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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

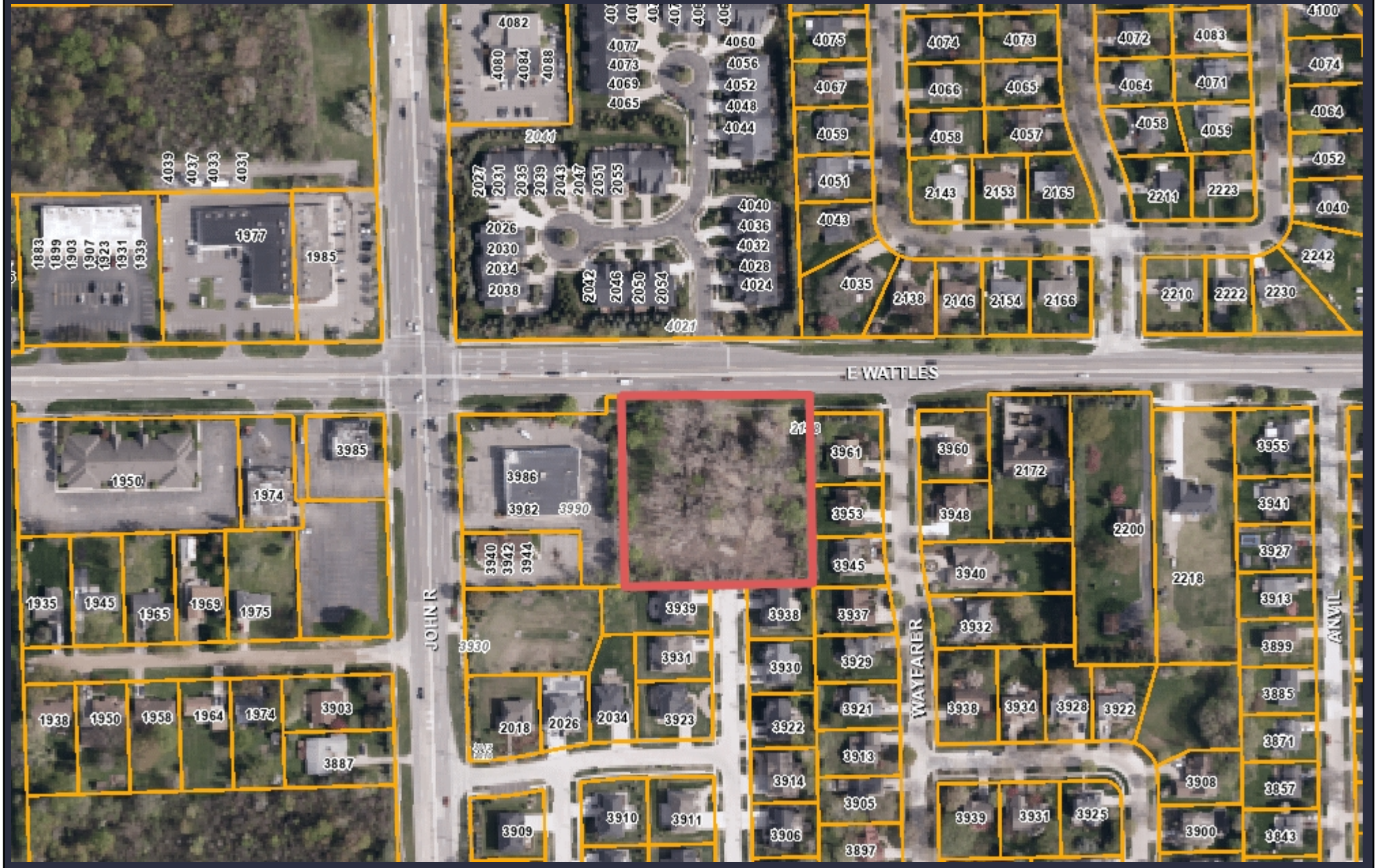
(denied, for the following reasons: _____) or

(postponed, for the following reasons: _____)

Yes:
No:

MOTION CARRIED/FAILED

GIS Online



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.

GIS Online



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.

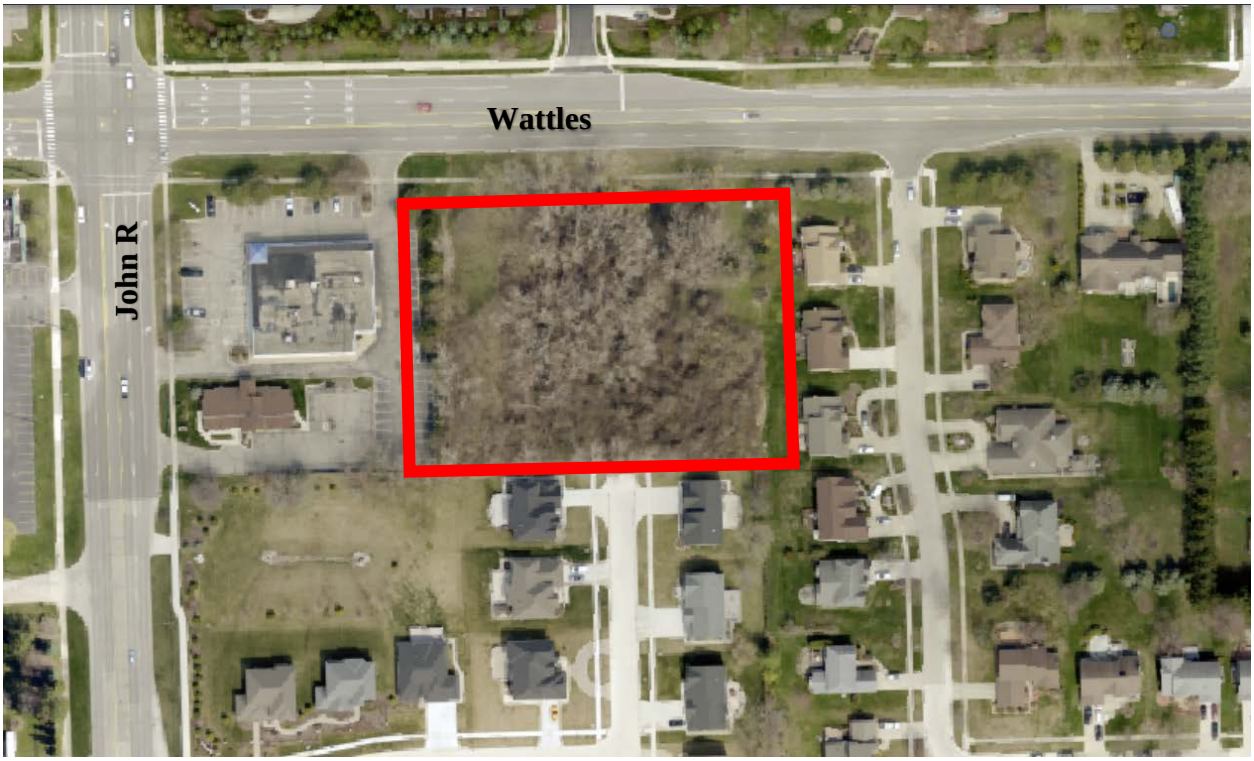
The proposed development is heavily intertwined with the RiteAid site to the east. The applicant is utilizing a portion of the existing RiteAid site for sidewalks, open space, seven (7) parking spaces, and a shared dumpster/recycling enclosure. Furthermore, the applicant proposes to convert a 500 sq/ft 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.

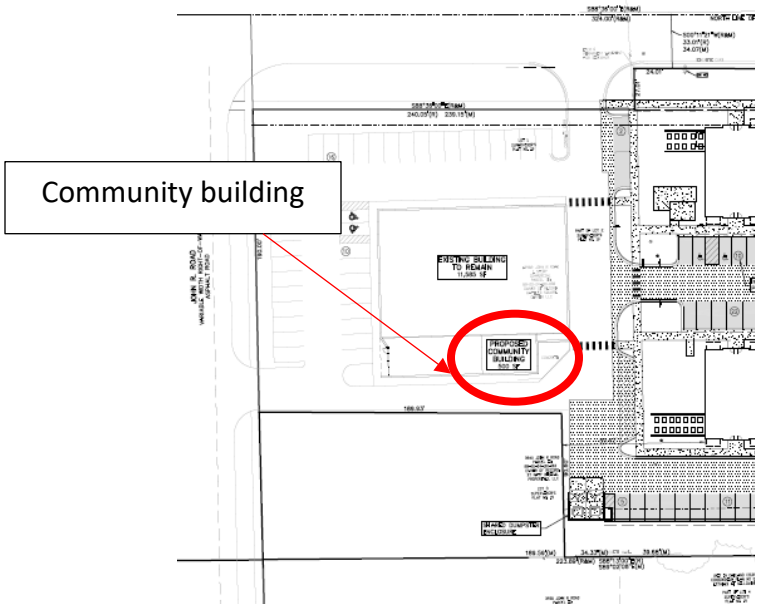
The applicant proposes to convert a 500 sq/ft section of the existing RiteAid building into a community building for tenants. This separate 500 sq/ft area is located in the southwest corner of the RiteAid building and is currently vacant. Floor plans provided by the applicant indicate that

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:

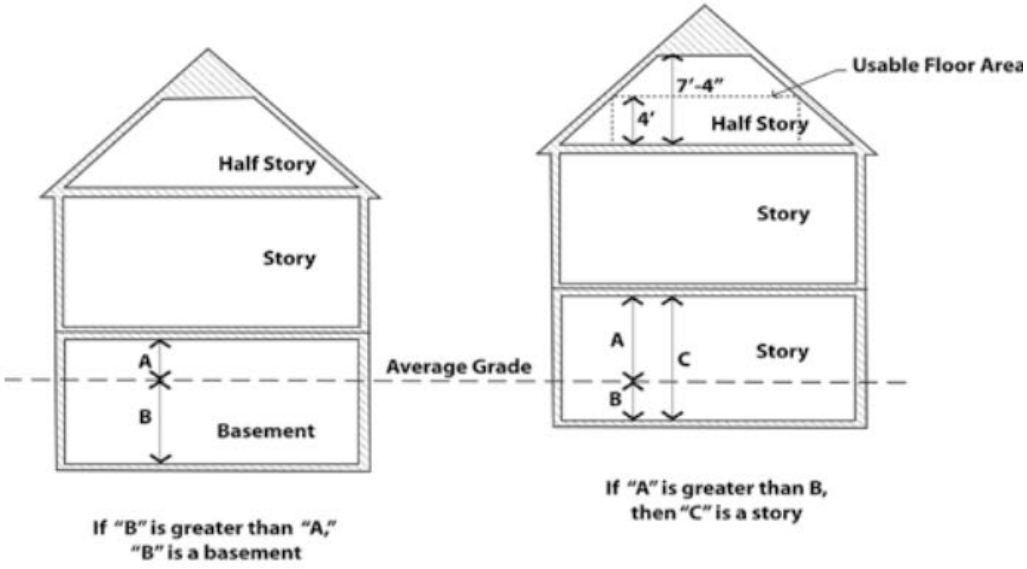
- Any building, or portion of a building, on a parcel abutting a one-family residentially zoned parcel shall not exceed 2.5-stories, 30 feet in height.

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:

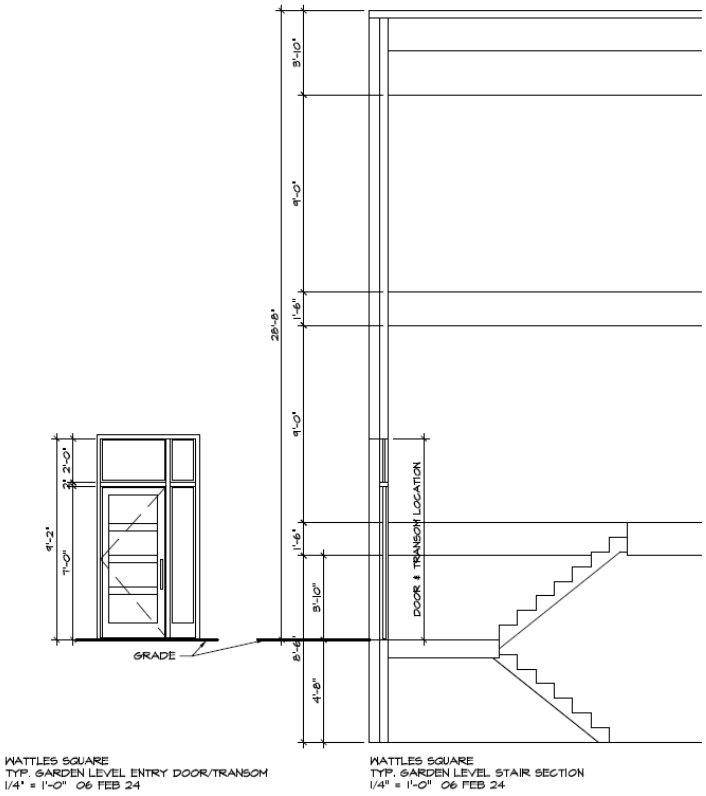
- *"That portion of a building which is partly or wholly below grade but is so located that the vertical distance from the average grade to the floor is greater than the vertical distance from the average grade to the ceiling. A basement shall not be counted as a story."*

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
Wattles Road: 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
Site landscaping: 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
Screening between uses: 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
Parking Lot Trees: 1 per 8 spaces	114 spaces = 14 trees	8 trees	Does not comply
Mitigation: 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.



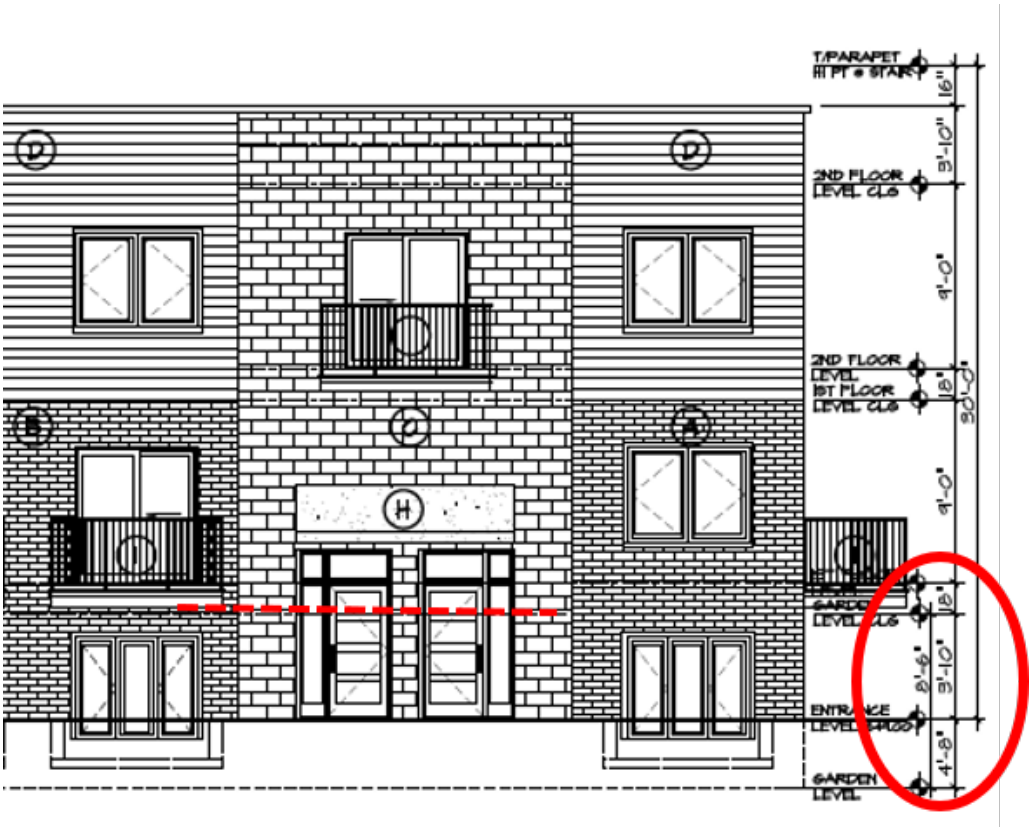
<u>Balcony Clearance:</u>

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

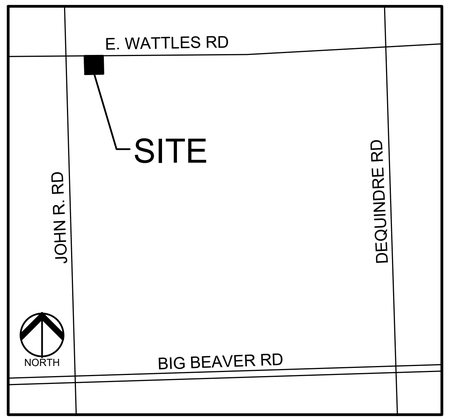
PRELIMINARY SITE PLANS

WATTLES SQUARE APARTMENTS

E. WATTLES ROAD & JOHN R. ROAD

CITY OF TROY, OAKLAND COUNTY, MICHIGAN

PERMIT / APPROVAL SUMMARY		
DATE SUBMITTED	DATE APPROVED	PERMIT / APPROVAL



LOCATION MAP
NO SCALE

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

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DEVELOPER

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PEA GROUP

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

STATE OF MICHIGAN
GREGORY MICHAEL BONO
License No. 6201054435
LICENSED PROFESSIONAL ENGINEER

NOT FOR CONSTRUCTION

FLOODPLAIN NOTE:
BY GRAPHICAL PLOTTING, SITE IS WTHIN 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
- 120.00 UTILITY POLE
- SINGLE POST SIGN
- ADJOINING BOUNDARY LINE
- EDGE OF ASPHALT
- BOUNDARY LINE
- BUILDING
- EDGE OF CONCRETE
- 800 CONCRETE CURB
- EASEMENT
- EDGE OF METAL
- OH OVERHEAD UTILITY LINE
- GUARDRAIL
- PLATTED SUBDIVISION
- ROAD CENTERLINE
- SECTION LINE
- SAN SEWER LINE
- EDGE OF SIDEWALK
- STM STORM DRAIN LINE
- TREE CANOPY
- W WALL (AS NOTED)
- WATER MAIN

