

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

August 13, 2024 7:00 P.M. Council Chambers

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

PRELIMINARY SITE PLAN APPROVAL

 PRELIMINARY SITE PLAN APPROVAL (JPLN2023-0020) – Proposed The Rookery of Troy Mixed Use Development, West of Dequindre, South of Long Lake (Parcels 88-20-13-228-003 and 88-20-13-228-015), Section 13, Currently Zoned NN (Neighborhood Node "J") District.

OTHER ITEMS

- 6. <u>PUBLIC COMMENT</u> For Items on the Agenda
- PLANNING COMMISSION COMMENT
- 8. ADJOURN

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

1. ROLL CALL

Present:

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

Also Present:

Ben Carlisle, Carlisle Wortman & Associates Allan Motzny, Assistant City Attorney Kathy L. Czarnecki, Recording Secretary

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

Ms. Malalahalli asked to move Agenda item #7 after Agenda item #4.

Resolution # PC-2024-07-043

Moved by: Malalahalli Support by: Lambert

RESOLVED, To approve the agenda as revised.

Yes: All present (9)

MOTION CARRIED

3. <u>APPROVAL OF MINUTES</u> – July 9, 2024

Resolution # PC-2024-07-044

Moved by: Buechner Support by: Fox

RESOLVED, To approve the minutes of July 9, 2024 Regular meeting as submitted.

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

Abstain: Tagle

MOTION CARRIED

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

There was no one present who wished to speak.

PRELIMINARY SITE PLAN APPROVAL

(Refer to revised agenda per Resolution # PC-2024-07-043)

7. 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

Mr. Carlisle addressed the revisions to the Wattles Square Apartments application since it was last considered by the Planning Commission at its May 28, 2024 meeting. He said the applicant has provided a fence along the eastern and southern property lines and submitted revised elevations as relates to architectural design features and color scheme. Mr. Carlisle addressed the City Traffic Consultant OHM memorandum that states traffic generated from the proposed site will not present significant impacts to Wattles Road, John R Road or the surrounding roadway network.

In summary, Mr. Carlisle said the by-right application meets all the requirements of the Zoning Ordinance. He asked the Planning Commission to consider in its deliberations if the application complies with the Site Plan Design Review Standards set forth in Section 8.06.

Present were Richard Atto and Landscape Architect Stacee Hadeed.

Some comments during discussion related to the following:

- Public comment and signed petitions received and distributed to the Board prior to the beginning of tonight's meeting.
- Permitted uses within the Neighborhood Node zoning district.
- Transition between proposed development to residential properties.
- Applicant's efforts to mitigate light, noise, odor, sound and traffic.
- Reduction in building height compared to single family homes.
- Existing trees on site; tree survey, size and type of proposed trees.
- Marketing target of tenants.
- Recreational amenities and community space.

Chair Perakis acknowledged the number of residents in the audience. She asked by a show of hands to determine how many were in support or opposition of the proposed application. The count was 27 in opposition; zero in support.

It was the consensus of the Board to open the floor for public comment.

PUBLC COMMENT OPENED

The following persons spoke in opposition. The majority of concerns voiced related to safety, privacy, trash, overflow parking, traffic, light pollution and not a fit for the neighboring properties. Some comments related to the traffic data and summary provided by OHM.

- Anuratha Battula, 3930 Macaw Drive
- Fred Przybysz, 3842 Wayfarer
- Humberto Gonzales, 3939 Macaw
- Peter Wilkins, 3905 Wayfarer
- Michael Madley, 3831 Wayfarer
- Robert Mansour, 2153 Cumberland
- Angela Yuan, 3815 Wayfarer
- Manishe Sheran, 3895 Macaw
- Sonny Quan, 3922 Macaw
- Andrzej Olszweski, 2369 Newbedford
- Trey Brice, Taft Law, 27777 Franklin #2500, Southfield
- Ravi Bhamidipati, 3886 Sandpiper
- Ellen Thomas, 2198 Cumberland
- Laura Wilkins, 3905 Wayfarer
- Chandou Boopalam, 3894 Sandpiper

PUBLIC COMMENT CLOSED

Mr. Carlisle addressed:

- Methodology and ITE standards used by OHM in its traffic review.
- Stormwater management; full engineering review at Final Site Plan review/approval.
- Proposed development as relates to the current Master Plan.

Mr. Buechner said he does not support the application. It is his opinion some of the Site Plan design standards and Neighborhood Node characteristics are not met.

Mr. Motzny advised the Board's determination of approval should be based on whether the application meets the requirements of the Zoning Ordinance. He said the Master Plan is a guide only.

Mr. Atto addressed:

- Snow removal.
- Fence material.
- Price point of rental units.

Mr. Tagle addressed dimensional drawings and renderings as relates to a perception of distance from adjacent properties.

Mr. Hutson said he does not support the application. He addressed concerns with the safety of subterranean residential units, lack of recreational amenities for public use, and the application not meeting Neighborhood Node characteristics.

Resolution # PC-2024-07-045

Moved by: Faison Seconded by: Fox

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**.

Discussion on the motion on the floor.

Mr. Lambert addressed future changes to the Master Plan as relates to Neighborhood Node zoning districts.

Mr. Krent said he supports the application because it meets all requirements of the Zoning Ordinance.

Vote on the motion on the floor.

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

No: Buechner, Hutson

MOTION CARRIED

SPECIAL USE REQUEST

5. <u>SPECIAL USE AND PRELIMINARY SITE PLAN REVIEW (SU JPLN2024-003)</u> – Proposed Starbucks with drive through, North side of Big Beaver, West of John R (1735 E. Big Beaver), Section 23, Currently Zoned CB (Community Business) Zoning District

Mr. Carlisle addressed the revisions to the Starbucks application since last reviewed at the May 14, 2024 Regular meeting, as relates to the circulation plan for the Troy Sports Center parking lot, the dumpster location, required landscaping and pedestrian improvements.

In summary, Mr. Carlisle asked the Planning Commission in its deliberations to consider if the application complies with the Special Use Standards and the Site Plan Review Design Standards as set forth Section 9.03 and Section 8.06 of the Zoning Ordinance, respectively.

Project Engineer James Butler of the PEA Group was present. He briefly addressed the addition of parking lot trees, traffic circulation, pedestrian improvements and ADA parking.

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-2024-07-046

Moved by: Lambert Support by: Fox

RESOLVED, That Special Use Approval and Preliminary Site Plan Approval for the proposed Starbucks with drive through, North side of Big Beaver, West of John R (1735 E. Big Beaver), Section 23, Currently Zoned CB (Community Business) District, be **granted**, subject to the following condition:

1. Submittal of a photometric plan approved by the City staff.

Yes: All present (9)

MOTION CARRIED

PRELIMINARY SITE PLAN APPROVAL

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

Mr. Carlisle addressed the revisions to the John R Commons Townhome Development since last reviewed at the May 14, 2024 Regular meeting, as relates to the Troy Sports Center circulation improvements and architectural design.

In summary, Mr. Carlisle asked the Planning Commission to consider in its deliberations whether the application meets the Site Plan Review Design Standards as set forth in Section 8.06 of the Zoning Ordinance.

Project Engineer Greg Bono of the PEA Group and Project Architect Brian Neeper were present.

Some comments during discussion related to the following:

- Access points to site.
- Recreational amenities in common area.
- Stormwater detention area.
- Path/trail on north side of the pond.

- Architectural elevations; building material.
- Site layout of residential units.
- Additional landscaping adjacent to Building 16.
- Techniques for traffic calming/mitigation along the north drive aisle.

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-2024-07-047

Moved by: Fox

Support by: Buechner

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

 Applicant explores the traffic speeding mitigation on the entire site to the satisfaction of the Planning Department.

Discussion on the motion on the floor.

Mr. Lambert said he would prefer an EVA (Emergency Vehicular Access) at the western access point.

Vote on the motion on the floor.

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

No: Lambert

MOTION CARRIED

OTHER ITEMS

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

There was no one present who wished to speak.

9. PLANNING COMMISSION COMMENT

There were general Planning Commission comments, some relating to:

- Analysis/study of parking requirements in the Zoning Ordinance.
- Data/demographics relating to apartments in comparison to single family homes and like communities.

10. ADJOURN

The Regular meeting of the Planning Commission adjourned at 9:56 p.m.

Marianna J. Perakis, Chair

Kathy L. Czarnecki, Recording Secretary

https://d.docs.live.net/2f7ed4fe5f664ea8/Documents/Kathy/COT Planning Commission Minutes/2024/2024 07 23 Draft.docx

ITEM #5

DATE: August 5, 2024

TO: Planning Commission

FROM: R. Brent Savidant, Community Development Director

SUBJECT: PRELIMINARY SITE PLAN APPROVAL (JPLN2023-0020) - Proposed The Rookery

of Troy, Mixed Use Development, West of Dequindre, South of Long Lake (Parcels 88-20-13-228-003 and 88-20-13-228-015), Section 13, Currently Zoned NN

(Neighborhood Node "J") District.

The petitioner Tableau by Mondrian submitted the above referenced Preliminary Site Plan application for a mixed-use development comprised of 23 attached residential units and 7,000 square feet of retail, on 5.94 acres. The Planning Commission is authorized to approve Preliminary Site Plans for this development.

The Planning Commission considered this item on July 9, 2024 and postponed the matter for the following conditions and reasons:

- 1. Provide building height calculations on property elevations.
- 2. Provide wall details on the southern end of the property.
- 3. Landscaping details.
- 4. Recreational space usage with additional amenities to be provided for residents.
- 5. Crosswalk markings to be considered and revised if possible.
- 6. Amended photometric plan.
- 7. EIFS building material, to consider any other better building quality material.
- 8. Rendering with patio layout design.

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. Minutes from July 9, 2024 Planning Commission Regular meeting (excerpt)
- 3. Report prepared by Carlisle/Wortman Associates, Inc.
- 4. Public comment
- 5. Site plan

PROPOSED RESOLUTION

<u>PRELIMINARY SITE PLAN APPROVAL (JPLN2023-0020)</u> – Proposed The Rookery of Troy, Mixed Use Development, West of Dequindre, South of Long Lake (Parcels 88-20-13-228-003 and 88-20-13-228-015), Section 13, Currently Zoned NN (Neighborhood Node "J") District.

Resolution # PC-2024-08-

Moved by: Support by:

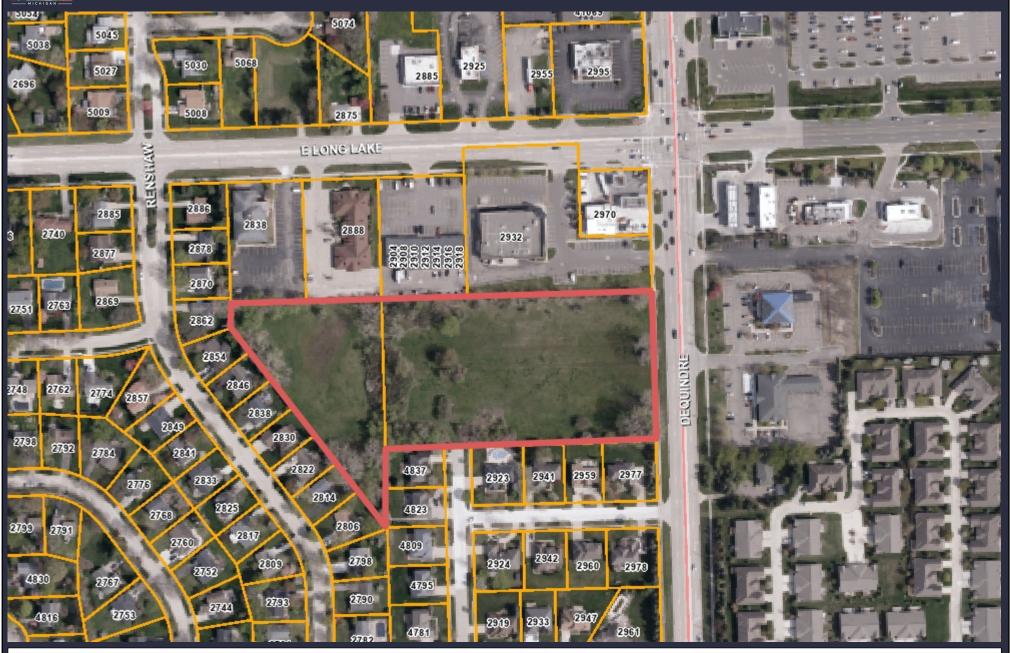
RESOLVED, That Preliminary Site Plan Approval, pursuant to Article 8 and Article 5 of the Zoning Ordinance, as requested for the proposed The Rookery of Troy Mixed Use Development, comprised of 23 residential units and approximately 7,000 square feet of retail, West of Dequindre and south of Long Lake (Parcels 88-20-13-228-003 and 88-20-13-228-015), Section 13, approximately 5.94 acres in size, Currently Zoned NN (Neighborhood Node "J") District, be (granted, subject to the following conditions):

) or
(denied, for the following reasons:) oi
(postponed, for the following reasons:)
Yes: No: Absent:	

MOTION CARRIED

RICHIGAN

GIS Online



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.

MICHIGAN

GIS Online



577 Feet

288

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.

PRELIMINARY SITE PLAN APPROVAL

 PRELIMINARY SITE PLAN APPROVAL (JPLN2023-0020) – Proposed The Rookery of Troy Mixed Use Development, West of Dequindre, South of Long Lake (Parcels 88-20-13-228-003 and 88-20-13-228-015), Section 13, Currently Zoned NN (Neighborhood Node "J") District

Mr. Carlisle reviewed the Preliminary Site Plan application for The Rookery of Troy mixed use development. He addressed individually the general retail and residential components of the development as relates to the number of units, building materials, access and circulation, parking, height of residential homes, five-foot sidewalk along entire complex, buffer to residential, landscaping, location of retail dumpster, lighting and EVA (Emergency Vehicle Access) on site.

Mr. Carlisle noted a parcel shown on the site plan is not part of the application under consideration this evening. The parcel is for a commercial building of which the Planning Commission would consider the application at a future date.

In summary, Mr. Carlisle asked the Planning Commission to consider if the Site Plan Review Design Standards have been met and to discuss with the applicant:

- Site elements that might encourage outdoor recreation.
- Length of driveways.
- Relocation of retail dumpster.
- Reduce light pole heights and move light pole from the southern property line.
- Remove retail EIFS building material; consider alternative building material.
- Provide additional landscaping internally and along property line.

Mr. Carlisle recommended any approval of the application to be subject to providing building height calculations for the residential homes and to provide the wall details to buffer residential.

Present were Project Architect Mark Abanatha, Project Engineer John Thompson of PEA Group and the applicant Joseph Maniaci.

There was discussion on:

- Adding patios to residential units; patio layout.
- Future commercial on site; applicant in negotiations with bank.
- Transition to existing single family; buffer, wall details.
- Outdoor recreational amenities as relates to scale of development.
- Side entry garages.
- Driveway lengths; consideration to expand.
- Location of retail trash receptacle.
- Photometric plan; mitigation of light pollution, applicant agrees to reduce pole heights and move pole on the southern property line.
- Applicant amenable to provide additional landscaping.
- Architectural residential and commercial design features; EIFS building material.

- Connectivity with adjacent residential homes; general comment from HOA to provide EVA.
- Placement of pedestrian crosswalks.

Moved by: Malalahalli Support by: Buechner

RESOLVED, That Preliminary Site Plan Approval, pursuant to Article 8 and Article 5 of the Zoning Ordinance, as requested for the proposed The Rookery of Troy Mixed Use Development, comprised of 23 residential units and approximately 7,000 square feet of retail, West of Dequindre and South of Long Lake (Parcels 88-20-13-228-003 and 88-20-13-228-015), Section 13, approximately 5.94 acres in size, Currently Zoned NN (Neighborhood Node "J") District, be postponed, for the following conditions and reasons:

- 1. Provide building height calculations on property elevations.
- 2. Provide wall details on the southern end of the property.
- 3. Landscaping details.
- 4. Recreational space usage with additional amenities to be provided for residents.
- 5. Crosswalk markings to be considered and revised if possible.
- 6. Amended photometric plan.
- 7. EIFS building material, to consider any other better building quality material.
- 8. Rendering with patio layout design.

Yes: All present (8)

Absent: Tagle

MOTION CARRIED



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

Date: February 7, 2024

June 17, 2024 July 2, 2024 July 25, 2024

For City of Troy, Michigan

Applicant: Tableau by Modrian

Project Name: Rookery of Troy

Plan Date: July 19, 2024

Location: West side of Dequindre Rd., South side of Long Lake, North of Wessels

Dr.

Zoning: NN, Neighborhood Node (J), Site Type B

Action Requested: Preliminary Site Plan Approval

PROJECT AND SITE DESCRIPTION

An application has been submitted for a mixed-use development along the west side of Dequindre Rd., south of Long Lake. The site is approximately 6 acres of an undeveloped parcel. The proposed mixed-use development includes a 7,000 square foot retail building fronting on Dequindre and 23 single-family attached condominiums in the rear.

Adjacent land uses include commercial development to the north on Long Lake, commercial development to the east in the City of Sterling Heights, and single-family residential to the west and south sides.

We note that a 0.75 acre area at the site's northeast corner is being reserved for a future financial institution/retail/office. Although this 0.75 acre area is shown on the proposed site plans, it is not considered part of this site plan review and any future development of said area shall require a new site plan application.

The site is zoned NN, Neighborhood Node, Street Type A, Site Type B. Condominiums, small scale retail, office uses, and attached residential are permitted in the NN, Neighborhood Node, Site Type B.

Location of Subject Site:

West side of Dequindre Rd., South side of Long Lake, North of Wessels Dr.



Size of Subject Site:

The parcel is 5.94 acres.

Proposed Use of Subject Site:

The proposed uses are 23 single-family attached condominiums and a 7,000 square foot retail building at the southeast corner of the site.

Current Use of Subject Site:

The site is currently undeveloped.

Current Zoning:

The site is currently zoned NN, Neighborhood Node (J), Site Type B.

Surrounding Property Details:

Direction	Zoning	Use
North	NN, Neighborhood Node	Shell
		Walgreens
		Lake Square Plaza
		D-Care PC Medical Plaza
		Solar Solutions of America
South	R1-C, One Family Residential District	Single Family Residential
East	City of Sterling Heights	Chase Bank/TCF Bank
West	R1-C, One Family Residential District	Single Family Residential

NATURAL RESOURCES

Topography: The site is relatively flat with minor elevation changes.

Wetlands/Floodplain: The site does not include wetlands or is located in a floodplain.

Woodlands: A tree survey has been provided to inventory the natural features that exist on-

site. The survey identified a total of approximately 177 trees with most being invasive species such as cottonwood and box elder. No Landmark trees were identified. For Woodland trees, the applicant's preservation credit exceeds the required DBH replacement. Full replacement and preservation details are

shown in the table below:

Replacement Details			
Protected Tree	Inches Removed	Replacement Required	
Landmark	0 inches	0 inches	
Woodland	48 inches	24 inches	
Preservation/Mitigation	Inches Preserved	Credit	
Landmark	0 inches	0 inches	
Woodland	89 inches	178 inches	
Total	0 inches required for replacement. (24-178)= -154		

Items to be Addressed: None.

PREVIOUS PLANNING COMMISSION REVIEW

The item was reviewed by the Planning Commission on July 9th. The matter was postponed to address the following items:

1. Provide building height calculations on property elevations.

Residential: The height as measured to the peak is 26'-8''. Commercial: The height as measured to the peak is 27-4''.

2. Provide wall details on the southern end of the property.

The commercial screening wall detail was added to Preliminary Detail sheet. The proposed wall is made of a masonry material.

3. Landscaping details.

The applicant has added the following additional landscaping:

- Arborvitaes along the north property line for improved screening,
- Additional trees along the south and west property lines to enhance screening.
- Existing non-regulated trees and scrub shrub areas have been better identified such that there will be no gaps.
- Shrub screening around patios.
- Additional tress added along the southerly guest parking to screen headlights.

4. Recreational space usage with additional amenities to be provided for residents.

The applicant has added three butterfly gardens as community gathering places.

5. Crosswalk markings to be considered and revised if possible.

The applicant has relocated crosswalks and added an additional one to connect to the commercial portion of the site.

6. Amended photometric plan.

The applicant was able to lower the lights to 15-feet. They note that lowering the lights to 14-feet did not provide enough coverage. Lowering the height to 15-feet, required the installation of two additional pole lights.

7. EIFS building material, to consider any other better building quality material.

Materials include a mix of brick, stone, metal roofs, and a significant amount of EIFs. EIFs, or equivalent material, is only permitted as accent material. There does not appear to be a change in the material use from the previous submittal.

8. Rendering with patio layout design.

Applicant has added a 10'x14' patio to each unit. The patios for the interior units (12-20) are screened with shrubs.

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.

SUMMARY

Planning Commission to consider if site plan standards of 8.06 have been met, and specifically discuss the following:

1) Replace EIFs with alternative material

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

President

CARLISLE/WORTMAN ASSOC., INC.

Shana Kot

Community Planner

From: Fabrice Smieliauskas <fab.smieliauskas@gmail.com>

Sent: Monday, July 8, 2024 11:13 AM

To: Planning

Subject: comment for 7/9 Planning Commission meeting

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

Dear Planning Commissioners,

Regarding the Long Lake & Dequindre development on the agenda:

This is the second Tableau by Mondrian property in the past month in front of your commission that is being proposed as a single private road access community with no road interconnection to nearby roads and neighborhoods (the first was Town Haven at Wattles and Rochester). As Brent Savidant has mentioned, this is the common mode of development in Troy these days, and there appears to be no city ordinance or incentives to encourage interconnection.

You are approving developments and neighborhoods that segregate themselves from the rest of the city. Are you working in the private interest of developers and NIMBYist homeowners, or in the public interest of the CITY, as walkable/bikeable COMMUNITY?

Some of the common resident concerns regarding road interconnection are increased traffic and safety. The traffic concern can easily be dealt with by a traffic study. If it passes, case closed, ignore the complaints. Safety sounds to me like a dog whistle for keeping "undesirable" people out of a community or development. We are one of the safest cities in the state, folks, give me a break! If the concern is vehicle safety for pedestrians (e.g. children), I believe hard statistics should show that worry is not in fact a problem, and signage can be introduced to slow traffic further down and remind drivers of children in the neighborhood.

SO: Please press the applicant: Why no interconnection with Holland Drive? The plan seems to tease with the nub of a street that it will connect, creating a bigger, more walkable/bikeable/driveable neighborhood with the streets nearby, but then it doesn't.

Please only approve this development if the plan is altered to connect the development with Holland Drive.

