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Troy, MI 48084
troymi.gov

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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

January 14, 2025 **7:00 P.M.** **Council Chambers**

1. ROLL CALL

2. APPROVAL OF AGENDA

3. APPROVAL OF MINUTES – November 26, 2024

4. PUBLIC COMMENT – For Items Not on the Agenda

SPECIAL USE APPROVAL

5. SPECIAL USE APPROVAL AND PRELIMINARY SITE PLAN REVIEW (SU JPLN2024-0021) – Proposed Residence Inn Hotel, South side of Butterfield, East of Coolidge (2125 & 2155 Butterfield), Section 29, Currently zoned BB (Big Beaver) Zoning District.

PRELIMINARY SITE PLAN APPROVAL

6. PRELIMINARY SITE PLAN REVIEW (SU JPLN2024-0030) – Proposed Oak Meadows Site Condominium, 10 units, South of Ottawa, North of Square Lake, West of Rochester (400 & 500 Ottawa), Section 03, Currently Zoned R-1B (One-Family Residential) District.

OTHER ITEMS

7. PUBLIC COMMENT – For Items on the Agenda

8. PLANNING COMMISSION COMMENT

9. 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 7:02pm November 26, 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 for tonight's meeting.

1. ROLL CALL

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

Absent:
Michael Hutson

Also Present:
Ben Carlisle, Carlisle Wortman & Associates
Julie Quinlan Dufrane, Assistant City Attorney
Jackie Ferencz, Planning Department Office Manager

2. APPROVAL OF AGENDA

Resolution # PC-2024-11-071
Moved by: Fox
Support by: Buechner

RESOLVED, To approve the agenda as prepared.

Yes: All present (8)
Absent: Hutson

MOTION CARRIED

3. APPROVAL OF MINUTES – November 12, 2024

Resolution # PC-2024-11-072
Moved by: Lambert
Support by: Faison

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

Yes: All present (8)
Absent: Hutson

MOTION CARRIED

4. PUBLIC COMMENT – For Items Not on the Agenda

There was no one present who wished to speak

SPECIAL USE APPROVALS

5. SPECIAL USE AND PRELIMINARY SITE PLAN REVIEW (SU JPLN2024-0021) – Proposed Residence Inn Hotel, South side of Butterfield, East of Coolidge (2125 & 2155 Butterfield), Section 29, Currently zoned BB (Big Beaver) Zoning District.

Ben Carlisle gave a review of the applicant's request.

Applicants present to discuss the application.

There was discussion on:
- Outdoor patio with knee wall and seating
- Parking/shared parking
- Entry way to hotel
- Pitch of roof
- Design standard expected for Big Beaver

Applicants present were Scott Bowers, of Bowers & Associates; Jason Hamama and Shawn Namou.

Resolution # PC-2024-11-073
Moved by: Fox
Seconded by: Buechner

RESOLVED, That Special Use Approval and Preliminary Site Plan Approval for the proposed Residence Inn Hotel, South side of Butterfield, East of Coolidge (2125-2155 Butterfield), Section 29, Currently Zoned BB (Big Beaver) District, be **postponed,** for the following conditions and reasons:
1. Landscape Plan, stamped by a certified Landscape Architect
2. Revisions to the design per discussion at this meeting
3. Revised floor plan showing location of a coffee shop or that similar
4. Comprehensive study or understanding of parking situation

Yes: All present (8)
Absent: Hutson

MOTION CARRIED

OTHER ITEMS

6. PUBLIC COMMENT - For Items on the Agenda

No one present to speak

7. PLANNING COMMISSION COMMENT-

There were general Planning Commission comments

8. ADJOURN

The Regular meeting of the Planning Commission adjourned at 8:15 p.m.

Respectfully submitted,

_____
Marianna J. Perakis, Chair

_____
Jackie Ferencz, Planning Department Office Manager

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ITEM #5

DATE: January 9, 2025

TO: Planning Commission

FROM: R. Brent Savidant, Community Development Director

SUBJECT: SPECIAL USE APPROVAL AND PRELIMINARY SITE PLAN REVIEW (SU JPLN2024-0021) – Proposed Residence Inn Hotel, South side of Butterfield, East of Coolidge (2125 & 2155 Butterfield), Section 29, Currently zoned BB (Big Beaver) Zoning District.

The petitioner Troy Hotel Group, LLC submitted the above referenced Special Use Approval and Preliminary Site Plan Approval application for a proposed 4-story,116-room extended stay Residence Inn Hotel.

Hotels are permitted in the BB district, subject to special use approval.

A public hearing was held on this item on October 22, 2024. The item was discussed by the board, feedback was provided, and the item was postponed at the request of the applicant (minutes attached below). The item was considered again on November 26, 2024 and feedback provided by the board (draft minutes provided in Agenda Item #3).

The attached report prepared by Carlisle/Wortman Associates, Inc. (CWA), the City's Planning Consultant, summarizes the application. 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 recommends approval of the project, as noted.

Attachments:

1. Maps
2. Minutes from October 22, 2024 Planning Commission meeting (excerpt)
3. Report prepared by Carlisle/Wortman Associates, Inc.
4. Special Use/Preliminary Site Plan application

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PROPOSED RESOLUTION (APPROVAL)

SPECIAL USE APPROVAL AND PRELIMINARY SITE PLAN REVIEW (SU JPLN2024-0021) – Proposed Residence Inn Hotel, South side of Butterfield, East of Coolidge (2125 & 2155 Butterfield), Section 29, Currently zoned BB (Big Beaver) Zoning District.

Resolution # PC-2025-01-
Moved by:
Seconded by:

WHEREAS, The Planning Commission has determined that the parking reduction proposed by the applicant and facilitated by a shared parking agreement is appropriate; and

WHEREAS, In accordance with Article 9.02 of the Zoning Ordinance, the Planning Commission held a public hearing on this matter on October 22, 2024, and public comments were received and considered; and

WHEREAS, The Planning Commission reviewed the Special Use standards set forth in Section 9.03 and found that those standards have been met; and

RESOLVED, That Special Use Approval and Preliminary Site Plan Approval for the proposed Residence Inn Hotel, South side of Butterfield, East of Coolidge (2125 & 2155 Butterfield), Section 29, Currently Zoned BB (Big Beaver) District, be granted, subject to the following conditions:

1. Shared parking agreement to be reviewed and approved by City Attorney prior to Final Site Plan Approval.

(postponed, for the following reasons:_____)

Yes:
No:
Absent:

MOTION CARRIED / FAILED

PROPOSED RESOLUTION (DENIAL)

SPECIAL USE APPROVAL AND PRELIMINARY SITE PLAN REVIEW (SU JPLN2024-0021) – Proposed Residence Inn Hotel, South side of Butterfield, East of Coolidge (2125 & 2155 Butterfield), Section 29, Currently zoned BB (Big Beaver) Zoning District.