BENCHMARKS
(NAVD88)

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 ±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
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STATE OF MICHIGAN
GREGORY MICHAEL BONO
License No. 6201054435
PROFESSIONAL ENGINEER

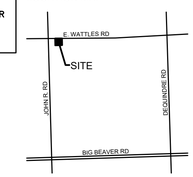
NORTH

0 10 20 40
SCALE: 1" = 20'

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

CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE LOCATIONS. NO WARRANTY IS 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 48083

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

ORIGINAL ISSUE DATE:
SEPTEMBER 22, 2023

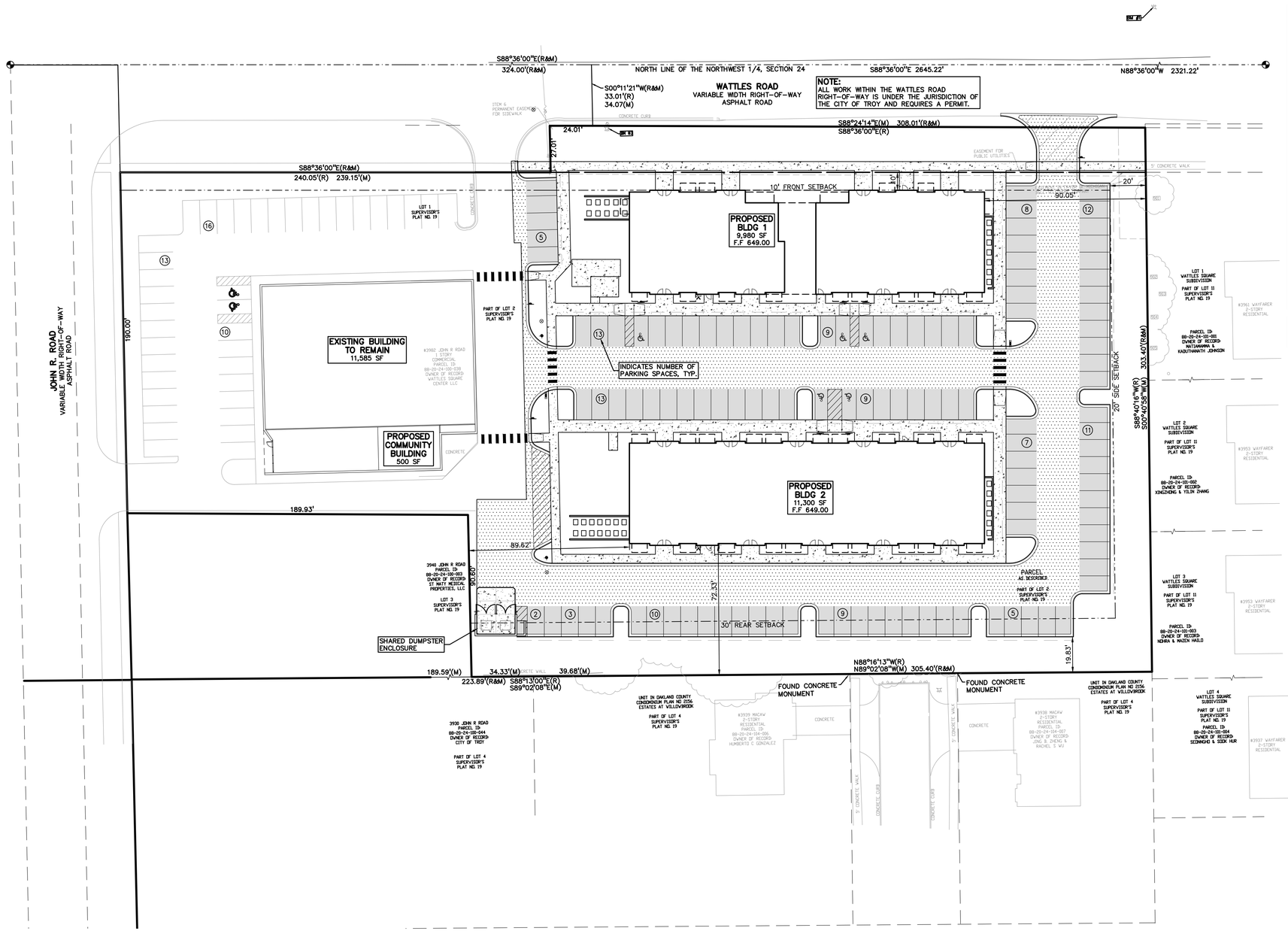
DRAWING TITLE
TOPOGRAPHIC SURVEY

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

DRAWING NUMBER:
C-1.0

NOT FOR CONSTRUCTION

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



LEGEND:

- CONCRETE PAVEMENT (STD DUTY / HEAVY DUTY / R.O.W. ONLY)
- ASPHALT PAVEMENT (STD DUTY / HEAVY DUTY / DEEP STRENGTH)
- 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%

SETBACK:	REQUIRED:	PROPOSED:
FRONT (NORTH):	10'	10.00'
SIDE (EAST):	20'	90.05'
SIDE (WEST):	0'	89.62'
REAR (SOUTH):	30'	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 SAPCES
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

STATE OF MICHIGAN
GREGORY MICHAEL BONO
License No. 6201064435
PROFESSIONAL ENGINEER

NORTH

0 15 30 60
SCALE: 1" = 30'

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

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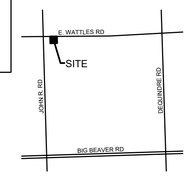
LOCATION MAP



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

PROJECT TITLE
WATTLES SQUARE APARTMENTS
E. WATTLES RD. & JOHN R. RD.
TROY, MI 48083

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:
C-2.0

NOT FOR CONSTRUCTION

S:\PROJECTS\2022\2022-1309 WATTLES APARTMENTS\DWG\SITE_PLAN\[C-2.0]OVERALL DIM-22-1309.dwg PLOT DATE: 3/6/2024 BY:Kelly Szczypka

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

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

LEGEND:

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- 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.

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

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NORTH

0 10 20 40

SCALE: 1" = 20'

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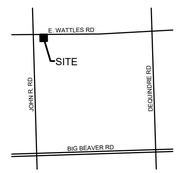

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DRAWING TITLE

PRELIMINARY SITE PLAN

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

DRAWING NUMBER:

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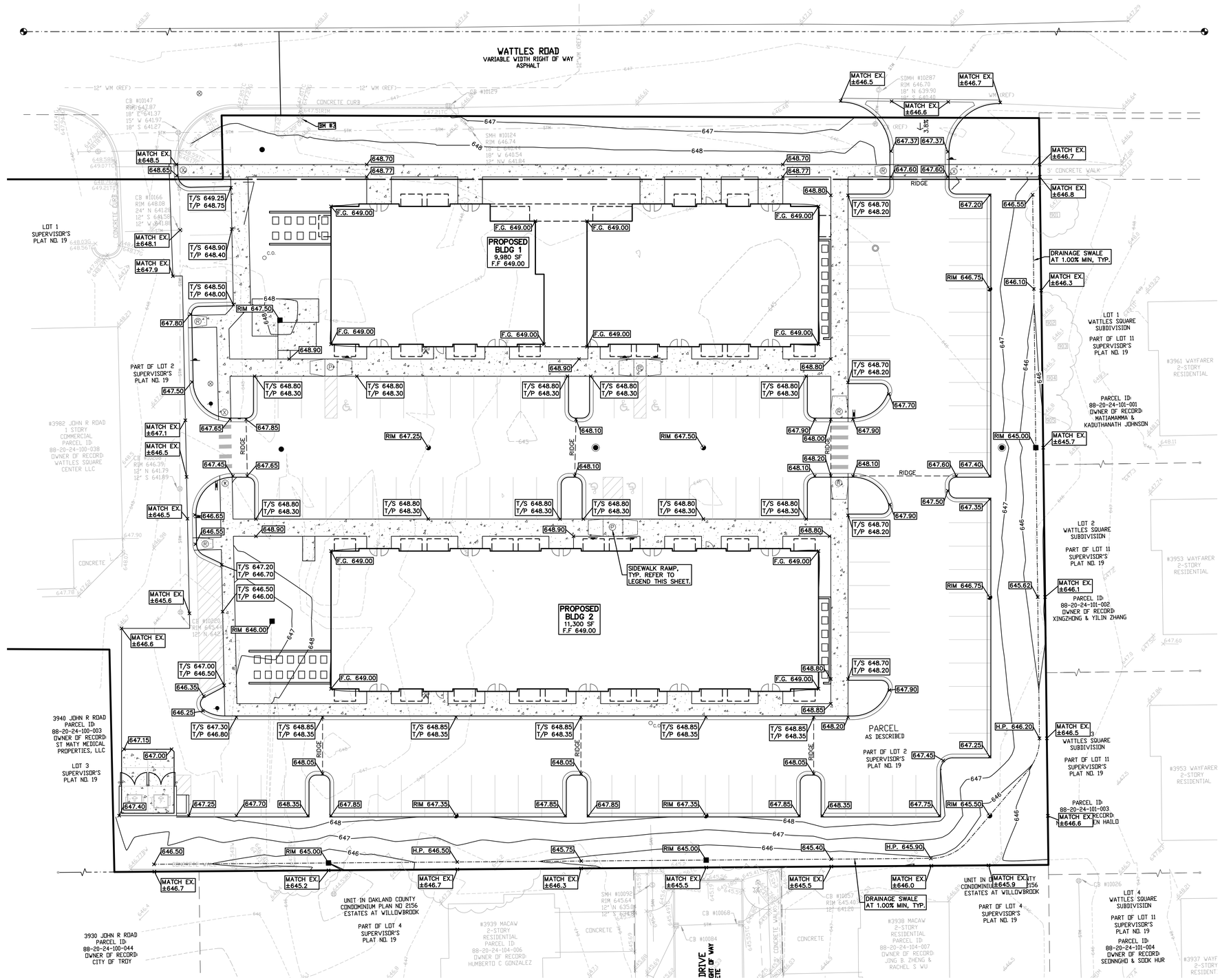
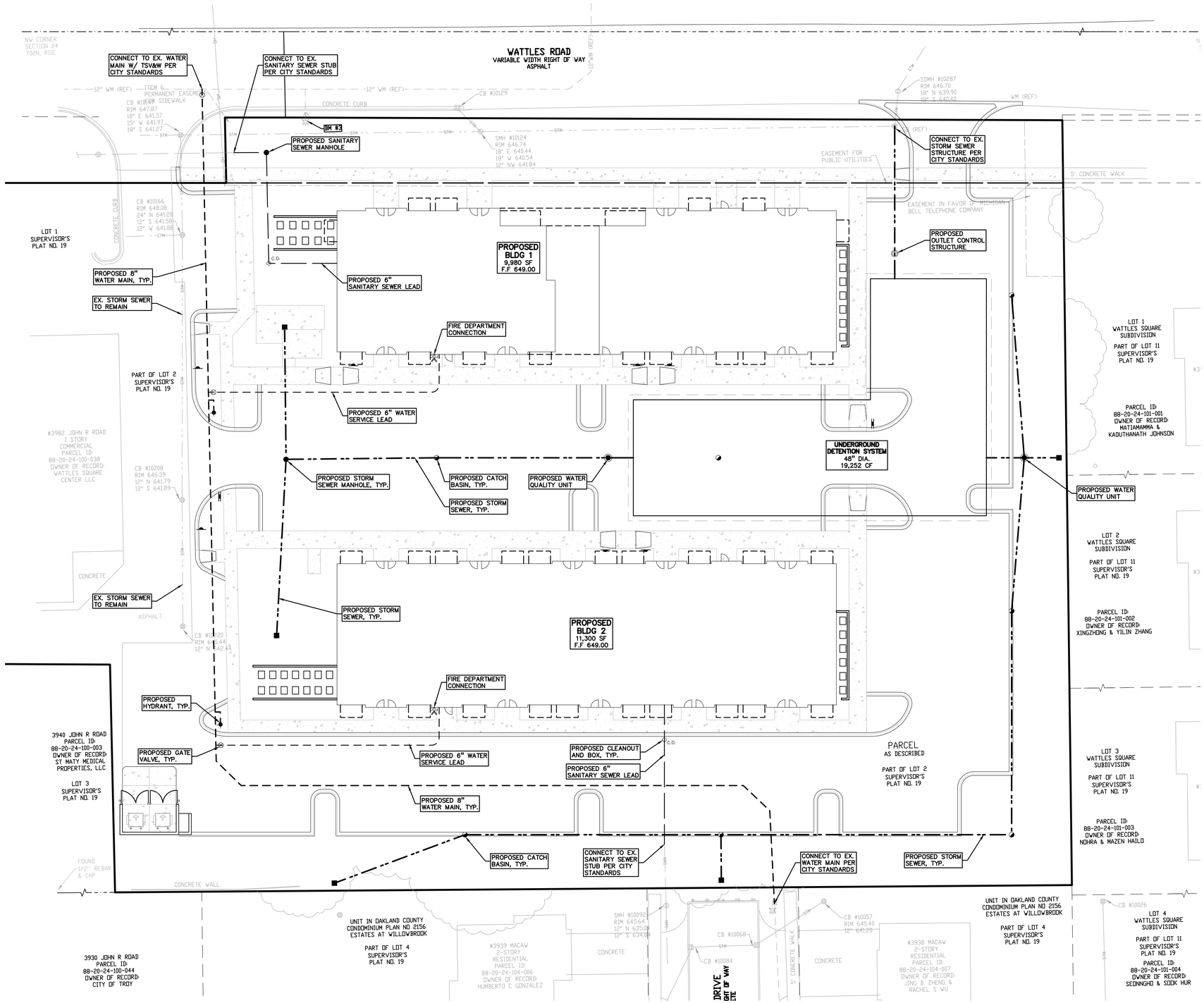
S:\PROJECTS\2022\2022-1309 WATTLES APARTMENTS\DWG\SITE_PLAN\[C-2.1]SITE-22-1309.dwg PLOT DATE: 3/6/2024 BY:Kelly Szczepka


WATTLES ROAD
VARIABLE WIDTH RIGHT OF WAY
ASPHALT
PROPOSED BLDG 1
9,980 SF
F.F 649.00
PROPOSED BLDG 2
11,300 SF
F.F 649.00
SIDEWALK RAMP, TYP. REFER TO LEGEND THIS SHEET.
DRAINAGE SWALE AT 1.00% MIN, TYP.
DRIVE
LOT 1 SUPERVISOR'S PLAT NO. 19
PART OF LOT 2 SUPERVISOR'S PLAT NO. 19
LOT 3 SUPERVISOR'S PLAT NO. 19
LOT 1 WATTLES SQUARE SUBDIVISION
PART OF LOT 11 SUPERVISOR'S PLAT NO. 19
LOT 2 WATTLES SQUARE SUBDIVISION
LOT 4 WATTLES SQUARE SUBDIVISION
PARCEL AS DESCRIBED
PARCEL ID 88-20-24-101-001 OWNER OF RECORD MATIAMAMMA & KADUTHANATH JOHNSON
PARCEL ID 88-20-24-101-002 OWNER OF RECORD XINGZHONG & YILIN ZHANG
PARCEL ID 88-20-24-101-003 OWNER OF RECORD ST MATY MEDICAL PROPERTIES, LLC
PARCEL ID 88-20-24-101-004 OWNER OF RECORD SEENNGHD & SOOK HUR
#3982 JOHN R ROAD 1 STORY COMMERCIAL PARCEL ID 88-20-24-100-038 OWNER OF RECORD WATTLES SQUARE CENTER LLC
3940 JOHN R ROAD PARCEL ID 88-20-24-100-003 OWNER OF RECORD ST MATY MEDICAL PROPERTIES, LLC
3930 JOHN R ROAD PARCEL ID 88-20-24-100-044 OWNER OF RECORD CITY OF TROY
#3961 WAYFARER 2-STORY RESIDENTIAL
#3953 WAYFARER 2-STORY RESIDENTIAL
#3939 MACAW 2-STORY RESIDENTIAL PARCEL ID 88-20-24-104-006 OWNER OF RECORD HUMBERTO C GONZALEZ
#3938 MACAW 2-STORY RESIDENTIAL PARCEL ID 88-20-24-104-007 OWNER OF RECORD JING B. ZHENG & RACHEL S WU
UNIT IN OAKLAND COUNTY CONDOMINIUM PLAN NO 2156 ESTATES AT WILLOWBROOK
PART OF LOT 4 SUPERVISOR'S PLAT NO. 19
5' CONCRETE WALK
CONCRETE CURB
CONCRETE
RIDGE
F.G. 649.00
RIM 647.50
RIM 647.25
RIM 646.00
RIM 646.75
RIM 645.00
RIM 647.35
RIM 645.50
H.P. 646.50
H.P. 645.90
H.P. 646.20
SMH #10092 RIM 645.64 12" IN 635.04 12" S 635.04
SMH #10287 RIM 646.70 18" N 639.90 18" S 640.40
SMH #10124 RIM 646.74 18" S 640.54 18" W 640.54 18" NW 641.84
CB #10147 RIM 647.87 18" E 641.37 15" W 641.97 18" S 641.27
CB #10129
CB #10166 RIM 648.08 24" N 641.28 12" S 641.58 12" W 641.88
CB #10260 RIM 645.44 12" N 640.74
CB #10057 RIM 645.40 12" 641.20
CB #10068
CB #10084
CB #10026
CB RIM 646.39 12" N 641.79 12" S 641.89
12" WM (REF)
12" S 641.89
CONCRETE CURB
CONCRETE
SIDEWALK
SIM
C.O.
MATCH EX. ±646.5
MATCH EX. ±646.7
MATCH EX. ±646.6
MATCH EX. ±646.8
MATCH EX. ±646.3
MATCH EX. ±645.7
MATCH EX. ±646.1
MATCH EX. ±646.0
MATCH EX. ±645.9
MATCH EX. ±645.5
MATCH EX. ±648.5
MATCH EX. ±648.1
MATCH EX. ±647.9
MATCH EX. ±647.1
MATCH EX. ±646.5
MATCH EX. ±645.6
MATCH EX. ±646.6
MATCH EX. ±646.7
MATCH EX. ±645.2
MATCH EX. ±646.7
MATCH EX. ±646.3
MATCH EX. ±645.5
MATCH EX. ±645.5
MATCH EX. ±646.5
MATCH EX. ±646.6
T/S 649.25 T/P 648.75
T/S 648.90 T/P 648.40
T/S 648.50 T/P 648.00
T/S 648.80 T/P 648.30
T/S 648.85 T/P 648.35
T/S 647.20 T/P 646.70
T/S 646.50 T/P 646.00
T/S 647.00 T/P 646.50
T/S 647.30 T/P 646.80
T/S 648.70 T/P 648.20
T/S 648.70 T/P 648.20
T/S 648.70 T/P 648.20



