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PLANNING COMMISSION MEETING AGENDA REGULAR MEETING

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

April 23, 2024

7:00 P.M.

Council Chambers

1. ROLL CALL
2. APPROVAL OF AGENDA
3. APPROVAL OF MINUTES – April 9, 2024
4. PUBLIC COMMENT – For Items Not on the Agenda

PRELIMINARY SITE PLAN

5. PRELIMINARY SITE PLAN APPROVAL (JPLN2023-0031) –. Proposed Wattles Square Apartments, South side of Wattles and east of John R (PIN 88-20-24-100-039), Section 24, Zoned NN (Neighborhood Node “F”) Zoning District.

OTHER ITEMS

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

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

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

Chair Perakis called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on April 9, 2024, in the Council Chamber of the Troy City Hall. Chair Perakis and Vice Chair Malalahalli presented opening remarks relative to the role of the Planning Commission and procedure of tonight's meeting.

1. ROLL CALL

Present:

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

Also Present:

Ben Carlisle, Carlisle Wortman & Associates
Julie Quinlan Dufrane, Assistant City Attorney
Jackie Ferenz, Office Manager
Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

Resolution # PC-2024-04-013

Moved by: Faison

Support by: Fox

RESOLVED, To approve the as prepared.

Yes: All present (9)

MOTION CARRIED

3. APPROVAL OF MINUTES – March 12, 2024

Resolution # PC-2024-04-014

Moved by: Fox

Support by: Lambert

RESOLVED, To approve the minutes of March 12, 2024 Regular meeting as submitted.

Yes: All present (9)

MOTION CARRIED

4. PUBLIC COMMENT – For Items Not on the Agenda

There was no one present who wished to speak.

PRELIMINARY SITE PLAN

5. PRELIMINARY SITE PLAN APPROVAL (JPLN2024-0004) – Proposed Outdoor Bounce House, North of Fourteen Mile and West of John R (PIN 88-20-35-400-017), Section 35, Zoned GB (General Business) Zoning District

Mr. Carlisle provided background information on the Preliminary Site Plan application for Outdoor Bounce House (FunBox), a temporary inflatable park in the Oakland Mall parking lot. He addressed the site location, square footage of the inflatable park, tents and recreational features, washing stations, 6-foot tall chain link fence to screen entire site, capacity and details of days and hours of operation.

Mr. Carlisle reported the applicant responded to questions posed in his report dated March 19, 2024 in a communication dated April 2, 2024. He briefly ran through the questions and responses of the applicant.

In summary, Mr. Carlisle said any approval of the application would be subject to the conditions as identified in his report dated March 19, 2024.

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

- Trash pickup/removal.
- Safety features; handling of accidental and injury incidents.
- Safety of K-rails.
- Decompression of bounce house tents at closing hours.
- Removal of bounce house and fence screening at lease expiration.
- Parking, internal vehicular and pedestrian circulation.

Fouad Hassan, owner of FunBox, said the key focus of the inflatable park is to provide a fun activity in a safe and secure environment. He addressed safety features, various recreational tents, charity proceeds to local foster care, trash removal, and staff training. Mr. Hassan addressed the number of FunBox operations throughout the country and said in the last two years, there have been no severe injuries and only one (1) incident reported to insurance. He said there is only one entrance and one exit to the park, both of which are staffed, and children under the age of 13 must be accompanied by an adult and children ages 13 to 18 must be picked up at the front entrance by a parent.

There was discussion, some comments related to:

- Operations; corporate and/or franchise.
- Operation of park in inclement weather.
- Inflatable tents/bubbles secured by Velcro.
- Months of operation; applicant said intent is to locate FunBox at various locations throughout Michigan.
- Similar temporary parks in Michigan.
- Safety of K-rails from random speed of vehicles.
- Screen fencing; chain link with mesh/fabric to be aesthetically pleasing.
- Staffing; applicant said he or his wife would always be on site; local hiring for other positions.
- Ticket pricing; \$18 daily, children under age 3 free, discounts offered for military, veterans and pregnant mothers.

Mario Kiezi, owner of Oakland Mall, expressed pleasure to bring family friendly entertainment to the mall. He said the concept of an inflatable park is very attractive to him because he has children under six years of age. Mr. Kiezi said since the purchase of the mall, it has been his intent to hold family friendly events at the mall and he believes the inflatable park will attract Troy residents and its neighbors.

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

Resolution # PC-2024-04-015

Moved by: Lambert

Seconded by: Krent

RESOLVED, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed temporary Outdoor Bounce House, located North of Fourteen Mile and West of John R (PIN 88-20-35-400-017), Section 35, Zoned GB (General Business) Zoning District, be granted, subject to the following:

1. The application is approved for the year 2024 only.
2. The applicant shall provide security details and confirm vehicular and pedestrian safety plans with the Troy Police Department.
3. The applicant shall provide additional information as requested by the Fire and Engineering Departments.
4. The security plan to be approved by the Troy Police Department.
5. That the fenced screening will include meshing material.

Yes: All present (9)

MOTION CARRIED

CITY OF TROY MASTER PLAN

6. PUBLIC HEARING – CITY OF TROY DRAFT MASTER PLAN

Mr. Carlisle reviewed the draft Master Plan discussion at the March 12, 2024 meeting and presented language to reflect the comments from the public and the Planning Commission on Neighborhood Nodes F (Crooks and Wattles) and Node L (Livernois and Square Lake).

Chair Perakis addressed language she suggests that was not incorporated in the language as presented and redlined in the Planning Consultant report. She asked for the Board's comments on striking the verbiage *low-scale multiple family residential* and adding the word *intensity* before the wording of "scale and orientation of the neighborhood" in the first paragraph of Node F. In Node L, Chair Perakis asked for the Board's comments on whether the area and homes should be defined as *historic*.

Mr. Carlisle provided definitions of multiple family residential and single family attached residential, as relates to massing, transition, and density. He cited examples of single family attached residential as ranches, townhomes, duplexes and triplexes.

A lengthy discussion followed on:

- Whether language relating to multiple family residential in Node F should be stricken.
- Whether the area and homes in Node L should be defined as historical, historical in nature or eliminate any historical designation(s).

PUBLIC HEARING OPENED

- Jerry Rauch, 4187 Penrose; present also to represent Woodland Homeowners Association, addressed transition to existing neighborhoods, encouraged striking multiple family residential, cited number of units as relates to acreage.
- Carey Martyniuk, 95 W Square Lake; owner of Noble Heating and Cooling, addressed the hardship of his business should their property be removed from the Neighborhood Node classification.
- Nannette Gearhart, 6197 Livernois; shared favorable comments she receives on her home and addressed renovation/maintenance of her home to preserve historic feel.
- John Casadi (spelling/address not legible); addressed aesthetic sense and value of existing homes, commitment of homeowners to improve and maintain neighborhood, encouraged striking multiple family residential.
- Ann Coleman, 6091 Livernois; addressed density, traffic, property loss and existing mishmash development, site is not historical nor walkable.
- Larry Cronin, 130 Telford; addressed existing hodgepodge development of area, asked for consideration of existing residents, definition of low-scale multiple family.
- James Parrott, 6209 Livernois; addressed historic nature of his home, keeping original character of homes and preservation of single family neighborhoods, family enjoys open space and wildlife.

- Fabrice Smieliauskas, 4607 LeHigh; encouraged denser residential development, approval of the PUD application on tonight's agenda, addressed comments of the new City Manager as relates to City housing market.
- Thomas Syazbelk, 1707 Devonwood, Rochester Hills; said he would like to move to Troy but the housing is not affordable, encouraged multiple family residential, support diverse housing to attract younger adults and families, celebrate walkability. Support PUD application on tonight's agenda.
- Daryl Dickhudt, 4143 Glencastle; addressed comments of Troy Mayor and Planning Commission Chair in Troy Times regarding density, transition and multiple family residential.
- Dilip Khanal, 4180 Carson; support striking language of multiple family residential in Node F.
- Sheila Lenz-Shomo, 6464 Fredmoor; addressed Node L, preference for single family attached and not multiple family, existing mishmash of development, process of rezoning parcels after adoption of Master Plan.
- Dave Pampreen, 6408 Canmoor; addressed vague definitions of Master Plan wording, encouraged single family housing to fit in with existing family neighborhoods, opportunity for affordable housing in different locations.
- Madeline Szymanski, 287 E Square Lake; asked for clarification of reference to Node E, addressed concerns with density and traffic.
- Jerry Lootens, 287 E Square Lake; stated preference for single family residential.
- Ralph Schick, 4117 Penrose; addressed concerns with infrastructure and drainage, turn lane at Wattles and Crooks intersection.
- Marsha Bossenberger, 369 Ottawa; addressed Facebook posting of City data relating to preliminary site plan applications approved in 2019-2023, preference is for more single family residential, R1-B zoning classification.
- Deborah Louzecky, 6327 Donaldson; addressed mishmash development, asked for more conformity in development, definition of low-scale as discussed in study session, requested no adult stores.
- Kamal Shouhayib, no address given; addressed future development of single family homes that will complement Stonehaven Woods subdivision.
- Shelley Stenger, 437 Hurst; addressed concerns with density, traffic and stormwater management.
- Karen Wilson, no address given; realtor who has worked with Mr. Shouhayib for years. addressed his existing residential developments in the City and a future development at Wattles and Crooks.

PUBLIC HEARING CLOSED

Mr. Carlisle clarified the reference of Neighborhood Node E in the Master Plan is the neighborhood node zoning district located at John R and Wattles.

Discussion continued among Board members on proposed wording for Node F and Node L in the Master Plan and the process of a recommendation to the City Council.

Resolution # PC-2024-04-016

Moved by: Krent
Seconded by: Buechner

RESOLVED, To adopt the following language in the Intent Statement of Neighborhood Node F, Crooks and Wattles:

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 attached residential is encouraged if it models the intensity scale and orientation of the single family attached neighborhood at the northeast corner of the Node E (Wattles and John R). Development in the northwest corner shall also ensure appropriate transition to adjacent properties via increased setbacks, reduced heights, and enhanced landscape buffers.

Due to the existing traffic patterns along both Crooks and Wattles, incorporation of a park use, or low intensity and scale residential, including 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 may consider rezoning the southwest corner to a one-family attached or single-family zoned designation. 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 be appropriate. The City may consider rezoning the northeast corner to a single-family zoned designation.

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

MOTION CARRIED**Resolution # PC-2024-04-017**

Moved by: Fox
Seconded by: Krent

RESOLVED, To adopt the following language in the Intent Statement of Neighborhood Node L, Livernois Road and Square Lake Road:

Development in this area historically known as Troy Corners should be especially considerate of the historic past of the area. Any new development should integrate various types of community gathering spaces, such as parks, public art, historical elements, plazas, community centers, and recreational facilities into the design. Adaptive reuse of existing historic structures 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 a central neighborhood village, that is walkable and accessible. Any automotive oriented use shall not be considered in this node. Low-scale single family attached residential may be permissible if it models the scale and orientation of the single

family attached family neighborhood at the northeast corner of Node E (Wattles and John R).

Discussion on the motion on the floor.

Mr. Carlisle assured the owners of Noble Heating and Cooling that the Neighborhood Node zoning classification of their property does not change with this motion. He assured the owners they would be notified if in the future particular parcels of the node are proposed to be rezoned, and in which case the owners would have the opportunity to state their case.

Vote on the motion on the floor.

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

No: Hutson

MOTION CARRIED

PLANNED UNIT DEVELOPMENT

7. PUBLIC HEARING - PLANNED UNIT DEVELOPMENT (File Number PUD 020 JPLN2023-0021) - CONCEPT DEVELOPMENT PLAN (CDP) AND PRELIMINARY DEVELOPMENT PLAN (PDP) APPROVAL – The Village of Hastings PUD, East Side of Livernois, North of Square Lake, (PIN 88-20-03-301-088, -023, -024, -025 and 88-20-03-351-004), Section 3, Presently Zoned NN (Neighborhood Node “Q”) and R-1B (One Family Residential) Zoning Districts

Mr. Carlisle provided a brief background of The Village of Hastings PUD application. He stated the applicant removed the privacy fence between the existing older homes and the adjacent new housing units and reduced the number of duplex units to two (2). Mr. Carlisle said the applicant has not provided building materials or an architectural color scheme. He asked the Planning Commission to hold a public hearing and consider public testimony. He said as part of the deliberations, the Planning Commission should consider if the project is consistent with the Master Plan, whether it meets the Site Plan Review Design Standards and whether it meets the PUD Standards.

In summary, Mr. Carlisle said any approval of the PUD application should be subject to the conditions as identified in his report dated March 15, 2024.

Applicant Gary Abitheira gave a PowerPoint presentation. He addressed the reduction of units, reorientation of entrance doors on units 9 through 12, the City Traffic Consultant report, traffic volume data from the RCOC (Road Commission of Oakland County) website, internal vehicular circulation, comparisons of density with previously approved PUD developments and the missing middle ranch style homes he is proposing. Mr. Abitheira walked through the PUD Standards one by one to substantiate how he feels the application meets the PUD Standards.

There was discussion, some comments related to:

- Applicant to keep the historic nature of the older homes, place them on the market for sale and incorporate such terms in the PUD Agreement.
- Walkability of the site.
- EVA (Emergency Vehicle Access); access and signage.
- Extension of sidewalk along Square Lake.
- Potential to provide a pedestrian crosswalk on Square Lake.
- Potential for additional green space in detention area.
- Circulation improvements requested by the City Traffic Consultant OHM; applicant has met.
- Trash pickup arrangement.
- Public amenities.
- Sustainability features.
- Design of ranch units as relates to the Site Plan Review Design Standards.
- Building materials and color scheme.
- Patios and/or decks on units.
- Inconsistency of building and lot dimension designations on the site plan.

It was the consensus of the Board members that the application does not meet the PUD Standard that references *innovative and creative site and building designs, solutions and materials*, and that the applicant could focus more on the Site Plan Review Design Standards.

It was clarified that the Long Lake and Crooks PUD development is the development that Ms. Dufrane referenced in a previous meeting stating it set a high bar for approval of a PUD development.

PUBLIC HEARING OPENED

- Michael Johnson, 450 E Square Lake; expressed support for the development, that any additional traffic that might be generated is negligible, concerns expressed by community and Board members have been addressed by applicant.
- Mary Rettig, 6860 Westaway; addressed definitions applied to different styles of housing units, square footage of units, concerns with parking and traffic.
- Allyson Wyckhuyse, 56 Telford; addressed orientation of her home as relates to the development and proposed public amenities.
- Sheila Lenz-Shomo, 6464 Fredmoor; addressed concerns with traffic, acceleration and deceleration lanes, density, internal vehicular circulation, and application meeting PUD Standards.
- Nanette Gearhart, 6197 Livernois; voiced opposition to the development, addressed concerns with parking and transition to existing neighborhood, would prefer the by-right proposal of single family residential.
- Leasa Williams, 159 Telford; voiced opposition to the PUD application, would prefer the by-right proposal of single family residential.
- Jeff Williams, 159 Telford; addressed PUD Standards that he feels application has not met.

- Ann Coleman, 6091 Livernois; addressed PUD Standards that she feels application has not met, support by-right proposal of single family residential.
- Dave Pampreen, 6408 Canmoor; addressed density of application in comparison to surrounding residential, concerns with artesian well allegedly on site.
- John Malott, 72 Telford; addressed comments of residents he surveyed within differential distances of the proposed PUD development, in support of the by-right proposal of single family residential.
- Deboral Louzecky, 6327 Donaldson; voiced opposition of the PUD development, prefer by-right proposal of single family residential, addressed PUD Standards that she feels are not met, concerns with residents west of Square Lake losing property.

PUBLIC HEARING CLOSED

Mr. Carlisle stated an application to develop single family residential at this site has not been submitted nor has it been through the site plan approval process. He said at this point it is not clear how many units might be allowed under the R-1B zoning classification.

Several board members shared comments as relates to a single family residential by-right development in comparison to the proposed PUD development.

Mr. Abitheira stepped forward to ask the Board's consideration in postponing the item because of the lateness of the meeting and that it would allow him the opportunity to improve the architectural design of the ranch style homes.

Resolution # PC-2024-04-018

Moved by: Fox

Seconded by: Buechner

RESOLVED, To postpone The Village of Hastings PUD, East side of Livernois, North of Square Lake, to allow the applicant to make improvements and provide updated elevations for the ranch style homes as specified in the Site Plan Review Design Standards, Section 8.06 of the Zoning Ordinance, as well as provide signage for the EVA, and address any outstanding items as identified in the Planning Consultant report dated March 15, 2024.

Yes: Buechner, Faison, Fox, Krent, Malalahalli, Perakis, Tagle

No: Hutson, Lambert

MOTION CARRIED

8. PUBLIC COMMENT – For Items on the Agenda

The following residents addressed the PUD application on tonight's agenda.

- Sheila Lenz-Shomo, 6464 Fredmoor; said she thinks postponement of the PUD application missed the boat because major concerns are density and traffic congestion.
- Leasa Williams, 159 Telford; addressed the number of units as relates to lot size in a single family residential by-right development.

9. PLANNING COMMISSION COMMENT

Mr. Carlisle said the Assistant City Manager Robert Bruner was appointed as the new City Manager. He extended an apology from Mr. Savidant to miss this evening's meeting due to illness.

Ms. Dufrane announced a complaint was filed by Safet and Arban Stafa (Tollbrook) against the City claiming violation of their first amendment rights and equal protection.

Mr. Tagle addressed the reason he voted no on the Resolution to adopt Master Plan language for Node F (Crooks and Wattles). He said he was not opposed to striking the verbiage of multiple family residential but thought consideration should be given to using another vehicle or avenue that would offer flexibility or opportunity for development.

Chair Perakis said she is somewhat confused with the public comment in support of a single family residential by-right development because she thought the proposed PUD development was going in the right direction.

Mr. Fox addressed the reason he voted yes on the Resolution to adopt Master Plan language for Node F (Crooks and Wattles). He said as discussion progressed on the item, he was satisfied with single family attached residential as a compromise.

10. ADJOURN

The Regular meeting of the Planning Commission adjourned at 12:10 p.m.

Respectfully submitted,

Marianna Perakis, Chair

Kathy L. Czarnecki, Recording Secretary

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ITEM #5

DATE: April 19, 2024

TO: Planning Commission

FROM: R. Brent Savidant, Community Development Director

SUBJECT: PRELIMINARY SITE PLAN APPROVAL (JPLN2023-0031) –. Proposed Wattles Square Apartments, South side of Wattles and east of John R (PIN 88-20-24-100-039), Section 24, Zoned NN (Neighborhood Node “F”) Zoning District.

The petitioner Atto Construction submitted the above referenced Preliminary Site Plan application for a 57-unit townhome development. The property is currently zoned NN (Neighborhood Node “F”) Zoning District. Multi-family residential is permitted by right in this district, subject to height and setback limitations as well as transparency requirements. The Planning Commission is responsible for granting Preliminary Site Plan approval for this item.

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

Attachments:

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

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PROPOSED RESOLUTION

PRELIMINARY SITE PLAN APPROVAL (JPLN2023-0031) –. Proposed Wattles Square Apartments, South side of Wattles and east of John R (PIN 88-20-24-100-039), Section 24, Zoned NN (Neighborhood Node “F”) Zoning District.

Resolution # PC-2024-04-

Moved by:

Seconded by:

RESOLVED, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed Wattles Square Apartments, located on the South side of Wattles, east of John R, Section 24, Zoned NN (Neighborhood Node “F”) Zoning District, be granted, subject to applicant the following:

_____) or

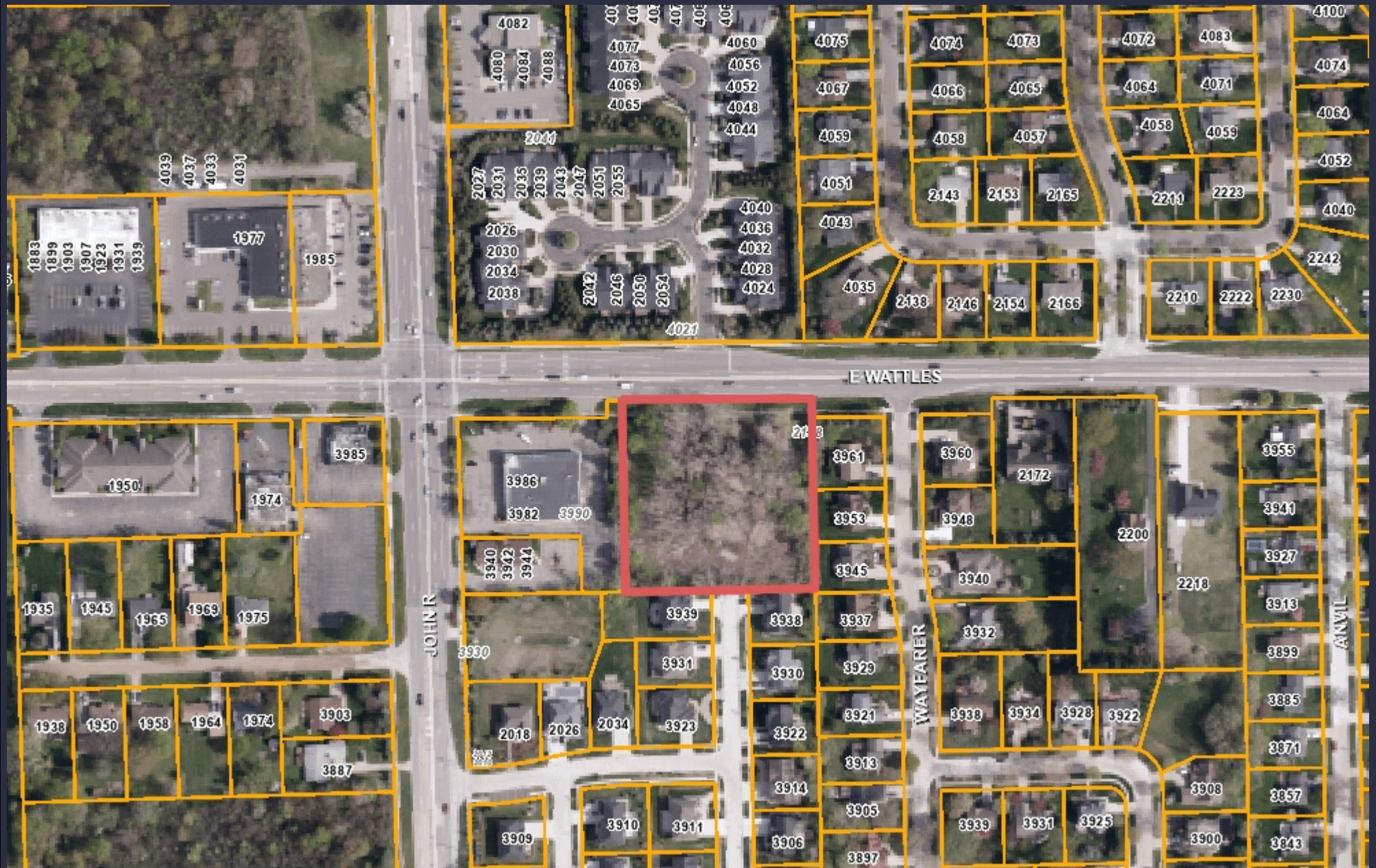
(denied, for the following reasons: _____) or

(postponed, for the following reasons: _____)

Yes:

No:

MOTION CARRIED/FAILED



577 0 288 577Feet



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.



577 0 288 577 Feet



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



Carlisle | Wortman
ASSOCIATES, INC.

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

Date: November 1, 2023
Revised: February 7, 2024
April 12, 2024

Preliminary Site Plan For City of Troy, Michigan

Applicant: Atto Construction

Project Name: Wattles Square Apartment

Plan Date: December 5, 2023

Location: South side of Wattles, east of John R.

Zoning: NN, Neighborhood Node, Site Type B

Action Requested: Preliminary Site Plan Approval

PROJECT AND SITE DESCRIPTION

An application has been submitted for a proposed multiple family stacked flat project along the south side of Wattles, east of John R. The site is approximately 2 acres in area and is currently vacant but encumbered with tree cover. The site is directly east of an existing RiteAid and abuts residential uses on its north, east, and south sides.

The applicant proposes a total of 57 units, divided into two (2) buildings. The first building is directly adjacent to Wattles and the second building is set behind the first. The buildings are stacked flats totaling three (3) stories, but we note that the applicant has lowered the grade of the site so the first story is below grade. The level below grade (noted as “garden level”) and the level above (noted as “first floor”) are one unit. The third level (noted as “second floor”) is a separate unit.

The proposed development is heavily intertwined with the RiteAid site to the east. The applicant is utilizing a portion of the existing RiteAid site for sidewalks, open space, seven (7) parking spaces, and a shared dumpster/recycling enclosure. Furthermore, the applicant proposes to convert a 500 sq/ft section of the existing RiteAid building into a community building for tenants. The existing RiteAid site is owned by the same owner and they will combine the lots to make them one zoning lot.

