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PLANNING COMMISSION
MEETING AGENDA
REGULAR MEETING

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

October 8, 2024 **7:00 P.M.** **Council Chambers**

1. ROLL CALL

2. APPROVAL OF AGENDA

3. APPROVAL OF MINUTES – September 10, 2024

4. PUBLIC COMMENT – For Items Not on the Agenda

PRELIMINARY SITE PLAN REVIEW

5. PRELIMINARY SITE PLAN REVIEW (SP JPLN2024-0022) – Proposed Wilshire Center, Single family attached and multifamily development, North side of Wilshire, East of Crooks and North of Big Beaver (PIN 88-20-21-326-010), Section 21, Currently zoned BB (Big Beaver) Zoning District.

OTHER ITEMS

6. PUBLIC COMMENT – For Items on the Agenda

7. PLANNING COMMISSION COMMENT

8. ADJOURN

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

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

Chair Perakis called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on September 10, 2024, in the Council Chamber of the Troy City Hall. Chair Perakis and Vice Chair Malalahalli presented opening remarks relative to the role of the Planning Commission and procedure of tonight's meeting.

1. ROLL CALL

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

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

2. APPROVAL OF AGENDA

Resolution # PC-2024-09-055
Moved by: Fox
Support by: Faison

RESOLVED, To approve the agenda as prepared.

Yes: All present (9)

MOTION CARRIED

3. APPROVAL OF MINUTES – August 27, 2024

Resolution # PC-2024-09-056
Moved by: Lambert
Support by: Malalahalli

RESOLVED, To approve the minutes of August 27, 2024 Regular meeting as submitted.

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

MOTION CARRIED

4. PUBLIC COMMENT – For Items Not on the Agenda

There was no one present who wished to speak.

PLANNED UNIT DEVELOPMENT

5. PLANNED UNIT DEVELOPMENT – PUD021 JPLN2024-0012) – Proposed Somerset West Concept Development Plan, North side of Big Beaver, West side of Coolidge (3100 W Big Beaver; PIN 88-20-19-476-002, 88-20-19-476-003 and 88-20-19-430-004), Section 19, Presently Zoned PUD (Planned Unit Development) Zoning District

Mr. Carlisle gave a brief introduction to the proposed Planned Unit Development application. He addressed the approval process as relates to a portion of the property controlled by a Consent Judgment and the process of amending the current PUD Agreement. Mr. Carlisle said the applicant is seeking feedback only this evening and there would be no action taken by the Planning Commission.

Nathan Forbes of Forbes Frankel Troy Ventures LLC presented the conceptual mixed use development proposed for the southern 28 acres of property that was formerly occupied by the Kmart Headquarters. He expressed excitement of the overall project and the prominence of the University of Michigan Health Facility (Michigan Health System) as the anchor of the project. Mr. Forbes addressed the overall layout of pedestrian connectivity, public space, and the mixed uses of retail, restaurant and residential.

Some comments during discussion related to the following:

- Timeline of project.
- Building design and architecture.
- Residential components; condominiums, apartments, rental and/or purchase.
- Retail stores, restaurants, gourmet market, viability of hotel.
- Public space; parks, benches; attract Michigan Health System clients, employees, residents from both local and nearby communities.
- Connection to Somerset Collection not currently in plan; applicant open to concept.
- Parking; surface, podium, consideration to minimize surface parking.
- Michigan Health System; disciplines of medical services, hours of operation, no overnight stays or emergency services.
- Traffic study; working with both City and private traffic engineers.
- Applicant states density has not changed; sees no concerns related to traffic.
- Public art display, food vendors.

PRELIMINARY SITE PLAN REVIEW

6. PRELIMINARY SITE PLAN REVIEW (SP JPLN2024-0023) – Proposed Somerset Park Apartments Administration and Leasing Center and New Golf Cart Storage Garage, East of Coolidge, South of Big Beaver (2401 Golfview; PIN 88-20-29-176-002), Section 29, Currently Zoned MF (Multiple Family) Zoning District

Mr. Carlisle reviewed the Preliminary Site Plan application for Somerset Park Apartments to replace an existing building that includes a new pro shop, leasing management center and administration offices. He addressed a proposed new golf cart storage garage, parking, request to waive the required loading space, landscaping, masonry screen wall details, and trash removal details.

In summary, Mr. Carlisle asked the Planning Commission to consider a waiver of the required loading space and if the application meets the Site Plan Review Design Standards per Section 8.06 of the Zoning Ordinance. Mr. Carlisle said any approval of the Site Plan application should be subject to providing bicycle parking, details of the masonry knee wall and trash enclosure location and details.

Scott Snow addressed the overall apartment complex plan to expand its sales/administration/leasing services, pro shop, and golf cart storage. He addressed existing and conceptual future apartment amenities. Mr. Snow said there would be no major improvements to the golf course itself. He said the complex provides an internal trash valet service so there is no need for an outdoor trash dumpster. He also addressed the limited deliveries to the complex as relates to the request to waive the required loading space. Mr. Snow said they are amenable to the conditions cited in the Planning Consultant report dated August 29, 2024.

There was discussion on:

- Apartment complex occupancy; 2,226 residential units, 95.5% occupied.
- Building architectural color scheme; consideration to enhance.
- Entrance landscaping; flag poles, monument signage.
- Golf cart storage garage; landscaped screening, architecture details specifically related to enhanced roof details.
- Consideration to save additional trees on site.

Several members expressed favorable comments on the proposed improvements.

Mr. Savidant said the Planning Department is comfortable to administratively proceed with the application relating to certain site improvements, as discussed, should the Planning Commission desire to grant approval this evening.

Resolution # PC-2024-09-057
Moved by: Lambert
Seconded by: Krent

RESOLVED, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed Somerset Park Apartments Administration and

Leasing Center and New Golf Cart Storage Garage, East of Coolidge, South of Big Beaver (2401 Golfview; PIN 88-20-29-176-002), Section 29, Currently Zoned MF (Multiple Family) Zoning District, be **granted**, subject to the following conditions:

1. Provide bicycle parking.
2. Provide a masonry knee wall according to the applicant's voluntary offer.
3. No outside trash container or enclosure.
4. Approve loading space requirement waiver.
5. Work with the City staff to enhance architectural building colors.
6. Adjust parking to save trees on site.
7. Work with the City staff to modify architectural details of the golf cart storage garage.

Yes: All present (9)

MOTION CARRIED

OTHER ITEMS

7. PUBLIC COMMENT – For Items on the Agenda

There was no one present who wished to speak.

8. PLANNING COMMISSION COMMENT

There were general Planning Commission comments.

9. ADJOURN

The Regular meeting of the Planning Commission adjourned at 8:41 p.m.

Respectfully submitted,

_____
Marianna J. Perakis, Chair

_____
Kathy L. Czarnecki, Recording Secretary

https://d.docs.live.net/2f7ed4fe5f664ea8/Documents/Kathy/COT Planning Commission Minutes/2024/2024 09 10 Draft.docx

ITEM #5

DATE: October 3, 2024

TO: Planning Commission

FROM: R. Brent Savidant, Community Development Director

SUBJECT: PRELIMINARY SITE PLAN REVIEW (SP JPLN2024-0022) – Proposed Wilshire Center, Single family attached and multifamily development, North side of Wilshire, East of Crooks and North of Big Beaver (PIN 88-20-21-326-010), Section 21, Currently zoned BB (Big Beaver) Zoning District.

The petitioner Eureka Innovation Development submitted the above referenced Preliminary Site Plan application to construct 135 townhomes and 21 apartments, for a total of 156 units. The parcel is approximately 15.34 acres in area.

The Planning Commission is authorized to approve this Preliminary Site Plan.

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

Attachments:

1. Maps
2. Report prepared by Carlisle/Wortman Associates, Inc.
3. Traffic memorandum prepared by OHM Advisors, dated June 25, 2024.
4. Site Plan

PROPOSED RESOLUTION

PRELIMINARY SITE PLAN REVIEW (SP JPLN2024-0022) – Proposed Wilshire Center, Single family attached and multifamily development, North side of Wilshire, East of Crooks and North of Big Beaver (PIN 88-20-21-326-010), Section 21, Currently zoned BB (Big Beaver) Zoning District.

Resolution # PC-2024-10-
Moved by:
Support by:

RESOLVED, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed Wilshire Center, Single family attached and multifamily development, North side of Wilshire, East of Crooks and North of Big Beaver (PIN 88-20-21-326-010), Section 21, Currently zoned BB (Big Beaver) Zoning District, be approved, subject to the following conditions:

1. Revise NSI parking lot layout so that all parking lot trees are internal to the parking lot.
2. Clarify the balcony arrangement for 2.5 story townhomes.
3. Detail long-term maintenance plan for shrubs located in garage door passageways.

_____) or

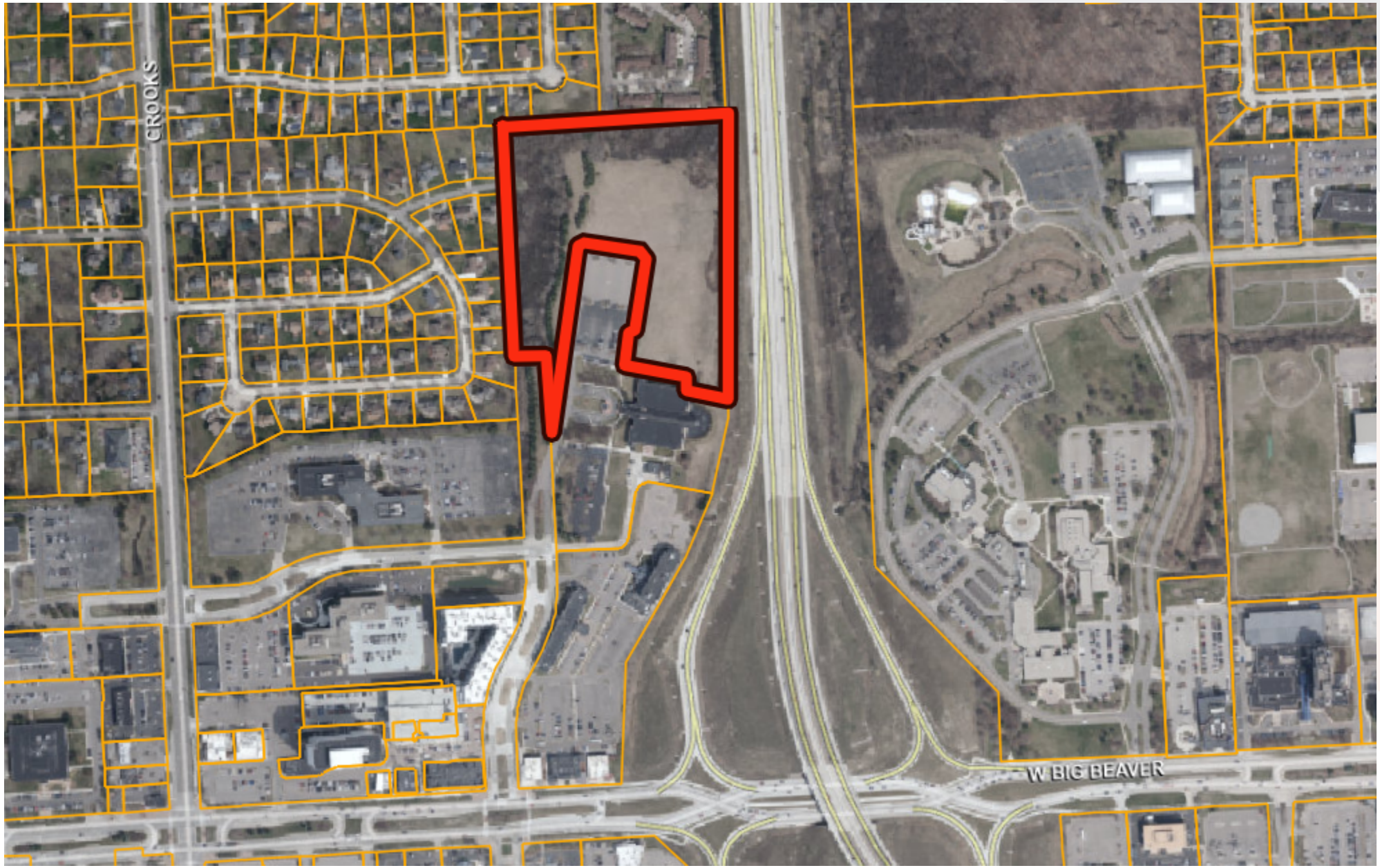
(denied, for the following reasons: _____) or

(postponed, for the following reasons:_____)

Yes:
No:
Absent:

MOTION CARRIED

GIS Online



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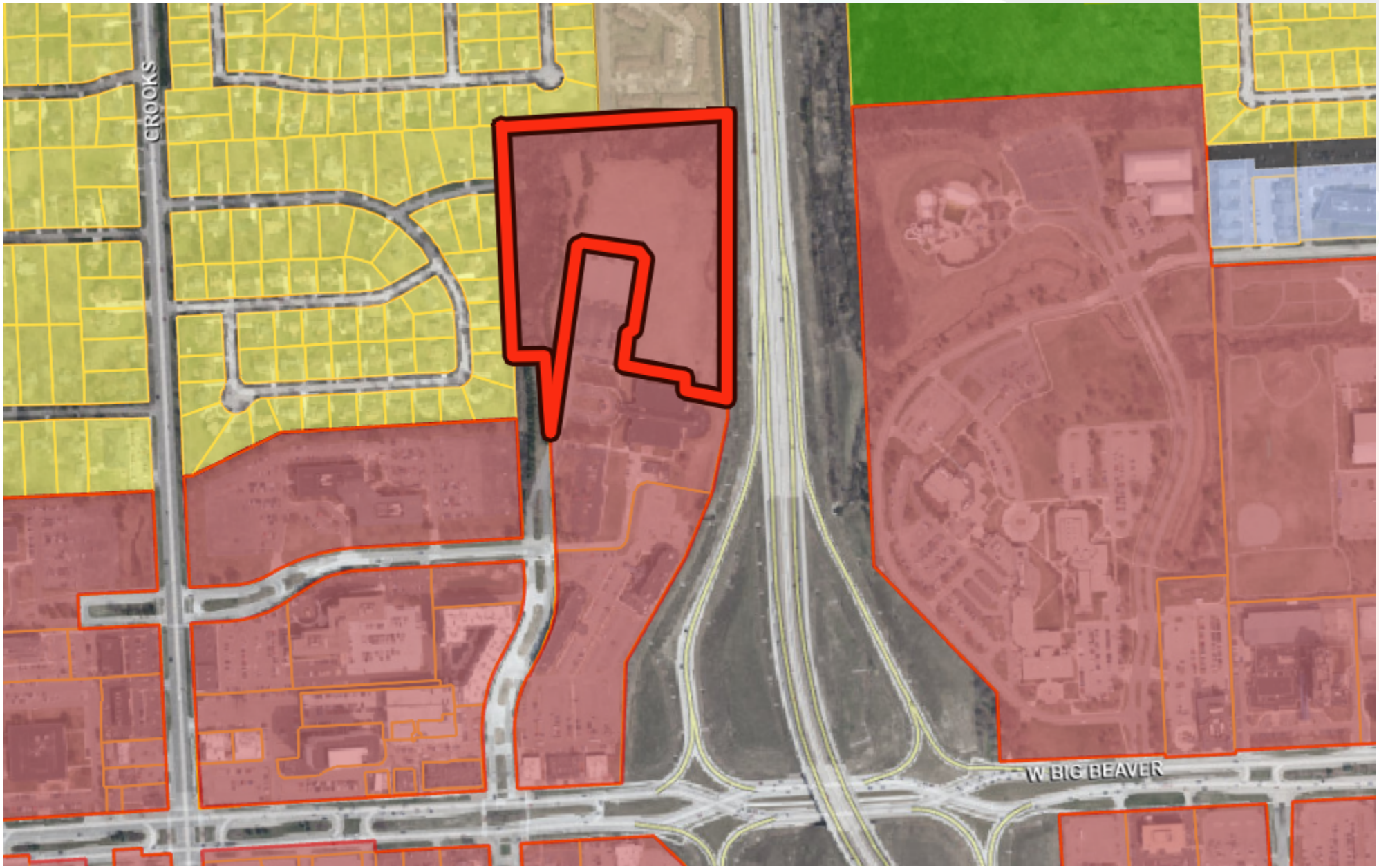
Print Date: 10/3/2024

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

GIS Online



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Print Date: 10/3/2024

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

Carlisle | Wortman
ASSOCIATES, INC.
117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

Date: September 24, 2024
October 2, 2024

Preliminary Site Plan Review

For

City of Troy, Michigan

Applicant: Erion Nikolla (Eureka Innovation Development)

Project Name: Wilshire Center Court

Location: 600 Wilshire Drive/Vacant Parcel # 2021326010

Plan Date: September 27, 2024

Zoning: BB, Big Beaver

Action Requested: Preliminary Site Plan Approval

PROJECT AND SITE DESCRIPTION

An application has been submitted for a new residential development, located north of Wilshire Drive and west of I-75. A total of 156 multiple-family residential units are proposed, including 135 townhomes and 21 apartments. The units are split between 26 buildings. Along with the residential units, site amenities include an exercise room, pickle ball courts, children's playground, outdoor seating/picnic area, and dog park. The subject site is currently vacant and a wetland is located in the northeast corner.

The applicant intends to reconfigure existing property lines between the subject site and the site to the south (600 Wilshire Drive) and absorb a portion of the neighboring site. Site plans indicate that the subject site will be 15.04 acres. The site is zoned BB, Big Beaver, Site Type A, Street Type C, in which residential uses are a permitted use.

Aerial View of Subject Site:

Red outline is existing configuration.

Yellow outline is proposed lot configuration.

Red star is shared stormwater detention area.

Size of Subject Site:
15.0 acres.

Proposed Uses of Subject Site:
156 multiple-family residential units (135 townhomes, 21 apartments).

Current Zoning:
The property is currently zoned BB, Big Beaver Form Based District.

Surrounding Property Details:

Direction	Zoning	Use
North	R-1B, One Family Residential RT, One Family Attached	Single family residential Wattles Creek condo complex
South	BB, Big Beaver	N.S. International, Ltd.
East	N/A	I-75
West	R-1B, One Family Residential	Single family residential

NATURAL FEATURES

Topography: Ground coverage is on a gentle slope with the highest elevations found in the northern portion of the site and the lowest elevations found in the southern portion. There are pocket areas that have a steeper slope than the rest of the site. There is an approximate 20-foot difference between the highest and lowest elevations.

Wetlands/Floodplain: Wetland area is identified in the northeast portion of the site. A wetland survey conducted in April 2024 and provided by the applicant indicates that Wetland "B" measures 0.62 acres and is regulated by EGLE. A permit from EGLE is required for any development impacting this area. In an email dated August 29, 2024, the applicant confirms that the project will not interfere with Wetland "B."

Woodlands: The tree inventory provided shows that there are roughly 206 existing trees on site. None of the identified trees are Landmark trees. A tree replacement plan provided by the applicant is outlined in the table below.

Replacement Details		
Protected Tree	**Inches Removed**	**Replacement Required**
Landmark	0 inches	0 inches
Woodland	516 inches	258 inches
Preservation/Mitigation	**Inches Preserved**	**Credit**
Landmark	0 inches	0 inches
Woodland	724 inches	1,448 inches
Total	**0 inches required for replacement. 258-1,448 = (-1,190)**	

Items to be Addressed: *None.*

AREA, WIDTH, HEIGHT, SETBACKS

The site is regulated by dimensional standards of Building Form C:

	Required / Maximum	Provided	Compliance
Front (south)	10-foot build-to-line	30 feet	Complies with Planning Commission approval
Side (east, west)	N/A, building may be placed up to property line	20 feet (east) 206.67 feet (west)	Complies
Rear (north)	30 feet minimum	90.95 feet	Complies
Building Height	4 stories, 55 feet maximum	3 stories max	Complies
Open Space	15%	59.7%	Complies
Parking Location	Surface parking shall be located in a rear yard or side yard; parking for residential tenants may be provided in integrated garages or below-grade parking.	Parking provided in side yard and integrated garages	Complies

<u>Build to line:</u>
The site is rather unusually shaped and the only current frontage on a "street" is the unimproved section of the Wilshire Drive right-of-way. The Wilshire Drive right-of-way terminates in a berm that was approved as part of the Magna (now known as N.S.I) site development in 1996. To develop the site the applicant, the city, and residents desire to keep the berm untouched by not extending Wilshire Drive.

The Big Beaver form-based district requires a 10-foot build to line. There was a previous application to this site for a hotel use that required it to obtain a variance for build-to-line replacement. That proposal only provided access through the existing N.S.I parking lot and did not create its own access on an approved City drive/road. Thus, it didn't have frontage and thus was required to obtain a variance.

In order to accommodate access and comply with the build-to-line requirements, the applicant proposes to reconfigure the N.S.I parking lot and create an access drive/road, built to city standards, off Wilshire that creates a separate access to both the Magna parking lot and to the site.

Items to be Addressed: *None.*

PARKING

	Required	Provided	Compliance
Multi-family Residential: 1 space per efficiency unit 2 spaces per dwelling unit	4 efficiency units*1= 4 152 dwelling units*2= 304 = **308 residential spaces**	270 garage spaces 41 apartment spaces 18 on-street spaces (includes removal of 12 spaces in front yard) = **329 residential spaces**	Complies
Barrier Free:	3 spaces (based on 71 shared spaces)	3 spaces	Complies
Bicycle:	2 spaces	Bike Rack	Complies
Parking at 600 Wilshire (site to the south): 1 space per 300 SF of gross floor area	96,936 SF/300 =323 spaces	144 existing to remain + 179 relocated = 323 spaces	Complies

Items to be Addressed: *None.*

ACCESS AND CIRCULATION

Vehicular Access:
The site has one (1) point of access a private drive/road extension off Wilshire Drive. The easement enters the subject site in the southwest corner.

Pedestrian Access:
A 5-foot wide sidewalk meanders throughout the site. The sidewalk begins in the south where it connects to the existing sidewalk along Wilshire Drive, and continues along the site perimeter and between buildings. Although there are several gaps in the sidewalk, a total of ten (10) crosswalks are provided for a clear and safe connection where gaps exist. The applicant has addressed pedestrian access comments raised by OHM in a memo dated June 25, 2024.

Items to be Addressed*: None.*

TRAFFIC

A traffic memo has been prepared by OHM and is provided under separate cover.

In summary, OHM concludes that during the morning (AM) peak hour, the Wilshire Center Court will generate approximately 71 vehicle trips: 17 inbound (entering the site), and 54 outbound (exiting the site). During the evening (PM) peak hour, the site generates approximately 88 vehicle trips: 55 inbound (entering the site), and 33 outbound (exiting the site).

Table 1. Trips Generated

	AM Peak			PM Peak		
Dwelling Units	**In**	**Out**	**Total**	**In**	**Out**	**Total**
156	17	54	71	55	33	88

OHM concludes that, overall, the amount of traffic generated from this proposed site will not have significant impacts to Big Beaver Road, Crooks Road, or the surrounding roadway network.

***Items to be Addressed**: None.*

LANDSCAPING

A landscaping plan has been provided on Sheet L-1.0. The following table discusses the development's compliance with the landscape requirements set forth in Section 13.02.

	Required	Provided	Compliance
Screening Between Uses (north and west): Parcels abutting a one-family residential zoned parcel shall maintain a 20-foot landscaped greenbelt from the property line of the one-family zoned parcel. The greenbelt shall be 1 narrow evergreen tree per 3 lineal feet OR 1 large evergreen tree per 10 lineal feet.	North: 460 LF/10= 46 large evergreens West: 920 LF/10= 92 large evergreens	North: 46 large evergreens West: 92 large evergreens	Complies
Site Landscaping: A minimum of 20% of the site area shall be comprised of landscape material.	20%	54.83%	Complies
Parking Lot Trees: 1 internal parking lot tree per 8 spaces	60 spaces/8= 8 trees	12 trees	Complies

Tree Replacement: Replace 50% of Woodland DBH Replace 100% of Landmark DBH	258 inches of DBH	1,448 inches credit for 724 inches preserved	Complies
Parking Lot Trees (New NSI Parking Lot): 1 internal parking lot tree per 8 spaces	179 spaces/8= 22 spaces	23 trees (13 within parking lot)	Does Not Comply

Landscape Screening:
The number of trees proposed for landscape screening is complaint. Although, the applicant has noted that no large evergreen trees are proposed in the northeast corner where the wetland is located.

Parking Lot Trees (New NSI Parking Lot):
As the neighboring property to the south (N.S. International, Ltd.) will lose parking spaces as a result of this project, the applicant is required to keep the neighbor's parking in compliance by providing them with additional parking spaces and associated landscaping. The applicant has provided a sufficient amount of landscaping; however, 10 out of 23 trees are placed at the lot perimeter, rather than within the parking lot as required.

While an equivalent amount of landscaping at the perimeter of parking lots may be approved where landscaping within parking lots would be impractical, we do not find such approval appropriate in this case. Site plans show a large amount of uninterrupted concrete with plenty of space for landscaped islands. Therefore, we ask the applicant to relocate perimeter trees into the parking lot.

Additional Landscaping:
In previous site plan reviews, CWA asked the applicant to provide additional landscaping along the NSI parking lot and within interior courtyards to soften the building to building relationship. In response to our requests, the applicant has since provided nine (9) additional plantings along the NSI parking lot and twenty-two (22) plantings within interior courtyards.

Similarly, our previous site plan reviews encouraged the applicant to provide more design variety to break up the monotonous view of the garage door-dominated passageways. In revised site plans received on September 30, 2024, the applicant has proposed the addition of fifty-four (54) shrubs to break up the garage door monotony. While we appreciate the applicant's proposal, we raise concerns over the look and viability of such plantings. Our planting concerns are discussed further under "Overall Architectural and Site Design."

Stormwater Retention/Detention:
The applicant proposes a large detention pond in the southeast corner of the site. We refer to the City Engineer for review of the detention pond and overall stormwater management.

Trash Enclosure:
Each townhome will receive their own trash bin for curbside pickup. Trash bins are to be stored in private garages during the week. For the apartment building, two (2) dumpsters are proposed in the northern portion of the parking lot. The dumpsters will be screened with a 6-foot tall masonry wall which will match the finish of the building.

Mechanical Equipment:
Mechanical equipment is located along the side of each building. Sheet L-2.1 shows that outdoor equipment will be screened with evergreen shrubs.
***Items to be Addressed**: 1). Revise NSI parking lot layout so that all parking lot trees are internal to the parking lot.*

PHOTOMETRICS

The applicant proposes a total of 298 wall mounted lights and 21 pole lights. All proposed fixture types, lighting levels, and heights are compliant.

***Items to be Addressed:** None.*

FLOOR PLANS AND ELEVATIONS

Floor Plans (Apartments):
The apartment building has a total of twenty-one (21) units. The type of units found on each floor are detailed below.

- **First floor:**
  - Five (5) one-bedroom units
  - Three (3) two-bedroom units
  - Two (2) three-bedroom units

- **Second floor:**
  - Four (4) efficiency units
  - Five (5) two-bedroom units
  - Two (2) three-bedroom units

Efficiency units are 646 square feet, two-bedroom units measure between 861-874 square feet, and three-bedroom units are 1,137 square feet. Fourteen (14) out of twenty-one (21) apartments include a patio or balcony.

Floor Plans (Townhomes):
The applicant proposes a combination of 2-story, 2.5-story and 3-story townhomes:
- Six (6) buildings are dedicated to 2-story townhomes
  - Each 2-story unit is 1,489 square feet
- Five (5) buildings are dedicated to 2.5-story townhomes

    - Each 2.5-story unit measures between 1,446-1,478 square feet
- Fourteen (14) buildings are dedicated to 3-story townhomes
    - Each 3-story unit is 1,760 square feet

2-story townhomes do not include a patio or balcony. All 3-story townhomes include a balcony. We note that it is unclear whether the 2.5-story townhomes include a balcony. Elevations on Sheet 2.5S-E1 show balconies in the rear, but no balconies are shown on the floor plans (Sheet 2.5S-P1). We ask the applicant to clarify the balcony arrangement for 2.5 story townhomes.

Building Height:
Elevations are compliant with the following building heights:

- Apartments: 27 feet 3 inches
- 2-story townhomes: 25 feet 3 inches
- 2.5-story townhomes: 30 feet
- 3-story townhomes: 32 feet 6 inches

Site Amenities:
One (1) exercise room is located on the first floor of the apartment building. Outdoor amenities include:

- Two (2) pickle ball courts [may be transformed into one (1) tennis court]
- One (1) dog park
- One (1) children's playground
- One (1) outdoor seating/picnic area

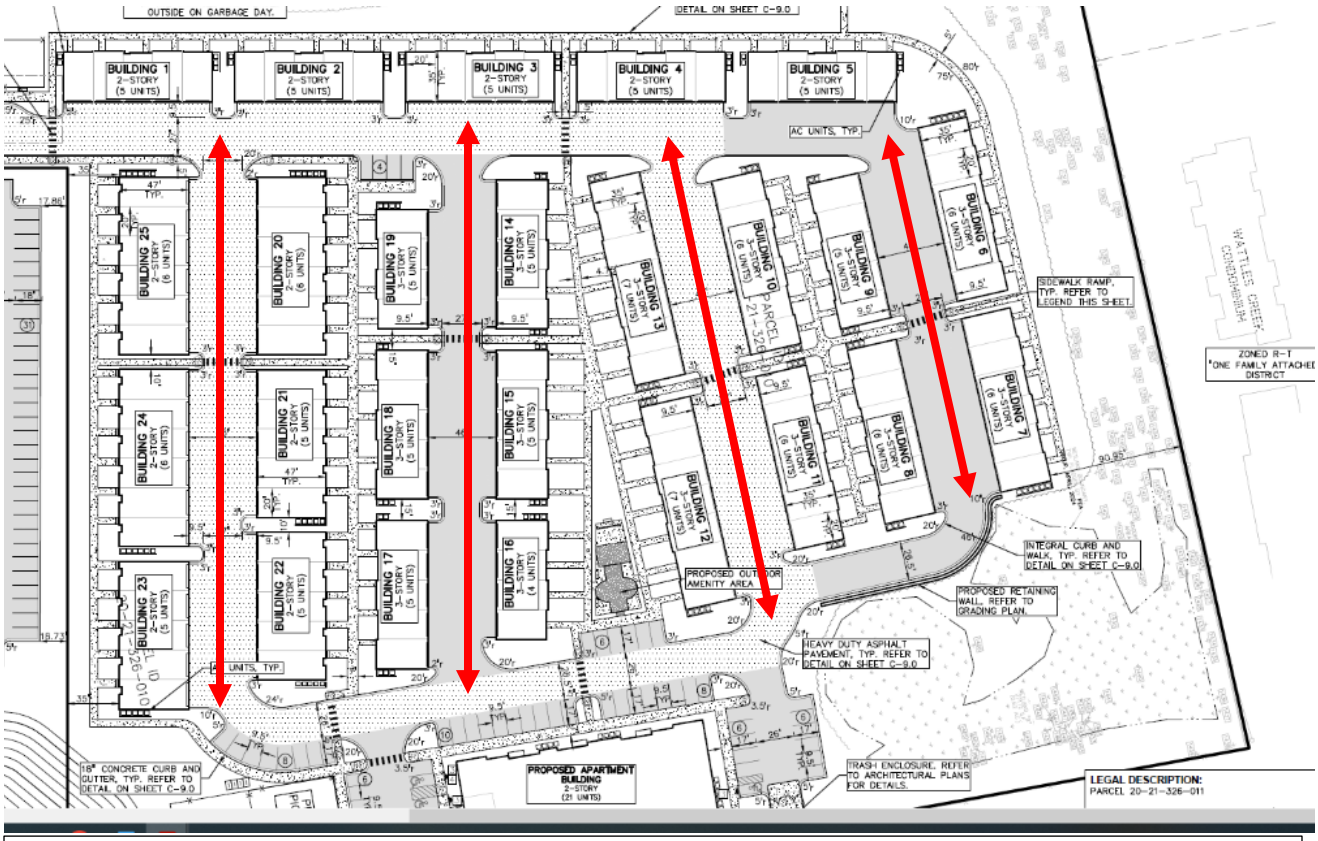
Building Materials:
Primary materials of the apartment building include asphalt shingles, board and batten, aluminum siding, metal railings, and brick. The shingles will be dark grey, the board and batten will be black, the aluminum siding will be light fir or light cherry, and the brick will be painted white.