UTILITY LEGEND:

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

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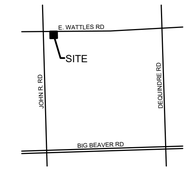

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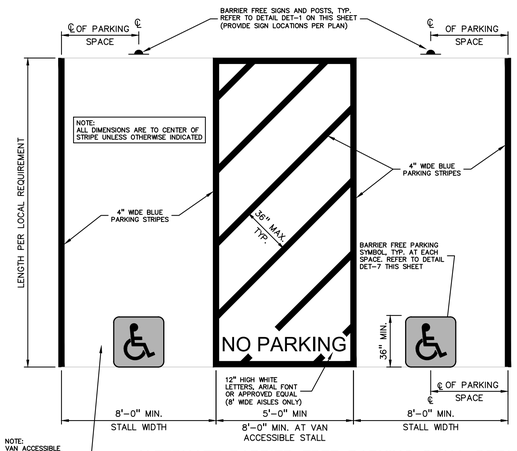
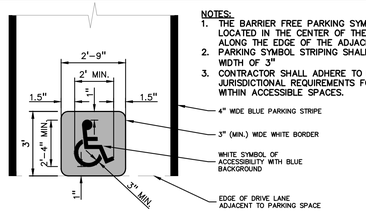


ALTERNATE BARRIER FREE PARKING STALL DETAIL
NOT TO SCALE

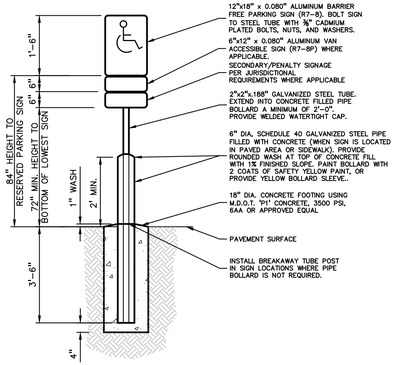


BARRIER FREE PARKING SYMBOL DETAIL (INTERNATIONAL SYMBOL OF ACCESSIBILITY)
NOT TO SCALE

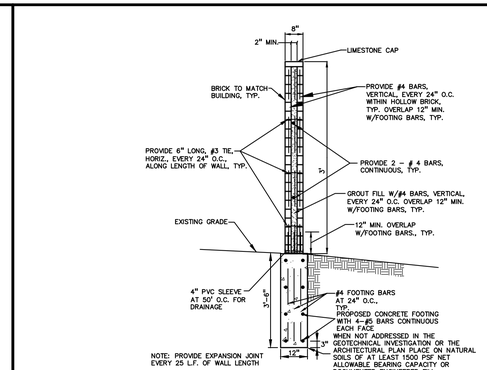
NOTES:
1. THE BARRIER FREE PARKING SYMBOL SHALL BE LOCATED IN THE CENTER OF THE PARKING SPACE AND ALONG THE EDGE OF THE ADJACENT DRIVE AISLE, TYP.
2. PARKING SYMBOL STRIPING SHALL HAVE A MINIMUM WIDTH OF 3"
3. CONTRACTOR SHALL ADHERE TO LOCAL/STATE JURISDICTIONAL REQUIREMENTS FOR ALL PAINTING WITHIN ACCESSIBLE SPACES.

BARRIER FREE SIGN NOTES:

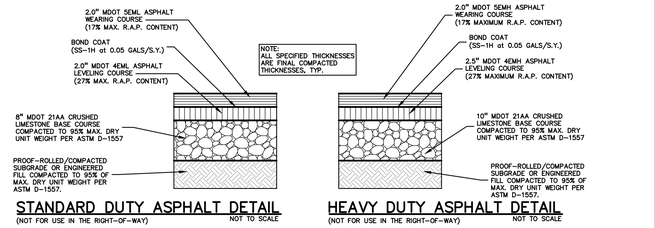
1. ONE SIGN IS REQUIRED AT EACH BARRIER FREE PARKING SPACE.
2. ALL SIGNS SHALL COMPLY WITH THE LATEST STANDARDS OF THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD).
3. WHEN TWO BARRIER FREE PARKING SPACES ARE ADJACENT AND FACING EACH OTHER, TWO SIGNS ARE REQUIRED, BUT CAN BE MOUNTED ON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



BARRIER FREE SIGN AND POST DETAIL
NOT TO SCALE



BRICK SCREEN WALL DETAIL
NOT TO SCALE



STANDARD DUTY ASPHALT DETAIL
(NOT FOR USE IN THE RIGHT-OF-WAY) NOT TO SCALE

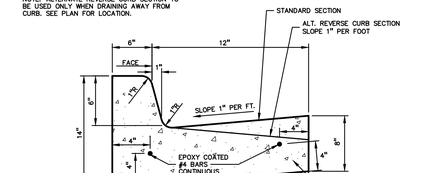
HEAVY DUTY ASPHALT DETAIL
(NOT FOR USE IN THE RIGHT-OF-WAY) NOT TO SCALE

AGGREGATE BASE NOTE:
THIS PAVEMENT SECTION DESIGN ASSUMES THE USE OF MDOT 21AA CRUSHED LIMESTONE BASE MATERIAL THAT MEETS THE REQUIREMENTS OF MDOT STANDARD SPECIFICATION SECTION 902 FOR AGGREGATES. IF CRUSHED CONCRETE AGGREGATE BASE IS PROPOSED IN LIEU OF THE SPECIFIED CRUSHED LIMESTONE MATERIAL, PEA GROUP WILL REQUIRE A MINIMUM 5% INCREASE IN BASE THICKNESS. HOWEVER, IF TESTING DOCUMENTATION IS PROVIDED TO PEA GROUP THAT SHOWS THAT THE CRUSHED CONCRETE MATERIAL MEETS ALL REQUIREMENTS OF MDOT SPECIFICATION SECTION 902, THEN THE 5% INCREASE IN THICKNESS MAY BE REEVALUATED.

ASPHALT MATERIAL NOTES:
HOT-MIX ASPHALT MIXTURES UTILIZING RECYCLED ASPHALT PAVEMENT (RAP) MUST MEET MDOT SPECIAL PROVISION 1205P501(E). THE BINDER GRADE FOR THIS WORK IS PG64-28. IF ASPHALT MIXES CONTAINING RAP ARE TO BE SUPPLIED FOR THIS PROJECT, THE ASPHALT BINDER MUST BE REVISED PER MDOT "TIER 1" OR "TIER 2" REQUIREMENTS (RAP CONTENT UP TO 27% MAXIMUM). TIER 3 MIXES ARE NOT ACCEPTABLE ON THIS PROJECT. AN ASPHALT MIX DESIGN FOR ALL SPECIFIED MIXES SHOULD BE FORWARDED TO PEA GROUP FOR REVIEW PRIOR TO CONSTRUCTION

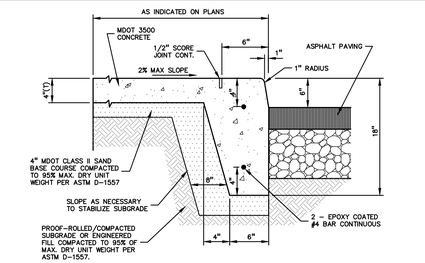
ASPHALT MIX DESIGN CHART

COMMERCIAL ADT 0–300	COMMERCIAL ADT 301–1000	COMMERCIAL ADT 1001–3400	COMMERCIAL ADT 3401	APPLICATION RATE (LB/YD²), MINIMUM – MAXIMUM
4EL	4EML	4EMH	4EMH	220–275
5EL	5EML	5EMH	SMA OR 5EMH	165–220
PG 58–28	PG 64–28	PG 64–28	PG 70–28P	



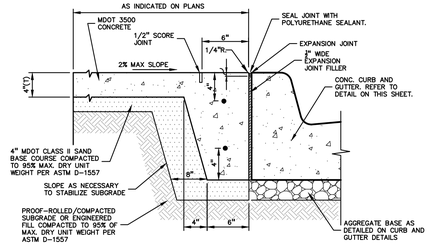
NOTE: PROVIDE CONTROL JOINTS IN CURB AT 10' O.C. PROVIDE EXPANSION JOINT AND JOINT SEALANT AT END OF RADIUS RETURNS PER MDOT AND ACA STANDARDS. PROVIDE EXPANSION JOINTS AND JOINT SEALANT WHERE CURBS ABUT STRUCTURES.

18"x6" STANDARD CONCRETE CURB AND GUTTER
NOT TO SCALE



CONTRACTION JOINTS TO BE 1/4 DEEP, SPACED AT INTERVALS TO MATCH SIDEWALK WIDTH (SAWCUT). 1/2–INCH PRE–MOLDED FILLER EXPANSION JOINTS WITH JOINT SEALANT SHALL BE PLACED ONLY WHERE SIDEWALK ABUTS A STRUCTURE.

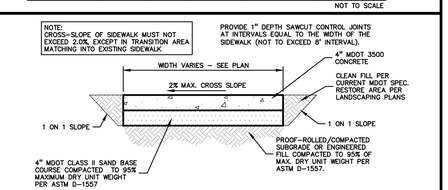
INTEGRAL CURB AND SIDEWALK
NOT TO SCALE



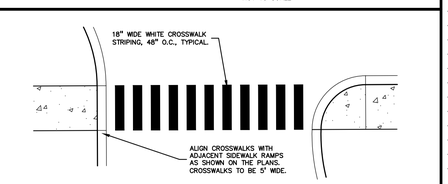
CONCRETE CURB AND GUTTER WITH SIDEWALK
NOT TO SCALE

NOTE: CROSS–SLOPE OF SIDEWALK MUST NOT EXCEED 2.0%, EXCEPT IN TRANSITION AREA MATCHING INTO EXISTING SIDEWALK

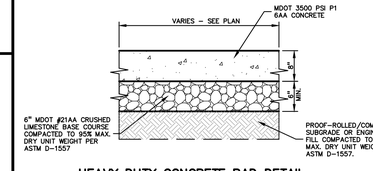
PROVIDE 1" DEPTH SAWCUT CONTROL JOINTS AT INTERVALS EQUAL TO THE WIDTH OF THE SIDEWALK (NOT TO EXCEED 8' INTERVAL).



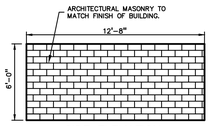
CONCRETE SIDEWALK
NOT TO SCALE



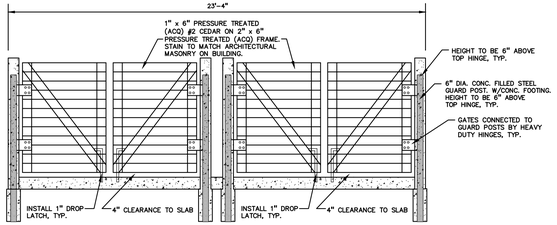
STRIPED CROSSWALK DETAIL
NOT TO SCALE



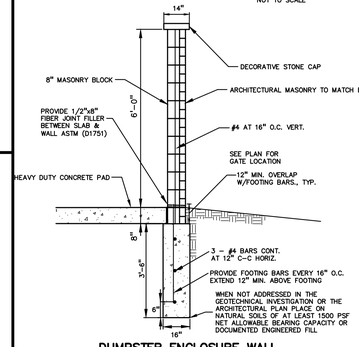
HEAVY DUTY CONCRETE PAD DETAIL
NOT TO SCALE



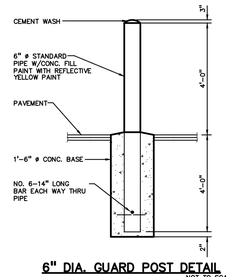
SIDE ELEVATION
NOT TO SCALE



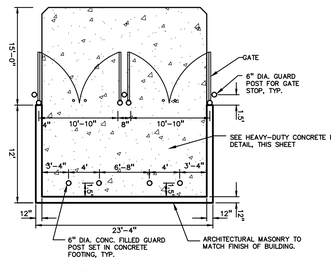
FRONT ELEVATION
NOT TO SCALE



DUMPSTER ENCLOSURE WALL CROSS SECTION
NOT TO SCALE

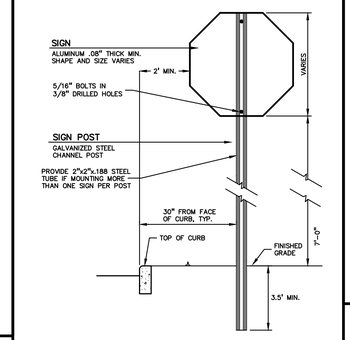


6" DIA. GUARD POST DETAIL
NOT TO SCALE



DOUBLE DUMPSTER ENCLOSURE DETAIL
NOT TO SCALE

DOUBLE TRASH ENCLOSURE DETAILS
NOT TO SCALE



SIGN AND POST INSTALLATION IN LANDSCAPED AREAS
NOT TO SCALE



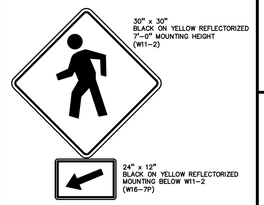
FIRE LANE SIGNS: APPROVED "NO PARKING FIRE LANE" SIGN MUST BE INSTALLED AND MAINTAINED IN COMPLIANCE WITH THE CRITERIA SET FORTH IN THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. SOME OF THE CRITERIA IS AS FOLLOWS: (TROY CITY CODE CHAPTER 106)
- SIGN SHALL BE RED LETTERING ON WHITE BACKGROUND AND SHALL READ, "FIRE LANE. NO PARKING. NO STOPPING. NO STANDING. TOW AWAY ZONE"
- SIGNS SHALL BE SPACED NO FURTHER THAN 100 FEET APART.
- SIGNS SHALL BE INSTALLED AT A RIGHT ANGLE 90° TO CURB
- SIGN SHALL BE SEVEN (7) FEET FROM THE BOTTOM OF SIGN TO GRADE
- SIGNS SHALL BE DOUBLE FACED WHERE THE POSSIBILITY EXIST FOR LEFT WHEEL TO CURB PARKING.
- SIGNS SHALL BE 12 INCES IN WIDTH AND 18 INCHES IN HEIGHT.