The site is zoned NN, Neighborhood Node. The proposed multiple family residential use is permitted in the NN, Neighborhood Node, Site Type B.

Location of subject site:

South side of Wattles, east of John R.

Location and Aerial Image of Subject Site



Size of subject site:

The property is approximately 2 acres in area.

Proposed use of subject site:

The proposed use is for 56 units.

Current use of subject site:

The property is currently vacant.

Current Zoning:

The property is currently zoned NN, Neighborhood Node, Site Type B.

Surrounding Property Details:

Direction	Zoning	Use
North	NN, Neighborhood Node	Attached Residential
South	R1-C, One Family Residential District	Single Family Residential
East	R1-C, One Family Residential District	Single Family Residential
West	NN, Neighborhood Node	RiteAid

MASTER PLAN

The site is Master Planned for Neighborhood Node. The intended purpose of the neighborhood nodes are to:

- Work together with Social Neighborhoods to create a more livable community.
- Mixed use.
- Provide neighborhood gathering places.
- Accommodate the daily needs of residents.

In addition, neighborhood nodes include specific site design and building design attributes:

SITE DESIGN ATTRIBUTES

- Buildings should be separated from the right-of-way line by a landscaped greenbelt, one lane of off-street parking or a pedestrian walk, or a combination of these.
- Primary parking areas will be located within rear or interior side yards.
- Off-street parking should be screened from the public right-of-way by a knee wall or low decorative fence with a hedge of plantings.
- Walks will connect adjacent developments and the public sidewalks.
- Well-defined crosswalks with timed signalization will permit safe crossings.
- Flexible use of space allowing modest outdoor gathering spaces, such as plazas, will be encouraged.

BUILDING DESIGN ATTRIBUTES

- Buildings should be between two and three stories, although one-story structures accommodating gas stations or other special situations may be permitted.

- One-story buildings should have a minimum exterior height of sixteen feet.
- A ground level story should have a minimum height of twelve feet from finished floor to finished ceiling.
- Facades facing major thoroughfares will be treated as fronts and should have a minimum of half transparent glass and special architectural design treatments.
- Fenestration (the arrangement of windows and doors) should be highlighted through the use of awnings, overhangs or trim detailing.
- Lighting will be carefully managed so as not to encroach on adjacent residential areas.

Please note that the site design and building design attributes listed above are what is currently noted in the Master Plan. The updated Master Plan focuses on strengthening the intent and purpose of the nodes by focusing more on providing services and amenities that support and compliment the adjunct neighborhoods. The updated Master Plan notes that moderately dense residential environments within mixed use developments may be encouraged within some nodes to provide steady activity for longer periods of the day. Residences may be mixed with offices on upper floors or be developed immediately adjacent to the commercial areas. Residential uses should be an accessory use in a node.

In addition, building and site design attributes have been amended in the updated Master Plan. These include reducing/eliminating solely residential developments in nodes, encouraging mixed use with first floors to be commercial uses only, encouraging a creative mix of open space and landscaping to provide an amenity to the residents, visual relief to passersby's, and a buffer to adjacent properties. In multiple story buildings, the ground level story should have a minimum height of twelve feet from finished floor to finished ceiling, and multiple story buildings should be placed along major thoroughfare and not adjacent to residential uses.

While we note that as of the current Master Plan and Zoning Ordinance, residential only projects are permitted, there are other elements that the applicant could incorporate to increase compliance with the Master Plan. Of particular concern is the proposed "garden level" style of development, which we find is creating a number of layout, design, and architectural issues that reduce compliance with the intent, both current and as amended, of the Neighborhood Nodes. See the height section for more details.

NATURAL RESOURCES

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: A tree survey has been provided to inventory the natural features that exist onsite. The survey identified a total of approximately 78 trees on site. Most of the trees are invasive species such as cottonwood and box

elder. Full replacement and preservation details are shown in the table below:

Replacement Details		
Protected Tree	Inches Removed	Replacement Required
Landmark	85 inches	85 inches
Woodland	137 inches	69 inches
Preservation/Mitigation	Inches Preserved	Credit
Landmark	0 inches	0 inches
Woodland	0 inches	0 inches
Total	154 inches required for replacement.	

Items to be Addressed: None.

SITE ARRANGEMENT

The applicant proposes a total of 56 units, divided into two (2) buildings. One building is directly adjacent to Wattles and the second building is set behind the first. The buildings are stacked flats totaling three (3) stories, but we note that the applicant has lowered the grade of the site so the first floor is below grade. The below grade (noted as “garden level”) and the level above (noted as “first floor”) are one unit. The “second floor” is a separate unit.

Parking is located in three (3) main areas: along the east side of the site, in the center of the site between the two (2) apartment buildings, and behind the second apartment building (south end of site). The applicant proposes one (1) access point off Wattles and one (1) shared access with the RiteAid property.

The plans propose for the development to share certain site features with the RiteAid site directly to the west. The applicant proposes to utilize a portion of the RiteAid site for sidewalks, open space, seven (7) parking spaces, and a dumpster enclosure. The proposed use of the RiteAid site will remove approximately 20 spaces from the RiteAid site. The applicant’s parking calculations for RiteAid have been provided and are detailed in the “Parking” section.

Additional supplemental information has been provided regarding the connection between the proposed development and the RiteAid site. The applicant states that a portion of the RiteAid site is being used so that some site features can be shared, helping to make the development more efficient and sustainable, such as using the driveway from John R and the shared dumpster/recycling enclosure. The existing RiteAid site is owned by the same owner and they will combine the lots to make them one zoning lot.

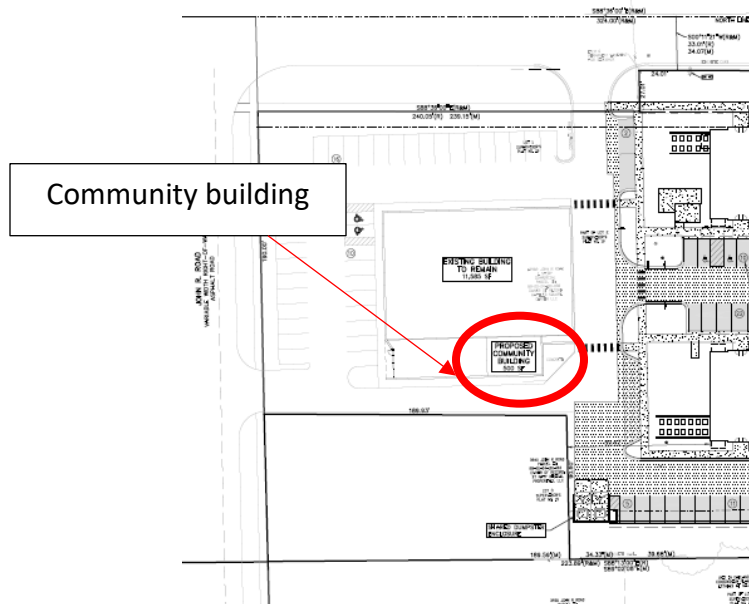
The applicant proposes to convert a 500 sq/ft section of the existing RiteAid building into a community building for tenants. This separate 500 sq/ft area is located in the southwest corner of the RiteAid building and is currently vacant. Floor plans provided by the applicant indicate that

the community building includes one (1) large, open-concept room and one (1) restroom. The large community room includes: a living room area with a 60-inch flat screen and sitting furniture; a dining area with a table, six (6) chairs, and counter space with a sink and 24-inch mini-fridge; and a workout area with four (4) pieces of equipment and two (2) ADA compliant drinking fountains.

Additionally, colored renderings provided by the applicant show the inclusion of a small patio near the community room entrance. Renderings indicate enough patio space for two (2) small tables, one (1) box plant, and a small group of people. A transformer with a 64-inch screening wall is also shown on the patio.

Community Building/Room as Presented in Colored Renderings





Items to be Addressed: Planning Commission evaluation of community building compliance with the intent and design standards of Neighborhood Node District.

AREA, WIDTH, HEIGHT, SETBACKS

	Required/Allowed	Provided	Compliance
Front (north)	10 feet	10 feet	Complies
Rear (south)	30 feet	72 feet	Complies
Side (west/RiteAid)	0 feet	89 feet	Complies
Side (east)	20 feet	90 feet	Complies
Setbacks Adjacent to Residential (east, south)	Where a property is abutting a one-family or one-family attached district, all setbacks abutting said district shall be equal to the height of the building.	90 feet (east) 72 feet (south)	Complies
Maximum Height	2.5 stories/30 feet	30 feet average/ 34 feet 10 inches OAH	See discussion below
Maximum Lot Area Covered by Buildings (combined lots)	30%	21,280 SF/85,737= 25%	Complies

The applicant proposes a garden style apartment where a portion of the “ground” floor is below grade. This is being done to essentially provide a three-story building and comply with the 2.5 story/30-foot height requirement.

Section 5.06(E)(3)(c)(i) states the following:

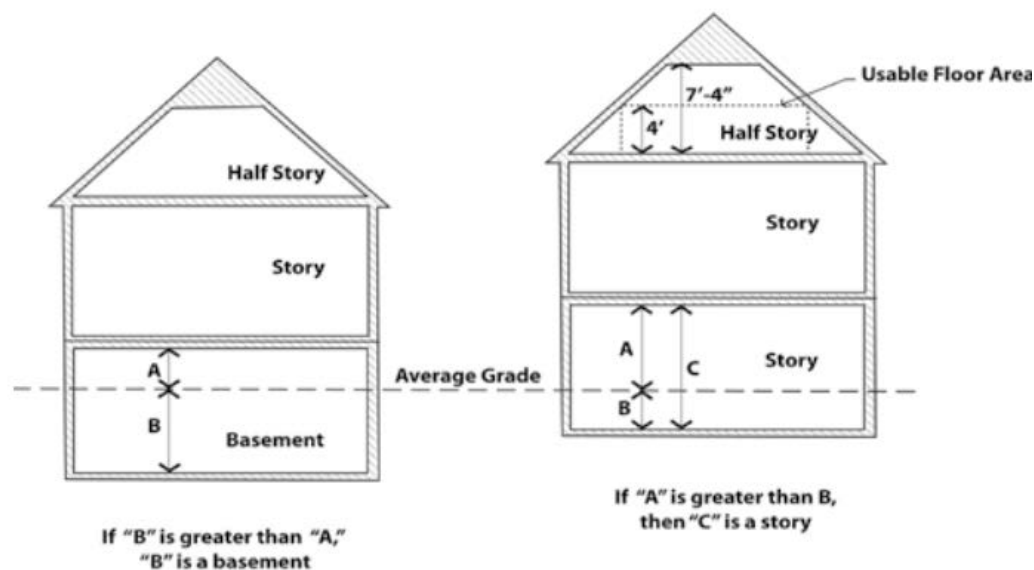
- Any building, or portion of a building, on a parcel abutting a one-family residentially zoned parcel shall not exceed 2.5-stories, 30 feet in height.

The applicant states that the ground floor does not constitute a story and is in essence a basement. The Zoning Ordinance defines a “**Basement**” as follows:

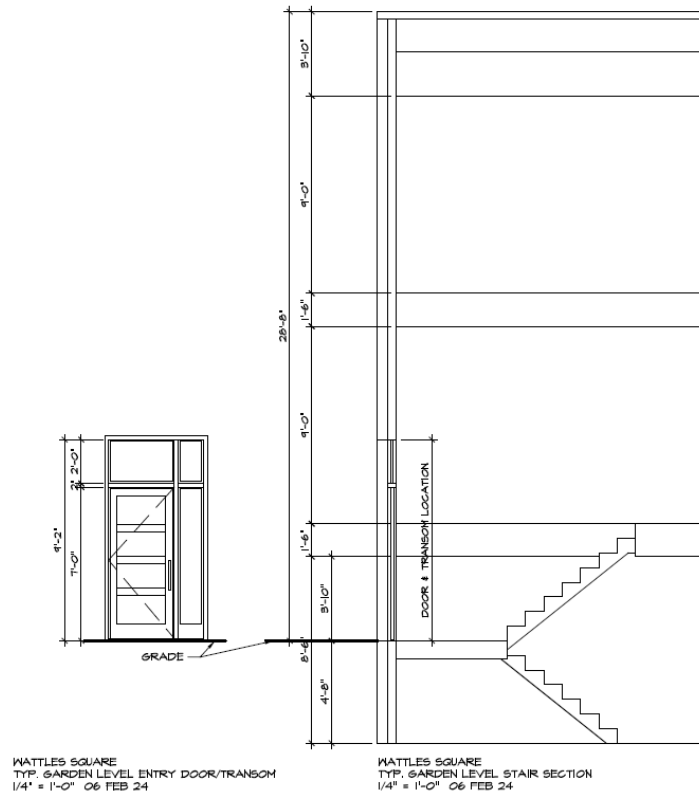
- “That portion of a building which is partly or wholly below grade but is so located that the vertical distance from the average grade to the floor is greater than the vertical distance from the average grade to the ceiling. A basement shall not be counted as a story.”*

The Zoning Ordinance defines a “**Story**” as follows:

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



The applicant states that the ground floor is 4'-8" underground and 3'-10" is above grade, thus they conclude that more than " fifty (50) percent by cubic content, is below the height level of the adjoining ground", and thus does not constitute a story. See the cross section below.



The applicant and staff have gone back and forth on the issue of height and stories. While the applicant may meet the letter of the Zoning Ordinance by manipulating the grade, we have raised a number of concerns regarding the number of stories:

1. The building has three (3) floors of living space, which permits up to a total of 56 units. Is this site able to accommodate 56 units?
 - a. The site is under parked (see parking section below).
 - b. The applicant is seeking relief from providing interior parking lot landscaping.
 - c. The applicant proposes to share the RiteAid site for use of sidewalks, landscaping, utilities, access, open space, seven (7) parking spaces, and a shared dumpster/recycling enclosure.
 - d. Elevations are deficient in transparency requirements. Seeking relief through transparency alternatives
2. All units must be accessed via stairs. It appears none are ADA accessible or offer an alternative to those seeking units without stairs.

3. The “first floor” balcony is only 3’10” above grade. That is not safe from a head clearance standpoint to a safety issue of an easy point of access to the units. Are there other examples in Troy of this type of construction?
4. Balconies that are only 3’10” off grade will look out of place.
5. Though not required by building code, none of the units are ADA accessible.

Balcony Clearance as Presented in Colored Renderings



The Planning Commission should consider items of concern raised by use of “garden level” apartments. We strongly encourage the applicant to redesign the buildings to provide a true two or two-half story building.

Furthermore, we note that colored renderings recently provided by the applicant suggest that overall building height might increase to 34 feet 10 inches above grade. This increase in height is shown on the renderings, but no supplemental information was provided explaining the applicant’s intentions to alter building height. An overall building height of 34 feet 10 inches is not permitted in the NN District. See more information in the “elevations” section.

Items to be Addressed: 1). Planning Commission evaluation of ‘items of concern.’ 2). Applicant to clarify intentions with increasing building height.

SITE ACCESS AND CIRCULATION

Vehicular Access:

There are two (2) proposed points of access off Wattles, one (1) of which is a shared access with RiteAid. We note an existing access point to RiteAid off John R, which will also be usable by

tenants. Circulation and access have been reviewed by the Engineering and Fire Department and no issues were noted. A traffic review was not required as part of the Engineering review.

Pedestrian Circulation:

There is a continuous sidewalk around both apartment buildings, across the driveway, and then connecting to the existing sidewalk on Wattles. One (1) crosswalk is shown leading towards the proposed Community Building and one (1) crosswalk is shown leading towards RiteAid. Required signage has been added.

Items to be Addressed: None.

PARKING

Section 13.06.G of the Zoning Ordinance requires:

	Required	Provided	Complies
Multiple-Family Residential			
1 space per each efficiency dwelling unit 2 spaces per each dwelling unit	56 units*2= 112	106	Does not comply
Barrier Free	5	4	Does not comply
Bicycle	2	0	Does not comply
Retail			
1 space per 250 SF of gross floor area	11,585 SF/250= 46	46	Complies
Barrier Free	2	2	Complies

Parking calculations provided by the applicant indicate that 20 out of 56 units are efficiency dwelling units. The City identifies efficiency units as dwelling units containing not more than one (1) room in addition to kitchen, dining, and sanitary facilities. For this reason, we find that none of the proposed units qualify as efficiency. The applicant shall increase provided parking, reduce the number of units, or modify floor plans to reflect true efficiency dwelling units. Required bicycle parking is also missing from the site plans.

Parking calculations have been provided for the RiteAid site and confirm that on-site parking will remain sufficient.

Items to be Addressed: 1). Increase parking, reduce units, or modify floor plans to reflect true efficiency dwelling units. 2). Add required bicycle parking. 3). Add required barrier free parking.

LANDSCAPING

Landscaping is regulated by Section 13.02:

	Required	Provided	Complies
<u>Wattles Road:</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.	308 feet = 11 trees	11 trees	Complies
<u>Site landscaping:</u> A minimum of twenty percent (20%) of the site area shall be comprised of landscape material. Up to twenty-five percent (25%) of the required landscape area may be brick, stone, pavers, or other public plaza elements, but shall not include any parking area or required sidewalks.	20%	35%	Complies
<u>Screening between uses:</u> Table 13.02A and 13.02B set forth screening requirements relating to adjacent land uses. Applicant selected one (1) large evergreen tree per ten (10) lineal feet.	East: 303 feet = 31 trees South: 380 feet = 38 trees	East: 31 South: 38	Complies
<u>Parking Lot Trees:</u> 1 per 8 spaces	114 spaces = 14 trees	8 trees	Does not comply
<u>Mitigation:</u> Replace 50% of Woodland DBH Replace 100% of Landmark DBH	154 inches of DBH	156 inches	Complies

Landscaping calculations provided by the applicant state that 15 parking lot trees have been provided; however, the plans display a total of 8 trees within the parking lot. There are long stretches of parking without parking islands proposed along the eastern and southern property lines, which do not meet ordinance interior parking lot landscaping requirements. In order to soften and green the parking lot and reduce heat island effect, the applicant should place the required tree plantings in the parking lot.

Trash Enclosure:

The applicant intends to remove the existing RiteAid dumpster/enclosure and utilize a shared use dumpster/recycling enclosure between the two (2) sites. The proposed shared dumpster is located at the southwest corner of the site near the RiteAid property. The enclosure is a 6-foot masonry block wall matching the finish of the buildings.

Equipment:

Mechanical equipment is proposed at the northwest corner of the property. The applicant has provided details for a 3-foot-tall brick screening wall.

Items to be Addressed: Provide required interior parking lot landscaping.

LIGHTING

The applicant is proposing to light the site with 10 pole lights and 28 lighted bollards. The fixtures and photometrics meet ordinance requirements. The pole lights will measure 15 feet in height.

Items to be Addressed: None.

FLOOR PLANS AND ELEVATIONS

Floorplans:

36 out of 56 proposed units are two (2) level units. In these 36 units, the “garden level” begins four (4) feet 8 inches below grade and contains a bedroom, bathroom, walk-in closet, and storage/utility room. Upstairs, the “first floor” contains a foyer area, living room, kitchen, bathroom, and second bedroom.

20 out of 56 proposed units are one (1) level units on the “second floor” of each building (above the garden level and first floor). These 20 units include a foyer area, two (2) bedrooms, living room, kitchen, two (2) bathrooms, walk-in closet, and laundry room.

Elevations:

Site plans provided by the applicant present a flat-roof design in which elevations are no greater than 30 feet. However, colored renderings received by the applicant on March 18, 2024, include modifications to the roof type and height. In the renderings, the applicant shows the previously proposed flat roof with a 30-foot overall height as the “original design.” With this, a new “sloping roof design” is shown, in which the average building height is 30 feet, and the overall height is 34 feet-10 inches.

In the Neighborhood Node District, any building, or portion of a building, on a parcel abutting a one-family residentially zoned parcel shall not exceed 2.5 stories, 30 feet in height.

As previously noted, the applicant proposes a “garden level” beginning 4 feet 8 inches below grade. In addition, it appears that the applicant would like to increase the building height to 34 feet 10 inches above grade, which is not permitted in the NN District.

It is not clear what the intention is of showing the sloping roof design.

Building Height in Colored Renderings, Received on March 18, 2024.



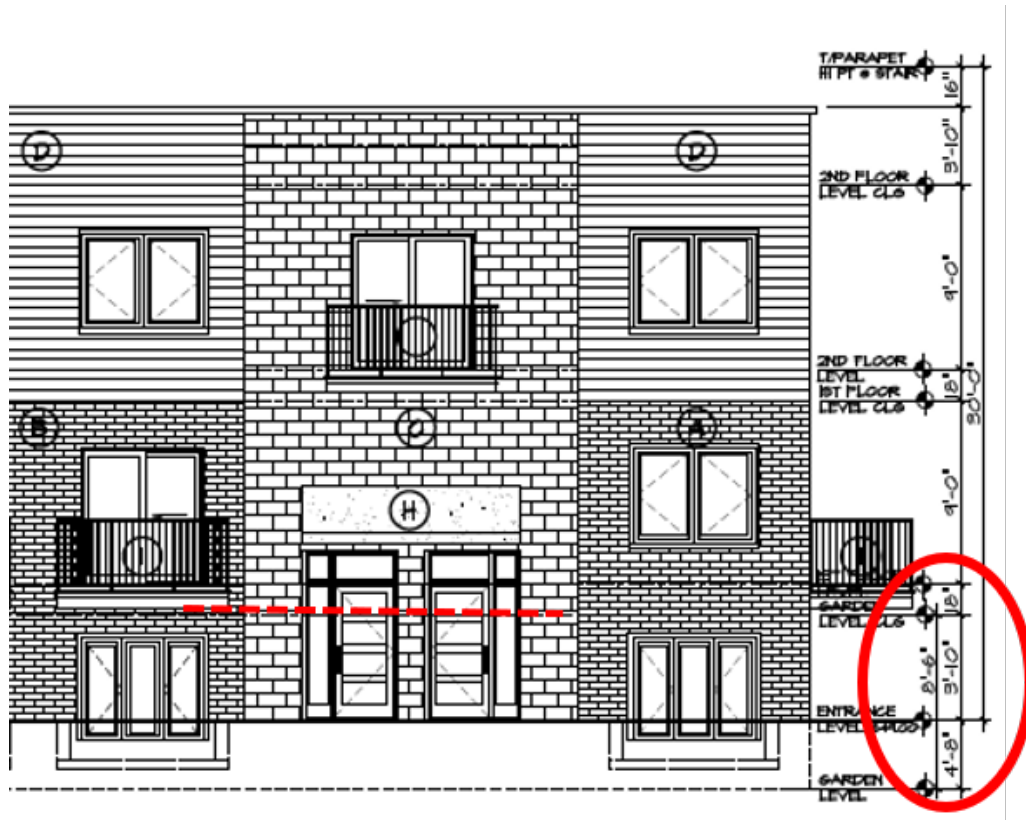
Balcony Clearance:

Balcony floors for the two (2) level units are proposed 3 feet 10 inches above grade. We have raised concerns to the applicant that such balconies will look out of place, pose a possible head clearance safety issue, and possible security issue. We asked the applicant to provide other examples in Troy with similar balcony structure. The applicant has responded:

- “We do not believe there is a head clearance issue as once the deck is in place with the required 42” railings it would be very visible, thus not a “head banger”. Many Residential decks are anywhere from 2’ to 4’ off grade and we believe this is fairly typical. As for security, hundreds of Patio Doors in Troy are at grade, and as proposed, there is a higher level of security than any other door at grade. As an example, The Phoenix at Troy Crossing alone has 43 Patio Doors at grade. To your comment that balconies will look out

of place, we think this is an attractive feature and we have provided a closeup view of this from the public walk to demonstrate.”

In sum, the applicant has defended their proposal for balconies 3 feet 10 inches above grade. We note that no examples were provided of developments with similar balcony structure in Troy. The Planning Commission shall evaluate the proposed floor plans, elevations, and balcony clearance, and discuss their viewpoints with the applicant.



Building Materials:

Proposed building materials include brick veneer (colors medium and light gray), concrete block (light cream), metal siding (charcoal and light walnut), stone veneer (light gray), and canvas awning (marine blue).

Street Engagement and Transparency:

The intent of the Neighborhood Node is to engage the street. As stated in the transparency requirements:

The first floors of all buildings shall be designed to encourage and complement pedestrian-scale activity and crime prevention techniques. It is intended that this be accomplished principally by the use of windows and doors arranged so that active uses within the

building are visible from or accessible to the street, and parking areas are visible to occupants of the building.

The design does not lend itself to the NN District because the front of the building does not relate to and engage the street. The only “activity” at grade is a landing. Balconies are at eye level. We understand it is residential, and residents can pull drapes closed even if the entire first floor was of a “typical” design. But the very design of this building treats the façade facing the street as a rear elevation. Transparency requirements help the development achieve the relationship with the street that is a critical tenet of the Neighborhood Node District.