Building materials for the townhomes include asphalt shingles, fascia, frieze, siding, and brick. Colors include a combination of black, gray, white, and light brown.

Items to be Addressed: *1). Clarify the balcony arrangement for 2.5 story townhomes.*

OVERALL ARCHITECTURE AND SITE DESIGN

The overall architectural program and layout of this site appears very monotonous, especially for the single-family attached homes. There is little variation between units and the garage door dominance creates a "canyon-like" appearance. In previous site plan reviews from July and September, we encouraged the applicant to provide more design variety to break up the monotonous of design, and use relief and other architectural methods to break up the garage door dominance. See the image on the next page for reference.



Red arrows illustrate passageways dominated by garage doors.

No changes to architecture have been proposed; however, revised site plans dated September 30, 2024 propose the inclusion of fifty-four (54) shrubs to soften the garage door dominance.

While we appreciate the applicant's proposal, we raise concerns over the look and viability of such plantings. It seems likely that these shrubs will experience high exposure to salt and car pollutants and will not likely survive.

Furthermore, we ask the Planning Commission to consider whether the proposed site is consistent with architectural design standards of the Big Beaver form-based district. See colored renderings provided by the applicant on the next page.

Items to be Addressed: *1). Detail long-term maintenance plan for shrubs located in garage door passageways and 2); Planning Commission to consider whether the proposed design is consistent with architectural design standards of the Big Beaver form-based district.*

Rear elevation of 2-story townhomes.

Rear elevation of 3-story townhomes.

Birds eye view of overall site.

DESIGN STANDARDS AND SITE PLAN REVIEW STANDARDS

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

<u>Section 5.04.E. outlines Design Standards:</u>

1. *Building Orientation and Entrance*
2. *Ground Story Activation*
3. *Transitional Features*
4. *Site Access, Parking, and Loading*

Please see Section 5.04.E for standard details.

<u>Section 8.06 outlines Site Plan Review Design Standards.</u>

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.*

SUMMARY

The Planning Commission is asked to consider the following outstanding items:

1. *Revise NSI parking lot layout so that all parking lot trees are internal to the parking lot.*
2. *Clarify the balcony arrangement for 2.5 story townhomes.*
3. *Detail long-term maintenance plan for shrubs located in garage door passageways.*
4. *Planning Commission to consider whether the proposed design is consistent with architectural design standards of the Big Beaver form-based district.*

Sincerely,

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

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

memorandum

Date: June 25, 2024

To: Scott Finlay, PE

From: Stephen Dearing, PE, PTOE & Lauren Hull, EIT

Re: Proposed Wilshire Center Court Development
Anticipated Traffic Impacts

The purpose of this memorandum is to provide an overview of the anticipated traffic impacts resulting from a site plan for the proposed Wilshire Center Court development. This site is located along Wilshire Drive which exists between Wattles Road on the north and Big Beaver Road on the south along with Crooks Road on the west and I-75 on the east. The proposed site contains 135 townhomes along with 21 apartments. To access the proposed site, an existing access easement to Wilshire Drive will be used.

The Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition, provides trip generation rates for numerous land uses, based on thousands of studies throughout the United States and Canada. This data can then be used to estimate the number of vehicle trips generated by a development. In most areas, the morning (AM) peak is a one-hour period that occurs between 7 am – 9 am, and the evening (PM) peak is a one-hour period usually between 4 pm – 6 pm.

The table below provides the calculated number of trips generated for the Wilshire Center Court site, based on the ITE Trip Generation Manual, 11th Edition, for Multifamily Housing (Low-Rise) (ITE Land Use Code #220).

Table 1. Trips Generated

	AM Peak			PM Peak		
Dwelling Units	**In**	**Out**	**Total**	**In**	**Out**	**Total**
156	17	54	71	55	33	88

During the morning (AM) peak hour, the Wilshire Center Court generates 71 vehicle trips: 17 inbound (entering the site), and 54 outbound (exiting the site). During the evening (PM) peak hour, the site generates 88 vehicle trips: 55 inbound (entering the site), and 33 outbound (exiting the site).

Overall, the amount of traffic generated from this proposed site will not provide significant impacts to Big Beaver Road, Crooks Road, or the surrounding roadway network.

EUREKA INNOVATION DEVELOPMENT
EurekaInnovationDevelopment.com

WILSHIRE CENTER

Dear Members of the Planning Commission:

We are grateful for the opportunity to present Wilshire Center, comprising of 135 -unit single-family attached residential homes and 21 apartment units. Eureka Innovation Development takes pride in our extensive experience and commitment to excellence working throughout the community for the past 25 years.

Our mission for this site is to provide attainable housing for first time homeowners and +55 year old demographic in the city while collaborating closely with the local community and delivering a captivating new development. We are enthusiastic about this project as it offers four different innovative products as housing options to Troy's residents. Our team at Eureka comprises seasoned professionals who understand the intricacies of such projects. With our collective expertise and unwavering dedication to quality, we are confident in managing this project with great respect, care, and integrity for the surrounding community. We remain committed to working alongside the community to ensure a smooth development and building process.

Sincerely,

Eureka Innovation Development

Fact Sheet

- 15.03 +/- Acres Site
- Zoning Big Beaver
- 135 (2, 2.5 & 3 story) Single Family Attached Homes
- Sizes ~ 1500-1760 Sq/ft
- 21 apartment units
- Sizes from ~ 600-1150 Sq/ft
- Development Start Early 2025
- 42 Month Construction Period
- Off Site Model Homes Initially
- Amenities: Tennis/Picket-ball/courts, Children's park, Dog park, Exercise Area
- > 60% of Open Green Space

All information herein was accurate at the time of publication. We reserve the right to make updates and changes to specifications, material and price without notice and obligations.

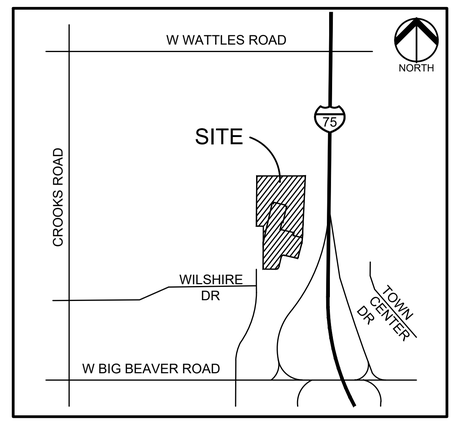
PRELIMINARY SITE PLANS

WILSHIRE CENTER COURT

600 WILSHIRE DRIVE

CITY OF TROY, MI

PERMIT / APPROVAL SUMMARY		
DATE SUBMITTED	DATE APPROVED	PERMIT / APPROVAL



LOCATION MAP
NO SCALE

Sheet List Table	
Sheet Number	Sheet Title
C-0.0	COVER SHEET
C-1.0	TOPOGRAPHIC SURVEY
C-3.0	PRELIMINARY OVERALL SITE PLAN
C-3.1	UNIT TYPE
C-4.1	PRELIMINARY GRADING PLAN - SOUTH
C-4.2	PRELIMINARY GRADING PLAN - NORTH
C-6.0	PRELIMINARY UTILITY PLAN
C-9.0	NOTES AND DETAILS
L-1.0	LANDSCAPE PLAN
L-2.0	LANDSCAPE DETAILS
L-2.1	LANDSCAPE DETAILS
T-1.0	TREE PLAN
T-1.1	TREE LIST
1 OF 1	SITE LIGHTING PLAN
	APARTMENT BUILDING
APT-F1	FOUNDATION PLAN
APT-P1	FIRST/SECOND FLOOR PLAN
APT-E1	EXTERIOR ELEVATIONS
	2 STORY BUILDING
2S6U-P1	FOUNDATION/FIRST/SECOND FLOOR PLAN
2S6U-E1	EXTERIOR ELEVATIONS
	2.5 STORY BUILDING
2.5S-P1	FOUNDATION PLAN, FLOOR PLANS
2.5S-E1	EXTERIOR ELEVATIONS
	3 STORY BUILDING
3S6U-F1	FOUNDATION PLAN 4/5/6/7 UNIT BUILDINGS
3S6U-P1	LOWER LEVEL/FIRST/SECOND FLOOR PLANS
3S4U-E1	EXTERIOR ELEVATIONS 4/5/6 UNIT BUILDING
3S4U-E2	EXTERIOR ELEVATIONS 7 UNIT BUILDING

PEA GROUP

DESIGN TEAM

DEVELOPER

EUREKA INNOVATION DEVELOPMENT
5960 LIVERNOIS
TROY, MI 48098
CONTACT: ERION NIKOLLA
PHONE: 248.564.6010
EMAIL: E.NIKOLLA@EUREKABUILDINGCOMPANY.COM

CIVIL ENGINEER

PEA GROUP
1849 POND RUN
AUBURN HILLS, MI 48326
CONTACT: JAMES P. BUTLER, PE
PHONE: 844.813.2949
EMAIL: JBUTLER@PEAGROUP.COM

ARCHITECT

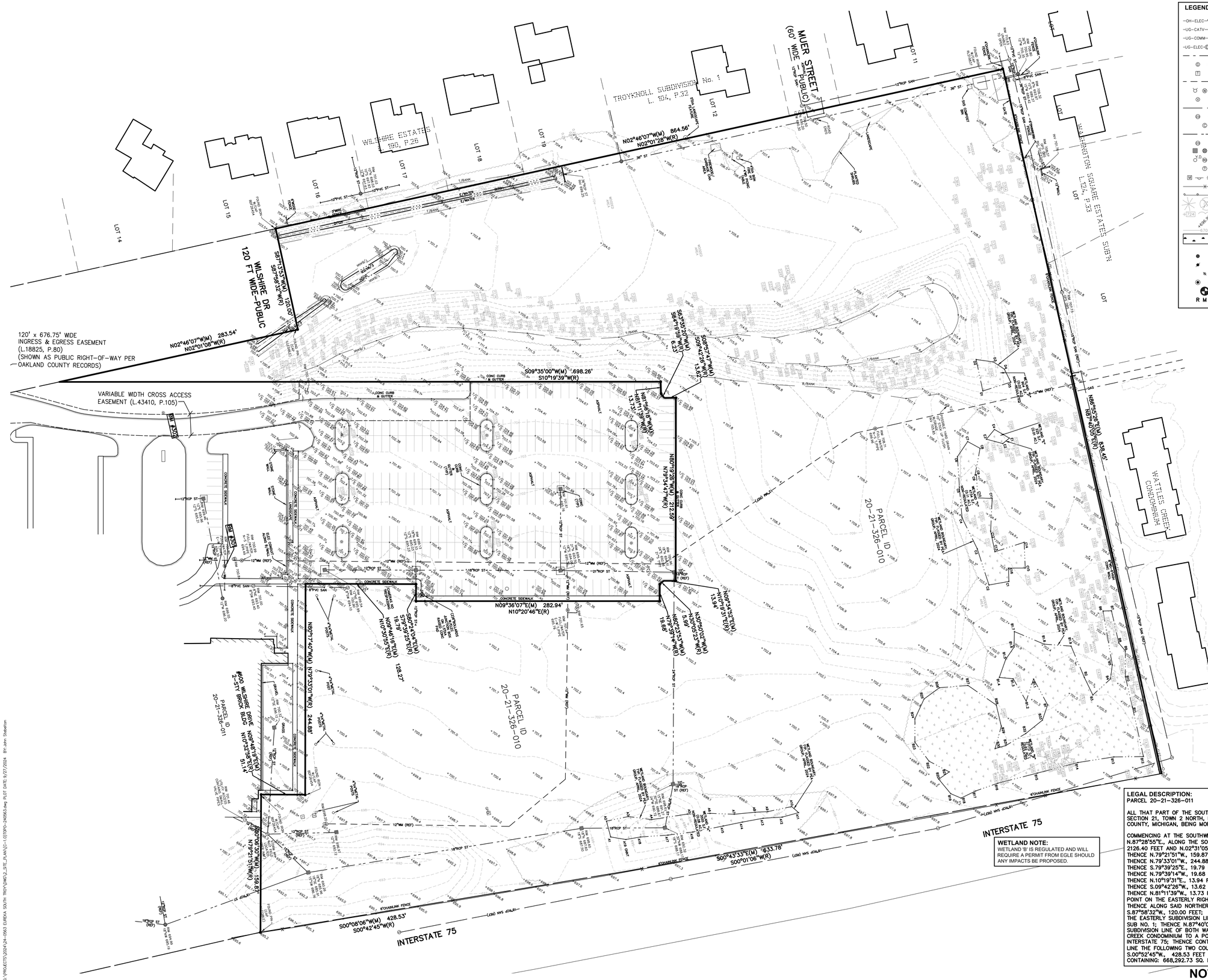
ARKO DESIGN ASSOCIATES
2298 YASMIN DRIVE
COMMERCE TOWNSHIP, MI, 48382
CONTACT: ARTUR KOKAJ, PMP
PHONE: 248.802.8409
EMAIL: ARTURKOKAJ@LIVE.COM

LANDSCAPE ARCHITECT

PEA GROUP
7927 NEMCO WAY, STE. 115
BRIGHTON, MI 48116
CONTACT: JANET EVANS, PLA
PHONE: 844.813.2949
EMAIL: JEVANS@PEAGROUP.COM

REVISIONS	
DESCRIPTION	DATE
ORIGINAL ISSUE DATE	6/13/2024
PLANNING COMMENTS	8/19/2024
PLANNING COMMENTS	9/27/2024

NOT FOR CONSTRUCTION



LEGEND:

- EX. OH, ELEC, POLE & GUY WIRE
- EX. U.G. CABLE TV & PEDESTAL
- EX. U.G. COMMUNICATION LINE, PEDESTAL & MANHOLE
- EX. U.G. ELEC,MANHOLE, METER & HANDHOLE
- EX. GAS LINE
- EX. GAS VALVE & GAS LINE MARKER
- EX. TRANSFORMER & IRRIGATION VALVE
- EX. WATER MAIN
- EX. HYDRANT, GATE VALVE & POST INDICATOR VALVE
- EX. WATER VALVE BOX & SHUTOFF
- EX. SANITARY SEWER
- EX. SANITARY CLEANOUT & MANHOLE
- EX. COMBINED SEWER MANHOLE
- EX. STORM SEWER
- EX. CLEANOUT & MANHOLE
- EX. SQUARE, ROUND & BEEHIVE CATCH BASIN
- EX. YARD DRAIN, U.G. ROOF DRAIN & DOWNSPOUT
- EX. UNIDENTIFIED STRUCTURE
- EX. MAILBOX, SIGN, LIGHTPOLE & GUARD POST
- 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
- BRASS PLUG SET
- MONUMENT FOUND / SET
- SECTION CORNER FOUND
- R M C — RECORDED / MEASURED / CALCULATED

BENCHMARKS:
PER CITY OF TROY

BM0351
ARROW ON T/HYD E SIDE OF CROOKS 360' NORTH OF WILSHIRE
ELEV.-669.663

BM #300
ARROW ON HYDRANT FLANGE, NORTHERLY EAST SIDE OF PARKING LOT AND ±7' OFF EAST SIDE OF CONCRETE SIDEWALK.
ELEV. - 704.06

BM #301
NORTH RIM OF WATER MANHOLE AND ±93' SOUTHWEST FROM NORTHWEST BUILDING CORNER .
ELEV. - 700.83

BM #302
MAG IN NORTHEAST LIGHT POLE BASE AND ±230' DIRECTLY WEST OF MAIN ENTRANCE OF #600 WILSHIRE BULDING.
ELEV. - 703.20

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 26125C0533F DATED SEPTEMBER 29, 2006.

WETLAND NOTE:
WETLAND 'B' IS REGULATED AND WILL REQUIRE A PERMIT FROM EGLE SHOULD ANY IMPACTS BE PROPOSED.

LEGAL DESCRIPTION:
PARCEL 20-21-326-011

ALL THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 21; THENCE N.87°28'55"E., ALONG THE SOUTH LINE OF SAID SECTION A DISTANCE OF 2126.40 FEE' AND N.02°31'05"W., 1522.43 FEET TO THE POINT OF BEGINNING; THENCE N.79°21'51"W., 159.87 FEET; THENCE N.10°32'58"E., 51.14 FEET; THENCE N.79°33'01"W., 244.88 FEET; THENCE N.10°30'55"E., 128.27 FEET; THENCE S.79°39'25"E., 19.79 FEET; THENCE N.10°20'46"E., 282.94 FEET; THENCE N.79°39'14"W., 19.68 FEET; THENCE N.30°05'23"W., 5.99 FEET; THENCE N.10°19'31"E., 13.94 FEET; THENCE N.79°34'47"W., 212.59 FEET; THENCE S.09°42'26"W., 13.62 FEET; THENCE S.64°19'59"W., 6.23 FEET; THENCE N.81°11'39"W., 13.73 FEET; THENCE S.10°19'39"W., 698.26 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF WILSHIRE DRIVE (120' WIDE); THENCE ALONG SAID NORTHERLY LINE N.02°01'28"W., 283.54 FEET; THENCE S.87°58'32"W., 120.00 FEET; THENCE N.02°01'28"W., 864.56 FEET ALONG THE EASTERLY SUBDIVISION LINE OF BOTH WILSHIRE ESTATES AND TROYKNOLL SUB NO. 1; THENCE N.87°40'05"E., 838.45 FEET ALONG THE SOUTHERLY SUBDIVISION LINE OF BOTH WASHINGTON SQUARE ESTATES AND WATTLES CREEK CONDOMINIUM TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 75; THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO COURSES; S.00°01'06"W., 633.78 FEET AND S.00°52'45"W., 428.53 FEET TO THE POINT OF BEGINNING.
CONTAINING: 668,292.73 SQ. FT. OR 15.34 ACRES OF LAND.

NOT FOR CONSTRUCTION

PEA GROUP
t: 844.813.2949
www.peagroup.com

STATE OF MICHIGAN
JAMES K. BUTLER
ENGINEER
No. 53605
PROFESSIONAL ENGINEER

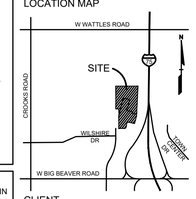
NORTH

0 20 40 80
SCALE: 1" = 40'

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

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

LOCATION MAP



CLIENT
EUREKA INNOVATION DEVELOPMENT
5960 LIVERNOIS
TROY, MICHIGAN

PROJECT TITLE
WILSHIRE CENTER COURT
600 WILSHIRE DRIVE
CITY OF TROY, MI

REVISIONS	
PLANNING COMMENTS	8-19-24
PLANNING COMMENTS	9-27-24

ORIGINAL ISSUE DATE:
JUNE 13, 2023

DRAWING TITLE
TOPOGRAPHIC SURVEY

PEA JOB NO.	24-0563
P.M.	JPB
DN.	JKS
DES.	JKS

DRAWING NUMBER:
C-1.0

S:\PROJECTS\2024\24-0563 EUREKA SOUTH TROY\DWG_SITE_PLAN\C-1.0TOPO-240563.dwg PLOT DATE: 9/27/2024 BY: John Stoketon

BENCHMARKS:
PER CITY OF TROY

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BM #300
ARROW ON HYDRANT FLANGE, NORTHERLY EAST SIDE OF PARKING LOT AND ±7' OFF EAST SIDE OF CONCRETE SIDEWALK.
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MAG IN NORTHEAST LIGHT POLE BASE AND ±230' DIRECTLY WEST OF MAIN ENTRANCE OF #600 WILSHIRE BULDING.
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SIGN LEGEND:

'NO PARKING FIRE LANE' SIGN	1
'STOP' SIGN	2
'BARRIER FREE PARKING' SIGN	3
'VAN ACCESSIBLE' SIGN	4
'CROSSWALK' SIGN	5
'DO NOT ENTER' SIGN	6
'SIDEWALK ENDS' SIGN	7
'NO PARKING LOADING ZONE' SIGN	8

REFER TO DETAIL SHEET FOR SIGN DETAILS

LEGEND:
- CONCRETE PAVEMENT (STD DUTY / HEAVY DUTY / R.O.W. ONLY)
- ASPHALT PAVEMENT (STD DUTY / HEAVY DUTY / DEEP STRENGTH)
- GRAVEL
- WETLAND
- CONCRETE CURB AND GUTTER
- REVERSE GUTTER PAN
- SETBACK LINE
- SIGN
- LIGHTPOLE
- FENCE
- GUARD RAIL

PEA GROUP
t: 844.813.2949
www.peagroup.com

STATE OF MICHIGAN JAMES BUTLER SCHNEIDER No. 58605 PROFESSIONAL ENGINEER

NORTH

0 25 50 100
SCALE: 1" = 50'

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

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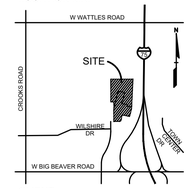
LOCATION MAP



CLIENT
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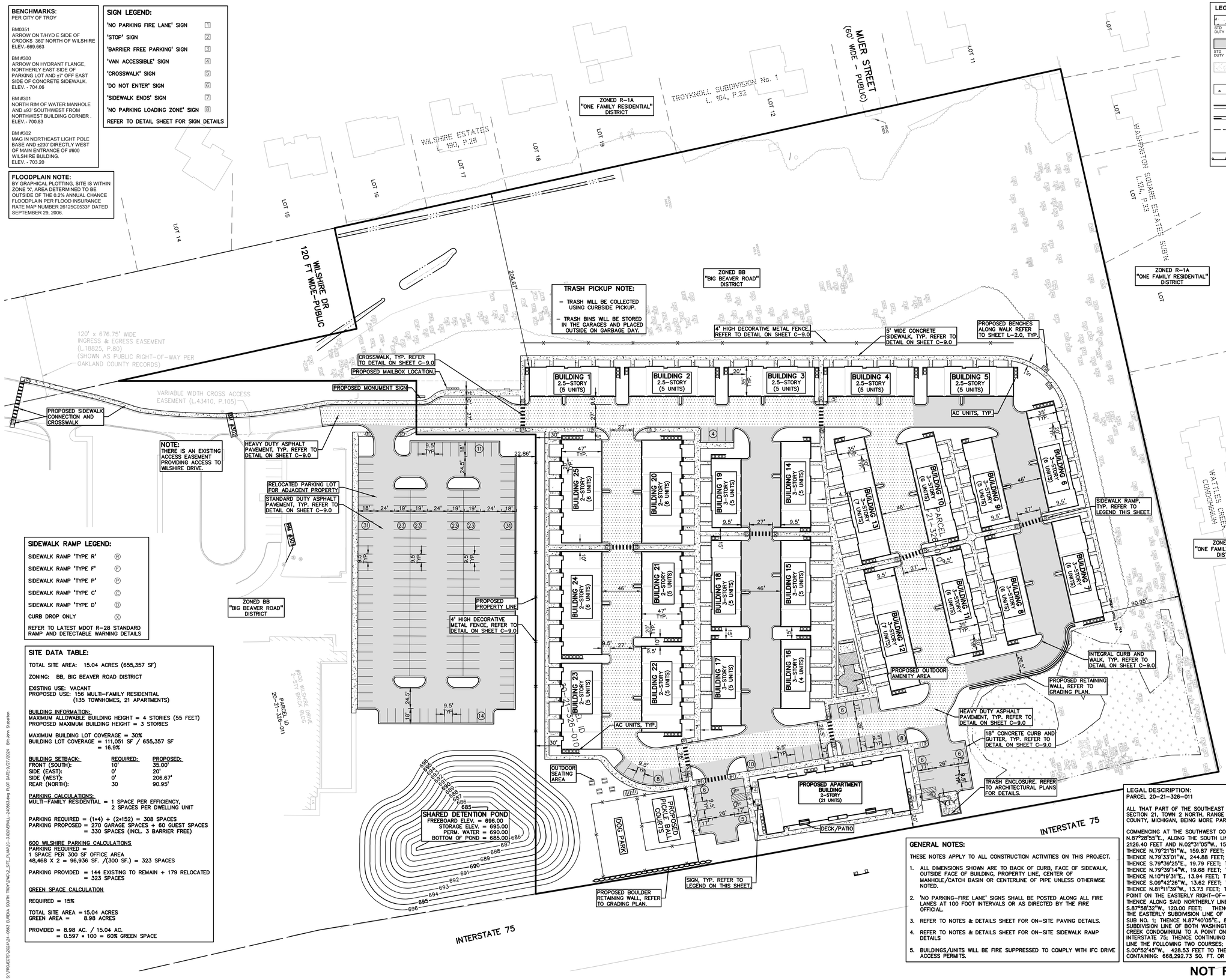
5960 LIVERNOIS
TROY, MICHIGAN

PROJECT TITLE
WILSHIRE CENTER COURT
600 WILSHIRE DRIVE
CITY OF TROY, MI



SIDEWALK RAMP LEGEND:

SIDEWALK RAMP 'TYPE R'	R
SIDEWALK RAMP 'TYPE F'	F
SIDEWALK RAMP 'TYPE P'	P
SIDEWALK RAMP 'TYPE C'	C
SIDEWALK RAMP 'TYPE D'	D
CURB DROP ONLY	X

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

SITE DATA TABLE:

TOTAL SITE AREA: 15.04 ACRES (655,357 SF)

ZONING: BB, BIG BEAVER ROAD DISTRICT

EXISTING USE: VACANT
PROPOSED USE: 156 MULTI-FAMILY RESIDENTIAL (135 TOWNHOMES, 21 APARTMENTS)

BUILDING INFORMATION:
MAXIMUM ALLOWABLE BUILDING HEIGHT = 4 STORIES (55 FEET)
PROPOSED MAXIMUM BUILDING HEIGHT = 3 STORIES

MAXIMUM BUILDING LOT COVERAGE = 30%
BUILDING LOT COVERAGE = 111,051 SF / 655,357 SF = 16.9%

BUILDING SETBACK:	REQUIRED:	PROPOSED:
FRONT (SOUTH):	10'	35.00'
SIDE (EAST):	0'	20'
SIDE (WEST):	0'	206.67'
REAR (NORTH):	30	90.95'

PARKING CALCULATIONS:
MULTI-FAMILY RESIDENTIAL = 1 SPACE PER EFFICIENCY, 2 SPACES PER DWELLING UNIT

PARKING REQUIRED = (1×4) + (2×152) = 308 SPACES
PARKING PROPOSED = 270 GARAGE SPACES + 60 GUEST SPACES = 330 SPACES (INCL. 3 BARRIER FREE)

600 WILSHIRE PARKING CALCULATIONS
PARKING REQUIRED =
1 SPACE PER 300 SF OFFICE AREA
48,468 X 2 = 96,936 SF. /(300 SF.) = 323 SPACES

PARKING PROVIDED = 144 EXISTING TO REMAIN + 179 RELOCATED = 323 SPACES

GREEN SPACE CALCULATION

REQUIRED = 15%

TOTAL SITE AREA = 15.04 ACRES
GREEN AREA = 8.98 ACRES

PROVIDED = 8.98 AC. / 15.04 AC.
= 0.597 * 100 = 60% GREEN SPACE

GENERAL NOTES:

THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.

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

LEGAL DESCRIPTION:
PARCEL 20-21-326-011

ALL THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS:

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NOT FOR CONSTRUCTION

REVISIONS

PLANNING COMMENTS	8-19-24
PLANNING COMMENTS	9-27-24

ORIGINAL ISSUE DATE:
JUNE 13, 2023

DRAWING TITLE
PRELIMINARY OVERALL SITE PLAN

PEA JOB NO.	24-0563
P.M.	JPB
DN.	JKS
DES:	JKS

DRAWING NUMBER:
C-3.0

S:\PROJECTS\2024\24-0563 EUREKA SOUTH TROY\DWG_SITE PLAN\C-3.0\DETAIL-24056S.dwg PLOT DATE:9/27/2024 BY:John Sidenton

PEA GROUP

t: 844.813.2949
www.peagroup.com

STATE OF MICHIGAN
JAMES KEITH SCHNEIDER
No. 63605
LICENSED PROFESSIONAL ENGINEER

NORTH

0 25 50 100
SCALE: 1" = 50'

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

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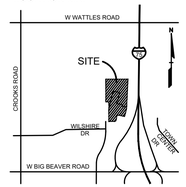
LOCATION MAP



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5960 LIVERNOIS
TROY, MICHIGAN

PROJECT TITLE
WILSHIRE CENTER COURT
600 WILSHIRE DRIVE
CITY OF TROY, MI

REVISIONS	
PLANNING COMMENTS	8-19-24
PLANNING COMMENTS	9-27-24

ORIGINAL ISSUE DATE:
JUNE 13, 2023

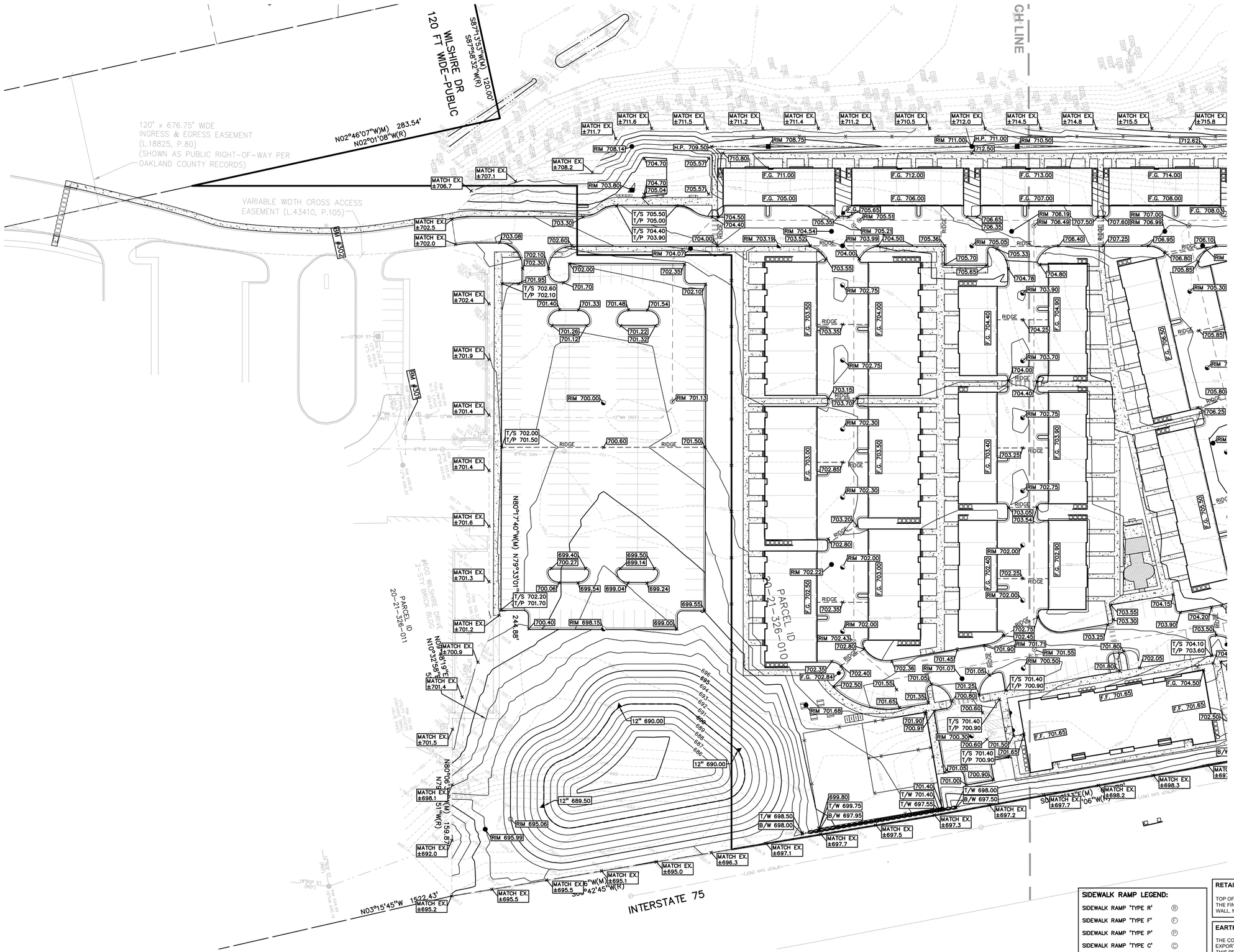
DRAWING TITLE
UNIT TYPE

PEA JOB NO.	24-0563
P.M.	JPB
DN.	JKS
DES.	JKS

DRAWING NUMBER:
C-3.1

NOT FOR CONSTRUCTION

S:\PROJECTS\2024\24-0563 EUREKA SOUTH TROY\DWG\C_SITE_PLAN\(C-3.1)UNIT TYPE-24056B3.dwg PLOT DATE:9/27/2024 BY:John Steerton



GRADING LEGEND:

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

ABBREVIATIONS

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

LEGAL DESCRIPTION:
PARCEL 20-21-326-011

ALL THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 21; THENCE N.87°28'55"E., ALONG THE SOUTH LINE OF SAID SECTION A DISTANCE OF 2126.40 FEET AND N.02°31'05"W., 1522.43 FEET TO THE POINT OF BEGINNING; THENCE N.79°21'51"W., 159.87 FEET; THENCE N.10°32'58"E., 51.14 FEET; THENCE N.79°33'01"W., 244.88 FEET; THENCE N.10°30'55"E., 128.27 FEET; THENCE S.79°39'25"E., 19.79 FEET; THENCE N.10°20'46"E., 282.94 FEET; THENCE N.79°39'14"W., 19.68 FEET; THENCE N.30°05'23"W., 5.99 FEET; THENCE N.10°19'31"E., 13.94 FEET; THENCE N.79°34'47"W., 212.59 FEET; THENCE S.09°42'26"W., 13.62 FEET; THENCE S.64°19'59"W., 6.23 FEET; THENCE N.81°11'39"W., 13.73 FEET; THENCE S.10°19'39"W., 698.26 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF WILSHIRE DRIVE (120' WIDE); THENCE ALONG SAID NORTHERLY LINE N.02°01'28"W., 283.54 FEET; THENCE S.87°58'32"W., 120.00 FEET; THENCE N.02°01'28"W., 864.56 FEET ALONG THE EASTERLY SUBDIVISION LINE OF BOTH WILSHIRE ESTATES AND TROYKNOLL SUB NO. 1; THENCE N.87°40'05"E., 838.45 FEET ALONG THE SOUTHERLY SUBDIVISION LINE OF BOTH WASHINGTON SQUARE ESTATES AND WATTLES CREEK CONDOMINIUM TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 75; THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO COURSES; S.00°01'06"W., 633.78 FEET AND S.00°52'45"W., 428.53 FEET TO THE POINT OF BEGINNING. CONTAINING: 668,292.73 SQ. FT. OR 15.34 ACRES OF LAND.