Fabrice Smieliauskas Troy From: Melinda Evans

To: administration@mondrianproperties.com

Cc: Planning

Subject: The Proposed Rookery Site Plan

Date: Tuesday, February 13, 2024 3:03:33 PM

You don't often get email from evansmelinda24@gmail.com. Learn why this is important

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

February 13, 2024

Dear Sir or Madame;

I am writing to formally express my objection to the proposed placement of units 1 through 6 in the southeast corner of the development known as the Rookery, to be located on the west side of Dequindre Road, south of Long Lake in the City of Troy, MI.

As detailed in the site plan, the design layout situates units 1-3 and 4-6 to face one another, with access via a street that directly aligns with and runs perpendicular to the rear of my property at 2977 Wessel Drive. This proposed arrangement, especially with each unit allocated 4 parking spaces, presents significant concerns for my household and our quality of life.

The direction and frequency of vehicle headlights will shine more on my property throughout the day and evening will be substantial. This poses a nuisance, diminishing the enjoyment and comfort of my home's dining room, kitchen, family room, patio, and backyard areas. An additional concern extends to my pet, a large German Shepherd, who is sensitive to traffic and reacts to every vehicle that passes. This habit, currently manageable by keeping my pet in the back of the home, will become a significant issue with the increased traffic projected by the development's current design.

Moreover, I hold a reasonable belief that the proximity of the street and the six residences directly behind my property would lead to a considerable depreciation in the market value of my home, potentially amounting to a six-figure loss. This prospect compels me to oppose the site plan as currently proposed.

I propose an alternative solution that would address my concerns and potentially mitigate the adverse impact on my property. Adjusting the site plan to eliminate one of the two buildings at the southeast corner and repositioning the remaining building to run parallel to Wessel Drive and Long Lake would greatly reduce the direct impact on my real estate. Such an adjustment would alleviate my objections, providing a more favorable outcome for all parties involved.

I am open to discussing this matter further and exploring mutually beneficial solutions. However, should the current site plan proceed without modification, I will feel compelled to take all reasonable steps to oppose the development in its current form.

I trust that we can work collaboratively towards a resolution that respects the interests of all stakeholders involved. I appreciate your attention to this matter and look forward to your response.

Respectfully yours, Melinda Evans

CC: City Planning Commission Troy, MI

INTRODUCTING

The Rookery of Troy





TABLE OF CONTENTS

- I. Cover
- II. Preliminary Site Condominium Application
- III. Planning Commissions Response Letter
- IV. Landscape Rendering
- V. House and Retail Building Plans
- VI. Site Plan Package
- VII. Photometric Plan

CITY OF TROY PRELIMINARY SITE CONDOMINIUM APPLICATION

CITY OF TROY PLANNING DEPARTMENT 500 W. BIG BEAVER TROY, MICHIGAN 48084

PHONE: 248-524-3364 FAX: 248-524-3382

E-MAIL: planning@troymi.gov

12. SIGNATURE OF PROPERTY OWNER



REGULAR MEETINGS OF THE CITY PLANNING COMMISSION ARE HELD ON THE SECOND AND FOURTH TUESDAYS OF

PRELIMINARY SITE CONDOMINIUM REVIEW FEE \$1,000.00 plus \$10.00/unit

\$1.500.00

RENEWAL FEE **\$500.00 plus \$10.00/unit**

EACH MONTH AT 7:00 P.M. AT CITY HALL. PLEASE FILE A COMPLETE PRELIMINARY SITE CONDOMINIUM APPLICATION, TOGETHER WITH THE APPROPRIATE FEE, NOT LESS THAN THIRTY (30) DAYS PRIOR TO THE DATE OF THAT MEETING. 1. NAME OF THE PROPOSED DEVELOPMENT: ______ 2. LOCATION OF SUBJECT PROPERTY: 3. ZONING CLASSIFICATION OF SUBJECT PROPERTY: NN-J, Neighborhood Node 4. TAX IDENTIFICATION NUMBER(S) OF SUBJECT PROPERTY: ________ 5. DESCRIPTION OF PROPOSED USE: ____ 6. SIZE OF SUBJECT PROPERTY: 7. NUMBER OF UNITS PROPOSED: 8. DEVELOPMENT OPTION USED (IF ANY): $_$ Neighborhood Node 9. APPLICANT: PROPERTY OWNER: NAME _____ NAME _____ COMPANY ADDRESS _____ CITY STATE ZIP CITY STATE ZIP TELEPHONE TELEPHONE E-MAIL _____ E-MAIL 10. THE APPLICANT BEARS THE FOLLOWING RELATIONSHIP TO THE OWNER OF THE SUBJECT PROPERTY: 11. SIGNATURE OF APPLICANT

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

PRELIMINARY SITE CONDOMINIUM APPLICATION CHECKLIST

THE FOLLOWING INFORMATION AND MATERIALS ARE NECESSARY FOR SUBMISSION: REQUIRED FEE ONE (1) CD CONTAINING AN ELECTRONIC VERSION OF THE ENTIRE PRELIMINARY SITE CONDOMINIUM APPLICATION (PDF Format) ONE (1) HARD COPY OF THE FOLLOWING: COMPLETED CITY OF TROY PRELIMINARY SITE CONDOMINIUM APPLICATION FORM \Box **CERTIFIED BOUNDARY SURVEY** CERTIFIED TOPOGRAPHIC SURVEY TWO (2) HARD COPIES OF THE FOLLOWING: PRELIMINARY SITE PLAN SHOWING PROPOSED SITE LAYOUT AND USES П \Box PRELIMINARY TREE PRESERVATION PLAN / TREE INVENTORY PRELIMINARY LANDSCAPE PLAN П PRELIMINARY FLOOR PLANS PRELIMINARY ELEVATIONS PRELIMINARY GRADING PLAN PRELIMINARY LIGHTING PLAN WETLANDS DETERMINATION ANY DOCUMENTATION REQUIRED TO COMPLY WITH THE PROVISIONS OF THE OPEN SPACE

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

PRESERVATION OPTION (SECTION 10.03) OR THE ONE-FAMILY CLUSTER OPTION (SECTION 10.04)

PLANNING COMMISSION AGENDAS ARE ELECTRONIC

G:\Applications & Forms\2011 Zoning Ordinance\Preliminary Site Condominium Plan Appl 2012 02 01.doc

PEA GROUP

. . .

1849 Pond Run Auburn Hills, MI 48326

844.813.2949 peagroup.com

July 19, 2024

PEA Project No: 2021-0310

City of Troy Planning Department 500 West Big Beaver Troy, MI 48084

Subject: The Rookery of Troy (PSCP2023-0010)

Preliminary Site Plans

Per the comments of the City of Troy planning commission dated July 9, 2024, the following changes have been made to The Rookery of Troy preliminary site plans.

- 1. Side Entry Drives.
 - Per the Planning Commission on July 9, side entry drives are allowable.
- 2. 20' drives are ok.
 - Per the Planning Commission on July 9, 20' drives are acceptable.
- 3. Show patio on each unit.
 - 10'x14' patios added to each unit.
- 4. Add more landscaping to screen parking area, end of road and along northern screen wall.
 - Arborvitaes were added along the north property line for improved screening,
 - Additional trees added along the south and west property lines to enhance screening.
 - Existing non-regulated trees and scrub shrub areas have been better identified such that there will be no gaps.
 - Screening provided around patios.
 - Additional tress added along the southerly guest parking to screen headlights. A
 hedge is not warranted.
- 5. Provide Wall detail.
 - Commercial screening wall detail added to Preliminary Detail sheet.
- 6. Review crosswalk locations.
 - Crosswalk locations have been reviewed, and an additional crosswalk has been added between the commercial building and the future development.
- 7. Lower L.P.'s to 14', relocate as needed per Gasser Bush.

- Light pole height was reduced from 25' to 15'. The requested 14' did not give enough coverage for the commercial site. The light pole locations were revised per Gasser Bush's photometric plan.
- 8. Update photometric plan.
 - Gasser Bush updated the commercial photometric plan.
- 9. Indicate building height to peak.
 - · Architectural plans revised to indicate building height at the roof peak.
- 10. No street connection to subdivision to the south, only walks.
 - The EVA connection to the subdivision to the south will remain.
- 11. Add Community gathering place.
 - Three butterfly gardens added to the development as community gathering places.
- 12. Check length of dead-end street to verify if T-turn is required.
 - T-turn around is required, and the geometry has been adjusted per IFC requirements.
- 13. Dumpster location is ok.
 - Per the Planning Commission on July 9, the dumpster location is acceptable.

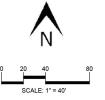
If you should have any questions or require any additional information, please feel free to contact this office. Sincerely,

PEA Group

C) B. Thym

John B. Thompson, PE Senior Project Manager

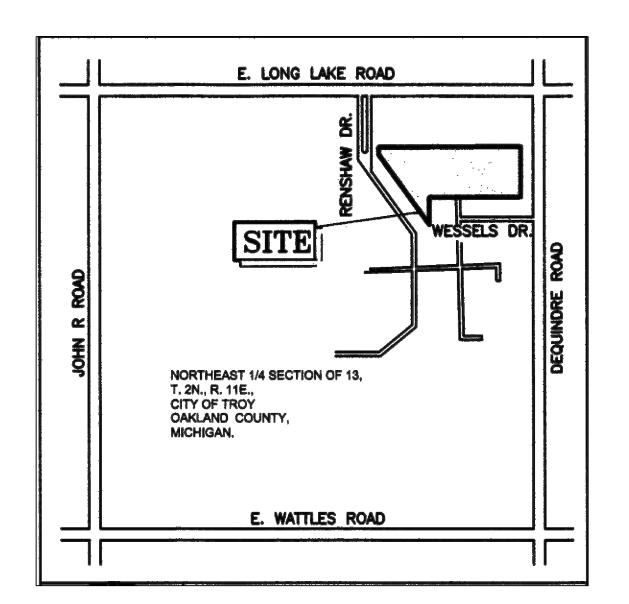






CONDOMINIUM & RETAIL DEVELOPMENT





LOCATION MAP NOT TO SCALE

OWNERS:

TABLEAU BY MONDRIAN

50215 SCHOENHERR RD. SHELBY TOWNSHIP, MI 48315 586.726.7340 (P) 586.726.1932 (F)

ARCHITECT:

ALEXANDER V. BOGAERTS + ASSOCIATES, P.C. 2445 FRANKLIN ROAD BLOOMFIELD HILLS, MI 48302 248.334.5000 (P)

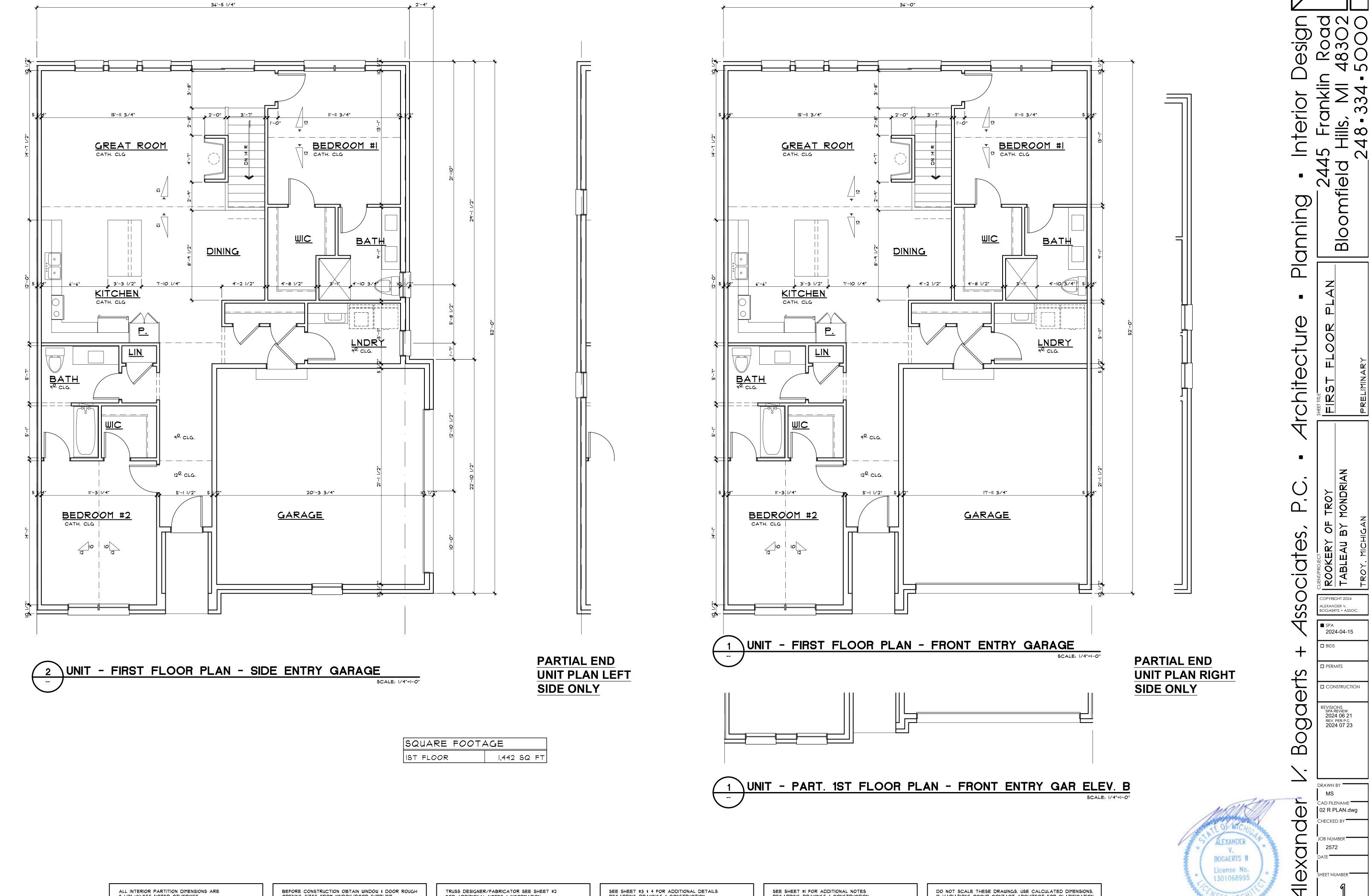
TROY, MI

	SHEET INDEX
T-I	TITLE SHEET
1	FIRST FLOOR PLAN
2	FIRST & SECOND FLOOR PLANS
3	OVERALL BUILDING PLANS
4	BUILDING ELEVATIONS
5	BUILDING ELEVATIONS
6	3D RENDERING MULTIFAMILY
٦	RETAIL FLOOR PLAN
8	RETAIL ELEVATION
8A	RETAIL ELEVATION- MATERIAL CALCULATIONS
9	3D RENDERING RETAIL
10	MATERIAL BOARD

01 R FRONT.dwg

BOGAERTS II

License No.



ALL INTERIOR PARTITION DIMENSIONS ARE 3 1/2" UNLESS NOTED OTHERWISE.

BEFORE CONSTRUCTION OBTAIN WINDOW & DOOR ROUGH OPENING SIZES FROM WINDOW/DOOR SUPPLIER.

TRUSS DESIGNER/FABRICATOR SEE SHEET #2 FOR ADDITIONAL NOTES & INFORMATION

SEE SHEET #3 \$ 4 FOR ADDITIONAL DETAILS REGARDING DRAWINGS \$ CONSTRUCTION

SEE SHEET #1 FOR ADDITIONAL NOTES REGARDING DRAWINGS & CONSTRUCTION.

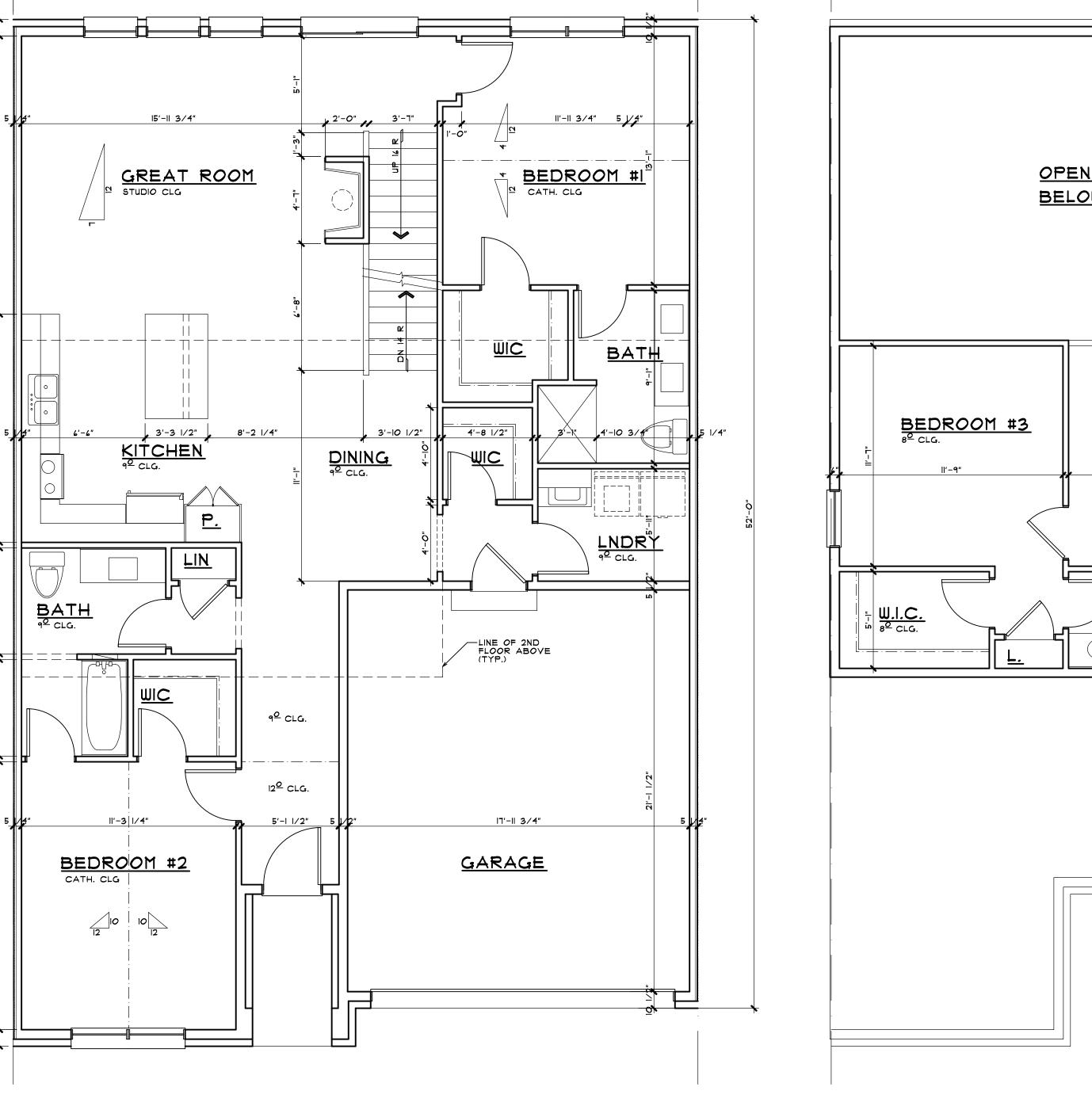
DO NOT SCALE THESE DRAWINGS. USE CALCULATED DIMENSIONS. IF VARIATIONS OCCUR CONTACT ARCHITECT FOR CLARIFICATION.

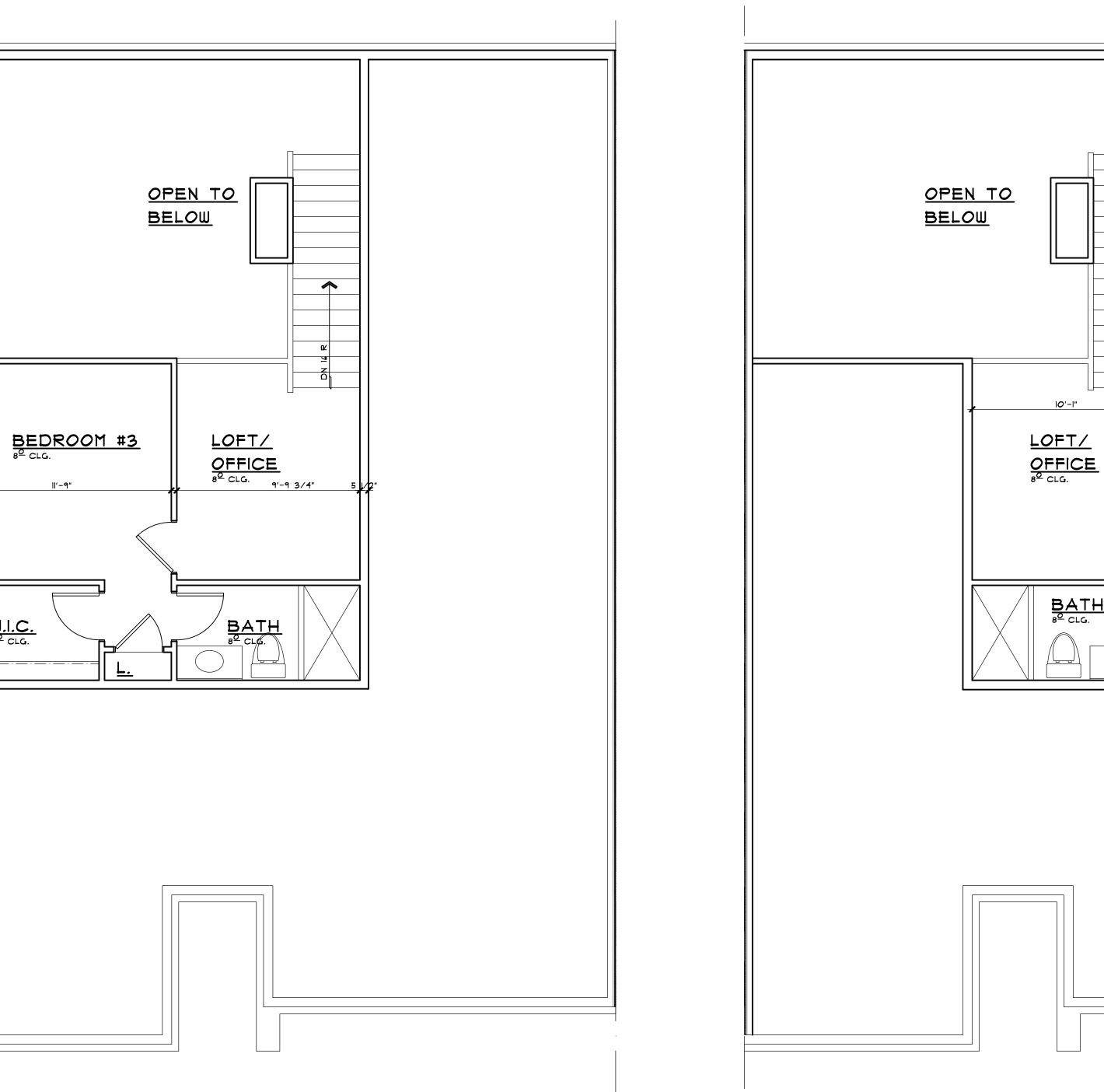
EXANDER V. DGAERTS + ASSOC. 2024-04-15

CONSTRUCTION

02 R PLAN.dwg







SCALE: 1/4"=1-0"



1,442 SQ FT

IST FLOOR

- /				
	SQUARE FOOTAGE			
	IST FLOOR	1,442	SQ	FT
	2ND FLOOR	403	SQ	FT
	TOTAL	1,845	SQ	FΤ

\UNIT - 2ND FLOOR LEFT SIDE (ONLY)

\UNIT - 2ND FLOOR RIGHT SIDE (ONLY)

BATH 8º CLG.