CITY OF TROY FIRE LANE SIGN DETAIL
NOT TO SCALE



30" x 30" WHITE ON RED REFLECTORIZED 7'–0" MOUNTING HEIGHT (R1–1)

STOP SIGN DETAIL
NOT TO SCALE



CROSSWALK SIGN DETAIL
NOT TO SCALE

12" x 18" (R7–8) GREEN BORDER AND LEGEND WHITE SYMBOL, BLUE BACKGROUND. REFLECTORIZED

BARRIER FREE PARKING SIGN DETAIL
NOT TO SCALE

12" x 18" (R7–8) GREEN BORDER AND LEGEND WHITE SYMBOL, BLUE BACKGROUND. REFLECTORIZED

NOTE: MAY ONLY BE USED AT 11' WIDE SPACES LOCATED ON THE LEFT SIDE OF A 5' WIDE AISLE, OR 8' WIDE SPACES LOCATED TO THE LEFT OF 8' WIDE AISLES

6" x 12" (R7–8P) GREEN BORDER AND LEGEND REFLECTORIZED

VAN ACCESSIBLE PARKING SIGN DETAIL
NOT TO SCALE

SECTION A–A

MDOT DRIVEWAY OPENING–DETAIL 'M'
NOT TO SCALE

NOT FOR CONSTRUCTION

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t: 844.813.2949
www.peagroup.com

STATE OF MICHIGAN · GREGORY MICHAEL BONO · License No. 6201054435 · PROFESSIONAL ENGINEER

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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.
TROY, MI 48083

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

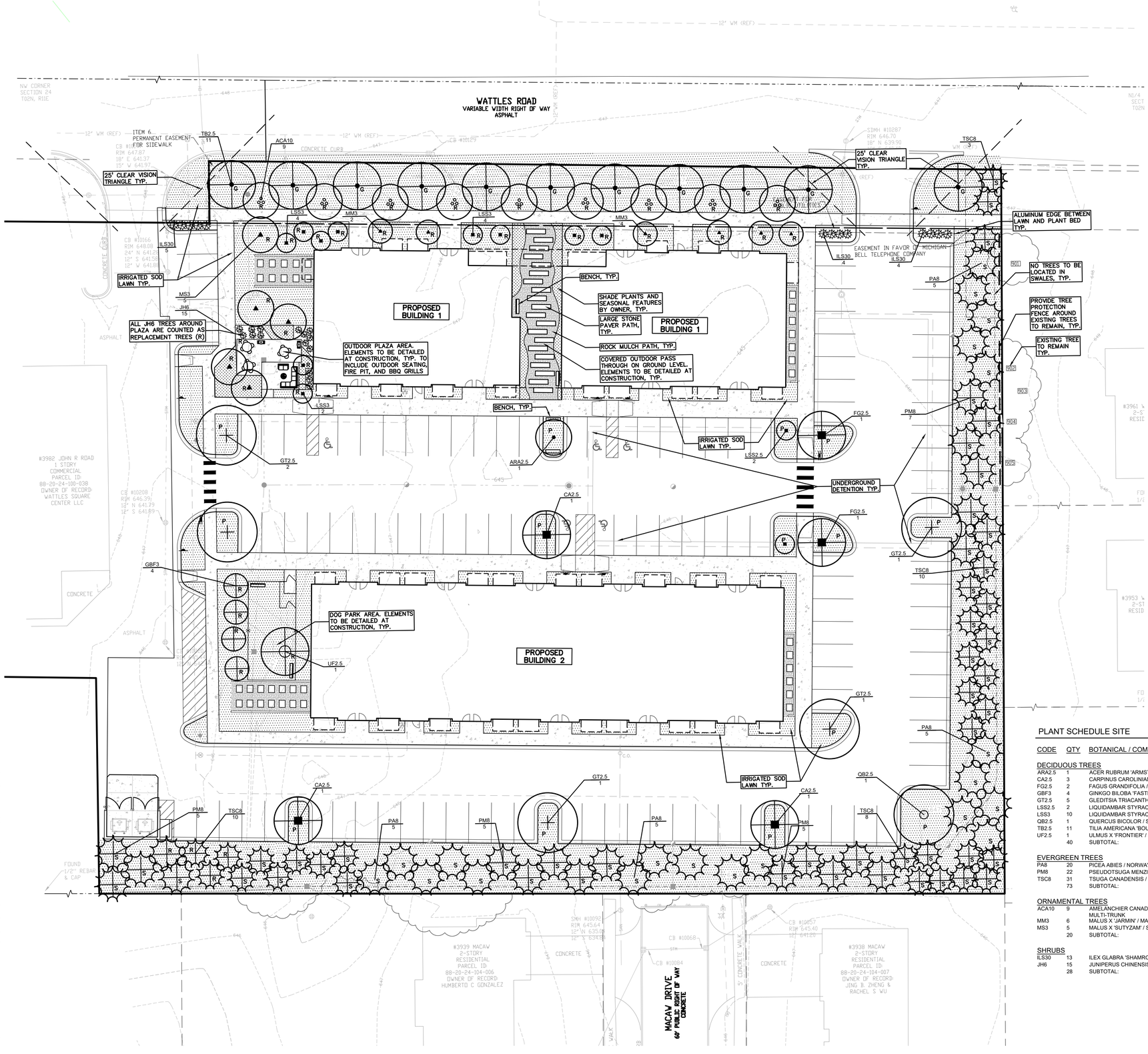
ORIGINAL ISSUE DATE:
SEPTEMBER 22, 2023

DRAWING TITLE
NOTES AND DETAILS

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

DRAWING NUMBER:
C-5.0

S:\PROJECTS\2022\2022-1309 WATTLES APARTMENTS\DWG\SITE_PLAN\DC-5.0DETAIL-22-1309.dwg PLOT DATE: 3/6/2024 BY: Kelly Stanjohn



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.
SCREEN ALT 2: 1 LARGE EVG TREE PER 10LF

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	GINKGO BILOBA '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
	40	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
	73	SUBTOTAL:			
ORNAMENTAL TREES					
ACA10	9	AMELANCHIER CANADENSIS / SHADBLOW SERVICEBERRY MULTI-TRUNK	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
	20	SUBTOTAL:			
SHRUBS					
ILS30	13	ILEX GLABRA 'SHAMROCK' / SHAMROCK INKBERRY HOLLY	30" HT.	CONT.	4` O.C.
JH6	15	JUNIPERUS CHINENSIS 'HETZII COLUMNARIS' / HETZI COLUMN JUNIPER	6` HT.	B&B	36"O.C.
	28	SUBTOTAL:			

NOT FOR CONSTRUCTION

PEA GROUP
t: 844.813.2949
www.peagroup.com

JANET L. EVANS LANDSCAPE ARCHITECT NO. 1390 REGISTERED LANDSCAPE ARCHITECT STATE OF MICHIGAN

NORTH

0 10 20 40
SCALE: 1" = 20'

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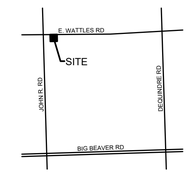
LOCATION MAP



CLIENT

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2150 FRANKLIN ROAD
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PROJECT TITLE

WATTLES SQUARE APARTMENTS
E. WATTLES RD. & JOHN R. RD.
TROY, MI 48083

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

PRELIMINARY LANDSCAPE PLAN

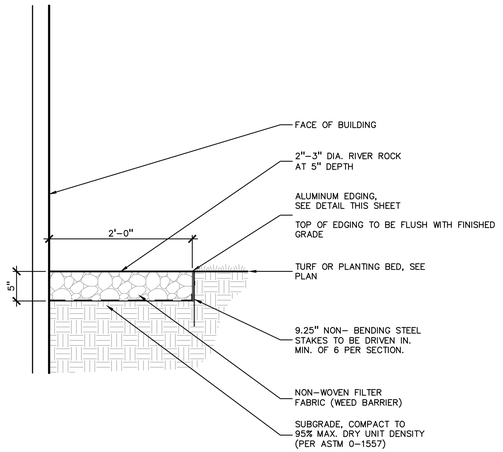
PEA JOB NO.	22-1309
P.M.	GMB
DN.	BGG
DES.	JLE

DRAWING NUMBER:
L-1.0

Xref .\XTLBK-23-1309.dwg

GENERAL PLANTING NOTES:

1. LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING SITE CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED WORK. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, PLAN SHALL GOVERN QUANTITIES. CONTACT LANDSCAPE ARCHITECT WITH ANY CONCERNS.
2. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON SITE UTILITIES PRIOR TO BEGINNING CONSTRUCTION ON HIS/HER PHASE OF WORK. ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION MAY BE LOCATED BY CALLING MISS DIG 1-800-482-7171. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF CONTRACTOR. CONTRACTOR SHALL COORDINATE ALL RELATED ACTIVITIES WITH OTHER TRADES ON THE JOB AND SHALL REPORT ANY UNACCEPTABLE JOB CONDITIONS TO OWNER'S REPRESENTATIVE PRIOR TO COMMENCING.
3. ALL PLANT MATERIAL TO BE PREMIUM GRADE NURSERY STOCK AND SHALL SATISFY AMERICAN ASSOCIATION OF NURSERYMEN STANDARD FOR NURSERY STOCK. ALL LANDSCAPE MATERIAL SHALL BE NORTHERN GROWN, NO. 1. GRADE.
4. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON LANDSCAPE PLAN PRIOR TO PRICING THE WORK.
5. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
6. ALL SINGLE STEM SHADE TREES TO HAVE STRAIGHT TRUNKS AND SYMMETRICAL CROWNS.
7. ALL SINGLE TRUNK SHADE TREES TO HAVE A CENTRAL LEADER; TREES WITH FORKED OR IRREGULAR TRUNKS WILL NOT BE ACCEPTED.
8. ALL MULTI STEM TREES SHALL BE HEAVILY BRANCHED AND HAVE SYMMETRICAL CROWNS. ONE SIDED TREES OR THOSE WITH THIN OR OPEN CROWNS SHALL NOT BE ACCEPTED.
9. ALL EVERGREEN TREES SHALL BE HEAVILY BRANCHED AND FULL TO THE GROUND, SYMMETRICAL IN SHAPE AND NOT SHEARED FOR THE LAST FIVE GROWING SEASONS.
10. ALL TREES TO HAVE CLAY OR CLAY LOAM BALLS, TREES WITH SAND BALLS WILL BE REJECTED.
11. NO MACHINERY IS TO BE USED WITHIN THE DRIP LINE OF EXISTING TREES; HAND GRADE ALL LAWN AREAS WITHIN THE DRIP LINE OF EXISTING TREES.
12. ALL TREE LOCATIONS SHALL BE STAKED BY LANDSCAPE CONTRACTOR AND ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF THE PLANT MATERIAL.
13. IT IS MANDATORY THAT POSITIVE DRAINAGE IS PROVIDED AWAY FROM ALL BUILDINGS.
14. ALL PLANTING BEDS SHALL RECEIVE 3" SHREDDED HARDWOOD BARK MULCH WITH PRE EMERGENT, SEE SPECIFICATIONS. SHREDDED PALETTE AND DYED MULCH WILL NOT BE ACCEPTED.
15. ALL LANDSCAPED AREAS SHALL RECEIVE 3" COMPACTED TOPSOIL.
16. SEE SPECIFICATIONS FOR ADDITIONAL COMMENTS, REQUIREMENTS, PLANTING PROCEDURES AND WARRANTY STANDARDS.
17. FOR NON-LAWN SEED MIX AREAS, AS NOTED ON PLAN, BRUSH MOW ONCE SEASONALLY FOR INVASIVE SPECIES CONTROL.
18. CONTRACTOR SHALL NOT INSTALL PLANTS UNDER BUILDING OVERHANG AND SHALL NOTIFY LANDSCAPE ARCHITECT IF DRAWINGS CONFLICT WITH BUILDING OVERHANGS.
19. 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"

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

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

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

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

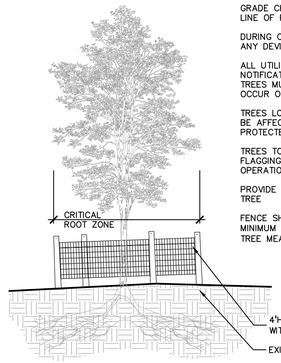
ALL UTILITY SERVICE REQUESTS MUST INCLUDE NOTIFICATION TO THE INSTALLER THAT PROTECTED TREES MUST BE AVOIDED. ALL TRENCHING SHALL OCCUR OUTSIDE OF THE PROTECTIVE FENCING

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

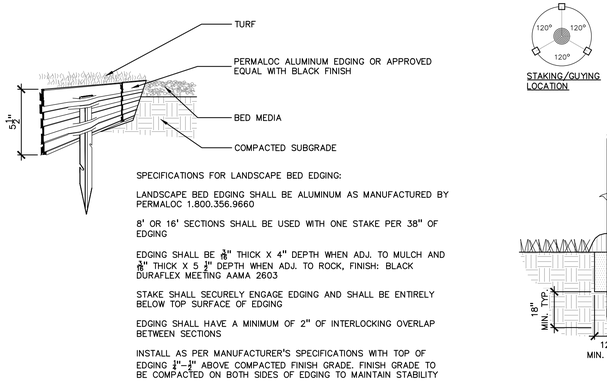
TREES TO BE PRESERVED SHALL BE IDENTIFIED WITH FLAGGING PRIOR TO THE TREE CLEARING OPERATIONS

PROVIDE FENCE AROUND CRITICAL ROOT ZONE OF TREE

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



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



SPECIFICATIONS FOR LANDSCAPE BED EDGING:

LANDSCAPE BED EDGING SHALL BE ALUMINUM AS MANUFACTURED BY PERMALOC 1.800.356.9660

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

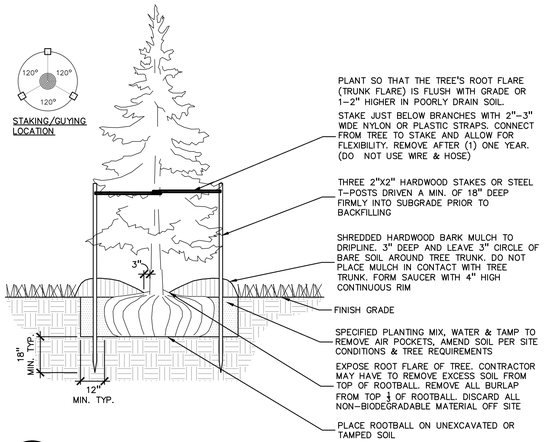
EDGING SHALL BE $\frac{3}{16}$" THICK X 4" DEPTH WHEN ADJ. TO MULCH AND $\frac{3}{16}$" THICK X 5 $\frac{1}{2}$" DEPTH WHEN ADJ. TO ROCK, FINISH: BLACK DURAFLEX MEETING AAMA 2603

STAKE SHALL SECURELY ENGAGE EDGING AND SHALL BE ENTIRELY BELOW TOP SURFACE OF EDGING

EDGING SHALL HAVE A MINIMUM OF 2" OF INTERLOCKING OVERLAP BETWEEN SECTIONS

INSTALL AS PER MANUFACTURER'S SPECIFICATIONS WITH TOP OF EDGING $\frac{1}{2}$"-$\frac{3}{4}$" ABOVE COMPACTED FINISH GRADE. FINISH GRADE TO BE COMPACTED ON BOTH SIDES OF EDGING TO MAINTAIN STABILITY

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



PLANT SO THAT THE TREE'S ROOT FLARE (TRUNK FLARE) IS FLUSH WITH GRADE OR 1-2" HIGHER IN POORLY DRAIN SOIL.

STAKE JUST BELOW BRANCHES WITH 2"-3" WIDE NYLON OR PLASTIC STRAPS. CONNECT FROM TREE TO STAKE AND ALLOW FOR FLEXIBILITY. REMOVE AFTER (1) ONE YEAR. (DO NOT USE WIRE & HOSE)

THREE 2"X2" HARDWOOD STAKES OR STEEL T-POSTS DRIVEN A MIN. OF 18" DEEP FIRMLY INTO SUBGRADE PRIOR TO BACKFILLING

SHREDDED HARDWOOD BARK MULCH TO DRIPLINE. 3" DEEP AND LEAVE 3" CIRCLE OF BARE SOIL AROUND TREE TRUNK. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK. FORM SAUCER WITH 4" HIGH CONTINUOUS RIM

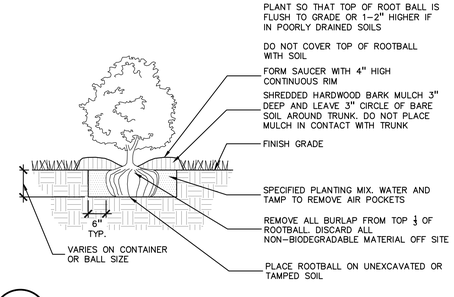
FINISH GRADE

SPECIFIED PLANTING MIX, WATER & TAMP TO REMOVE AIR POCKETS, AMEND SOIL PER SITE CONDITIONS & TREE REQUIREMENTS

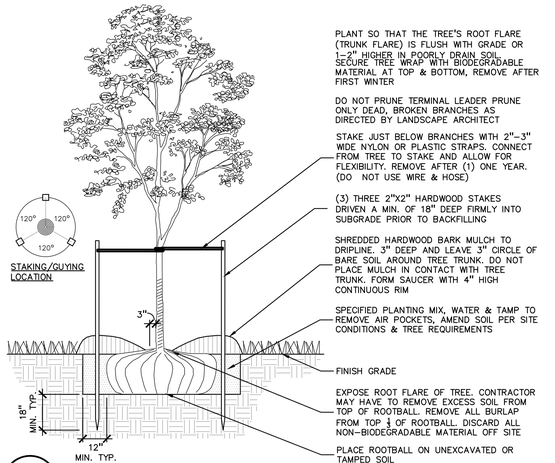
EXPOSE ROOT FLARE OF TREE. CONTRACTOR MAY HAVE TO REMOVE EXCESS SOIL FROM TOP OF ROOTBALL. REMOVE ALL BURLAP FROM TOP $\frac{1}{3}$ OF ROOTBALL. DISCARD ALL NON-BIODEGRADABLE MATERIAL OFF SITE

PLACE ROOTBALL ON UNEXCAVATED OR TAMPED SOIL

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



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



PLANT SO THAT THE TREE'S ROOT FLARE (TRUNK FLARE) IS FLUSH WITH GRADE OR 1-2" HIGHER IN POORLY DRAIN SOIL. SECURE TREE WRAP WITH BIODEGRADABLE MATERIAL AT TOP & BOTTOM, REMOVE AFTER FIRST WINTER

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

STAKE JUST BELOW BRANCHES WITH 2"-3" WIDE NYLON OR PLASTIC STRAPS. CONNECT FROM TREE TO STAKE AND ALLOW FOR FLEXIBILITY. REMOVE AFTER (1) ONE YEAR. (DO NOT USE WIRE & HOSE)

(3) THREE 2"X2" HARDWOOD STAKES DRIVEN A MIN. OF 18" DEEP FIRMLY INTO SUBGRADE PRIOR TO BACKFILLING

SHREDDED HARDWOOD BARK MULCH TO DRIPLINE. 3" DEEP AND LEAVE 3" CIRCLE OF BARE SOIL AROUND TREE TRUNK. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK. FORM SAUCER WITH 4" HIGH CONTINUOUS RIM