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 26125C0533F DATED SEPTEMBER 29, 2006.

BENCHMARKS:
PER CITY OF TROY

BM0351
ARROW ON T/HYD E SIDE OF CROOKS 360' NORTH OF WILSHIRE ELEV.-669.663

BM #300
ARROW ON HYDRANT FLANGE, NORTHERLY EAST SIDE OF PARKING LOT AND ±7' OFF EAST SIDE OF CONCRETE SIDEWALK. ELEV. - 704.06

BM #301
NORTH RIM OF WATER MANHOLE AND ±93' SOUTHWEST FROM NORTHWEST BUILDING CORNER . ELEV.- 700.83

BM #302
MAG IN NORTHEAST LIGHT POLE BASE AND ±230' DIRECTLY WEST OF MAIN ENTRANCE OF #600 WILSHIRE BUILDING. ELEV. - 703.20

SIDEWALK RAMP LEGEND:

SIDEWALK RAMP 'TYPE R'	Ⓡ
SIDEWALK RAMP 'TYPE F'	Ⓕ
SIDEWALK RAMP 'TYPE P'	Ⓟ
SIDEWALK RAMP 'TYPE C'	Ⓒ
SIDEWALK RAMP 'TYPE D'	Ⓓ
CURB DROP ONLY	Ⓧ

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

RETAINING WALL NOTE:
TOP OF WALL (T/W) AND BOTTOM OF WALL (B/W) GRADES ARE THE FINISH GRADE AT THE TOP AND BOTTOM OF THE RETAINING WALL, NOT ACTUAL TOP AND BOTTOM OF THE WALL STRUCTURE.

EARTHWORK BALANCING NOTE:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPORTING OR EXPORTING ALL MATERIALS AS REQUIRED TO PROPERLY GRADE THIS PROJECT TO THE FINISHED ELEVATIONS SHOWN ON THE APPROVED PLANS. THE CONTRACTOR SHALL MAKE THEIR OWN DETERMINATION OF CUT AND FILL QUANTITIES AND ALLOW FOR REMOVAL OF EXCESS OR IMPORTATION OF ADDITIONAL MATERIAL AT NO ADDITIONAL COST TO THE OWNER.

NOT FOR CONSTRUCTION

PEA GROUP
t: 844.813.2949
www.peagroup.com

STATE OF MICHIGAN
JAMES P. BUTLER
ENGINEER
No. 50605
LICENSED PROFESSIONAL ENGINEER

NORTH

0 20 40 80
SCALE: 1" = 40'

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

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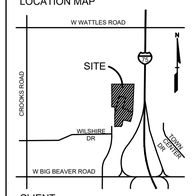
LOCATION MAP



CLIENT
EUREKA INNOVATION DEVELOPMENT
5960 LIVERNOIS
TROY, MICHIGAN

PROJECT TITLE
WILSHIRE CENTER COURT
600 WILSHIRE DRIVE
CITY OF TROY, MI

REVISIONS	
PLANNING COMMENTS	8-19-24
PLANNING COMMENTS	9-27-24

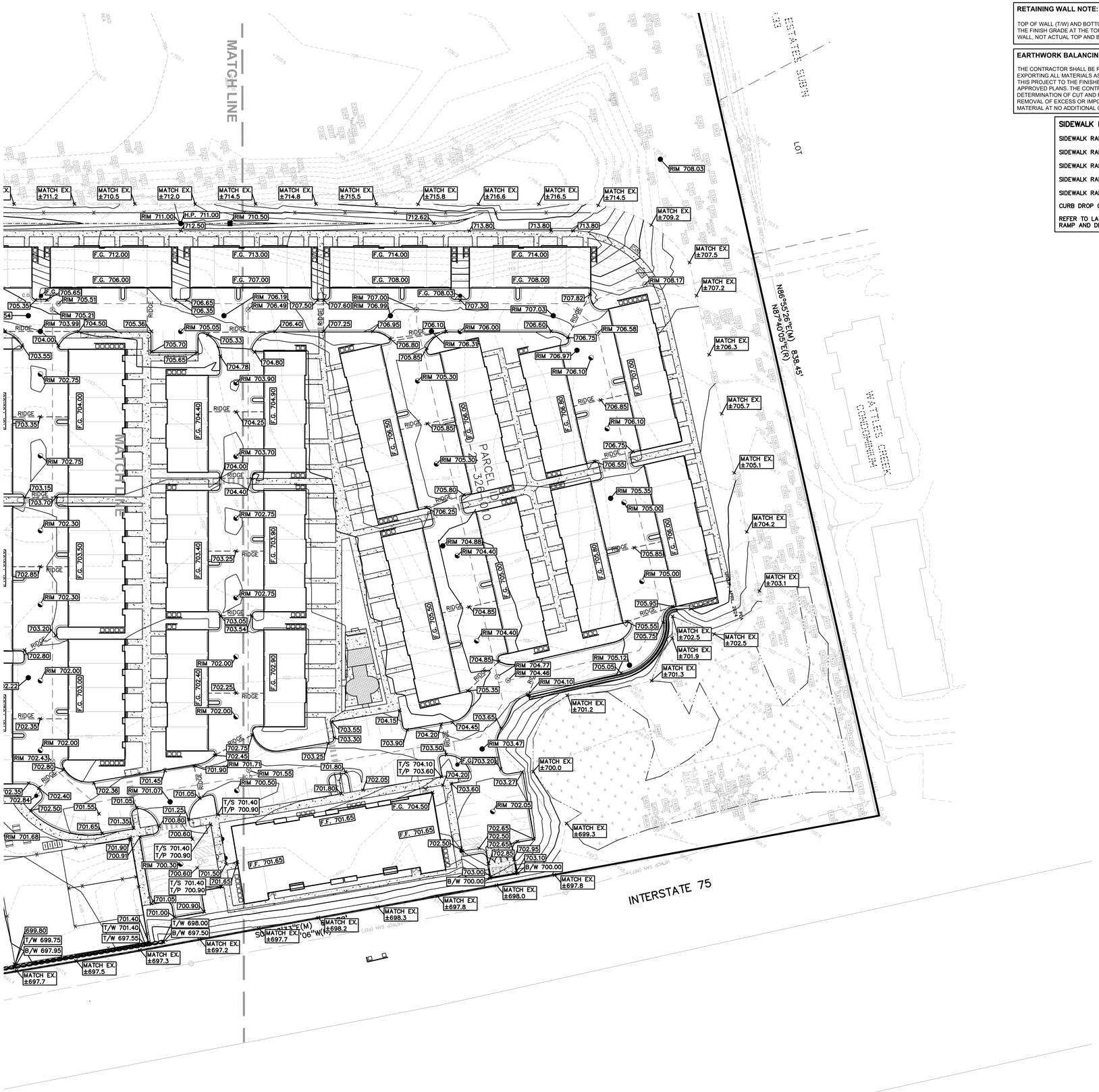
ORIGINAL ISSUE DATE:
JUNE 13, 2023

DRAWING TITLE
PRELIMINARY GRADING PLAN - SOUTH

PEA JOB NO.	24-0563
P.M.	JPB
DN.	JKS
DES.	JKS

DRAWING NUMBER:
C-4.1

S:\PROJECTS\2024\24-0563 EUREKA SOUTH TROY\CAD\3_SITE_PLAN\C-4.0\GRADE-24-0563.dwg PLOT DATE:9/27/2024 BY:John Stakelton



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SIDEWALK RAMP LEGEND:

SIDEWALK RAMP 'TYPE R'	Ⓡ
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SIDEWALK RAMP 'TYPE P'	Ⓟ
SIDEWALK RAMP 'TYPE C'	Ⓒ
SIDEWALK RAMP 'TYPE D'	Ⓓ
CURB DROP ONLY	Ⓧ

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

GRADING LEGEND:

+698.31	EXISTING SPOT ELEVATION
622.50	PROPOSED SPOT ELEVATION: TYPICALLY TOP OF PAVEMENT IN PAVED AREAS, GUTTER GRADE IN CURB LINES.
670	EXISTING CONTOUR
922	PROPOSED CONTOUR
	PROPOSED REVERSE GUTTER PAN
	PROPOSED RIDGE LINE
	PROPOSED SWALE/DITCH

ABBREVIATIONS

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

LEGAL DESCRIPTION:
PARCEL 20-21-326-011

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BENCHMARKS:
PER CITY OF TROY

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MAG IN NORTHEAST LIGHT POLE BASE AND ±230' DIRECTLY WEST OF MAIN ENTRANCE OF #600 WILSHIRE BULDING.
ELEV. - 703.20

PEA GROUP
t: 844.813.2949
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STATE OF MICHIGAN
JAMES P. BUTLER
LICENSED PROFESSIONAL ENGINEER
No. 59605

NORTH

0 20 40 80
SCALE: 1" = 40'

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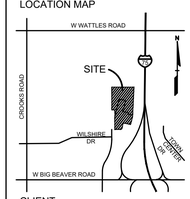


CLIENT
EUREKA INNOVATION DEVELOPMENT
5960 LIVERNOIS
TROY, MICHIGAN

PROJECT TITLE
WILSHIRE CENTER COURT
600 WILSHIRE DRIVE
CITY OF TROY, MI

REVISIONS	
PLANNING COMMENTS	8-19-24
PLANNING COMMENTS	9-27-24

ORIGINAL ISSUE DATE:
JUNE 13, 2023

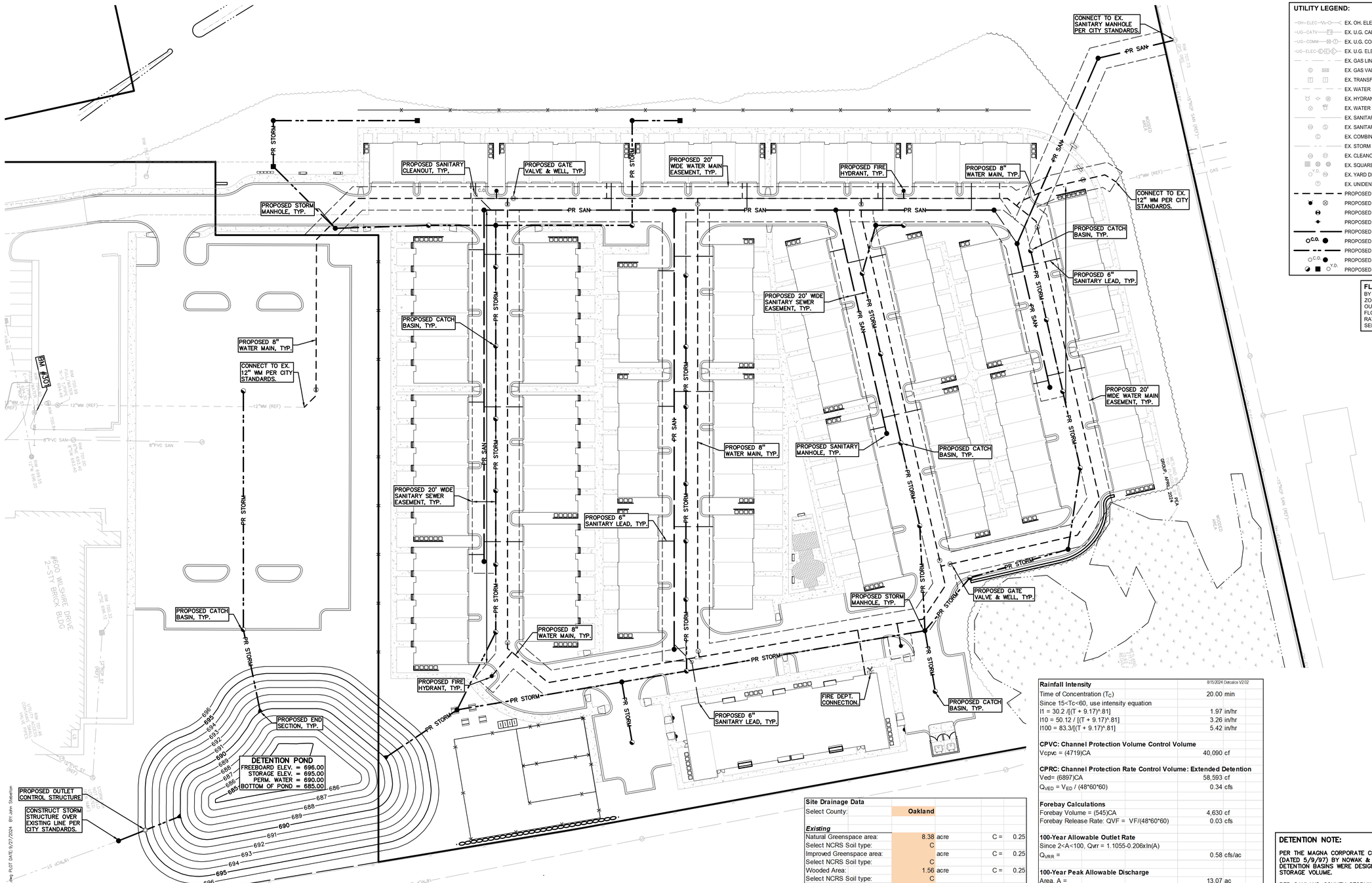
DRAWING TITLE
PRELIMINARY GRADING PLAN - NORTH

PEA JOB NO.	24-0563
P.M.	JPB
DN.	JKS
DES.	JKS

DRAWING NUMBER:
C-4.2

NOT FOR CONSTRUCTION

S:\PROJECTS\2024\24-0563 EUREKA 500Th TROY\DWGS_SITE_PLAN\[C-4.0]GRADE-24-0563.dwg PLOT DATE:9/27/2024 BY:John Staelhon



UTILITY LEGEND:

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

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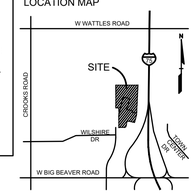


CLIENT
EUREKA INNOVATION DEVELOPMENT
5960 LIVERNOIS
TROY, MICHIGAN

PROJECT TITLE
WILSHIRE CENTER COURT
600 WILSHIRE DRIVE
CITY OF TROY, MI

Site Drainage Data				
Select County:	Oakland			
Existing				
Natural Greenspace area:	8.38	acre	C =	0.25
Select NCRS Soil type:	C			
Improved Greenspace area:		acre	C =	0.25
Select NCRS Soil type:	C			
Wooded Area:	1.56	acre	C =	0.25
Select NCRS Soil type:	C			
Impervious Area:	3.13	acre	C =	0.90
Greenbelt Area:	9.94	acre	C =	0.25
Total Area (A):	13.07	acre		
Weighted Coefficient of Runoff (C):		0.41		
Proposed				
Natural Greenspace area:	0.00	acre	C =	0.25
Select NCRS Soil type:	C			
Improved Greenspace area:	4.94	acre	C =	0.25
Select NCRS Soil type:	C			
Wooded Area:	0.00	acre	C =	0.25
Select NCRS Soil type:	C			
Impervious Area:	8.13	acre	C =	0.90
Greenbelt Area:	4.94	acre	C =	0.25
Total Area (A):	13.07	acre		
Weighted Coefficient of Runoff (C):		0.65		
Rainfall Intensity				
Flood Control Time of Concentration, Tc =	20.00	minutes		

	8/15/2024 Datcalcs V2/02	
Rainfall Intensity		
Time of Concentration (T_C)	20.00	min
Since 15<Tc<60, use intensity equation		
I1 = 30.2 /[(T + 9.17)^.81]	1.97	in/hr
I10 = 50.12 / [(T + 9.17)^.81]	3.26	in/hr
I100 = 83.3/[(T + 9.17)^.81]	5.42	in/hr
CPVC: Channel Protection Volume Control Volume		
Vcpvc = (4719)CA	40,090	cf
CPRC: Channel Protection Rate Control Volume: Extended Detention		
Ved= (6897)CA	58,593	cf
$Q_{VED} = V_{ED}$ / (48*60*60)	0.34	cfs
Forebay Calculations		
Forebay Volume = (545)CA	4,630	cf
Forebay Release Rate: QVF = VF/(48*60*60)	0.03	cfs
100-Year Allowable Outlet Rate		
Since 2<A<100, Qvrr = 1.1055-0.206xln(A)		
Q_{VRR} =	0.58	cfs/ac
100-Year Peak Allowable Discharge		
Area, A =	13.07	ac
$Q_{100P} = Q_{VRR}(A)$	7.53	cfs
100-Year Runoff Volume		
V100R = (18,985)CA	161,285	cf
100-Year Peak Inflow		
$Q_{100IN} = C(I_{100})A$	46.04	cfs
Storage Curve Factor (Vs/Vr)		
R = 0.206-0.15 x ln(Q100P/Q100IN)	0.478	
100-Year Storage Volume		
Vs = R(V100R)	77,094	cf
No infiltration will be provided, so no CPVC deduction is taken.		
V100D = Vs	77,094	cf
V_{100D} must be larger or equal to V_{ED} :		
Is $V_{100D} >= V_{ED}$?	**Yes**	
V_{100D} =	77,094	cf

DETENTION NOTE:

PER THE MAGNA CORPORATE CENTER CONSTRUCTION PLANS (DATED 5/9/97) BY NOWAK & FRAUS, THE EXISTING ON-SITE DETENTION BASINS WERE DESIGNED TO DETAIN 84,136 CF OF STORAGE VOLUME.

PER OAKLAND COUNTY STORMWATER REQUIREMENTS, THE PROPOSED DETENTION BASIN IS DESIGNED AS FOLLOWS:

100-YR VOLUME REQUIRED = 77,094 CF
100-YR VOLUME PROVIDED = 110,748 CF

THEREFORE, THE PROPOSED BASIN PROVIDES AN ADDITIONAL 26,612 CF OVER THE ORIGINAL DESIGN.

Detention Basin				
CPRC Storage Elevation:		693.11	58,593	cf
Detention Storage Elevation:		693.83	77,094	cf
Elev. (ft)	**Area (sf)**	**Vol. (cf)**	**Total Vol. (cf)**	
690.00	13,811	0	0	
691.00	16,886	15,349	15,349	
692.00	20,154	18,520	33,869	
693.00	23,675	21,915	55,783	
694.00	27,450	25,563	81,346	
695.00	31,355	29,403	110,748	
696.00	FREEBOARD	0	110,748	
Bottom Elevation of Pond:			690.00	

NOT FOR CONSTRUCTION

REVISIONS

PLANNING COMMENTS	8-19-24
PLANNING COMMENTS	9-27-24

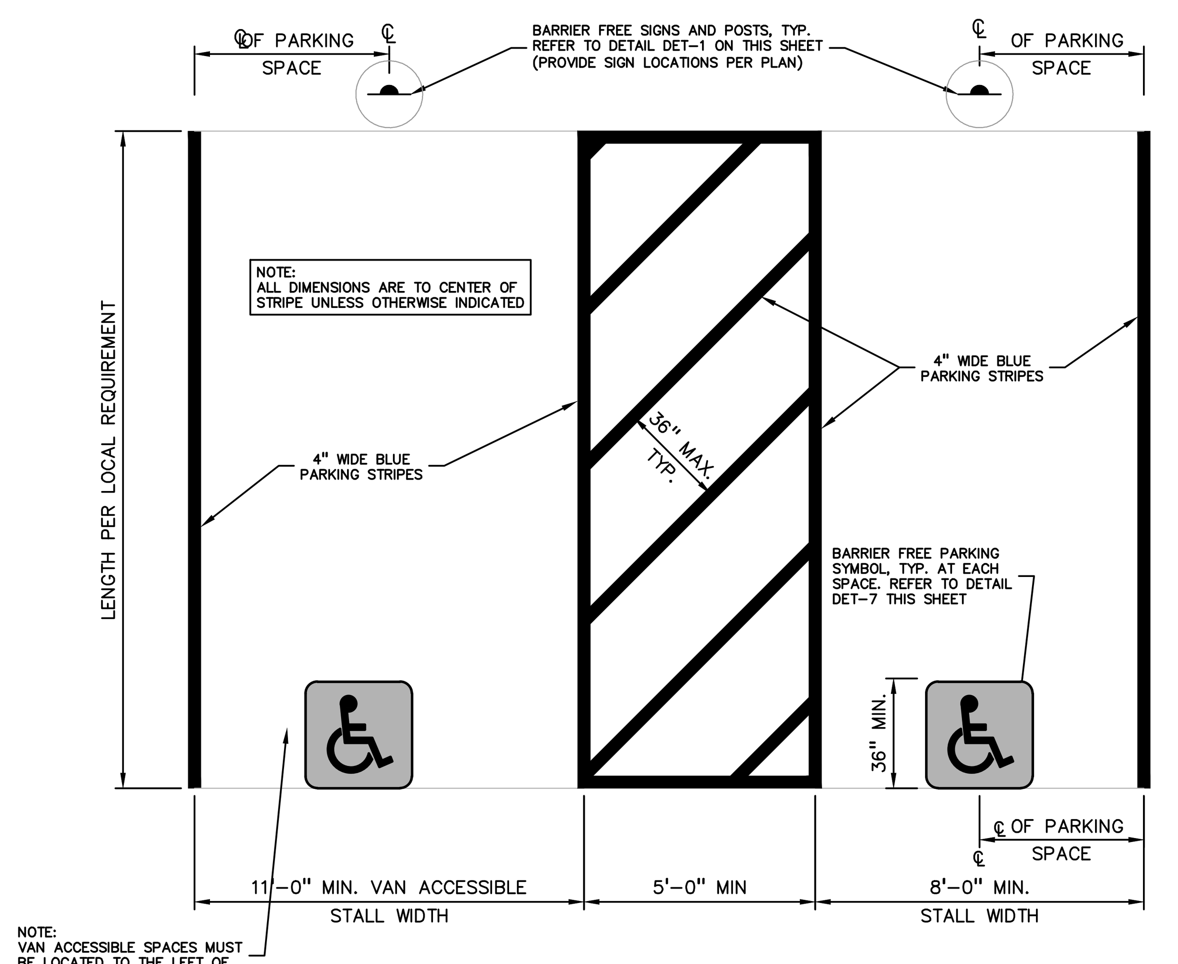
ORIGINAL ISSUE DATE:
JUNE 13, 2023

DRAWING TITLE
PRELIMINARY UTILITY PLAN

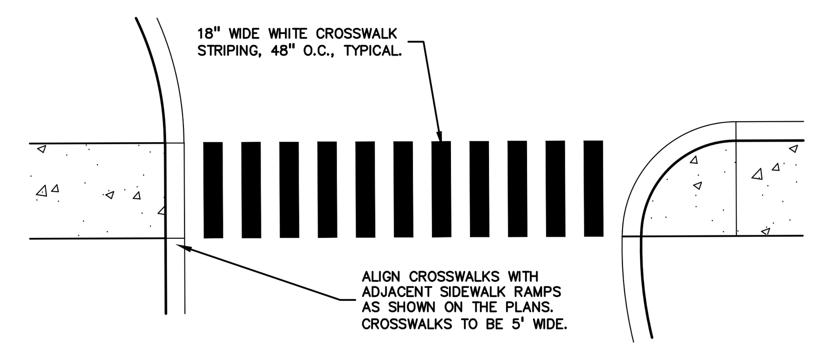
PEA JOB NO.	24-0563
P.M.	JPB
DN.	JKS
DES.	JKS

DRAWING NUMBER:
C-6.0

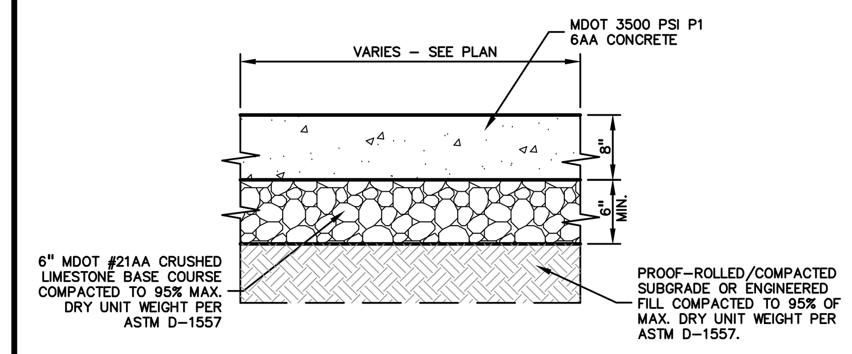
S:\PROJECTS\2024\24-0563 EUREKA SOUTH TROY\DWG_SITE_PLAN\C-6.0UTIL-24-0563.dwg PLOT DATE:9/27/2024 BY:John Sebestion



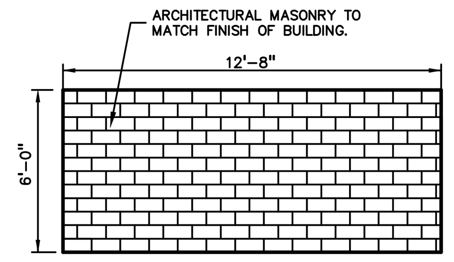
UNIVERSAL BARRIER FREE PARKING STALL DETAIL
NOT TO SCALE



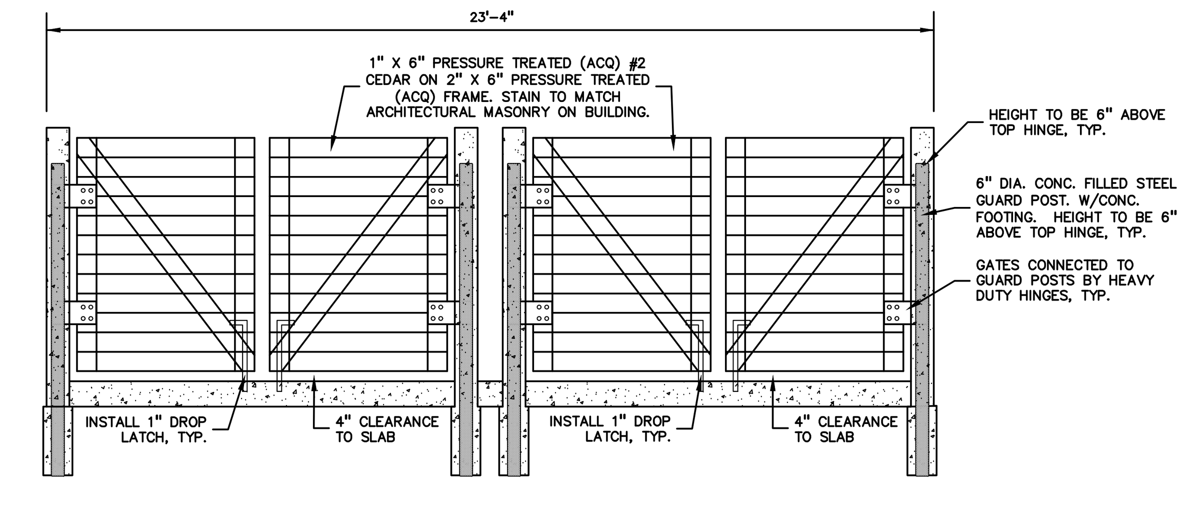
STRIPED CROSSWALK DETAIL
NOT TO SCALE



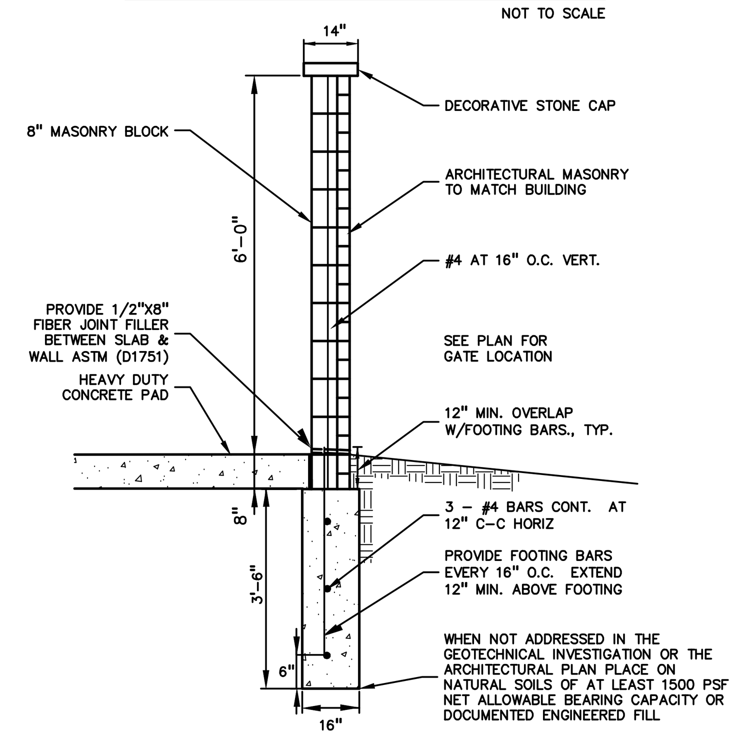
HEAVY DUTY CONCRETE PAD DETAIL
NOT TO SCALE



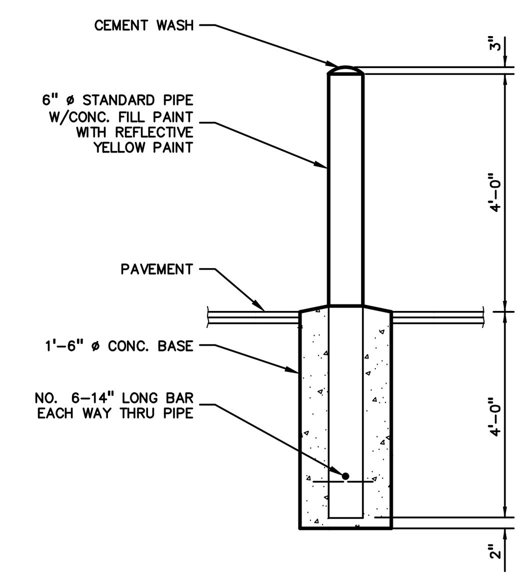
SIDE ELEVATION
NOT TO SCALE



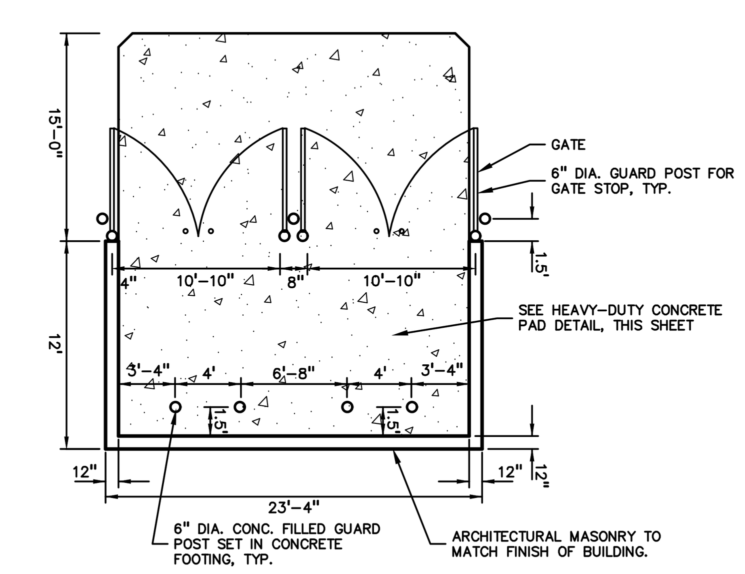
FRONT ELEVATION
NOT TO SCALE



DUMPSTER ENCLOSURE WALL CROSS SECTION
NOT TO SCALE

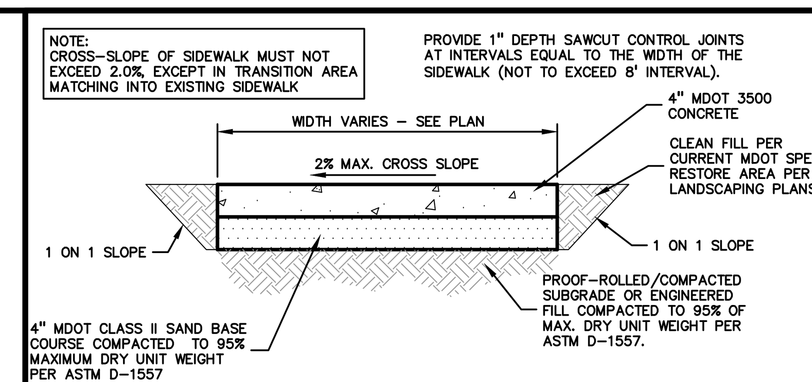


6" DIA. GUARD POST DETAIL
NOT TO SCALE

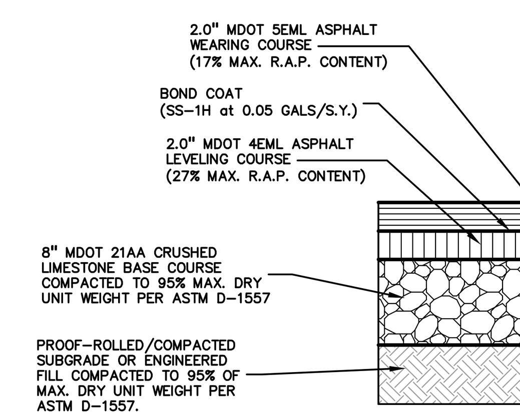


DOUBLE DUMPSTER ENCLOSURE DETAIL
NOT TO SCALE

DOUBLE TRASH ENCLOSURE DETAILS
NOT TO SCALE

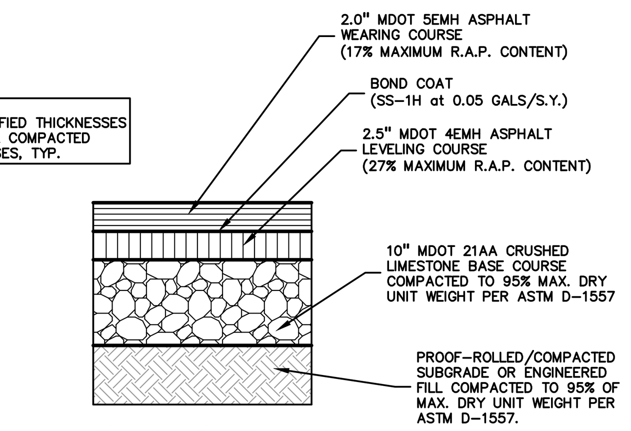


CONCRETE SIDEWALK
NOT TO SCALE



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

NOTE: ALL SPECIFIED THICKNESSES ARE FINAL COMPACTED THICKNESSES, TYP.