SQUARE FOOTAGE			
IST FLOOR	1,442	SQ	F
2ND FLOOR	434	SQ	F-
TOTAL	1,876	SQ	F



14	
	<u>0</u>
SCALE: 1/4"=1-0"	7
ALEXANDER V. BOGAERTS II) O
* License No. 1301068995	<u> </u>
NSED ARCHIT	$\overline{\nabla}$

Bogaerts DRAWN BY MS CAD FILENAME

02 R PLAN.dwg CHECKED BY " 2572

SHEET NUMBER -

2024-04-15

CONSTRUCTION

REVISIONS SPA REVIEW 2024 06 21 REV. PER P.C. 2024 07 23

□ PERMITS

Design | Road | 48302 | 5000 |

Bloomfield

FIRST FLOOR PLAN OPT. SECOND FLOOR PLANS

Planning

4rchitecture

<u>Р</u>

4ssociates,

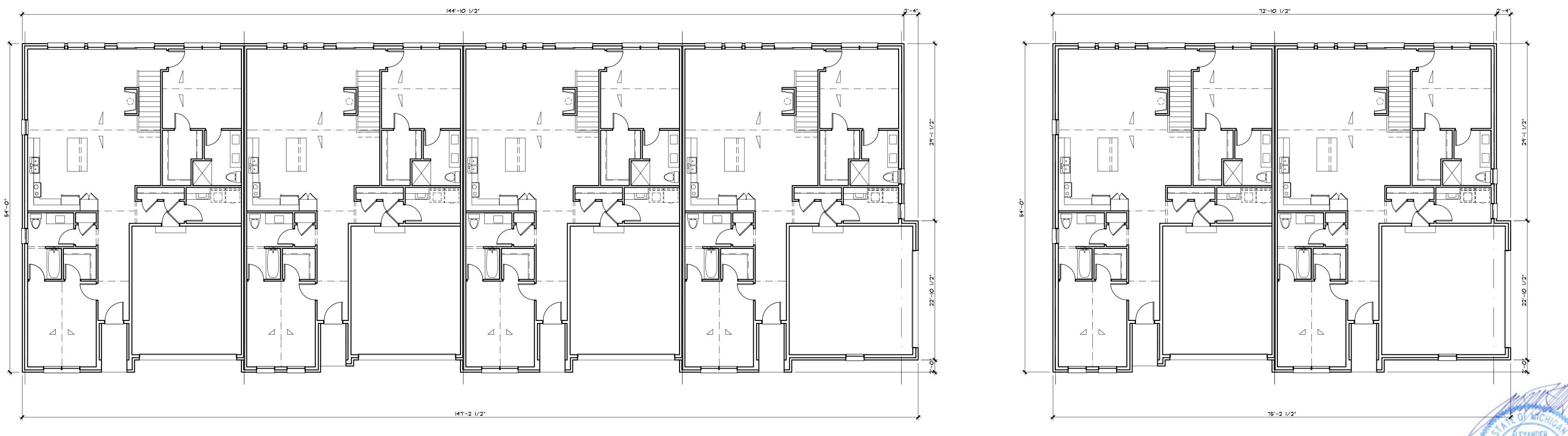
YOID SPACE

12'-11 3/4"

BEDROOM #3

<u>₩.I.C.</u> 8[©] CLG.





TRUSS DESIGNER/FABRICATOR SEE SHEET #2

FOR ADDITIONAL NOTES & INFORMATION

SCALE: 1/8"=1-0"

SEE SHEET #3 & 4 FOR ADDITIONAL DETAILS

REGARDING DRAWINGS & CONSTRUCTION

BUILDING- FIRST FLOOR PLAN - FRONT & SIDE ENTRY GARAGE

ALL INTERIOR PARTITION DIMENSIONS ARE

3 1/2" UNLESS NOTED OTHERWISE.

BEFORE CONSTRUCTION OBTAIN WINDOW & DOOR ROUGH

OPENING SIZES FROM WINDOW/DOOR SUPPLIER.

4 UNIT BUILDING

BUILDING- FIRST FLOOR PLAN - FRONT ENTRY GARAGE DO NOT SCALE THESE DRAWINGS. USE CALCULATED DIMENSIONS. IF VARIATIONS OCCUR CONTACT ARCHITECT FOR CLARIFICATION.

- 2 UNIT BUILDING

SEE SHEET #1 FOR ADDITIONAL NOTES

REGARDING DRAWINGS & CONSTRUCTION.

Design Road 48302 5000

ALL BUILDING FLOOR PLAN

OVER FIRST

Architecture

SSO

EXANDER V. DGAERTS + ASSOC.

2024-04-15

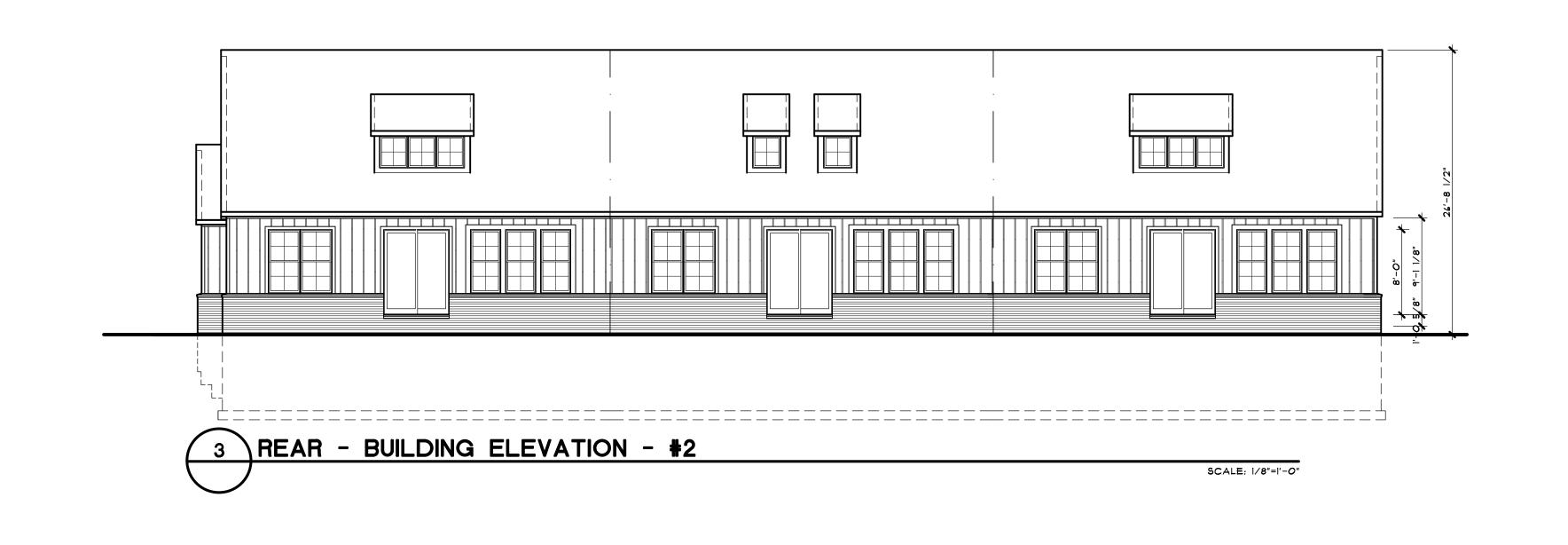
CONSTRUCTION

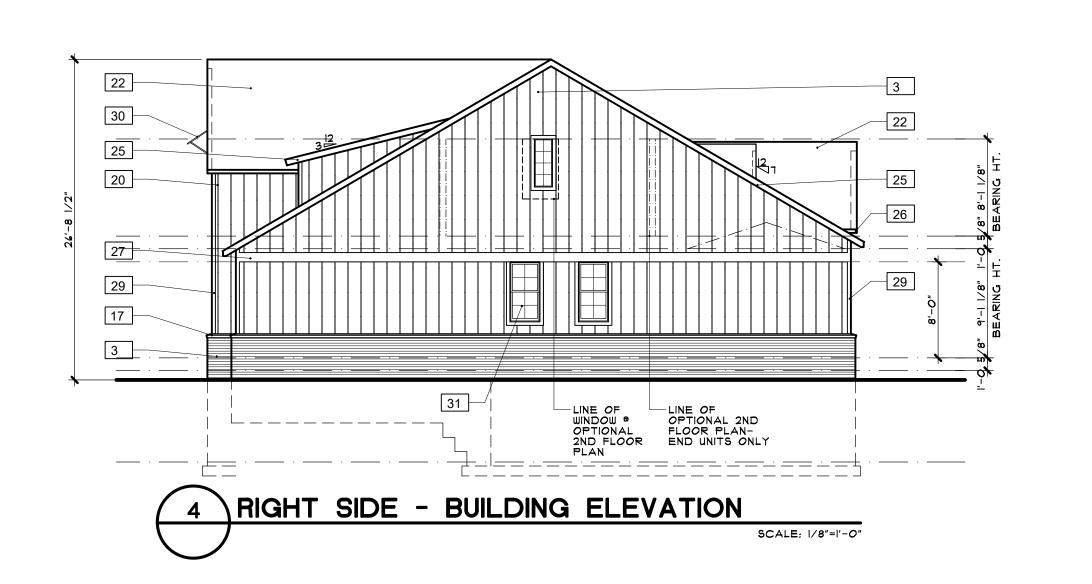
REVISIONS SPA REVIEW 2024 06 21 REV. PER P.C. 2024 07 23

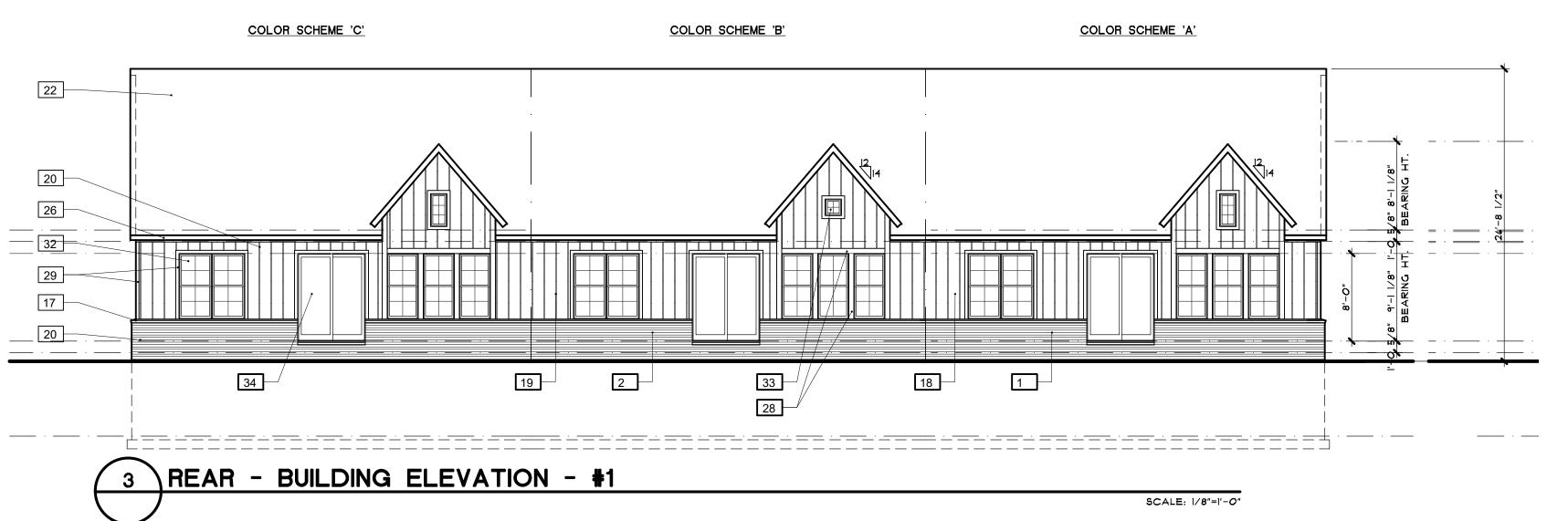
DRAWN BY — MS

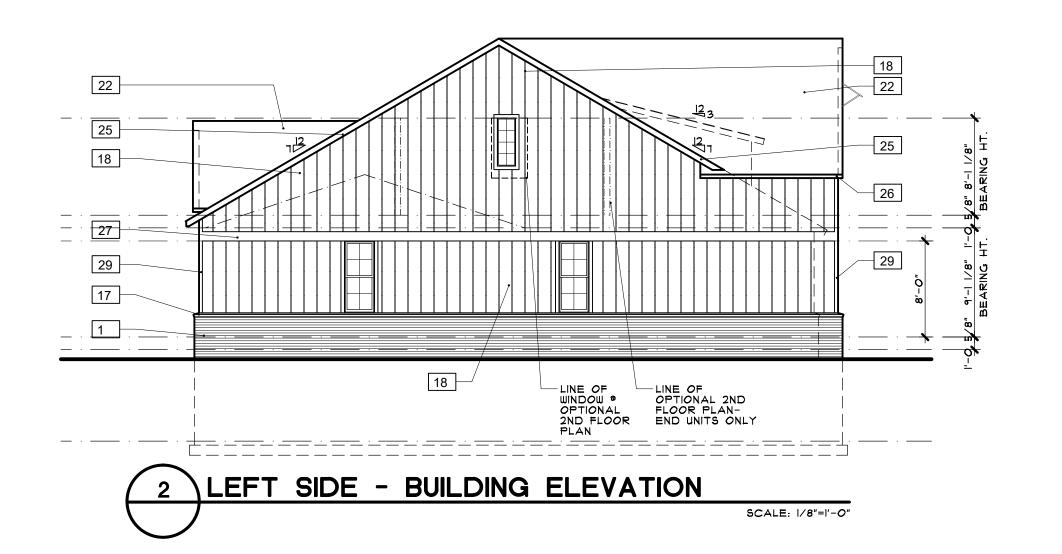
41exand

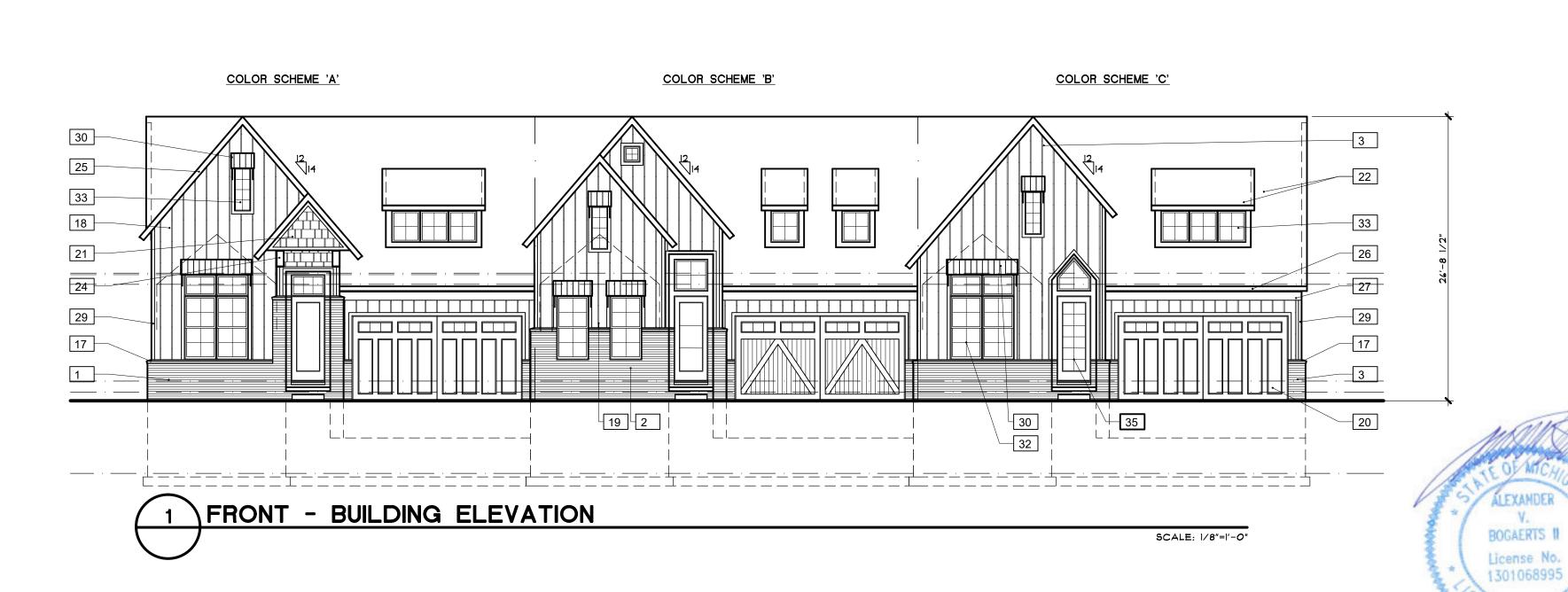
□ PERMITS











EXTERIOR MATERIAL LEGEND (ROOKERY KEY NAME MATERIAL 1 BRICK (A) 302 00 METAL ROOF CABLE AWNING METAL COPING STORE FRONT WINDOWS BRICK SILL (MATCH ADJACENT BRICK) VERTICAL BD & BATT SIDING (A) VERTICAL BD & BATT SIDING (B) VERTICAL BD & BATT SIDING (C) SHAKE SIDING ROOFING: ASPHALT hitecture PREFAB BRACKET 1x6 RAKE BD. 26 | 1x6 FASCIA BD. 1x10 FRIEZE UNIT 1x6 TRIM BD. 1x4 TRIM BD. <u>0</u> $\mathbf{m} \sim \mathbb{R}$ PREFAB METAL ROOF CANOPY SINGLE HUNG WINDOW 33 FIXED WINDOW SLIDING PATIO DOOR 35 UNIT ENTRY DOOR GARAGE DOOR (A) ٦ GARAGE DOOR (B) GARAGE DOOR (C) ciates, GUTTERS & DOWNSPOUTS NOTE: REFER TO SHEET #10 FOR MATERIAL BOARD WITH ADDITIONAL INFORMATION

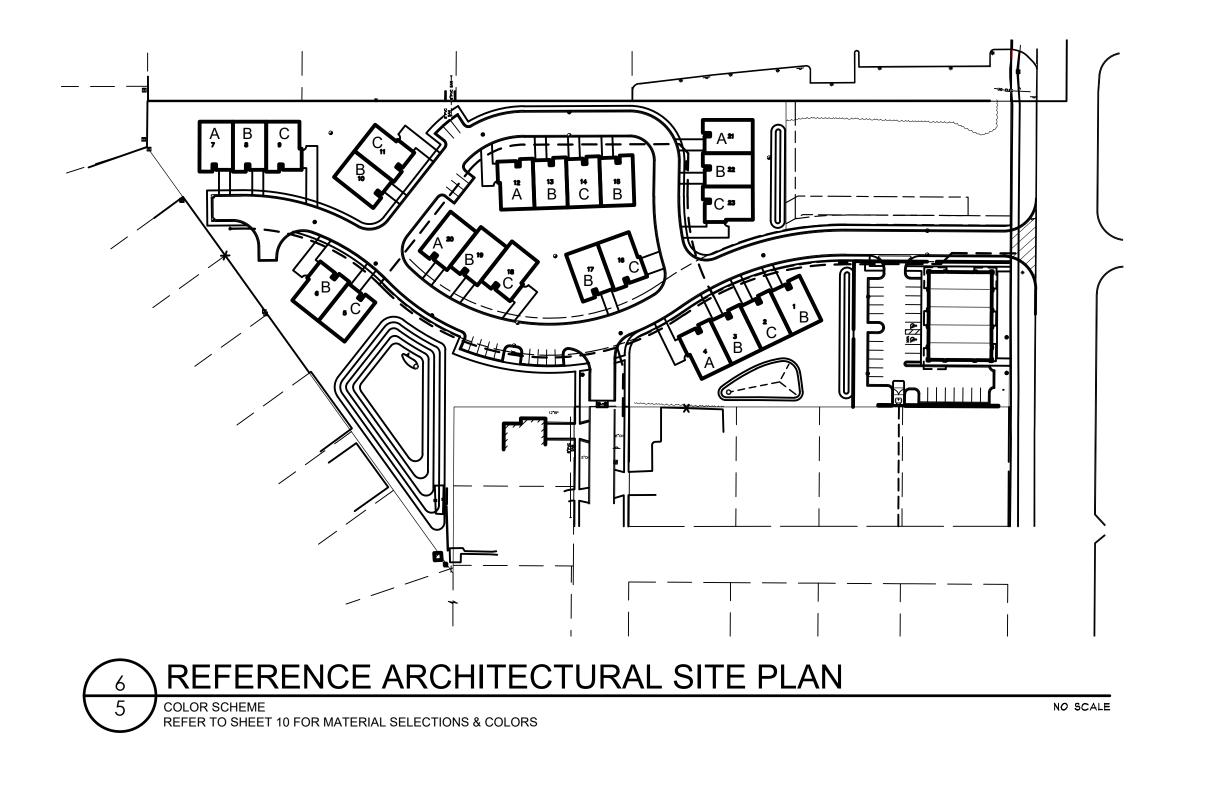
SS EXANDER V. DGAERTS + ASSOC. 2024-04-15 □ PERMITS

