeer County (the area was probably logged out by then). He also ran a distillery which seems like a logical way to supply his tavern!

We also know the Johnson Niles built a hotel. In the *History*, it notes that "Harry Sprague had also opened another hotel, thus giving this place two public-houses; and the demand upon them was so great that Johnson Niles built a large hotel, raising it on the fourth of July, 1837." That building they are referring to may have been the addition on the family home but was more likely a building across the street. We know that this building across the street was torn down just after 1920 and the wood was used to build a family home occupied by Niles' descendants.

Early Success of Troy Corners

The settlement had a great start—by 1836 it attracted 6 mercantile businesses, 2 public houses (a combined hotel and tavern), a post office, several churches, a school, 3 doctors and a lawyer.

Johnson Niles purchased his first 160 acres but received a land grant of 80 acres for his service in the war and purchased additional tracts of land in the township eventually acquiring more than 600 acres. 600 acres is nearly one square mile! Johnson donated several pieces of property to churches believing that it would help development in the area. In 1838 he platted several acres of his property for a town he named Hastings. Unfortunately, the name Hastings was already taken so he requested "Troy" after a city in New York. The township was named Troy and his settlement was referred to as either Niles Corners or more often Troy Corners.

Followed by Defeat

Unfortunately, an economic depression caused by the panic of 1837 hit right around this time and stunted further growth. A few years later the railroad opted to go through Royal Oak which further depreciated Troy Corners' value as a trading-post...families and businesses left for Pontiac, Birmingham and Royal Oak and Troy Corners reverted to a quiet cluster of buildings at a crossroads.

The Niles House 1830 to 1940

A closer look at the Niles-Barnard House gives us some indication of its possible uses over the years. An architectural investigation confirmed the large 2 story addition was added at a later date. They also noted that the double fireplace that once stood between the two end rooms was much larger than a single family would have typically had or needed. And the most obvious issue or clue that we have are the three front doors, probably not a necessity for a single family. From an archaeological excavation following the move of the house, we have a collection of pottery that seems to also exceed the need for a single family. The dig found more pottery than a typical dwelling of the time period would have had (think about the expense of dining ware and how often you break your own plates at home), as well as an array of patterns on that pottery (again, how often do you buy new dishes). This seems to indicate that more than one family was eating here, so possibly a use as a tavern or inn.

Looking at the census records is also interesting. In 1840, Johnson Niles would have been 36 years old, Rhoda 36, Julia 24, Orange 22, and George 20. Julia was probably married and living elsewhere. Orange and George may have still been at home, or even at home and married. The Census records 9 men/boys and 4 women/girls in the Johnson Niles's household. From later census records, we see that these may have included housekeepers and farmhands, but could it also have been a snapshot of who was staying the night? It's hard to tell. The 1860 and 1870 census list a mixture of Niles family, a housekeeper, and farmhands. We also know from the 1877 History of Oakland County that the building was a residence at that time as its labeled "Residence of George H. Niles."

So, it was clearly used as the main residence for the family and extended family as we see in the census documents. But it was also used as a residence for the housekeeper Catherine Steel and farmhands over the years. Was it simply used as that through its entire history? Was it a boarding house of sorts? Or do those early records indicate that it was a place to lodge guests (possibly even long term?) It seems that the main "Public House" was across the street, though we also know that Johnson Niles was very fluid in his use of spaces for businesses over the years...so we may never know!

Following the death of Johnson Niles, his youngest son George Niles lived in the house for a time. It was then sold to Joseph Jennings in 1874. It remained in the Jennings and Hadden families until 1939/40 when the Hadden's decided to move to their farm in Oakland Township. At that time the house was purchased by Norman Barnard.

Troy Corners 1830 to 1872

- 1832 Edward Peck opens what we know as the Troy Corners General Store
- 1836/37 Niles House is expanded, and Niles Hotel/Tavern is built.
- 1837 the Episcopal Church is built (it is sold to the Methodist Church in 1868).
- Troy Corners is on the rise during the 1830s, peaking with a reported 6 mercantile businesses, 2 public houses (a combined hotel and tavern), a post office, several churches, a school, 3 doctors and a lawyer in 1836.
- Troy Corners sees a sharp decline in the 1840s due to the recession in the late 1830s.

Snapshot in 1850: Troy Corners is a stop on the way to Rochester, Lapeer, and Flint (the roads are better than those through Royal Oak), but because the trail went through Royal Oak it doesn't grow into a city as Johnson Niles had hoped. The General Store and post office are the business center, Johnson Niles home and tavern would have been a social center along with the Methodist Church. There's a handful of homes including the Aspenwall's at the northwest corner of Square Lake and Livernois

1872 Map shows about 22 buildings including the church and general store. Of those, none exist in their original location.