Calculations provided by the applicant indicate that the first-floor façade facing the public right of way (Wattles) is 2,904 SF, meaning the transparency requirements for this façade are 1,452 SF (50%). The applicant’s proposal of 1,200 SF (41%) transparency is not compliant.

The applicant proposes the use of transparency alternatives to count towards the remaining 252 SF of transparency required. The applicant explains how the following elements comply with the respective sections of the Zoning Ordinance:

- Wall change in plane provided by balconies, awnings, and open walk through (Section 5.06)(E)(2)(b)(i)(a)
- Horizontal and vertical scaling element provided by material changes, material color, and pattern changes (Section 5.06)(E)(2)(b)(i)(b)
- Variations in material module, pattern, and color provided (Section 5.06)(E)(2)(b)(i)(d)
- Integrated architectural ornamentation provided by balconies, awnings, and open walk through (Section 5.06)(E)(2)(b)(i)(e)

Additionally, transparency calculations are missing for non-front facing facades (30% transparency required for facades facing a side street, side yard, or parking area).

Lastly, we requested that the applicant provide a 3-D model of the site in context with the surrounding area. The 3-D images provided show the development with the flat roof design as opposed to the sloping roof, and suggest that the proposed development will have an overall height less than other buildings nearby. Photographs of homes on Macaw Dr (south of the subject site) have been provided and show building heights varying between 27 and 32 feet.

Items to be Addressed: 1). Planning Commission evaluation of floor plans, elevations, and balcony clearance. 2). Planning Commission evaluation of transparency alternatives. 3). Provide transparency requirements for all facades facing a side street, side yard, or parking area.

SITE PLAN REVIEW STANDARDS

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 site plan standards have been met.

RECOMMENDATIONS

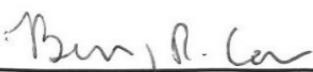
While we note that as of the current Master Plan and Zoning Ordinance, residential only projects are permitted in Neighborhood Nodes, there are other elements that the applicant could incorporate to increase compliance with the Master Plan. Of particular concern is the “garden level” style development, which we find is creating a number of layout, design, and architectural issues that reduce compliance with the intent, both current and as amended, of the Neighborhood Nodes.

With this, we strongly encourage the applicant to redesign the buildings to provide true two (2) or two-half (2.5) story buildings, compliant with parking, landscaping, and transparency requirements of the Zoning Ordinance.

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

1. *Narrative about how applicant feels the project complies with the existing and proposed amended Master Plan.*
2. *Narrative about how the “garden level” apartment style meets the Neighborhood Node design requirements.*
3. *Examples of other “garden level” apartment styles in Troy.*
4. *Intent to increase building height.*
5. *Parking compliance by increased parking, reduced number of units, or modified floor plans to reflect true efficiency dwelling units.*
6. *Addition of required bicycle parking.*
7. *Addition of required barrier free parking.*
8. *Addition of required interior parking lot landscaping.*
9. *Planning Commission evaluation of floor plans (including community building), elevations, and balcony clearance.*
10. *Planning Commission evaluation of transparency alternatives.*
11. *Missing transparency requirements for all facades facing a side street, side yard, or parking area.*

Sincerely,


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


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

PRELIMINARY SITE PLANS

WATTLES SQUARE APARTMENTS

E. WATTLES ROAD & JOHN R. ROAD

CITY OF TROY, OAKLAND COUNTY, MICHIGAN

PERMIT / APPROVAL SUMMARY		
DATE SUBMITTED	DATE APPROVED	PERMIT / APPROVAL



INDEX OF DRAWINGS	
NUMBER	TITLE
	COVER SHEET
C-1.0	TOPOGRAPHIC SURVEY
C-2.0	OVERALL SITE PLAN
C-2.1	PRELIMINARY SITE PLAN
C-3.0	PRELIMINARY GRADING PLAN
C-4.0	PRELIMINARY UTILITY PLAN
C-5.0	NOTES AND DETAILS
L-1.0	PRELIMINARY LANDSCAPE PLAN
L-2.0	LANDSCAPE DETAILS
T-1.0	TREE PLAN
T-1.1	TREE LIST
L201	PHOTOMETRIC PLAN
	ARCHITECTURAL PLANS
A0.0	BUILDING 1 NORTH EXTERIOR ELEVATION
A1.1	TWO LEVEL UNIT FLOOR PLANS - BUILDING 1
A1.2	TWO LEVEL UNIT FLOOR PLANS - BUILDING 2
A1.3	2ND FLOOD SINGLE LEVEL UNITS - BUILDINGS 1 & 2
A2.0	BUILDING 1 EXTERIOR ELEVATIONS
A2.1	BUILDING 2 EXTERIOR ELEVATIONS
CC1.0	COMMUNITY CENTER PLAN

DESIGN TEAM

DEVELOPER	CIVIL ENGINEER
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REVISIONS	
DESCRIPTION	DATE
ORIGINAL ISSUE DATE	9/22/2023
CITY COMMENTS	11/15/2023
SITE PLAN APPROVAL	12/5/2023
CITY COMMENTS	3/6/2024



NOT FOR CONSTRUCTION

FLOODPLAIN NOTE:
BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE 'X'. AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 26125C0553G, EFFECTIVE DATE OF JANUARY 16, 2009.

TOPOGRAPHIC AND BOUNDARY SURVEY DISCLAIMER:
TOPOGRAPHIC AND BOUNDARY SURVEY, INCLUDING PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, EXISTING ELEVATIONS, EXISTING PHYSICAL FEATURES AND STRUCTURES WAS PROVIDED BY CORE LAND CONSULTING.
PEA GROUP WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE SURVEY OR FOR DESIGN ERRORS/OMISSIONS RESULTING FROM SURVEY INACCURACIES.

LEGEND:

- FOUND MONUMENT (AS NOTED)
- SECTION CORNER
- SET 1/2" REBAR & CAP
- SQUARE CATCH BASIN
- STORM MANHOLE
- ROUND CATCH BASIN
- FIRE HYDRANT
- WATER VALVE
- WATER MANHOLE
- SEWER MANHOLE
- UTILITY POLE
- SINGLE POST SIGN
- EASEMENT
- ADJOINING BOUNDARY LINE
- EDGE OF ASPHALT
- BOUNDARY LINE
- BUILDING
- EDGE OF CONCRETE
- CONCRETE CURB
- EDGE OF METAL
- OVERHEAD UTILITY LINE
- GUARDRAIL
- PLATTED SUBDIVISION
- ROAD CENTERLINE
- SECTION LINE
- SEWER LINE
- EDGE OF SIDEWALK
- STORM DRAIN LINE
- WALL (AS NOTED)
- WATER MAIN

BENCHMARKS
(NAVD83)

BM #1
ARROW ON HYDRANT LOCATED ON NORTH SIDE OF WATTLES ROAD ±638 FEET EAST OF CENTERLINE OF JOHN R. RD.
ELEV. - 649.24

BM #2
MAG NAIL IN SOUTH FACE OF TREE LOCATED ON NORTH EDGE OF WALK ON SOUTH SIDE OF WATTLES ROAD ±472 FEET EAST OF CENTERLINE OF JOHN R. RD.
ELEV. - 647.68

BM #3
ARROW ON HYDRANT LOCATED NORTHEAST CORNER OF PARCEL LOCATED ±332 FEET EAST OF CENTERLINE OF JOHN R. RD.
ELEV. - 647.68

PEA GROUP
t: 844.813.2949
www.peagroup.com

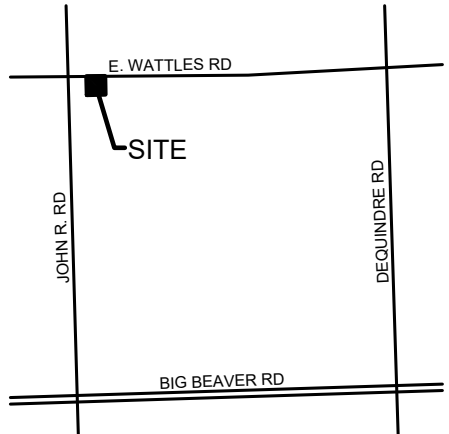


0 10 20 40
SCALE: 1" = 20'



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.

LOCATION MAP



CLIENT
ATTO CONSTRUCTION, INC.
2150 FRANKLIN ROAD
BLOOMFIELD HILLS, MI 48302

PROJECT TITLE
WATTLES SQUARE APARTMENTS
E. WATTLES RD. & JOHN R. RD.
TROY, MI 48063

REVISIONS

CITY COMMENTS	11/15/23
SITE PLAN APPROVAL	12/5/23
CITY COMMENTS	3/6/24

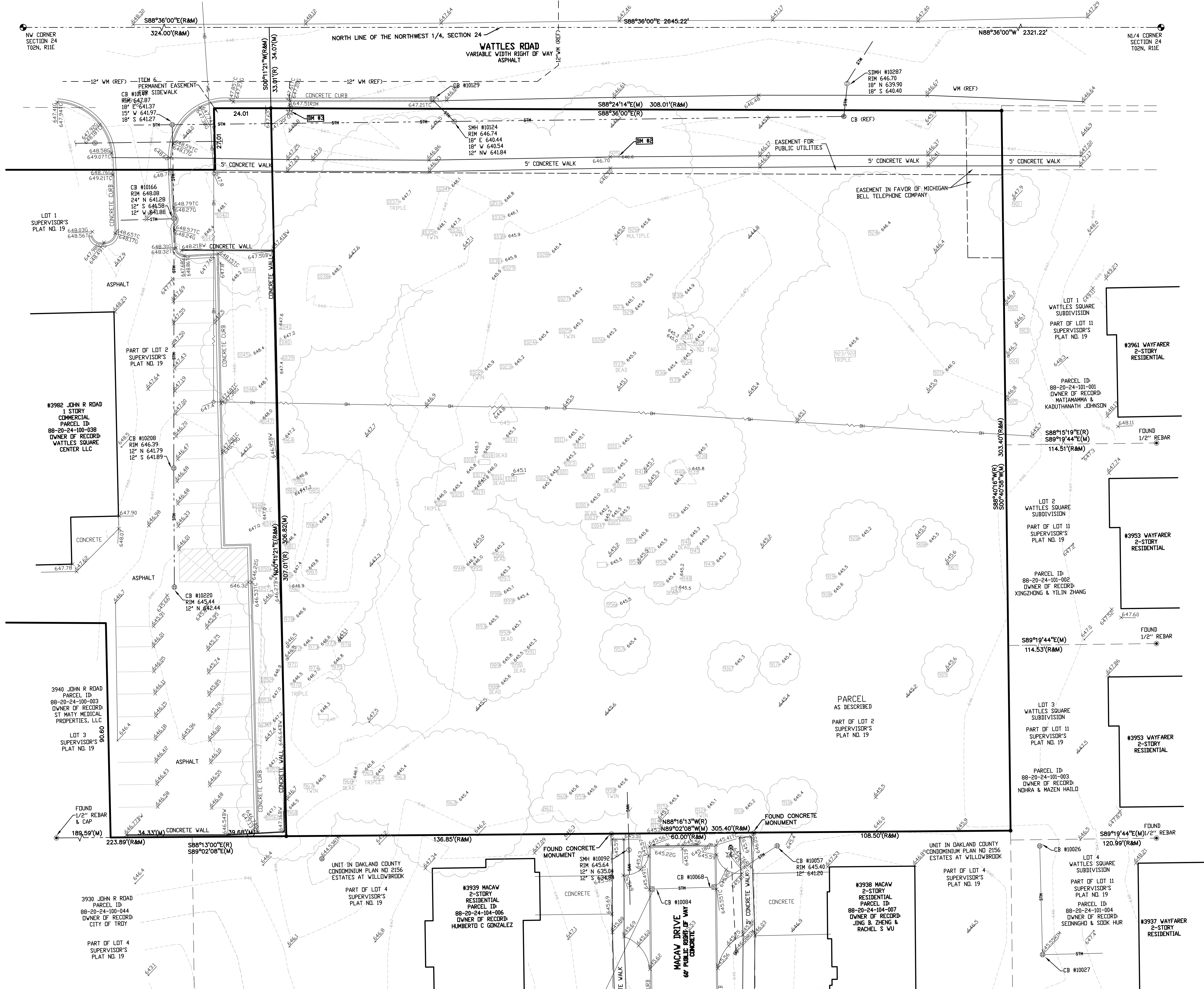
ORIGINAL ISSUE DATE:
SEPTEMBER 22, 2023

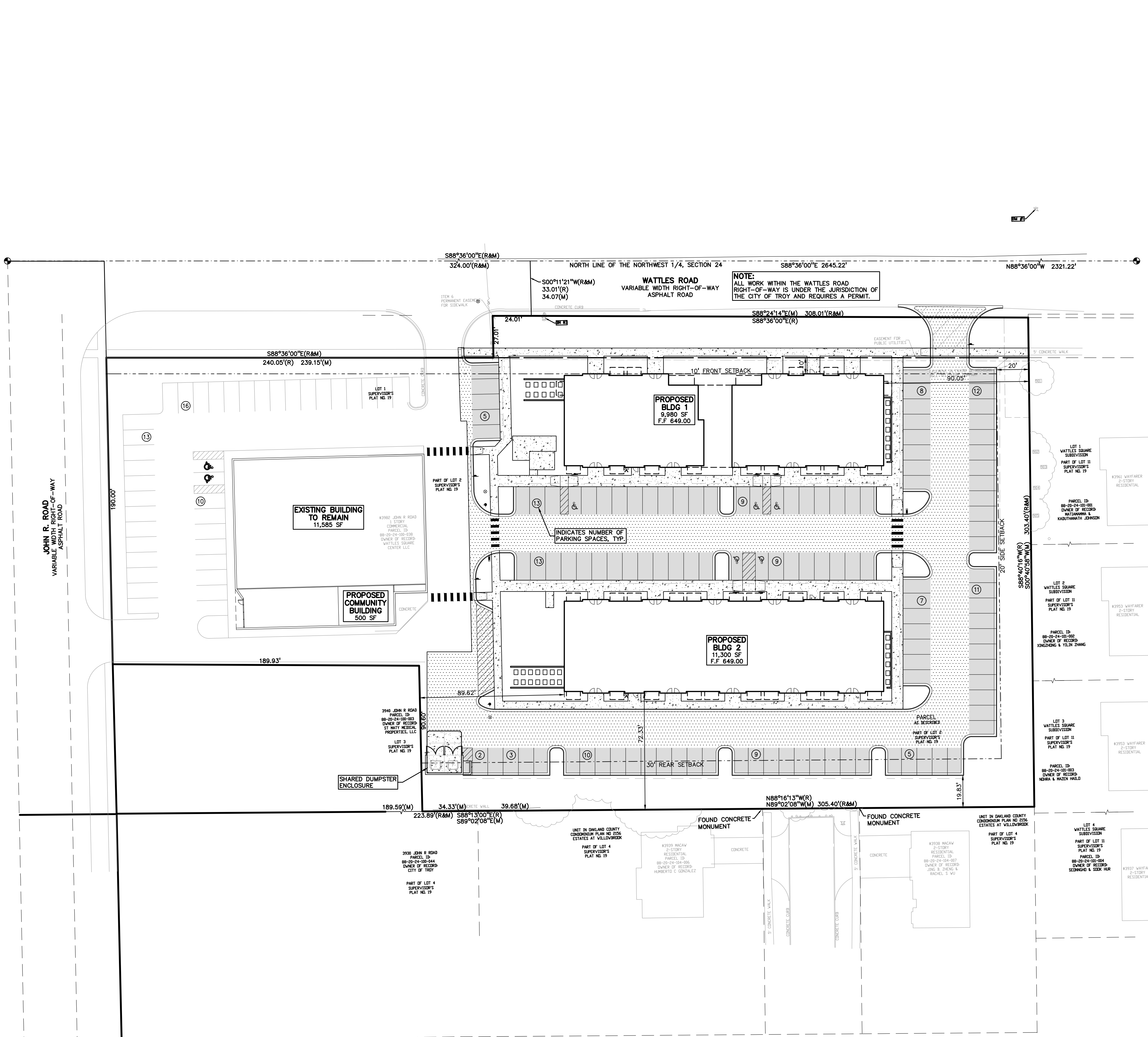
DRAWING TITLE
TOPOGRAPHIC SURVEY

PEA JOB NO. 22-1309
P.M. GMB
DN. KR
DES. KR
DRAWING NUMBER:

NOT FOR CONSTRUCTION

C-1.0

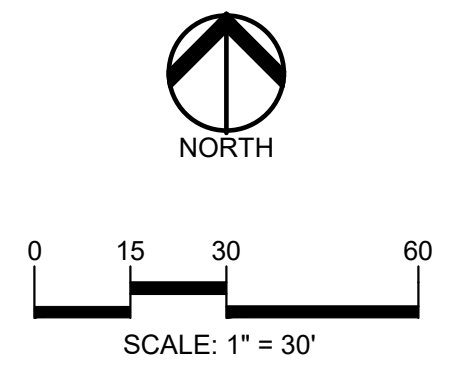




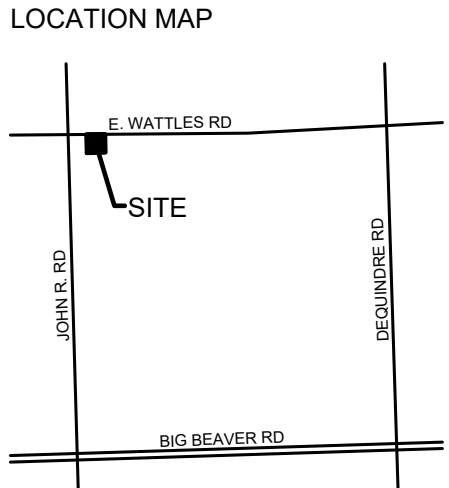
LEGEND:	
	CONCRETE PAVEMENT
	ASPHALT PAVEMENT
	GRAVEL
	WETLAND
	CONCRETE CURB AND GUTTER
	REVERSE GUTTER PAN
	SETBACK LINE
	SIGN
	LIGHTPOLE
	FENCE
	GUARD RAIL

SITE DATA TABLE:	
SITE AREA = 3.47 ACRES (151,214 SF) GROSS 3.28 ACRES (142,767 SF) NET	
ZONING: NEIGHBORHOOD NODES (NN) - NODE F	
PROPOSED USE: MULTI-FAMILY RESIDENTIAL	
BUILDING INFORMATION BUILDING FORM C	
MAXIMUM ALLOWABLE BUILDING HEIGHT = 2.5 STORIES (30 FEET) PROPOSED BUILDING HEIGHT = 2.5 STORIES	
BUILDING FOOTPRINT AREA: BLDG 1 = 9,980 SF BLDG 2 = 11,300 SF TOTAL FOOTPRINT AREA = 21,280 SF	
MAXIMUM BUILDING COVERAGE = 30% PROPOSED BUILDING COVERAGE = (21,280+11,585+500) / 142,767 = 23.4%	
SETBACKS: FRONT (NORTH): 10' SIDE (EAST): 20' SIDE (WEST): 0' REAR (SOUTH): 30'	
REQUIRED: 10.00' 90.05' 89.62' 72.33'	
PROPOSED: 10.00' 90.05' 89.62' 72.33'	
PARKING CALCULATIONS: MULTI-FAMILY = 2 SPACES PER UNIT REQUIRED PARKING = 54 UNITS*2 = 108 SPACES PROPOSED PARKING = 109 SPACES INC. 5 ADA SPACES	
RETAIL = 1 SPACE PER 250 SF REQUIRED PARKING = 11,585 SF/250 = 46.3 ~ 46 SPACES PROPOSED PARKING = 46 SPACES INC. 2 ADA SPACES	
TOTAL REQUIRED PARKING = 108 + 46 = 154 SPACES TOTAL PROPOSED PARKING = 155 SPACES INC. 7 ADA SPACES	
NOTE: PARCELS WILL BE COMBINED PRIOR TO CONSTRUCTION.	

PEA
GROUP
t: 844.813.2949
www.peagroup.com



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CLIENT
ATTO CONSTRUCTION, INC.
2150 FRANKLIN ROAD
BLOOMFIELD HILLS, MI 48302

PROJECT TITLE
WATTLES SQUARE APARTMENTS
E. WATTLES RD. & JOHN R. RD.
TROY, MI 48063

REVISIONS	
CITY COMMENTS	11/15/23
SITE PLAN APPROVAL	12/5/23
CITY COMMENTS	3/6/24

ORIGINAL ISSUE DATE:
SEPTEMBER 22, 2023

DRAWING TITLE
OVERALL SITE PLAN

PEA JOB NO.	22-1309
P.M.	GMB
DN.	KRD
DES.	KRD
DRAWING NUMBER:	

NOT FOR CONSTRUCTION

C-2.0

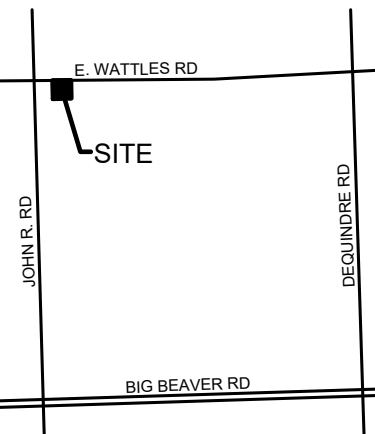


0 10 20 40
SCALE: 1" = 20'



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LOCATION MAP



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ATTO CONSTRUCTION, INC.
2150 FRANKLIN ROAD
BLOOMFIELD HILLS, MI 48302

PROJECT TITLE
WATTLES SQUARE APARTMENTS
E. WATTLES RD. & JOHN R. RD.
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ORIGINAL ISSUE DATE:
SEPTEMBER 22, 2023

DRAWING TITLE
PRELIMINARY SITE PLAN

PEA JOB NO. 22-1309

P.M. GMB

DN. KR

DES. KR

DRAWING NUMBER:

C-2.1

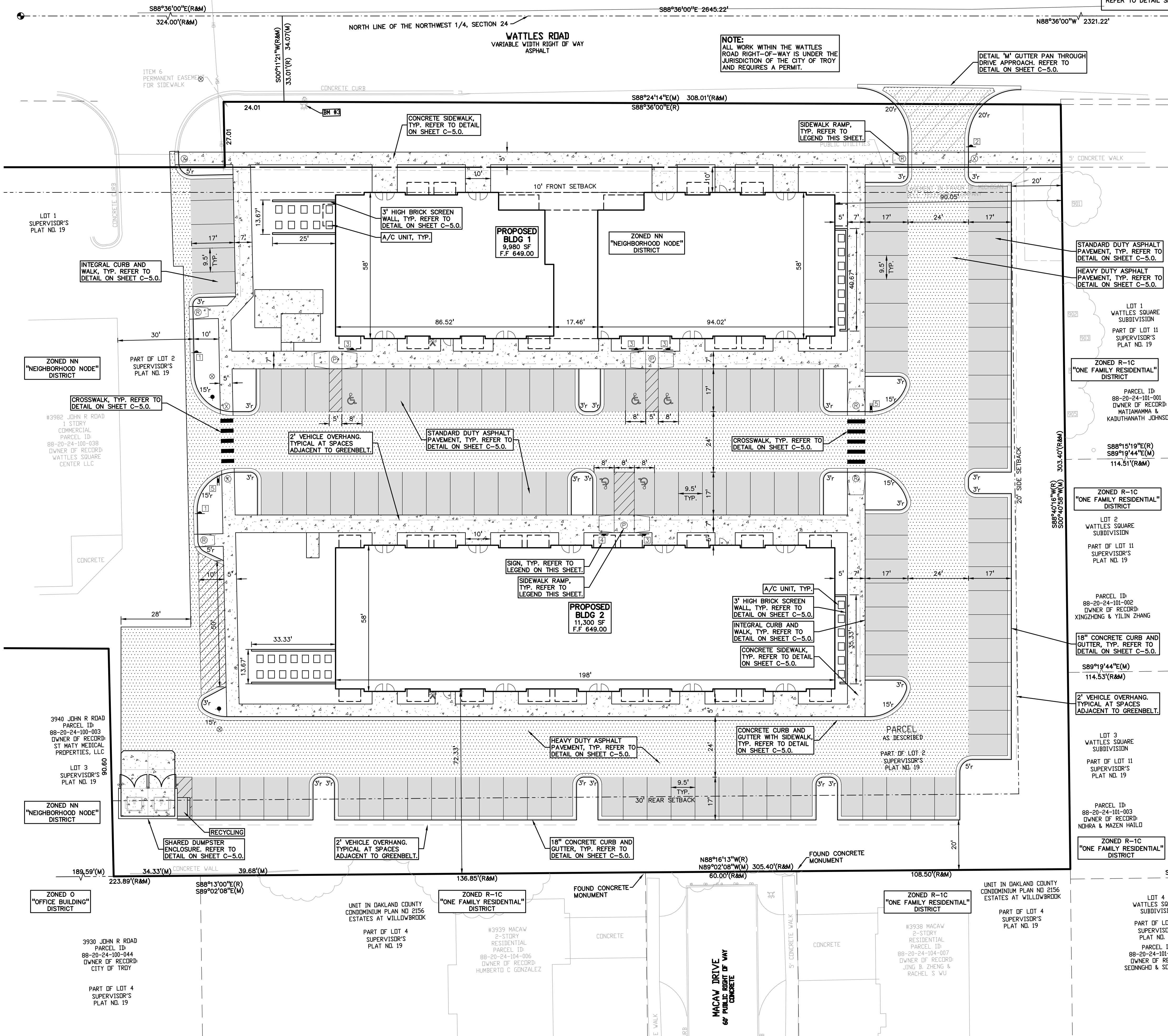
LEGEND:	
	CONCRETE PAVEMENT
	ASPHALT PAVEMENT
	GRAVEL
	WETLAND
	CONCRETE CURB AND GUTTER
	REVERSE GUTTER PAN
	SETBACK LINE
	SIGN
	LIGHTPOLE
	FENCE
	GUARD RAIL

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

SIGN LEGEND:	
'NO PARKING FIRE LANE' SIGN	1
'STOP' SIGN	2
'BARRIER FREE PARKING' SIGN	3
'VAN ACCESSIBLE' SIGN	4
'CROSSWALK' SIGN	5
REFER TO DETAIL SHEET FOR SIGN DETAILS	

SIDEWALK RAMP LEGEND:	
SIDEWALK RAMP 'TYPE P'	P
SIDEWALK RAMP 'TYPE R'	R
CURB DROP ONLY	X
REFER TO LATEST MDOT R-28 STANDARD RAMP AND DETECTABLE WARNING DETAILS	

NOTE:
ALL WORK WITHIN THE WATTLES ROAD RIGHT-OF-WAY IS UNDER THE JURISDICTION OF THE CITY OF TROY AND REQUIRES A PERMIT.