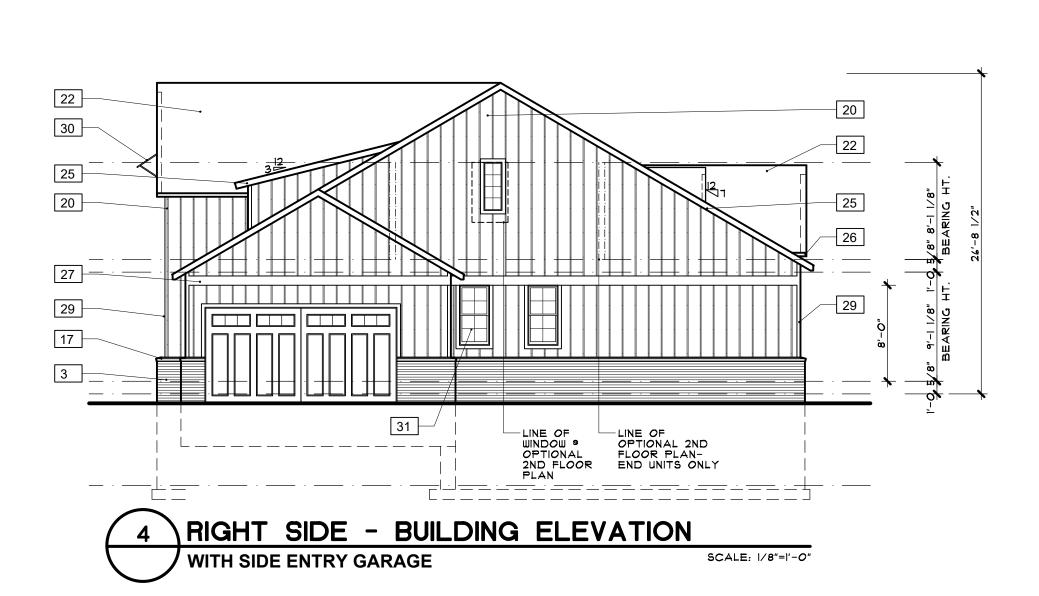
CONSTRUCTION

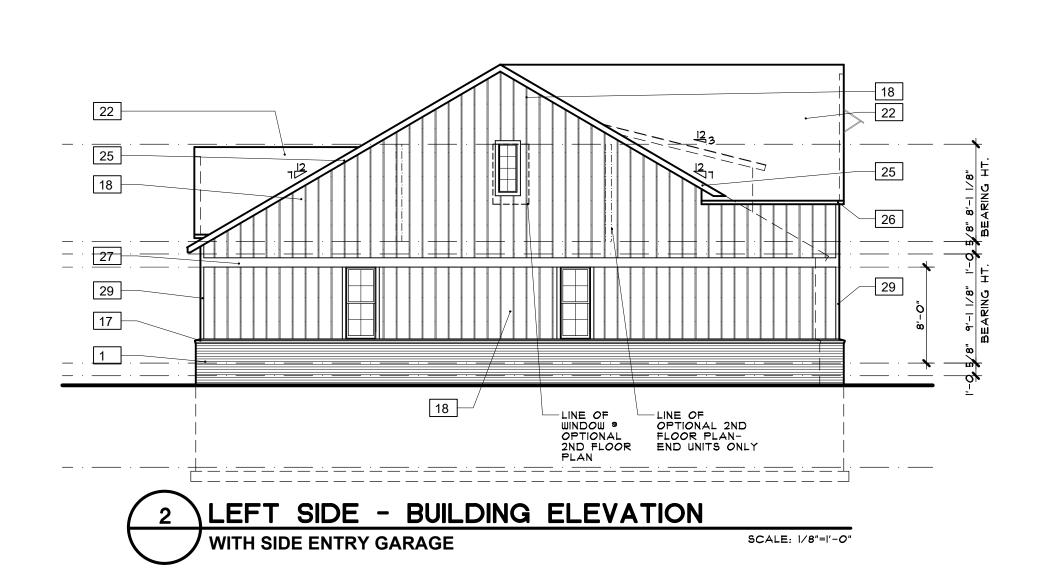
REVISIONS SPA REVIEW 2024 06 21 REV. PER P.C. 2024 07 23

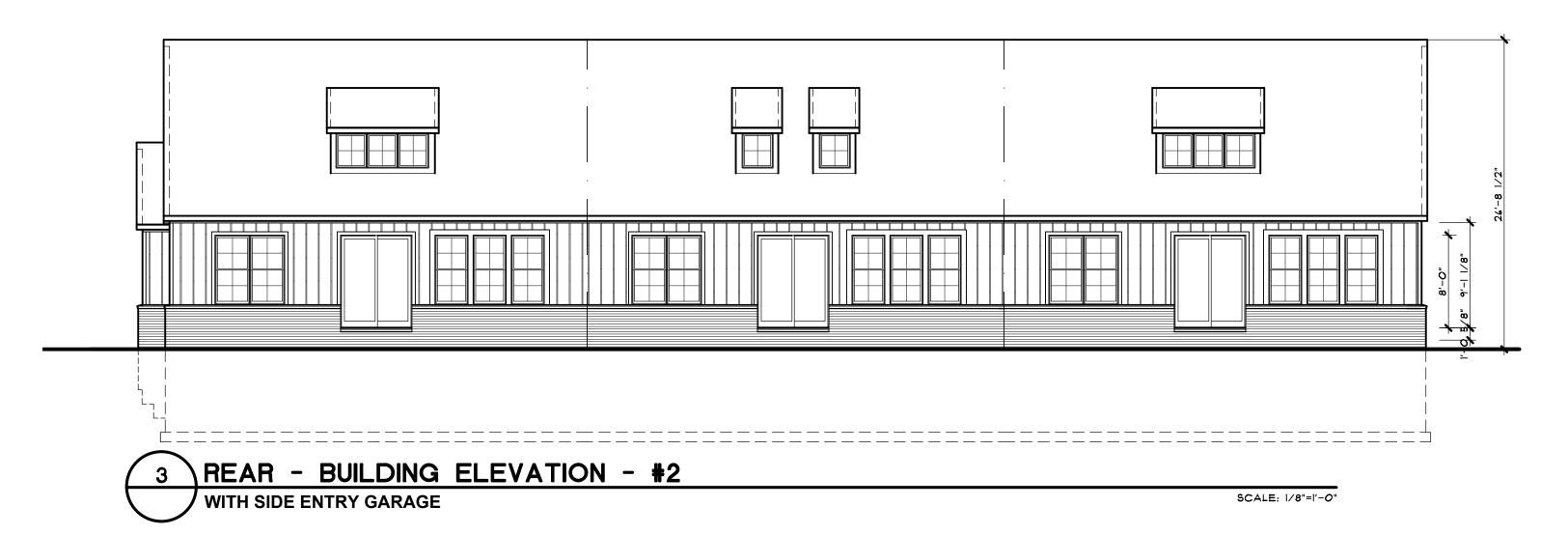
DRAWN BY MS 02 R ELEV.dwg 41exand 2572

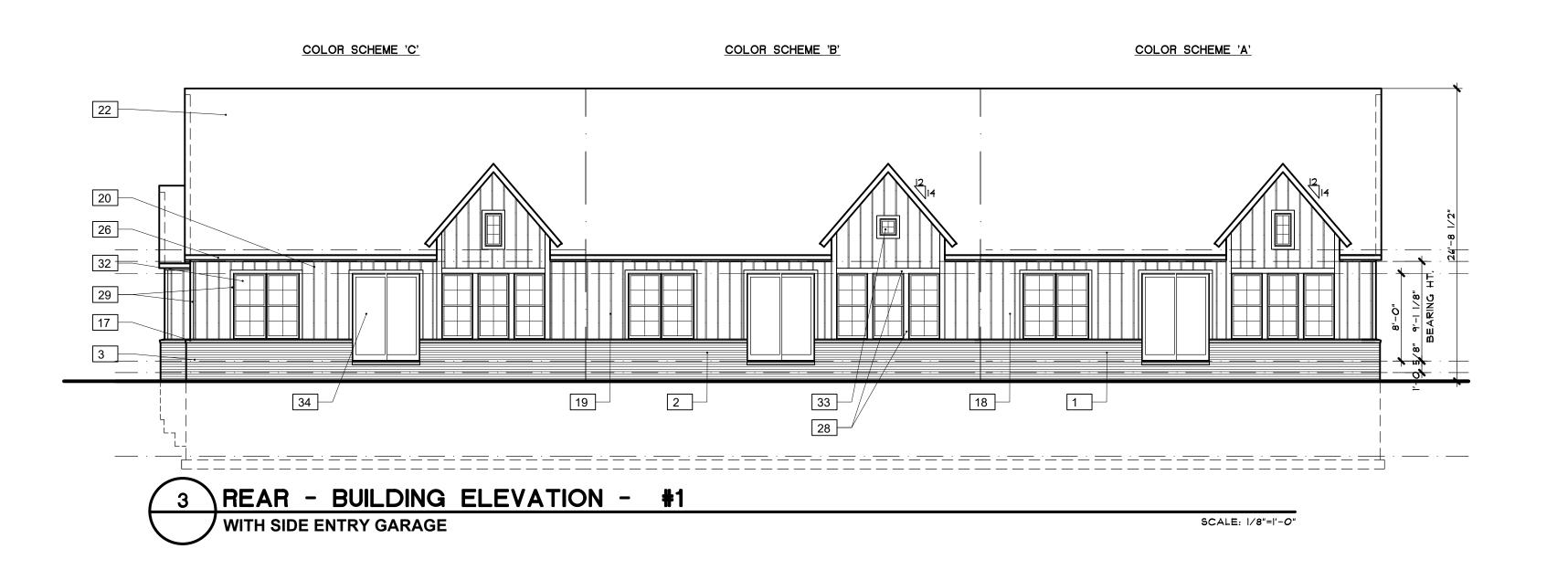
HEET NUMBER -

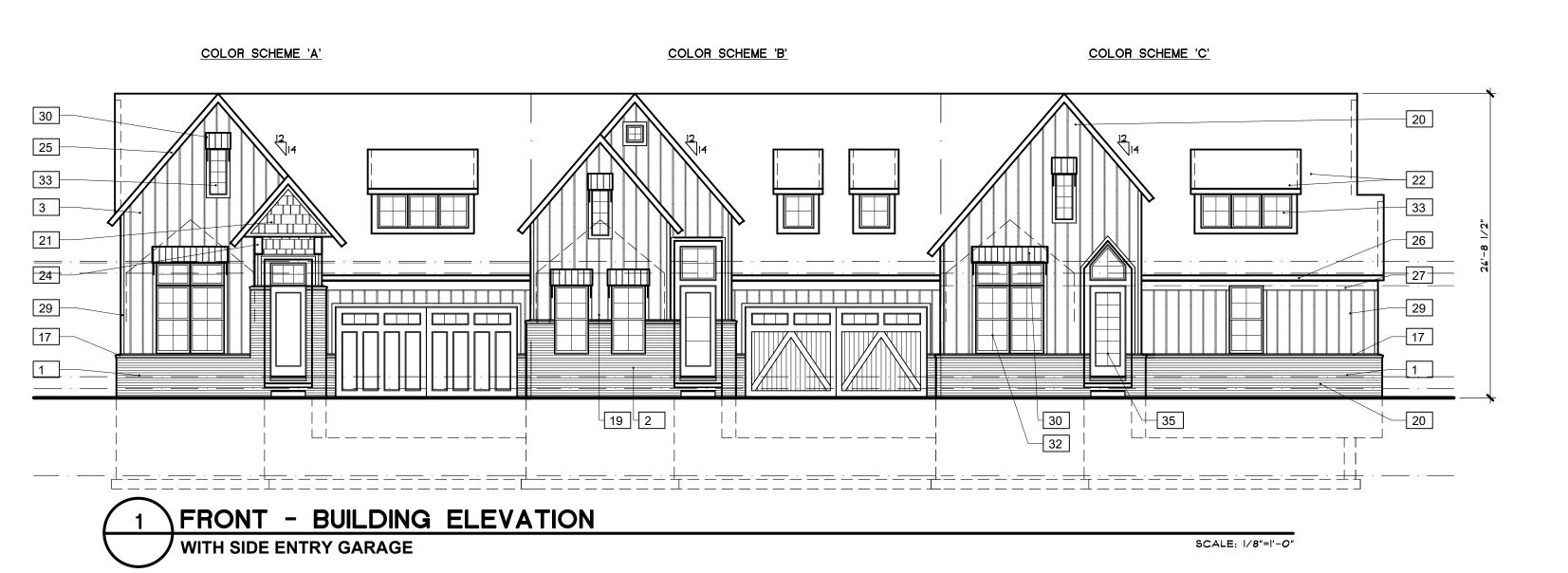


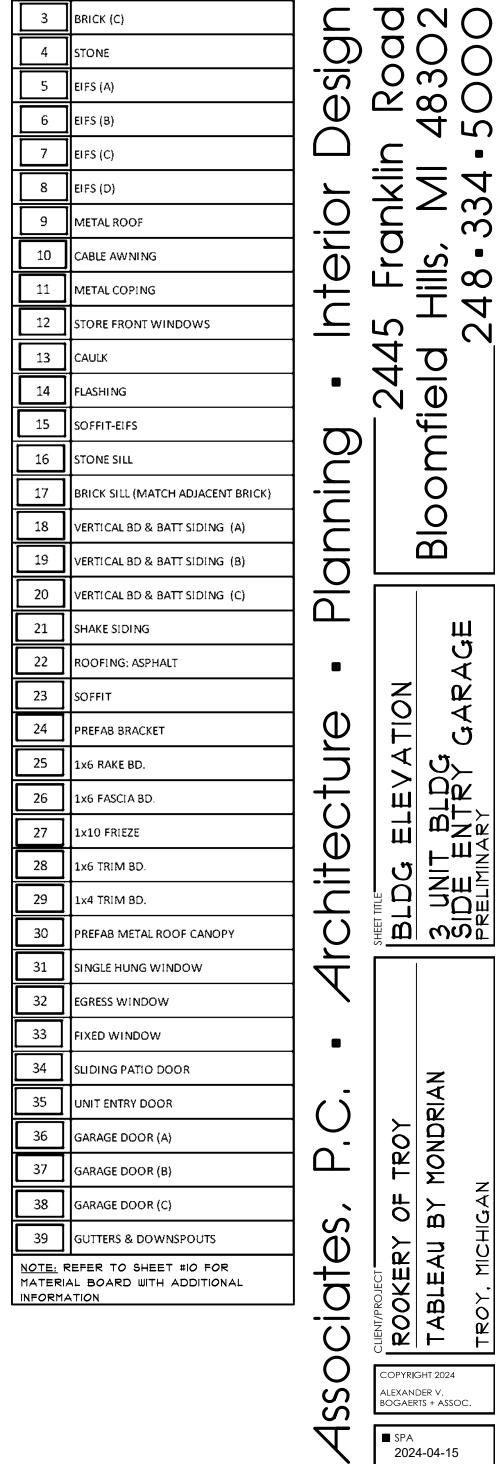












EXTERIOR MATERIAL LEGEND (ROOKERY

KEY NAME MATERIAL



Bogaerts REVISIONS SPA REVIEW 2024 06 21 REV. PER P.C. 2024 07 23 DRAWN BY —— MS 02 R ELEV.dwg 2572

□ BIDS

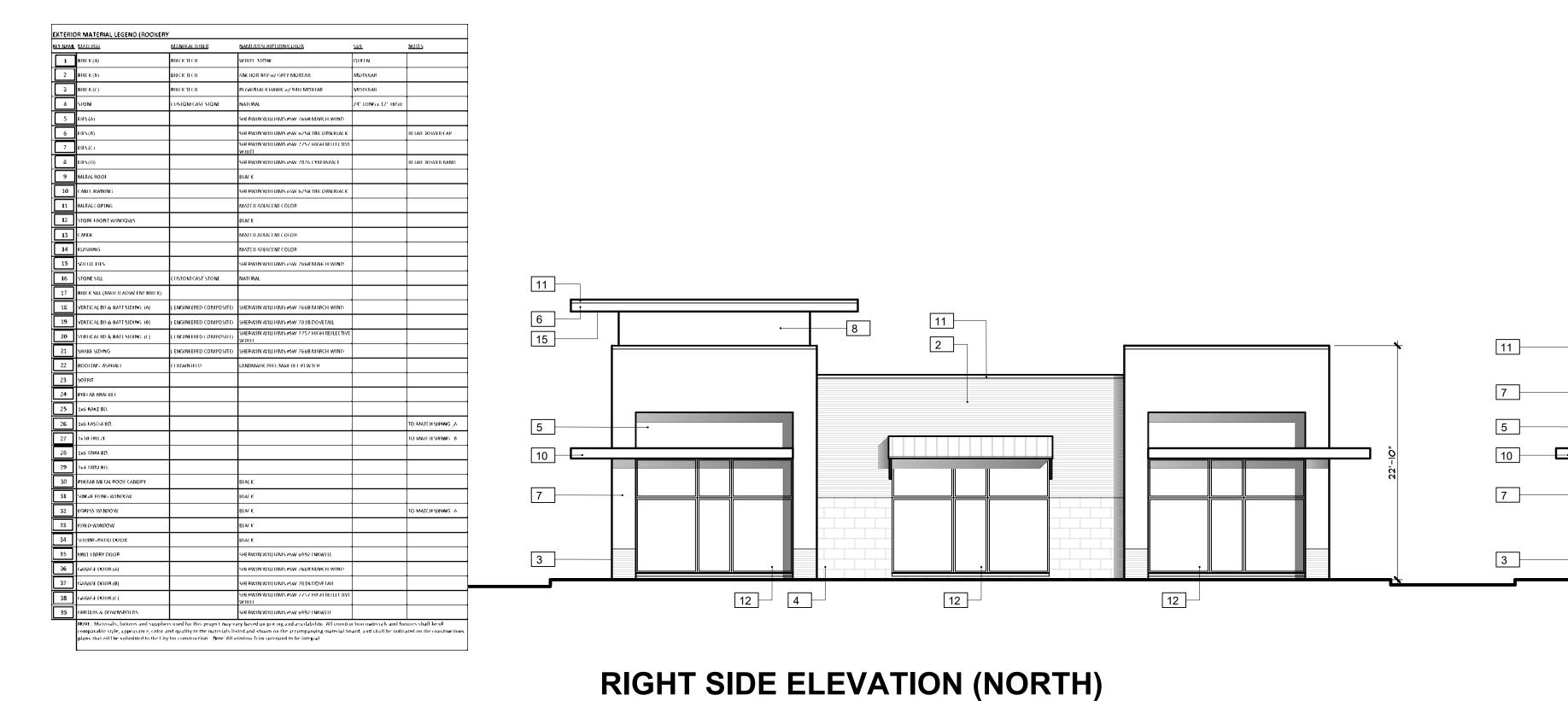
□ PERMITS

CONSTRUCTION

HEET NUMBER - $\overline{\Box}$



:URRENT\1client\Mondrian Properties\Troy\Surry LLC-ROOKERY COMMERCIAL\04 DRAWINGS\02 2783 PLAN.dwg, 7/12/2024 2:49:43 PN



REAR ELEVATION (WEST)

<u>11</u>

16 1 10

11

6

15

4 1 10

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

5

10

RIGHT SIDE ELEVATION TRANSPARANCY CALCULATIONS
MEASURED BETWEEN 2' & 8' ABOVE GRADE
REQUIREMENTS: 50% MIN 9 STREET 30% MIN 9 PARKING LOT 144 S.F. 34% BRICK/STONE/EIFS 276 S.F. 66% WINDOW & DOORS 420 S.F. 100% TOTAL

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

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

REAR ELEVATION		
RANSPARANCY CALCULATIONS EASURED BETWEEN 2' \$ 8' ABOVE GRADE		
EQUIREMENTS: 50% MIN 9 STREE	T 30% MIN PAR	KING LOT
BRICK/STONE/EIFS	140 S.F.	24%
UINDOW & DOORS	442 S.F.	76%
TOTAL .	582 S.F.	100%

2 9

9

12 4



FRONT ELEVATION (EAST)

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

LEFT SIDE ELEVATION		
TRANSPARANCY CALCULATIONS MEASURED BETWEEN 2' & 8' ABOVE GRADE REQUIREMENTS: 50% MIN * STREET 30% MIN * PARKING LOT		
BRICK/STONE/EIFS 236 S.F. 56%		
WINDOW & DOORS	184 S.F. 44%	
TOTAL	420 S.F. 100%	

LEFT SIDE ELEVATION (SOUTH)

FRONT ELEVATION			
TRANSPARANCY CALCULATIONS 1EASURED BETWEEN 2' & 8' ABOVE GRADE REQUIREMENTS: 50% MIN 9 STREET 30% MIN 9 PARKING LOT			
BRICK/STONE/EIFS 140 S.F. 24%			
WINDOW & DOORS	442 S.F.	٦٤%	
TOTAL	582 S.F.	100%	

12

11exander

Bogaerts DRAWN BY —— MAS 02 2783.DWG

RETAIL
MONDRIAN PROPERTIES
TROY, MICHIGAN

EXANDER V. DGAERTS + ASSOC.