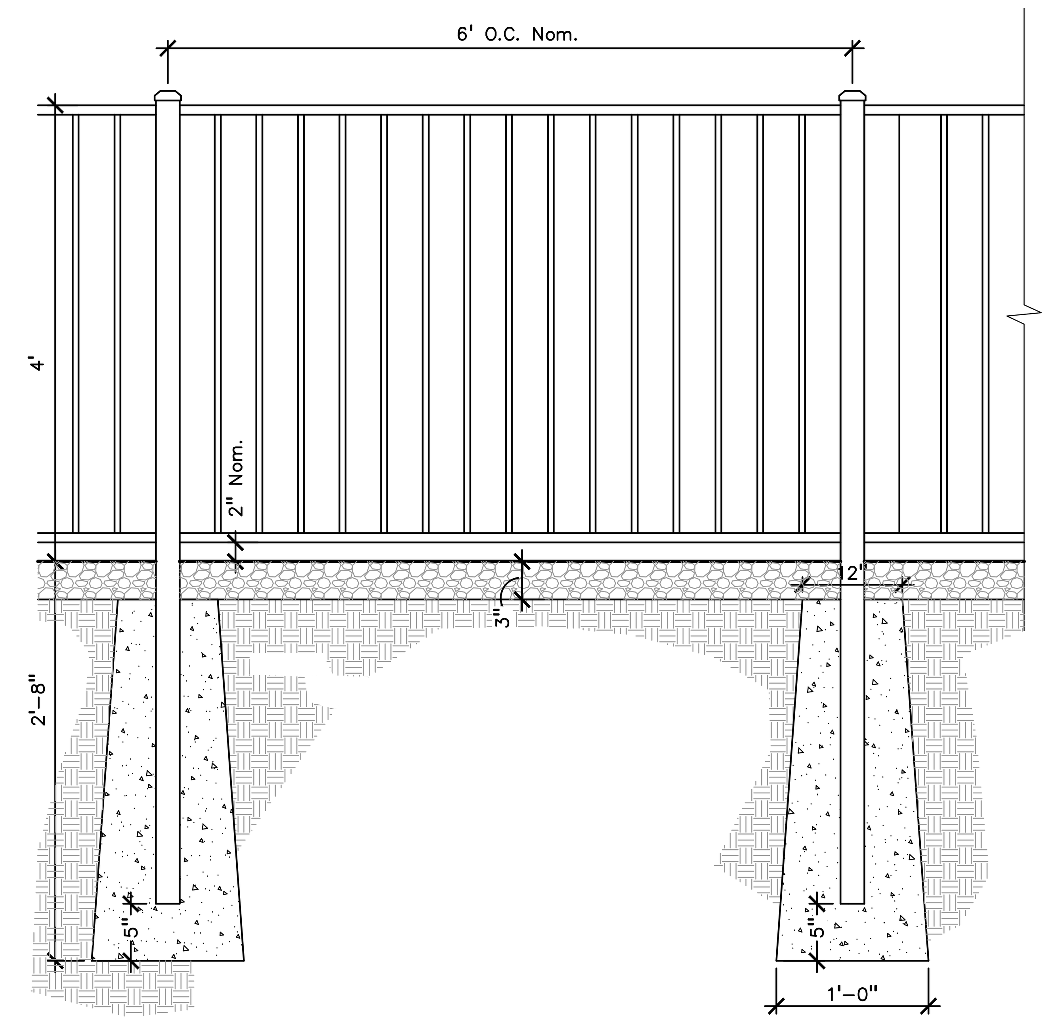
HEAVY DUTY ASPHALT DETAIL
(NOT FOR USE IN THE RIGHT-OF-WAY) NOT TO SCALE

AGGREGATE BASE NOTE:
THIS PAVEMENT SECTION DESIGN ASSUMES THE USE OF MDOT 21AA CRUSHED LIMESTONE BASE MATERIAL THAT MEETS THE REQUIREMENTS OF MDOT STANDARD SPECIFICATION SECTION 902 FOR AGGREGATES. IF CRUSHED CONCRETE AGGREGATE BASE IS PROPOSED IN LIEU OF THE SPECIFIED CRUSHED LIMESTONE MATERIAL, PEA GROUP WILL REQUIRE A MINIMUM 25% INCREASE IN BASE THICKNESS. HOWEVER, IF TESTING DOCUMENTATION IS PROVIDED TO PEA GROUP THAT SHOWS THAT THE CRUSHED CONCRETE MATERIAL MEETS ALL REQUIREMENTS OF MDOT SPECIFICATION SECTION 902, THEN THE 25% INCREASE IN THICKNESS MAY BE REEVALUATED.

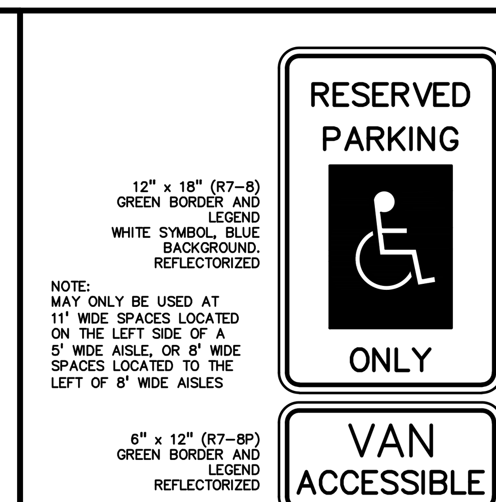
ASPHALT MATERIAL NOTES:
HOT-MIX ASPHALT MIXTURES UTILIZING RECYCLED ASPHALT PAVEMENT (RAP) MUST MEET MDOT SPECIAL PROVISION 12SP501(E). THE BINDER GRADE FOR THIS WORK IS PG64-28. IF ASPHALT MIXES CONTAINING RAP ARE TO BE SUPPLIED FOR THIS PROJECT, THE ASPHALT BINDER MUST BE REVISED PER MDOT 'TIER 1' OR 'TIER 2' REQUIREMENTS (RAP CONTENT UP TO 27% MAXIMUM). TIER 3 MIXES ARE NOT ACCEPTABLE ON THIS PROJECT. AN ASPHALT MIX DESIGN FOR ALL SPECIFIED MIXES SHOULD BE FORWARDED TO PEA GROUP FOR REVIEW PRIOR TO CONSTRUCTION

ASPHALT MIX DESIGN CHART

COMMERCIAL ADT 0-300	COMMERCIAL ADT 301-1000	COMMERCIAL ADT 1001-3400	COMMERCIAL ADT ≥3401	APPLICATION RATE (LB/YD²), MINIMUM – MAXIMUM	COURSE APPLICATION
2EL	2EML	2EMH	2EH	435-550	BASE
3EL	3EML	3EMH	3EH	330-410	BASE AND/OR LEVELING
4EL	4EML	4EMH	4EH	220-275	LEVELING AND/OR TOP
5EL	5EML	5EMH	5EH	165-220	TOP
PG 58-28	PG 64-28	PG 64-28	PG 70-28P		



ORNAMENTAL FENCE DETAIL
NOT TO SCALE

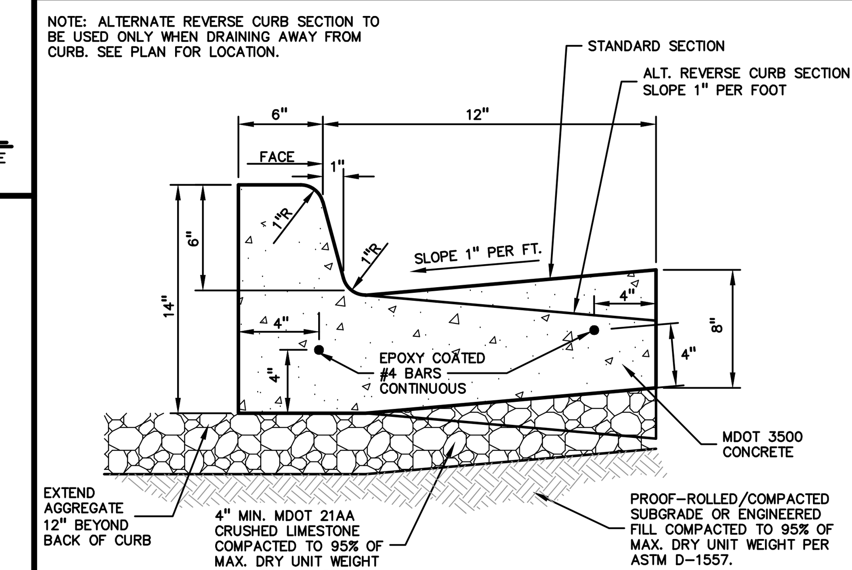


VAN ACCESSIBLE PARKING SIGN DETAIL
NOT TO SCALE

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

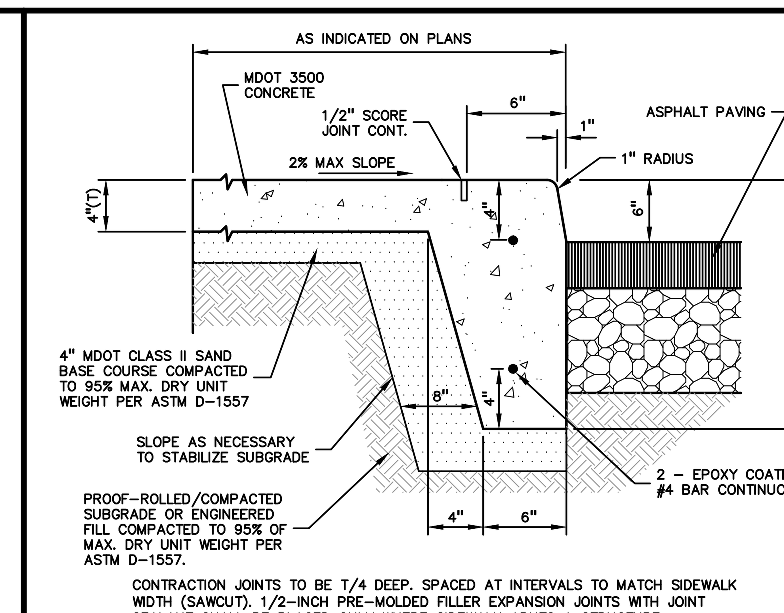
BARRIER FREE PARKING SIGN DETAIL
NOT TO SCALE

NOTE: ALTERNATE REVERSE CURB SECTION TO BE USED ONLY WHEN DRAINING AWAY FROM CURB. SEE PLAN FOR LOCATION.



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

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



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

INTEGRAL CURB AND SIDEWALK
NOT TO SCALE

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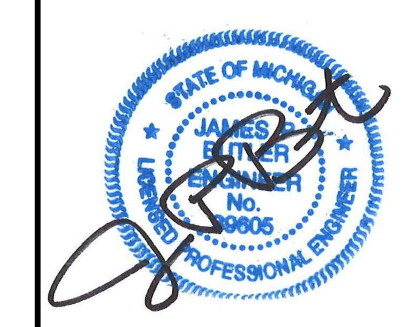

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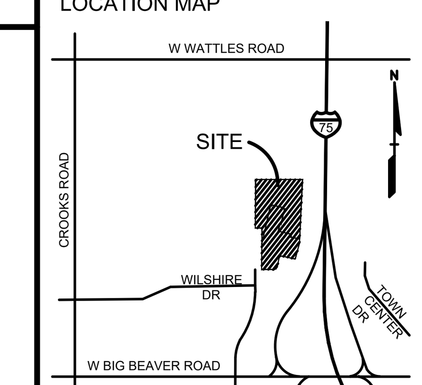
LOCATION MAP



CLIENT
EUREKA INNOVATION DEVELOPMENT
5960 LIVERNOIS
TROY, MICHIGAN

PROJECT TITLE
WILSHIRE CENTER COURT
600 WILSHIRE DRIVE
CITY OF TROY, MI

REVISIONS

PLANNING COMMENTS	8-19-24
PLANNING COMMENTS	9-27-24

ORIGINAL ISSUE DATE:
JUNE 13, 2023

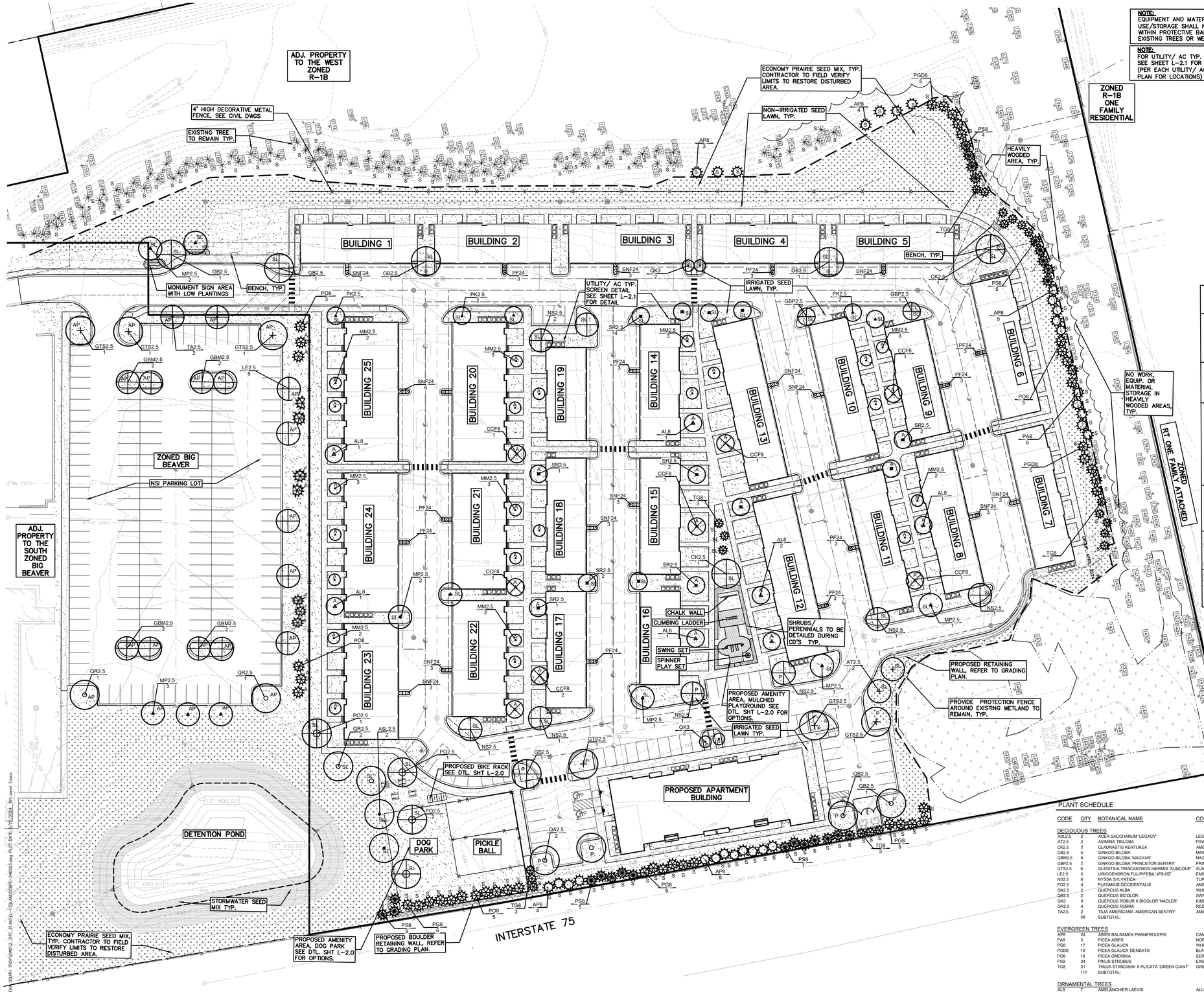
DRAWING TITLE
NOTES AND DETAILS

PEA JOB NO.	24-0563
P.M.	JPB
DN.	JKS
DES.	JKS

DRAWING NUMBER:
C-9.0

NOT FOR CONSTRUCTION

S:\PROJECTS\2024\24-0563 EUREKA SOUTH TROY\DWG\2_SITE_PLAN\(C-9.0)DETAIL-240563.dwg PLOT DATE: 9/27/2024 BY: John Stebelton



NOT FOR CONSTRUCTION

NOTE:
EQUIPMENT AND MATERIAL USE/STORAGE SHALL NOT OCCUR WITHIN PROTECTIVE BARRIER AROUND EXISTING TREES OR WETLAND.

NOTE:
FOR UTILITY/ AC TYP. SCREEN DETAIL, SEE SHEET L-2.1 FOR DETAIL (PER EACH UTILITY/ AC AREA, SEE PLAN FOR LOCATIONS)

KEY:

- = PROPOSED DECIDUOUS TREES
- = PROPOSED EVERGREEN TREES
- = IRRIGATED SEED LAWN
- = RESTORE DISTURBED LAWN, NON-IRRIGATED SEED
- = ECONOMY PRAIRIE SEED MIX
- = STORMWATER SEED MIX
- = SHRUBS/ PERENNIALS TO BE DETAILED DURING CONSTRUCTION DWSG.
- = EXISTING TREES TO REMAIN WITH TREE PROTECTION FENCE

LETTER DESIGNATION FOR ORDINANCE REQUIRED MATERIAL

- SL = SITE LANDSCAPE TREES
- P = PARKING LOT TREES
- S = SCREENING LANDSCAPING
- AP = SITE ADJACENT PARKING TREES
- A = ADDITIONAL BUFFER TREES PER CITY COMMENT

SEE SHEET L-2.0 AND L-2.1 FOR LANDSCAPE AMENITY OPTIONS LANDSCAPE DETAILS, NOTES, & NATIVE SEED MIX INFORMATION
SEE SHEET T-1.0 – T-1.1 FOR TREE PRESERVATION PLAN/ INFO

LANDSCAPE CALCULATIONS:

PER CITY OF TROY ZONING ORDINANCE, BIG BEAVER, BB, DISTRICT,
SITE TYPE A, TREE TYPE C

5.03 C-1A GENERAL SITE LANDSCAPE = SL
REQUIRED: 20% OF SITE AREA SHALL BE LANDSCAPE MATERIAL
(15.04 ACRES) 655,357 SF * 20 % = 131,071.4 SF LANDSCAPE AREA REQUIRED

PROVIDED: 359,380 SF LANDSCAPED AREA (54.83%) AND 48 TREES
NOT INCLUDING WETLAND OR DETENTION AREA

13.02 PARKING WITHIN SITE = P
REQUIRED: 1 TREE PER 8 SPACES 60 CARS / 8 = 8 TREES
200 SF MIN. PARKING LOT ISLAND.

PROVIDED: 12 TREES LOCATED IN CURBED PARKING ISLANDS

13.02A SCREENING BETWEEN LAND USES = S
REQUIRED: ALTERNATIVE 1 OR 2
1 LG EVG PER 10 LF OR 1 NARROW EVG PER 3 LF

WEST SIDE: 920 LF/ 10 = 92 LG. EVG TREES
NORTH SIDE: 460 LF/ 10 = 46 LG. EVG TREES (LESS 198' IN WETLAND AREA)

PROVIDED:
WEST SIDE:= 85 EXISTING LG. EVG. TREES AND 7 PROPOSED LG. EVG. TREES = 92 LG EVG TREES
NORTH SIDE: = 46 LG. EVG TREES
(NO PROPOSED TREES IN THE WETLAND AREA, NE END OR EASMEMENTS)

REQUIRED: ALTERNATIVE 3 AT I-75
1 LG EVG PER 10 LF OR 1 NARROW EVG PER 5 LF
EAST SIDE AT I-75: 550 LF/ 10 = 55 LG. EVG TREES
(NO PROPOSED TREES IN THE WETLAND AREA, NE END)

PROVIDED: 55 LG EVG TREES

13.02 PARKING = AP
REQUIRED: 1 TREE PER 8 SPACES, 200 SF MIN. PARKING LOT ISLAND.
SOUTH SIDE PARKING AREA ADJACENT TO SITE: 179 SPACES / 8 = 23 TREES

PROVIDED SOUTH SIDE PARKING AREA = 23 TREES

ADDITIONAL BUFFER TREES PER CITY COMMENT = A
ALONG NSI PARKING AND UNITS, AND 3 INTERIOR SPACES BETWEEN UNITS

PROVIDED: 51 TREES

13.07 E. TREE REPLACEMENT:
PROVIDED: NO REPLACEMENT REQUIRED, DUE TO CREDIT FOR TREES SAVED.
SEE TREE PRESERVATION PLAN, T-1.0, FOR TREE REMOVALS

TREE INVENTORY/PRESERVATION CALCULATIONS

WOODLAND TREES					
WOODLAND TREES REMOVED:	67	(REPLACE AT 50% OF REMOVED DBH)			
532" DBH x 0.5 =		266" REPLACEMENT			
WOODLAND TREES SAVED:	121	(CREDIT OF 2X DBH)			
1094" DBH x 2 =		2188" CREDIT			
266	-	2188	=	-1922	
0 DBH REQUIRED FOR WOODLAND REPLACEMENT					
LANDMARK TREES					
LANDMARK TREES REMOVED:	0	(REPLACE AT 100% OF REMOVED DBH)			
DBH x 1 =		" REPLACEMENT			
LANDMARK TREES SAVED:	1	(CREDIT OF 2X DBH)			
22" DBH x 2 =		44" CREDIT			
0	-	44	=	-44	
0 TOTAL DBH REQUIRED FOR REPLACEMENT					
EXEMPT TREES					
(NO REPLACEMENT REQUIRED FOR EXEMPT TREES)					
SAVED EXEMPT TREES:	122	Trees			
EXEMPT TREES ON SITE:	149	Trees			
TOTAL SAVED TREES 6" AND ABOVE ON SITE:	244	Trees			
TOTAL TREE CREDITS	0	-----TREE CREDITS			

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	DESIGNATION	REMARKS
DECIDUOUS TREES								
ASL2.5	2	ACER SACCHARUM 'LEGACY'	LEGACY SUGAR MAPLE	2.5" CAL.	B&B	PER PLAN	NATIVE	
AT2.5	2	ASIMINA TRILOBA	PAWPAW	2.5" CAL.	B&B	PER PLAN	NATIVE	
CK2.5	2	CLADRASTIS KENTUKEA	AMERICAN YELLOWWOOD	2.5" CAL.	B&B	PER PLAN	ADAPTED NATIVE	
GB2.5	5	GINKGO BILOBA	MAIDENHAIR TREE	2.5" CAL.	B&B	PER PLAN	NON-NATIVE	MALE ONLY
GBM2.5	8	GINKGO BILOBA 'MAGYAR'	MAGYAR MAIDENHAIR TREE	2.5" CAL.	B&B	PER PLAN	NON-NATIVE	MALE ONLY
GBP2.5	2	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO	2.5" CAL.	B&B	PER PLAN	NON-NATIVE	MALE ONLY
GTS2.5	6	GLEDITSIA TRIACANTHOS INERMIS 'SUNGOLD'	SUNBURST HONEY LOCUST	2.5" CAL.	B&B	PER PLAN	NATIVE	THORNLESS
LE2.5	5	LIRODDENDRON TULIPIFERA 'JFS-OZ'	EMERALD CITY® TULIP POPLAR	2.5" CAL.	B&B	PER PLAN	ADAPTED NATIVE	
NS2.5	8	NYSSA SYLVATICA	TUPELO	2.5" CAL.	B&B	PER PLAN	NATIVE	
PO2.5	4	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	2.5" CAL.	B&B	PER PLAN	NATIVE	
QA2.5	2	QUERCUS ALBA	WHITE OAK	2.5" CAL.	B&B	PER PLAN	NATIVE	
QB2.5	2	QUERCUS BICOLOR	SWAMP WHITE OAK	2.5" CAL.	B&B	PER PLAN	NATIVE	
QK3	4	QUERCUS ROBUR X BICOLOR 'NADLER'	KINDRED SPIRIT® OAK	3 YEAR	B&B	PER PLAN	NATIVE	
QR2.5	4	QUERCUS RUBRA	RED OAK	2.5" CAL.	B&B	PER PLAN	NATIVE	
TA2.5	2	TILIA AMERICANA 'AMERICAN SENTRY'	AMERICAN SENTRY LINDEN	2.5" CAL.	B&B	PER PLAN	NATIVE	
	58	SUBTOTAL:						
EVERGREEN TREES								
AP8	24	ABIES BALSAMEA PHANEROLEPIS	CANAAN BALSAM FIR	8' HT.	B&B	PER PLAN	NON-NATIVE	
PA8	5	PICEA ABIES	NORWAY SPRUCE	8' HT.	B&B	PER PLAN	NATIVE	
PG8	17	PICEA GLAUCA	WHITE SPRUCE	8' HT.	B&B	PER PLAN	NATIVE	
PGD8	10	PICEA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE	8' HT.	B&B	PER PLAN	NATIVE	
PO8	16	PICEA OMORIKA	SERBIAN SPRUCE	8' HT.	B&B	PER PLAN	NON-NATIVE	
PS8	24	PINUS STROBUS	EASTERN WHITE PINE	8' HT.	B&B	PER PLAN	NATIVE	
TG8	21	THUJA STANDISHII X PLICATA 'GREEN GIANT'	GREEN GIANT ARBORVITAE	8' HT.	B&B	PER PLAN	ADAPTED NATIVE	
	117	SUBTOTAL:						
ORNAMENTAL TREES								
AL8	7	AMELANCHIER LAEVIS	ALLEGHENY SERVICEBERRY	8' HT.	B&B	PER PLAN	NATIVE	MULTI-TRUNK
CCF8	8	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY EASTERN REDBUD	8' HT.	B&B	PER PLAN	NATIVE	MULTI-TRUNK
MM2.5	23	MALUS X'JARMIN'	MARILEE® CRABAPPLE	2.5" CAL.	B&B	PER PLAN	NON-NATIVE	
MP2.5	10	MALUS X 'PRAIRIFIRE'	PRAIRIFIRE CRABAPPLE	2.5" CAL.	B&B	PER PLAN	NON-NATIVE	
PK2.5	5	PRUNUS SERRULATA 'KWANZAN'	KWANZAN JAPANESE FLOWERING CHERRY	2.5" CAL.	B&B	PER PLAN	NON-NATIVE	
SR2.5	13	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC	2.5" CAL.	B&B	PER PLAN	NON-NATIVE	
	66	SUBTOTAL:						
SHRUBS								
PF24	30	POTENTILLA FRUTICOSA 'ABBOTSWOOD'	ABBOTSWOOD BUSH CINQUEFOIL	24" HT.	CONT.	36"O.C.	NATIVE	
SNF24	39	SPIRAEA JAPONICA 'NEON FLASH'	NEON FLASH JAPANESE SPIREA	24" HT.	CONT.	36"O.C.	NON-NATIVE	
	69	SUBTOTAL:						

PEA GROUP
t: 844.813.2949
www.peagroup.com

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

NORTH

0 20 40 80
SCALE: 1" = 40'

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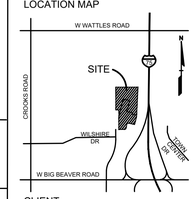
LOCATION MAP



CLIENT
EUREKA INNOVATION DEVELOPMENT
5960 LIVERNOIS
TROY, MICHIGAN

PROJECT TITLE
WILSHIRE CENTER COURT
600 WILSHIRE DRIVE
CITY OF TROY, MI

REVISIONS

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PLANNING COMMENTS	9-27-24

ORIGINAL ISSUE DATE:
JUNE 13, 2023

DRAWING TITLE
LANDSCAPE PLAN

PEA JOB NO.	24-0563
P.M.	JPB
DN.	CAL
DES.	JLE

DRAWING NUMBER:
L-1.0

S:\PROJECTS\2024\24-0563_EUREKA SOUTH TROY\CIVIL\2_SITE_PLAN\L-1.0_LANDSCAPE-240563.dwg PLOT DATE: 9-27-2024 BY: Janet Evans

PRELIMINARY SITE AMENITY OPTIONS, OWNER TO APPROVE

9 PET LITTER STATION
NOT TO SCALE

PRELIMINARY SITE AMENITY OPTIONS, OWNER TO APPROVE

6 CHALKBOARD WALL
NOT TO SCALE

PRELIMINARY SITE AMENITY OPTIONS, OWNER TO APPROVE

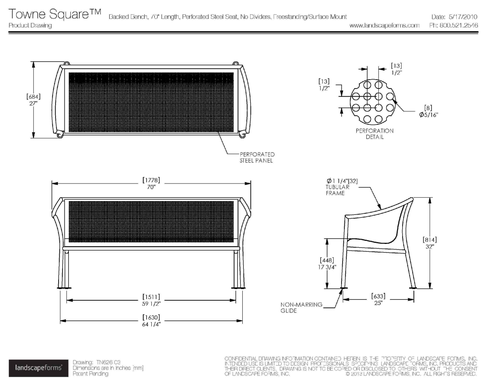
3 CONCEPTUAL BIKE RACK OPTION
NOT TO SCALE

PRELIMINARY SITE AMENITY OPTIONS, OWNER TO APPROVE

8 PET PLAYGROUND EQUIPTMENT
NOT TO SCALE

PRELIMINARY SITE AMENITY OPTIONS, OWNER TO APPROVE

5 PLAY STRUCTURE
NOT TO SCALE



PRELIMINARY SITE AMENITY OPTIONS, OWNER TO APPROVE

2 CONCEPTUAL BENCH IMAGE
NOT TO SCALE

10 CLIMBING LADDER IMAGE
NOT TO SCALE

PRELIMINARY SITE AMENITY OPTIONS, OWNER TO APPROVE

7 PET PLAYGROUND EQUIPTMENT
NOT TO SCALE

PRELIMINARY SITE AMENITY OPTIONS, OWNER TO APPROVE

4 SWING SET IMAGE
NOT TO SCALE

PRELIMINARY SITE AMENITY OPTIONS, OWNER TO APPROVE

1 CONCEPTUAL PICNIC TABLE OPTION
NOT TO SCALE

NOT FOR CONSTRUCTION

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STATE OF MICHIGAN
JANET L. EVANS
LANDSCAPE ARCHITECT
NO. 3302
LICENSED LANDSCAPE ARCHITECT

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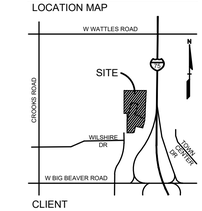

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DRAWING TITLE
LANDSCAPE DETAILS

PEA JOB NO.	24-0563
P.M.	JPB
DN.	CAL
DES.	JLE

DRAWING NUMBER:
L-2.0

S:\PROJECTS\2024\24-0563 EUREKA SOUTH TROY\DWG_SITE_PLAN\L-2.0_LANDSCAPE DETAILS_24-0563.dwg PLOT DATE:9/27/2024 BY:Janet Evans

GENERAL PLANTING NOTES:

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

NATIVE SEED MIX, BY STANTEC NATIVE PLANT NURSERY, 574-586-2412, OR EQUAL SPECIES TO BE NATIVE TO COUNTY, NO INVASIVE SPECIES ALLOWED

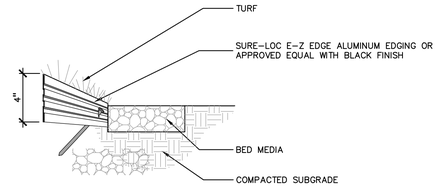
FOR ALL SEED MIXES, PROVIDE EROSION MAT ON SLOPES AND AREAS OF WASH OUT TYP. INSTALL AND PREP PER MANUFACTURES SPECIFICATIONS.