NOT FOR CONSTRUCTION

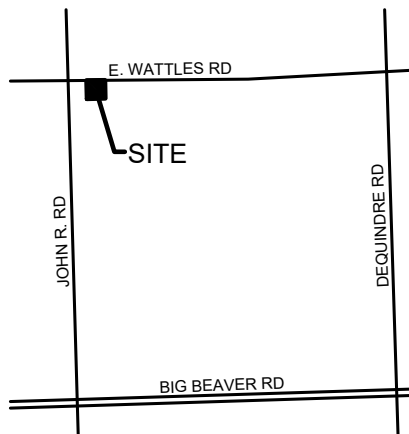


0 10 20 40
SCALE: 1" = 20'



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LOCATION MAP



CLIENT

**ATTO
CONSTRUCTION, INC.**
2150 FRANKLIN ROAD
BLOOMFIELD HILLS, MI 48302

PROJECT TITLE

**WATTLES
SQUARE
APARTMENTS**
E. WATTLES RD. & JOHN R. RD.
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SITE PLAN APPROVAL	12/5/23
CITY COMMENTS	3/6/24

ORIGINAL ISSUE DATE:
SEPTEMBER 22, 2023

DRAWING TITLE

**PRELIMINARY
GRADING PLAN**

PEA JOB NO. 22-1309

P.M.	GMB
DN.	KRD
DES.	KRD

DRAWING NUMBER:

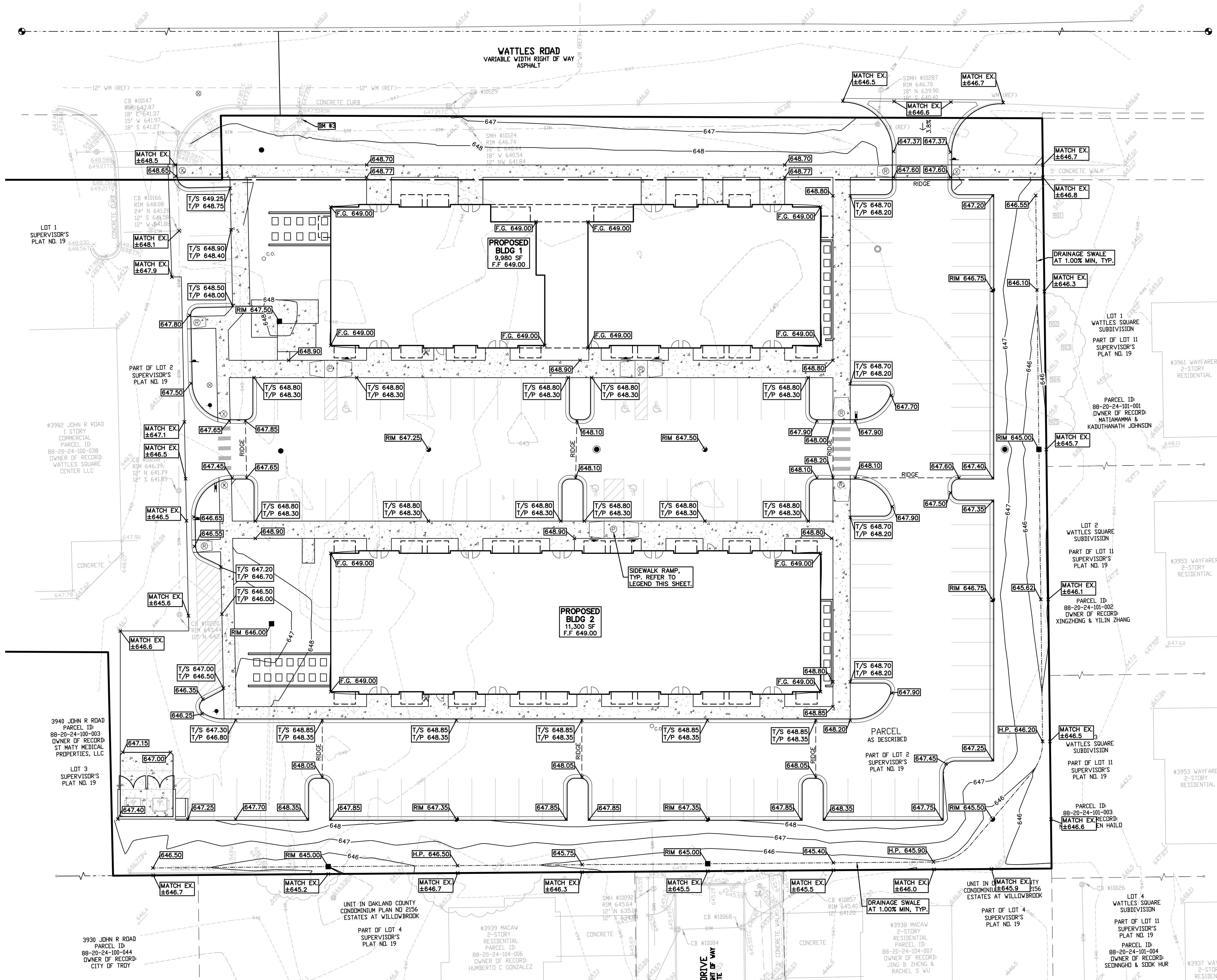
C-3.0

GRADING LEGEND:

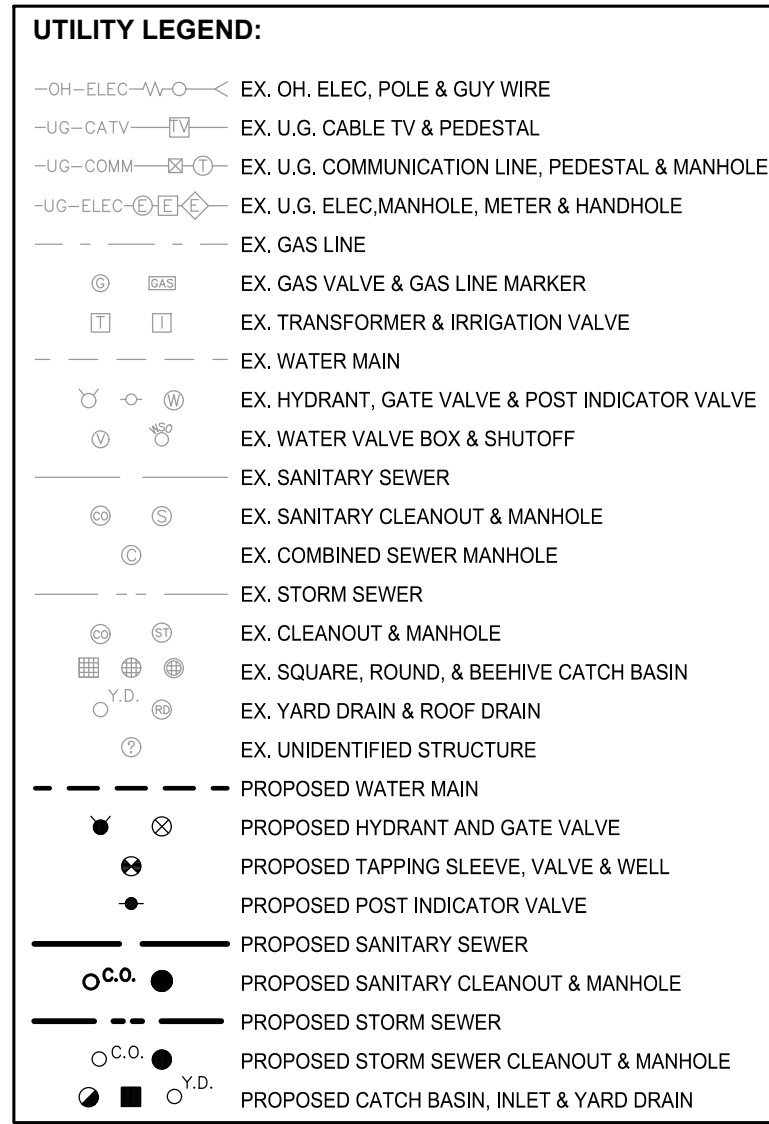
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION:
TYPICALLY TOP OF PAVEMENT
IN PAVED AREAS, GUTTER GRADE
IN CURB LINES.
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED REVERSE GUTTER PAN
- PROPOSED RIDGE LINE
- PROPOSED SWALE/DITCH

ABBREVIATIONS

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

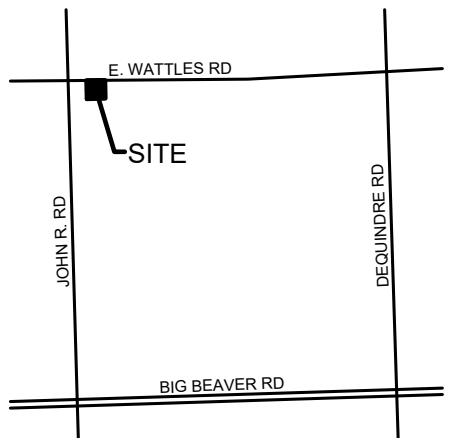


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CONSTRUCTION, INC.**
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**WATTLES
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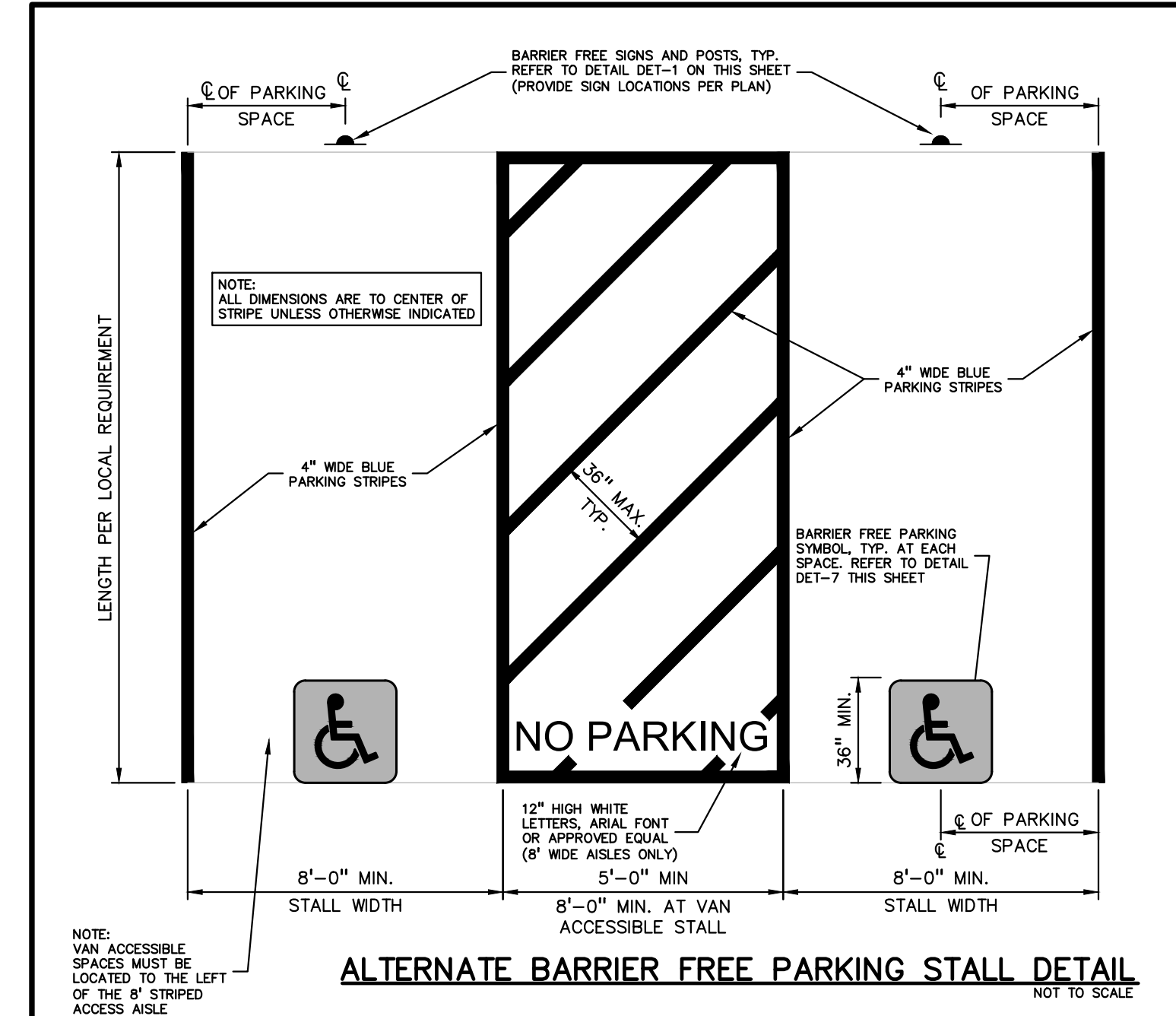
**PRELIMINARY
UTILITY PLAN**

PEA JOB NO.	22-1309
P.M.	GMB
DN.	KRD
DES.	KRD

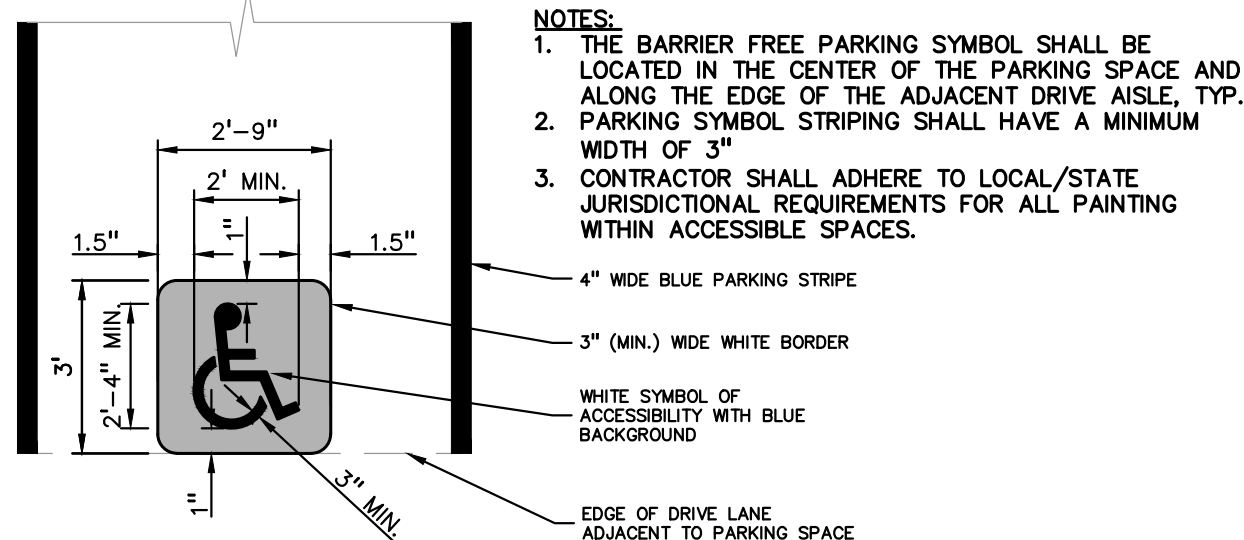
DRAWING NUMBER:

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C-4.0



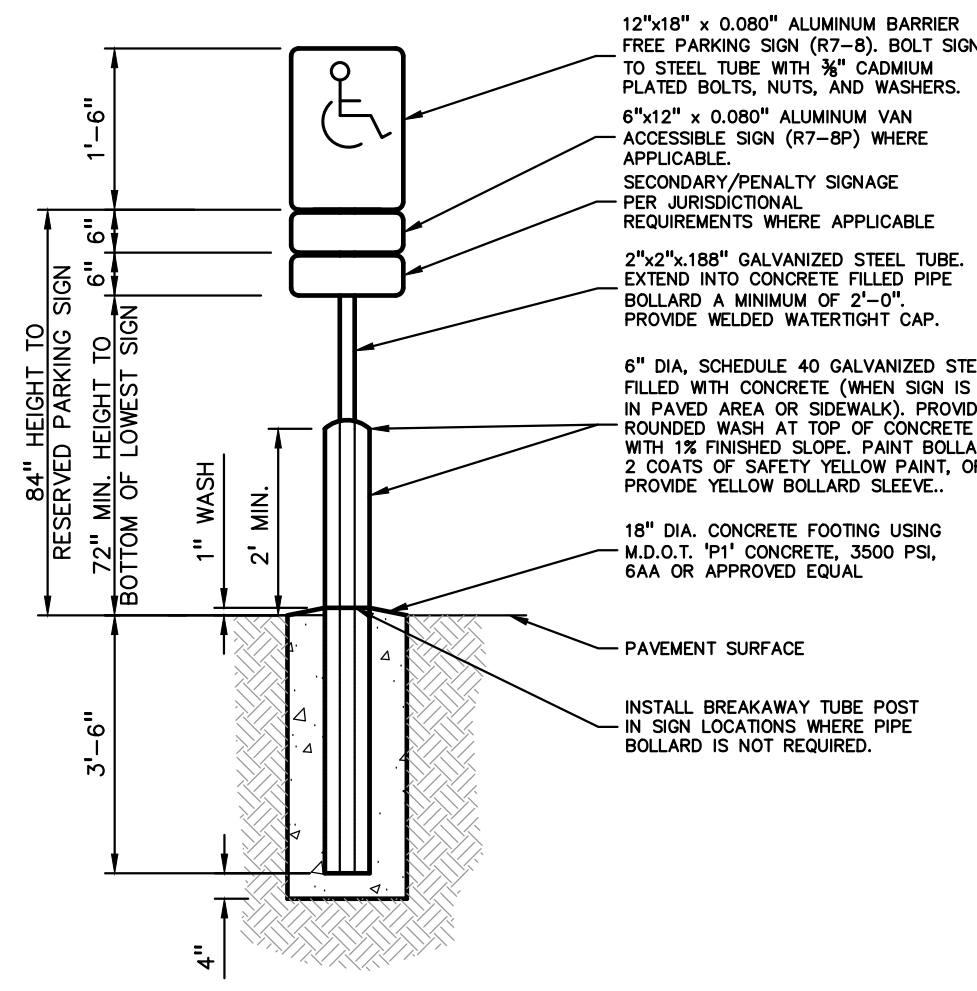
ALTERNATE BARRIER FREE PARKING STALL DETAIL



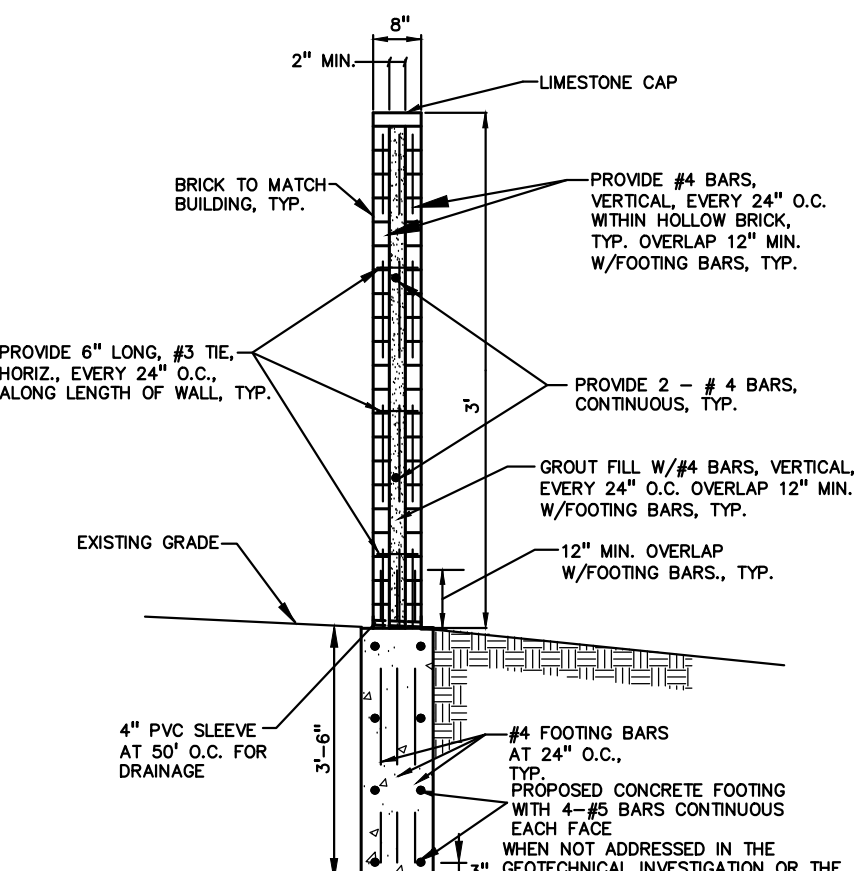
BARRIER FREE PARKING SYMBOL DETAIL
(INTERNATIONAL SYMBOL OF ACCESSIBILITY)

BARRIER FREE SIGN NOTES:

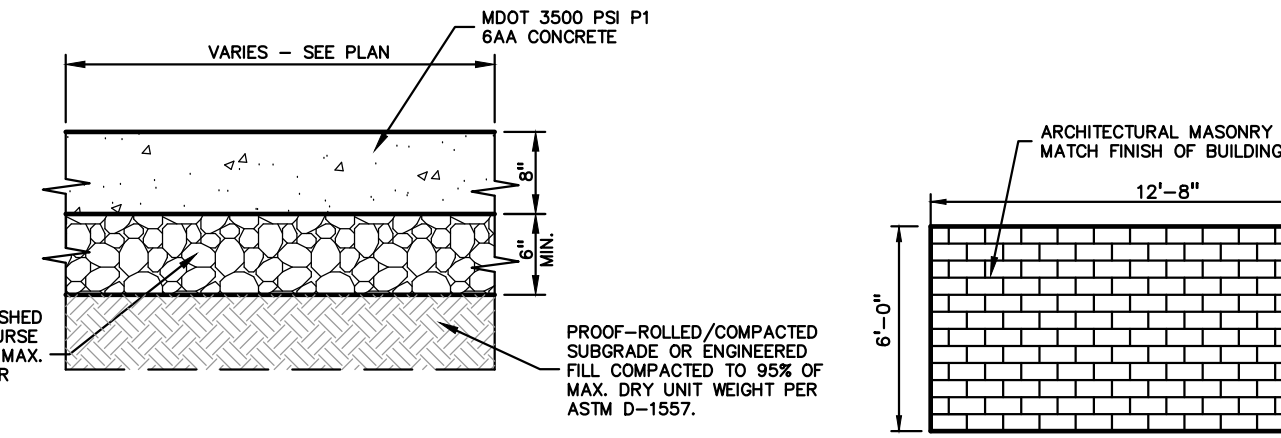
- ONE SIGN IS REQUIRED AT EACH BARRIER FREE PARKING SPACE.
- ALL SIGNS SHALL COMPLY WITH THE LATEST STANDARDS OF THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD).
- WHEN TWO BARRIER FREE PARKING SPACES ARE ADJACENT AND FACING EACH OTHER, TWO SIGNS ARE REQUIRED, BUT CAN BE MOUNTED ON THE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