■ SPA 2024 04 15

□ PERMITS

CONSTRUCTION

EVISIONS SPA REV. PER CITY 2024 05 14 2024 06 21 REV. PER P.C 2024 07 23

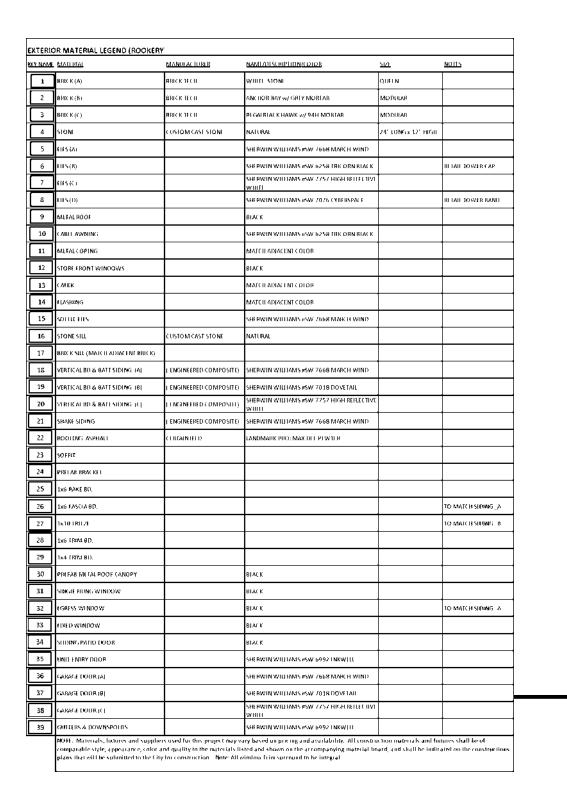
Design Road 48302 5000

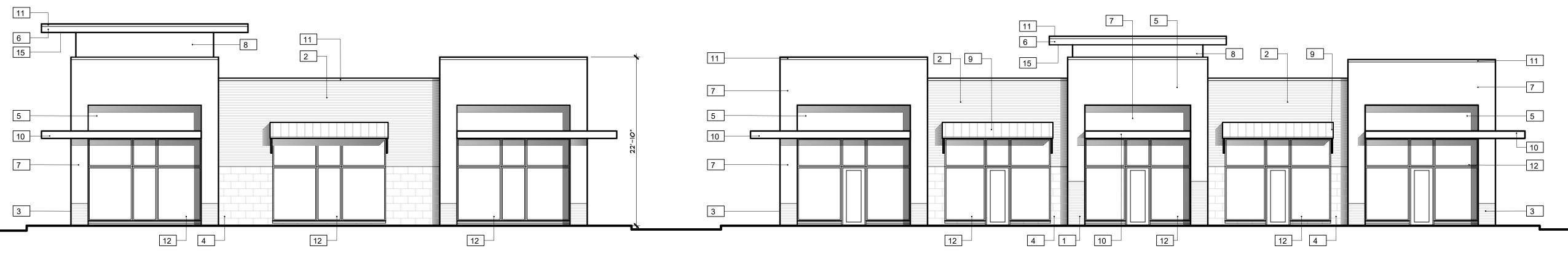
Planning

4rchitecture

4ssociates,

2783





RIGHT SIDE ELEVATION (NORTH)

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

REAR ELEVATION (WEST)

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

RIGHT SIDE ELEVATION			
MATERIAL CALCULATIONS			
BRICK/STONE	427 S.F.	26%	
EIFS	568 S.F.	35%	
METAL	108 S.F.	٦%	
WINDOW & DOORS	513 S.F.	32%	
TOTAL	1616 S.F.	100%	

EAR ELEVATION		
TERIAL CALCULATIONS		
RICK/STONE	436 S.F.	20%
FS	740 S.F.	3 4 %
ETAL	158 S.F.	٦%
NDOW & DOORS	832 S.F.	39%
OTAL	2166 S.F.	100%



LEFT SIDE ELEVATION (SOUTH)

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

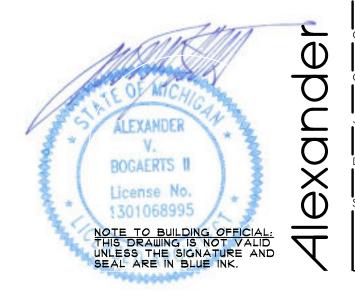
FRONT ELEVATION (EAST)

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

LEFT SIDE ELEVATION		
MATERIAL CALCULATIO	NS	
BRICK/STONE	634 S.F.	41%
EIFS	507 S.F.	32%
METAL	75 S.F.	5%
WINDOW & DOORS	352 S.F.	22%
TOTAL	1568 S.F.	100%

FRONT ELEVATION			
MATERIAL CALCULATION	NS		
BRICK/STONE	436 S.F.	19%	
EIFS	826 S.F.	36%	
METAL 168 S.F. 8%			
WINDOW & DOORS 834 S.F. 37%			
TOTAL	2264 S.F.	100%	

OVERALL BUILDING				
MATERIAL CALCULATION	NS			
BRICK/STONE	1933 S.F.	25%		
EIFS	2641 S.F.	35%		
METAL	509 S.F.	٦%		
WINDOW & DOORS	2531 S.F.	33%		
TOTAL	7614 S.F.	100%		



:URRENT\1client\Mondrian Properties\Troy\Surry LLC-ROOKERY COMMERCIAL\04 DRAWINGS\03 2783 ELEVATION.dwg, 7/12/2024 2:49:45 PM

DRAWN BY

MAS

CAD FILENAME

02 2783.DWG

CHECKED BY

JOB NUMBER

2783

RETAIL
MONDRIAN PROPERTIES
TROY, MICHIGAN

EXANDER V. DGAERTS + ASSOC.

■ SPA 2024 04 15

□ PERMITS

CONSTRUCTION

EVISIONS SPA REV. PER CITY 2024 05 14 2024 06 21 REV. PER P.C 2024 07 23

Design Road 48302 5000

Planning

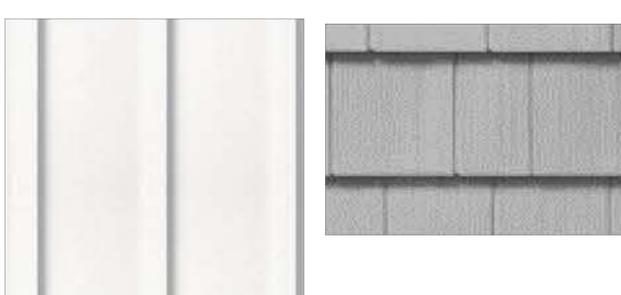
4rchitecture

Associates,

Bogaerts

2783
ATE





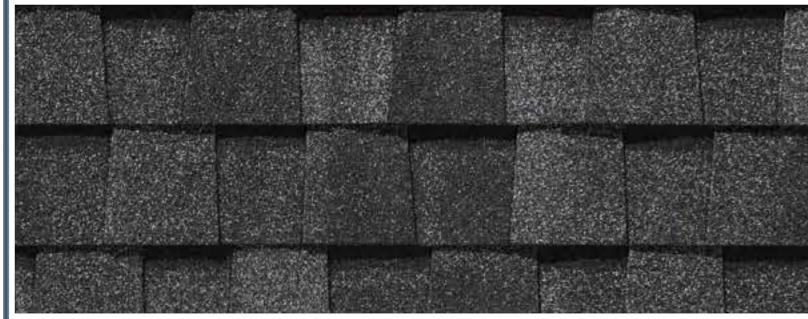
#SW 7668 March Wind

Composite Engineered Board & Batten, Cedar Shake, EIFS & Garage Door In Sherwin Williams # SW 7668 March Wind



Brick Tech Whitestone Queen

Common Materials for Schemes A,B,C & Retail



Residential Shingles: Certainteed Landmark Pro: Max Def Pewter-



Residential Trim In Sherwin Williams #SW 7757 High Reflective White



Retail Tower Cap/ Cable Awning #SW 6258 Tricorn Black



Sherwin Williams # SW 6992 Inkwell

NOTE: Metal Coping To Match Adjacent Material.

Residential Front Entry Doors, Gutters & Down Spouts In

SW 6992

Inkwell

Interior / Exterior

Location Number: 251-C4

Retail Tower Band #SW 7076 Cyberspace



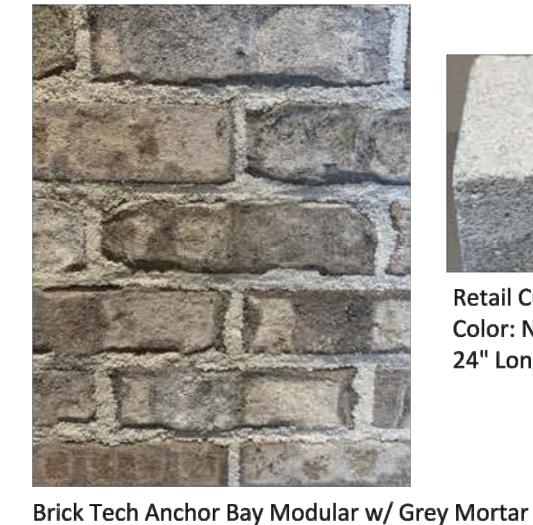
Retail Black Windows



Black Windows

2445 Franklin Road Bloomfield Hilk-MI 48302 248-334-5000

COLOR SCHEME B





Retail Custom Cast Stone Color: Natual 24" Long x 12" High



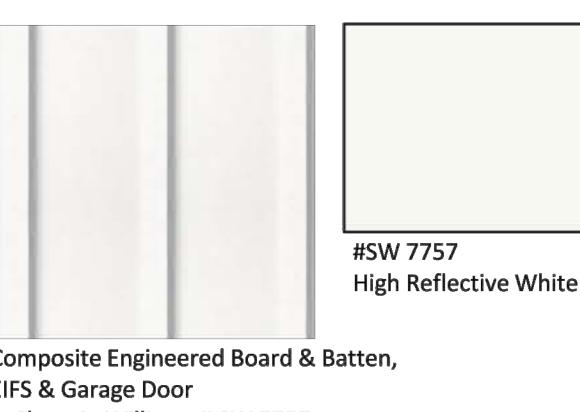
Residential & Retail

Metal Roofs: Black

Composite Engineered Board & Batten & Garage Door In Sherwin Williams # SW 7018 Dovetail







Composite Engineered Board & Batten, **EIFS & Garage Door** In Sherwin Williams # SW 7757 **High Reflective White** Alexander | Bogaerts + Associates | P.G. Architecture | Planning | Interior Design

Brick Tech Regal Black Hawk Modular w/ 94H Mortar

NOTE: Materials, fixtures and suppliers used for this project may vary based on pricing and availability. All construction materials and fixtures shall be of comparable style, appearance, color and quality to the materials listed and shown on the accompanying material board, and shall be indicated on the constructions plans that will be submitted to the City for construction.

REFER TO ARCHITECT'S DRAWINGS FOR MATERIAL LOCATIONS. IMAGES SHOWN ARE DIGITAL REPRESENTATIONS OF SPECIFIED MATERIALS.

Planning **4rchitecture** ROOKERY OF TROY
RETAIL
MONDRIAN PROPERTIES
TROY, MICHIGAN ociates **SS**

302 00

EXANDER V. GAERTS + ASSOC. ■ SPA 2024 04 15 □ PERMITS Bogaerts

CONSTRUCTION

THE ROOKERY OF TROY

PART OF THE NE 1/4 OF SECTION 13 TROY, OAKLAND COUNTY, MICHIGAN



PERMIT / APPROVAL SUMMARY			
DATE SUBMITTED	DATE APPROVED	PERMIT / APPROVAL	

LEGAL DESCRIPTION (PER PEA GROUP)

PROPOSED ROOKERY PARCEL (PART OF PARCELS 20-13-228-003 & 20-13-228-015) A parcel of land over part of the northeast 1/4 of Section 13, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, being more particularly described as:

Commencing at the northeast corner of said Section 13; thence along the east line of said section, S00°20'50"W, 330.20 feet; thence S89°59'17"W, 60.00 feet to the west line of Dequindre Road (60' 1/2 width); thence along said west line, S00°20'50"W, 134.00 feet to the POINT OF BEGINNING; thence continuing along said west line, S00°20'50"W, 196.34 feet to the north line of "Holland Hills Subdivision", as recorded in Liber 265, Page 6, Oakland County Records; thence along said north line, S89°59'17"W, 599.70 feet to the west line of said subdivision; thence along said west line, S00°18'13"W, 179.52 feet to the easterly line of "Windmill Pointe"

Sub", as recorded in Liber 124, Page 15, Oakland County Records; thence along said easterly line, N35°40'54"W, 566.30 feet and N00°12'16"E, 49.80 feet; thence N89°59'17"E, 689.79 feet;

thence S00°00'43"E, 138.71 feet; thence 65.17 feet along an arc of a curve to the right, having a radius of 340.00 feet and a chord that bears N84°51'22"E, 65.07 feet;

thence S89°39'10"E, 177.35 feet to the aforementioned west line of Dequindre Road and the POINT OF BEGINNING. Containing 5.94 acres of land, more or less.

DESIGN TEAM

OWNER/APPLICANT/DEVELOPER

TABLEAU BY MONDRIAN PEA GROUP 50215 SCHOENHERR 1849 POND RUN SHELBY TWP., MI 48315 AUBURN HILLS, MI 48326 CONTACT: JOE MANIACI CONTACT: JOHN B. THOMPSON, PE PHONE: 586.726.7350 PHONE: 844.813.2949 EMAIL: JMANIACI@MONDRIANPROPERTIES.COM EMAIL: JTHOMPSON@PEAGROUP.COM

LANDSCAPE ARCHITECT

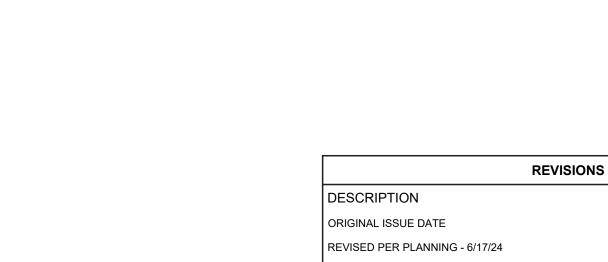
CIVIL ENGINEER

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



GROUP

INDEX OF DRAWINGS	
NUMBER	TITLE
	COVER SHEET
C-1.0	TOPOGRAPHIC SURVEY
C-2.0	PRELIMINARY SITE PLAN
C-3.0	PRELIMINARY GRADING PLAN
C-4.0	PRELIMINARY UTILITY PLAN
C-5.0	PRELIMINARY DETAILS
L-1.0	PRELIMINARY LANDSCAPE PLAN
L-1.1	LANDSCAPE DETAILS
T-1.0	TREE PRESERVATION PLAN
T-1.1	TREE PRESERVATION LIST
#24-29718 V4	EXTERIOR PHOTOMETRIC PLAN
	ARCHITECTURAL PLANS
T-1	TITLE SHEET
1	FIRST FLOOR PLAN
2	FIRST FLOOR PLAN OPT SECOND FLOOR PLANS
3	OVERALL BUILDING FIRST FLOOR PLAN
4	BLDG ELEVATION - 3 UNIT BLDG
5	BLDG ELEVATION - 3 UNIT BLDG SIDE ENTRY GARAGE
	3 UNIT BUILDING RENDERING
7	FIRST FLOOR PLAN
8	ELEVATIONS
8A	ELEVATIONS
	RETAIL BUILDING ELEVATION
10	RETAIL MATERIAL LIST

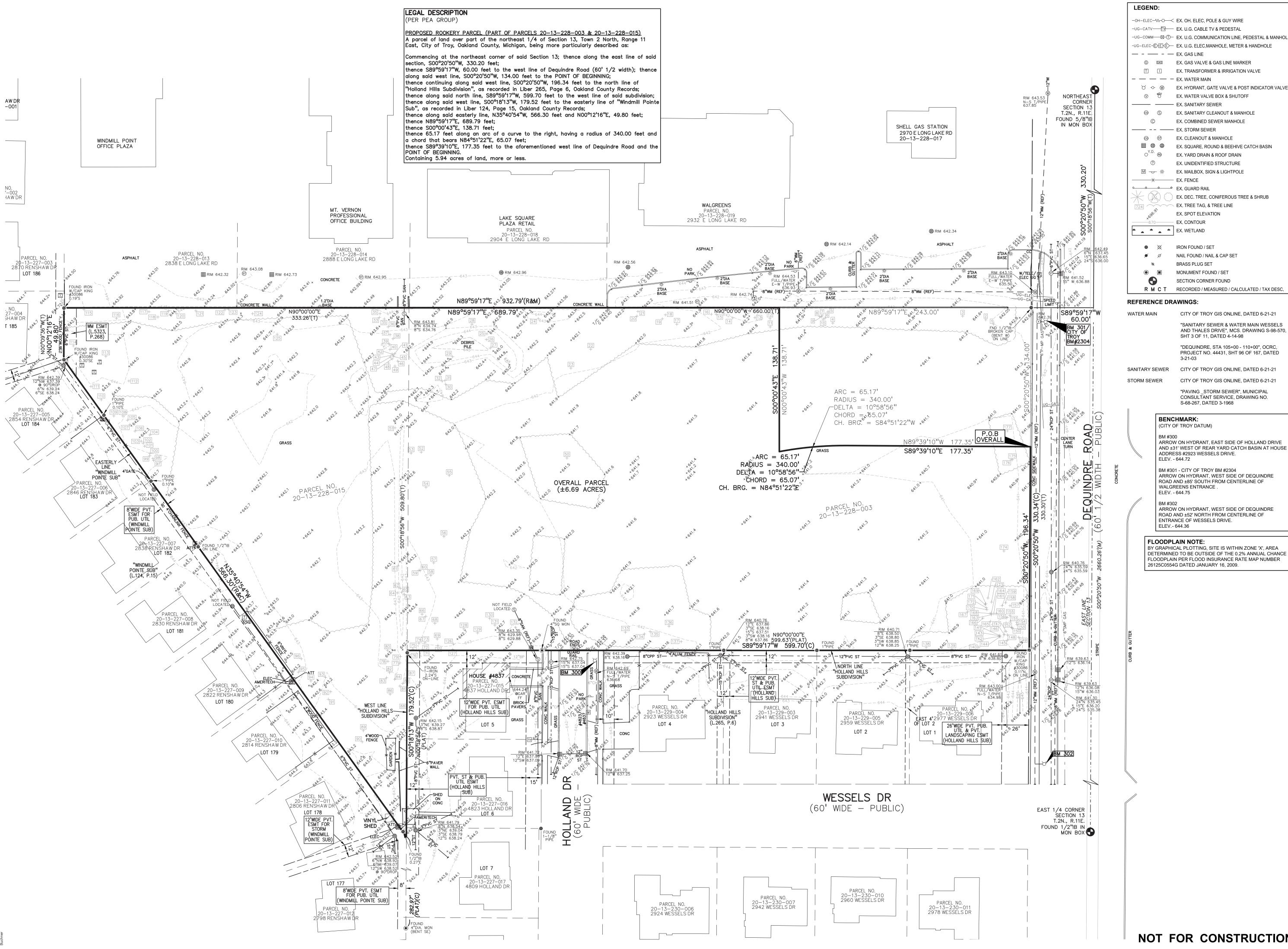


REVISED PER PLANNING COMMISSION MEETING 7/9/24



DATE

6/27/2024





t: 844.813.2949 www.peagroup.com

♥ → ₩ EX. HYDRANT, GATE VALVE & POST INDICATOR VALVE EX. SANITARY SEWER EX. COMBINED SEWER MANHOLE —— -- EX. STORM SEWER EX. CLEANOUT & MANHOLE ■ ● ■ EX. SQUARE, ROUND & BEEHIVE CATCH BASIN EX. YARD DRAIN & ROOF DRAIN EX. UNIDENTIFIED STRUCTURE

X EX. FENCE EX. GUARD RAIL EX. DEC. TREE, CONIFEROUS TREE & SHRUB EX. TREE TAG, & TREE LINE EX. SPOT ELEVATION

EX. CONTOUR EX. WETLAND ■ IRON FOUND / SET NAIL FOUND / NAIL & CAP SET

MONUMENT FOUND / SET SECTION CORNER FOUND R M C T RECORDED / MEASURED / CALCULATED / TAX DESC.

BRASS PLUG SET

REFERENCE DRAWINGS:

CITY OF TROY GIS ONLINE, DATED 6-21-21 "SANITARY SEWER & WATER MAIN WESSELS AND THALES DRIVE", MCS. DRAWING S-98-570,

SHT 3 OF 11, DATED 4-14-98

"DEQUINDRE, STA 105+00 - 110+00", OCRC, PROJECT NO. 44431, SHT 96 OF 167, DATED

SANITARY SEWER CITY OF TROY GIS ONLINE, DATED 6-21-21 CITY OF TROY GIS ONLINE, DATED 6-21-21

"PAVING _STORM SEWER", MUNICIPAL CONSULTANT SERVICE, DRAWING NO. S-68-267, DATED 3-1968

BENCHMARK: (CITY OF TROY DATUM)

ARROW ON HYDRANT, EAST SIDE OF HOLLAND DRIVE AND ±31' WEST OF REAR YARD CATCH BASIN AT HOUSE ADDRESS #2923 WESSELS DRIVE. ELEV. - 644.72

BM #301 - CITY OF TROY BM #2304 ARROW ON HYDRANT, WEST SIDE OF DEQUINDRE ROAD AND ±85' SOUTH FROM CENTERLINE OF WALGREENS ENTRANCE. ELEV. - 644.75

ARROW ON HYDRANT, WEST SIDE OF DEQUINDRE ROAD AND ±52' NORTH FROM CENTERLINE OF ENTRANCE OF WESSELS DRIVE. ELEV.- 644.36

FLOODPLAIN NOTE: BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE 'X', AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER



SCALE: 1" = 40'



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

CLIENT

TABLEAU BY MONDRIAN 50215 SCHOENHERR

PROJECT TITLE

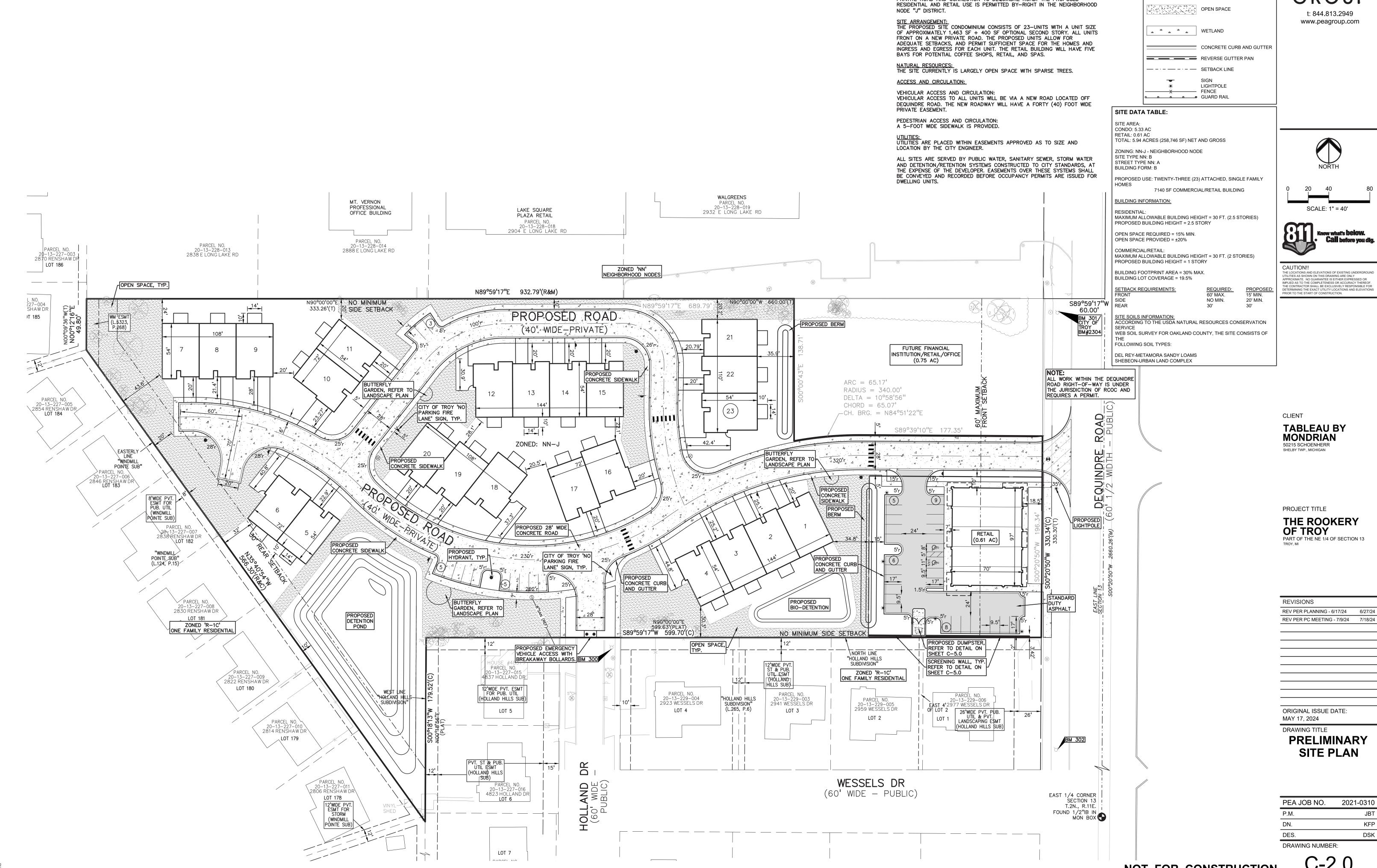
THE ROOKERY OF TROY PART OF THE NE 1/4 OF SECTION 13