Resolution # PC-2025-01-
Moved by:
Seconded by:

WHEREAS in accordance with Article 9.02 of the Zoning Ordinance, the Planning Commission held a public hearing on this matter on October 22, 2024, and public comments were received and considered; and

WHEREAS, the Planning Commission reviewed the Special Use standards set forth in Section 9.03 and found that those standards have not been met; and

RESOLVED, That Special Use Approval and Preliminary Site Plan Approval for the proposed Residence Inn Hotel, South side of Butterfield, East of Coolidge (2125 & 2155 Butterfield), Section 29, Currently Zoned BB (Big Beaver) District, be denied for the following reasons:

1. The application does not meet the Special Use Standards in Section 9.03, as it is not consistent with Master Plan and incompatible with adjacent land uses.
2. The application is not in compliance with Site Plan Review Design Standards in Section 8.06, and is not in compliance with Big Beaver Design Standards in Section 5.04.E.
3. The building design is not consistent with architectural design standards of the Big Beaver form-based district and the building placement and design does not activate Butterfield streetscape.

_____) or

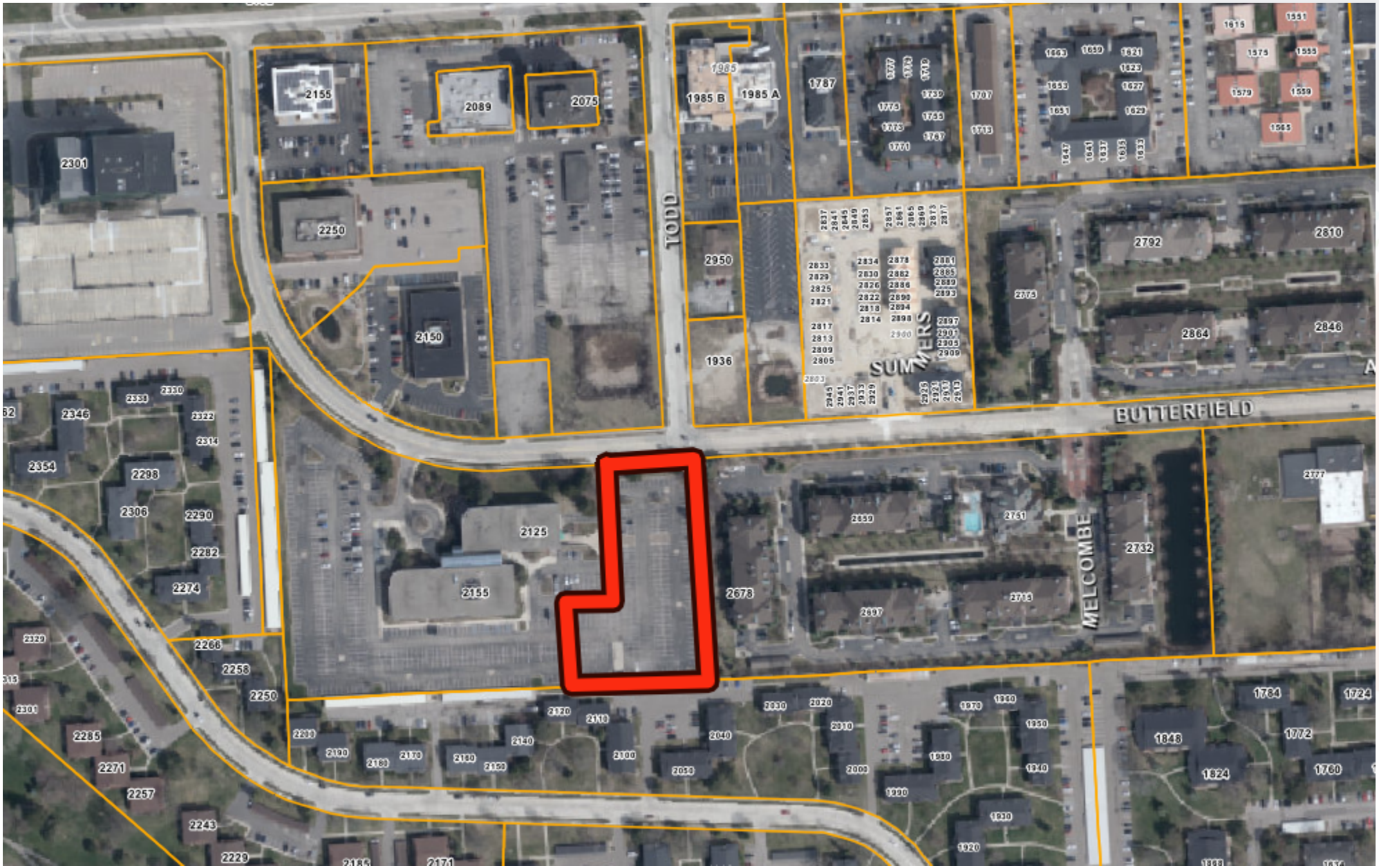
(denied, for the following reasons: _____) or

(postponed, for the following reasons:_____)

Yes:
No:
Absent:

MOTION CARRIED / FAILED

GIS Online



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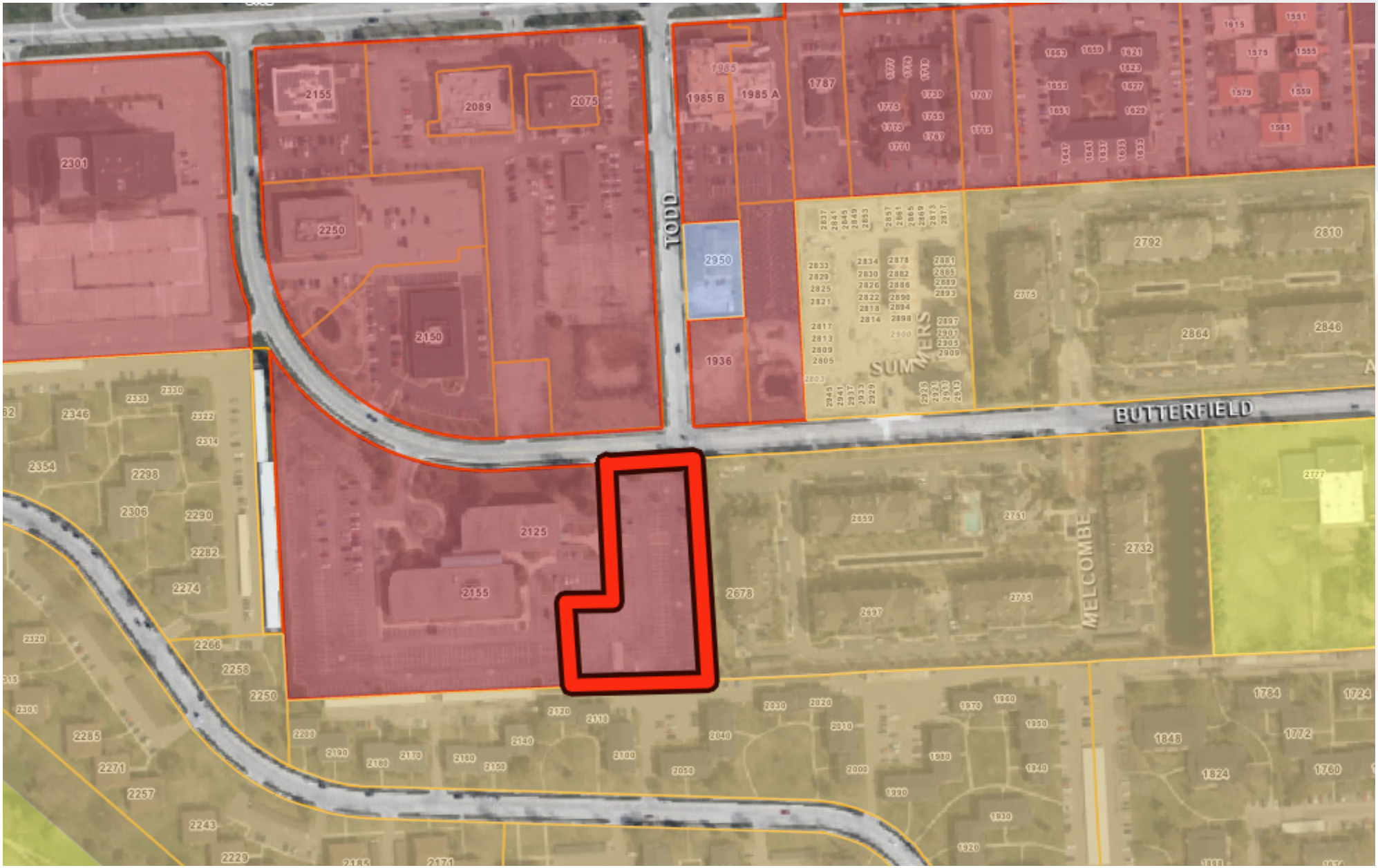
Print Date: 10/14/2024