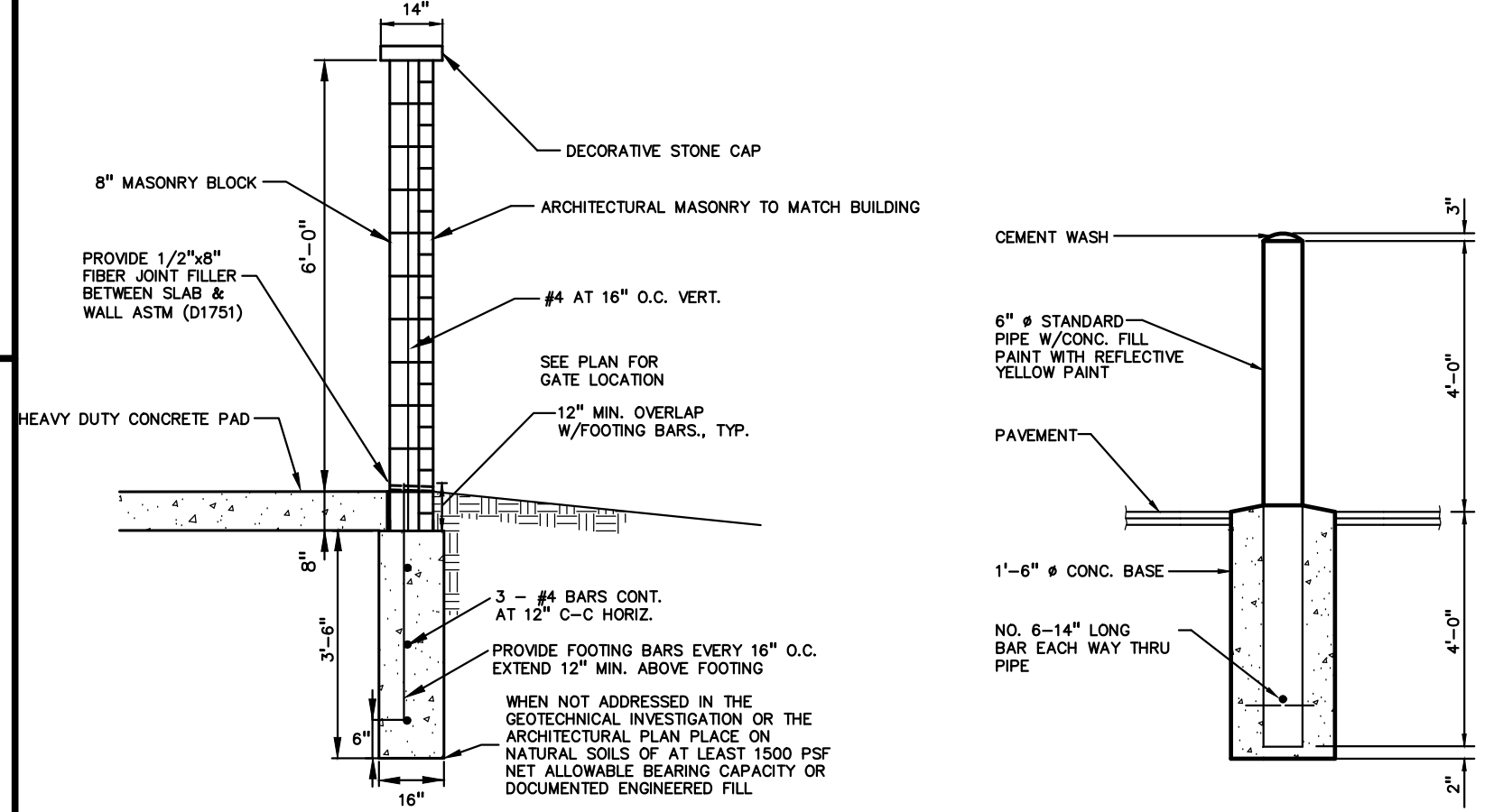
BARRIER FREE SIGN AND POST DETAIL



BRICK SCREEN WALL DETAIL

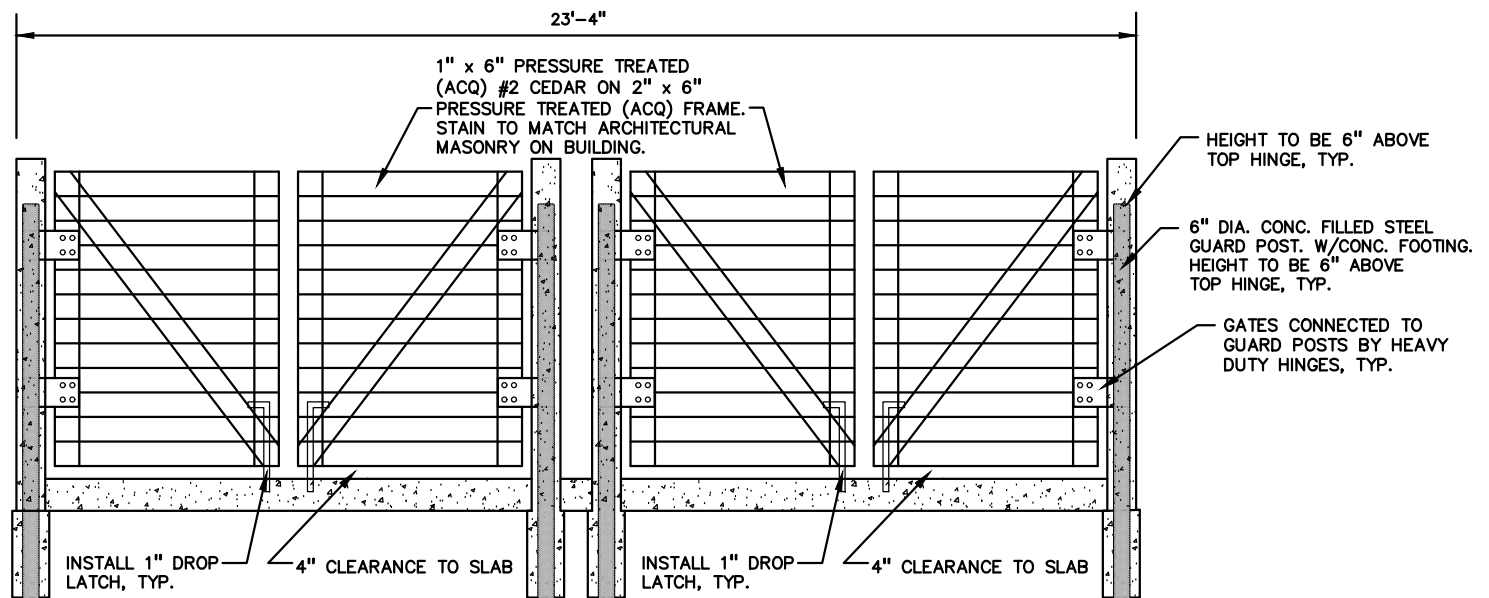


HEAVY DUTY CONCRETE PAD DETAIL



DUMPSTER ENCLOSURE WALL CROSS SECTION

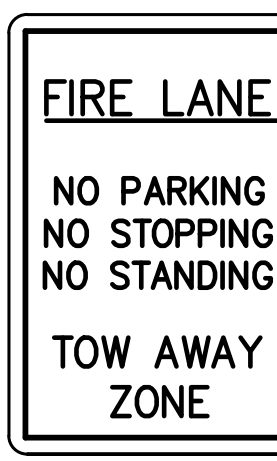
6" DIA. GUARD POST DETAIL



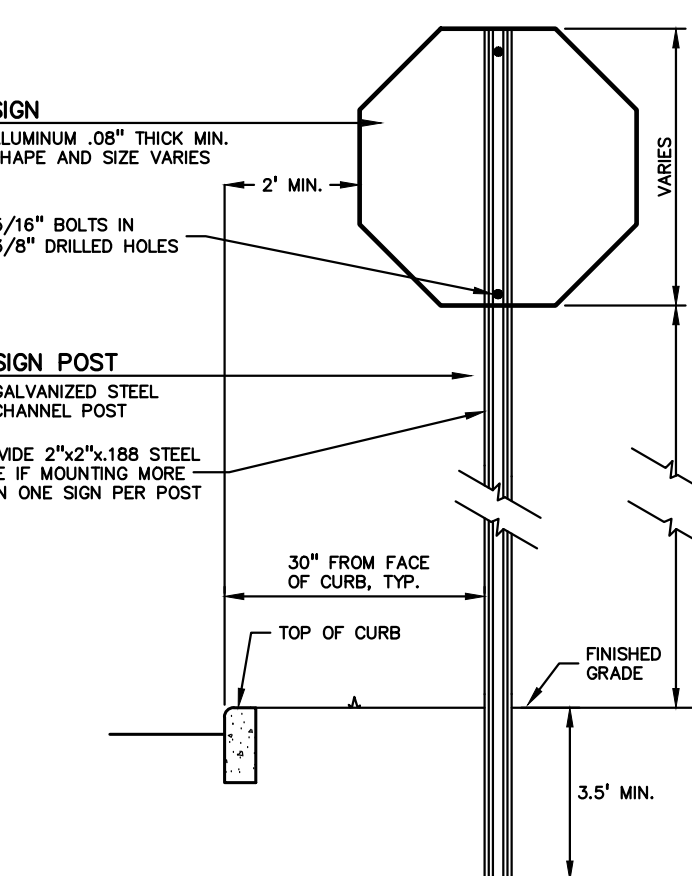
FRONT ELEVATION

DOUBLE DUMPSTER ENCLOSURE DETAIL

DOUBLE TRASH ENCLOSURE DETAILS



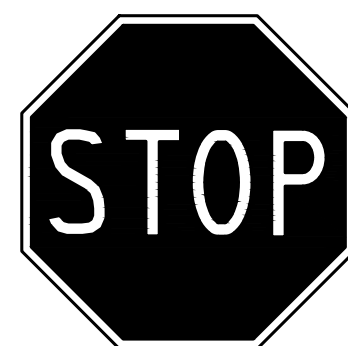
CITY OF TROY FIRE LANE SIGN DETAIL



SIGN AND POST INSTALLATION IN LANDSCAPED AREAS



RESERVED PARKING ONLY



STOP SIGN DETAIL

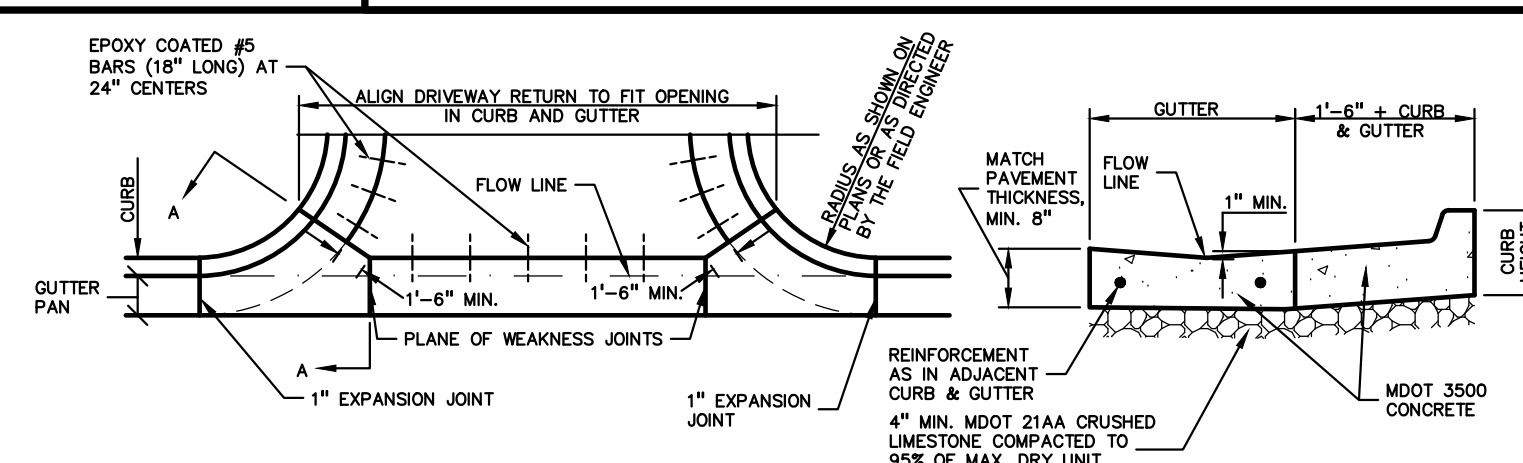


CROSSWALK SIGN DETAIL

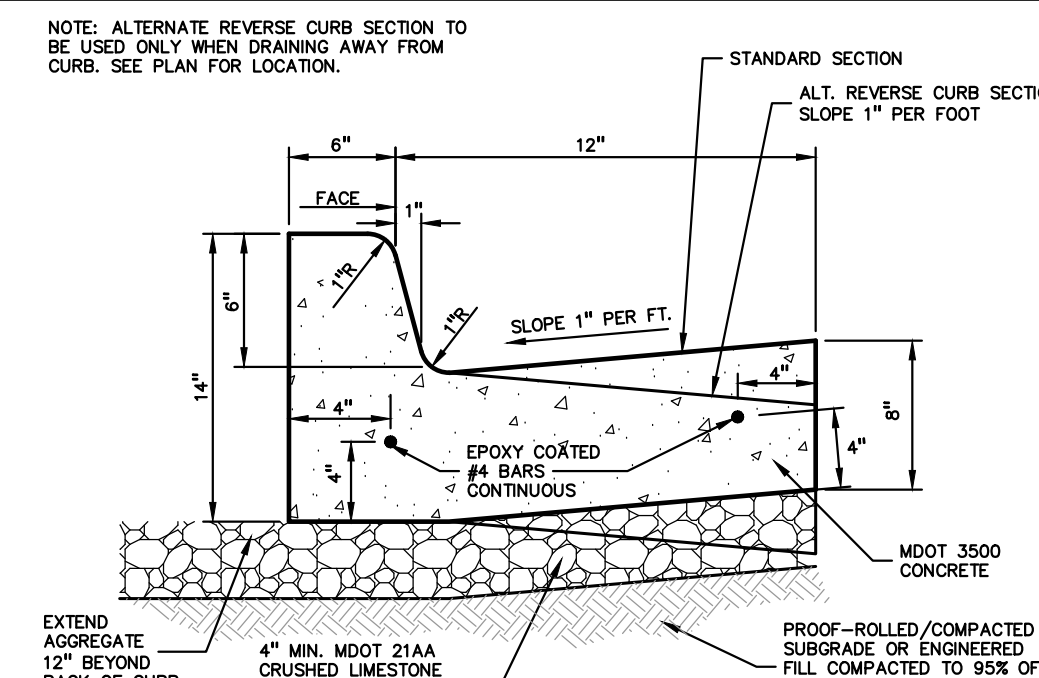


RESERVED PARKING ONLY

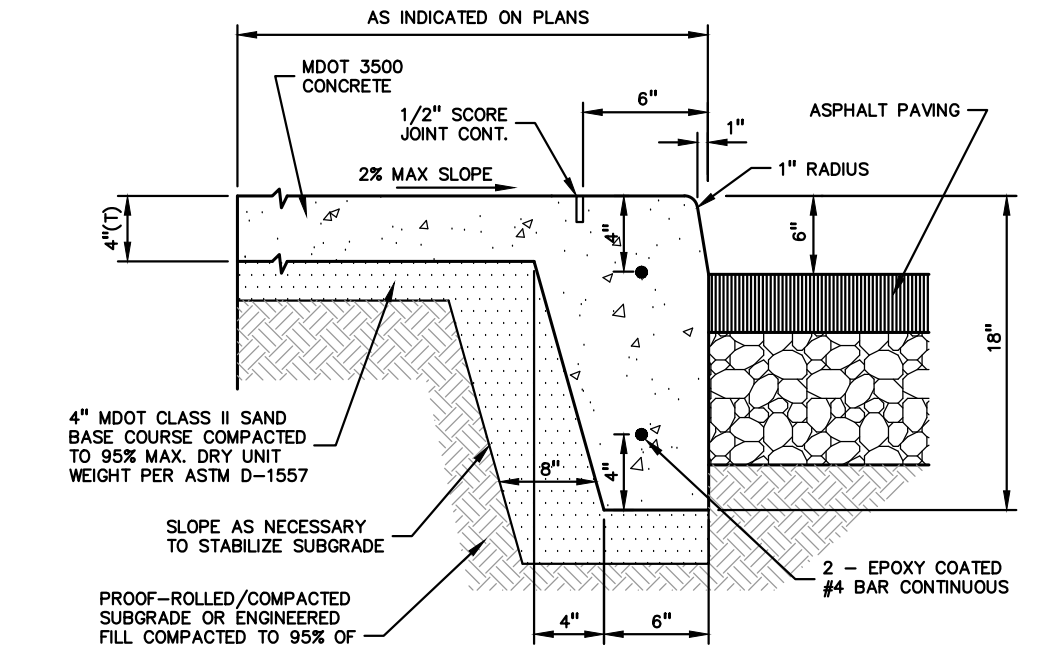
VAN ACCESSIBLE PARKING SIGN DETAIL



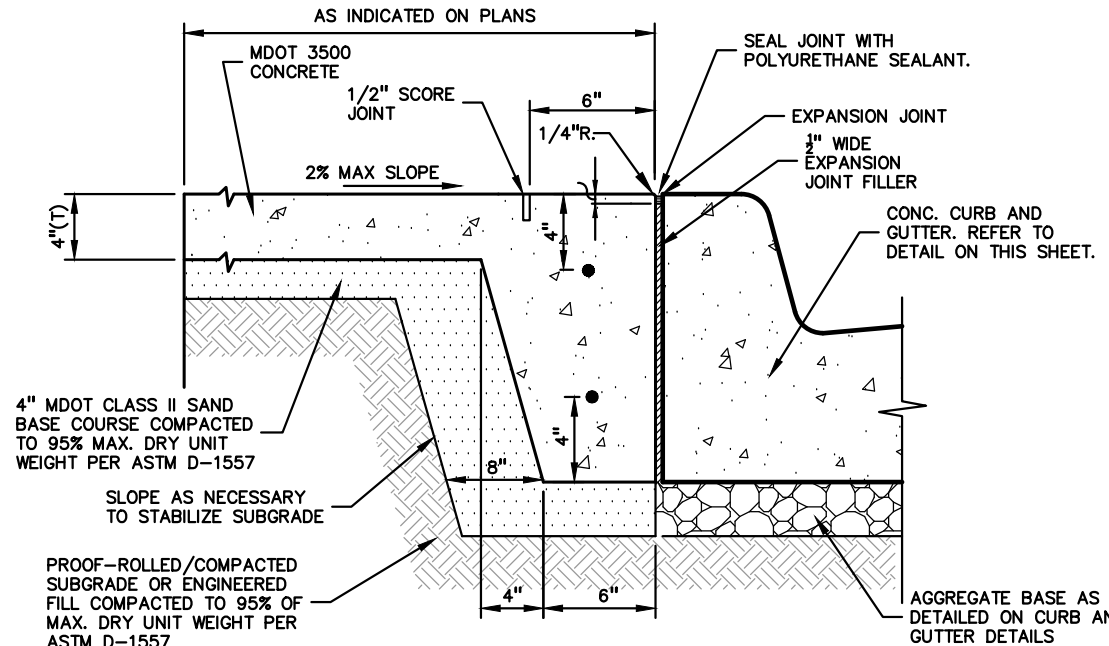
MDOT DRIVEWAY OPENING-DETAIL 'M'



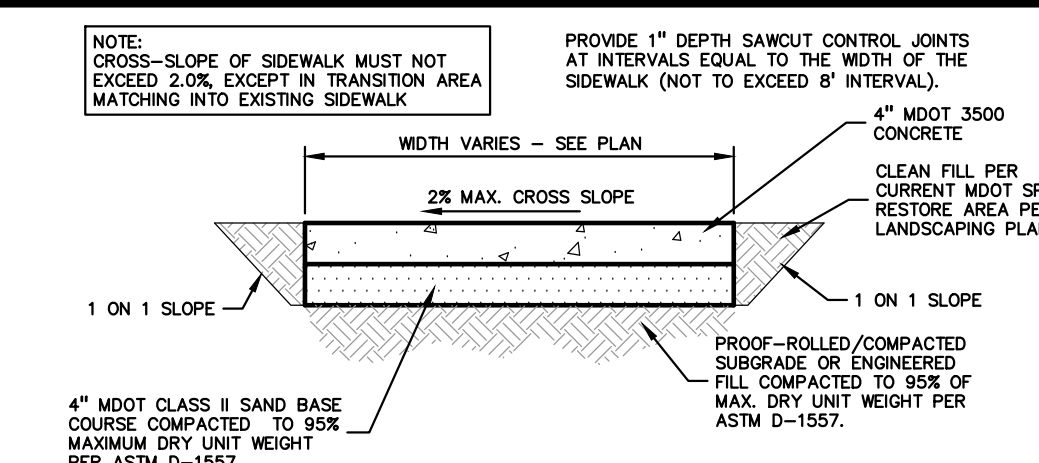
18"X6" STANDARD CONCRETE CURB AND GUTTER



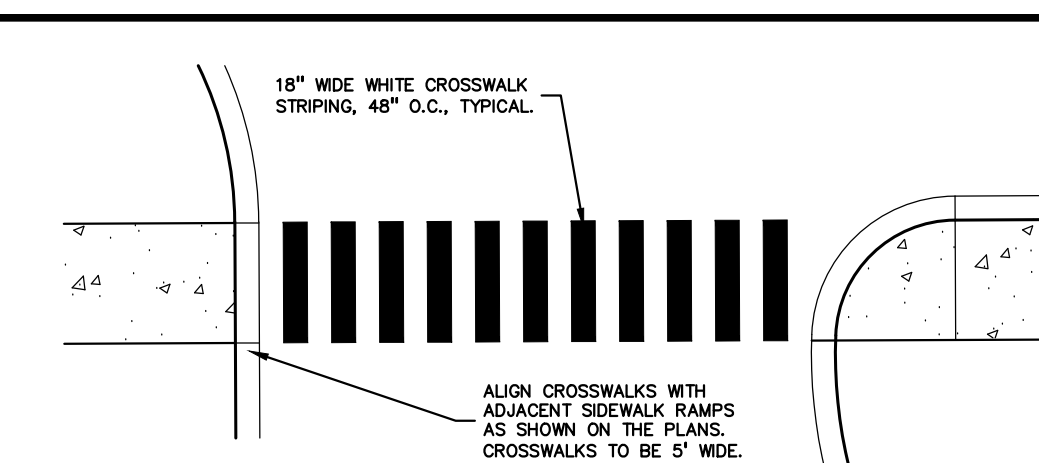
INTEGRAL CURB AND SIDEWALK



CONCRETE CURB AND GUTTER WITH SIDEWALK



CONCRETE SIDEWALK

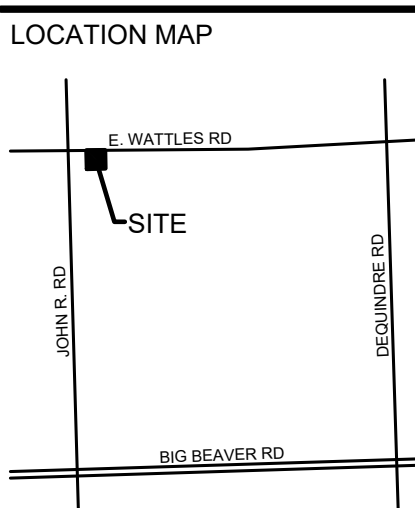


STRIPED CROSSWALK DETAIL

PEA GROUP
t: 844.813.2949
www.peagroup.com



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2150 FRANKLIN ROAD
BLOOMFIELD HILLS, MI 48302