REVISIONS REV PER PLANNING - 6/17/24 6/27/24 REV PER PC MEETING - 7/9/24 7/18/24

ORIGINAL ISSUE DATE: MAY 17, 2024 DRAWING TITLE

TOPOGRAPHIC SURVEY

PEA JOB NO. 2021-0310 KTR LR DES. N/A DRAWING NUMBER:



GROUP

LEGEND:

CONCRETE PAVEMENT

STD HEAVY DEEP DUTY DUTY STRENGTH

PROJECT AND SITE DESCRIPTION:
PROPOSED MIXED-USE DEVELOPMENT CONSISTING OF A 23-UNIT SINGLE

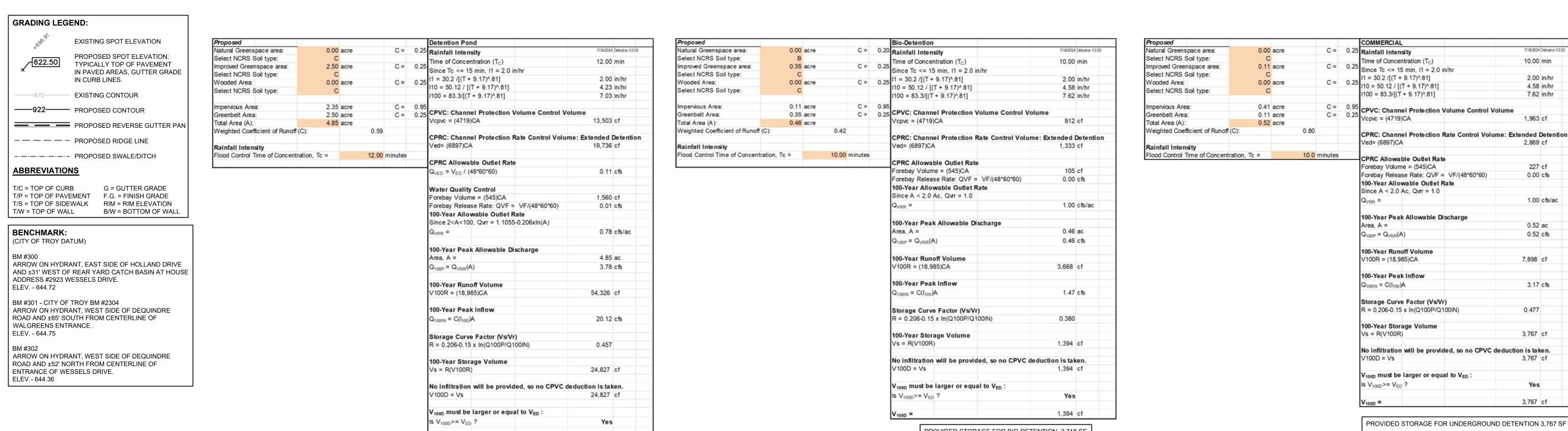
PRIVATE ROAD AND CONNECTION TO DEQUINDRE ROAD. THE PROPOSED

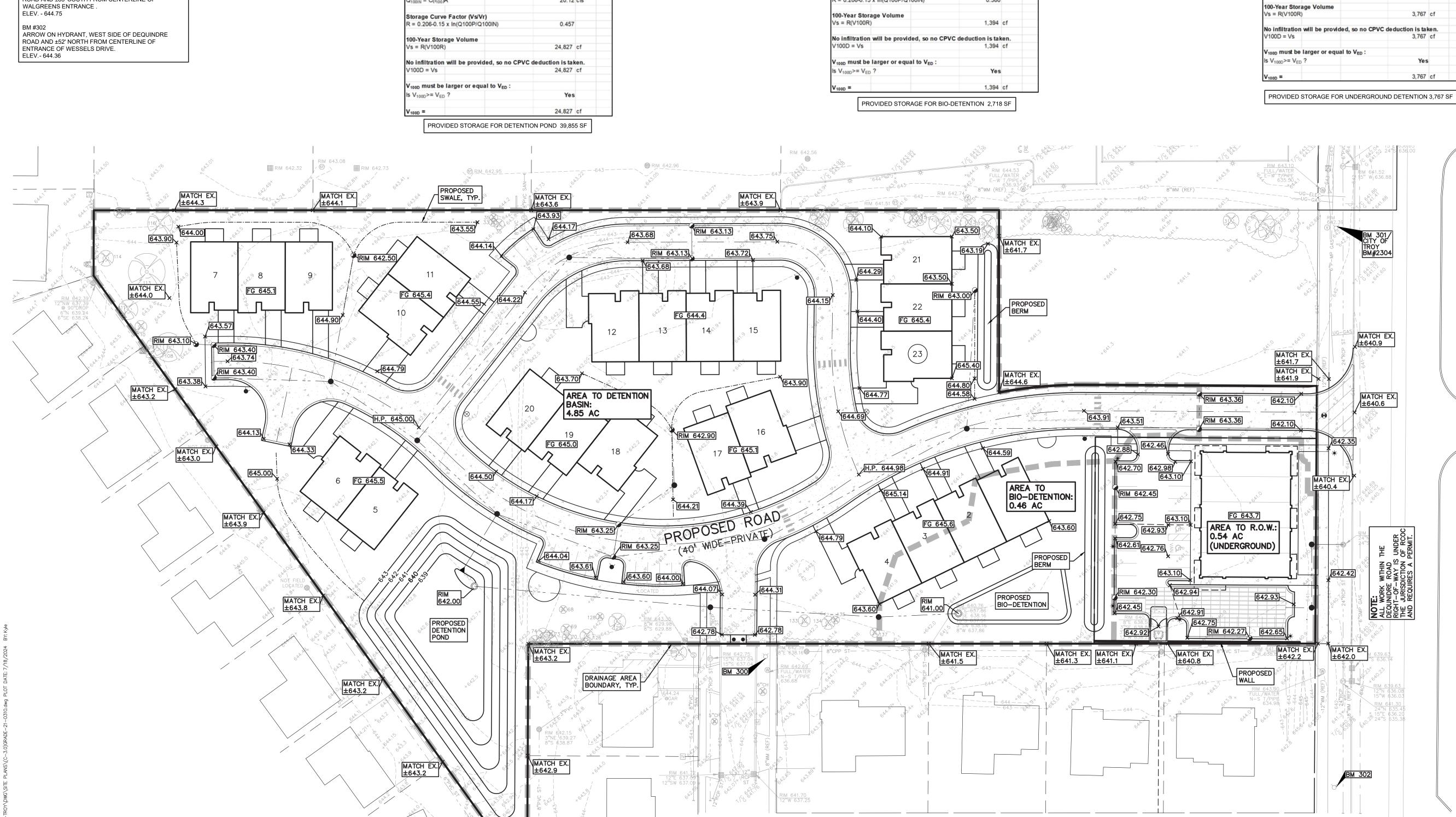
FAMILY ATTACHED SITE CONDOMINIUM ON 5.33 ACRES AND A 7,140 SF RETAIL BUILDING AT THE SOUTHEAST CORNER OF THE PROPERTY. THE SITE IS LOCATED ON THE WEST SIDE OF DEQUINDRE ROAD, SOUTH OF E LONG LAKE ROAD. A 0.75 ACRE OUTLOT IS BEING RESERVED AT THE NORTHEAST CORNER.

THE OUTLOT IS NOT INCLUDED IN THIS SUBMITTAL AND WE REQUIRE SEPARATE SITE PLAN APPROVAL, ACCESS TO ALL UNITS AND RETAIL WILL BE VIA 40'

REV PER PC MEETING - 7/9/24 7/18/24

2021-0310 KFP DSK







7/18/2024 Detcalcs V2.02

10.00 min

2.00 in/hr

4.58 in/hr

7.62 in/hr

1,963 cf

227 cf

0.00 cfs

0.52 ac

0.52 cfs

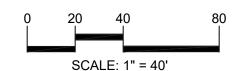
7,898 cf

3.17 cfs

0.477

1.00 cfs/ac







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

CLIENT

TABLEAU BY MONDRIAN 50215 SCHOENHERR SHELBY TWP., MICHIGAN

PROJECT TITLE

THE ROOKERY OF TROY PART OF THE NE 1/4 OF SECTION 13

REVISIONS	
REV PER PLANNING - 6/17/24	6/27/24
REV PER PC MEETING - 7/9/24	7/18/24

ORIGINAL ISSUE DATE MAY 17, 2024 DRAWING TITLE

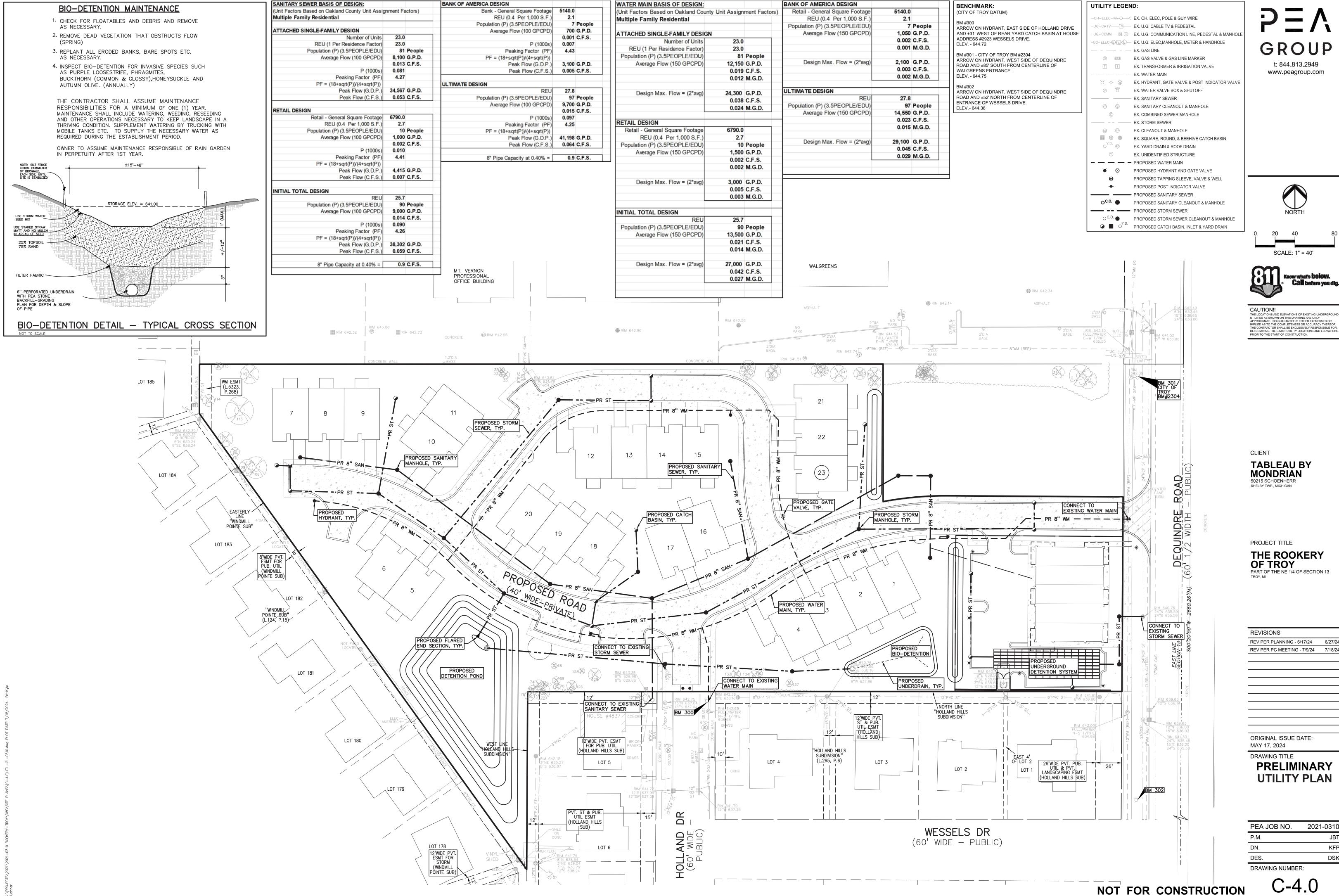
PRELIMINARY GRADING PLAN

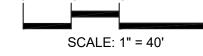
PEA JOB NO.	2021-0310
P.M.	JBT
DN.	KFP
DES.	DSK
DRAWING NUMBER	₹:

NOT FOR CONSTRUCTION

EAST 1/4 CORNER
SECTION 13
T.2N., R.11E.
FOUND 1/2"IB IN
MON BOX

C-3.0







THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROU UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY UTILITIES AS SHOWN ON 1 HIS DRAWING ARE ONLY
APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR
IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF.
THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR

REV PER PLANNING - 6/17/24 6/27/24 REV PER PC MEETING - 7/9/24 7/18/24

UTILITY PLAN

2021-0310 KFP DSK

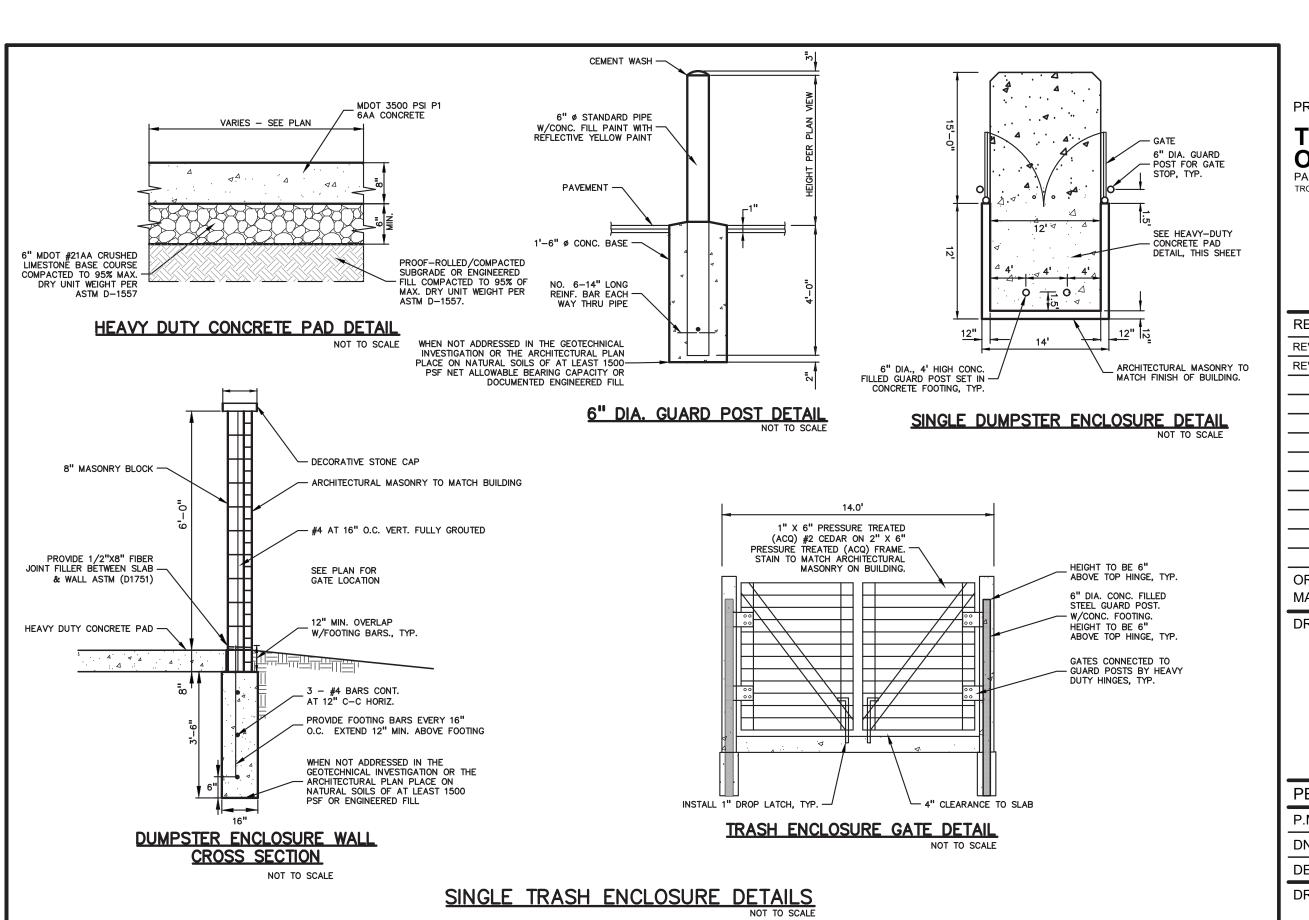




CAUTION!! THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND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

CLIENT

TABLEAU BY MONDRIAN
50215 SCHOENHERR
SHELBY TWP., MICHIGAN



PROJECT TITLE

THE ROOKERY OF TROY PART OF THE NE 1/4 OF SECTION 13

REVISIONS

REV PER PLANNING - 6/17/24 6/27/24 REV PER PC MEETING - 7/9/24 7/18/24

ORIGINAL ISSUE DATE: MAY 17, 2024

DRAWING TITLE **PRELIMINARY DETAILS**

PEA JOB NO. 2021-0310 JBT KFP DSK DRAWING NUMBER: C-5.0

_____ 2 1/2" STONE CAP _____

INTERSTATE "ATLAS" BRICK -

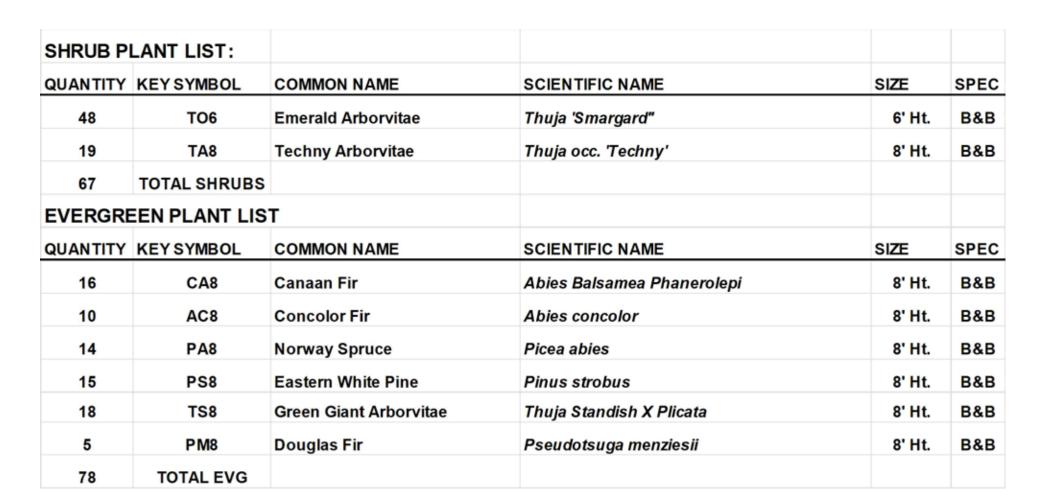
SCREEN WALL DETAIL NOT TO SCALE

RUNNING BOND -

8" W. x 16" L. x 4" H.