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



0 350 700 ft

Print Date: 10/14/2024

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.

Chair Perakis called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on October 22, 2024, in the Council Chamber of the Troy City Hall. Chair Perakis presented opening remarks relative to the role of the Planning Commission and procedure for tonight's meeting.

1. ROLL CALL

Present:
Toby Buechner
Tyler Fox
Michael W. Hutson
Tom Krent
David Lambert
Marianna Perakis

Absent:
Carlton M. Faison
Lakshmi Malalahalli
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-2024-10-061
Moved by: Fox
Support by: Buechner

RESOLVED, To approve the agenda as prepared.

Yes: All present (6)
Absent: Faison, Malalahalli, Tagle

MOTION CARRIED

3. APPROVAL OF MINUTES – October 8, 2024

Resolution # PC-2024-10-062
Moved by: Krent
Support by: Fox

RESOLVED, To approve the minutes of October 8, 2024 Regular meeting as submitted.

Yes: All present (6)
Absent: Faison, Malalahalli, Tagle

MOTION CARRIED

4. PUBLIC COMMENT – For Items Not on the Agenda

There was no one present who wished to speak.

SPECIAL USE APPROVALS

Mr. Savidant said each applicant was advised that three Planning Commissioners would be absent from tonight's meeting. He stated five (5) affirmative votes are required for the Special Use Approval applications and that it is likely each applicant will request a formal postponement until a full Board is present. Mr. Savidant asked the Planning Commission to provide feedback only to each applicant and conduct the public hearing.

Ms. Dufrane stated at no point should the Planning Commission deliberate on either application.

5. PUBLIC HEARING – SPECIAL USE APPROVAL AND PRELIMINARY SITE PLAN REVIEW (SU JPLN2024-0021) – Proposed Residence Inn Hotel, South side of Butterfield, East of Coolidge (2125 and 2155 Butterfield), Section 29, Currently Zoned BB (Big Beaver) Zoning District

Mr. Carlisle reviewed the Special Use Approval and Preliminary Site Plan application for the Residence Inn Hotel. He said the applicant is asking for consideration of a 30-foot front setback to accommodate outdoor seating. Mr. Carlisle is asking the applicant to redesign the site to comply with the parking requirements or seek a parking deviation. He addressed the proposed number of parking spaces as relates to the lot split and shared parking agreement with the office building.

Mr. Carlisle encouraged the applicant to revise the proposed building elevations and building materials to be more in line with the architectural design standards of the Big Beaver form-based district. He addressed Zoning Ordinance Section 5.04.E Big Beaver District Design Standards, Section 8.06 Site Plan Review Design Standards and Section 9.03 Special Use Approval Standards.

Present were Project Architect Scott Bowers and Shawn Namou of Troy Hotel Group.

There was discussion on:

- Parking.
  - Recalculation of required spaces; parking and mechanical space below office building to effectuate potentially one short parking space.
  - Requirements for full restaurant use.
  - Underutilized parking of office space.
  - Flexibility of City ordinance requirements.
  - Consideration by applicant to provide parking study.

- Outdoor seating.
  - Alternative uses of public space; patio, café, coffee shop, full restaurant.
  - Setback in relation to outdoor seating/patio.
  - Accessibility of public space by hotel guests, public, pedestrians.
  - Potential to extend lobby area for larger capacity/use.
- Elevations.
  - Architectural design, building materials to meet Big Beaver zoning district.
  - Higher caliber, sleek, upscale, high-end design and building materials.
  - Marriott flagship brand elements.
- Potential to repurpose hotel in future; condos, apartments.
- Market demand for extended stay hotel.
- Consideration by applicant of incorporate sustainability resources.

PUBLIC HEARING OPENED

There was no one present who wished to speak.

PUBLIC HEARING CLOSED

Mr. Namou asked to postpone the application to a future meeting because there are three members absent.

Resolution # PC-2024-10-063
Moved by: Fox
Seconded by: Lambert

RESOLVED, To postpone Special Use Approval and Preliminary Site Plan Approval for the proposed Residence Inn Hotel, South side of Butterfield, East of Coolidge (2125 and 2155 Butterfield), Section 29, Currently Zoned BB (Big Beaver) District, based on the Planning Commission absences, in lieu of the applicant responding to Planning Commission feedback.

Yes: All present (6)
Absent: Faison, Malalahalli, Tagle

MOTION CARRIED

6. PUBLIC HEARING – SPECIAL USE APPROVAL AND PRELIMINARY SITE PLAN REVIEW (SU JPLN2024-0007) – Proposed El Car Wash, Northwest corner of Long Lake and Dequindre (2955 and 2995 E Long Lake), Section 12, Currently Zoned NN (Neighborhood Node "J") Zoning District

Mr. Carlisle reviewed the Special Use Approval and Preliminary Site Plan application for the El Car Wash. He said the Planning Commission has the authority to grant relief from the build-to-line requirements on both E Long Lake and Dequindre as they relate to the proposed mixed use, two-story building. Mr. Carlisle addressed the use and function of the second floor office space and emphasized its use must not have any affiliation with the car wash use. He suggested discussing with the applicant the excess number of

parking spaces and the number of stacking and vacuum spaces in relation to the Fleis & VandenBrink traffic study.

Mr. Carlisle addressed architectural elevations and building materials, alternatives to seek relief of transparency requirements and pedestrian access to the second floor office use. He addressed Zoning Ordinance Section 5.04.E Big Beaver District Design Standards, Section 8.06 Site Plan Review Design Standards and Section 9.03 Special Use Approval Standards.