SPECIFIED PLANTING MIX, WATER & TAMP TO REMOVE AIR POCKETS, AMEND SOIL PER SITE CONDITIONS & TREE REQUIREMENTS

FINISH GRADE

EXPOSE ROOT FLARE OF TREE. CONTRACTOR MAY HAVE TO REMOVE EXCESS SOIL FROM TOP OF ROOTBALL. REMOVE ALL BURLAP FROM TOP $\frac{1}{3}$ OF ROOTBALL. DISCARD ALL NON-BIODEGRADABLE MATERIAL OFF SITE

PLACE ROOTBALL ON UNEXCAVATED OR TAMPED SOIL

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

NOT FOR CONSTRUCTION

PEA GROUP
t: 844.813.2949
www.peagroup.com

STATE OF MICHIGAN — JANET L. EVANS — LANDSCAPE ARCHITECT — NO. 1302 — REGISTERED LANDSCAPE ARCHITECT

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

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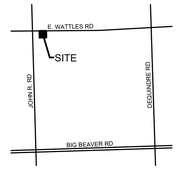
LOCATION MAP



CLIENT

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

PROJECT TITLE

WATTLES SQUARE APARTMENTS
E. WATTLES RD. & JOHN R. RD.
TROY, MI 48083

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:

L-2.0

S:\PROJECTS\2022\2022-1309 WATTLES APARTMENTS\DWG\SITE_PLAN\(L-2.0)LANDSCAPE DETAILS-22-1309.DWG PLOT DATE: 3/6/2024 BY: Haley Szczepko

KEY:

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

S88°36'00"E(R&M)
324.00'(R&M)
NW CORNER SECTION 24 T02N, R11E
S00°11'21"W(R&M) 33.07'(M)
NORTH LINE OF THE NORTHWEST 1/4, SECTION 24
S88°36'00"E 2645.22'
WATTLES ROAD
VARIABLE WIDTH RIGHT OF WAY
ASPHALT
N88°36'00"W 2321.22'
N1/4 CORNER SECTION 24 T02N, R11E
12" WM (REF)
ITEM 6
PERMANENT EASEMENT
CB #10168 FOR SIDEWALK
RIM 647.87
18" E 641.37
15" W 641.97
18" S 641.27
CONCRETE CURB
CB #10129
SIMH #10287
RIM 646.70
18" N 639.90
18" S 640.40
WM (REF)
24.01
27.01
S88°24'14"E(M) 308.01'(R&M)
S88°36'00"E(R)
SMH #10124
RIM 646.74
18" E 640.44
18" W 640.54
12" NW 641.84
CB (REF)
EASEMENT FOR PUBLIC UTILITIES
5' CONCRETE WALK
EASEMENT IN FAVOR OF MICHIGAN BELL TELEPHONE COMPANY
CB #10166
RIM 648.08
24" N 641.28
12" S 641.58
12" W 641.88
CONCRETE CURB
LOT 1
SUPERVISOR'S
PLAT NO. 19
ASPHALT
EXISTING TREE TO BE REMOVED TYP.
LOT 1
WATTLES SQUARE
SUBDIVISION
PART OF LOT 11
SUPERVISOR'S
PLAT NO. 19
PART OF LOT 2
SUPERVISOR'S
PLAT NO. 19
#3961 WAYFARER
2-STORY
RESIDENTIAL
PROVIDE TREE PROTECTION FENCE AROUND EXISTING TREES TO REMAIN, TYP.
EXISTING TREE TO REMAIN TYP.
PARCEL ID:
88-20-24-101-001
OWNER OF RECORD:
MATIAMAMMA &
KABUTHANATH JOHNSON
S88°15'19"E(R)
S89°19'44"E(M)
114.51'(R&M)
FOUND 1/2" REBAR
#3982 JOHN R ROAD
1 STORY
COMMERCIAL
PARCEL ID:
88-20-24-100-038
OWNER OF RECORD:
WATTLES SQUARE
CENTER LLC
CB #10208
RIM 646.39
12" N 641.79
12" S 641.89
CONCRETE
ASPHALT
CB #10220
RIM 645.44
12" N 642.44
N00°11'21"E(R&M) 306.82(M)
307.01'(R)
303.40'(R&M)
S89°40'16"W(R)
S00°40'58"W(M)
LOT 2
WATTLES SQUARE
SUBDIVISION
PART OF LOT 11
SUPERVISOR'S
PLAT NO. 19
#3953 WAYFARER
2-STORY
RESIDENTIAL
PARCEL ID:
88-20-24-101-002
OWNER OF RECORD:
XINGZHONG & YILIN ZHANG
S89°19'44"E(M)
114.53'(R&M)
FOUND 1/2" REBAR
3940 JOHN R ROAD
PARCEL ID:
88-20-24-100-003
OWNER OF RECORD:
ST MATY MEDICAL
PROPERTIES, LLC
LOT 3
SUPERVISOR'S
PLAT NO. 19
90.60
PARCEL
AS DESCRIBED
PART OF LOT 2
SUPERVISOR'S
PLAT NO. 19
LOT 3
WATTLES SQUARE
SUBDIVISION
PART OF LOT 11
SUPERVISOR'S
PLAT NO. 19
#3953 WAYFARER
2-STORY
RESIDENTIAL
PARCEL ID:
88-20-24-101-003
OWNER OF RECORD:
NDHRA & MAZEN HAILD
FOUND 1/2" REBAR & CAP
189.59'(M)
34.33'(M)
223.89'(R&M)
CONCRETE WALL
39.68'(M)
S88°13'00"E(R)
S89°02'08"E(M)
136.85'(R&M)
FOUND CONCRETE MONUMENT
N88°16'13"W(R)
N89°02'08"W(M) 305.40'(R&M)
60.00'(R&M)
FOUND CONCRETE MONUMENT
108.50'(R&M)
S89°19'44"E(M)
120.99'(R&M)
FOUND 1/2" REBAR
UNIT IN OAKLAND COUNTY CONDOMINIUM PLAN NO 2156 ESTATES AT WILLOWBROOK
PART OF LOT 4
SUPERVISOR'S
PLAT NO. 19
UNIT IN OAKLAND COUNTY CONDOMINIUM PLAN NO 2156 ESTATES AT WILLOWBROOK
PART OF LOT 4
SUPERVISOR'S
PLAT NO. 19
LOT 4
WATTLES SQUARE
SUBDIVISION
PART OF LOT 11
SUPERVISOR'S
PLAT NO. 19
3930 JOHN R ROAD
PARCEL ID:
88-20-24-100-044
OWNER OF RECORD:
CITY OF TROY
#3939 MACAW
2-STORY
RESIDENTIAL
PARCEL ID:
88-20-24-104-006
OWNER OF RECORD:
#3938 MACAW
2-STORY
RESIDENTIAL
PARCEL ID:
88-20-24-104-007
E WAY
CONCRETE WALK
CONCRETE
CB #10084
CB #10057
RIM 645.40
12" N 641.80
CB #10026
SMH #10092
RIM 645.64
12" W 635.09
12" S 634.99
CB #10068

PEA GROUP
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STATE OF MICHIGAN
JANET L. EVANS
LANDSCAPE ARCHITECT
NO. 1302
REGISTERED
LANDSCAPE ARCHITECT

NORTH

0 10 20 40
SCALE: 1" = 20'

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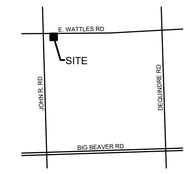
LOCATION MAP



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2150 FRANKLIN ROAD
BLOOMFIELD HILLS, MI 48302

PROJECT TITLE
WATTLES SQUARE APARTMENTS
E. WATTLES RD. & JOHN R. RD.
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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

S:\PROJECTS\2022\22022-1309 WATTLES APARTMENTS\DWG\SITE_PLAN\T-1.0 TREE PLAN-22-1309.dwg PLOT DATE: 3/6/2024 BY: Kelly Szczypka

TAG	DBH	COMMON NAME	LATIN NAME	COND	COMMENTS	CLASS	SAVE / REMOVE	ON-SITE	REPLACE
901	13"	Red Maple	Acer rubrum	Good		WOODLAND	S	N	-
902	17"	Austrian Pine	Pinus nigra	Poor	DL, M	WOODLAND	S	N	-
903	8"	White Pine	Pinus strobus	Fair/Poor	NC	WOODLAND	S	N	-
904	22"	Austrian Pine	Pinus nigra	Fair		LANDMARK	S	N	-
905	16"	Austrian Pine	Pinus nigra	Fair/Poor	DL	WOODLAND	S	N	-
906	3",11"	Mulberry	Morus rubra	Poor	DL, VC (OrBit)	INVASIVE	R	Y	-
907	30"	Box Elder	Acer negundo	Very Poor	Grow ing horizontal to the ground	INVASIVE	R	Y	-
908	13"	Box Elder	Acer negundo	Very Poor	Topped, VC (Gr)	INVASIVE	R	Y	-
909	7",8"	Box Elder	Acer negundo	Poor	Totally VC (Gr)	INVASIVE	R	Y	-
910	22"	Silver Maple	Acer saccharinum	Fair		INVASIVE	R	Y	-
911	18"	Cottonw ood	Populus deltoides	Fair		INVASIVE	R	Y	-
912	11",17"	Cottonw ood	Populus deltoides	Fair		INVASIVE	R	Y	-
913	9"	Silver Maple	Acer saccharinum	Fair		INVASIVE	R	Y	-
914	10"	Cottonw ood	Populus deltoides	Poor	NC, VC (Gr)	INVASIVE	R	Y	-
915	10",16",18"	Cottonw ood	Populus deltoides	Fair		INVASIVE	R	Y	-
916	16"	Silver Maple	Acer saccharinum	Fair		INVASIVE	R	Y	-
917	12"	American Elm	Ulmus americana	Poor	NC, OS	INVASIVE	R	Y	-
918	13"	Silver Maple	Acer saccharinum	Fair		INVASIVE	R	Y	-
919	11"	American Elm	Ulmus americana	Fair		INVASIVE	R	Y	-
920	16"	Box Elder	Acer negundo	Poor	Totally VC (Gr)	INVASIVE	R	Y	-
921	15",18"	Box Elder	Acer negundo	Poor	Maj- L, DL,	INVASIVE	R	Y	-
922	18",22",24"	Cottonw ood	Populus deltoides	Fair		INVASIVE	R	Y	-
923	13",15"	Silver Maple	Acer saccharinum	Fair		INVASIVE	R	Y	-
924	39"	Willow	Salix sp.	Poor	BD, BR, OS	INVASIVE	R	Y	-
925	35"	Cottonw ood	Populus deltoides	Fair		INVASIVE	R	Y	-
926	20",42"	Willow	Salix sp.	Very Poor	Maj- BD, Many DL	INVASIVE	R	Y	-
927	16"	Cottonw ood	Populus deltoides	Fair		INVASIVE	R	Y	-
928	19"	Cottonw ood	Populus deltoides	Fair		INVASIVE	R	Y	-
929	21"	Cottonw ood	Populus deltoides	Fair		INVASIVE	R	Y	-
930	18"	Cottonw ood	Populus deltoides	Poor	DL, OS, VC (Pl)	INVASIVE	R	Y	-
931	5",16"	Cottonw ood	Populus deltoides	Poor	5" stem very poor, OS	INVASIVE	R	Y	-
932	11",19"	Cottonw ood	Populus deltoides	Fair/Poor	OS	INVASIVE	R	Y	-
933	12"	Silver Maple	Acer saccharinum	Fair/Poor	OS	INVASIVE	R	Y	-
934	18"	Cottonw ood	Populus deltoides	Fair/Poor	OS	INVASIVE	R	Y	-
935	11"	Cottonw ood	Populus deltoides	Poor	M, OS	INVASIVE	R	Y	-
936	25"	Cottonw ood	Populus deltoides	Fair		INVASIVE	R	Y	-
937	25"	Cottonw ood	Populus deltoides	Dead		INVASIVE	R	Y	-
938	10",23"	Cottonw ood	Populus deltoides	Poor	10" stem VC (Pl), OS, VC (Pl)	INVASIVE	R	Y	-
939	23"	Cottonw ood	Populus deltoides	Poor	OS, VC (Pl)	INVASIVE	R	Y	-
940	12"	Cottonw ood	Populus deltoides	Poor	M, OS	INVASIVE	R	Y	-
941	21"	Cottonw ood	Populus deltoides	Fair		INVASIVE	R	Y	-
942	23"	Cottonw ood	Populus deltoides	Poor	Maj- DL, OS	INVASIVE	R	Y	-
943	13"	Cottonw ood	Populus deltoides	Fair		INVASIVE	R	Y	-
944	9"	Silver Maple	Acer saccharinum	Poor	NC, Vines (Gr)	INVASIVE	R	Y	-
945	15"	Cottonw ood	Populus deltoides	Poor	Topped, M	INVASIVE	R	Y	-
946	9",21"	Cottonw ood	Populus deltoides	Fair		INVASIVE	R	Y	-
947	24"	Cottonw ood	Populus deltoides	Fair/Poor	OS	INVASIVE	R	Y	-
948	19"	Cottonw ood	Populus deltoides	Poor	Sl- L, M, OS	INVASIVE	R	Y	-
949	17"	Cottonw ood	Populus deltoides	Poor	DL, OS	INVASIVE	R	Y	-
950	16"	Cottonw ood	Populus deltoides	Fair/Poor	L	INVASIVE	R	Y	-
951	16"	Cottonw ood	Populus deltoides	Poor	DL, OS	INVASIVE	R	Y	-
952	15"	Cottonw ood	Populus deltoides	Fair/Poor	Sl- L	INVASIVE	R	Y	-
953	18"	Silver Maple	Acer saccharinum	Fair		INVASIVE	R	Y	-
954	15"	Cottonw ood	Populus deltoides	Poor	DL, NC	INVASIVE	R	Y	-
955	9"	Red Oak	Quercus rubra	Fair		WOODLAND	R	Y	REPLACE
956	7"	Red Oak	Quercus rubra	Good		WOODLAND	R	Y	REPLACE
957	9"	Silver Maple	Acer saccharinum	Fair/Poor	Vines (Gr)	INVASIVE	R	Y	-
958	19",21"	Cottonw ood	Populus deltoides	Fair		INVASIVE	R	Y	-
959	16"	Cottonw ood	Populus deltoides	Poor	NC, OS	INVASIVE	R	Y	-
960	23"	Cottonw ood	Populus deltoides	Fair		INVASIVE	R	Y	-
961	11"	Silver Maple	Acer saccharinum	Fair/Poor	OS	INVASIVE	R	Y	-
962	22"	Cottonw ood	Populus deltoides	Fair	Some vines (Pl)	INVASIVE	R	Y	-
963	20"	Silver Maple	Acer saccharinum	Fair		INVASIVE	R	Y	-
964	6",11",13"	Box Elder	Acer negundo	Very Poor	6" stem dead, BD, DL	INVASIVE	R	Y	-
965	16"	Box Elder	Acer negundo	Poor	DL, L, Fungus	INVASIVE	R	Y	-
966	15"	Box Elder	Acer negundo	Very Poor	Maj- BD, DL	INVASIVE	R	Y	-
967	3",10",10",12"	Box Elder	Acer negundo	Very Poor	Many DL, M	INVASIVE	R	Y	-
968	19"	Cottonw ood	Populus deltoides	Fair		INVASIVE	R	Y	-
969	18"	Norw ay Maple	Acer platanoides	Very Poor	Maj- BD	INVASIVE	R	Y	-
970	8",11",13"	Cottonw ood	Populus deltoides	Fair		INVASIVE	R	Y	-
971	12"	Cottonw ood	Populus deltoides	Fair		INVASIVE	R	Y	-
972	10"	Cottonw ood	Populus deltoides	Poor	NC, OS	INVASIVE	R	Y	-
973	11"	Cottonw ood	Populus deltoides	Very Poor	DL, VC (Gr)	INVASIVE	R	Y	-
974	13"	Cottonw ood	Populus deltoides	Fair/Poor	NC	INVASIVE	R	Y	-
975	11"	Cottonw ood	Populus deltoides	Poor	DL, NC	INVASIVE	R	Y	-
976	9"	Cottonw ood	Populus deltoides	Fair		INVASIVE	R	Y	-
977	11"	Cottonw ood	Populus deltoides	Fair		INVASIVE	R	Y	-
978	17"	Cottonw ood	Populus deltoides	Fair		INVASIVE	R	Y	-
979	13"	Cottonw ood	Populus deltoides	Fair		INVASIVE	R	Y	-
980	13"	Cottonw ood	Populus deltoides	Poor	DL, L, OS	INVASIVE	R	Y	-
981	10"	Box Elder	Acer negundo	Poor	DL, L	INVASIVE	R	Y	-
982	11"	Box Elder	Acer negundo	Fair/Poor	Maj- DL	INVASIVE	R	Y	-
983	9"	Box Elder	Acer negundo	Poor	DL, L	INVASIVE	R	Y	-
984	8",10"	Box Elder	Acer negundo	Fair/Poor	DL	INVASIVE	R	Y	-
985	14"	Box Elder	Acer negundo	Very Poor	Maj- BD, DL, L	INVASIVE	R	Y	-
986	17"	Norw ay Maple	Acer platanoides	Fair/Poor	Exposed roots	INVASIVE	R	Y	-
987	16"	Norw ay Maple	Acer platanoides	Fair/Poor	Exposed roots	INVASIVE	R	Y	-
988	28"	Cottonw ood	Populus deltoides	Dead		INVASIVE	R	Y	-
989	7"	Red Oak	Quercus rubra	Good		WOODLAND	R	Y	REPLACE
990	26"	Cottonw ood	Populus deltoides	Dead		INVASIVE	R	Y	-
991	12"	Bur Oak	Quercus macrocarpa	Fair		WOODLAND	R	Y	REPLACE
992	20"	Cottonw ood	Populus deltoides	Dead		INVASIVE	R	Y	-
993	23"	Cottonw ood	Populus deltoides	Fair/Poor	DL	INVASIVE	R	Y	-
994	12"	Mulberry	Morus rubra	Poor	OS, Vines (Gr)	INVASIVE	R	Y	-
995	26"	Cottonw ood	Populus deltoides	Fair		INVASIVE	R	Y	-
996	19"	Cottonw ood	Populus deltoides	Dead		INVASIVE	R	Y	-
997	21"	Cottonw ood	Populus deltoides	Poor	DL, NC	INVASIVE	R	Y	-
998	15"	Cottonw ood	Populus deltoides	Poor	L, OS, Vines (Gr)	INVASIVE	R	Y	-
999	19"	Cottonw ood	Populus deltoides	Fair/Poor	OS	INVASIVE	R	Y	-
1000	17"	Cottonw ood	Populus deltoides	Poor	DL, OS	INVASIVE	R	Y	-
1001	16"	Cottonw ood	Populus deltoides	Poor	DL, NC	INVASIVE	R	Y	-
1002	16"	Cottonw ood	Populus deltoides	Fair/Poor	OS	INVASIVE	R	Y	-
1003	13"	Cottonw ood	Populus deltoides	Poor	DL, OS	INVASIVE	R	Y	-
1004	7"	Cottonw ood	Populus deltoides	Dead		INVASIVE	R	Y	-
1005	18"	Cottonw ood	Populus deltoides	Poor	Maj- DL, NC	INVASIVE	R	Y	-
1006	22"	Cottonw ood	Populus deltoides	Fair		INVASIVE	R	Y	-
1007	19"	Cottonw ood	Populus deltoides	Poor	DL, NC	INVASIVE	R	Y	-
1008	18"	Cottonw ood	Populus deltoides	Poor	DL, NC	INVASIVE	R	Y	-
1009	16"	Cottonw ood	Populus deltoides	Fair		INVASIVE	R	Y	-
1010	10"	Silver Maple	Acer saccharinum	Fair		INVASIVE	R	Y	-
1011	23"	Cottonw ood	Populus deltoides	Dead		INVASIVE	R	Y	-
1012	7",9"	Silver Maple	Acer saccharinum	Fair		INVASIVE	R	Y	-
1013	15"	Cottonw ood	Populus deltoides	Fair		INVASIVE	R	Y	-
1014	25"	Cottonw ood	Populus deltoides	Poor	Many DL	INVASIVE	R	Y	-
1015	21"	Cottonw ood	Populus deltoides	Poor	M, OS	INVASIVE	R	Y	-
1016	16"	Cottonw ood	Populus deltoides	Fair/Poor	DL	INVASIVE	R	Y	-
1017	15",15",18"	Cottonw ood	Populus deltoides	Poor	(1) 15" stem dead, DL, NC	INVASIVE	R	Y	-
1018	15",18",26"	Cottonw ood	Populus deltoides	Poor	26" stem dead	INVASIVE	R	Y	-
1019	14"	Cottonw ood	Populus deltoides	Poor	DL, NC	INVASIVE	R	Y	-
1020	17"	Cottonw ood	Populus deltoides	Fair/Poor	L	INVASIVE	R	Y	-
1021	10",12",16"	Cottonw ood	Populus deltoides	Very Poor	10" stem dead, L, NC	INVASIVE	R	Y	-
1022	16",22",28"	Willow	Salix sp.	Very Poor	16" stem dead, Many DL	INVASIVE	R	Y	-
1023	25"	Cottonw ood	Populus deltoides	Fair		INVASIVE	R	Y	-
1024	14"	Cottonw ood	Populus deltoides	Poor	L, NC	INVASIVE	R	Y	-
1025	12",19"	Cottonw ood	Populus deltoides	Fair		INVASIVE	R	Y	-
1026	20"	Cottonw ood	Populus deltoides	Poor	DL, NC	INVASIVE	R	Y	-
1027	24"	Cottonw ood	Populus deltoides	Fair		INVASIVE	R	Y	-
1028	16"	Cottonw ood	Populus deltoides	Poor	DL, NC	INVASIVE	R	Y	-
1029	28"	Cottonw ood	Populus deltoides	Poor	Maj- DL, Sl- L, OS	INVASIVE	R	Y	-
1030	32"	Cottonw ood	Populus deltoides	Fair		INVASIVE	R	Y	-
1031	13"	Cottonw ood	Populus deltoides	Poor	Sl- L, M, NC	INVASIVE	R	Y	-
1032	17"	Cottonw ood	Populus deltoides	Poor	Maj- DL, OS	INVASIVE	R	Y	-
1033	32"	Cottonw ood	Populus deltoides	Very Poor	(3) Maj- DL, OS	INVASIVE	R	Y	-
1034	18"	Siberian Elm	Ulmus pumila	Very Poor	Maj- BD, Many DL	INVASIVE	R	Y	-
1035	10",12"	Box Elder	Acer negundo	Poor	DL, L	INVASIVE	R	Y	-
1036	8",11"	Box Elder	Acer negundo	Poor	DL, M, SS	INVASIVE	R	Y	-
1037	13",16",18"	Box Elder	Acer negundo	Very Poor	Maj- BD, DL, L	INVASIVE	R	Y	-
1038	16"	Norw ay Maple	Acer platanoides	Fair		INVASIVE	R	Y	-
1039	14"	Cottonw ood	Populus deltoides	Fair		INVASIVE	R	Y	-
1040	6"	Cottonw ood	Populus deltoides	Fair/Poor	BD	INVASIVE	R	Y	-
1041	18"	Cottonw ood	Populus deltoides	Fair		INVASIVE	R	Y	-
1042	16"	Austrian Pine	Pinus nigra	Fair		WOODLAND	R	Y	REPLACE
1043	18"	Austrian Pine	Pinus nigra	Fair		LANDMARK	R	Y	REPLACE
1044	20"	Norw ay Spruce	Picea abies	Good		LANDMARK	R	Y	REPLACE
1045	23"	Norw ay Spruce	Picea abies	Good		LANDMARK	R	Y	REPLACE
1046	13"	Spruce	Picea sp.	Fair/Poor	DL	WOODLAND	R	Y	REPLACE
1047	15"	Spruce	Picea sp.	Fair/Poor	DL	WOODLAND	R	Y	REPLACE
1048	3",5",5",7",9"	Amur Maple	Acer ginnala	Very Poor	Maj- BD, DL	INVASIVE	R	Y	-
1049	24"	Austrian Pine	Pinus Nnigra	Fair		LANDMARK	R	Y	REPLACE
1050	8"	Spruce	Picea sp.	Very Poor	Central leader poor, OS	WOODLAND	R	Y	-
1051	12"	Spruce	Picea sp.	Fair		WOODLAND	R	Y	REPLACE
1052	10"	Spruce	Picea sp.	Fair		WOODLAND	R	Y	REPLACE
1053	10"	Spruce	Picea sp.	Very Poor	Central leader poor, BD, OS	WOODLAND	R	Y	-
1054	11"	Spruce	Picea sp.	Fair/Poor	DL	WOODLAND	R	Y	REPLACE
1055	15"	Austrian Pine	Pinus nigra	Fair/Poor	DL	WOODLAND	R	Y	REPLACE
1056	10"	Austrian Pine	Pinus nigra	Fair/Poor	DL	WOODLAND	R	Y	REPLACE