1'-0"

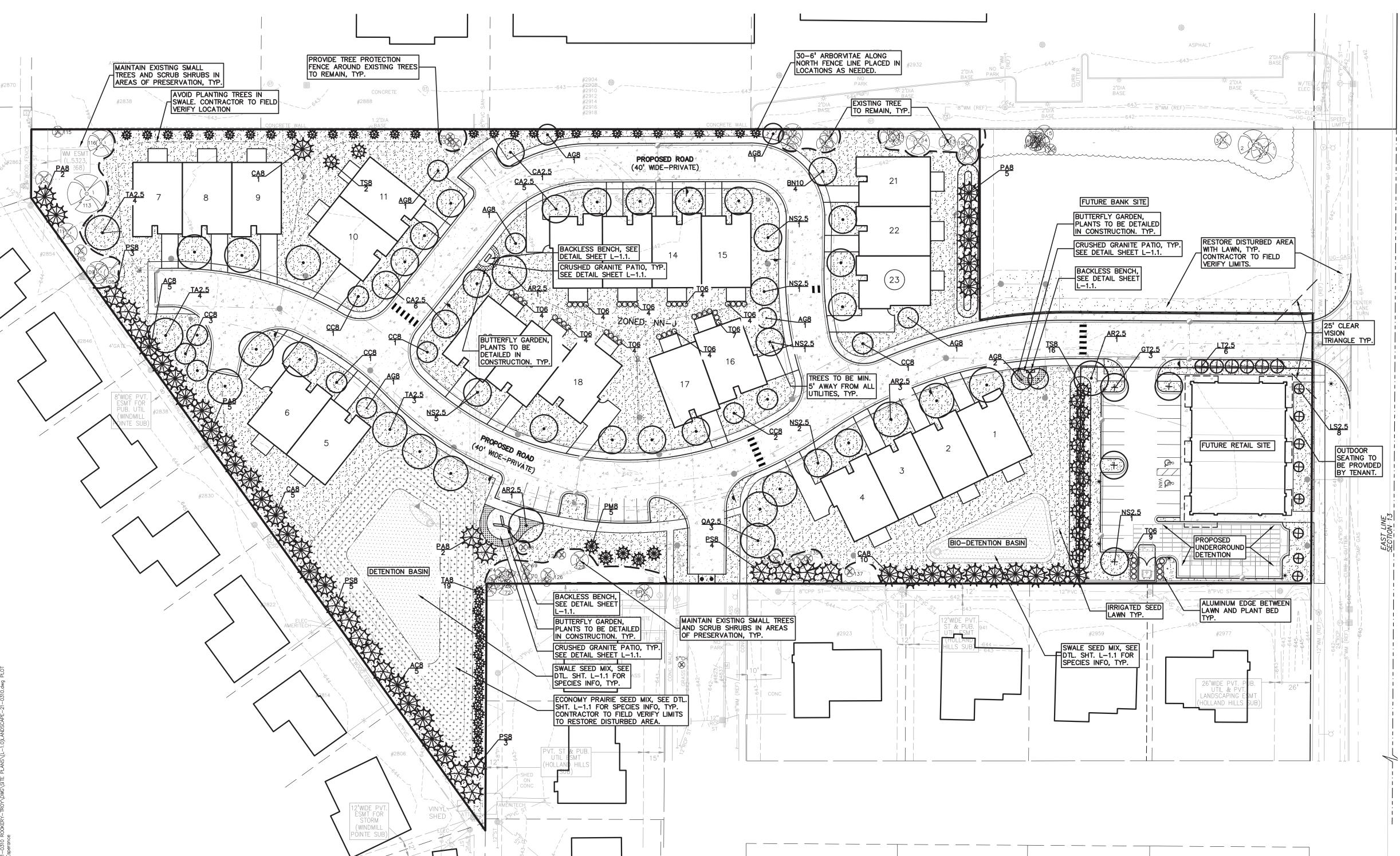
"PLATINUM" COLOR



DECIDOO	US TREE PLA	NI LIST:			
QUANTITY	KEYSYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
6	AR2.5	Sun Valley Maple	Acer rubrum 'Sun Valley'	2.5" Cal.	B&B
9	AG8	Autumn Brillance Serviceberry	Amelanchier x grandiflora 'Autumn Brillance'	8-10' Ht.	В&В
4	BN10	River Birch	Betula nigra	10' Ht.	B&B
12	CA2.5	American Hornbeam	Carpinus caroliniana	2.5" Cal.	B&B
9	CC8	Eastern Redbud	Cercis canadensis	8' Ht.	B&B
3	GT2.5	Skyline Honeylocust	Gleditsia triacanthos f. inermis 'Skycole'	2.5" Cal.	B&B
6	LT2.5	Columnar Tulip Tree	Liriodendron tulipifera 'Fastigiatum'	2.5 Cal.	B&B
8	LS2.5	'Slender Silhouette' Sweetgum	Liquidambar styraciflua 'Slender Silhouette'	2.5" Cal.	B&B
11	NS2.5	Black Gum	Nyssa sylvatica	2.5" Cal.	B&B
3	QA2.5	White Oak	Quercus alba	2.5" Cal.	В&В
11	TA2.5	Redmond Linden	Tilia americana 'Redmond'	2.5" Cal.	B&B
82	TOTAL DEC.				

;	\odot	= INTERNAL STREET TREES
		= GREENBELT TREES
	+	= PARKING TREES
	***	= BUFFER TREES
		= IRRIGATED SEED LAWN
		= NON-IRRIGATED SEED LAWN/ RESTORED LAWN
	+ + + + + + + + + + + + + + + + + + + +	= ECONOMY PRAIRIE SEED MIX
		= SWALE SEED MIX
		= EXISTING TREES TO REMAIN WITH TREE PROTECTION FENCE

KEY:



LANDSCAPE CALCULATIONS:

5.03 C-1A. GENERAL SITE LANDSCAPE
REQUIRED: 20% OF SITE AREA SHALL BE LANDSCAPE MATERIAL (6.69 ACRES) 291,416 SF * 20 % = 58,283 SF LANDSCAPE AREA

PROVIDED: 127,537 SF LANDSCAPED AREA (43.7%)

13.02 F. SUBDIVISION AND SITE CONDOMINIUM STANDARDS
REQUIRED: 1 TREE PER 50 LF OF INTERNAL STREETS

PROPOSED ROAD - 1606 LF / 50 = 32 TREES REQUIRED (EACH SIDE) PROVIDED: 64 PROPOSED TREES

13.02 D2. GREENBELT

REQUIRED: 1 TREE / 30 LF OF FRONTAGE TO PUBLIC RD. DEQUINDRE ROAD - 196.34 LF FRONTAGE / 30 = 7 TREES PROPOSED ROAD - 175.73 LF FRONTAGE / 30 = 6 TREES

PROVIDED DEQUINDRE ROAD: 8 PROPOSED TREES PROVIDED PROPOSED ROAD: 6 PROPOSED TREES

13.07 E. TREE REPLACEMENT: REQUIRED:

WOODLAND TREES - 50% DBH TO BE REPLACED. 48" REPLACEMENT LANDMARK TREES - 100% DBH TO BE REPLACED. O" REPLACEMENT TREES RETAINED ON SITE - 2x DBH RETAINED OFF REPLACEMENT REQUIRED.

89" WOODLAND AND 178" LANDMARK. TOTAL: -154" REQUIRED FOR REPLACEMENT.

PROVIDED: NO REPLACEMENT REQUIRED.

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

13.02 PARKING REQUIRED: 1 TREE PER 8 SPACES 28 SPACES / 8 = 3.5 TREES

PROVIDED: 5 PROPOSED TREES

13.02A SCREENING BETWEEN LAND USES
REQUIRED: 1 LG EVG PER 10 LF OR 1 NARROW EVG PER 3 LF WEST BOUNDARY BTW RESIDENTIAL AND RETAIL 157.61 LF 158.57/10= 16 EVG TREES

PROVIDED: 16 EVG TREES AT WEST BOUNDARY OF RETAIL

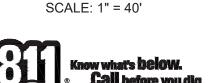
81 ADDITIONAL EVERGREEN TREES AND ONE 6' EVERGREEN HEDGE ON THE NORTH PROPERTY LINE

t: 844.813.2949 www.peagroup.com









CAUTION!! THE LOCATIONS AND ELEVATIONS OF EXISTING UNI UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOI

THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

GENERAL PLANTING NOTES:

- LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING SITE CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED WORK. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, PLAN SHALL GOVERN QUANTITIES. CONTACT LANDSCAPE ARCHITECT WITH ANY CONCERNS.
- CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON SITE UTILITIES PRIOR TO BEGINNING CONSTRUCTION ON HIS/HER PHASE OF WORK. ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION MAY BE LOCATED BY CALLING MISS DIG 1-800-482-7171. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF CONTRACTOR. CONTRACTOR SHALL COORDINATE ALL RELATED ACTIVITIES WITH OTHER TRADES ON THE JOB AND SHALL REPORT ANY UNACCEPTABLE JOB CONDITIONS TO OWNER'S REPRESENTATIVE PRIOR TO
- NURSERYMEN STANDARD FOR NURSERY STOCK. ALL LANDSCAPE MATERIAL SHALL BE NORTHERN GROWN, NO.

. ALL PLANT MATERIAL TO BE PREMIUM GRADE NURSERY STOCK AND SHALL SATISFY AMERICAN ASSOCIATION OF

- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON LANDSCAPE PLAN PRIOR TO
- THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
- ALL SINGLE STEM SHADE TREES TO HAVE STRAIGHT TRUNKS AND SYMMETRICAL CROWNS.
- ALL SINGLE TRUNK SHADE TREES TO HAVE A CENTRAL LEADER; TREES WITH FORKED OR IRREGULAR TRUNKS WILL NOT BE ACCEPTED.
- 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. ALL EVERGREEN TREES SHALL BE HEAVILY BRANCHED AND FULL TO THE GROUND, SYMMETRICAL IN SHAPE

AND NOT SHEARED FOR THE LAST FIVE GROWING

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

SEASONS.

- 1. NO MACHINERY IS TO BE USED WITHIN THE DRIP LINE OF EXISTING TREES; HAND GRADE ALL LAWN AREAS WITHIN THE DRIP LINE OF EXISTING TREES.
- 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 LANDSCAPED AREAS SHALL RECEIVE 3" COMPACTED
- 15. SEE SPECIFICATIONS FOR ADDITIONAL COMMENTS, REQUIREMENTS, PLANTING PROCEDURES AND WARRANTY STANDARDS.
- 16. FOR NON-LAWN SEED MIX AREAS, AS NOTED ON PLAN, BRUSH MOW ONCE SEASONALLY FOR INVASIVE SPECIES
- 17. TREES SHALL NOT CONFLICT/ BLOCK PROPOSED REGULATORY/ DIRECTION SIGNAGE, MONUMENT SIGNS, ADDRESS OR LIGHT POLES. SHIFT TREES AS NECESSARY

TABLEAU BY **MONDRIAN** 50215 SCHOENHERR SHELBY TWP., MICHIGAN

PROJECT TITLE

THE ROOKERY OF TROY PART OF THE NE 1/4 OF SECTION 13

REVISIONS	
REV PER PLANNING - 6/17/24	6/27/24
REV PER PC MEETING - 7/9/24	7/18/24

ORIGINAL ISSUE DATE:

MAY 17, 2024

DRAWING TITLE **PRELIMINARY** LANDSCAPE **PLAN**

PEA JOB NO. 2021-0310 JBT DN. CAL DES. LW DRAWING NUMBER:

Economy Prairie Seed Mix CARDNO 574-586-2412 cardnonativeplantnursery.com **Botanical Name**

INSTALL AND PREP PER MANUFACTURES SPECIFICATIONS.

Common Name

New England Aster

Permanent Grasses/Sedges/Rushes:

Andropogon gerardii Big Bluestem Bouteloua curtipendula Side Oats Grama Prairie Sedge Mix Carex spp. Elymus canadensis Canada Wild Rye Panicum virgatum Switch Grass Schizachyrium scoparium Little Bluestem Indian Grass Sorghastrum nutans

Temporary Cover: Avena sativa

Common Oat Lolium multiflorum Annual Rye

Forbs & Shrubs: Asclepias syriaca Asclepias tuberosa

Symphyotrichum novae-angliae

Common Milkweed Butterfly Weed Chamaecrista fasciculata Partridge Pea Sand Coreopsis Coreopsis lanceolata Broad-leaved Purple Coneflower Echinacea purpurea

False Sunflower Heliopsis helianthoides Lupinus perennis Wild Lupine Wild Bergamot Monarda fistulosa Penstemon digitalis Foxglove Beard Tongue Common Mountain Mint Pycnanthemum virginianum Ratibida pinnata Yellow Coneflower Rudbeckia hirta Black-Eyed Susan Solidago speciosa Showy Goldenrod Symphyotrichum laeve Smooth Blue Aster

> Swale Seed Mix CARDNO 574-586-2412 cardnonative plantnursery.com

Common Name Botanical Name

Permanent Grasses/Sedges: Big Bluestem Andropogon gerardii Bristly Sedge Carex comosa Crested Oval Sedge Carex cristatella Bottlebrush Sedge

Carex lurida Prairie Sedge Mix Carex spp. Carex vulpinoidea Brown Fox Sedge Virginia Wild Rye Elymus virginicus Fowl Manna Grass Glyceria striata Switch Grass Panicum virgatum Scirpus atrovirens Dark Green Rush Wool Grass Scirpus cyperinus Spartina pectinata Prairie Cord Grass

Temporary Cover: Avena sativa

Verbena hastata

Zizia aurea

Common Oat Lolium multiflorum Annual Rye

Forbs: Alisma spp. Water Plantain (Various Mix) Swamp Milkweed Asclepias incamata Tall Coreopsis Coreopsis tripteris Eutrochium maculatum Spotted Joe-Pye Weed Blue Flag Iris virginica Liatris spicata Marsh Blazing Star Cardinal Flower Lobelia cardinalis Great Blue Lobelia Lobelia siphilitica Lycopus americanus Pycnanthemum virginianum Common Mountian Mint Rudbeckia triloba Brown-Eyed Susan Sagittaria latifolia Common Arrowhead Wild Senna Senna hebecarpa

Silphium terebinthinaceum Prairie Dock Symphyotrichum novae-anglie New England Aster Blue Vervain

Golden Alexanders

Common Water Horehound

EDGING NOTES: MANUFACTURER: OLY-OLA EDGINGS, INC. (OR APPROVED EQUAL) PHONE#: 1.800.334.4647 WEBSITE: OLYOLA.COM PRODUCT: SLIM-EDG LANDSCAPING EDGING FINISH: BLACK 20' SECTIONS TO UTILIZE (4) 9.25" NON-BENDING STEEL STAKES COMPACT GRADES ADJACENT TO EDGING TO AVOID SETTLING. CONNECTION BETWEEN SECTIONS TO UTILIZE MANUFACTURER'S OVERLAP METHOD CONNECTION SYSTEM. MANUFACTURER: ALLIANCE GATOR PRODUCT: GATOR STONE BOND GRANITE NOTE: PHONE #: 420.624.1611 1. MANUFACTURER: KAFKA GRANITE OR APPROVED EQUAL WEBSITE: ALLIANCEGATOR.COM INSTALL PER MANUFACTURER'S PHONE: 715.316.9901 RECOMMENDATION WEBSITE: KAFKAGRANITE.COM PRODUCT: SALT & PEPPER PATHWAY MIX OLY-OLA SLIM-EDG LANDSCAPE 2. ALL CRUSHED GRANITE IS TO BE INSTALLED PER MANUFACTURER'S -EDGING OR APPROVED EQUAL WITH RECOMMENDED SPECIFICATIONS BLACK FINISH ON THE BED SIDE, TOP OF EDGING TO STONE TO BE TREATED WITH GATOR BE FLUSH WITH FINISHED GRADE STONE BOND. SEE MANUFACTURERS — RECOMMENDATIONS. 9.25" NON- BENDING STEEL -STAKES TO BE DRIVEN IN AT A ON THE STONE AREA SIDE, TOP OF 45° ANGLE (4) PER 20' SECTION EDGING TO BE FLUSH WITH SURFACE ---OF THE MATERIAL -SHRUB BED -OR- STONE CRUSHED GRANITE COMPACTED TO MIN. 95% PER ASTM SPEC. DO NOT COMPACT UNTIL AFTER GATOR STONE BOND HAS BEEN APPLIED.

CRUSHED GRANITE PAVING & EDGE RESTRAINT DETAIL SCALE: 1/4'' = 1'-0''

NON-WOVEN FILTER

FABRIC

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 LINE OF PROTECTED TREES

GRADE CHANGES MAY NOT OCCUR WITHIN THE DRIP

ALL UTILITY SERVICE REQUESTS MUST INCLUDE

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

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

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

TREES TO BE PRESERVED SHALL BE IDENTIFIED WITH

FLAGGING PRIOR TO THE TREE CLEARING OPERATIONS PROVIDE FENCE AROUND CRITICAL ROOT ZONE OF

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

4'HIGH PROTECTIVE FENCING WITH STEEL POSTS - 10' O.C. - EXISTING SOIL

TREE PROTECTION DETAIL

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

LYNN A. WHIPPLE **LANDSCAPE** ARCHITEC

GROUP

t: 844.813.2949

www.peagroup.com

CAUTION!! THE LOCATIONS!

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



ORNAMENTAL BENCH DETAIL

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

BACKLESS BENCH

NOT TO SCALE

NOTE:
PARALLEL 42 BENCH
PRODUCT AND QUANTITY: 1 RIGHT 30, 2
WEDGE 30, NO BACK
SUPPORT FRAME POWDERCOAT:LOLL NAVY BLUE WOODGRAIN: DOMESTICALLY SOURCED THERMALLY MODIFIED ASH MOUNT: SURFACE MOUNT INSTALL PER MANUFACTURER'S RECOMMENDATIONS
SURFACE MOUNT BENCH INTO CONCRETE SLAB BELOW. ANCHOR BOLTS NOT INCLUDED

PARALLEL 42 BENCH
QUANTITY: 2
PRODUCT: STRAIGHT, NO BACK

INSTALL PER MANUFACTURER'S

SIZE: 18"X67"X18"
SUPPORT FRAME POWDERCOAT:LOLL NAVY
BLUE
WOODGRAIN: DOMESTICALLY SOURCED
THERMALLY MODIFIED ASH
MOUNT: SURFACE MOUNT

SURFACE MOUNT BENCH INTO CONCRETE SLAB BELOW. ANCHOR BOLTS NOT INCLUDED.

STAKING/GUYING LOCATION CONTINUOUS RIM MIN. TYP.

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

FROM TREE TO STAKE AND ALLOW FOR

PLANT SO THAT TOP OF ROOT BALL IS

POORLY DRAINED SOILS

FLUSH TO GRADE OR 1-2" HIGHER IF IN

STAKE JUST BELOW BRANCHES WITH 2"-3"

WIDE NYLON OR PLASTIC STRAPS. CONNECT

BACKFILLING

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

- FINISH GRADE

SPECIFIED PLANTING MIX, WATER & TAMP TO - REMOVE AIR POCKETS, ÁMEND 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

PROJECT TITLE

REVISIONS

THE ROOKERY OF TROY PART OF THE NE 1/4 OF SECTION 13

REV PER PLANNING - 6/17/24 6/27/24

REV PER PC MEETING - 7/9/24 7/18/24

TABLEAU BY

MONDRIAN

50215 SCHOENHERR

SHELBY TWP., MICHIGAN

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

120° STAKING/GUYING <u>LOCATION</u> MIN. TYP.

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

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

DOUBLE 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 1 OF ROOTBALL. DISCARD ALL NON-BIODEGRADABLE MATERIAL OFF SITE PLACE ROOTBALL ON UNEXCAVATED OR

<u>DECIDUOUS TREE PLANTING DETAIL</u> SCALE: 1'' = 3'-0''

LANDSCAPE DETAILS

ORIGINAL ISSUE DATE:

MAY 17, 2024

DRAWING TITLE

PEA JOB NO. 2021-0310 P.M. JBT DN. CAL DES. LW DRAWING NUMBER:

TREE INVENTORY/PRESERVATION CALCULATIONS

WOODL	AND TR	REES REMOVED:	6	(REPLAC	CE AT 50% OF	REMOVED DBH)
	48''	DBH x 0.5 =		24"	REPLACEME	NT
WOODL	AND TR	REES SAVED:	10	(CREDIT	OF 2X DBH)	
	89''	DBH x 2 =		178"	CREDIT	
		24 -	178	=	-154	
0	DBH	REQUIRED FOR W	OODL	AND REPL	ACEMENT	
					_	
LANDMA	ARK TR	EES				
ANIDRA	DV TD	EEC DEMOVED.	0	/DEDLA/	CE AT 4000/ O	E DEMOVED DBL

LANDMARK TREES		
LANDMARK TREES REMOVED:	0	(REPLACE AT 100% OF REMOVED DB
" DBH x 1 =		" REPLACEMENT
LANDMARK TREES SAVED:	0	(CREDIT OF 2X DBH)
" DBH x 2 =		" CREDIT
^	_	•

0 - 0 =

1 TOTAL DBH REQUIRED FOR REPLACEMENT

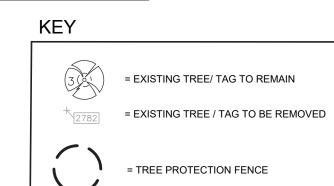
PROVIDE TREE PROTECTION
FENCE AROUND EXISTING TREES
TO REMAIN, TYP.

133

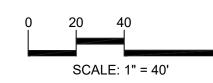
WESSELS DR (60' WIDE - PUBLIC)

EXISTING TREE TO BE REMOVED TYP.

DR - EXISTING TREE TO REMAIN TYP.







GROUP

t: 844.813.2949 www.peagroup.com



CAUTION!!