Mr. Savidant shared a video presentation prepared by the applicant.

Present were Gabriel Schuchman and Eric Harrison of El Car Wash, Mitchell Harvey of Stonefield Engineering & Design, Eric Meyers of Krieger Klatt Architects, and Julie Kroll of Fleis & VandenBrink.

Mr. Schuchman shared the history of the El Car Wash, its locations in Florida and their up and coming locations throughout Michigan. He addressed their community foundations and local sponsorships. Mr. Schuchman said the second floor of the car wash would be used by local non-profit organizations. He confirmed two interested tenants are *The Rainbow Connection* and *Jenna Kast Believe in Miracles Foundation*.

Ingrid Todt, Executive Director of *The Rainbow Connection*, said their foundation is proud to be a part of the start-up project of the El Car Wash and local communities. She said the office space would be used for their staff and client meetings.

Ms. Kroll said additional traffic from the proposed car wash would be negligible. She said traffic to and from a car wash is considered as pass-by trips. Ms. Kroll said the generation of traffic is not adding to the traffic but only adding to the turning movements at the driveway, redistributing the traffic to the use.

Mr. Harvey addressed the internal and external site circulation, noting they would be working with the RCOC (Road Commission of Oakland County) for designated turn lanes.

Mr. Meyers addressed the architectural design features and color scheme.

There was discussion on:

- Second floor office space.
  - Prominence of entrance.
  - Pedestrian access.
  - Accessible parking spaces.
  - Violation of Zoning Ordinance should there be an affiliation of office use to the car wash use.
  - Signage to promote non-profit organization tenants.
- Feasibility study / market for a car wash.
- Two communications received by residents expressing concern with traffic impact.

- Gateway signage; *Welcome to Troy* sign/logo.
- Architectural building materials and color scheme.
- Compatibility of car wash use in the NN (Neighborhood Node) zoning district.
- Consideration by applicant to engage additional mixed uses to the site.

PUBLIC HEARING OPENED

- Jennifer Brady, 5074 Fedora Drive; spoke in support of the project.

PUBLIC HEARING CLOSED

Mr. Schuchman asked to postpone the item to a future meeting for consideration by a full Board.

Resolution # PC-2024-10-064

Moved by: Buechner
Seconded by: Fox

RESOLVED, To postpone Special Use Approval and Preliminary Site Plan Approval for the proposed El Car Wash, Northwest corner of Long Lake and Dequindre (2955 and 2995 E Long Lake), Section 12, Currently Zoned NN (Neighborhood Node "J") District, to a future date for consideration by a full Board.

Yes: All present (6)
Absent: Faison, Malalahalli, Tagle

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 8:47 p.m.

Respectfully submitted,

Marianna J. Perakis, Chair

Kathy L. Czarnecki, Recording Secretary

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

Date: July 2, 2024
August 23, 2024
September 17, 2024
November 19, 2024
January 3, 2025

Special Use and Preliminary Site Plan

For

City of Troy, Michigan

Applicant: Troy Hotel Group, LLC.

Project Name: Residence Inn

Location: 2125 Butterfield

Plan Date: January 2, 2025

Zoning: BB, Big Beaver

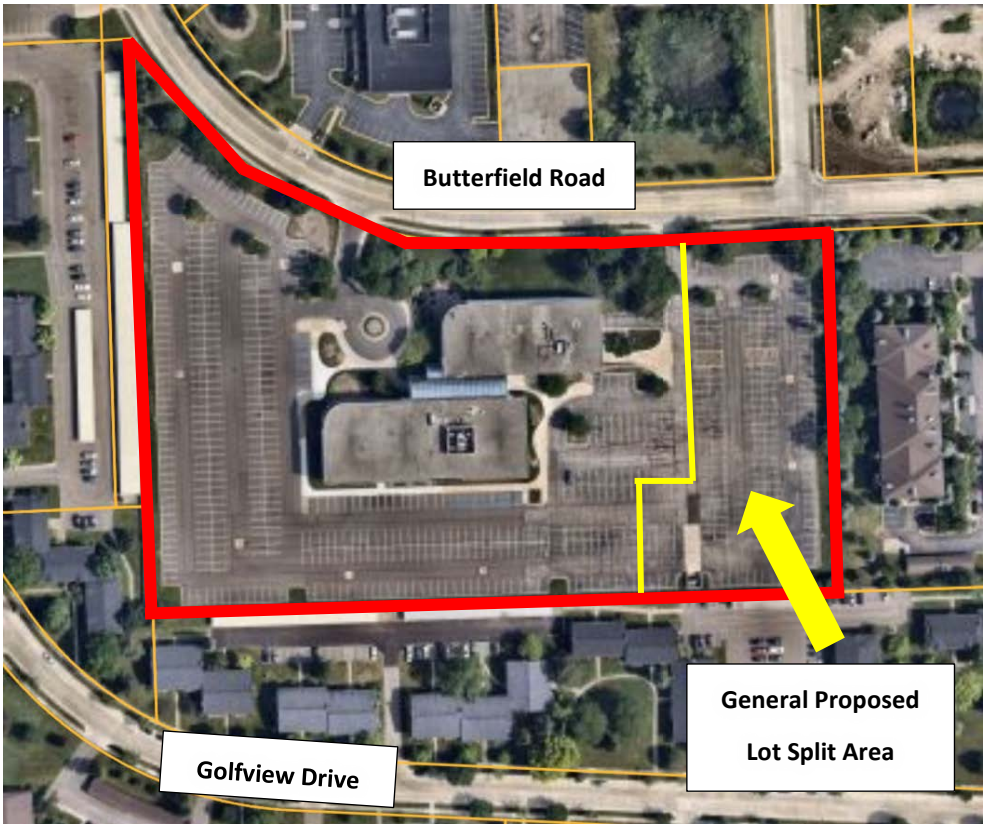
Action Requested: Preliminary Site Plan & Special Use Approval

PROJECT AND SITE DESCRIPTION

An application has been submitted to develop a Residence Inn hotel just south of Big Beaver along Butterfield Road. The Residence Inn is 4-stories tall (53 feet) and contains 116 guest room units. The area of the building is 83,644 square feet. Amenities on-site include a fitness center, pool, grab-and-go market and coffee shop, dining/lounge areas, and an outdoor gathering space.

This development is proposed on a parcel with an existing office building. The applicant seeks a lot split and a shared parking agreement has been provided for the two (2) sites. The subject site is zoned BB, Big Beaver Formed Based District and qualifies as Site Type B, Street Type C. Hotels are a special use at this site.

Site Location:



Size of Subject Site:
Following a lot split, the subject site is 1.84 acres (80,136 square feet).

Proposed Use of Subject Site:
4-story Residence Inn hotel.

Current Zoning:
BB, Big Beaver Form Based District. Site Type B, Street Type C.