PROJECT TITLE
WATTLE'S SQUARE APARTMENTS
E. WATTLE'S RD. & JOHN R. RD.
TROY, MI 48063

REVISIONS	
CITY COMMENTS	11/15/23
SITE PLAN APPROVAL	12/5/23
CITY COMMENTS	3/6/24

ORIGINAL ISSUE DATE:
SEPTEMBER 22, 2023

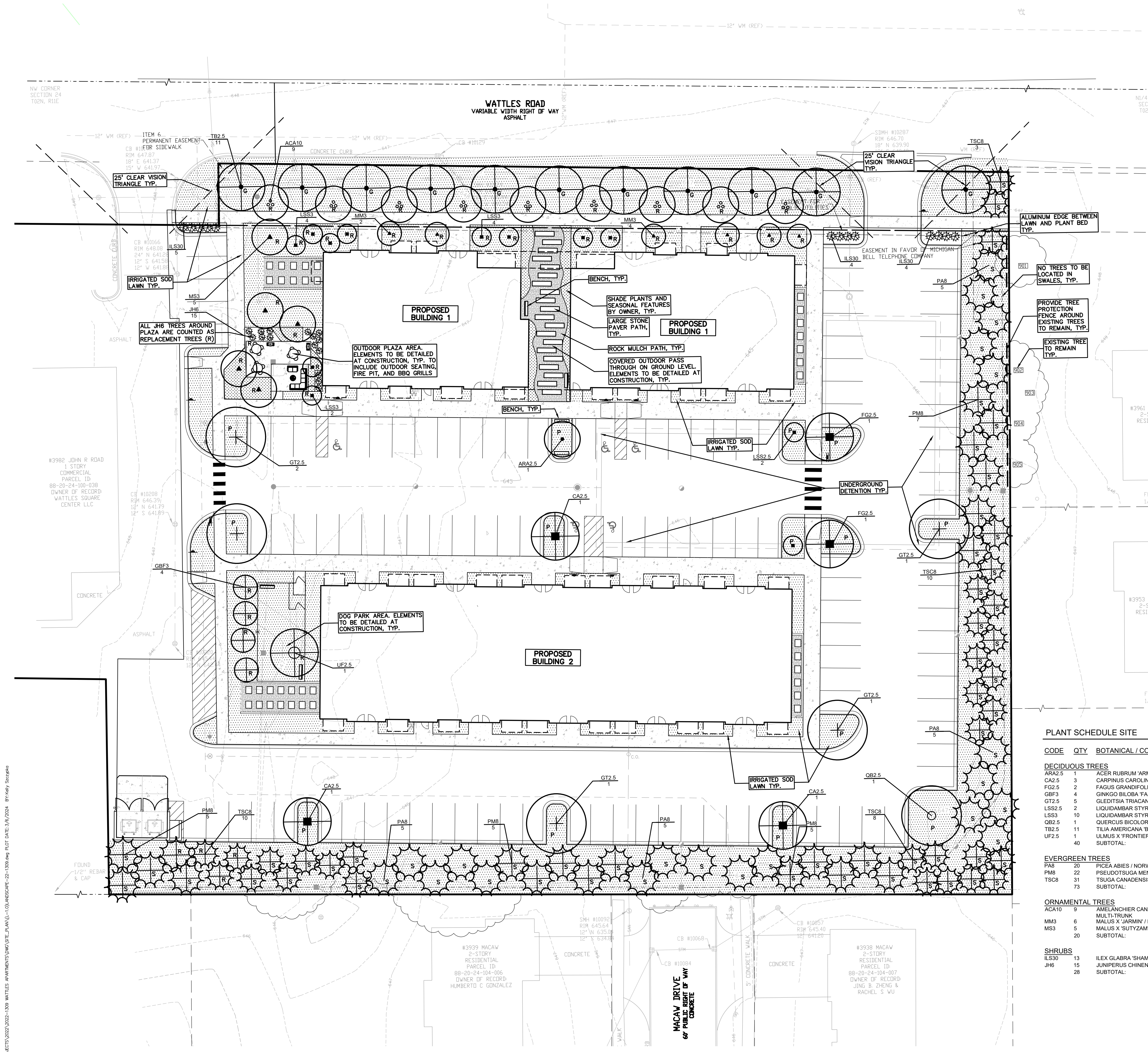
DRAWING TITLE

NOTES AND DETAILS

PEA JOB NO.	22-1309
P.M.	GMB
DN.	KRD
DES.	KRD

DRAWING NUMBER:

C-5.0



KEY:

= PROPOSED DECIDUOUS TREES

= PROPOSED EVERGREEN TREES

= IRRIGATED SOD LAWN

LETTER DESIGNATION FOR ORDINANCE REQUIRED MATERIAL

S = SCREENING LANDSCAPING

G = GREENBELT TREES

P = PARKING LOT TREES

R = REPLACEMENT TREES

= TREE PROTECTION FENCE

LANDSCAPE CALCULATIONS:

PER CITY OF TROY ZONING ORDINANCE:
ZONING: NEIGHBORHOOD NODES (NN) - NODE F
PROPOSED USE: MULTI-FAMILY RESIDENTIAL

SCREENING (S)
GROUP 2: RESIDENTIAL/LODGING USES ABUT GROUP 1:
RESIDENTIAL USES. SCREEN ALT 1 OR 2 REQUIRED.
REQUIRED: 109 PARKING SPACES / 8 = 14 DEC TREES
REQUIRED: SOUTH BOUNDARY: 379.4 LF / 10 = 38 EVG TREES
EAST BOUNDARY: 303.4 LF / 10 = 31 EVG TREE
PROVIDED: SOUTH BOUNDARY: 38 EVG TREES
EAST BOUNDARY: 31 EVG TREES

PARKING LOT LANDSCAPE (P)
1 TREE PER 8 PARKING SPACES
LANDSCAPING TO BE 5' FROM CURB WHERE THERE IS VEHICLE OVERHANG AND 3' WHERE THERE IS NOT.
REQUIRED: 109 PARKING SPACES / 8 = 14 DEC TREES
PROVIDED: 14 DEC TREES

GREENBELT (WATTLES RD) (G)
1 DEC TREE PER 30 LF OF FRONTAGE ABUTTING A PUBLIC ROW
REQUIRED: 308.01 LF / 30 = 11 TREES
PROVIDED: 11 DEC TREES

GENERAL SITE LANDSCAPE
20% OF THE TOTAL SITE AREA IS TO BE LANDSCAPED
REQUIRED: 93,561 SF SITE AREA X 20% = 18,712.2 SF LANDSCAPED AREA
PROVIDED: 32849.6 SF LANDSCAPED AREA (35%)

TREE REPLACEMENT (R)

WOODLAND TREES:
WOODLAND TREES REMOVED (12 TREES): REPLACE AT 50% OF REMOVED DBH
137" DBH X .5 = 69" REPLACEMENT

WOODLAND TREES SAVED (0 TREES): CREDIT OF 2X DBH
0" DBH X 2 = 0" CREDIT
69" - 0" = 69" REPLACEMENT REQUIRED

LANDMARK TREES:
LANDMARK TREES REMOVED (4 TREES): REPLACE AT 100% OF REMOVED DBH
85" DBH X 1 = 85" REPLACEMENT

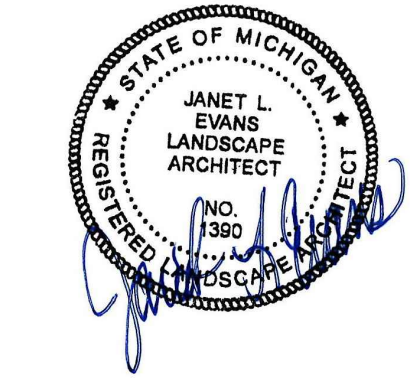
LANDMARK TREES SAVED (0 TREES): CREDIT OF 2X DBH
0" x 2 = 0" CREDIT
85" - 0" = -85" REPLACEMENT REQUIRED

TOTAL REPLACEMENT TREES:
69" + 85" = 154" DBH REPLACEMENT REQUIRED

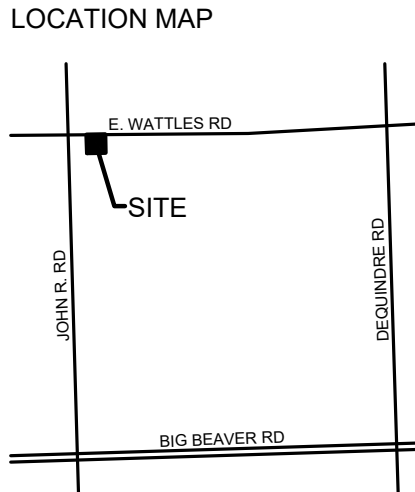
PROVIDED:
34, 3" DEC TREES = 34 X 3" DBH = 102" DBH
1, 2.5" DEC TREE = 1 X 2.5" DBH = 2.5" BH
15, 6" EVG TREES = 15 X 2.5" DBH = 37.5" DBH
4, 8" EVG TREES = 4 X 3.5" DBH = 14" DBH
156" TOTAL DBH PROVIDED

PLANT SCHEDULE SITE					
CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SPACING
DECIDUOUS TREES					
ARA2.5	1	ACER RUBRUM 'ARMSTRONG' / ARMSTRONG RED MAPLE	2.5" CAL.	B&B	PER PLAN
CA2.5	3	CARPINUS CAROLINIANA / AMERICAN HORNBEAM	2.5" CAL.	B&B	PER PLAN
FG2.5	2	FAGUS GRANDIFOLIA / AMERICAN BEECH	2.5" CAL.	B&B	PER PLAN
GBF3	4	GNKGO BILBOA 'FASTIGIATA' / FASTIGIATE MAIDENHAIR TREE	3" CAL.	B&B	PER PLAN
GT2.5	5	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE' / SKYLINE® HONEY LOCUST	2.5" CAL.	B&B	PER PLAN
LSS2.5	2	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE' / SLENDER SILHOUETTE SWEET GUM	2.5" CAL.	B&B	PER PLAN
LSS3	10	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE' / SLENDER SILHOUETTE SWEET GUM	3" CAL.	B&B	PER PLAN
QB2.5	1	QUERCUS BICOLOR / SWAMP WHITE OAK	2.5" CAL.	B&B	PER PLAN
TB2.5	11	TILIA AMERICANA 'BOULEVARD' / BOULEVARD AMERICAN LINDEN	2.5" CAL.	B&B	PER PLAN
UF2.5	1	ULMUS X 'FRONTIER' / FRONTIER ELM	2.5" CAL.	B&B	PER PLAN
SUBTOTAL:					
EVERGREEN TREES					
PA8	20	PICEA ABIES / NORWAY SPRUCE	8" HT.	B&B	PER PLAN
PM8	22	PSEUDOTSUGA MENZIESII / DOUGLAS FIR	8" HT.	B&B	PER PLAN
TSC8	31	TSUGA CANADENSIS / EASTERN HEMLOCK	8" HT.	B&B	PER PLAN
SUBTOTAL:					
ORNAMENTAL TREES					
ACA10	9	AMELANCHIER CANADENSIS / SHADBLow SERVICEBERRY	10" HT.	B&B	PER PLAN
MM3	6	MALUS X 'JARMIN' / MARILEE® CRABAPPLE	3" CAL.	B&B	PER PLAN
MS3	5	MALUS X 'SUTYZAM' / SUGAR TYME® CRABAPPLE	3" CAL.	B&B	PER PLAN
SUBTOTAL:					
SHRUBS					
ILS30	13	ILEX GLABRA 'SHAMROCK' / SHAMROCK INKERRY HOLLY	30" HT.	CONT.	4' O.C.
JH6	15	JUNIPERUS CHINENSIS 'HETZI COLUMNARIS' / HETZI COLUMN JUNIPER	6" HT.	B&B	36" O.C.
SUBTOTAL:					

PEA GROUP
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2150 FRANKLIN ROAD
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PROJECT TITLE
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TROY, MI 48063

REVISIONS	
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CITY COMMENTS	3/6/24

ORIGINAL ISSUE DATE:
SEPTEMBER 22, 2023

DRAWING TITLE
PRELIMINARY LANDSCAPE PLAN

PEA JOB NO.	22-1309
P.M.	GMB
DN.	BGG
DES.	JLE
DRAWING NUMBER:	

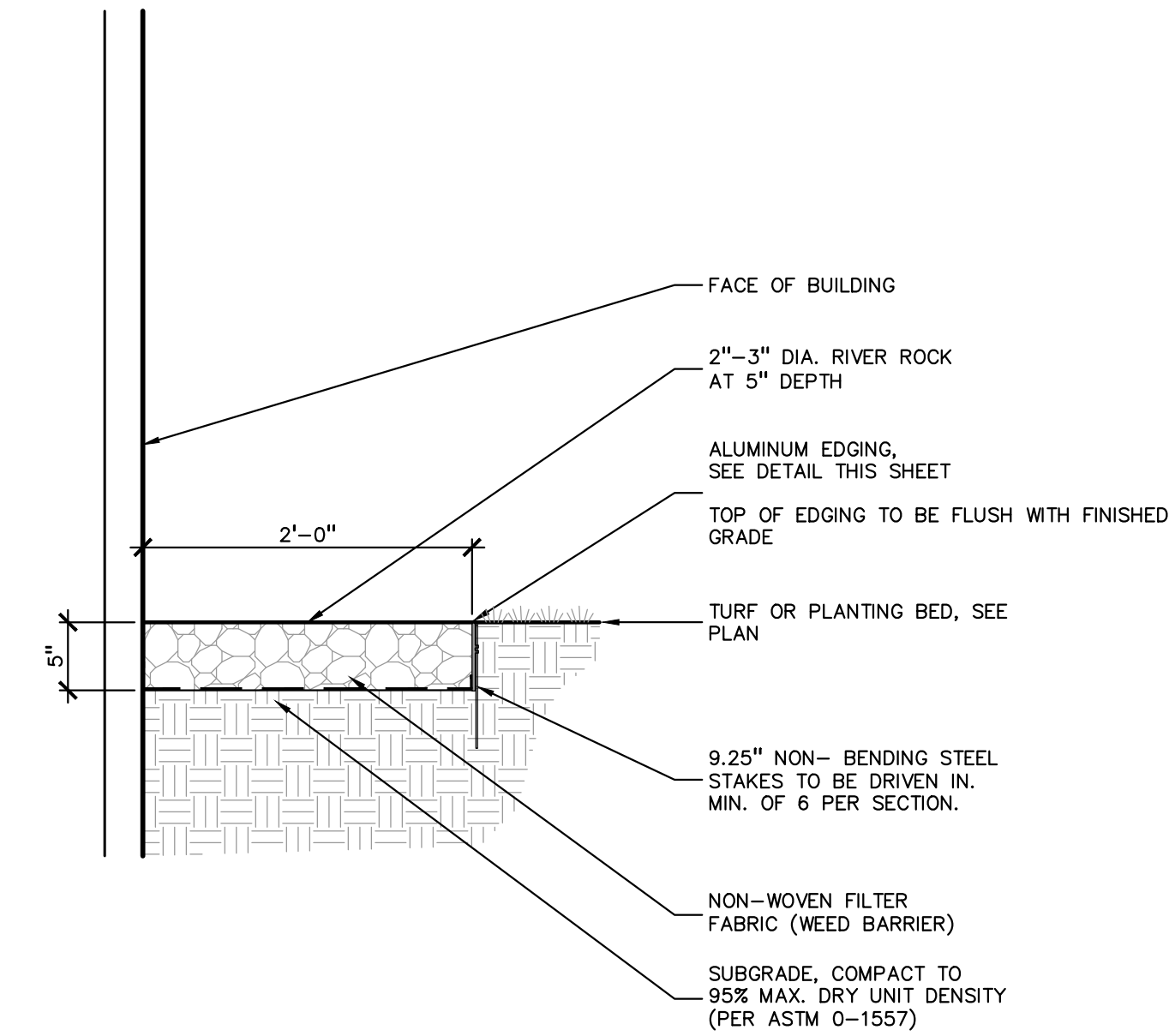
NOT FOR CONSTRUCTION

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S:\PROJECTS\2022\2022-1309 WATTLES APARTMENTS\LANDSCAPE DETAILS-22-1309.DWG PLOT DATE: 3/6/2024 BY: Kelly Scarpella

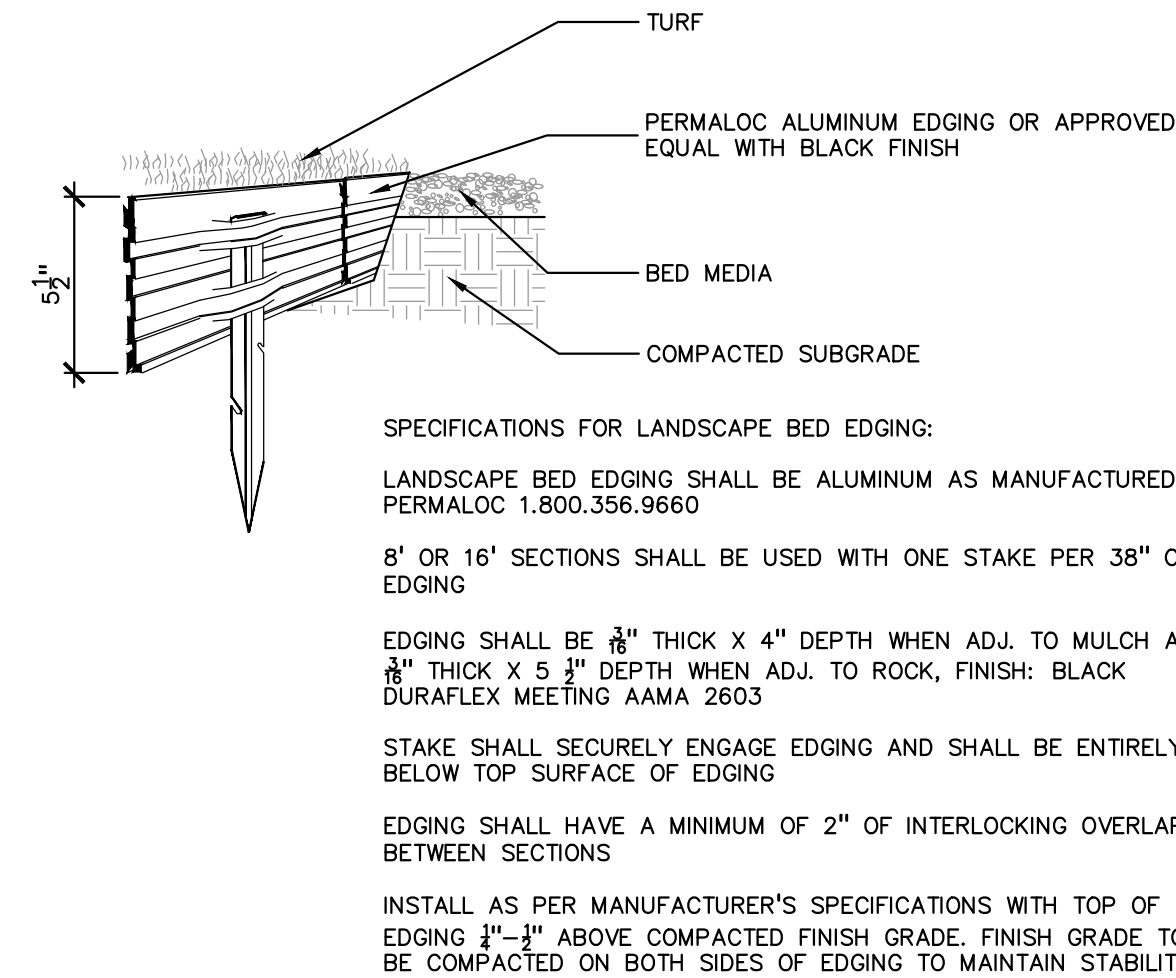
GENERAL PLANTING NOTES:

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



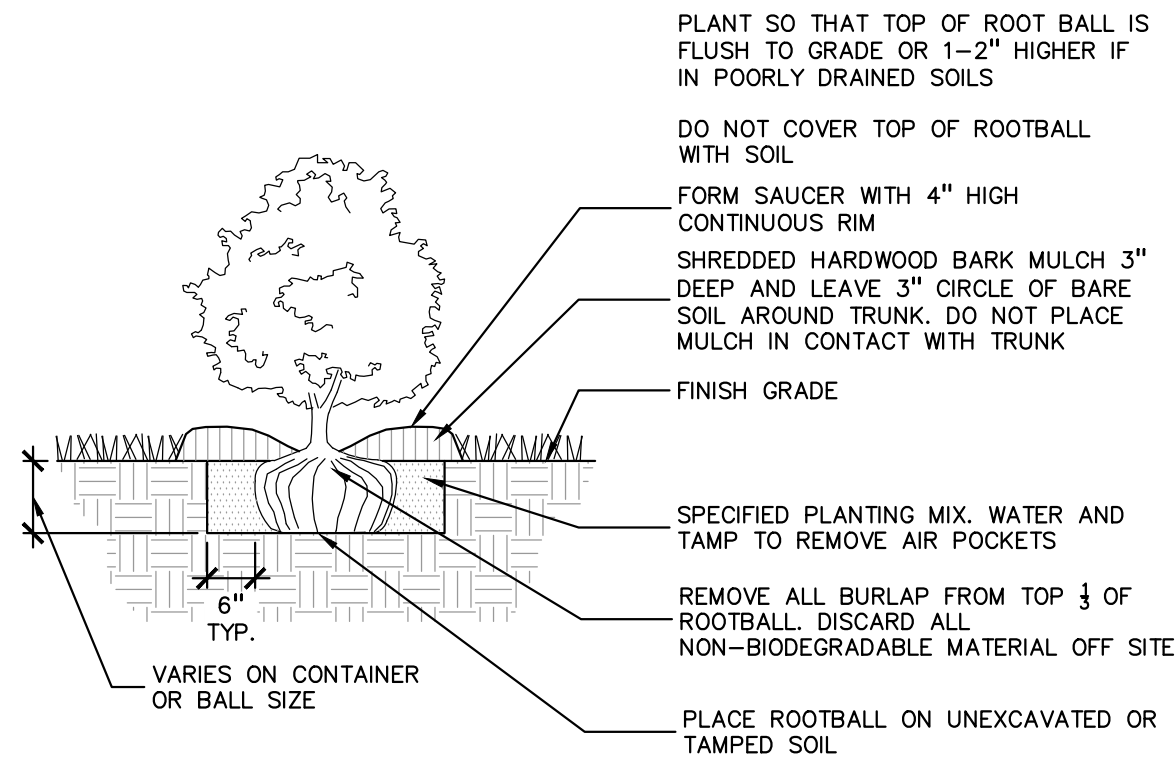
6 STONE MAINTENANCE STRIP

SCALE: 1" = 1'-0"