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

CLIENT

TABLEAU BY MONDRIAN
50215 SCHOENHERR
SHELBY TWP., MICHIGAN

PROJECT TITLE

THE ROOKERY OF TROY PART OF THE NE 1/4 OF SECTION 13 TROY, MI

REVISIONS	
REV PER PLANNING - 6/17/24	6/27/24
REV PER PC MEETING - 7/9/24	7/18/24

ORIGINAL ISSUE DATE: MAY 17, 2024 DRAWING TITLE

TREE
PRESERVATION
PLAN

PEA JOB NO.	2021-0310
P.M.	JBT
DN.	CAL
DES.	LW
DRAWING NUMBER	:

T-1.0



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

CLIENT **TABLEAU BY**

MONDRIAN

50215 SCHOENHERR SHELBY TWP., MICHIGAN

PROJECT TITLE THE ROOKERY OF TROY PART OF THE NE 1/4 OF SECTION 13 TROY, MI

EVISIONS	
V PER PLANNING - 6/17/24	6/27/24
V PER PC MEETING - 7/9/24	7/18/24

ORIGINAL ISSUE DATE: MAY 17, 2024 DRAWING TITLE

TREE PRESERVATION LIST

PEA JOB NO.	2021-0310
P.M.	JBT
DN.	CAL
DES.	LW
DRAWING NUMBER	₹:

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

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

PROVIDE FENCE AROUND CRITICAL ROOT ZONE OF

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

4'HIGH PROTECTIVE FENCING WITH STEEL POSTS - 10' O.C. - EXISTING SOIL

TREE PROTECTION DETAIL

Α-	COI +	DE -	COMMON NAM -	LATIN NAME -	CON -	COMMEN. >	CLASS -	SAVE / REMO\ -	ON-SI' -	REPLA:
1	СТ	18	Cottonw ood	Populus deltoides	Fair	x1	INVASIVE	s	Y	-
2	СТ	22	Cottonw ood	Populus deltoides	Fair		INVASIVE	s	Y	-
3	СТ	12	Cottonw ood	Populus deltoides	Very poor		INVASIVE	s	Y	-
1	CŦ	8	Cottonw ood	Populus deltoides	Fair		INVASIVE	R	¥	-
5	СТ	13	Cottonw ood	Populus deltoides	Poor		INVASIVE	s	Y	-
6	СТ	14	Cottonw ood	Populus deltoides	Fair		INVASIVE	s	Y	-
7	СТ	9	Cottonw ood	Populus deltoides	Poor		INVASIVE	S	Y	-
8	СТ	11	Cottonw ood	Populus deltoides	Fair		INVASIVE	S	Y	-
9	СТ	14	Cottonw ood	Populus deltoides	Fair		INVASIVE	s	Y	-
10	СТ	9	Cottonw ood	Populus deltoides	Fair		INVASIVE	s	Y	
11	СТ	13	Cottonw ood	Populus deltoides	Good		INVASIVE	s	Y	
12	СТ	14	Cottonw ood	Populus deltoides	Fair		INVASIVE	s	Y	-
13	СТ	12	Cottonw ood	Populus deltoides	Fair		INVASIVE	S	Y	
14	СТ	17	Cottonw ood	Populus deltoides	Fair		INVASIVE	S	Y	
15	СТ	11	Cottonw ood	Populus deltoides	Fair		INVASIVE	S	Y	
6	СТ	14	Cottonw ood	Populus deltoides	Fair		INVASIVE	s	Y	٠.
17	CT	8	Cottonwood	Populus deltoides	Fair		INVASIVE	R	¥	
8	СТ	13	Cottonw ood	Populus deltoides	Fair		INVASIVE	s	Y	
19	ст	12	Cottonw ood	Populus deltoides	Fair		INVASIVE	s	Y	- :
20	СТ	15	Cottonw ood	Populus deltoides	Fair		INVASIVE	s	T Y	<u> </u>
21	ст	15	Cottonw ood	Populus deltoides	Fair		INVASIVE	s	'	<u> </u>
22	BX	15	Box-elder		Poor		INVASIVE	R	¥	-
23	SM	28		Acer negundo				R	¥	<u> </u>
			Silver-Maple	Acer-saccharinum	Fair		INVASIVE		_	<u> </u>
24	BX	13	Box elder	Acer negundo	Fair		INVASIVE	R	¥	<u> </u>
25	BX	14	Box elder	Acer negundo	Poor		INVASIVE	R	¥	<u> </u>
26	-EE	9	Siberian-Em	Ulmus pumila	Fair		INVASIVE	R	¥	-
27	BW	7	Black-Walnut	Juglans-nigra	Good		WOODLAND	R	¥	REPLACE
28	8W	8	Black Walnut	Juglans-nigra	Good		WOODLAND	R	¥	REPLACE
29	EE	12	Siberian-Elm	Ulmus pumila	Poor		INVASIVE	R	¥	-
30	CŦ	45	Cottonw-ood	Populus-deltoides	Fair		INVASIVE	R	¥	· ·
34	CŦ	46	Cottonw-ood	Populus-deltoides	Fair		INVASIVE	R	¥	· ·
32	CT	9	Cottonw-ood	Populus-deltoides	Fair		INVASIVE	R	¥	· ·
33	BX	6	Box elder	Acer negundo	Poor		INVASIVE	S	Y	· ·
35	BX	8	Box elder	Acer negundo	Fair		INVASIVE	s	Y	· ·
35	AP	6	Domestic Apple	Malus sylvestris	Fair		WOODLAND	s	Y	<u> </u>
36	CT	12	Cottonw-ood	Populus-deltoides	Fair	×1	INVASIVE	R	¥	-
37	CŦ	19	Cottonw ood	Populus-deltoides	Good		INVASIVE	R	¥	-
38	CŦ	17	Cottonw-ood	Populus-deltoides	Fair		INVASIVE	R	¥	-
39	CŦ	7	Cottonw-ood	Populus-deltoides	Fair		INVASIVE	R	¥	-
40	CŦ	11	Cottonw-ood	Populus-deltoides	Fair		INVASIVE	R	¥	-
41	CŦ	43	Cottonw-ood	Populus-deltoides	Fair		INVASIVE	R	¥	-
42	CŦ	11	Cottonw ood	Populus deltoides	Fair		INVASIVE	R	¥	-
43	CŦ	16	Cottonw-ood	Populus-deltoides	Fair		INVASIVE	R	¥	-
44	CT.	11	Cottonw-ood	Populus-deltoides	Fair		INVASIVE	R	¥	-
45	GA.	10	Crab Apple	Malus coronaria	Fair		WOODLAND	R	¥	REPLACE
46	CT.	45	Cottonw ood	Populus-deltoides	Fair		INVASIVE	R	¥	-
47	CŦ	18	Cottonw-ood	Populus deltoides	Fair		INVASIVE	R	¥	-
48	CŦ	12	Cottonw-ood	Populus deltoides	Fair		INVASIVE	R	¥	-
49	CT.	46	Cottonw-ood	Populus-deltoides	Fair		INVASIVE	R	¥	
50	SM	46	Silver-Maple	Acer saccharinum	Good	×3	INVASIVE	R	¥	-
51	BX	10	Box-elder	Acer-negundo	Fair	×3	INVASIVE	R	¥	<u> </u>
52	BX	8	Box-elder	Acer-negundo	Poor	7.0	INVASIVE	R	¥	<u> </u>
53	BX	7	Box-elder	Acer-negundo	Very poor		INVASIVE	R	¥	
54	BX	7	Box elder	Acer negundo	Fair		INVASIVE	R	¥	
55	SM	20	Silver-Maple	Acer negundo Acer saccharinum		×1	INVASIVE	R	¥	
			-		Good	*+				-
56	BX	9	Box elder	Acer negundo	Poor		INVASIVE	R	¥	<u> </u>
57	BX	7	Box-elder	Acer-negundo	Poor		INVASIVE	R	¥	<u> </u>

58 BX 9 Box-elder Acer-negundo Fair INVASIVE
59 TH 11 Thornapple/Haw-thorne Crataegus-spp. Fair x1 WOODLAND

60	ŦH	6	Thornapple/Haw-thorne	Crataegus-spp.	Fair		WOODLAND	R	¥	REPLACE	119	BX	17	Box-elder	Acer-negundo	Fair		INVASIVE	R	¥	-
61	₽W	6	Black Walnut	Juglans nigra	Fair		WOODLAND	R	¥	REPLACE	120	BX	14	Box-elder	Acer negundo	Poor		INVASIVE	R	¥	-
62	BX	9	Box-elder	Acer-negundo	Poor		INVASIVE	R	¥	-	121	BX	12	Box-elder	Acer-negundo	Fair	×2	INVASIVE	R	¥	-
63	BX	9	Box-elder	Acer negundo	Poor	x1	INVASIVE	R	¥	-	122	BX	13	Box-elder	Acer-negundo	Fair		INVASIVE	R	¥	-
64	BX	9	Box-elder	Acer-negundo	Fair		INVASIVE	R	¥	-	123	BX	8	Box-elder	Acer-negundo	Fair		INVASIVE	R	¥	-
65	BX	10	Box-elder	Acer-negundo	Fair	x1	INVASIVE	R	¥		124	Œ	z	Siberian-Bm	Ulmus-pumila	Poor		INVASIVE	R	¥	
		70				A+			¥					Box-elder				INVASIVE	R	¥	
66	BX	+	Box-elder	Acer negundo	Fair		INVASIVE	R			125	BX			Acer negundo	Fair					
67	BX	8	Box-elder	Acer-negundo	Fair		INVASIVE	R	¥	-	126	BC	10	Wild Black Cherry	Prunus serotina	Fair		WOODLAND	S	Y	
68	BX	6	Box elder	Acer negundo	Fair		INVASIVE	S	Y	-	127	ws	6	White Spruce	Picea glauca	Fair		WOODLAND	S	Υ	-
69	BX	8	Box elder	Acer negundo	Poor		INVASIVE	S	Υ	-	128	BX	6	Box elder	Acer negundo	Poor	x1	INVASIVE	S	Υ	-
70	BX	7	Box elder	Acer negundo	Poor		INVASIVE	S	Υ	-	129	BX	13	Box elder	Acer negundo	Fair		INVASIVE	s	Υ	-
71	BX	6	Box elder	Acer negundo	Poor		INVASIVE	s	Υ	-	130	BX	7	Box-elder	Acer-negundo	Fair		INVASIVE	R	¥	-
72	BX	17	Box elder	Acer negundo	Fair	x1	INVASIVE	S	Y	-	131	Œ	11	Siberian-Em	Ulmus pumila	Good		INVASIVE	R	¥	-
73	TH		Thornapple/Haw thorne	Crataegus spp.	Fair		WOODLAND	S	Y		132	BX	9	Box-elder	Acer-negundo	Fair	x 3	INVASIVE	R	¥	-
74	BX	10	Box elder	Acer negundo	Fair	x1	INVASIVE	s	Y		133	G	9	Ginkgo	Ginkgo biloba	Fair	7.0	WOODLAND	s	Y	
		_				*1			-	-		_	_							' '	<u> </u>
75	BX	10	Box elder	A cer negundo	Fair		INVASIVE	S	Y		134	BX	10	Box elder	Acer negundo	Fair		INVASIVE	S		
76	BX	10	Box elder	Acer negundo	Fair		INVASIVE	S	Y	-	135	BX	6	Box elder	Acer negundo	Fair		INVASIVE	S	Y	-
77	BX	8	Box-elder	Acer-negundo	Fair		INVASIVE	R	¥	-	136	BX	6	Box-elder	Acer negundo	Fair		INVASIVE	R	¥	-
78	CŦ	32	Cottonw ood	Populus deltoides	Fair		INVASIVE	R	¥	-	137	AM	7	Amur Maple	Acer ginnala	Fair		INVASIVE	S	Υ	-
79	BX	7	Box-elder	Acer negundo	Fair		INVASIVE	R	¥	-	138	E	12	American ⊟m	Ulmus americana	Fair		INVASIVE	S	Υ	-
80	BX	7	Box-elder	Acer-negundo	Fair		INVASIVE	R	¥	-	139	BW	11	Black Walnut	Juglans nigra	Fair		WOODLAND	s	Υ	-
82	MM	6	Norway-Maple	Acer-platanoides	Good		INVASIVE	R	¥		140	BX	9	Box elder	Acer negundo	Poor		INVASIVE	S	Y	
	BX	9						R	¥			_	22		-	Fair			R	¥	
83		-	Box-elder	Acer negundo	Fair		INVASIVE			-	141	GT GT	22	Cottonwood	Populus deltoides			INVASIVE			<u> </u>
84	BX	9	Box-elder	Acer-negundo	Poor		INVASIVE	R	¥	-	142	CT	6	Cottonw-ood	Populus-deltoides	Fair		INVASIVE	R	¥	-
85	BX	45	Box-elder	Acer-negundo	Fair	x1	INVASIVE	R	¥	-	143	CŦ	8	Cottonw-ood	Populus-deltoides	Poor		INVASIVE	R	¥	-
81	BX	9	Box-elder	Acer-negundo	Poor		INVASIVE	R	¥	-	144	CŦ	48	Cottonw-ood	Populus deltoides	Fair		INVASIVE	R	¥	-
86	BX	6	Box-elder	Acer negundo	Fair		INVASIVE	R	¥	-	145	CŦ	43	Cottonw ood	Populus deltoides	Fair		INVASIVE	R	¥	-
87	ws	7	White Spruce	Picea glauca	Fair		WOODLAND	s	Υ	-	146	CŦ	9	Cottonw-ood	Populus deltoides	Fair		INVASIVE	R	¥	-
88	ws	9	White Spruce	Picea glauca	Fair		WOODLAND	s	Υ	-	147	CŦ	11	Cottonw-ood	Populus-deltoides	Fair		INVASIVE	R	¥	-
89	SM	16	Silver-Maple	Acer-saccharinum	Fair	x1	INVASIVE	R	¥		148	CT	6	Cottonwood	Populus-deltoides	Poor		INVASIVE	R	¥	
		_	Box-elder	Acer negundo		^1	INVASIVE	R	¥			_	13		Populus-deltoides			INVASIVE	R	¥	
90	BX	45			Fair				-		149	CT CT	13	Cottonw-ood	· ·	Fair					<u> </u>
91	CT	26	Cottonw-ood	Populus-deltoides	Good		INVASIVE	R	¥	-	150	CT	10	Cottonw ood	Populus deltoides	Poor		INVASIVE	R	¥	-
92	MW	7	White Mulberry	Morus-alba	Poor	x2	INVASIVE	R	¥	-	151	CT	7	Cottonw-ood	Populus deltoides	Fair		INVASIVE	R	¥	-
93	CŦ	28	Cottonw ood	Populus-deltoides	Good		INVASIVE	R	¥	-	152	CT	14	Cottonw-ood	Populus deltoides	Fair		INVASIVE	R	¥	-
94	CŦ	14	Cottonw ood	Populus deltoides	Fair		INVASIVE	R	¥	-	453	CŦ	43	Cottonw-ood	Populus deltoides	Fair		INVASIVE	R	¥	-
95	CŦ	20	Cottonw-ood	Populus deltoides	Fair		INVASIVE	R	¥	-	154	CT.	12	Cottonw-ood	Populus-deltoides	Fair		INVASIVE	R	¥	-
96	BX	11	Box-elder	Acer-negundo	Poor		INVASIVE	R	¥	-	455	CT	6	Cottonw-ood	Populus deltoides	Poor		INVASIVE	R	¥	-
97	CŦ	18	Cottonw-ood	Populus-deltoides	Fair		INVASIVE	R	¥		156	CŦ	11	Cottonwood	Populus-deltoides	Fair		INVASIVE	R	¥	
98	CT CT	_	Cottonwood	Populus-deltoides			INVASIVE	R	¥		157	GT GT	9	Cottonwood	Populus-deltoides	Fair		INVASIVE	R	¥	<u> </u>
		46			Poor					-		_	-								<u> </u>
99	CŦ	48	Cottonw ood	Populus-deltoides	Fair		INVASIVE	R	¥	-	458	CŦ	47	Cottonw-ood	Populus-deltoides	Fair	x2	INVASIVE	R	¥	
100	CŦ	17	Cottonw-ood	Populus deltoides	Good		INVASIVE	R	¥	-	159	CT	14	Cottonw-ood	Populus deltoides	Fair		INVASIVE	R	¥	
101	CŦ	22	Cottonw-ood	Populus-deltoides	Fair		INVASIVE	R	¥	-	460	CT	12	Cottonw-ood	Populus-deltoides	Fair		INVASIVE	R	¥	-
102	CŦ	46	Cottonw ood	Populus-deltoides	Poor		INVASIVE	R	¥	-	161	CŦ	7	Cottonw-ood	Populus deltoides	Fair		INVASIVE	R	¥	-
103	CŦ	19	Cottonw-ood	Populus-deltoides	Good		INVASIVE	R	¥	-	162	CŦ	11	Cottonw-ood	Populus-deltoides			INVASIVE	R	¥	-
104	BX	8	Box-elder	Acer-negundo	Poor		INVASIVE	R	¥	-	163	CT	14	Cottonw-ood	Populus deltoides	Fair		INVASIVE	R	¥	-
106	GT GT	21	Cottonw ood	Populus-deltoides	Fair		INVASIVE	R	¥	-	164	GT GT	9	Cottonwood	Populus deltoides	Poor		INVASIVE	R	¥	-
107	CT	23		Populus deltoides			INVASIVE	R	¥		465	CT CT	13	Cottonwood	Populus-deltoides	Fair		INVASIVE	R	¥	
		_	Cottonwood	-	Fair							_	_								
105	CŦ	8	Cottonw-ood	Populus-deltoides	Fair		INVASIVE	R	¥	-	166	CT	8	Cottonw-ood	Populus deltoides	Fair		INVASIVE	R	¥	
108	CŦ	22	Cottonw ood	Populus-deltoides	Fair		INVASIVE	R	¥	-	167	E	21	American Em	Ulmus-americana	Fair		INVASIVE	R	¥	-
109	NS	16	Norw ay Spruce	Picea abies	Good		WOODLAND	S	Υ	-	168	CT	12	Cottonw-ood	Populus deltoides	Fair		INVASIVE	R	¥	-
110	NS	9	Norw ay Spruce	Picea abies	Fair		WOODLAND	s	Υ	-	169	CT	14	Cottonw-ood	Populus deltoides	Fair		INVASIVE	R	¥	-
111	BX	15	Box elder	Acer negundo	Fair	x3	INVASIVE	s	Y	-	170	CT.	45	Cottonw-ood	Populus deltoides	Fair		INVASIVE	R	¥	-
112	BX	6	Box-elder	Acer negundo	Fair		INVASIVE	R	¥		171	CT	18	Cottonwood	Populus-deltoides	Fair		INVASIVE	R	¥	-
113	BX	28	Box elder		Fair		INVASIVE	s	Y		172	GT GT	11	Cottonwood	Populus deltoides	Fair		INVASIVE	R	¥	
		_		Acer negundo					-	<u> </u>		_	_		-						-
114	MW	12	White Mulberry	Morus alba	Good	_	INVASIVE	S	Y		173	CT CT	10	Cottonw ood	Populus deltoides	Fair		INVASIVE	R	¥	· ·
115	BX	8	Box elder	Acer negundo	Poor	x2	INVASIVE	S	Y		174	CT	48	Cottonw-ood	Populus-deltoides	Good	x1 –	INVASIVE	R	¥	· ·
116	BX	19	Box elder	A cer negundo	Fair	x2	INVASIVE	S	Υ		175	CT	19	Cottonw-ood	Populus deltoides	Fair		INVASIVE	R	¥	-
117	MW	26	White Mulberry	Morus alba	Fair		INVASIVE	R	¥	-	176	CŦ	28	Cottonw-ood	Populus deltoides	Fair		INVASIVE	R	¥	-
118	BX	43	Box-elder	Acer-negundo	Poor		INVASIVE	R	¥	-	177	CT	37	Cottonw-ood	Populus-deltoides	Fair		INVASIVE	R	¥	-
	•	-										•									•

¥ REPLACE

119 BX 17 Box-elder

TA - COI - DE - COMMON NAN - LATIN NAME - CON - COMMEN - CLASS - SAVE / REMO\ - ON-SI - REPLA(-

WOODLAND

TREE INVENTORY/PRESERVATION CALCULATIONS

48" DBH x 0.5 =

89'' DBH x 2 =

" DBH x 1 =

" DBH x 2 =

WOODLAND TREES REMOVED: 6 (REPLACE AT 50% OF REMOVED DBH)

24 - 178 = -154

LANDMARK TREES REMOVED: 0 (REPLACE AT 100% OF REMOVED DBH)

32 Trees

129 Trees

0 DBH REQUIRED FOR WOODLAND REPLACEMENT

0 TOTAL DBH REQUIRED FOR REPLACEMENT

(NO REPLACEMENT REQUIRED FOR EXEMPT TREES)

TA - COI - DE - COMMON NAN - LATIN NAME - CON - COMMEN - CLASS - SAVE / REMO\ - ON-SI - REPLA(-

TOTAL SAVED TREES 6" AND ABOVE ON SITE:

24" REPLACEMENT

" REPLACEMENT

Trees

10 (CREDIT OF 2X DBH)

0 (CREDIT OF 2X DBH)

INVASIVE

" CREDIT

178" CREDIT

WOODLAND TREES

LANDMARK TREES

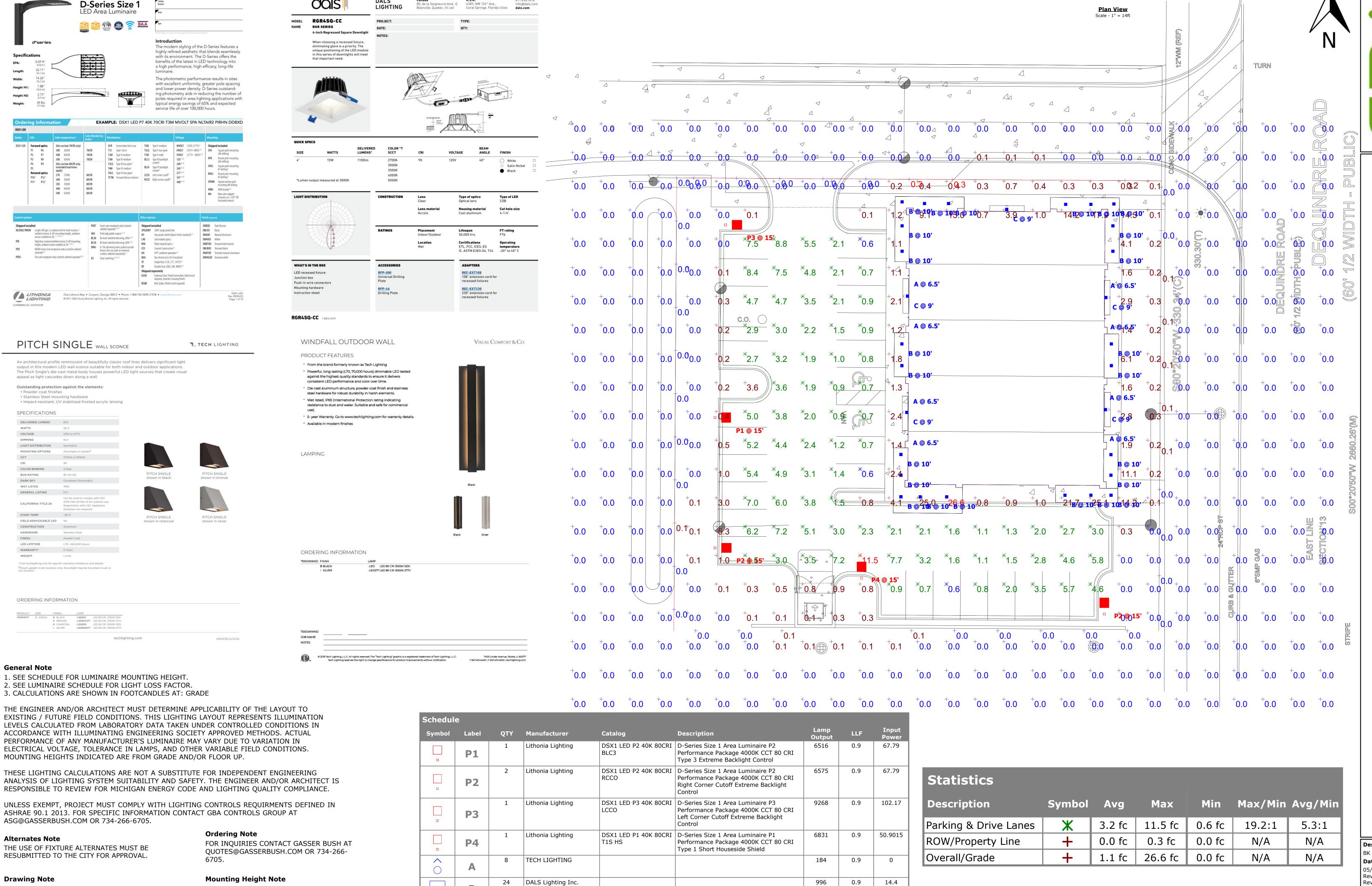
EXEMPT TREES

SAVED EXEMPT TREES:

EXEMPT TREES ON SITE:

WOODLAND TREES SAVED:

LANDMARK TREES SAVED:



XY 15DB29-06

TR1264 Pitch 30W

916

0.9

23.5

THIS DRAWING WAS GENERATED FROM AN ELECTRONIC

IMAGE FOR ESTIMATION PURPOSE ONLY. LAYOUT TO BE

VERIFIED IN FIELD BY OTHERS.

MOUNTING HEIGHT IS MEASURED FROM

HEIGHT LESS BASE HEIGHT.

GRADE TO FACE OF FIXTURE. POLE HEIGHT

SHOULD BE CALCULATED AS THE MOUNTING

Designer
BK
Date
05/22/2024
Rev.6/3/2024
Rev.6/4/2024
Scale
Not to Scale
Drawing No.
#24-29718 V4

XTERIOR GASSER | WWW.G