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

Botanical Name	Common Name
Permanent Grasses/Sedges/Rushes:	
Bolboschoenus fluviatilis	River Bulrush
Carex cristatella	Crested Oval Sedge
Carex lurida	Bottlebrush Sedge
Carex vulpinoidea	Brown Fox Sedge
Elymus virginicus	Virginia Wild Rye
Glyceria striata	Fowl Manna Grass
Juncus effusus	Common Rush
Leersia oryzoides	Rice Cut Grass
Panicum virgatum	Switch Grass
Schoenoplectus tabernaemontani	Softstem Bulrush
Scirpus atrovirens	Dark Green Rush
Scirpus cyperinus	Wool Grass
Temporary Cover:	
Avena sativa	Common Oat
Lolium multiflorum	Annual Rye
Forbs & Shrubs:	
Alisma spp.	Water Plantain (Various Mix)
Asclepias incarnata	Swamp Milkweed
Bidens spp.	Bidens (Various Mix)
Helenium autumnale	Sneezeweed
Iris virginica	Blue Flag
Lycopus americanus	Common Water Horehound
Mimulus ringens	Monkey Flower
Oligoneuron riddellii	Riddell's Goldenrod
Penthorum sedoides	Ditch Stonecrop
Polygonum spp.	Pinkweed (Various Mix)
Rudbeckia subtomentosa	Sweet Black-Eyed Susan
Rudbeckia triloba	Brown-Eyed Susan
Sagittaria latifolia	Common Arrowhead
Senna hebecarpa	Wild Senna
Symphyotrichum novae-angliae	New England Aster
Thalictrum dasycarpum	Purple Meadow Rue

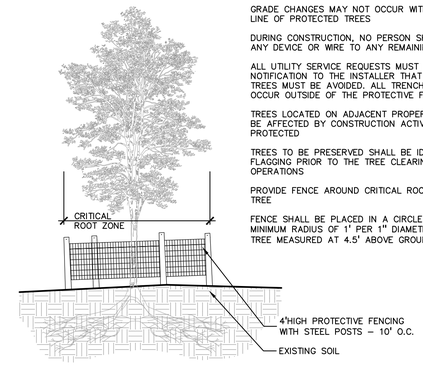
Economy Prairie Seed Mix
Stantec Native Plant Nursery 574-586-2412
stantec.com/native-plant-nursery

Botanical Name	Common Name
Permanent Grasses/Sedges/Rushes:	
Andropogon gerardii	Big Bluestem
Bouteloua curtipendula	Side Oats Grama
Carex spp.	Prairie Sedge Mix
Elymus canadensis	Canada Wild Rye
Panicum virgatum	Switch Grass
Schizachyrium scoparium	Little Bluestem
Sorghastrum nutans	Indian Grass
Temporary Cover:	
Avena sativa	Common Oat
Lolium multiflorum	Annual Rye
Forbs & Shrubs:	
Asclepias syriaca	Common Milkweed
Asclepias tuberosa	Butterfly Weed
Chamaecrista fasciculata	Partridge Pea
Coreopsis lanceolata	Sand Coreopsis
Echinacea purpurea	Broad-leaved Purple Coneflower
Heliopsis helianthoides	False Sunflower
Lupinus perennis	Wild Lupine
Monarda fistulosa	Wild Bergamot
Penstemon digitalis	Foxglove Beard Tongue
Pycnanthemum virginianum	Common Mountain Mint
Ratibida pinnata	Yellow Coneflower
Rudbeckia hirta	Black-Eyed Susan
Solidago speciosa	Showy Goldenrod
Symphyotrichum laeve	Smooth Blue Aster
Symphyotrichum novae-angliae	New England Aster



EDGING NOTES:
1. MANUFACTURER: SURE-LOC (OR APPROVED EQUAL) PHONE#: 1.800.787.3562 PRODUCT: E-Z EDGE FINISH: BLACK
2. 4 - 6' SECTIONS ALUMINUM EDGING (24 TOTAL LF), 12 SPIKES PER BOX
3. SLIDE ENDS TOGETHER, OVERLAP MATERIAL 4", AND INSERT STAKE AT 45° ANGLE FOR CONNECTION BETWEEN SECTIONS
4. STAKE SHALL SECURELY ENGAGE EDGING AND SHALL BE ENTIRELY BELOW TOP OF SURFACE OF EDGING
5. INSTALL AS PER MANUFACTURER'S SPECIFICATIONS WITH TOP OF EDGING ¾"-1" ABOVE COMPACTED FINISH GRADE. FINISH GRADE TO BE COMPACTED ON BOTH SIDES OF EDGING TO MAINTAIN STABILITY

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



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

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

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

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

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

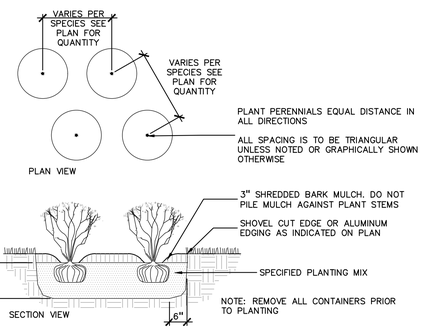
TREES LOCATED ON ADJACENT PROPERTY THAT MAY BE AFFECTED BY CONSTRUCTION ACTIVITIES MUST BE PROTECTED

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

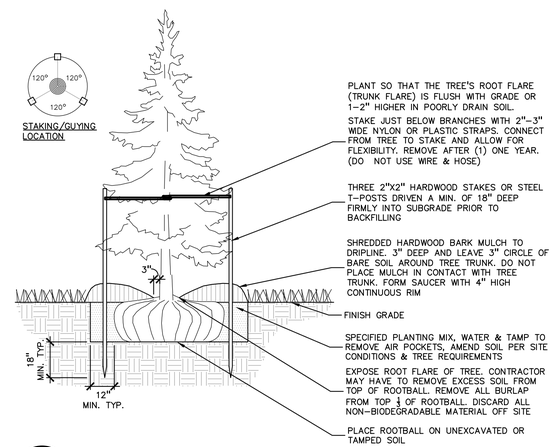
PROVIDE FENCE AROUND CRITICAL ROOT ZONE OF TREE

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

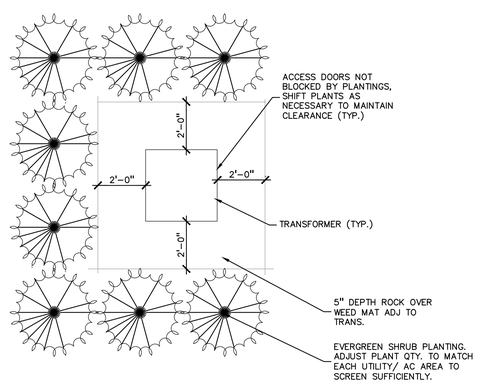
3 TREE PROTECTION DETAIL
SCALE: 1" = 3'-0"



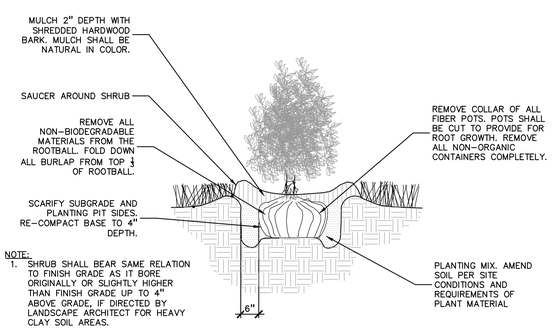
5 PERENNIAL PLANTING DETAIL
SCALE: 1" = 2'-0"



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

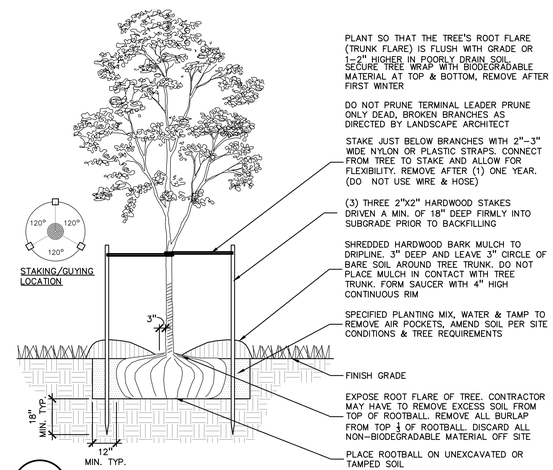


7 UTILITY/ AC TYP. SCREENING DETAIL (EACH AREA, SEE PLAN)
SCALE: 1" = 3'-0"



NOTE:
1. SHRUB SHALL BEAR SAME RELATION TO FINISH GRADE AS IT BORE ORIGINALLY OR SLIGHTLY HIGHER THAN FINISH GRADE UP TO 4" ABOVE GRADE, IF DIRECTED BY LANDSCAPE ARCHITECT FOR HEAVY CLAY SOIL AREAS.
2. PRUNE ONLY DEAD OR BROKEN BRANCHES.
3. REMOVE ALL TAGS, STRING, PLASTIC AND OTHER MATERIALS THAT ARE UNSIGHTLY AND COULD CAUSE GIRDLING.

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



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

NOT FOR CONSTRUCTION

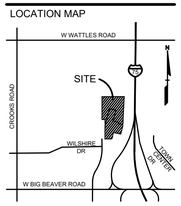
PEA GROUP
t: 844.813.2949
www.peagroup.com

STATE OF MICHIGAN — JANET L. EVANS — LANDSCAPE ARCHITECT — NO. 3900 — REGISTERED LANDSCAPE ARCHITECT

Know what's below. Call before you dig.

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

LOCATION MAP



CLIENT
EUREKA INNOVATION DEVELOPMENT
5960 LIVERNOIS
TROY, MICHIGAN

PROJECT TITLE
WILSHIRE CENTER COURT
600 WILSHIRE DRIVE
CITY OF TROY, MI

REVISIONS	
PLANNING COMMENTS	8-19-24
PLANNING COMMENTS	9-27-24

ORIGINAL ISSUE DATE:
JUNE 13, 2023

DRAWING TITLE
LANDSCAPE DETAILS

PEA JOB NO.	24-0563
P.M.	JPB
DN.	CAL
DES.	JLE

DRAWING NUMBER:
L-2.1

S:\PROJECTS\2024\24-0563 EUREKA SOUTH TROY\DWG\2_SITE_PLAN\L-2.0_LANDSCAPE DETAILS-24-0563.dwg PLOT DATE:9/27/2024 BY:Janet Evans

KEY:

= EXISTING TREE TO REMAIN

= EXISTING TREE TO BE REMOVED

= TREE PROTECTION FENCING

SEE SHEET T-1.1 FOR EXISTING TREE LIST

PEA GROUP

t: 844.813.2949

www.peagroup.com

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

NORTH

0 20 40 80

SCALE: 1" = 40'

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

CAUTION!!
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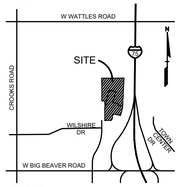
LOCATION MAP



CLIENT

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5960 LIVERNOIS
TROY, MICHIGAN

PROJECT TITLE

WILSHIRE CENTER COURT

600 WILSHIRE DRIVE
CITY OF TROY, MI

REVISIONS	
PLANNING COMMENTS	8-19-24
PLANNING COMMENTS	9-27-24

ORIGINAL ISSUE DATE:
JUNE 13, 2023

DRAWING TITLE

TREE PRESERVATION PLAN

PEA JOB NO.	24-0563
P.M.	JPB
DN.	CAL
DES.	JLE

DRAWING NUMBER:

T-1.0

NOT FOR CONSTRUCTION

G:\PROJECTS\2024\24-0563 EUREKA SOUTH TROY\DWG_SITE_PLAN\T-1.0(TREE PLAN-24-0563.dwg PLOT DATE:9/27/2024 BY: Janet Evans

EXISTING TREE LIST:

TAG NO.	DBH	COMMON NAME	LATIN NAME	COND	COMMENTS	CLASS	SAVE / REMOVE	ON-SITE	REPLACE
~~1107~~	~~7~~	~~Littleleaf Linden~~	~~Tilia Cordata~~	~~Good~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~1108~~	~~9~~	~~Littleleaf Linden~~	~~Tilia Cordata~~	~~Good~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~1109~~	~~7~~	~~Bradford Pear~~	~~Pyrus calleryanna~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~1110~~	~~7~~	~~Bradford Pear~~	~~Pyrus calleryanna~~	~~Good~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~1111~~	~~7~~	~~Bradford Pear~~	~~Pyrus calleryanna~~	~~Good~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~1112~~	~~8~~	~~Bradford Pear~~	~~Pyrus calleryanna~~	~~Good~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~1113~~	~~8~~	~~Bradford Pear~~	~~Pyrus calleryanna~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~1114~~	~~7~~	~~Bradford Pear~~	~~Pyrus calleryanna~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~1115~~	~~7~~	~~Bradford Pear~~	~~Pyrus calleryanna~~	~~Good~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~1116~~	~~7~~	~~Bradford Pear~~	~~Pyrus calleryanna~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~1117~~	~~9~~	~~Bradford Pear~~	~~Pyrus calleryanna~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~1118~~	~~8~~	~~Bradford Pear~~	~~Pyrus calleryanna~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~1119~~	~~10~~	~~Bradford Pear~~	~~Pyrus calleryanna~~	~~Good~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~1120~~	~~9~~	~~Bradford Pear~~	~~Pyrus calleryanna~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~1121~~	~~9~~	~~Bradford Pear~~	~~Pyrus calleryanna~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~1122~~	~~9~~	~~Bradford Pear~~	~~Pyrus calleryanna~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~1123~~	~~8~~	~~Bradford Pear~~	~~Pyrus calleryanna~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~1124~~	~~9~~	~~Bradford Pear~~	~~Pyrus calleryanna~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~1125~~	~~7~~	~~Bradford Pear~~	~~Pyrus calleryanna~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~1126~~	~~9~~	~~Bradford Pear~~	~~Pyrus calleryanna~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~1127~~	~~8~~	~~Bradford Pear~~	~~Pyrus calleryanna~~	~~Good~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~1128~~	~~8~~	~~Bradford Pear~~	~~Pyrus calleryanna~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~1129~~	~~7~~	~~Bradford Pear~~	~~Pyrus calleryanna~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~1130~~	~~7~~	~~Tulip Poplar~~	~~Liriodendron tulipifera~~	~~Good~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~1131~~	~~6~~	~~Crab Apple~~	~~Malus caronaria~~	~~Good~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~1132~~	~~6~~	~~Crab Apple~~	~~Malus caronaria~~	~~Good~~		~~WOODLAND~~	R	~~Y~~	REPLACE
1133	7	White Spruce	Picea glauca	Good		WOODLAND	S	Y	-
1134	11	Cottonwood	Populus deltoides	Good		INVASIVE	S	Y	-
1135	16	Cottonwood	Populus deltoides	Good	X1	INVASIVE	S	Y	-
1136	17	Cottonwood	Populus deltoides	Good		INVASIVE	S	Y	-
1137	18	Cottonwood	Populus deltoides	Good		INVASIVE	S	Y	-
1138	18	Cottonwood	Populus deltoides	Good		INVASIVE	S	Y	-
1139	8	White Spruce	Picea glauca	Good		WOODLAND	S	Y	-
1140	8	White Spruce	Picea glauca	Good		WOODLAND	S	Y	-
1141	8	White Spruce	Picea glauca	Good		WOODLAND	S	Y	-
1142	8	White Spruce	Picea glauca	Good		WOODLAND	S	Y	-
1143	7	White Spruce	Picea glauca	Good		WOODLAND	S	Y	-
1144	8	White Spruce	Picea glauca	Good		WOODLAND	S	Y	-
1145	11	White Spruce	Picea glauca	Good		WOODLAND	S	Y	-
1146	7	White Spruce	Picea glauca	Good		WOODLAND	S	Y	-
1147	6	White Spruce	Picea glauca	Fair		WOODLAND	S	Y	-
1148	8	White Spruce	Picea glauca	Good		WOODLAND	S	Y	-
1149	6	White Spruce	Picea glauca	Fair		WOODLAND	S	Y	-
1150	12	Norway Spruce	Picea Abies	Good		WOODLAND	S	Y	-
1151	7	Domestic Apple	Malus sylvestris	Good		WOODLAND	S	Y	-
1153	19	Cottonwood	Populus deltoides	Good		INVASIVE	S	Y	-
1152	24	Cottonwood	Populus deltoides	Good		INVASIVE	S	Y	-
1154	6	White Spruce	Picea glauca	Good		WOODLAND	S	Y	-
1155	9	White Spruce	Picea glauca	Good		WOODLAND	S	Y	-
1156	9	White Spruce	Picea glauca	Good		WOODLAND	S	Y	-
1157	9	White Spruce	Picea glauca	Good		WOODLAND	S	Y	-
1158	7	White Spruce	Picea glauca	Fair		WOODLAND	S	Y	-
1159	7	White Spruce	Picea glauca	Fair		WOODLAND	S	Y	-
1160	7	White Spruce	Picea glauca	Good		WOODLAND	S	Y	-
1161	9	White Spruce	Picea glauca	Good		WOODLAND	S	Y	-
1162	10	White Spruce	Picea glauca	Good		WOODLAND	S	Y	-
1163	8	White Spruce	Picea glauca	Good		WOODLAND	S	Y	-
1164	10	White Spruce	Picea glauca	Good		WOODLAND	S	Y	-
1165	10	White Spruce	Picea glauca	Good		WOODLAND	S	Y	-
1166	10	White Spruce	Picea glauca	Good		WOODLAND	S	Y	-
1167	8	White Spruce	Picea glauca	Good		WOODLAND	S	Y	-
1168	10	White Spruce	Picea glauca	Good		WOODLAND	S	Y	-
1169	9	White Spruce	Picea glauca	Good		WOODLAND	S	Y	-
1170	8	White Spruce	Picea glauca	Good		WOODLAND	S	Y	-
1171	13	Cottonwood	Populus deltoides	Good		INVASIVE	S	Y	-
1172	7	Cottonwood	Populus deltoides	Good		INVASIVE	S	Y	-
1173	11	Cottonwood	Populus deltoides	Good		INVASIVE	S	Y	-
1174	11	Cottonwood	Populus deltoides	Good		INVASIVE	S	Y	-
1175	7	White Spruce	Picea glauca	Fair		WOODLAND	S	Y	-
1176	10	White Spruce	Picea glauca	Good		WOODLAND	S	Y	-
1177	10	White Spruce	Picea glauca	Good		WOODLAND	S	Y	-
1178	7	White Spruce	Picea glauca	Fair		WOODLAND	S	Y	-
1179	9	White Spruce	Picea glauca	Fair		WOODLAND	S	Y	-
1179	7	White Spruce	Picea glauca	Fair		WOODLAND	S	Y	-
1180	8	White Spruce	Picea glauca	Good		WOODLAND	S	Y	-
1181	8	White Spruce	Picea glauca	Good		WOODLAND	S	Y	-
1182	10	White Spruce	Picea glauca	Good		WOODLAND	S	Y	-
1183	8	White Spruce	Picea glauca	Good		WOODLAND	S	Y	-
1184	9	White Spruce	Picea glauca	Good		WOODLAND	S	Y	-
1185	10	Cottonwood	Populus deltoides	Good		INVASIVE	S	Y	-
1186	11	Cottonwood	Populus deltoides	Good	x1	INVASIVE	S	Y	-
1187	11	Cottonwood	Populus deltoides	Good		INVASIVE	S	Y	-
1188	9	Cottonwood	Populus deltoides	Good	x1	INVASIVE	S	Y	-
1189	10	White Spruce	Picea glauca	Good		WOODLAND	S	Y	-
1190	9	White Spruce	Picea glauca	Good		WOODLAND	S	Y	-
1191	7	White Spruce	Picea glauca	Fair		WOODLAND	S	Y	-
1192	7	White Spruce	Picea glauca	Good		WOODLAND	S	Y	-
1193	10	White Spruce	Picea glauca	Good		WOODLAND	S	Y	-
1194	9	White Spruce	Picea glauca	Good		WOODLAND	S	Y	-
1195	10	White Spruce	Picea glauca	Good		WOODLAND	S	Y	-
1196	10	Norway Spruce	Picea Abies	Good		WOODLAND	S	Y	-
1197	9	White Spruce	Picea glauca	Fair		WOODLAND	S	Y	-
1198	11	White Spruce	Picea glauca	Good		WOODLAND	S	Y	-
1199	8	White Spruce	Picea glauca	Good		WOODLAND	S	Y	-
1200	7	White Spruce	Picea glauca	Good		WOODLAND	S	Y	-
1201	6	White Spruce	Picea glauca	Fair		WOODLAND	S	Y	-
1202	7	White Spruce	Picea glauca	Fair		WOODLAND	S	Y	-
1203	6	Cottonwood	Populus deltoides	Good		INVASIVE	S	Y	-
1204	8	Cottonwood	Populus deltoides	Good		INVASIVE	S	Y	-
1205	8	Cottonwood	Populus deltoides	Good		INVASIVE	S	Y	-
1206	10	Cottonwood	Populus deltoides	Good		INVASIVE	S	Y	-
1207	12	Cottonwood	Populus deltoides	Good	x1	INVASIVE	S	Y	-
1208	16	Cottonwood	Populus deltoides	Good		INVASIVE	S	Y	-
1209	10	Black Willow	Salix nigra	Fair		INVASIVE	S	Y	-
1210	6	White Spruce	Picea glauca	Fair		WOODLAND	S	Y	-
1211	9	White Spruce	Picea glauca	Good		WOODLAND	S	Y	-
1212	9	White Spruce	Picea glauca	Fair		WOODLAND	S	Y	-
1213	7	White Spruce	Picea glauca	Good		WOODLAND	S	Y	-
1214	8	White Spruce	Picea glauca	Good		WOODLAND	S	Y	-
1215	6	White Spruce	Picea glauca	Fair		WOODLAND	S	Y	-
1216	10	White Spruce	Picea glauca	Good		WOODLAND	S	Y	-
1217	8	White Spruce	Picea glauca	Good		WOODLAND	S	Y	-
1218	10	White Spruce	Picea glauca	Good		WOODLAND	S	Y	-
1219	10	White Spruce	Picea glauca	Fair		WOODLAND	S	Y	-
1220	6	White Spruce	Picea glauca	Fair		WOODLAND	S	Y	-
1221	12	White Spruce	Picea glauca	Fair		WOODLAND	S	Y	-
1222	11	White Spruce	Picea glauca	Fair		WOODLAND	S	Y	-
1223	8	Cottonwood	Populus deltoides	Good		INVASIVE	S	Y	-
1224	11	Green Ash	Fraxinus pennsylvanica	Fair		INVASIVE	S	Y	-
1225	11	Cottonwood	Populus deltoides	Good		INVASIVE	S	Y	-
1226	11	White Spruce	Picea glauca	Good		WOODLAND	S	Y	-
1227	6	White Spruce	Picea glauca	Fair		WOODLAND	S	Y	-
1228	9	White Spruce	Picea glauca	Fair		WOODLAND	S	Y	-
1229	9	White Spruce	Picea glauca	Good		WOODLAND	S	Y	-
1230	6	White Spruce	Picea glauca	Fair		WOODLAND	S	Y	-
1231	10	White Spruce	Picea glauca	Fair		WOODLAND	S	Y	-
1232	10	White Spruce	Picea glauca	Good		WOODLAND	S	Y	-
1233	10	Norway Spruce	Picea Abies	Good		WOODLAND	S	Y	-
1234	6	White Spruce	Picea glauca	Poor		WOODLAND	S	Y	-
1235	8	White Spruce	Picea glauca	Poor		WOODLAND	S	Y	-
1236	20	Cottonwood	Populus deltoides	Good		INVASIVE	S	Y	-
1237	22	Cottonwood	Populus deltoides	Good		INVASIVE	S	Y	-
1238	12	Cottonwood	Populus deltoides	Good		INVASIVE	S	Y	-
1239	23	Cottonwood	Populus deltoides	Good		INVASIVE	S	Y	-
1240	17	Cottonwood	Populus deltoides	Good		INVASIVE	S	Y	-
1241	22	Cottonwood	Populus deltoides	Fair		INVASIVE	S	Y	-
1242	12	Cottonwood	Populus deltoides	Fair		INVASIVE	S	Y	-
1243	15	Cottonwood	Populus deltoides	Good	x1	INVASIVE	S	Y	-
1244	9	White Spruce	Picea glauca	Good		WOODLAND	S	Y	-
1245	11	White Spruce	Picea glauca	Fair		WOODLAND	S	Y	-
1246	8	White Spruce	Picea glauca	Fair		WOODLAND	S	Y	-
1247	10	White Spruce	Picea glauca	Good		WOODLAND	S	Y	-
1248	10	White Spruce	Picea glauca	Good		WOODLAND	S	Y	-
1249	7	White Spruce	Picea glauca	Fair		WOODLAND	S	Y	-
1250	7	White Spruce	Picea glauca	Fair		WOODLAND	S	Y	-
1251	9	White Spruce	Picea glauca	Good		WOODLAND	S	Y	-
~~1252~~	~~8~~	~~White Spruce~~	~~Picea glauca~~	~~Good~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~1253~~	~~7~~	~~White Spruce~~	~~Picea glauca~~	~~Good~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~1254~~	~~9~~	~~White Spruce~~	~~Picea glauca~~	~~Good~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~1255~~	~~10~~	~~White Spruce~~	~~Picea glauca~~	~~Good~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~1256~~	~~8~~	~~White Spruce~~	~~Picea glauca~~	~~Good~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~1257~~	~~9~~	~~White Spruce~~	~~Picea glauca~~	~~Good~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~1258~~	~~8~~	~~White Spruce~~	~~Picea glauca~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~1259~~	~~8~~	~~White Spruce~~	~~Picea glauca~~	~~Good~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~1260~~	~~12~~	~~Norway Spruce~~	~~Picea Abies~~	~~Good~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~1261~~	~~8~~	~~White Spruce~~	~~Picea glauca~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~1262~~	~~9~~	~~White Spruce~~	~~Picea glauca~~	~~Good~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~1263~~	~~9~~	~~White Spruce~~	~~Picea glauca~~	~~Good~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~1264~~	~~12~~	~~White Spruce~~	~~Picea glauca~~	~~Good~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~1265~~	~~6~~	~~White Spruce~~	~~Picea glauca~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~1266~~	~~11~~	~~White Spruce~~	~~Picea glauca~~	~~Good~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~1267~~	~~9~~	~~White Spruce~~	~~Picea glauca~~	~~Good~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~1268~~	~~8~~	~~White Spruce~~	~~Picea glauca~~	~~Good~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~1269~~	~~6~~	~~White Spruce~~	~~Picea glauca~~	~~Good~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~1270~~	~~7~~	~~White Spruce~~	~~Picea glauca~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~1271~~	~~7~~	~~White Spruce~~	~~Picea glauca~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~1272~~	~~8~~	~~White Spruce~~	~~Picea glauca~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~1273~~	~~6~~	~~White Spruce~~	~~Picea glauca~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~1274~~	~~9~~	~~White Spruce~~	~~Picea glauca~~	~~Good~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~1275~~	~~9~~	~~White Spruce~~	~~Picea glauca~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~1276~~	~~7~~	~~White Spruce~~	~~Picea glauca~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~1277~~	~~7~~	~~White Spruce~~	~~Picea glauca~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~1278~~	~~9~~	~~White Spruce~~	~~Picea glauca~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~1279~~	~~7~~	~~White Spruce~~	~~Picea glauca~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~1280~~	~~7~~	~~White Spruce~~	~~Picea glauca~~	~~Poor~~		~~WOODLAND~~	R	~~Y~~	-
~~1281~~	~~7~~	~~White Spruce~~	~~Picea glauca~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~1282~~	~~9~~	~~White Spruce~~	~~Picea glauca~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~1283~~	~~9~~	~~White Spruce~~	~~Picea glauca~~	~~Good~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~1284~~	~~7~~	~~White Spruce~~	~~Picea glauca~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~1285~~	~~6~~	~~White Spruce~~	~~Picea glauca~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~1286~~	~~6~~	~~White Spruce~~	~~Picea glauca~~	~~Poor~~		~~WOODLAND~~	R	~~Y~~	-
~~1287~~	~~7~~	~~White Spruce~~	~~Picea glauca~~	~~Good~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~1288~~	~~7~~	~~White Spruce~~	~~Picea glauca~~	~~Good~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~1289~~	~~8~~	~~White Spruce~~	~~Picea glauca~~	~~Good~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~1290~~	~~6~~	~~White Spruce~~	~~Picea glauca~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~1291~~	~~7~~	~~White Spruce~~	~~Picea glauca~~	~~Good~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~1292~~	~~7~~	~~White Spruce~~	~~Picea glauca~~	~~Good~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~1293~~	~~33~~	~~Cottonwood~~	~~Populus deltoides~~	~~Good~~		~~INVASIVE~~	R	~~Y~~	-
~~1294~~	~~36~~	~~Cottonwood~~	~~Populus deltoides~~	~~Good~~		~~INVASIVE~~	R	~~Y~~	-
1295	6	Green Ash	Fraxinus pennsylvanica	Poor	X3	INVASIVE	S	Y	-
~~1296~~	~~13~~	~~Cottonwood~~	~~Populus deltoides~~	~~Good~~		~~INVASIVE~~	R	~~Y~~	-
~~1297~~	~~12~~	~~Cottonwood~~	~~Populus deltoides~~	~~Good~~		~~INVASIVE~~	R	~~Y~~	-
~~1298~~	~~16~~	~~Box elder~~	~~Acer negundo~~	~~Fair~~	~~X4~~	~~INVASIVE~~	R	~~Y~~	-
~~1299~~	~~7~~	~~Box elder~~	~~Acer negundo~~	~~Fair~~		~~INVASIVE~~	R	~~Y~~	-
~~1300~~	~~6~~	~~Box elder~~	~~Acer negundo~~	~~Fair~~		~~INVASIVE~~	R	~~Y~~	-
~~1301~~	~~6~~	~~Box elder~~	~~Acer negundo~~	~~Fair~~		~~INVASIVE~~	R	~~Y~~	-
~~1302~~	~~7~~	~~Box elder~~	~~Acer negundo~~	~~Fair~~		~~INVASIVE~~	R	~~Y~~	-
~~1303~~	~~6~~	~~Box elder~~	~~Acer negundo~~	~~Fair~~		~~INVASIVE~~	R	~~Y~~	-
~~1304~~	~~8~~	~~Box elder~~	~~Acer negundo~~	~~Fair~~		~~INVASIVE~~	R	~~Y~~	-
~~1305~~	~~13~~	~~Cottonwood~~	~~Populus deltoides~~	~~Good~~		~~INVASIVE~~	R	~~Y~~	-
~~1306~~	~~12~~	~~Cottonwood~~	~~Populus deltoides~~	~~Good~~		~~INVASIVE~~	R	~~Y~~	-
~~1307~~	~~14~~	~~Cottonwood~~	~~Populus deltoides~~	~~Fair~~		~~INVASIVE~~	R	~~Y~~	-
~~1308~~	~~9~~	~~Cottonwood~~	~~Populus deltoides~~	~~Good~~		~~INVASIVE~~	R	~~Y~~	-
~~1309~~	~~7~~	~~Box elder~~	~~Acer negundo~~	~~Fair~~		~~INVASIVE~~	R	~~Y~~	-
~~1310~~	~~6~~	~~Box elder~~	~~Acer negundo~~	~~Fair~~		~~INVASIVE~~	R	~~Y~~	-
~~1311~~	~~11~~	~~Cottonwood~~	~~Populus deltoides~~	~~Good~~		~~INVASIVE~~	R	~~Y~~	-
~~1312~~	~~8~~	~~Box elder~~	~~Acer negundo~~	~~Fair~~		~~INVASIVE~~	R	~~Y~~	-
~~1313~~	~~7~~	~~Box elder~~	~~Acer negundo~~	~~Fair~~		~~INVASIVE~~	R	~~Y~~	-
~~1314~~	~~7~~	~~Box elder~~	~~Acer negundo~~	~~Fair~~	~~X1~~	~~INVASIVE~~	R	~~Y~~	-
~~1315~~	~~9~~	~~Box elder~~	~~Acer negundo~~	~~Fair~~		~~INVASIVE~~	R	~~Y~~	-
~~1316~~	~~12~~	~~Box elder~~	~~Acer negundo~~	~~Fair~~		~~INVASIVE~~	R	~~Y~~	-
1317	8	Box elder	Acer negundo	Fair		INVASIVE	S	Y	-
1318	16	Box elder	Acer negundo	Poor		INVASIVE	S	Y	-
1319	9	Quaking Aspen	Populus tremuloides	Fair	X1	INVASIVE	S	Y	-
1320	8	Box elder	Acer negundo	Fair		INVASIVE	S	Y	-
1321	6	Box elder	Acer negundo	Poor		INVASIVE	S	Y	-
1322	7	Box elder	Acer negundo	Poor		INVASIVE	S	Y	-
1323	9	Box elder	Acer negundo	Fair		INVASIVE	S	Y	-
1324	12	Box elder	Acer negundo	Fair	X3	INVASIVE	S	Y	-
1325	7	Black Walnut	Juglans nigra	Poor		WOODLAND	S	Y	-
1326	9	Box elder	Acer negundo	Fair		INVASIVE	S	Y	-
1327	6	Box elder	Acer negundo	Fair		INVASIVE	S	Y	-
1328	9	Box elder	Acer negundo	Fair	X1	INVASIVE	S	Y	-
1329	11	White Mulberry	Morus alba	Fair	X1	INVASIVE	S	Y	-
1330	7	White Spruce	Picea glauca	Poor		WOODLAND	S	Y	-
1331	8	White Spruce	Picea glauca	Fair		WOODLAND	S	Y	-
1331	6	White Spruce	Picea glauca	Poor		WOODLAND	S	Y	-
1332	7	White Spruce	Picea glauca	Fair		WOODLAND	S	Y	-
1333	8	White Spruce	Picea glauca	Fair		WOODLAND	S	Y	-
1334	12	Basswood	Tilia americana	Good	X1	WOODLAND	S	Y	-
1335	14	Basswood	Tilia americana	Good	X3	WOODLAND	S	Y	-
1336	11	Basswood	Tilia americana	Good	X1	WOODLAND	S	Y	-
1337	9	Basswood	Tilia americana	Good	X8	WOODLAND	S	Y	-
1338	9	Blue Spruce	Picea pungens	Fair		WOODLAND	S	Y	-
1339	22	Norway Spruce	Picea Abies	Good		LANDMARK	S	Y	-
1340	14	Basswood	Tilia americana	Fair	X1	WOODLAND	S	Y	-
1341	12	Basswood	Tilia americana	Fair	X1	WOODLAND	S	Y	-
1342	11	Box elder	Acer negundo	Fair		INVASIVE	S	Y	-
1343	14	Basswood	Tilia americana	Poor	X4	WOODLAND	S	Y	-
1344	11	Basswood	Tilia americana	Good	X1	WOODLAND	S	Y	-
1345	9	Box elder	Acer negundo	Poor		INVASIVE	S	Y	-
1346	24	Box elder	Acer negundo	Fair	X4	INVASIVE	S	Y	-
1347	15	Basswood	Tilia americana	Good		WOODLAND	S	Y	-
1348	20	Box elder	Acer negundo	Fair		INVASIVE	S	Y	-
1349	8	Silver Maple	Acer saccharinum	Very poor		INVASIVE	S	Y	-
1350	8	Box elder	Acer negundo	Fair	X1	INVASIVE	S	Y	-
1351	8	Box elder	Acer negundo	Poor		INVASIVE	S	Y	-
1352	16	Box elder	Acer negundo	Poor		INVASIVE	S	Y	-
1353	8	Box elder	Acer negundo	Fair		INVASIVE	S	Y	-
1354	10	Box elder	Acer negundo	Fair		INVASIVE	S	Y	-
1355	10	Box elder	Acer negundo	Fair		INVASIVE	S	Y	-
1356	23	Silver Maple	Acer saccharinum	Good	X1	INVASIVE	S	Y	-
1357	9	Box elder	Acer negundo	Fair		INVASIVE	S	Y	-
1358	11	Box elder	Acer negundo	Fair		INVASIVE	S	Y	-
1359	15	Basswood	Tilia americana	Good	X1	WOODLAND	S	Y	-
1360	11	Box elder	Acer negundo	Fair		INVASIVE	S	Y	-
1361	8	Box elder	Acer negundo	Poor		INVASIVE	S	Y	-
1362	10	Basswood	Tilia americana	Poor	X6	WOODLAND	S	Y	-
1363	25	Silver Maple	Acer saccharinum	Fair		INVASIVE	S	Y	-
1364	12	Box elder	Acer negundo	Poor		INVASIVE	S	Y	-
1365	15	Box elder	Acer negundo	Very poor	X1	INVASIVE	S	Y	-
1366	13	Box elder	Acer negundo	Fair	X1	INVASIVE	S	Y	-
1367	8	Box elder	Acer negundo	Fair		INVASIVE	S	Y	-
1368	14	Box elder	Acer negundo	Poor		INVASIVE	S	Y	-
1369	10	Box elder	Acer negundo	Very poor		INVASIVE	S	Y	-
1370	7	Box elder	Acer negundo	Fair		INVASIVE	S	Y	-
1371	14	Basswood	Tilia americana	Fair	X1	WOODLAND	S	Y	-
1372	8	Box elder	Acer negundo	Fair		INVASIVE	S	Y	-
1373	6	Box elder	Acer negundo	Poor		INVASIVE	S	Y	-
1374	11	Green Ash	Fraxinus pennsylvanica	Very poor		INVASIVE	S	Y	-
1375	10	Green Ash	Fraxinus pennsylvanica	Very poor		INVASIVE	S	Y	-
~~1376~~	~~7~~	~~Thornapple/Hawthorne~~	~~Cragaegus spp.~~	~~Poor~~		~~WOODLAND~~	R	~~Y~~	-
~~1377~~	~~29~~	~~Cottonwood~~	~~Populus deltoides~~	~~Good~~	~~X1~~	~~INVASIVE~~	R	~~Y~~	-
~~1378~~	~~7~~	~~Thornapple/Hawthorne~~	~~Cragaegus spp.~~	~~Fair~~	~~X2~~	~~WOODLAND~~	R	~~Y~~	REPLACE
~~1379~~	~~13~~	~~Box elder~~	~~Acer negundo~~	~~Very poor~~		~~INVASIVE~~	R	~~Y~~	-
~~1380~~	~~20~~	~~Box elder~~	~~Acer negundo~~	~~Fair~~		~~INVASIVE~~	R	~~Y~~	-
~~1381~~	~~9~~	~~Thornapple/Hawthorne~~	~~Cragaegus spp.~~	~~Fair~~	~~X2~~	~~WOODLAND~~	R	~~Y~~	REPLACE
~~1382~~	~~12~~	~~Box elder~~	~~Acer negundo~~	~~Fair~~		~~INVASIVE~~	R	~~Y~~	-
1383	13	American Elm	Ulmus americana	Fair		INVASIVE	S	Y	-
1384	7	Bitternut Hickory	Carya cordiformis	Fair	X1	WOODLAND	S	Y	-
1385	14	Box elder	Acer negundo	Fair	X1	INVASIVE	S	Y	-
1386	23	Box elder	Acer negundo	Fair	X2	INVASIVE	S	Y	-
1387	10	Basswood	Tilia americana	Fair		WOODLAND	S	Y	-
1388	12	Basswood	Tilia americana	Fair	X1	WOODLAND	S	Y	-
1390	14	Box elder	Acer negundo	Poor	X1	INVASIVE	S	Y	-
1389	19	Box elder	Acer negundo	Fair		INVASIVE	S	Y	-
1391	8	Basswood	Tilia americana	Fair		WOODLAND	S	Y	-
1392	12	Basswood	Tilia americana	Good		WOODLAND	S	Y	-
1393	8	White Mulberry	Morus alba	Fair		INVASIVE	S	Y	-
1394	8	Box elder	Acer negundo	Fair		INVASIVE	S	Y	-
1395	14	Basswood	Tilia americana	Fair	X1	WOODLAND	S	Y	-
1396	9	Basswood	Tilia americana	Fair	X1	WOODLAND	S	Y	-
1397	14	Cottonwood	Populus deltoides	Good		INVASIVE	S	Y	-
1398	10	Cottonwood	Populus deltoides	Fair		INVASIVE	S	Y	-
1399	11	American Elm	Ulmus americana	Good		INVASIVE	S	Y	-
1400	10	Cottonwood	Populus deltoides	Fair		INVASIVE	S	Y	-
1401	10	Cottonwood	Populus deltoides	Fair		INVASIVE	S	Y	-
1402	9	Cottonwood	Populus deltoides	Good		INVASIVE	S	Y	-
1403	16	Cottonwood	Populus deltoides	Good		INVASIVE	S	Y	-
1404	14	Cottonwood	Populus deltoides	Fair		INVASIVE	S	Y	-
1405	9	American Elm	Ulmus americana	Poor		INVASIVE	S	Y	-
1406	15	Cottonwood	Populus deltoides	Good		INVASIVE	S	Y	-
1407	8	Cottonwood	Populus deltoides	Fair		INVASIVE	S	Y	-
1408	7	Cottonwood	Populus deltoides	Fair		INVASIVE	S	Y	-
1409	11	Cottonwood	Populus deltoides	Poor		INVASIVE	S	Y	-
1410	15	Cottonwood	Populus deltoides	Good	X1	INVASIVE	S	Y	-
1411	9	Cottonwood	Populus deltoides	Fair		INVASIVE	S	Y	-
1412	6	Cottonwood	Populus deltoides	Fair		INVASIVE	S	Y	-
1413	9	Cottonwood	Populus deltoides	Fair		INVASIVE	S	Y	-
1414	15	Cottonwood	Populus deltoides	Good		INVASIVE	S	Y	-
1415	19	Cottonwood	Populus deltoides	Good		INVASIVE	S	Y	-
1416	8	Cottonwood	Populus deltoides	Good		INVASIVE	S	Y	-
1417	7	Basswood	Tilia americana	Good		WOODLAND	S	Y	-
1418	13	American Elm	Ulmus americana	Good		INVASIVE	S	Y	-
1419	14	Cottonwood	Populus deltoides	Fair		INVASIVE	S	Y	-
1420	8	Cottonwood	Populus deltoides	Fair		INVASIVE	S	Y	-
1421	12	Cottonwood	Populus deltoides	Good		INVASIVE	S	Y	-
1422	6	Bur oak	Quercus macrocarpa	Poor		WOODLAND	S	Y	-
1423	9	Chinquapin oak	Quercus muehlenbergii	Good	X1	WOODLAND	S	Y	-
1424	6	Basswood	Tilia americana	Good		WOODLAND	S	Y	-
1425	10	Bur oak	Quercus macrocarpa	Fair		WOODLAND	S	Y	-
1426	7	Bur oak	Quercus macrocarpa	Fair		WOODLAND	S	Y	-
1427	7	American Elm	Ulmus americana	Fair		INVASIVE	S	Y	-
1428	14	Chinquapin oak	Quercus muehlenbergii	Fair	X1	WOODLAND	S	Y	-
1429	8	Pear	Pyrus communis	Fair		WOODLAND	S	Y	-
1430	8	Pear	Pyrus communis	Fair		WOODLAND	S	Y	-
1430	10	American Elm	Ulmus americana	Fair		INVASIVE	S	Y	-
1431	7	Green Ash	Fraxinus pennsylvanica	Very poor		INVASIVE	S	Y	-
1432	6	Green Ash	Fraxinus pennsylvanica	Good		INVASIVE	S	Y	-
1433	8	Bur oak	Quercus macrocarpa	Fair		WOODLAND	S	Y	-
1434	8	Basswood	Tilia americana	Fair	X1	WOODLAND	S	Y	-
1435	14	Bur oak	Quercus macrocarpa	Fair		WOODLAND	S	Y	-
1436	11	Bur oak	Quercus macrocarpa	Fair		WOODLAND	S	Y	-
1437	9	Basswood	Tilia americana	Fair		WOODLAND	S	Y	-
1438	12	Bur oak	Quercus macrocarpa	Good	X1	WOODLAND	S	Y	-
1439	12	American Elm	Ulmus americana	Good		INVASIVE	S	Y	-
1440	7	Green Ash	Fraxinus pennsylvanica	Good		INVASIVE	S	Y	-
1441	6	American Elm	Ulmus americana	Fair	X1	INVASIVE	S	Y	-
1442	15	Cottonwood	Populus deltoides	Good		INVASIVE	S	Y	-
1443	11	Cottonwood	Populus deltoides	Good		INVASIVE	S	Y	-
1444	7	Cottonwood	Populus deltoides	Good		INVASIVE	S	Y	-
1445	8	Cottonwood	Populus deltoides	Good		INVASIVE	S	Y	-
1446	6	Cottonwood	Populus deltoides	Fair		INVASIVE	S	Y	-
1447	6	Cottonwood	Populus deltoides	Fair		INVASIVE	S	Y	-
1448	10	Cottonwood	Populus deltoides	Good		INVASIVE	S	Y	-
1449	7	Cottonwood	Populus deltoides	Fair		INVASIVE	S	Y	-
1450	9	Cottonwood	Populus deltoides	Good		INVASIVE	S	Y	-
1451	10	Cottonwood	Populus deltoides	Good	X3	INVASIVE	S	Y	-
1452	7	Cottonwood	Populus deltoides	Good		INVASIVE	S	Y	-
1453	12	Cottonwood	Populus deltoides	Good		INVASIVE	S	Y	-
1454	10	Cottonwood	Populus deltoides	Good		INVASIVE	S	Y	-
1455	9	Cottonwood	Populus deltoides	Fair		INVASIVE	S	Y	-
1456	8	Cottonwood	Populus deltoides	Good		INVASIVE	S	Y	-
1457	9	Cottonwood	Populus deltoides	Fair		INVASIVE	S	Y	-
1458	10	Cottonwood	Populus deltoides	Good		INVASIVE	S	Y	-
1459	11	Cottonwood	Populus deltoides	Fair	X1	INVASIVE	S	Y	-
1460	9	Cottonwood	Populus deltoides	Fair		INVASIVE	S	Y	-
1461	7	Cottonwood	Populus deltoides	Fair		INVASIVE	S	Y	-
1462	10	Cottonwood	Populus deltoides	Good		INVASIVE	S	Y	-
1463	6	Cottonwood	Populus deltoides	Good		INVASIVE	S	Y	-
1464	6	Cottonwood	Populus deltoides	Fair		INVASIVE	S	Y	-
1465	6	Cottonwood	Populus deltoides	Good		INVASIVE	S	Y	-
1466	8	Sycamore	Platanus occidentalis	Good		WOODLAND	S	Y	-

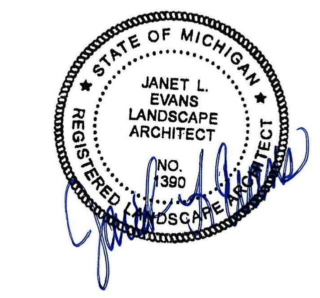
NOTE: A STRIKEOUT DENOTES TREE TO BE REMOVED
SEE SHEET T-1.0 FOR TREE PRESERVATION PLAN
NOTE: A TREE CREDIT EXISTS IN BELOW CALCULATIONS, THEREFORE NO REPLACEMENT IS REQUIRED

TREE INVENTORY/PRESERVATION CALCULATIONS

WOODLAND TREES				
WOODLAND TREES REMOVED:	**67**	(REPLACE AT 50% OF REMOVED DBH)		
532" DBH x 0.5 =		**266"**	REPLACEMENT	
WOODLAND TREES SAVED:	121	(CREDIT OF 2X DBH)		
1094" DBH x 2 =		**2188"**	CREDIT	
266 -	2188	=	-1922	
0	**DBH REQUIRED FOR WOODLAND REPLACEMENT**			
LANDMARK TREES				
LANDMARK TREES REMOVED:	0	(REPLACE AT 100% OF REMOVED DBH)		
" DBH x 1 =		"	REPLACEMENT	
LANDMARK TREES SAVED:	1	(CREDIT OF 2X DBH)		
22" DBH x 2 =		**44"**	CREDIT	
0 -	44	=	-44	
0	**TOTAL DBH REQUIRED FOR REPLACEMENT**			

EXEMPT TREES		
(NO REPLACEMENT REQUIRED FOR EXEMPT TREES)		
SAVED EXEMPT TREES:	122	**Trees**
EXEMPT TREES ON SITE:	149	**Trees**
TOTAL SAVED TREES 6" AND ABOVE ON SITE:	244	Trees
TOTAL TREE CREDITS	0	-----TREE CREDITS

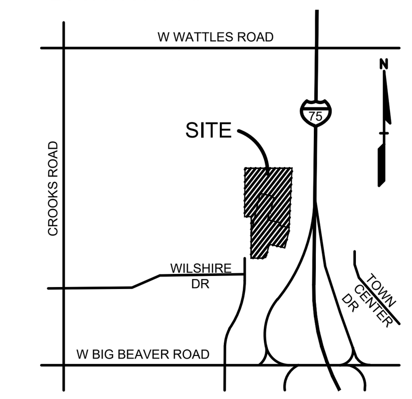
PEA GROUP
t: 844.813.2949
www.peagroup.com



Know what's below. Call before you dig.

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

LOCATION MAP



CLIENT
EUREKA INNOVATION DEVELOPMENT
5960 LIVERNOIS
TROY, MICHIGAN

PROJECT TITLE
WILSHIRE CENTER COURT
600 WILSHIRE DRIVE
CITY OF TROY, MI

REVISIONS	
PLANNING COMMENTS	8-19-24
PLANNING COMMENTS	9-27-24

ORIGINAL ISSUE DATE:
JUNE 13, 2023

DRAWING TITLE
EXISTING TREE LIST

PEA JOB NO.	24-0563
P.M.	JPB
DN.	CAL
DES.	JLE

DRAWING NUMBER:
T-1.1

NOT FOR CONSTRUCTION

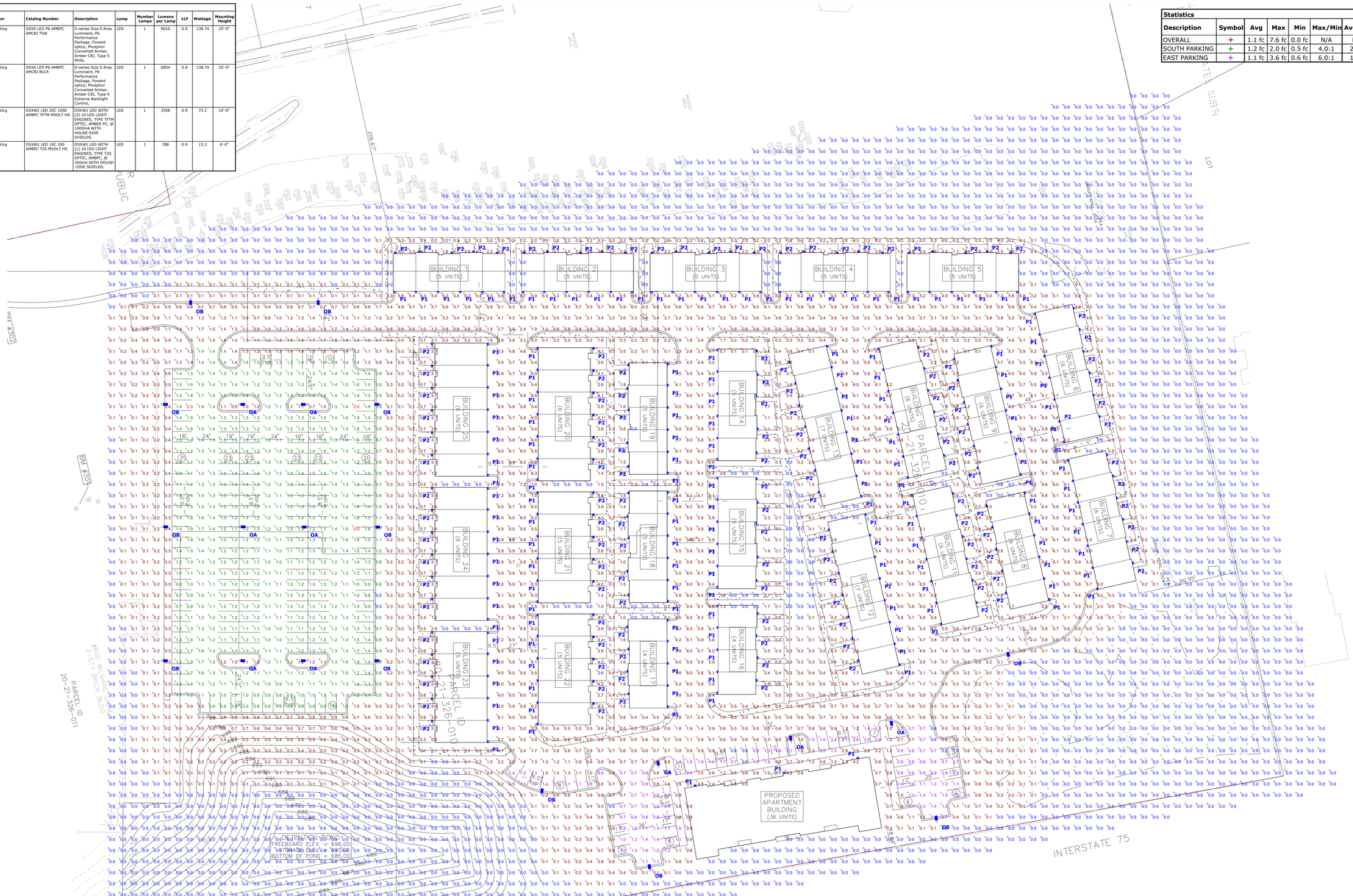
S:\PROJECTS\2024\24-0563 EUREKA SOUTH TROY\DWG\2_SITE_PLAN\(T-1.0)TREE PLAN-240563.dwg PLOT DATE: 9/27/2024 BY: Janet Evans

Schedule

Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage	Mounting Height
	OA	9	Lithonia Lighting	DSX0 LED P6 AMBPC AMCRI TSW	D-series Size 0 Area Luminaire, P6 Performance Package, Foward optics, Phosphor Converted Amber, Amber CRI, Type 5 Wide,	LED	1	9610	0.9	138.74	25'-0"
	OB	12	Lithonia Lighting	DSX0 LED P6 AMBPC AMCRI BLC4	D-series Size 0 Area Luminaire, P6 Performance Package, Foward optics, Phosphor Converted Amber, Amber CRI, Type 4 Extreme Backlight Control,	LED	1	6804	0.9	138.74	25'-0"
	P1	163	Lithonia Lighting	DSXW1 LED 20C 1000 AMBPC TFTM MVOLT HS	DSXW1 LED WITH (2) 10 LED LIGHT ENGINES, TYPE TFTM OPTIC, AMBER PC, @ 1000mA WITH HOUSE-SIDE SHIELDS.	LED	1	3558	0.9	73.2	10'-0"
	P2	135	Lithonia Lighting	DSXW1 LED 10C 350 AMBPC T2S MVOLT HS	DSXW1 LED WITH (1) 10 LED LIGHT ENGINES, TYPE T2S OPTIC, AMBPC, @ 350mA WITH HOUSE-SIDE SHIELDS.	LED	1	788	0.9	13.3	6'-0"

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
OVERALL	+	1.1 fc	7.6 fc	0.0 fc	N/A	N/A	0.1:1
SOUTH PARKING	+	1.2 fc	2.0 fc	0.5 fc	4.0:1	2.4:1	0.6:1
EAST PARKING	+	1.1 fc	3.6 fc	0.6 fc	6.0:1	1.8:1	0.3:1



Plan View

Scale - 1" = 40ft

Drawing Note

THIS DRAWING WAS GENERATED FROM AN ELECTRONIC IMAGE FOR ESTIMATION PURPOSE ONLY. LAYOUT TO BE VERIFIED IN FIELD BY OTHERS.

Ordering Note

FOR INQUIRIES CONTACT GASSER BUSH AT QUOTES@GASSERBUSH.COM OR 734-266-6705.

General Note

1. SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.
2. SEE LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTOR.
3. CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: 0' - 0".

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP.

THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR MICHIGAN ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.

UNLESS EXEMPT, PROJECT MUST COMPLY WITH LIGHTING CONTROLS REQUIRMENTS DEFINED IN ASHRAE 90.1 2013. FOR SPECIFIC INFORMATION CONTACT GBA CONTROLS GROUP AT ASG@GASSERBUSH.COM OR 734-266-6705

WILSHIRE CENTER COURT
PHOTOMETRIC SITE PLAN
GASSER BUSH ASSOCIATES
PREPARED FOR: PEA GROUP
WWW.GASSERBUSH.COM

Designer
DB/KB
Date
6/11/2024
Scale
Not to Scale
Drawing No.
#24-30367-V1
1 of 1

WILSHIRE CENTER COURT

0 20 40 80
1" = 40'

N

Troy, MI | Sepetember 2024

PEA GROUP

WILSHIRE CENTER DEVELOPMENT

TROY, MI

Developer: Eureka Innovation Development

APARTMENT BUILDING DATA

1ST FLOOR UNIT SCHEDULE		AREA
EXERCISE RM.	1 UNIT	588 SF
1 BEDROOM	5 UNITS	448–569 SF
2 BEDROOM	3 UNITS	874 SF
3 BEDROOM	2 UNITS	1,137 SF
TOTAL 1ST FLOOR		9,739 SF

2ND FLOOR UNIT SCHEDULE		AREA
STUDIO	4 UNITS	646 SF
2 BEDROOM	5 UNITS	861 SF
3 BEDROOM	2 UNITS	1,137 SF
TOTAL 2ND FLOOR		9,739 SF

ROOF HEIGHTS BY BUILDING TYPE

BUILDING TYPE	HEIGHT
APTS.	27'–3"
2 STORY	25'–3"
2.5 STORY	30'–0"
3 STORY	32'–6"

2 STORY BUILDING – UNIT AREAS

	UNIT		
LOWER LEVEL	N/A		
FIRST FLOOR	550 SF		
SECOND FLOOR	939 SF		
TOTAL	1,489 SF		

2.5 STORY BUILDING – UNIT AREAS

	UNIT A	UNIT B	UNIT C
LOWER LEVEL	232 SF	232 SF	232 SF
FIRST FLOOR	574 SF	574 SF	574 SF
SECOND FLOOR	640 SF	680 SF	672 SF
TOTAL	1,446 SF	1,486 SF	1,478 SF

3 STORY BUILDING – UNIT AREAS

	UNIT		
LOWER LEVEL	291 SF		
FIRST FLOOR	728 SF		
SECOND FLOOR	741 SF		
TOTAL	1,760 SF		

INDEX OF DRAWINGS

T.1	INDEX OF DRAWINGS, BUILDING DATA
APARTMENT BUILDING	
APT–F1	FOUNDATION PLAN
APT–P1	FIRST/SECOND FLOOR PLAN
APT–E1	EXTERIOR ELEVATIONS
2 STORY BUILDING	
2S6U–P1	FOUNDATION/FIRST/SECOND FLOOR PLAN
2S6U–E1	EXTERIOR ELEVATIONS
2.5 STORY BUILDING	
2.5S–P1	FOUNDATION PLAN, FLOOR PLANS
2.5S–E1	EXTERIOR ELEVATIONS
3 STORY BUILDING	
3S6U–F1	FOUNDATION PLAN 4/5/6/7 UNIT BUILDINGS
3S6U–P1	LOWER LEVEL/FIRST/SECOND FLOOR PLANS
3S4U–E1	EXTERIOR ELEVATIONS 4/5/6 UNIT BUILDING
3S4U–E2	EXTERIOR ELEVATIONS 7 UNIT BUILDING