TREE INVENTORY/PRESERVATION CALCULATIONS

WOODLAND TREES		
WOODLAND TREES REMOVED:	**12**	(REPLACE AT 50% OF REMOVED DBH)
137" DBH x 0.5 =		**69"** REPLACEMENT
WOODLAND TREES SAVED:	0	(CREDIT OF 2X DBH)
" DBH x 2 =		**"** CREDIT
68.5 -	0	= 68.5
69" DBH REQUIRED FOR WOODLAND REPLACEMENT		

LANDMARK TREES		
LANDMARK TREES REMOVED:	4	(REPLACE AT 100% OF REMOVED DBH)
85" DBH x 1 =		**85"** REPLACEMENT
LANDMARK TREES SAVED:	0	(CREDIT OF 2X DBH)
" DBH x 2 =		**"** CREDIT
85 -	0	= 85
154" TOTAL DBH REQUIRED FOR REPLACEMENT		

EXEMPT TREES		
(NO REPLACEMENT REQUIRED FOR EXEMPT TREES)		
SAVED EXEMPT TREES:	0	**Trees**
EXEMPT TREES ON SITE:	62	**Trees**
TOTAL SAVED TREES 6" AND ABOVE ON SITE:	0	Trees
TOTAL TREE CREDITS 0 -----TREE CREDITS		

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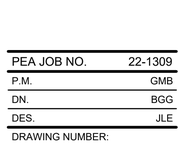
t: 844.813.2949
www.peagroup.com

STATE OF MICHIGAN
JANET L. EVANS
LANDSCAPE ARCHITECT
NO. 1390
REGISTERED

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

CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS 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 48083

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

ORIGINAL ISSUE DATE:
SEPTEMBER 22, 2023

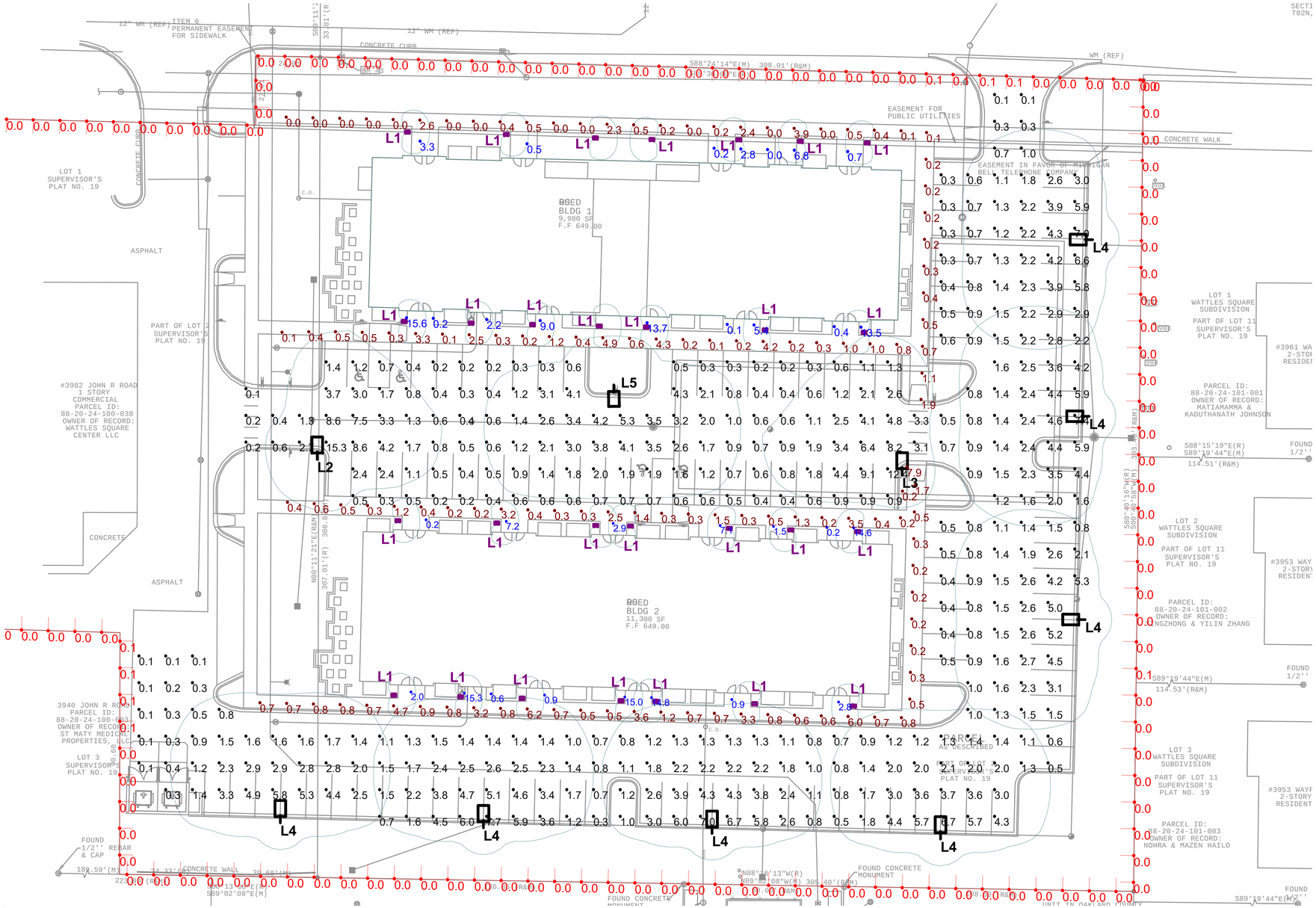
DRAWING TITLE
TREE LIST

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

DRAWING NUMBER:
T-1.1

NOT FOR CONSTRUCTION

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



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

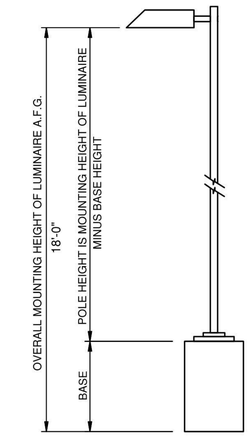
LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS/LEDS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

Typical Applications

Outdoor • Parking Lots • Walkways • Roadways • Building Areas

Interactive Menu

- Ordering Information page 2
- Mounting Details page 3
- Optical Distributions page 4
- Product Specifications page 5
- Energy and Performance Data page 6
- Control Options page 10

Product Certifications

Resources

Quick Facts

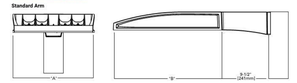
- Lumen packages range from 3,300 - 73,500 (33W - 552W)
- 16 optical distributions
- Efficacy up to 159 lumens per watt

Connected Systems

- WaveLinx Lite
- WaveLinx

Dimensional Details

Standard Arm



Number of Light Squares	Width "A"	Housing Length "B"	Weight with Standard or QM Arm	EPA with Standard or QM Arm
1-4	16"	22"	29 lb	0.95
5-6	22"	22"	39 lb	0.95
7-9	22"	28 5/8"	48 lb	1.1

NOTES
For wire selection requirements and additional fine art, see Mounting Details section.

COOPER Lighting Solutions

P1S0000328N page 1
August 2, 2023 3:55 PM

Project:	WATTLES APARTMENTS	Catalog #		Type:	L1
Prepared by:		Notes:		Date:	



Lumière

EON 303-B1-LEDB1

Bollard

Typical Applications

• Hospitality • Commercial Landscape • Outdoor Area/Site • Residential • Architectural

Interactive Menu

- Order Information page 2
- Product Specifications page 2
- Lumen Maintenance page 3
- Product Warranty

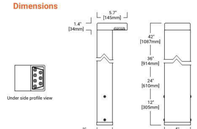
Product Certification

Product Features

Top Product Features

- Full Cut Off Downlight, 12", 24", 36" or 42" height
- 2700K, 3000K or 3500 or 4000K Color Temperature and Amber (585-595nm)
- Type II, Type IV or Type V Optics with clear glass sealed lens
- Patented AccuLED OpticsTM System
- Universal Input LED Driver Included (120 - 277V, 50/60 Hz)
- ELV or 0-10 Dimming

Dimensions



COOPER Lighting Solutions

P1S0240338N page 1

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F: 248.677.0512
E: info@clarus-lighting.com

REVISION
REVISION NO. 1
11-15-23

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
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21643 SHIAWASSEE DRIVE
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hsarchitype @ comcast.net

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License No. 6201054435
LICENSED PROFESSIONAL ENGINEER

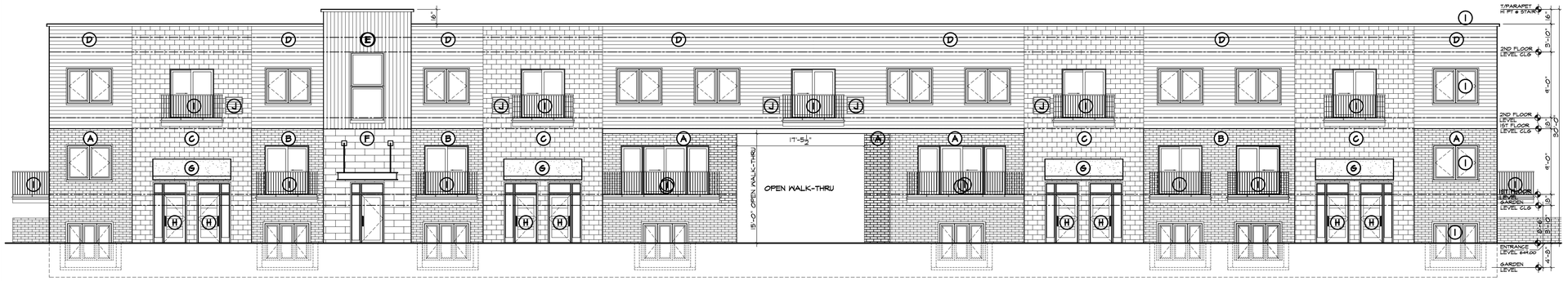
NORTH ELEVATION BUILDING 2 - BUILDING 1 SIMILAR

NOT TO SCALE



NORTH ELEVATION BUILDING 1 - MATERIAL/COLOR CODES

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



PARTIAL NORTH ELEVATION BUILDING 1 - MATERIAL/COLOR CODES

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



EXTERIOR MATERIALS

EXTERIOR BLDG. MATERIAL LEGEND:

A. 12" W. X 4" H. BRICK VENEER
MEDIUM GRAY COLOR

B. 12" W. X 4" 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

EXTERIOR MATERIAL COLOR SAMPLES:



ARCH. DRAWING INDEX

A0.0 TITLE SHEET/BLDG. 2 SOUTH RENDERING
BLDG 1 SOUTH ELEVATION
BLDG 1 SOUTH ELEVATION ENLARGED
W/ 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 BLDGS. 1 & 2 - 2ND FLOOR PLANS
SINGLE LEVEL UNITS
A2.0 BLDG. 1 EXTERIOR ELEVATIONS
A2.1 BLDG. 2 EXTERIOR ELEVATIONS
CC1.0 COMMUNITY CENTER PLAN

NO.	DESCRIPTION	
	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

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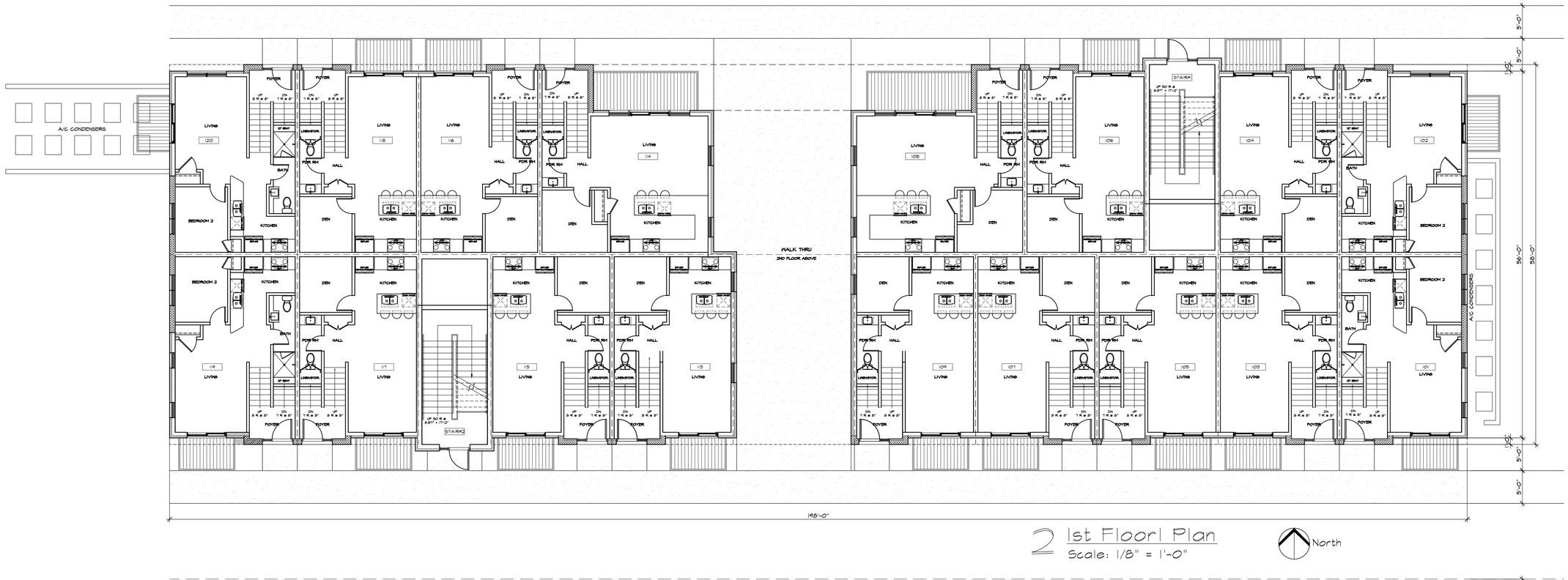
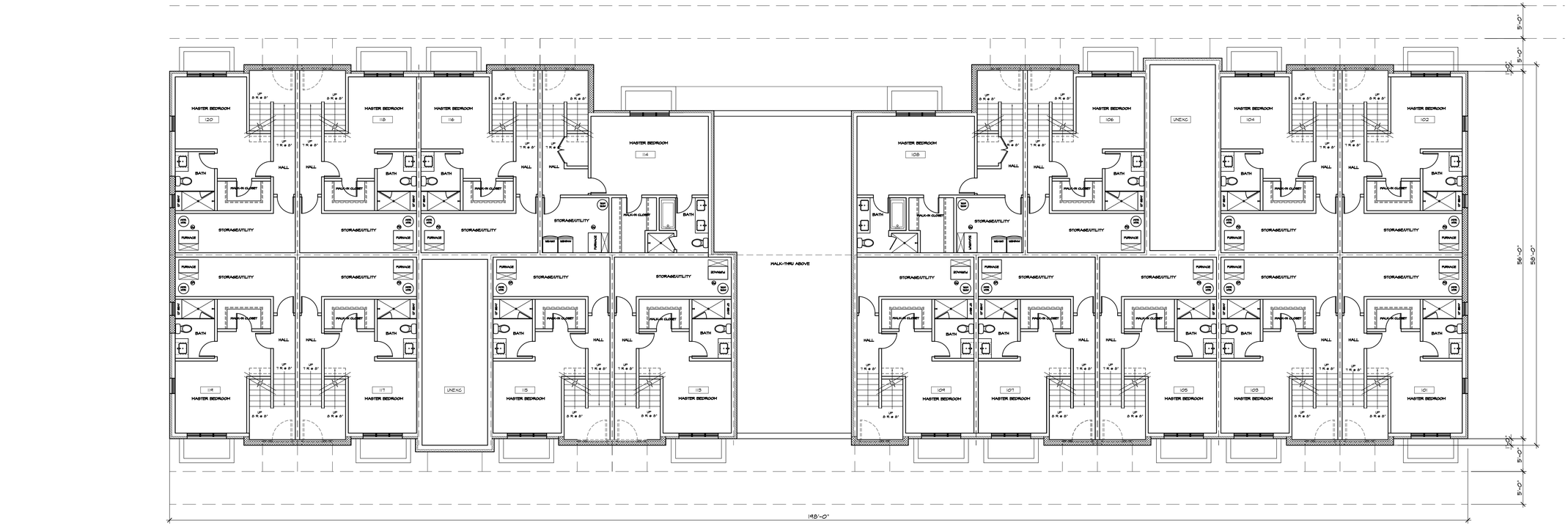


2 1st Floor Plan

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

North



Garden Level Plan

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

North

TWO LEVEL UNITS

HARRY SWIHART
ARCHITYPE
ARCHITECTURE · INTERIORS · GRAPHICS
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TEL:312.758.7037 · CEL:312.758.7037
hsarchitype@comcast.net

STATE OF MICHIGAN
GREGORY MICHAEL BONO
License No. 6201054435
REGISTERED PROFESSIONAL ENGINEER

NO.	DESCRIPTION	
	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

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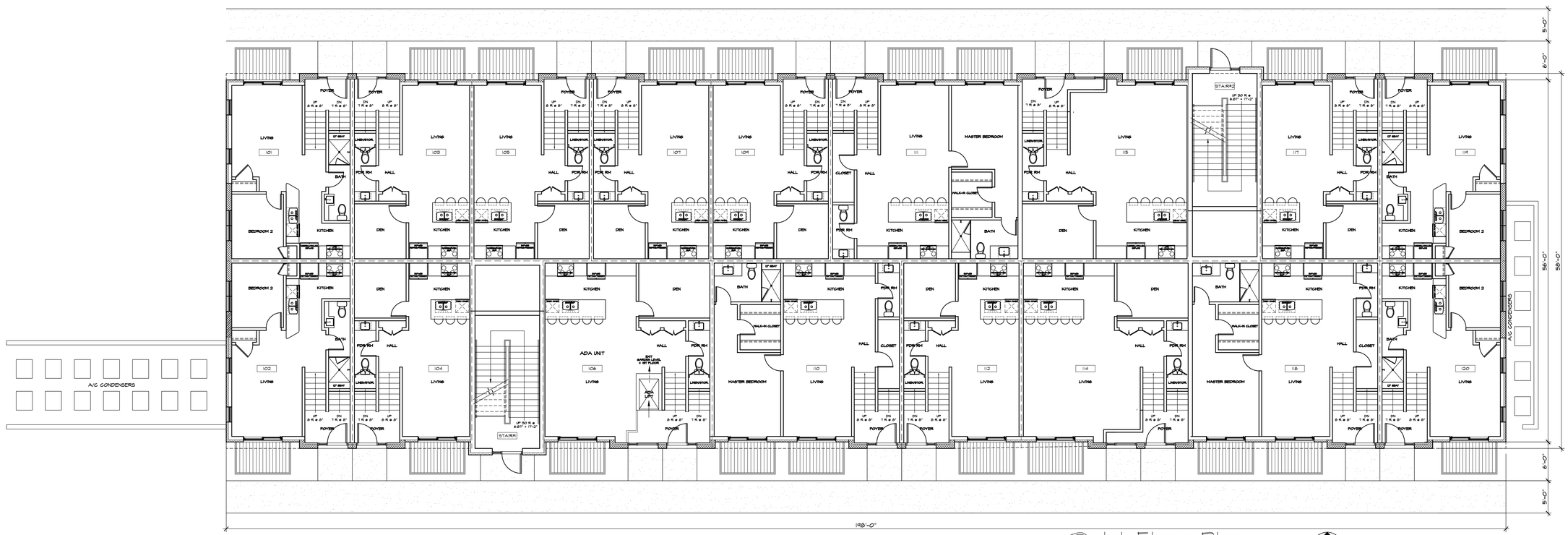
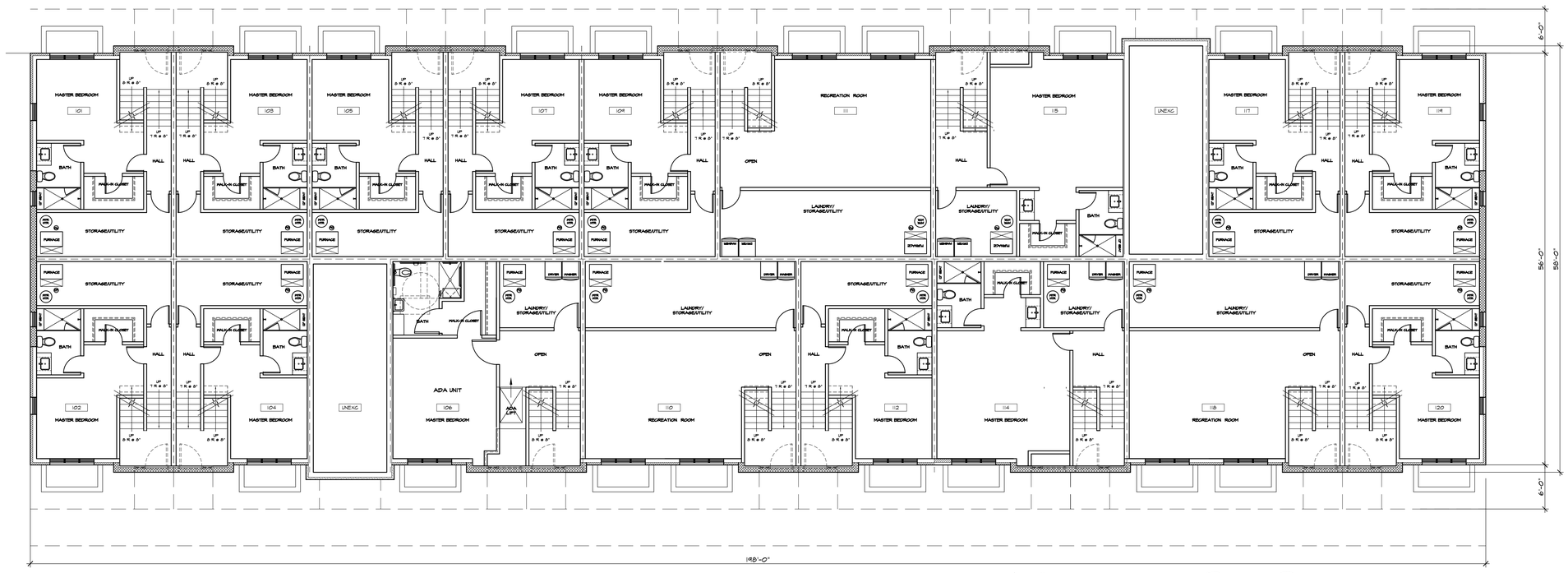


2 1st Floor Plan

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

North



Garden Level Plan

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

North

TWO LEVEL UNITS

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Note:

NO.	DESCRIPTION	
	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 2

SHEET NUMBER

A1.2

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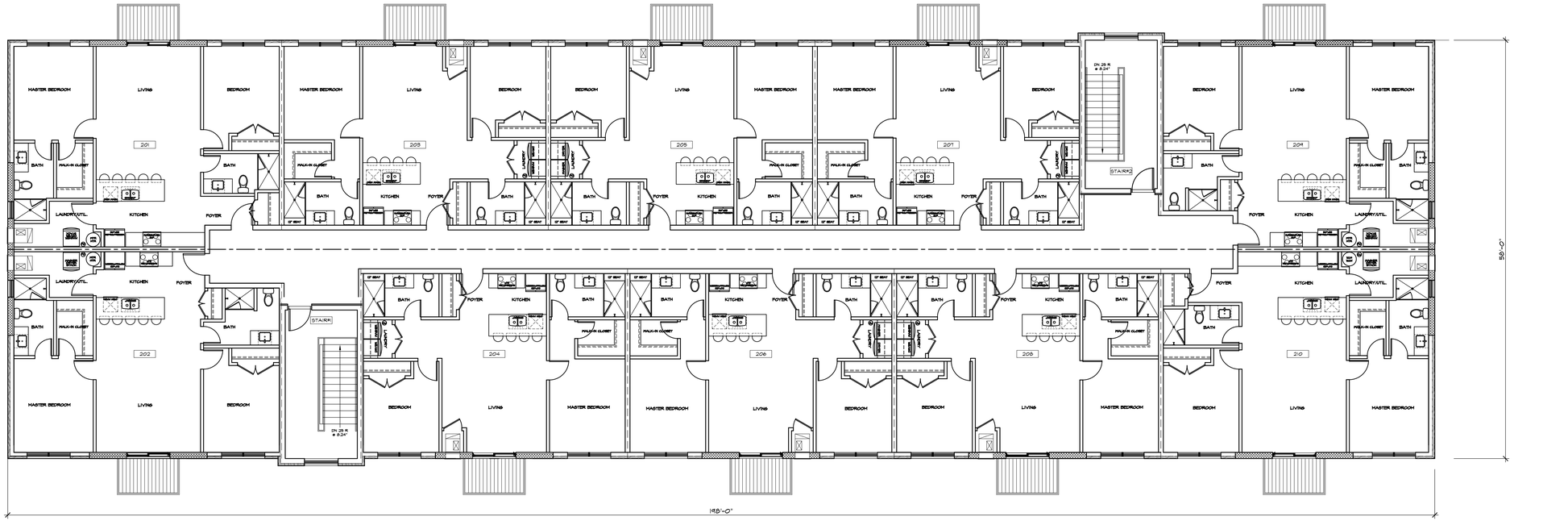
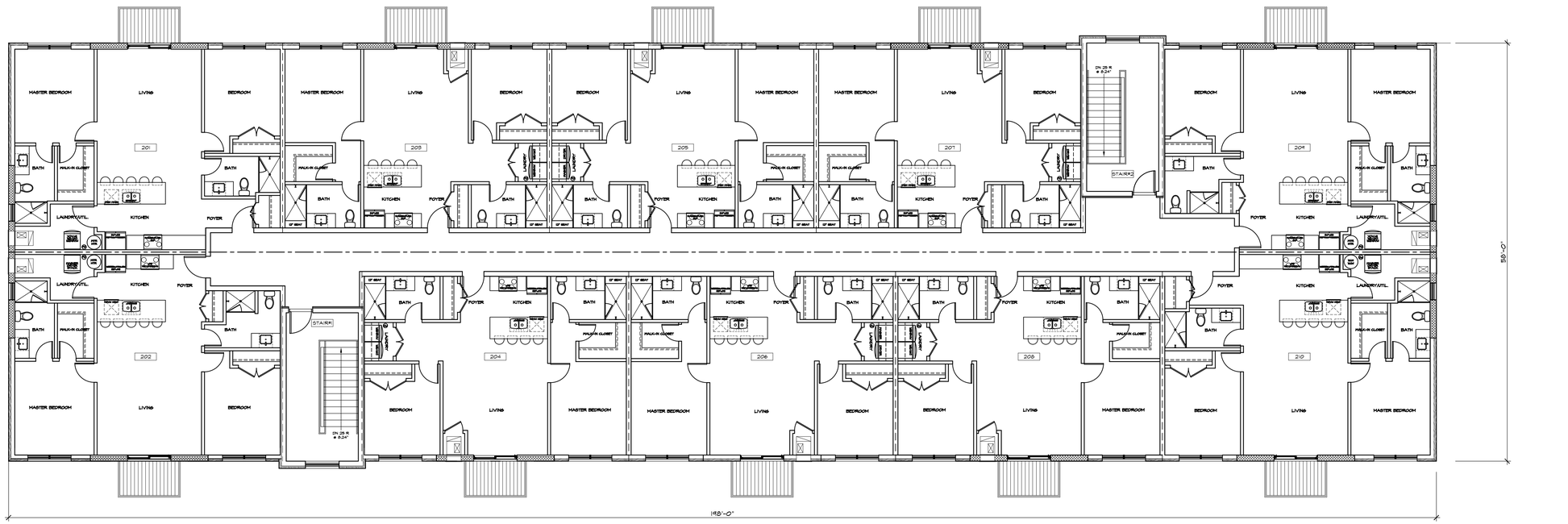