Surrounding Property Details:

Direction	Zoning	Use
North	BB, Big Beaver	Maggiano's Little Italy Restaurant St. Croix Hospice LR Property Management Services Vacant Parcel
South	MF, Multiple Family Residential	Somerset Park Apartments
East	MF, Multiple Family Residential	Regents Club Apartments

West	MF, Multiple Family Residential	Office Building (currently on same parcel) Somerset Park Apartments (next parcel over)

PREVIOUS SITE PLAN AND PLANNING COMMISSION REVIEWS

The proposed project was presented to the Planning Commission on October 22, 2024. The main discussion points at the meeting pertained to the non-compliant parking, outdoor seating and subsequent request to increase the front setback, and architectural design of the building. There were no comments from the public during the public hearing.

In particular the Planning Commission focused on the following discussion points:

- Building Design. The Planning Commission asked the applicant to consider alternative designs, including those in Marriott's existing suite of products.
- Activation of uses along Butterfield. The Planning Commission discussed the intent of promoting active uses such as a food or coffee shop use on Butterfield. The applicant noted an issue with parking. During the meeting, staff discussed an option to meet to discuss providing additional uses on site and how to apply zoning ordinance flexibility in parking.

A resolution was passed to postpone a decision on the special land use and site plan, as three (3) Planning Commissioners were absent from the meeting that night.

On December 10, 2024, the applicant met with City staff and CWA to discuss revisions to the site plan based on Commissioner feedback. Revised site plans were later received on January 2, 2025.

CHANGES SINCE LAST REVIEW

The applicant has made the following changes to the plans since the last Planning Commission review:

- Changed architectural and roof design of building front on Butterfield
- Added more prominent and accessible entrance off Butterfield
- Added 24-hour coffee station and food-and-beverage to-go station in the interior lobby which faces Butterfield
- Clarified shared parking figures
- Enhanced outdoor space including grills, fireplace, and movable heaters

NATURAL FEATURES

The replacement details below were calculated based on the tree inventory provided on Sheet 1 of 1.

Replacement Details		
Protected Tree	**Inches Removed**	**Replacement Required**
Landmark	58 inches	58 inches
Woodland	0 inches	0 inches
Preservation/Mitigation	**Inches Preserved**	**Credit**
Landmark	181 inches	362 inches
Woodland	0 inches	0 inches
Total	**Zero (0) inches required for replacement.**	

Items to be Addressed: *None.*

AREA, WIDTH, HEIGHT, SETBACKS

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

	Required	Provided	Compliance
Front (Butterfield)	10-foot build-to-line	30 feet Outdoor seating area provided	Complies with Planning Commission approval
Side (east, west)	N/A, building may be placed up to property line	East: 19 feet 10 inches West: N/A	Complies
Rear (south)	40 feet minimum	62 feet 1 inch	Complies
Building Height	35 feet minimum, 66 feet maximum	4 stories, 53 feet	Complies
Open Space	15%	21.03%	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 in rear and side yard	Complies

Front Setback:
The proposed front setback does not conform with the 10-foot build to line requirement; although, the Planning Commission may adjust the required building line to a maximum of 30-feet beyond the property line for projects incorporating a permanent space for an outdoor café, public space, or a cross-access drive with an adjacent parcel.

The applicant is proposing an outdoor patio area to serve the hotel guests and local community. The patio area is bounded by a 2-foot tall masonry knee wall and shrubs.

Items to be Addressed: *1). Planning Commission consideration of 30-foot front setback with outdoor seating.*

PARKING

	Required	Provided	Compliance
Hotel: 1 space for each guest room + 1 space per employee on largest typical shift + Any additional spaces required for dining establishments Office (Shared Parking): 1 space per 300 SF of gross floor area	(116 guest rooms + 5 employees)= **121** hotel spaces (100,462 SF/300)= **335** office spaces (121+374)= **456 total spaces required**	461 total spaces (36 spaces located on hotel site, 85 on office site)	Complies with Shared Parking Approval. See Discussion Below
Barrier Free	5 spaces	5 spaces	Complies
Bicycle	2 spaces	2 bike racks	Complies

Lot Split and Shared Parking Agreement:
Residence Inn is proposed on a parcel with an existing office building. The applicant seeks a lot split to separate the office building and Residence Inn into two (2) separate parcels, and then intends to utilize a shared parking agreement between the two (2) sites. A copy of the shared parking agreement has been provided.

Items to be Addressed: *Planning Commission to confirm shared parking agreement.*

ACCESS AND CIRCULATION

Vehicular Access:
The subject site currently has two (2) points of access off Butterfield Road. No changes to vehicular access are proposed. Site plans show the future lot split taking place directly through the center of the eastern access point. Following the lot split, this access point will be utilized in the same fashion by both sites. Residence Inn will technically be accessible via the western access point as well, although users will be required to maneuver around the office building and approach the hotel from the rear.

Pedestrian Access:
A 5-foot wide sidewalk is proposed around the building perimeter and connects to the existing sidewalk along Butterfield.

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

LANDSCAPING

A landscape plan has been provided on Sheet C3.2. The following table discusses the development's compliance with the landscape requirements set forth in Section 13.02.

	Required	Provided	Compliance
Greenbelt			
Big Beaver: 1 tree per every 30 lineal feet	165.13/30 = 6 trees	6 trees	Complies
Parking Lot Trees			
1 tree per every 8 parking spaces	121 spaces/8 = 15 trees	23 trees	Complies
Overall Site Landscaping			
A minimum of 20% of the site area shall be comprised of landscape material	20%	28.1%	Complies
Screening between Uses			
1 large evergreen per three lineal feet or 1 narrow evergreen per five lineal feet		Existing Wall	Complies

Parking Lot Trees:
At least 15 trees are provided within the parking lot and additional trees are provided around the parking lot perimeter.

Trash Enclosure:
A trash enclosure is proposed at the rear of the site in the southeast corner. The trash enclosure will be screened with a 6-foot tall masonry wall matching the building exterior.

Mechanical Equipment:
A memo provided by the applicant dated August 5, 2024, states that existing mechanical equipment in the northeast corner of the site is provided with landscape screening. Additional mechanical units will be located on the roof and screened. The applicant shall ensure that all screening of mechanical equipment complies with Section 13.04.

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

PHOTOMETRICS

Photometric plans have been provided, including the subject site and the shared parking area on the site to the west. Twelve (12) wall-mounted lights are shown along the building and three (3) pole lights are shown in the parking area. All light fixtures are at compliant height. Lighting levels along the lot lines to the north, south, and east are compliant. Lighting levels along the west lot line exceed one (1) foot-candle where the shared parking area crosses property lines. This is acceptable as sufficient lighting is needed within the parking lot, and such lighting does not negatively impact any neighbors.

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

FLOOR PLAN AND ELEVATIONS

The proposed development is 4-stories tall and includes 116 guest rooms. The applicant has provided the following table illustrating the quantity and types of rooms available on each floor. Five (5) types of rooms are available, although the Studio King accounts for the majority (78%).