Troy Corners 1872 to 1899

- General Store and Post Office are the center of the corners.
- The Niles family still lives in their home on the southeast corner of Troy Corners

1896 Map shows 20 buildings including the Methodist Church and Parsonage, and the General Store. Of those, none exist in their original location.

The DUR and Troy Corners 1899 to 1930

- Detroit Interurban Railroad line on Livernois connects Detroit to Troy and Rochester
- Farmers focus on shipping goods into Detroit, many use the DUR.
- Photograph from 1920 shows the Niles Public House still standing, it was probably torn down soon after with the timbers reused to build Rhobie Niles' house.
- First subdivisions built around the 1920s in Troy Township, several homes built around Troy Corners from 1910-1930. Sylvan Glen Golf Course built in 1921.
- Troy Township sees significant population growth and diversification from 1920-1930.
- Two miles south, a new Township Hall is built in 1927.
- Farming still the primary occupation, but on the decline by 1930.
- 1930 the DUR is discontinued, tracks are removed or buried.

1916 Map shows about 20 buildings including the Methodist Church and Parsonage, Niles Public House, and the General Store. Of those, possibly 4 remain in their original location (46 E. Square Lake, 54 E. Square Lake, 6071 Livernois, and 6096 Livernois). Troy records should be fairly accurate beyond this point, with a handful of other homes built in the area around 1920.

Troy Corners 1930 to 1955

- 1940 The Barnards move into the Niles House and become community leaders.
- 1947 Fire Station Number 2 is built at Troy Corners, the Barnard family are integral to its operation with Harriet taking emergency calls and sounding the alarm (moved in 1979).
- General Store continues to be center of Troy Corners commerce, though many drive to Rochester or Birmingham for additional shopping.
- Still no high school, students go to Birmingham after 8th grade.
- 1947? Alex Gow purchases the Aspenwall House and opens "Gow's Little Acre" antique shop.
- 1949 Photograph is the best last depiction of the Troy Corners community.

1949 Snapshot: From the photograph we can see the General Store, Church and Parsonage, Niles-Barnard House, Aspenwall House, Rhobie Niles House, and a handful of other houses and businesses in the Troy Corners area. Of the buildings in view, only 3 exist in their original locations along Square Lake and Livernois (46 E. Square Lake, 54 E. Square Lake, and what is now Peppy's Pizza).

Troy Corners since 1955

- Troy becomes a City! The Township Hall at the corner of Wattles and Livernois is now a City hall and the population of Troy doubles between 1950 and 1960.
- 1957 Troy Methodist Church builds on Livernois; the congregation moves in the following year.
- Date? The Methodist Church becomes and antique shop.
- 1963 the General Store is demolished.
- 1972 much of Gow's Little Acre (the Aspenwall House) is destroyed by Fire.
- 1977 the Wagon Shop is salvaged from Gow's Little Acre and moved to the Village. Gow sold his property to a developer; it was later turned into Troy Corners business development.

Snapshot in 1970: Troy is a City! City Hall is built on Big Beaver and the corridor is developing heavily. At old Troy Corners the General Store is gone, the Aspenwall house and shop are "Gow's Little Acre," and the Methodist Church is an Antique Shop. The Historical Society is formed in 1968 and they begin to take on preservation projects across the city.

Troy Corners since 1980

- 1980? Developers build Troy Corners Strip Mall.
- 2003 Church and Parsonage moved to the Village.
- 2010 the Niles-Barnard House is moved to the Village.
- 2009 6059 Livernois is demolished (it is still an empty lot).

The best potential Period of Significance for Troy Corners is the DUR Era: 1899-1930. While it falls much later than Johnson Niles' earliest settlement, it represents a period of sustained growth in the area with Troy Corners General Store and Post Office being a center to the largely agricultural community. Just after this time, Troy begins to change drastically with the suburban growth and businesses that would make it what it is today. Other areas of Troy might better highlight these parts of Troy's history, including an influx of diverse immigrants which have created cultural depth in the community.













ITEM #8

DATE: March 6, 2024

TO: Planning Commission

FROM: R. Brent Savidant, Planning Director

SUBJECT: <u>MICHIGAN CITIZEN PLANNER CAPSTONE PRESENTATION</u> – Presentation by Planning Commission Member David Lambert

Planning Commission member David Lambert attended the Citizen Planner program at the 2023 Michigan Association of Planning Annual Conference. The final assignment to complete the Citizen Planner program is the Capstone Presentation.

Mr. Lambert will make his Capstone Presentation, entitled "MI Land Division Act Update", at the March 12, 2024 Planning Commission meeting.

G:\PLANNING COMMISSION\Capstone Presentations\Lambert Capstone Presentation PC Memo 03 12 2024.doc