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PROJECT
WILSHIRE CENTER DEVELOPMENT
XXX WILSHIRE ST.
TROY, MI

SUBJECT
COVER SHEET

ARKO DESIGN ASSOCIATES
2298 YASMIN DRIVE – COMMERCE TWP – MI – 48382
PH. (248) 802–8409

ISSUED:
SPA 06-11-24
SPA REV 1 06-10-24

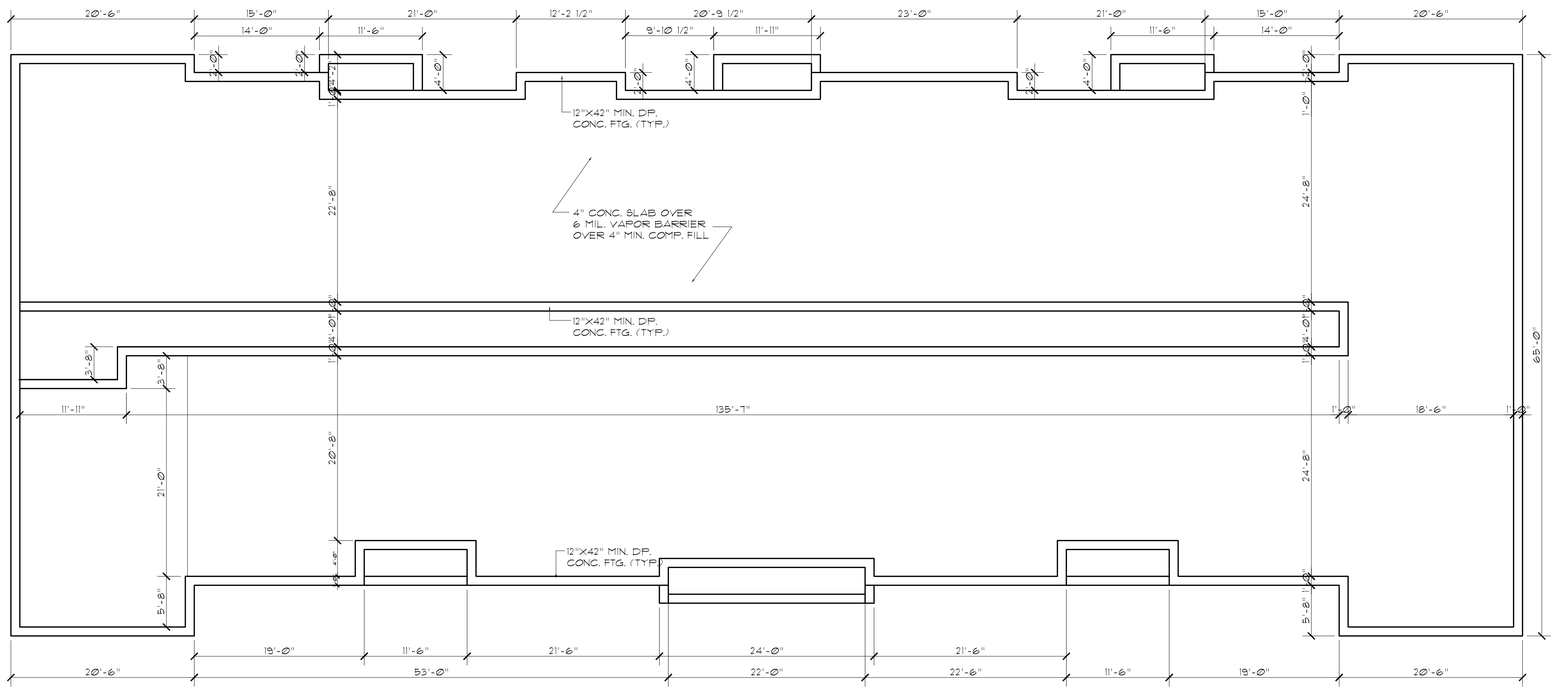
DRAWN AK
CHECKED AK
APPROVED AK
BIDS
CONSTR

DO NOT SCALE PRINTS – USE FIGURED DIMENSIONS ONLY

JOB NO. 24–09

SHEET T.1

WILSHIRE CENTER



APARTMENT BUILDING FOUNDATION PLAN

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

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PROJECT
WILSHIRE CENTER DEVELOPMENT
XXX WILSHIRE ST.
TROY, MI

SUBJECT
APARTMENT BUILDING FOUNDATION PLAN

ARKO DESIGN ASSOCIATES
2298 YASMIN DRIVE - COMMERCE TWP - MI - 48382
PH. (248) 802-9409

ISSUED:
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06-11-24

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BIDS	
CONSTR	

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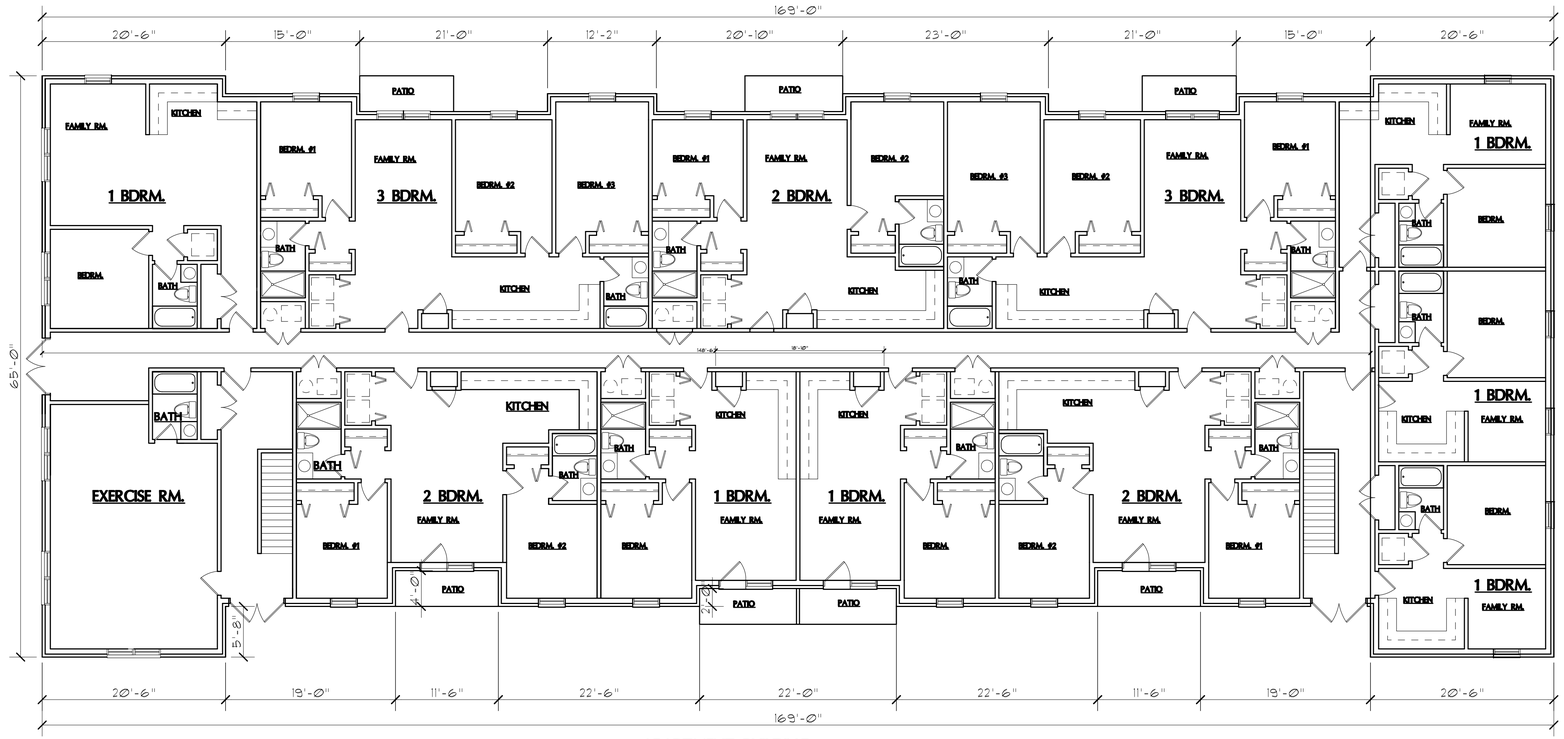
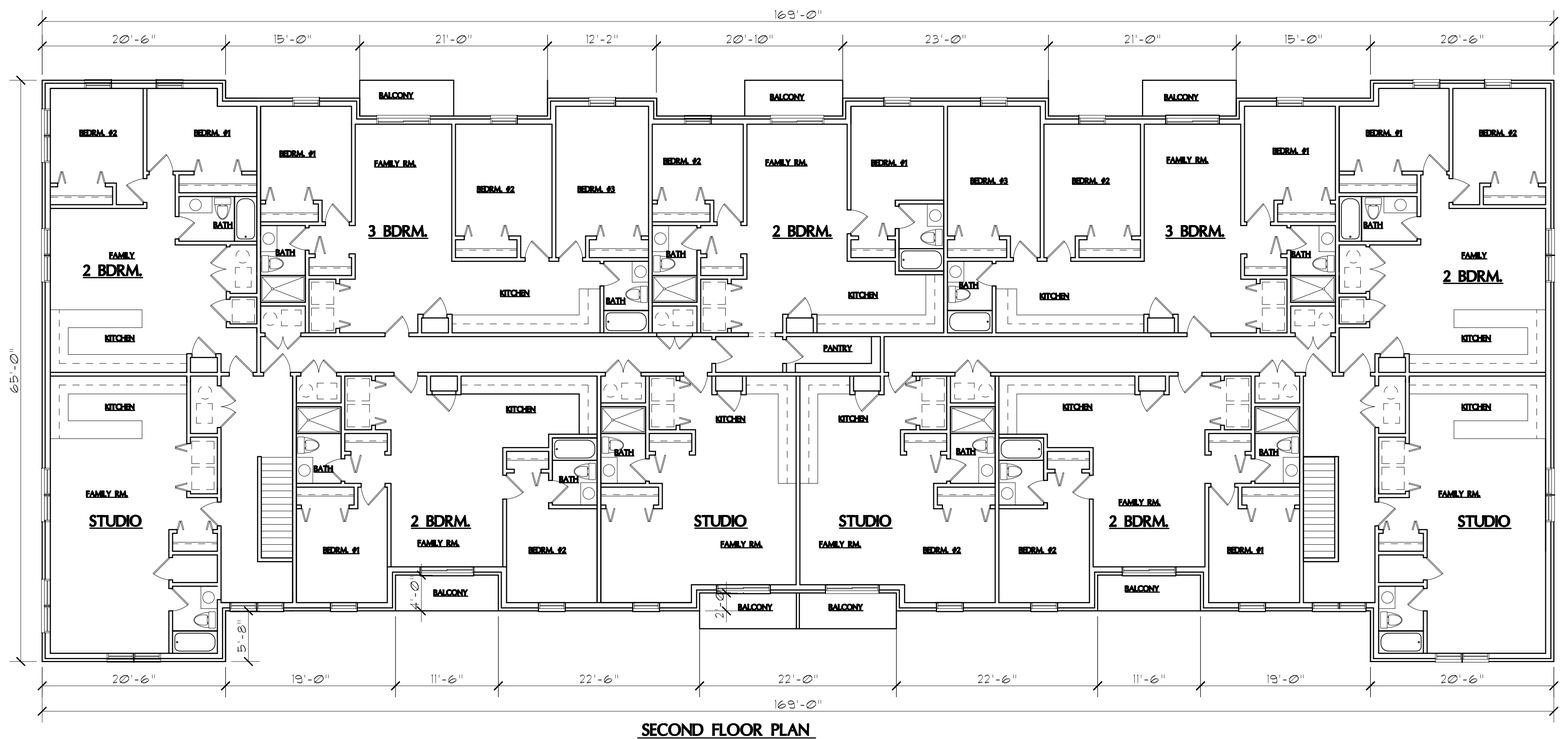
JOB NO.
24-09

SHEET
APT-F1

WILSHIRE CENTER



APARTMENT BUILDING
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN
SCALE 3/16" = 1'-0"

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PROJECT
WILSHIRE CENTER DEVELOPMENT
XXX WILSHIRE ST.
TROY, MI

SUBJECT
APARTMENT BUILDING
FIRST FLOOR PLAN

ARKO DESIGN ASSOCIATES
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APPROVED	AK
BIDS	
CONSTR	

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JOB NO.
24-09

SHEET
APT-P1
WILSHIRE CENTER

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

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

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

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

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PROJECT
WILSHIRE CENTER DEVELOPMENT
XXX WILSHIRE ST.
TROY, MI

SUBJECT
APARTMENT BUILDING
EXTERIOR ELEVATIONS

ARKO DESIGN ASSOCIATES
2298 YASMIN DRIVE - COMMERCE TWP - MI - 48382
PH. (248) 802-8409

ISSUED:
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05-11-24

DRAWN	AK
CHECKED	AK
APPROVED	AK
BIDS	
CONSTR	

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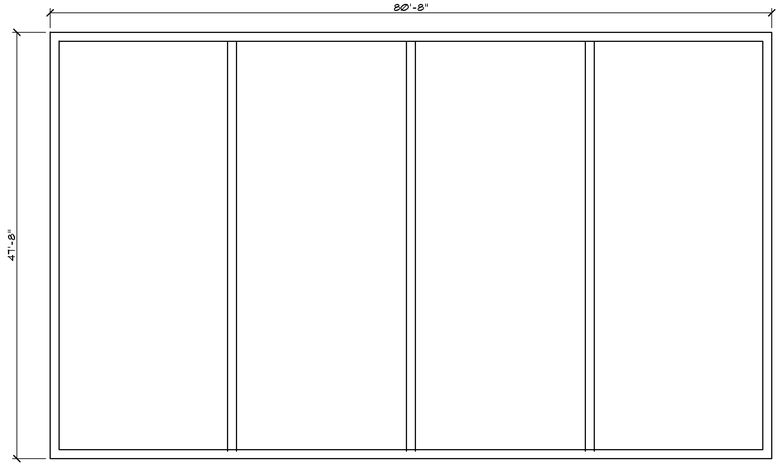
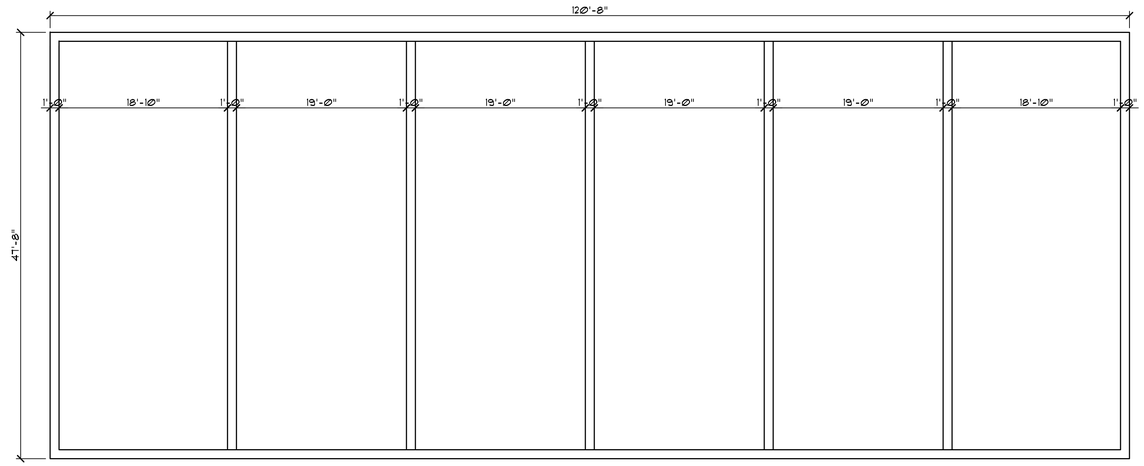
JOB NO.
24-09

SHEET
APT-E1

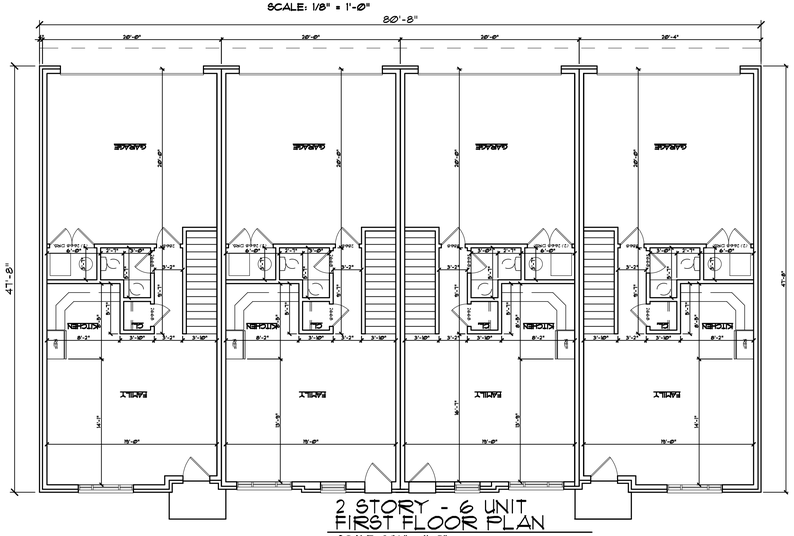
WILSHIRE CENTER



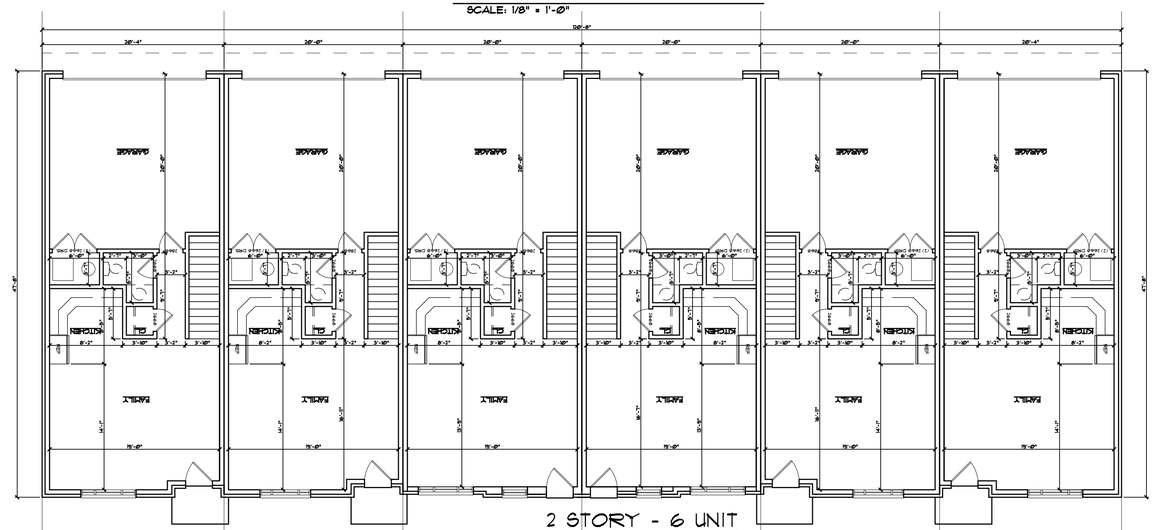
2 STORY- 4 UNIT
FOUNDATION PLAN
SCALE: 1/8" = 1'-0"



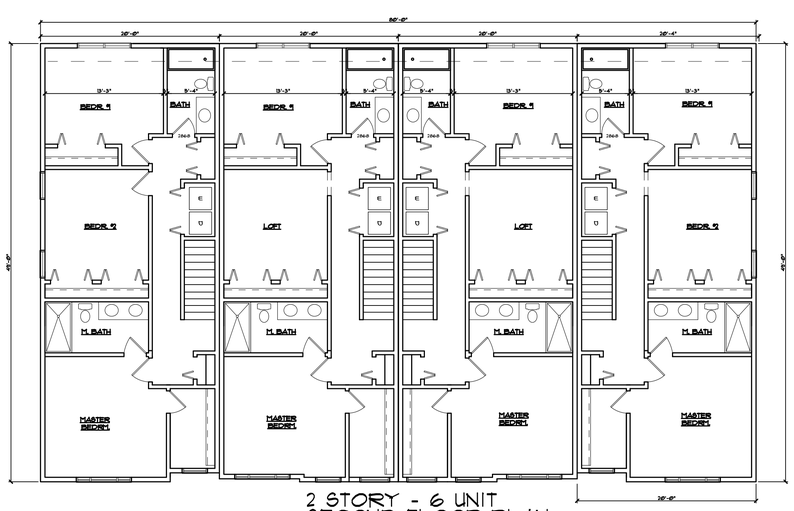
2 STORY - 6 UNIT
FOUNDATION PLAN
SCALE: 1/8" = 1'-0"



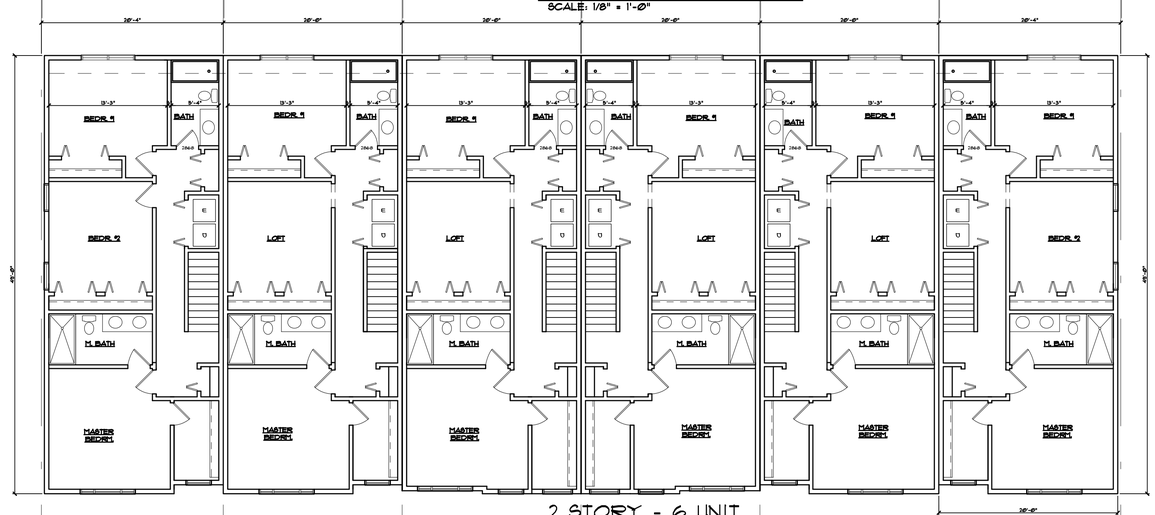
2 STORY - 6 UNIT
FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"



2 STORY - 6 UNIT
FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



2 STORY - 6 UNIT
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



2 STORY - 6 UNIT
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

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PROJECT
WILSHIRE CENTER DEVELOPMENT
XXX WILSHIRE ST.
TROY, MI

SUBJECT
2 STORY – 4 UNIT
2 STORY – 6 UNIT
FOUNDATION PLAN

ARKO DESIGN ASSOCIATES
2298 YASMIN DRIVE – COMMERCE TWP – MI – 48382
PH. (248) 802-8409

ISSUED:
SPA
06-11-24
SPA REV 1
08-19-24

DRAWN	AK
CHECKED	AK
APPROVED	AK
BIDS	
CONSTR	

DO NOT SCALE PRINTS – USE FIGURED DIMENSIONS ONLY

JOB NO.
24–09

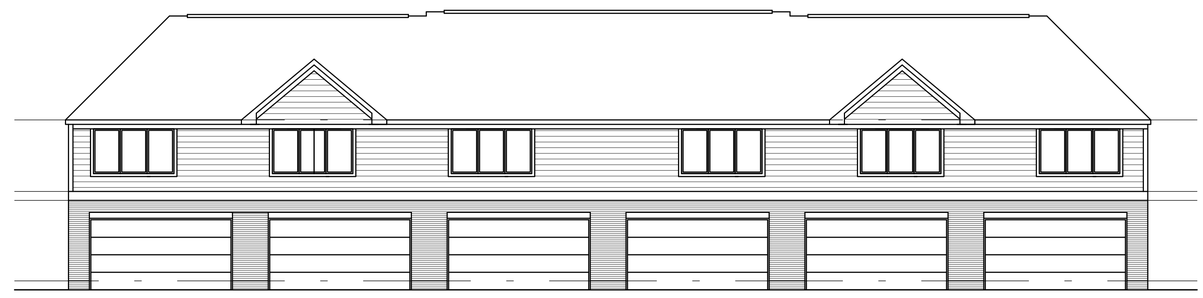
SHEET
2S6U–F

WILSHIRE CENTER

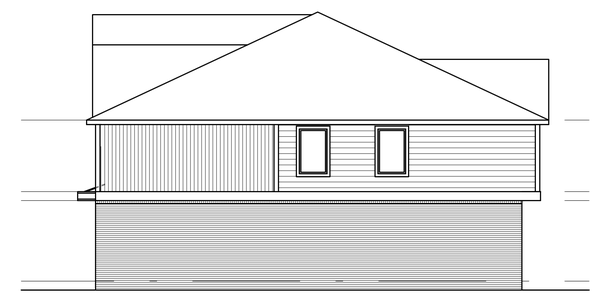
2-STORY - 4-UNIT
FRONT ELEVATION
SCALE: 1/4" = 1'-0"

2-STORY - 6-UNIT
FRONT ELEVATION (6-UNIT)
SCALE: 3/16" = 1'-0"

2 STORY - 4 UNIT
REAR ELEVATION (6-UNIT)
SCALE: 1/4" = 1'-0"



REAR ELEVATION (6-UNIT)
SCALE: 1/4" = 1'-0"



SIDE ELEVATION (4/6-UNIT)
SCALE: 1/4" = 1'-0"

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PROJECT
WILSHIRE CENTER DEVELOPMENT
XXX WILSHIRE ST.
TROY, MI

SUBJECT
2 STORY - 4/6 UNIT
EXTERIOR ELEVATIONS

ARKO DESIGN ASSOCIATES
2298 YASMIN DRIVE - COMMERCE TWP - MI - 48382
PH. (248) 802-8409

ISSUED:
SPA
05-11-24
SPA REV 1
05-13-24

DRAWN	AK
CHECKED	AK
APPROVED	AK
BIDS	
CONSTR	

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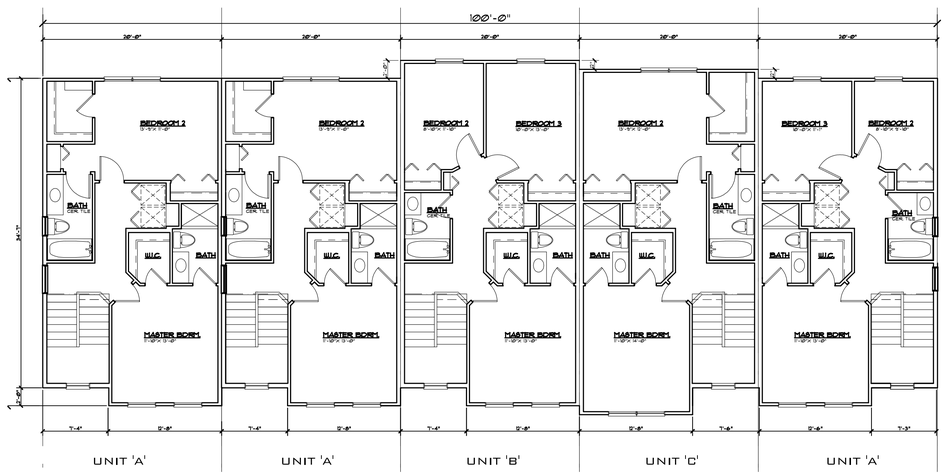
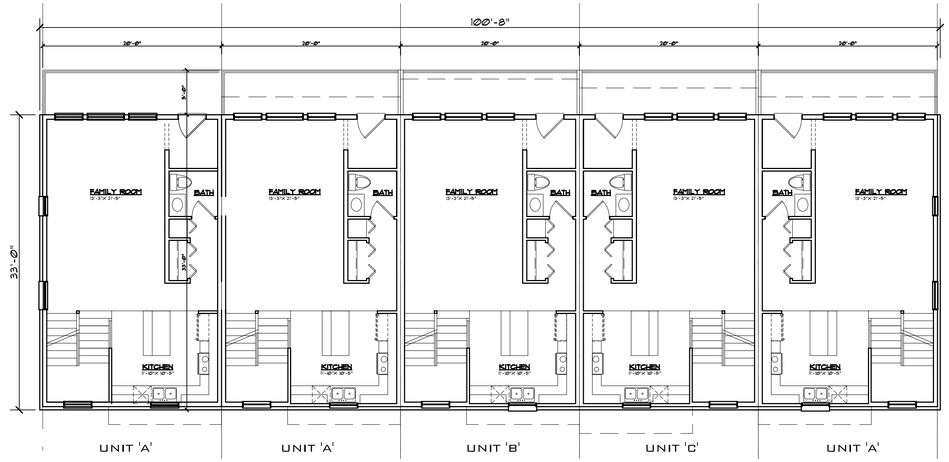
JOB NO.
24-09

SHEET
2S6U-E1

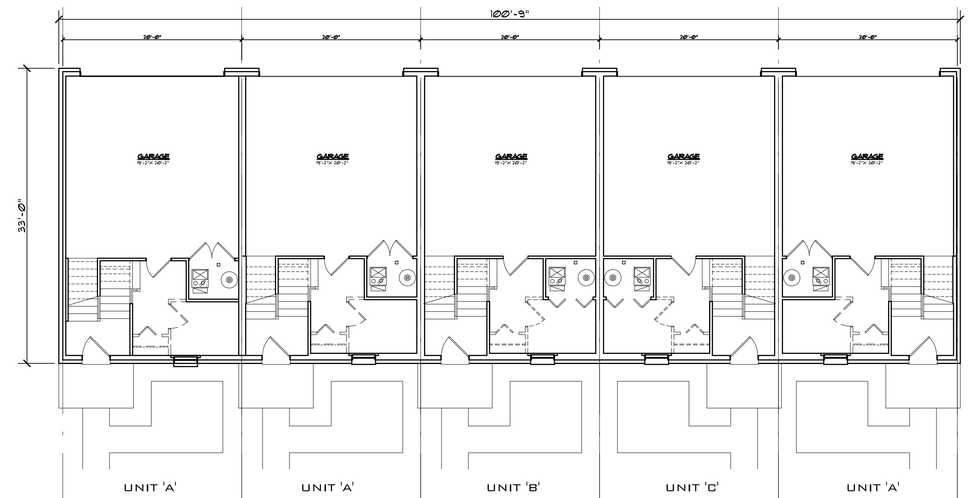
WILSHIRE CENTER



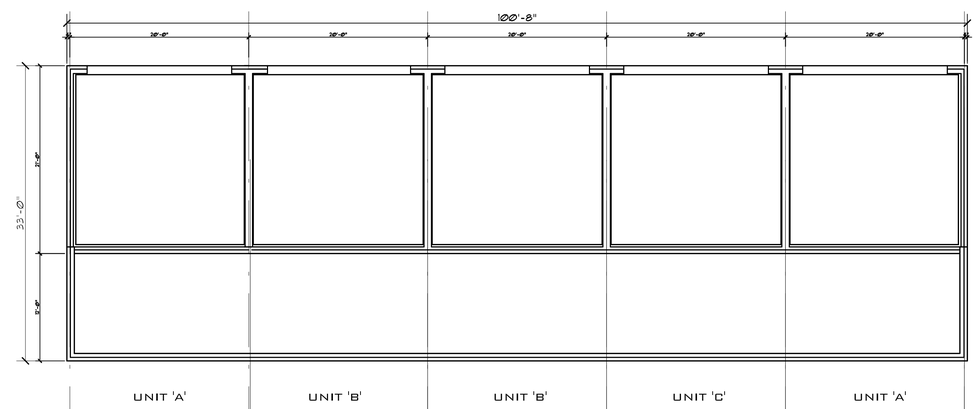
2.5 STORY - 5-UNIT BUILDING
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



2.5 STORY - 5-UNIT BUILDING
FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



2.5 STORY - 5-UNIT BUILDING
LOWER LEVEL PLAN
SCALE: 1/8" = 1'-0"



2.5 STORY - 5-UNIT BUILDING
FOUNDATION PLAN
SCALE: 1/8" = 1'-0"

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PROJECT
WILSHIRE CENTER DEVELOPMENT
XXX WILSHIRE ST.
TROY, MI

SUBJECT
2.5 STORY - 5 UNIT BUILDING
FOUNDATION PLAN, FLOOR PLANS

ARKO DESIGN ASSOCIATES
2298 YASMIN DRIVE - COMMERCE TWP - MI - 48382
PH: (248) 802-8409

ISSUED:
SPA
06-11-24

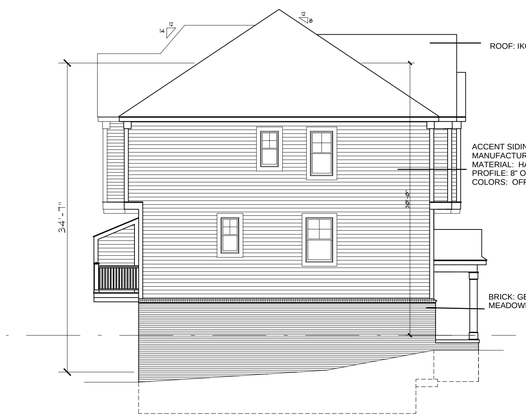
DRAWN	AK
CHECKED	AK
APPROVED	AK
BIDS	
CONSTR	