GUESTROOM MATRIX							
TYPE	**FLOOR 1**	**FLOOR 2**	**FLOOR 3**	**FLOOR 4**	**TOTAL**	**RATIO**	**AREA**
Studio King	19	24	24	24	**91**	78%	436 SF
Studio Connect	2	3	3	3	**11**	9%	435 SF
Studio Accessible	0	1	1	1	**3**	3%	495 SF
One-Bedroom End	1	2	2	2	**7**	6%	588 SF
One-Bedroom Accessible	1	1	1	1	**4**	3%	588 SF
Total	**23**	**31**	**31**	**31**	**116**	100%	

First Floor:
Twenty-three (23) guest rooms are provided on the first floor. The first floor also features a reception area, dining area, living room, 24-hour grab-and-go market and coffee shop, den,

fitness area, laundry room, and a pool with pool store. Secondary rooms on this floor are shown for food prep and storage, staff office space, dry storage, and mechanical and electrical equipment.

Second, Third and Fourth Floor:
The second, third, and fourth floors appear to have identical layouts. Thirty-one (31) guest rooms are proposed on each of these floors. No other rooms are shown on these levels.

Front Yard Patio:
Along the front façade abutting Butterfield, an outdoor gathering space features outdoor furniture, grills for cooking, a fireplace, and seasonal movable heaters. This outdoor space is located just outside of the 24-hour grab-and-go market and coffee shop.

Elevations and Materials:
Primary building materials include stone masonry veneer, fiber cement siding and brick. Exterior colors will be a combination of white, light brown, brick red, and a dark green/gray color.

Items to be Addressed: *Planning Commission to consider whether the proposed design is consistent with architectural design standards of the Big Beaver form-based district.*

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.

Section 5.04.E. outlines Design Standards:

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.

Section 8.06 outlines Site Plan Review Design Standards.

1. *Development shall ensure compatibility to existing commercial districts and provide a transition between land uses.*
    a. *Building design shall enhance the character of the surrounding area in relation to building and parking placement, landscape and streetscape features, and architectural design.*
    b. *Street fronts shall provide a variety of architectural expression that is appropriate in its context and prevents monotony.*

c. *Building design shall achieve a compatible transition between areas with different height, massing, scale, and architectural style.*

2. *Development shall incorporate the recognized best architectural building design practices.*
    a. *Foster a lasting impact on the community through the provision of high quality design, construction, and detailing.*
    b. *Provide high quality, durable materials, such as but not limited to stone, brick, glass, and metal. E.I.F.S. or material equivalent shall only be used as an accent material.*
    c. *Develop buildings with creativity that includes balanced compositions and forms.*
    d. *Design roofs that are appropriate to the architectural style of the building and create an appropriate visual exterior mass of the building given the context of the site.*
    e. *For commercial buildings, incorporate clearly defined, highly visible customer entrances using features such as canopies, porticos, arcades, arches, wing walls, ground plane elements, and/or landscape planters.*
    f. *Include community amenities that add value to the development such as patio/ seating areas, water features, art work or sculpture, clock towers, pedestrian plazas with park benches or other features located in areas accessible to the public.*

3. *Enhance the character, environment and safety for pedestrians and motorists.*
    a. *Provide elements that define the street and the pedestrian realm.*
    b. *Create a connection between the public right of way and ground floor activities.*
    c. *Create a safe environment by employing design features to reduce vehicular and pedestrian conflict, while not sacrificing design excellence.*
    d. *Enhance the pedestrian realm by framing the sidewalk area with trees, awnings, and other features.*
    e. *Improve safety for pedestrians through site design measures.*

CWA Response:

A goal of the Big Beaver district is to create a building wall along the front ROW that provides a high engaging building presence at the street and advances pedestrian amenities. The Planning Commission should consider whether the outdoor gathering space and public café fulfills this goal.

SPECIAL USE APPROVAL STANDARDS

Section 9.03 states that the Planning Commission shall consider the following general standards when reviewing a special use request:

1. *Compatibility with Adjacent Uses.*
2. *Compatibility with the Master Plan.*
3. *Traffic Impact.*

4. *Impact on Public Services.*
5. *Compliance with Zoning Ordinance Standards.*
6. *Impact on the Overall Environment.*
7. *Special Use Approval Specific Requirements.*

SUMMARY

The following site features shall be considered by the Planning Commission:

1. Compliance with Special Use Standards in Section 9.03
2. Compliance with Site Plan Review Design Standards in Section 8.06
3. Approval of Shared Parking Agreement. Shared Parking Agreement shall be reviewed and approved by the City Attorney.
4. Compliance with Big Beaver Design Standards in Section 5.04.E.
5. Planning Commission consideration of 30-foot front setback with outdoor seating and consideration of use activation along Butterfield.