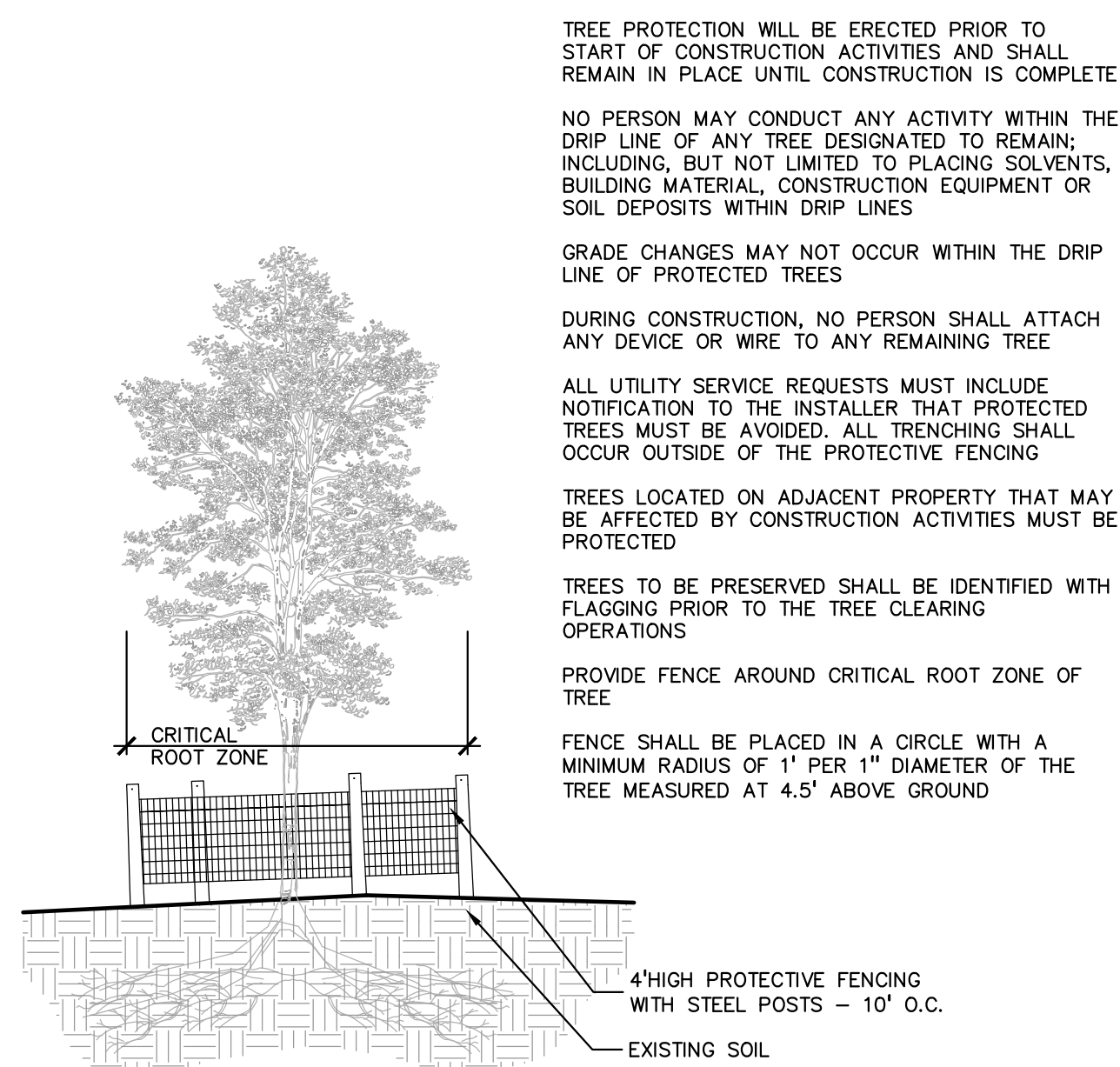
5 ALUMINUM EDGE DETAIL

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



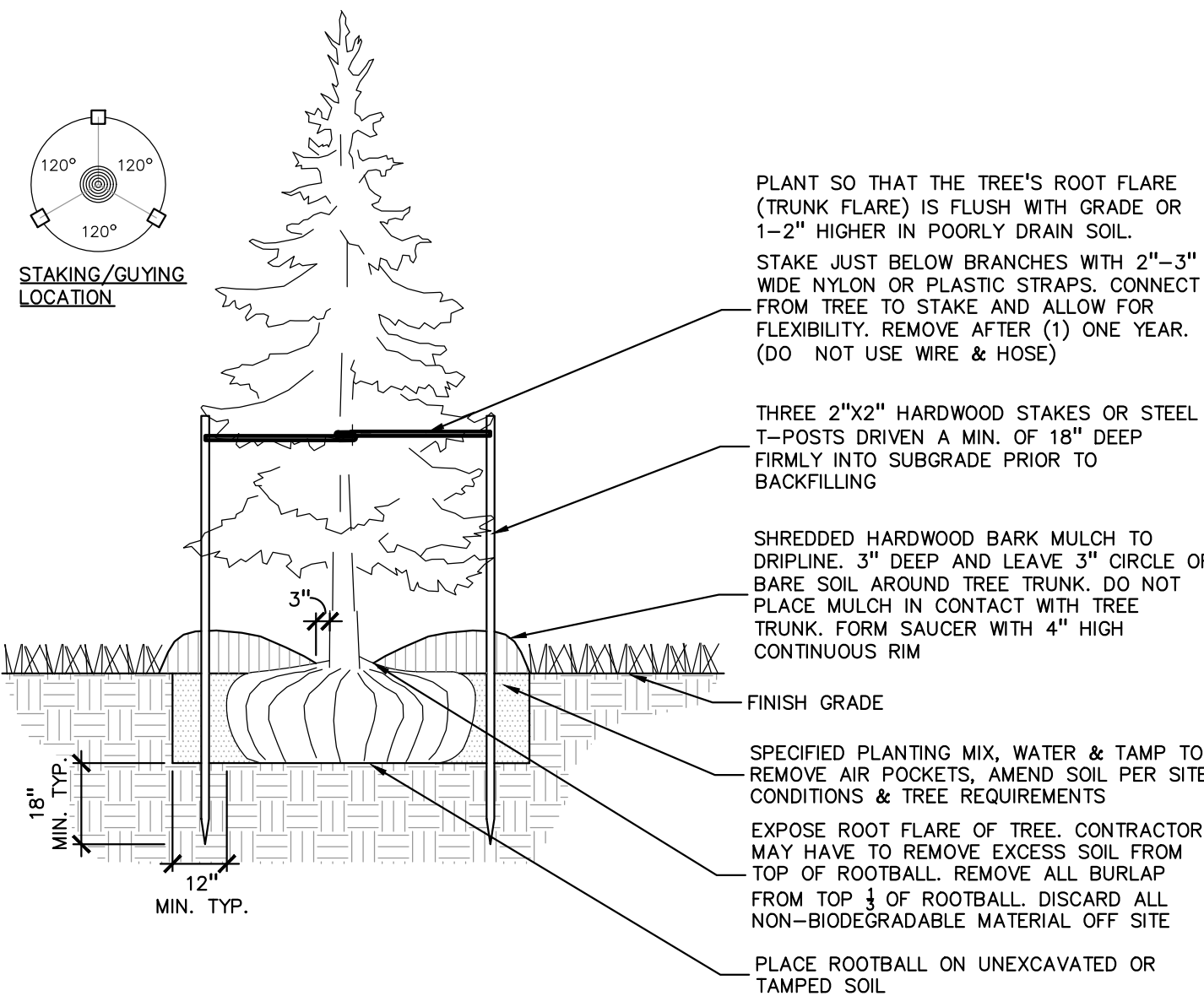
4 SHRUB PLANTING DETAIL

SCALE: 1" = 2'-0"



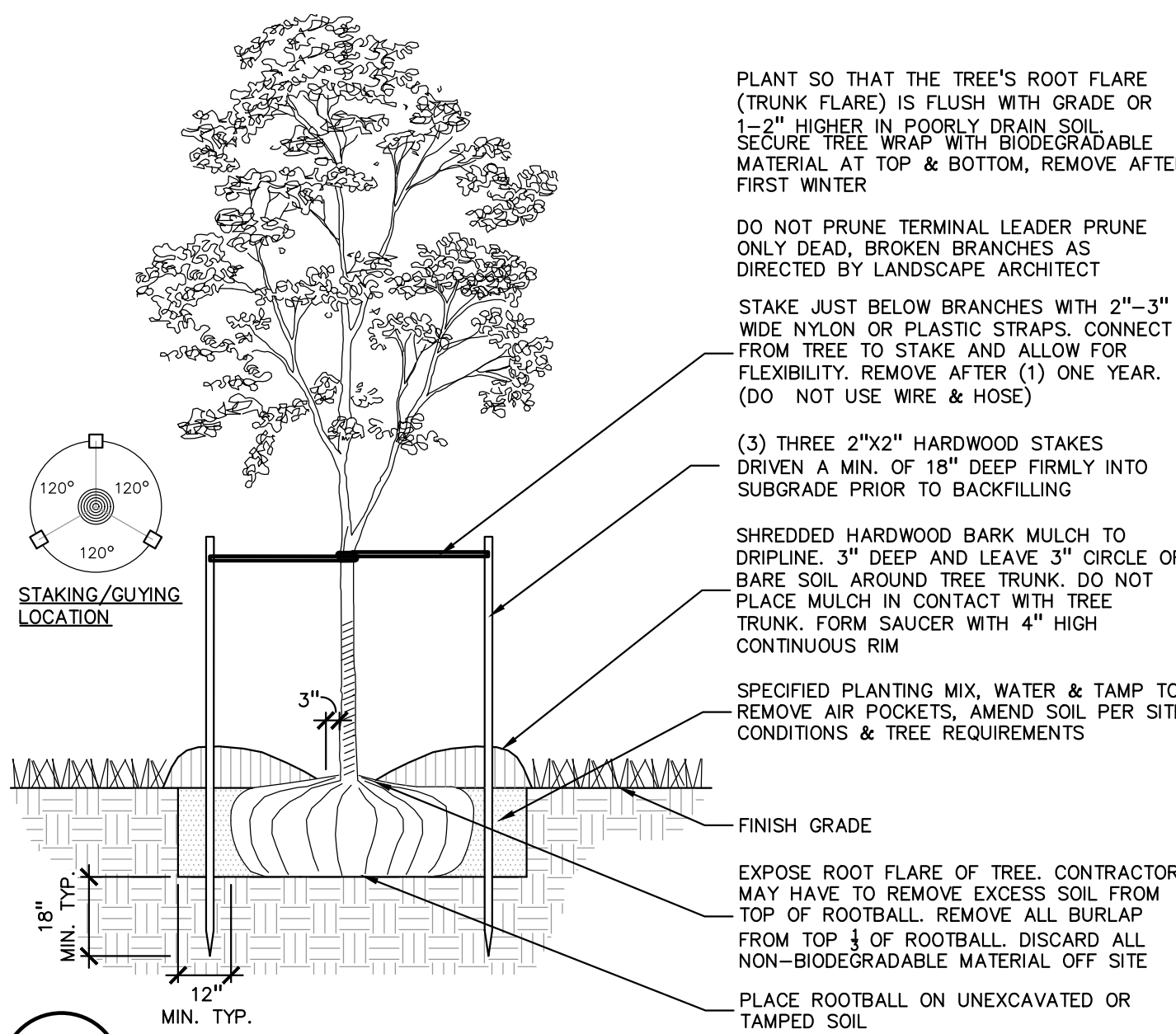
3 TREE PROTECTION DETAIL

SCALE: 1" = 3'-0"



2 EVERGREEN TREE PLANTING DETAIL

SCALE: 1" = 3'-0"



1 DECIDUOUS TREE PLANTING DETAIL

SCALE: 1" = 3'-0"

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

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

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

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

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

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

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

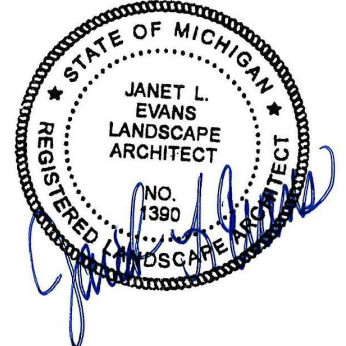
PROVIDE FENCE AROUND CRITICAL ROOT ZONE OF TREE

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

PEA GROUP

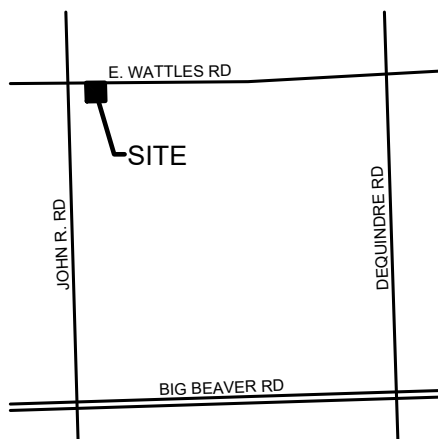
t: 844.813.2949

www.peagroup.com



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.

LOCATION MAP



CLIENT

ATTO CONSTRUCTION, INC.
2150 FRANKLIN ROAD
BLOOMFIELD HILLS, MI 48302

PROJECT TITLE

WATTLES SQUARE APARTMENTS
E. WATTLES RD. & JOHN R. RD.
TROY, MI 48065

REVISIONS	
CITY COMMENTS	11/15/23
SITE PLAN APPROVAL	12/5/23
CITY COMMENTS	3/6/24

ORIGINAL ISSUE DATE:
SEPTEMBER 22, 2023

DRAWING TITLE

LANDSCAPE DETAILS

PEA JOB NO.	22-1309
P.M.	GMB
DN.	BGG
DES.	JLE

DRAWING NUMBER:

NOT FOR CONSTRUCTION

L-2.0

S:\PROJECTS\2022-2023-109 WATTLES APARTMENTS\DWG\SITE PLAN\T-1-0 TREE PLAN-22-1309.dwg PLOT DATE: 7/6/2024 BY: Kelly Stappala



KEY:

- = EXISTING TREE TO REMAIN
- = EXISTING TREE TO BE REMOVED
- = TREE PROTECTION FENCING

PEA
GROUP

t: 844.813.2949
www.peagroup.com

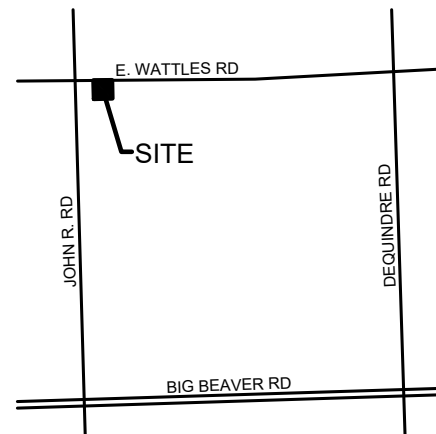


0 10 20 40
SCALE: 1" = 20'



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.

LOCATION MAP



CLIENT

ATTO
CONSTRUCTION, INC.
2150 FRANKLIN ROAD
BLOOMFIELD HILLS, MI 48302

PROJECT TITLE

WATTLES
SQUARE
APARTMENTS
E. WATTLES RD. & JOHN R. RD.
TROY, MI 48063

REVISIONS

CITY COMMENTS	11/15/23
SITE PLAN APPROVAL	12/5/23
CITY COMMENTS	3/6/24

ORIGINAL ISSUE DATE:
SEPTEMBER 22, 2023

DRAWING TITLE

TREE PLAN

PEA JOB NO. 22-1309

P.M. GMB

DN. BGG

DES. JLE

DRAWING NUMBER:

T-1.0

NOT FOR CONSTRUCTION

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

A map showing the location of the site. The site is marked with a black square at the intersection of E. Wattles Rd and John R Rd. A line points from the word "SITE" to this square. Other roads shown include Dequindre Rd running vertically to the east and Big Beaver Rd running horizontally at the bottom. The map is oriented with North at the top.

PROJECT TITLE

**WATTLES
SQUARE
APARTMENTS**

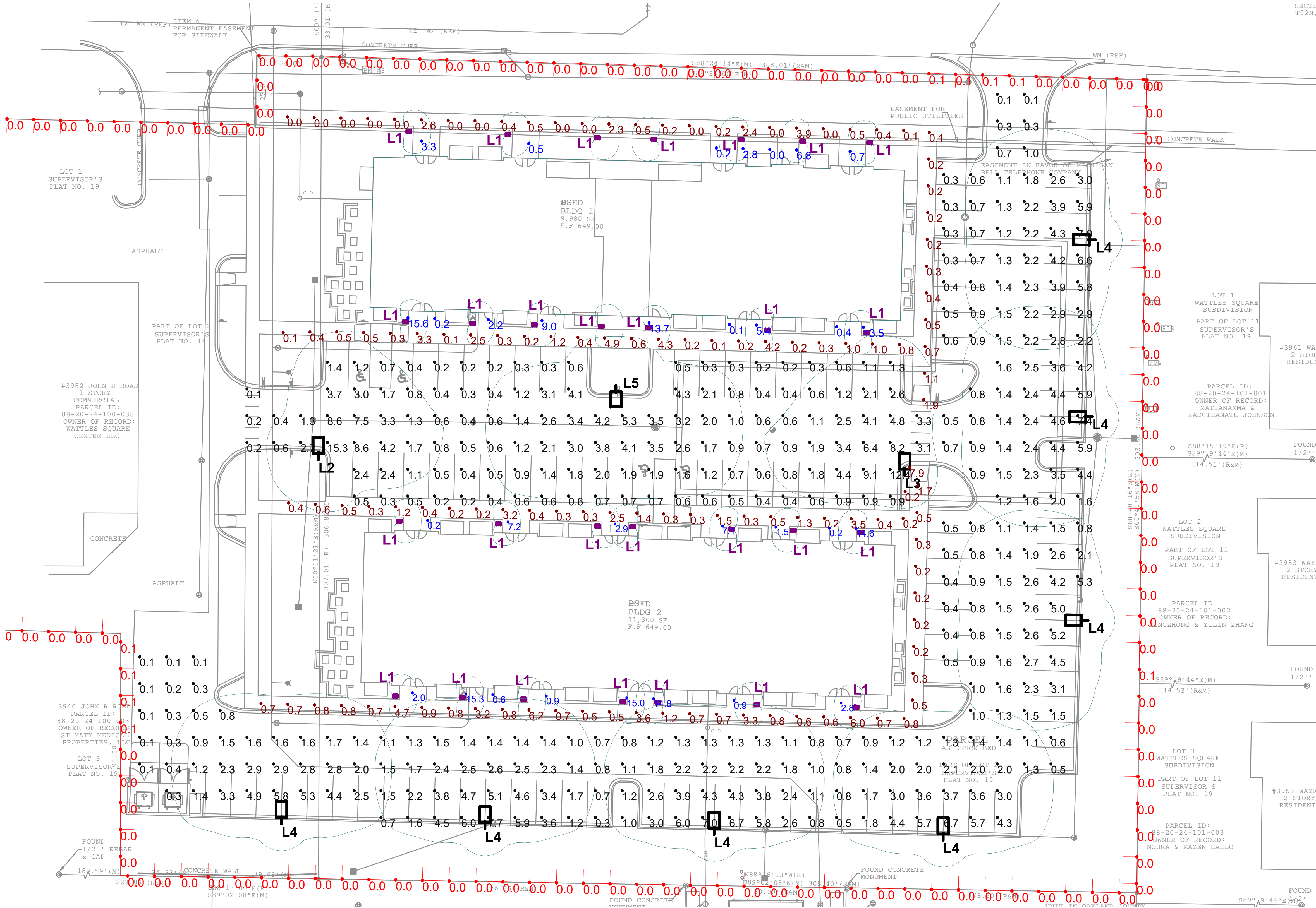
E. WATTLES RD. & JOHN R. RD.
TROY, MI 48063

TREE LIST

DRAWING NUMBER:

T-1.1

S:\PROJECTS\2022-1309 WATTLES APARTMENTS\DWG\SITE_PLAN\T-1.0)TREE PLAN-22-1309.dwg PLOT DATE: 3/6/2024 BY: Kelly Szczepko



Scale: 1 inch= 20 Ft.

Luminaire Schedule							
Symbol	Qty	Label	LLF	Description	Lum. Watts	Lum. Lumens	Mounting Height
	28	L1	0.900	LUMIERE 303-B1-LEDB1-3500-UNV-T4-DIM10	8.4	653	3
	1	L2	0.900	MCGRAW EDISON GALN-SA2C-735-U-SLR	108	11352	15
	1	L3	0.900	MCGRAW EDISON GALN-SA2C-735-U-SLL	108	11352	15
	7	L4	0.900	MCGRAW EDISON GALN-SA2C-735-U-SL4-HSS	108	10833	15
	1	L5	0.900	MCGRAW EDISON GALN-SA2C-735-U-T4W	108	13180	15

Calculation Summary						
Label	Units	Avg	Max	Min	Max/Min	Avg/Min
Building A Entrances	Fc	4.65	15.6	0.0	N.A.	N.A.
Building A Sidewalks	Fc	0.80	4.9	0.0	N.A.	N.A.
Building B Entrances	Fc	5.73	15.3	0.2	76.50	28.65
Building B Sidewalks	Fc	1.23	7.9	0.2	39.50	6.15
Parking Lot and Drives	Fc	2.06	15.3	0.1	153.00	20.60
Property Line	Fc	0.01	0.1	0.0	N.A.	N.A.

PROPERTY LINE CALCULATION POINTS ARE TAKEN AT 5'-0" A.F.G. VERTICALLY.

CALCULATION POINTS FOR PARKING LOT, SIDEWALKS AND ENTRANCES ARE TAKEN AT GRADE HORIZONTALLY.

NOTES:

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF LAYOUT TO EXISTING/FUTURE FIELD CONDITIONS AND ALL MANDATORY BUILDING AND LIFE SAFETY CODES AND COMPLIANCE.

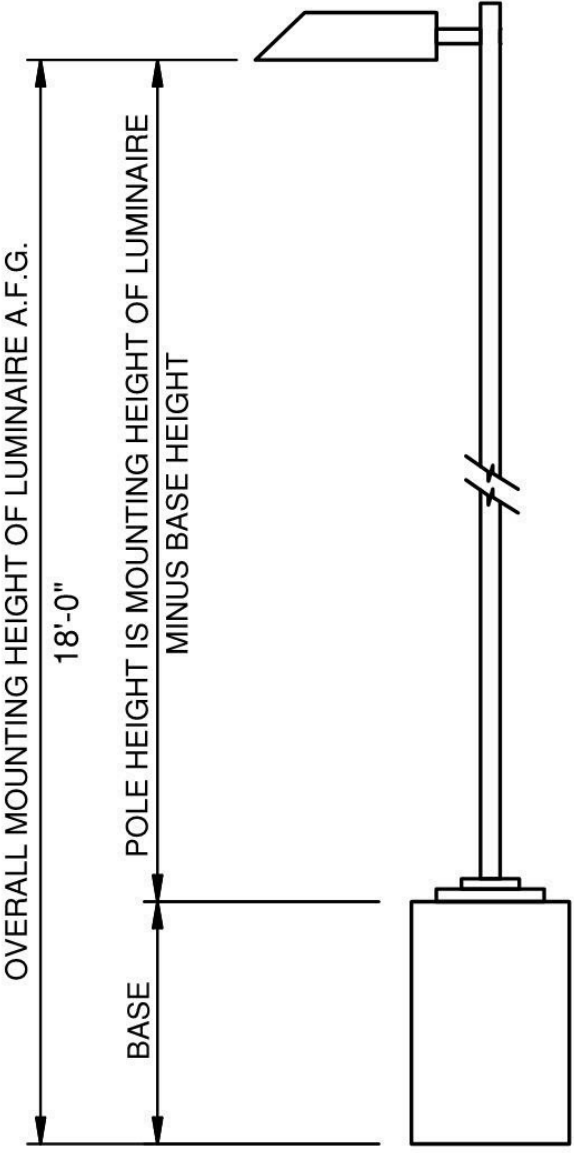
LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS/LEDS 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.

LIGHTING LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING 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.



Project	WATTLES APARTMENTS	Catalog #		Type	L2,L3,L4,L5
Prepared by		Notes		Date	



McGraw-Edison
GALN Galleon II
Area / Site Luminaire

Interactive Menu

- Ordering Information [page 2](#)
- Mounting Details [page 1](#)
- Optical Distributions [page 1](#)
- Product Specifications [page 1](#)
- Energy and Performance Data [page 1](#)
- Control Options [page 16](#)

Quick Facts

- Lumen packages range from 3,300 - 73,500 (33W - 552W)
- 16 optical distributions
- Efficacy up to 159 lumens per watt

Dimensional Details

Standard Arm				
Number of Luminaire	Width in	Mounting Height in	Weight with Standard Arm (lbs)	ETL with Standard Arm (lbs)
14	16"	22"	28 lb	0.95
54	22"	22"	39 lb	0.95
76	22"	28 1/4"	48 lb	1.1

COOPER

Project	WATTLES APARTMENTS	Catalog #		Type	L1
Prepared by		Notes		Date	



Lumiere
EON 303-B1-LEDB1
Bollard

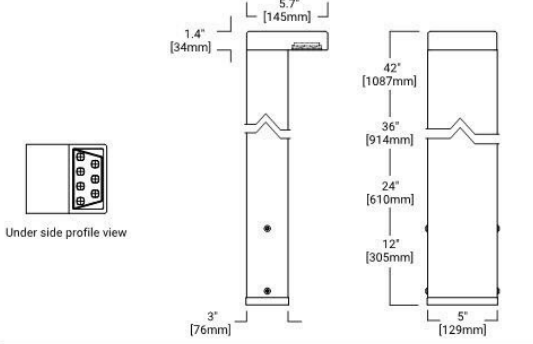
Interactive Menu

- Order Information [page 2](#)
- Product Specifications [page 2](#)
- Lumen Maintenance [page 1](#)
- Product Warranty

Top Product Features

- Full Cut Off Downlight, 12", 24", 36" or 42" height
- 2700K, 3000K or 3500 or 4000K Color Temperature and Amber (585-995nm)
- Type II, Type IV or Type V Optics with clear glass sealed lens
- Patented AccuLED Optics™ System
- Universal Input LED Driver Included (120 - 277V, 50/60 Hz)
- ELV or 0-10 Dimming

Dimensions



COOPER

11-15-23

REVISION
REVISION NO. 1

30775 Barrington St.
Madison Heights, MI 48071
P: 248.677.0850
F: 248.677.0512
E: info@clarus-lighting.com



PROJECT TITLE
WATTLES APARTMENTS
EAST WATTLES ROAD
TROY, MI

SHEET TITLE
PHOTOMETRIC CALCULATION
SITE

DATE
11-15-23
PROJECT NO.
CLC23-110227
SHEET NO.