DO NOT SCALE PRINTS - USE FIGURED DIMENSIONS ONLY

JOB NO.
24-09

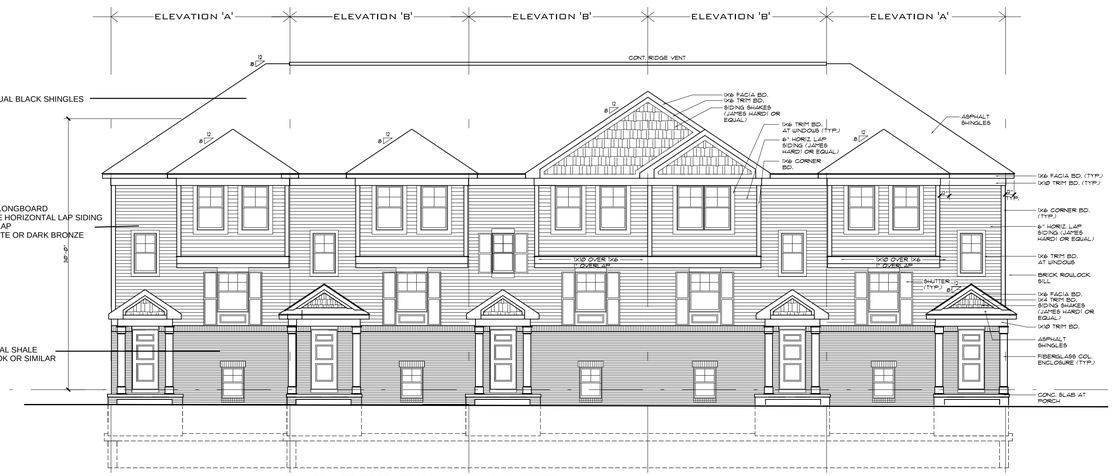
SHEET
2.5S-P1

WILSHIRE CENTER



2.5 STORY - 5-UNIT LEFT SIDE ELEVATION

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



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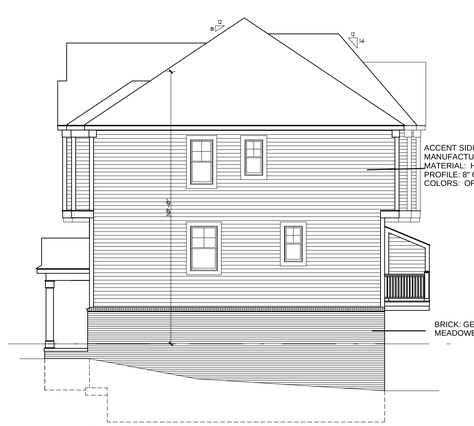
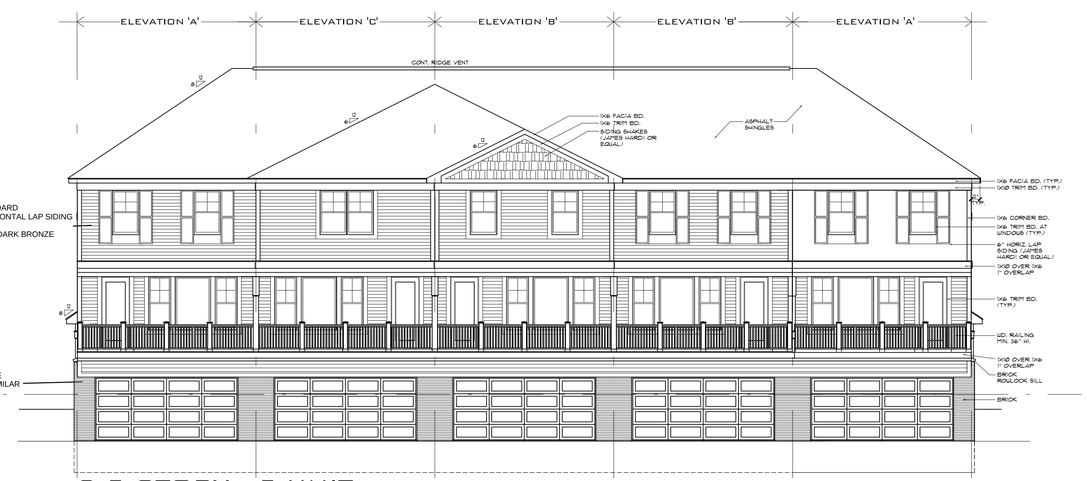
SCALE: 1/8" = 1'-0"



2.5 STORY - 5-UNIT RIGHT ELEVATION

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



2.5 STORY - 5-UNIT REAR ELEVATION

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

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PROJECT
WILSHIRE CENTER DEVELOPMENT
XXX WILSHIRE ST.
TROY, MI

SUBJECT
2.5 STORY – 5 UNIT BUILDING
EXTERIOR ELEVATIONS,

ARKO DESIGN ASSOCIATES
2298 YASMIN DRIVE – COMMERCE TWP – MI – 48382
PH. (248) 802-8409

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06-11-24

DRAWN	AK
CHECKED	AK
APPROVED	AK
BIDS	
CONSTR	

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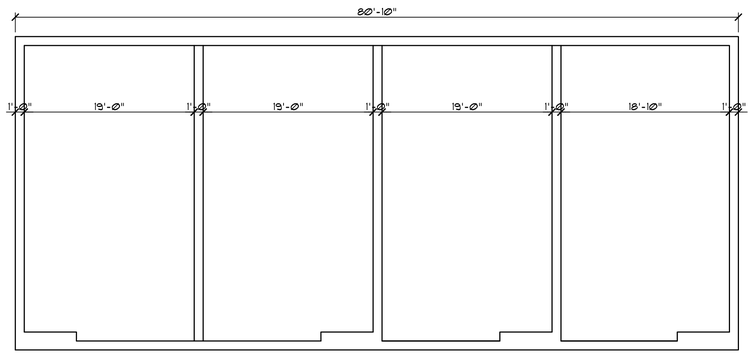
JOB NO.
24–09

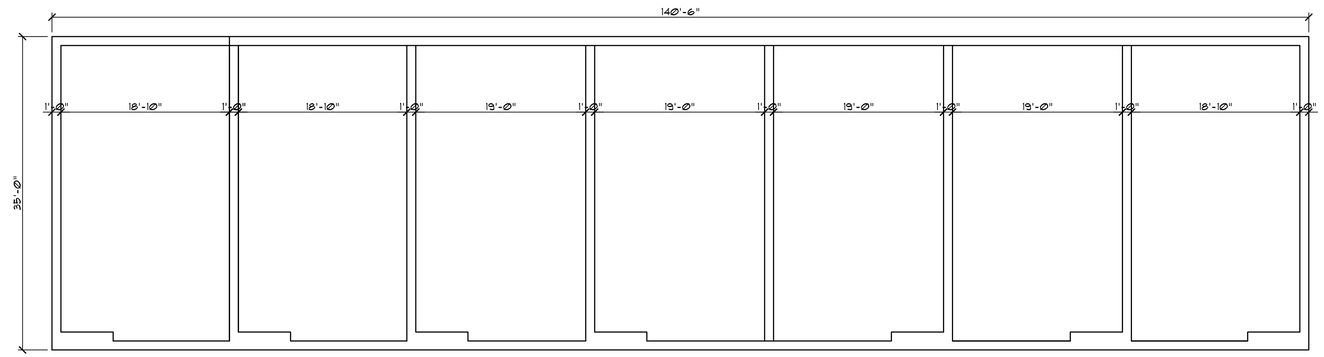
SHEET
2.5S–E1

WILSHIRE CENTER



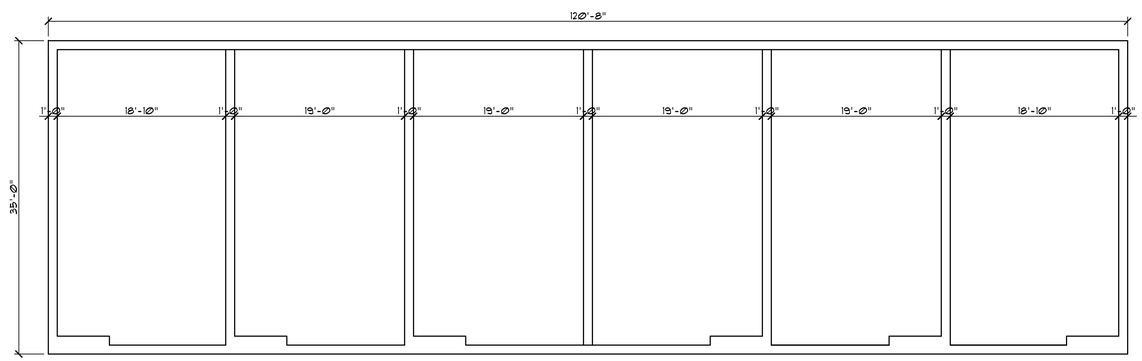
3 STORY - 4 UNIT
FOUNDATION PLAN

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



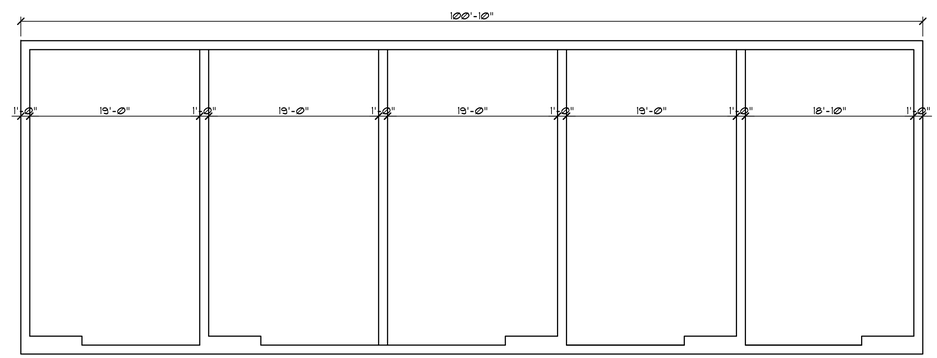
3 STORY - 7 UNIT
FOUNDATION PLAN

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



3 STORY - 6 UNIT
FOUNDATION PLAN

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



3 STORY - 5 UNIT
FOUNDATION PLAN

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

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PROJECT
WILSHIRE CENTER DEVELOPMENT
XXX WILSHIRE ST.
TROY, MI

SUBJECT
3 STORY - 4 UNIT
3 STORY - 5 UNIT
FOUNDATION PLAN

ARKO DESIGN ASSOCIATES
2298 YASMIN DRIVE - COMMERCE TWP - MI - 48382
PH. (248) 802-8409

ISSUED:
SPA
09-11-24
SPA REV 1
09-19-24

DRAWN	AK
CHECKED	AK
APPROVED	AK
BIDS	
CONSTR	

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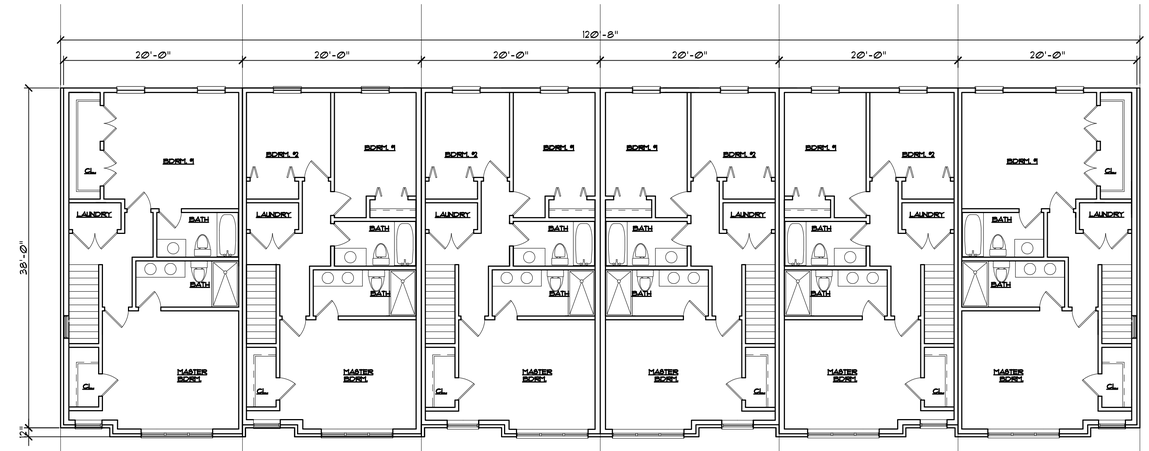
JOB NO.
24-09

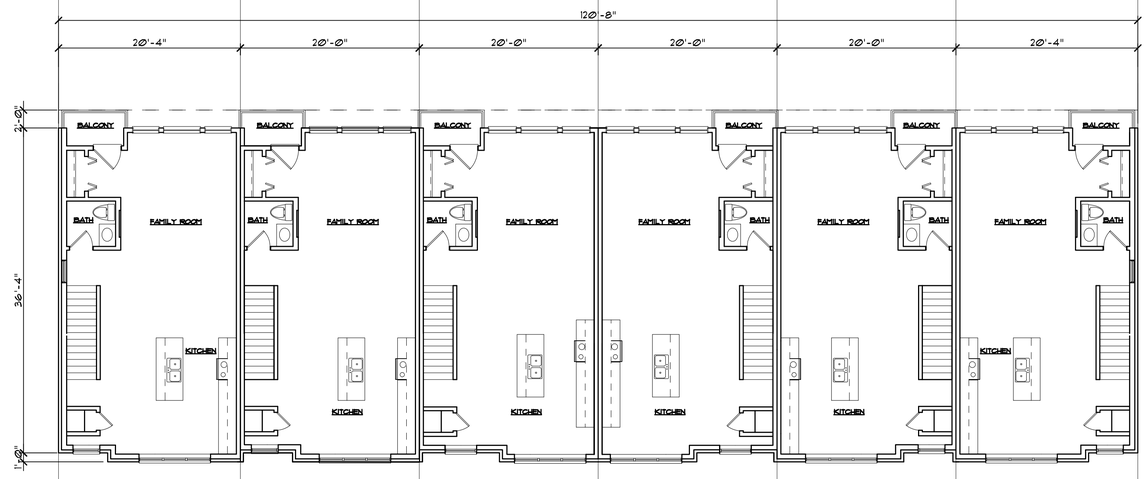
SHEET
3S6U-F1

WILSHIRE CENTER



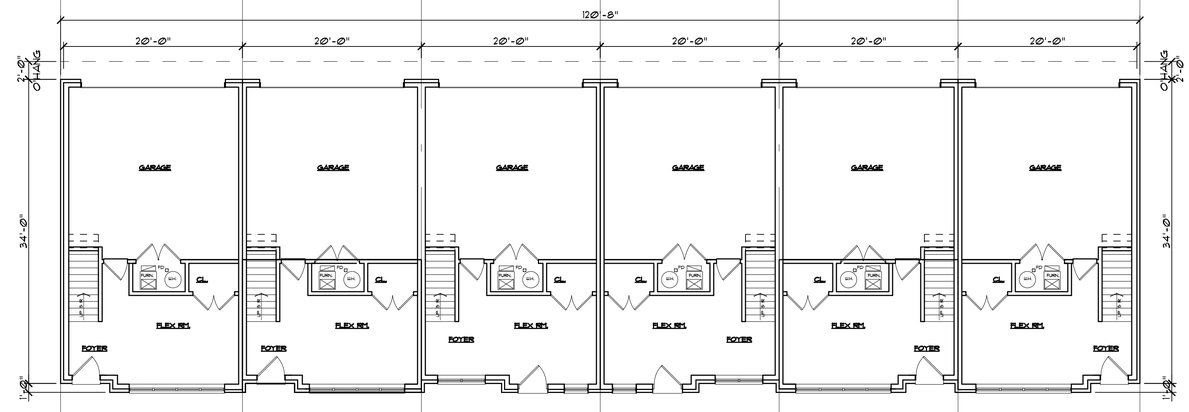
3 STORY - 6 UNIT
SECOND FLOOR PLAN

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



3 STORY - 6 UNIT
FIRST FLOOR PLAN

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



3 STORY - 6 UNIT
LOWER LEVEL PLAN

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

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PROJECT
WILSHIRE CENTER DEVELOPMENT
XXX WILSHIRE ST.
TROY, MI

SUBJECT
3 STORY - 6 UNIT
LOWER LEVEL FLOOR PLAN
FIRST FLOOR PLAN
SECOND FLOOR PLAN

ARKO DESIGN ASSOCIATES
2298 YASMIN DRIVE - COMMERCE TWP - MI - 48382
PH. (248) 802-8409

ISSUED:
SPA
05-11-24
SPA REV 1
05-16-24

DRAWN	AK
CHECKED	AK
APPROVED	AK
BIDS	
CONSTR	

DO NOT SCALE PRINTS - USE FIGURED DIMENSIONS ONLY

JOB NO.
24-09

SHEET
3S6U-P1

WILSHIRE CENTER

3 STORY - 4/5/6/7 UNIT TYPICAL SIDE ELEVATION

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

3-STORY - 4 UNIT REAR ELEVATION

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

3-STORY - 4UNIT FRONT ELEVATION

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

3-STORY - 5 UNIT REAR ELEVATION

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

3-STORY - 5UNIT FRONT ELEVATION

SCALE: 1/4" = 1'-0"

3-STORY - 6UNIT REAR ELEVATION

SCALE: 1/4" = 1'-0"

3-STORY - 6UNIT FRONT ELEVATION

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

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PROJECT
WILSHIRE CENTER DEVELOPMENT
XXX WILSHIRE ST.
TROY, MI

SUBJECT
3 STORY – 4 UNIT
EXTERIOR ELEVATIONS

ARKO DESIGN ASSOCIATES
2298 YASMIN DRIVE – COMMERCE TWP – MI – 48382
PH. (248) 802-8409

ISSUED:
SPA
09-11-24
SPA REV 1
09-19-24

DRAWN	AK
CHECKED	AK
APPROVED	AK
BIDS	
CONSTR	

DO NOT SCALE PRINTS - USE FIGURED DIMENSIONS ONLY

JOB NO.
24–09

SHEET
3S4U–E1

WILSHIRE CENTER

3-STORY - 7 UNIT
FRONT ELEVATION
SCALE: 1/4" = 1'-0"

3-STORY - 7 UNIT
REAR ELEVATION
SCALE: 1/4" = 1'-0"

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PROJECT
WILSHIRE CENTER DEVELOPMENT
XXX WILSHIRE ST.
TROY, MI

SUBJECT
3 STORY – 7 UNIT
EXTERIOR ELEVATIONS

ARKO DESIGN ASSOCIATES
2298 YASMIN DRIVE – COMMERCE TWP – MI – 48382
PH. (248) 802-8409

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SPA REV 1
09-19-24

DRAWN	AK
CHECKED	AK
APPROVED	AK
BIDS	
CONSTR	

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JOB NO.
24–09

SHEET
3S4U–E2

WILSHIRE CENTER

EUREKA INNOVATION DEVELOPMENT

EurekaInnovationDevelopment.com

Welcome To Wilshire Center

A Premier Community in the Heart of Troy

WILSHIRE CENTER

DEVELOPMENT HIGHLIGHTS

- 15.03 +/- Acres Site
- Zoning Big Beaver
- 135 (2, 2.5 & 3 story) Single Family Attached Homes
- Sizes from ~ 1500-1760 Square Feet
- 21 apartment units / 55+ community
- Sizes from ~ 560 -1150 Square Feet
- Development Start Early 2025
- 42 Month Construction Period
- Off Site Model Homes Initially
- Amenities: Tennis/Picket-ball courts, Dog park, Gym/clubhouse etc.,
- >60% of Open Green Space

Eureka Innovation Development

EQUAL HOUSING OPPORTUNITY

building into the future

All information herein was accurate at the time of publication. We reserve the right to make updates and changes to specifications, material and price without notice and obligations.

Community Site Plan

BUILDING FEATURES

Exterior features High Quality **Andreson®** Windows & Doors with Charming Elevations highlighted by premium **Brick** veneer. Dimensional asphalt roof shingles, and Two Car Attached Garages with steel panel sectional doors, wired with a garage door opener and transmitters. Charming balcony off of main level with privacy wall between neighbors.

Interior features Open Space Concept with LED recess ceiling lights throughout, Hardwood Floors, Quality crafted 42" Cabinets, Granite Counter tops with **GE®** Stainless Steel kitchen appliances etc.,

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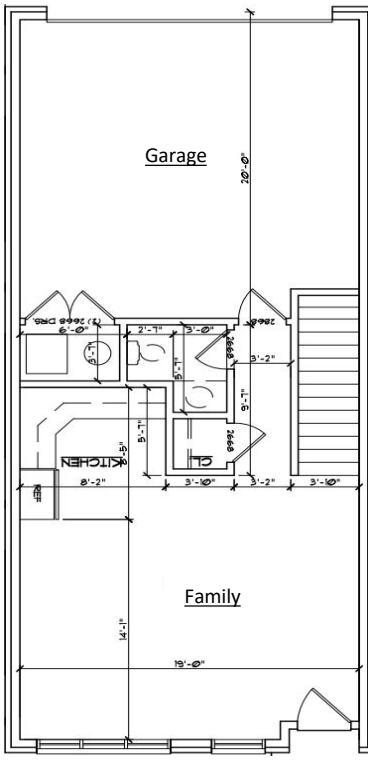
Community Building Plans

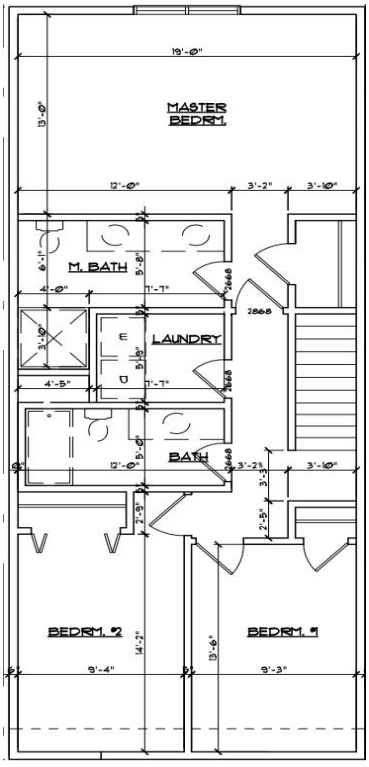
Prestige:

- 2 story attached homes: 33 units
- SQFT Range: approx 1,500 (+/-).
- 3 bedroom with Private Unit Entry
- In-Wall Fireplace - Napoleon Series
- Attached 2 Car Garage w/fast car chargers
- ~ +30% Better Energy Efficiency than Code Required
- Wireless / Ethernet Ready

Floor Plans:



Floor 1



Floor 2

Eureka Innovation Development

building into the future

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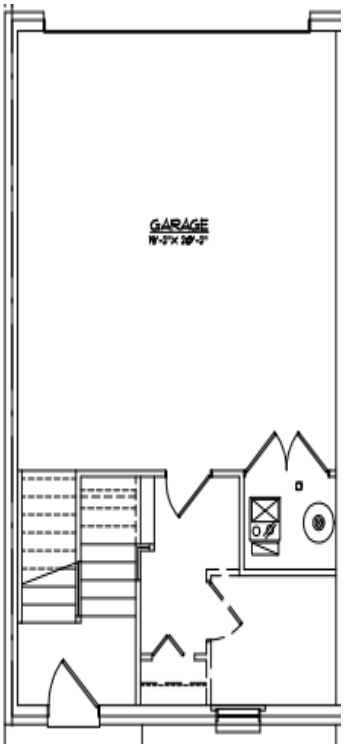
Community Building Plans

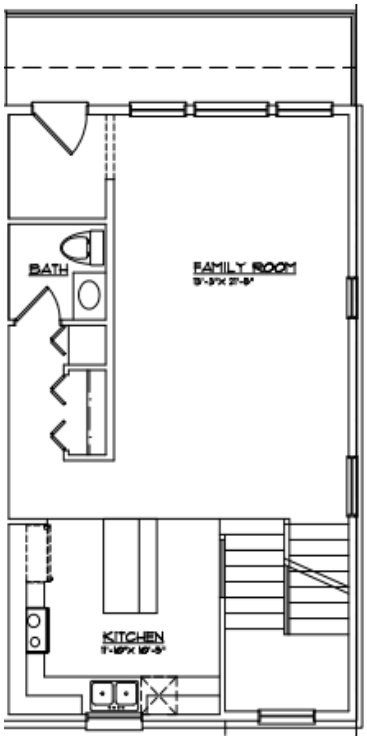
Pristine:

- 2.5 story attached homes: 25 units
- SQFT Range: approx 1,550 (+/-).
- 3 bedroom with Private Unit Entry
- In-Wall Fireplace - Napoleon Series
- Attached 2 Car Garage w/fast car chargers
- ~ +30% Better Energy Efficiency than Code Required
- Wireless / Ethernet Ready

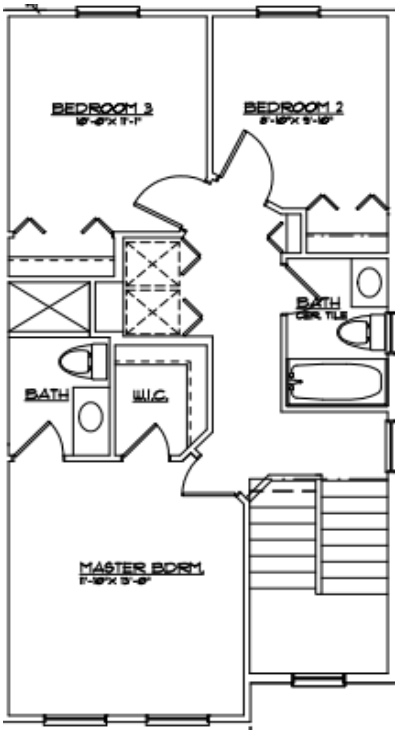
Floor Plans:



Ground Level



Floor 1



Floor 2

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building into the future

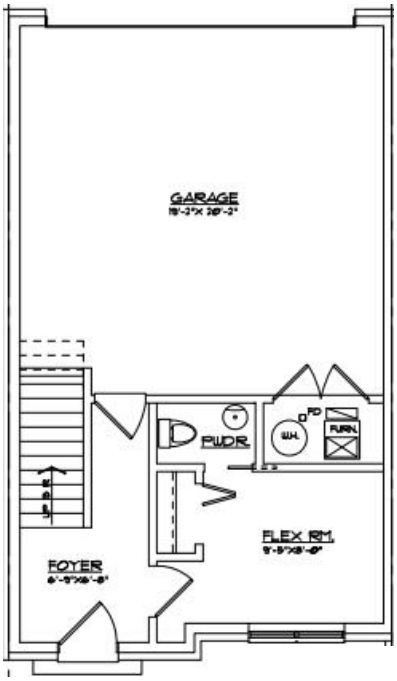
All information herein was accurate at the time of publication. We reserve the right to make updates and changes to specifications, material and price without notice and obligations.

Community Building Plans

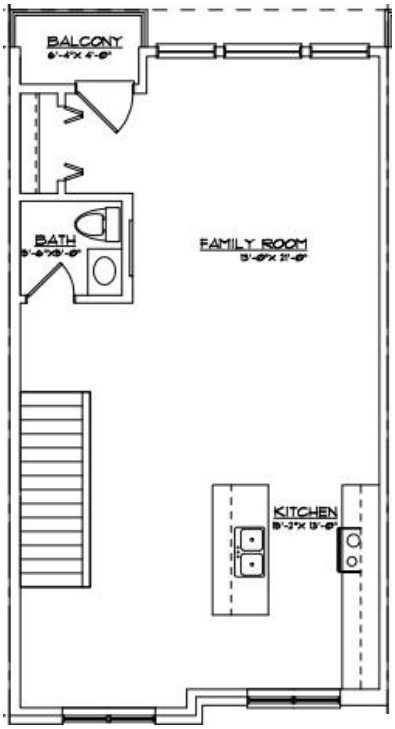
Enclave:

- 3 story attached homes: 78 units
- SQFT Range: approx 1,700 (+/-).
- 2/3 bedroom with Private Unit Entry
- Private Balcony / Veranda
- In-Wall Fireplace - Napoleon Series
- Attached 2 Car Garage w/fast car chargers
- ~ +30% Better Energy Efficiency than Code Required
- Wireless / Ethernet Ready

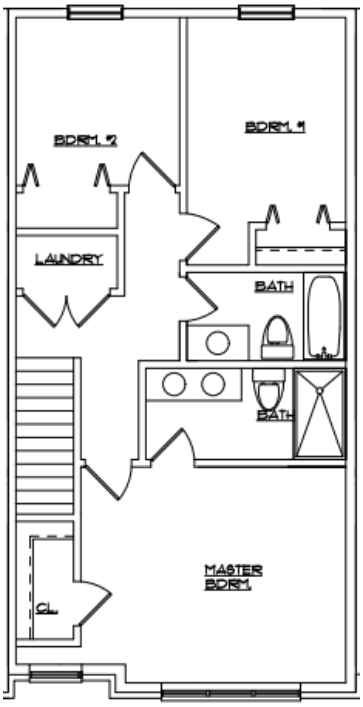
Floor Plans:



Floor 1



Floor 2



Floor 3

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Reserve:

- Apartment homes - 21 units
- SQFT Range 650 - 1200 (+/-)
- Clubhouse / Exercise room
- 1st floor level units for 55 year + community
- Private Balcony / Veranda

Eureka Innovation Development

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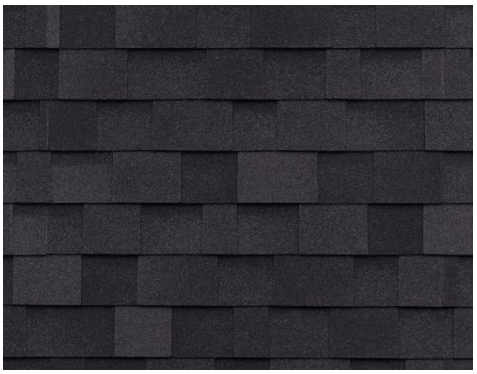
Exterior Building Materials

Roofing



IKO Cambridge Dual Black or equal

Brick

Midnight Mist or similar

Exterior Colors

Dark Bronze SW2501

White Snow SW 7007

Pure White SW7005

Brick

Morning Snow or similar

SmartSide Vertical Sidining

LP / vertical board

Fiber Cement Siding

LP/overlap 8"

Eureka Innovation Development

EQUAL HOUSING OPPORTUNITY

building into the future

All information herein was accurate at the time of publication. We reserve the right to make updates and changes to specifications, material and price without notice and obligations.

Eureka Innovation Development Homes are engineered for energy efficiency.

Our energy savings construction package includes:

Windows: U=0.29 **Furnace: 95%+ AFUE** **A/C: 13 SEER**

DR Nelson Energy Seal

	1990's-2008 Energy Code Predicted performance of identical plan built to "Prescriptive" values of the 1997-2008 Michigan Energy Code.		Current Energy Code Predicted performance of identical plan built to "Prescriptive" values of our new Michigan Energy Code effective February 2016.		Eureka Building The dimensionally identical home built with the **Eureka Building Company** Energy package	
Plan/Model	Annual Energy Costs*	Home Energy Rating Score**	Annual Energy Costs*	Home Energy Rating Score**	Annual Energy Costs*	Home Energy Rating Score**
End Unit	$ 1,284	123	$ 928	96	$ 750	69
Interior Unit	$ 1,093	119	$ 792	94	$ 633	69

*Predicted Annual Heating, Cooling & Water Heating costs based on average climate data for SE MI and Electricity @ 12¢ /kWh, Natural Gas @ $1.00/CCF

**HERS is a registered trademark of RESNET (Residential Energy Specialists Network). For more information about HERS ask your salesperson or visit: www.RESNET.us

This information does not constitute any warranty of energy costs or savings. This analysis was conducted using REM/Rate v15.3, the computer software program developed for the Energy Star® for homes program by the United States Environmental Protection Agency and the Department of Energy. D.R. Nelson & Associates, Inc. is a licensed, certified HERS Rater/Provider for RESNET and the Energy Star® Program. The energy costs above were calculated by comparing dimensionally identical homes with the values expressed – typical of the energy code at the time. Your heating, cooling and water heating energy costs may fluctuate depending upon such factors as, number of occupants, occupant behavior, temperature settings, window coverings and more.

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building into the future

All information herein was accurate at the time of publication. We reserve the right to make updates and changes to specifications, material and price without notice and obligations.

WILSHIRE CENTER COURT

0 20 40 80
1" = 40'

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Troy, MI | Sepetember 2024

PEA GROUP