Respectfully,

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

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

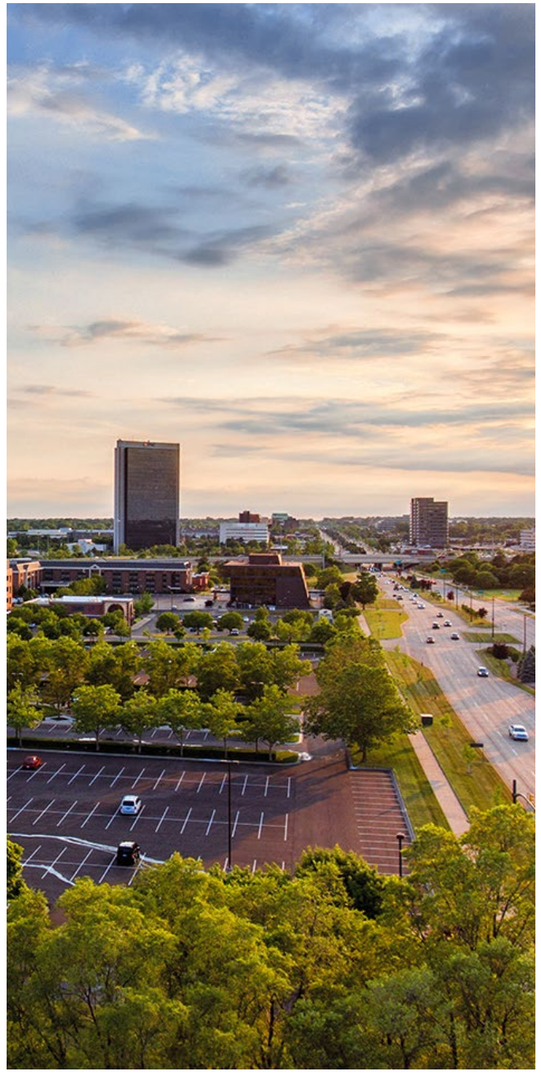
HOTEL DEVELOPMENT

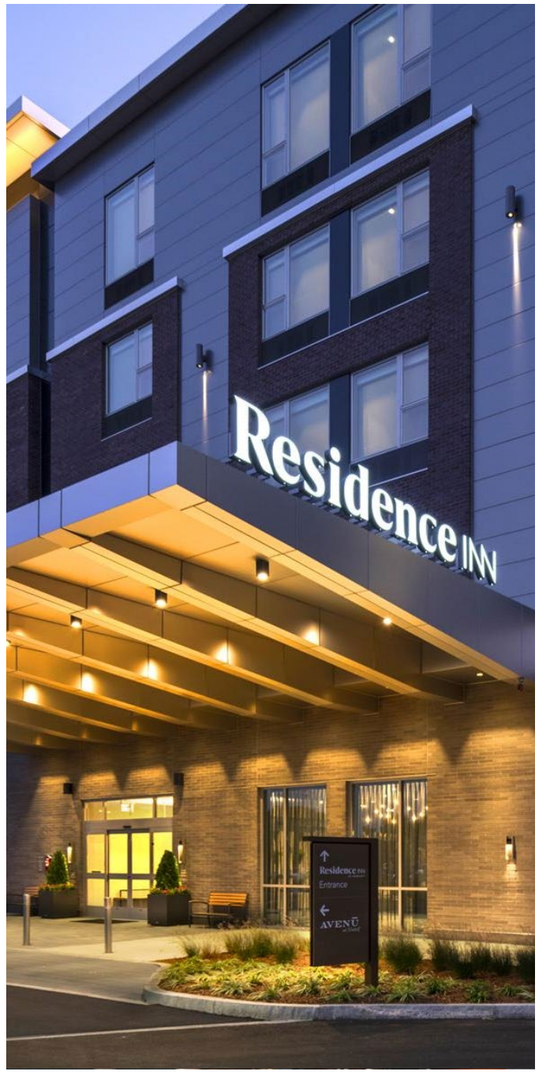
PROJECT NARRATIVE

PRESENTED BY:
BOWERS+ASSOCIATES
ARCHITECTURE DESIGN

12.23.2024 V1

Development Narrative

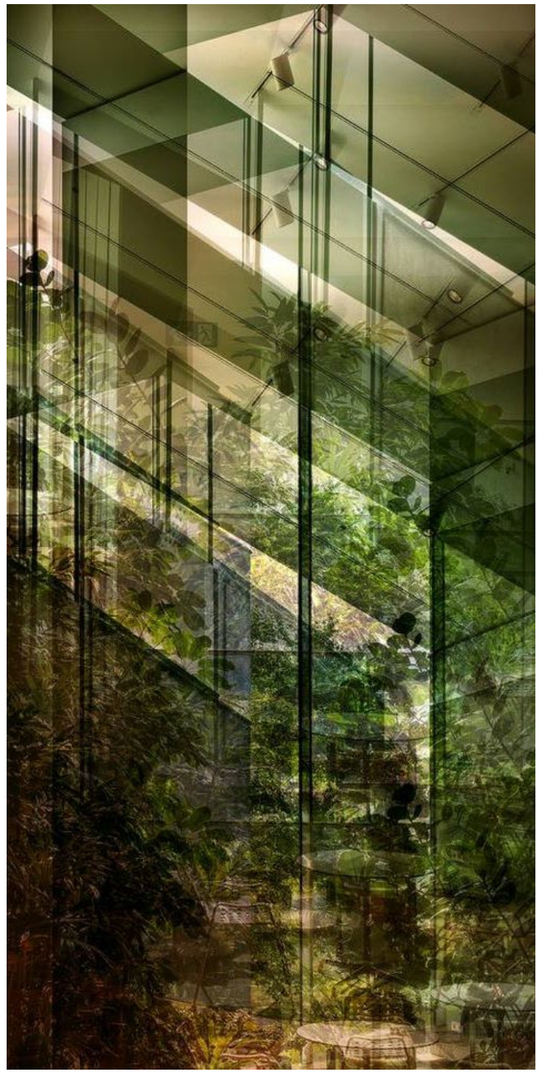


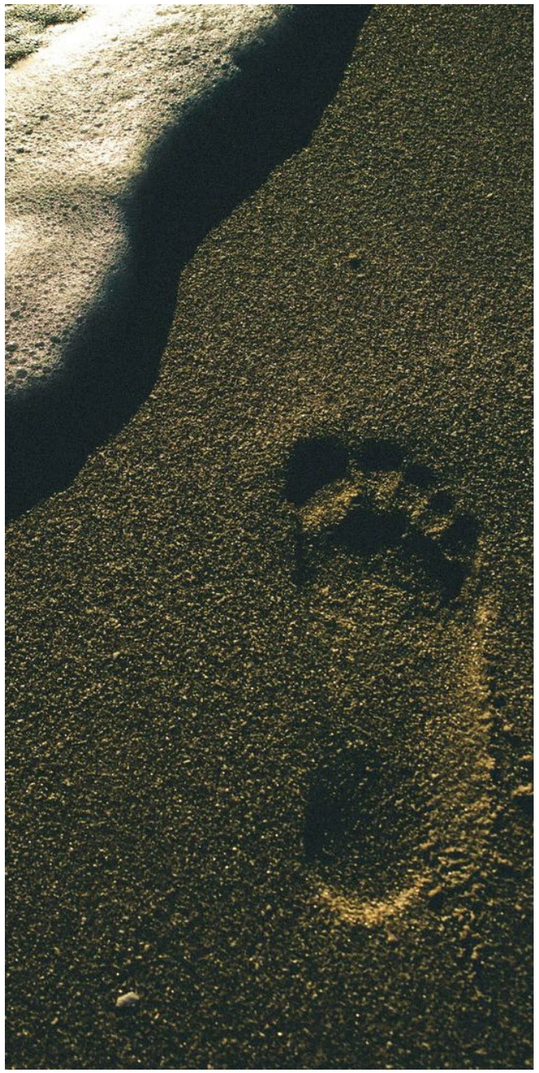


- Encouraging Business Development: By providing high-quality extended-stay accommodations, the hotel will attract businesses seeking to host clients and employees for extended periods, fostering Troy's reputation as a business-friendly city.
- Enhancing Quality of Life: The project strengthens Troy's position as a desirable place to live, work, and visit by offering elevated lodging options and a welcoming environment for community engagement.

Fostering A Vision For Growth

BOWERS+ASSOCIATES
ARCHITECTURE DESIGN

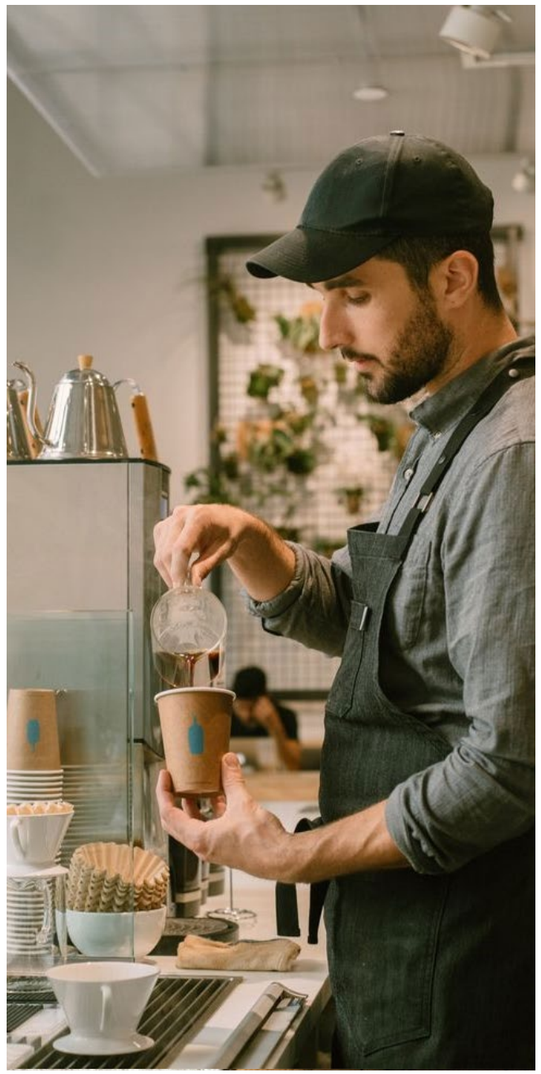




• Architectural Harmony: The hotel's exterior will reflect contemporary urban design with high-quality materials and landscaping that complements neighboring properties.
• Sustainable Practices: The Residence Inn will incorporate energy-efficient systems and eco-friendly practices, reducing its environmental footprint while setting a standard for sustainable development in Troy.