L201

PROPOSED WATTLES SQUARE APARTMENTS

East Wattles Road & John R. Road, Troy, MI

HARRY SWIHART
ARCHITYPE
ARCHITECTURE • INTERIORS • GRAPHICS
21643 SHIAWASSEE DRIVE
CASSOPOLI, MI 49031-9454
TEL: 312.758.7037 • CEL: 312.758.7037
hsarchitype@comcast.net



NORTH ELEVATION BUILDING 2 - BUILDING 1 SIMILAR

NOT TO SCALE

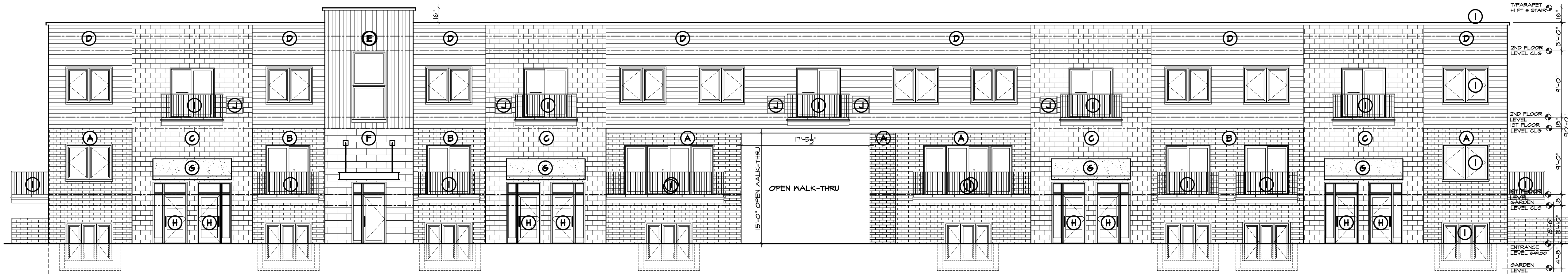


EXTERIOR MATERIALS

- EXTERIOR BLDG. MATERIAL LEGEND:**
- A. 12" W. X 4" H. BRICK VENEER
MEDIUM GRAY COLOR
 - B. 12" W. X 4" H. BRICK VENEER
VERY LIGHT GRAY COLOR
 - C. 16" W. X 8" H. BURNISHED SMOOTH
CONCRETE BLOCK LIGHT CREAM COLOR
 - D. 6" H. HORIZONTAL METAL SIDING
MEDIUM CHARCOAL WOOD GRAIN
 - E. 6" H. VERTICAL METAL SIDING
LIGHT WALNUT WOOD GRAIN
 - F. 2"-8" W. X 10 3/4" H. STONE VENEER
LIGHT GRAY COLOR
 - G. COMMERCIAL GRADE CANVAS AWNING
MARINE BLUE COLOR
 - H. RESIDENCE ENTRY DOORS
LIGHT WALNUT WOOD GRAIN
 - I. BLACK COLOR
WINDOW & DOOR FRAMES
METAL BALCONY & RAILINGS
METAL CANOPY AT 2ND FLR STAIR ENTRY
METAL PARAPET COPING
 - J. 2ND FLOOR HVAC GRILLE COLOR TO MATCH
ADJACENT WALL MATERIAL COLOR

NORTH ELEVATION BUILDING 1 - MATERIAL/COLOR CODES

SCALE: 1/8" = 1'-0"



EXTERIOR MATERIAL COLOR SAMPLES:

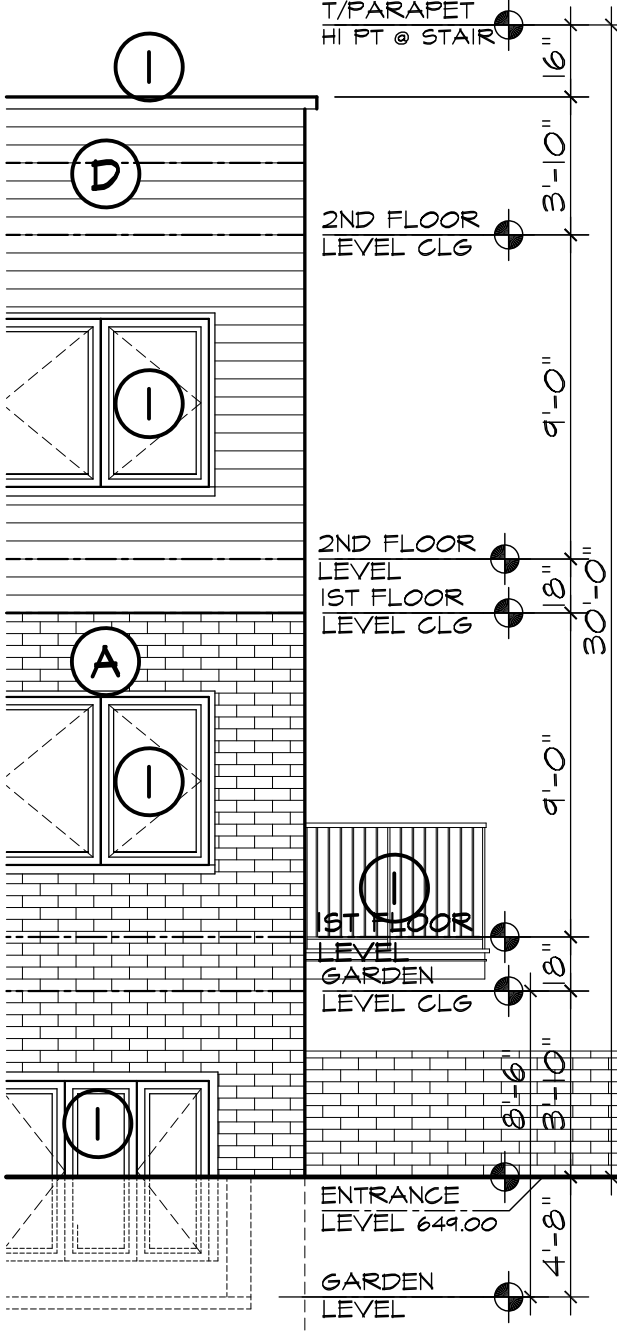


ARCH. DRAWING INDEX

- A0.0 TITLE SHEET/BLDG. 2 SOUTH RENDERING
BLDG. 1 SOUTH ELEVATION
BLDG. 1 SOUTH ELEVATION ENLARGED
N/ MATERIAL/COLOR KEY SYMBOLS
EXTERIOR MATERIAL/COLOR LEGEND
- A1.0 BLDG. 1 GARDEN LEVEL & 1ST FLOOR PLANS
TWO LEVEL UNITS
- A1.2 BLDG. 2 GARDEN LEVEL & 1ST FLOOR PLANS
TWO LEVEL UNITS
- A1.3 BLDG. 1 & 2 - 2ND FLOOR PLANS
SINGLE LEVEL UNITS
- A2.0 BLDG. 1 EXTERIOR ELEVATIONS
- A2.1 BLDG. 2 EXTERIOR ELEVATIONS
- C0.0 COMMUNITY CENTER PLAN

PARTIAL NORTH ELEVATION BUILDING 1 - MATERIAL/COLOR CODES

SCALE: 3/16" = 1'-0"

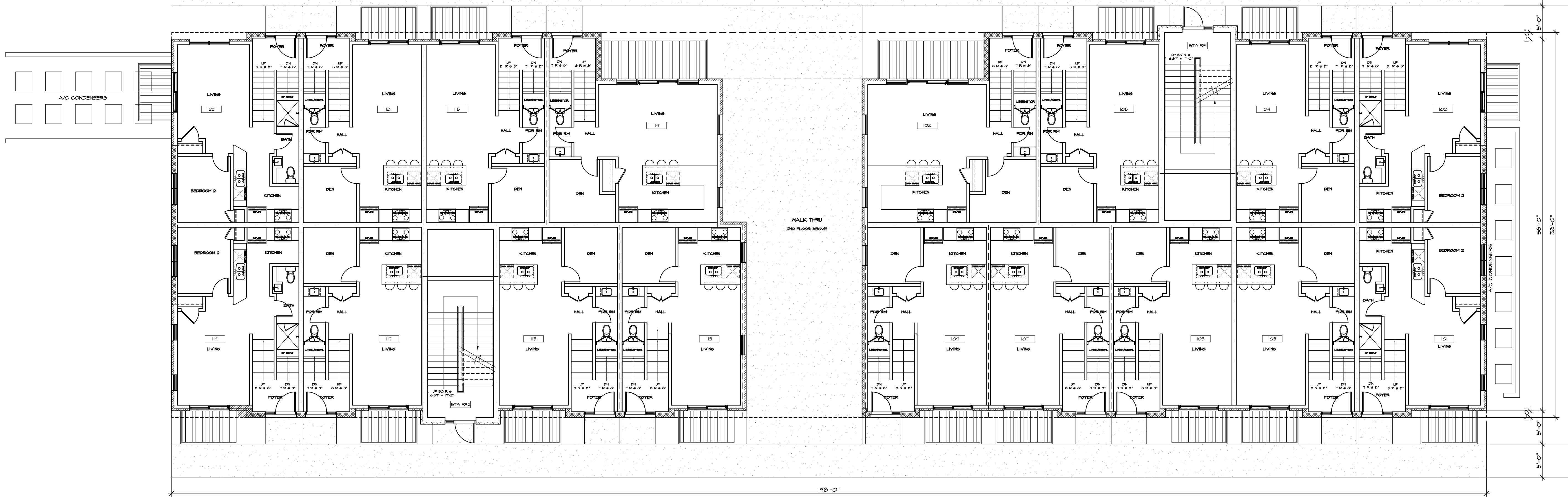


CITY COMMENTS	06 MAR 24
SITE PLAN APPROVAL	05 DEC 23
PLANNING SUBMITTAL	16 NOV 23

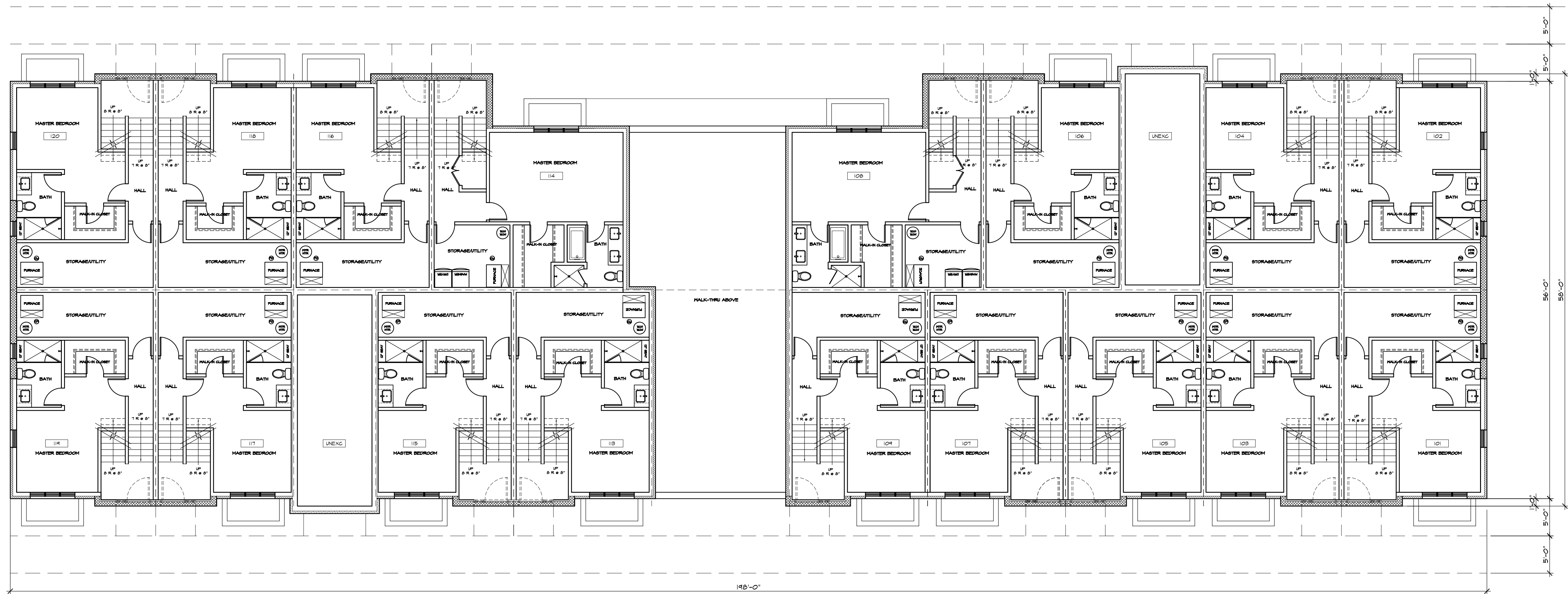
PROJECT TITLE
WATTLES SQUARE APARTMENTS
EAST WATTLES ROAD
TROY, MI

SHEET TITLE
BUILDING 1
NORTH EXTERIOR ELEVATION
TYPICAL EXTERIOR MATERIALS
BUILDINGS 1 & 2

SHEET NUMBER
A0.0



2 1st Floor Plan
Scale: 1/8" = 1'-0" North



Garden Level Plan
Scale: 1/8" = 1'-0" North
TWO LEVEL UNITS

CITY COMMENTS	06 MAR 24
SITE PLAN APPROVAL	05 DEC 23
PLANNING SUBMITTAL	16 NOV 23

PROJECT TITLE
WATTLES SQUARE APARTMENTS
EAST WATTLES ROAD
TROY, MI

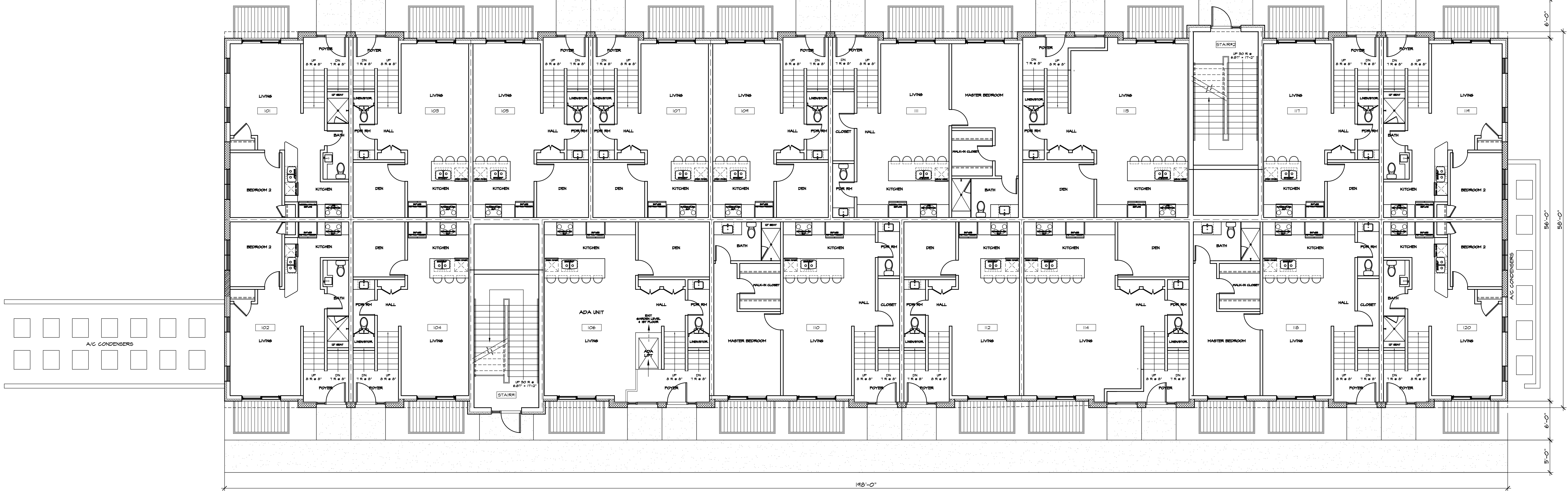
SHEET TITLE
TWO LEVEL UNIT FLOOR PLANS
BUILDING 1

SHEET NUMBER

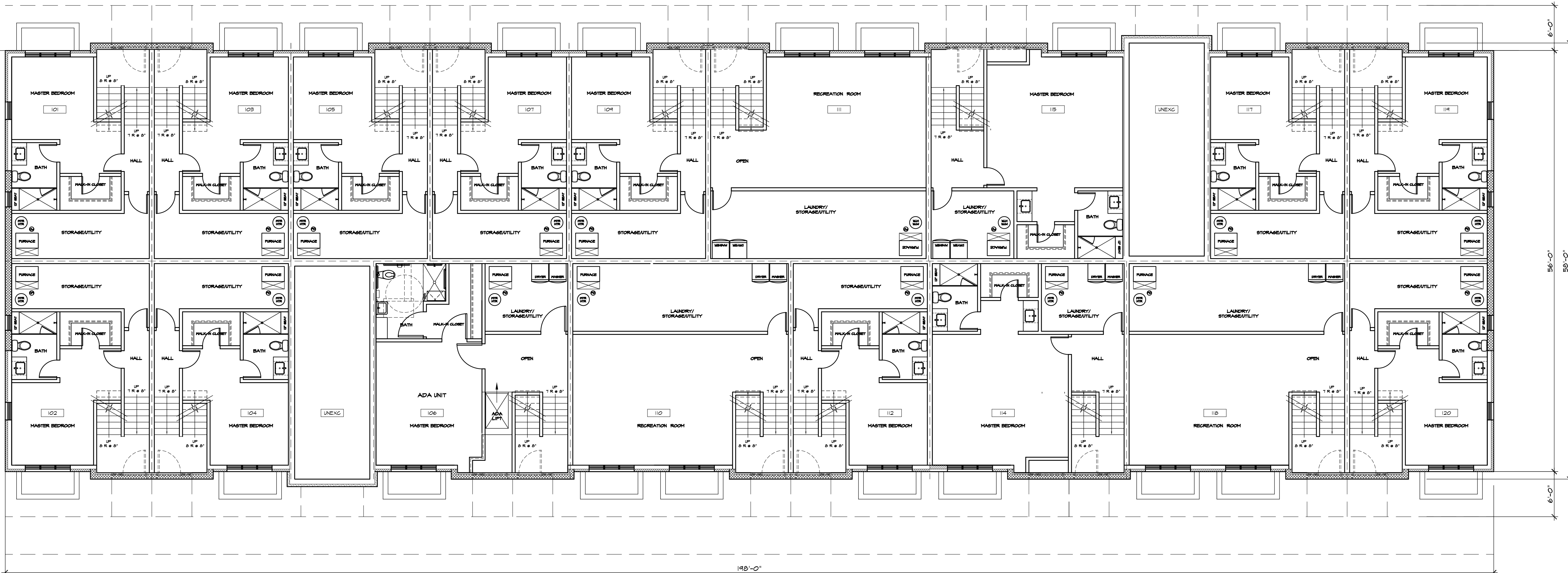
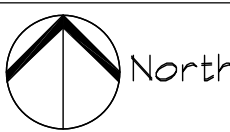
A1.1



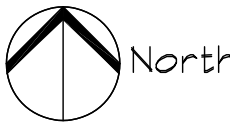
Note:



2 1st Floor Plan
Scale: 1/8" = 1'-0"



Garden Level Plan
Scale: 1/8" = 1'-0"



TWO LEVEL UNITS

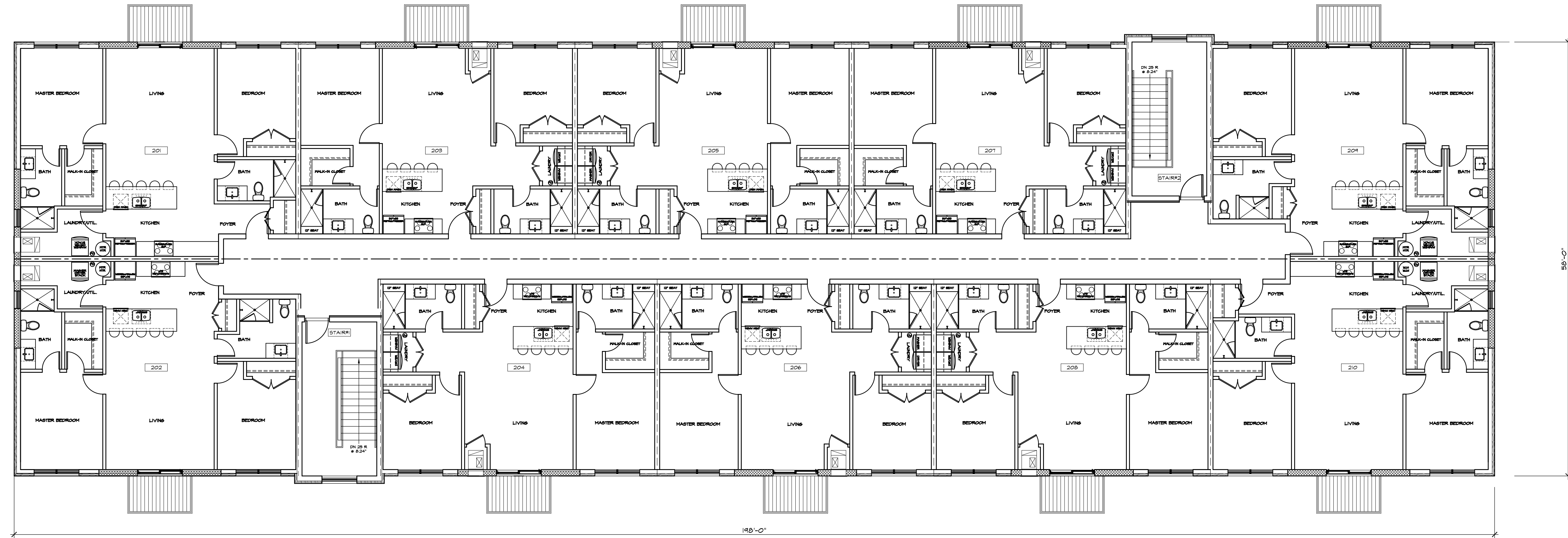
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SITE PLAN APPROVAL	05 DEC 23
PLANNING SUBMITTAL	16 NOV 23

PROJECT TITLE
WATTLES SQUARE APARTMENTS
EAST WATTLES ROAD
TROY, MI

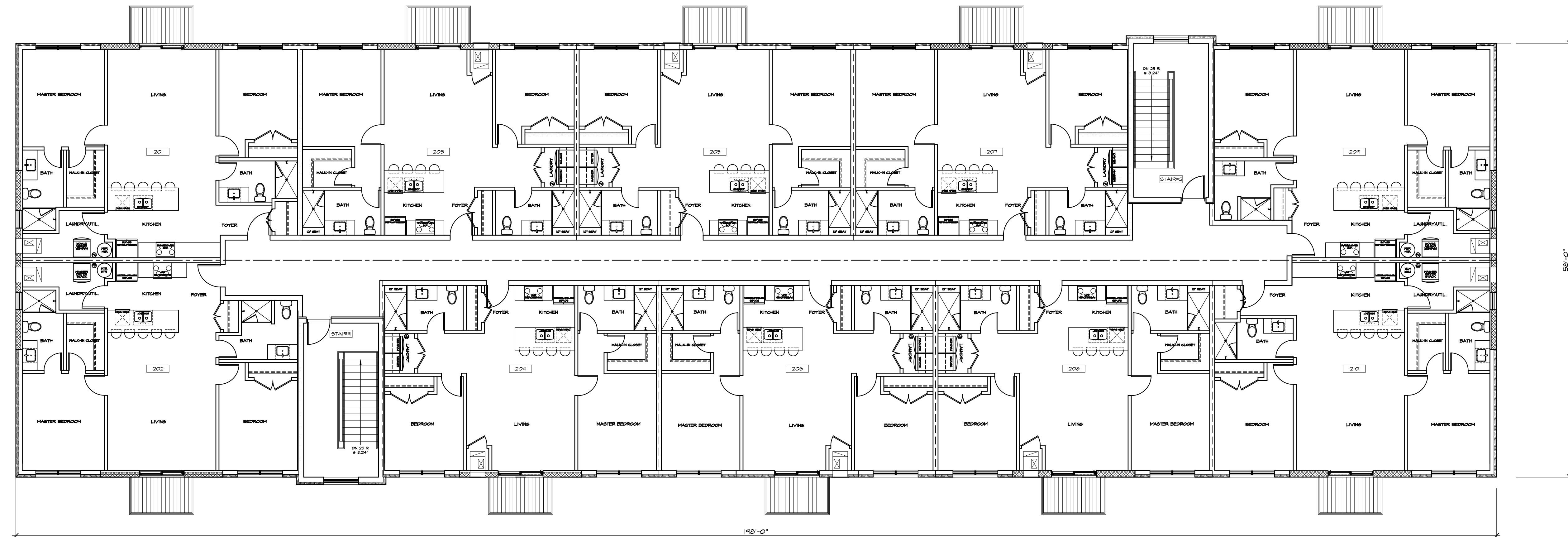
SHEET TITLE
TWO LEVEL UNIT FLOOR PLANS
BUILDING 2

SHEET NUMBER

A1.2



2 2nd Floor Single Level Units - Bldg. 2
Scale: 1/8" = 1'-0"



2nd Floor Single Level Units - Bldg. 1
Scale: 1/8" = 1'-0"



SINGLE LEVEL 2ND FLOOR UNITS



Note:

CITY COMMENTS	06 MAR 24
SITE PLAN APPROVAL	05 DEC 23
PLANNING SUBMITTAL	15 NOV 23

PROJECT TITLE
WATTLES SQUARE APARTMENTS
EAST WATTLES ROAD
TROY, MI

SHEET TITLE
2ND FLOOR SINGLE LEVEL UNITS
BUILDINGS 1 & 2

SHEET NUMBER

A1.3