2 2nd Floor Single Level Units - Bldg. 2

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

North



2nd Floor Single Level Units - Bldg. 1

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

North

SINGLE LEVEL 2ND FLOOR UNITS

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STATE OF MICHIGAN
GREGORY MICHAEL BONO
License No. 6201054435
REGISTERED PROFESSIONAL ENGINEER

Note:

NO.	DESCRIPTION	
	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

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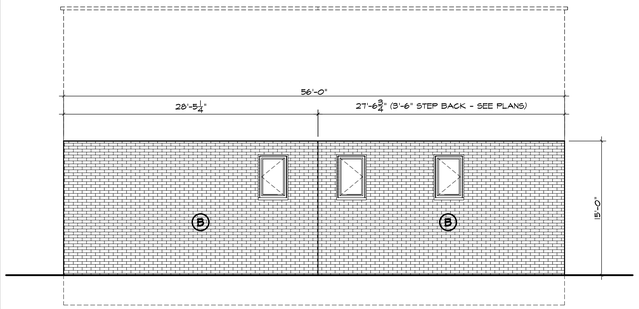
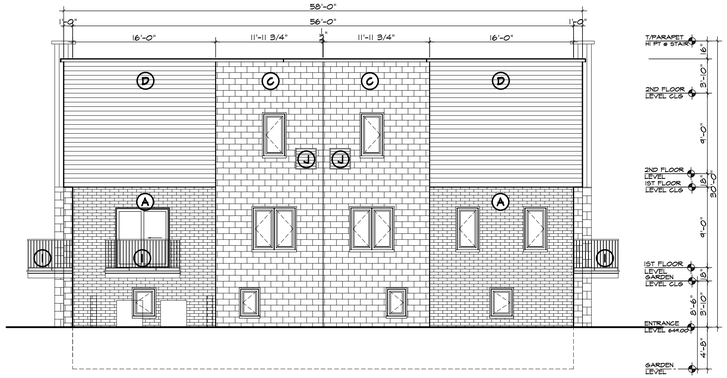
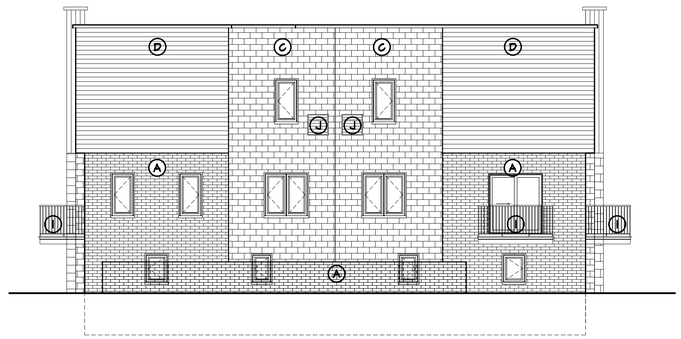


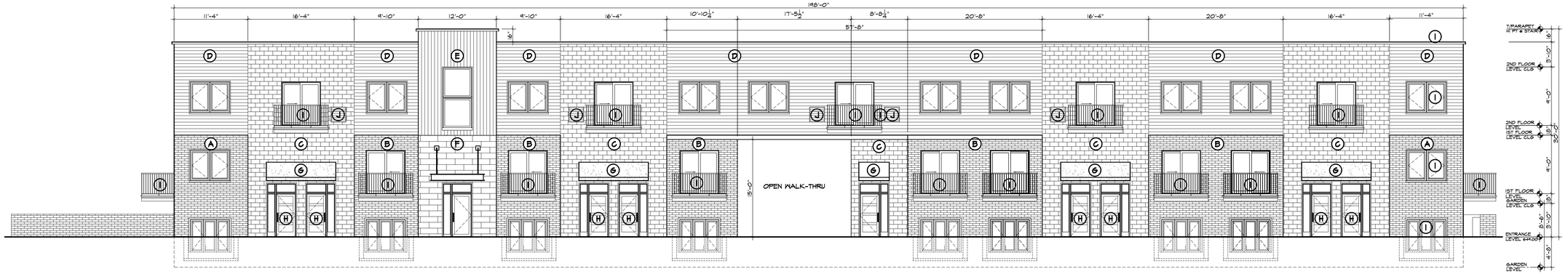
5 BLDG. 1 WEST WALK-THRU ELEVATION
(EAST ELEVATION SAME W/O STEPPED WALL)
Scale: 1/8" = 1'-0"



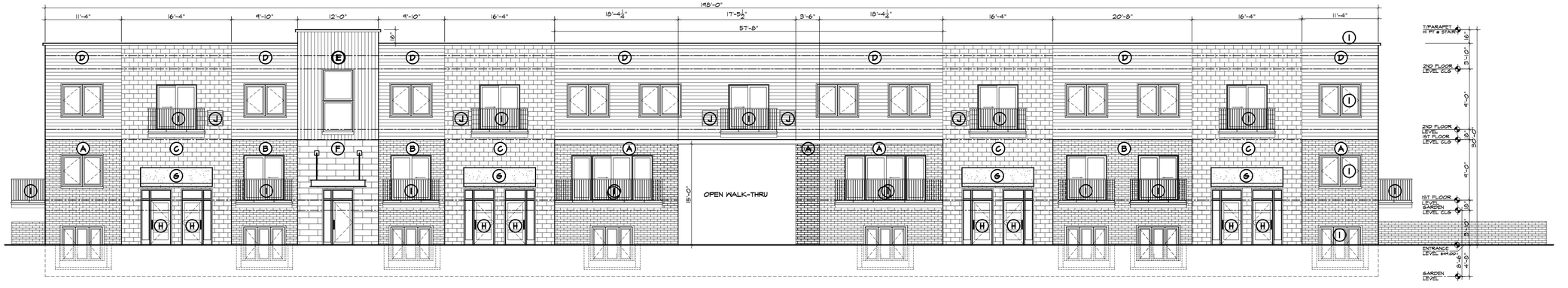
4 BLDG. 1 WEST ELEVATION
Scale: 1/8" = 1'-0"



3 BLDG. 1 EAST ELEVATION
Scale: 1/8" = 1'-0"



2 BLDG. 1 SOUTH ELEVATION
Scale: 1/8" = 1'-0"



1 BLDG. 1 NORTH ELEVATION
Scale: 1/8" = 1'-0"

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hsarchitype @ comcast.net



EXTERIOR MATERIALS

EXTERIOR BLDG. MATERIAL LEGEND
SEE SHT. A0.0 FOR COLOR SAMPLES:

A. 12" W. X 4" H. BRICK VENEER
MEDIUM GRAY COLOR

B. 12" W. X 4" 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

NO.	DESCRIPTION	
	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
BUILDING 1
EXTERIOR ELEVATIONS

SHEET NUMBER
A2.0

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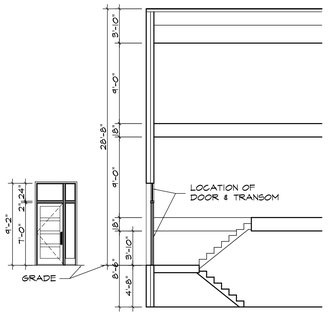
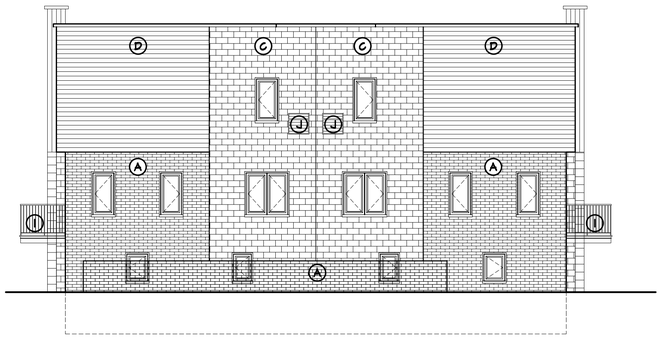
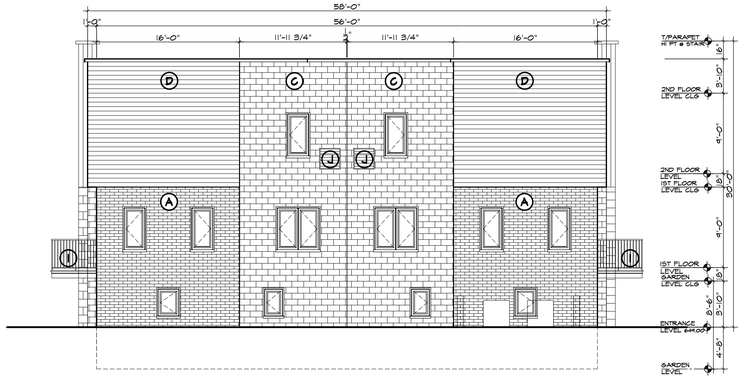


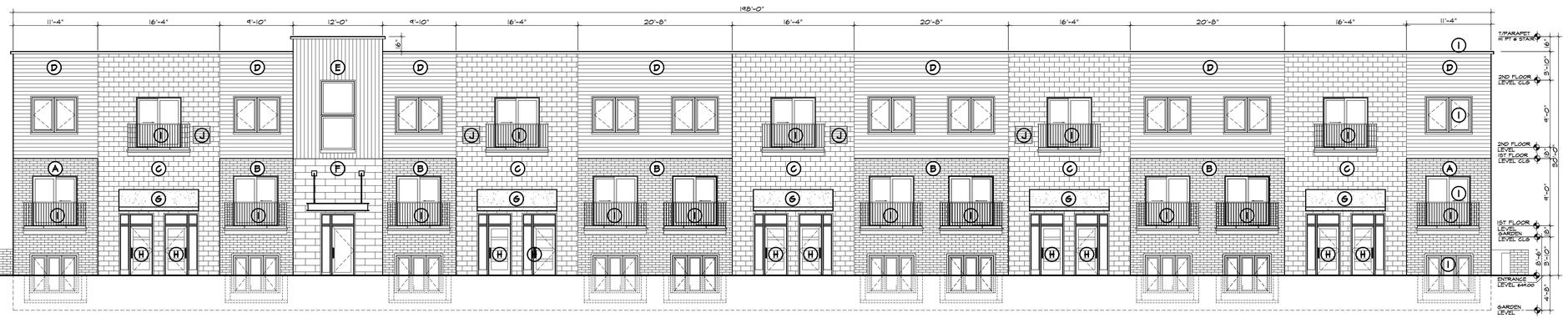
5 TYP. GARDEN UNIT STAIR SECTION
Scale: 1/8" = 1'-0"



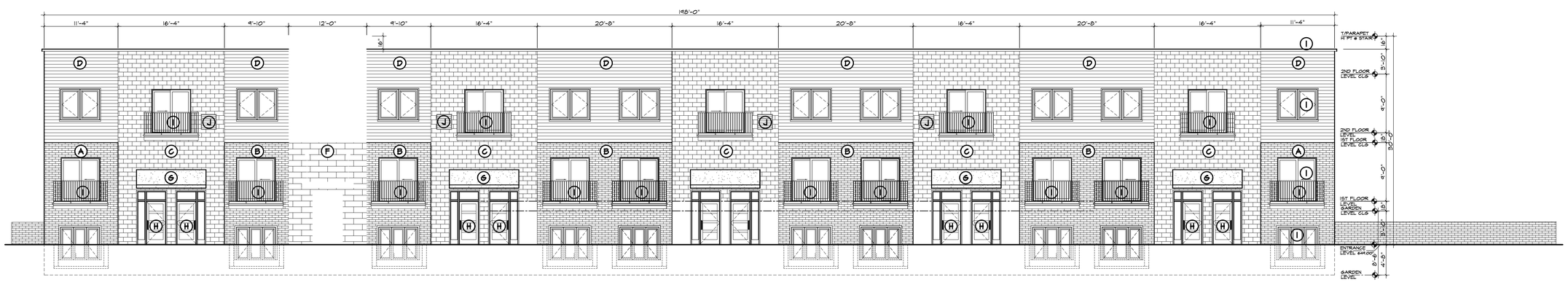
4 BLDG. 2 EAST ELEVATION
Scale: 1/8" = 1'-0"



3 BLDG. 2 WEST ELEVATION
Scale: 1/8" = 1'-0"



2 BLDG. 2 SOUTH ELEVATION
(MIRROR IMAGE OF NORTH ELEVATION)
Scale: 1/8" = 1'-0"



1 BLDG. 2 NORTH ELEVATION
Scale: 1/8" = 1'-0"

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STATE OF MICHIGAN
GREGORY MICHAEL BONO
License No. 6201054443
REGISTERED PROFESSIONAL ENGINEER

EXTERIOR MATERIALS

EXTERIOR BLDG. MATERIAL LEGEND
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NO.	DESCRIPTION	
	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 2
EXTERIOR ELEVATIONS

SHEET NUMBER

A2.1

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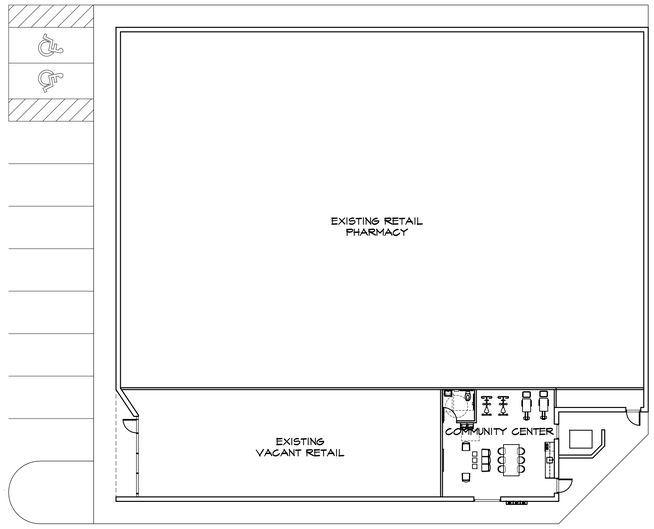
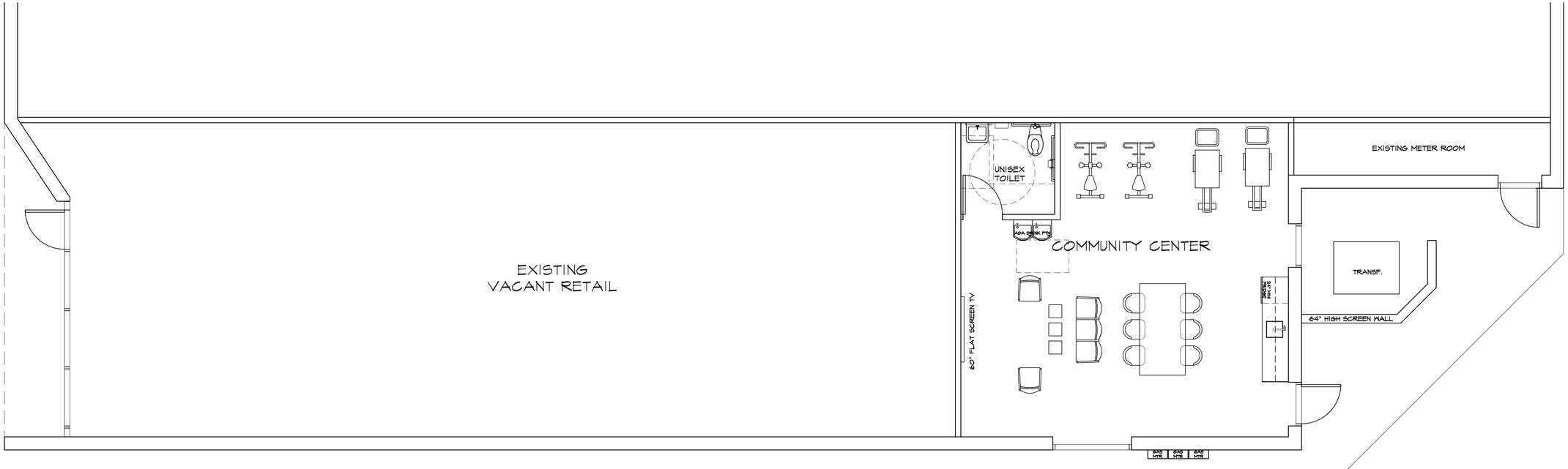


2 Community Center Building Plan
Scale: 1/16" = 1'-0"

North



Community Center Plan
Scale: 1/4" = 1'-0"

North

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CITY COMMENTS 06 MAR 24

NO. DESCRIPTION

PROJECT TITLE

WATTLES SQUARE APARTMENTS
EAST WATTLES ROAD
TROY, MI

SHEET TITLE

COMMUNITY CENTER PLAN

SHEET NUMBER

CC1.0

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Community Building 3D views

CITY COMMENTS
MARCH 7, 2024

NOW architecture + design



2 1/2 STORY WITH SLOPING ROOF DESIGN





EXISTING NEIGHBORHOOD NODE SITE - OPPOSITE SIDE OF WATTLES



ORIGINAL DESIGN





NEARBY EXAMPLES OF TYPICAL BLDG HEIGHTS

CITY COMMENTS
MARCH 7, 2024

NOW architecture + design



TYPICAL ENTRANCE WITH BALCONIES ADJACENT



NORTH ELEVATION BLDG 1- AT WATTLES ROAD



NORTH ELEVATION BLDG 1- AT WATTLES ROAD

CITY COMMENTS
MARCH 7, 2024

NOW architecture + design



3D Site View

CITY COMMENTS
MARCH 7, 2024

NOW architecture + design



3D Site View from the East



3D Site View from the West

CITY COMMENTS
MARCH 7, 2024

NOW architecture + design