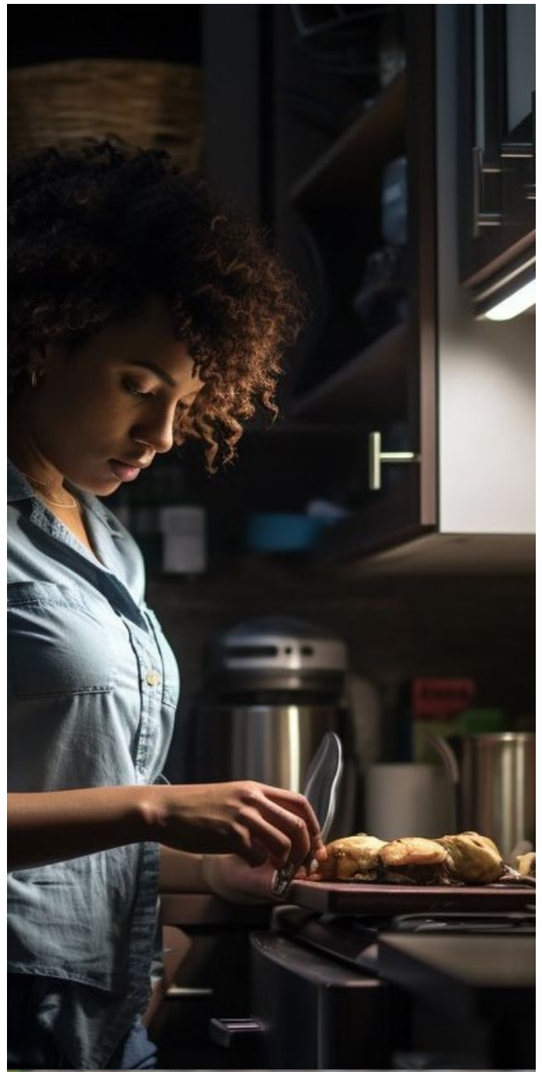
Thoughtful Design + Environmental Impact

BOWERS+ASSOCIATES
ARCHITECTURE DESIGN

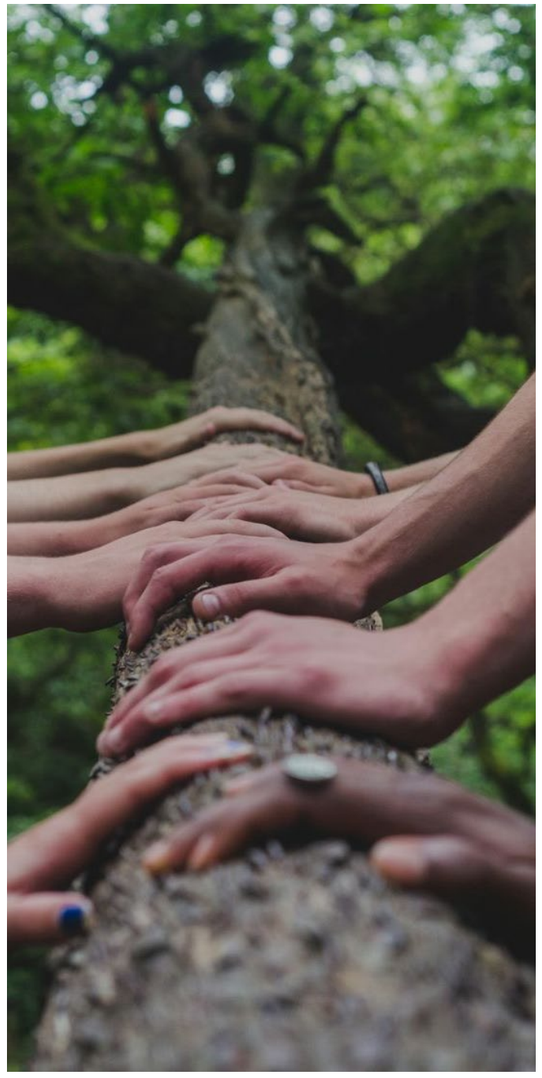


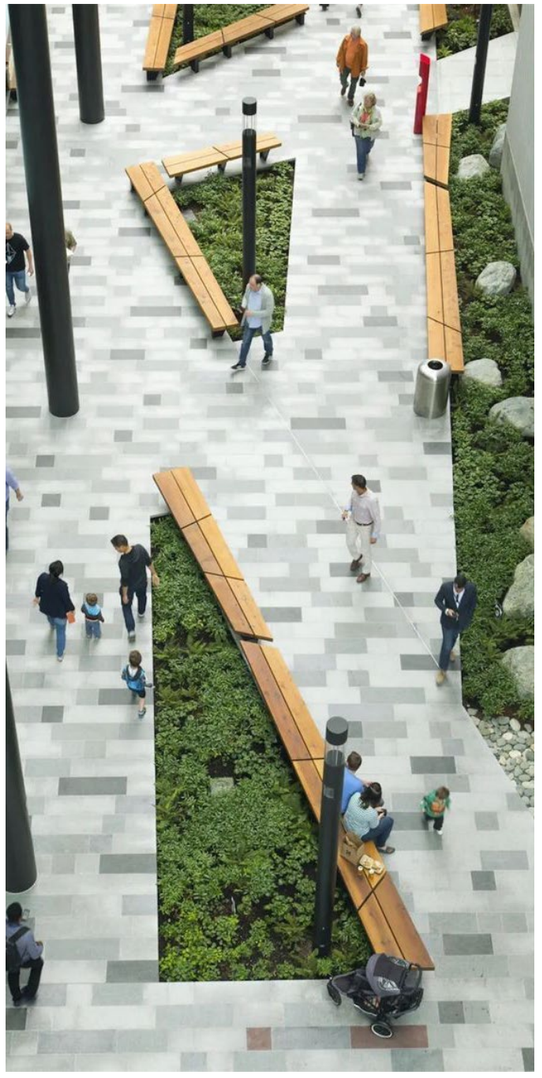
- Boosting Local Economy: The hotel will bring a steady stream of visitors who will patronize local businesses, restaurants, and services, generating significant revenue for the city.
- Job Creation: The development will create jobs during construction and permanent positions once operational, contributing to the local economy.
- Tax Revenue: The project will generate ongoing property and occupancy tax revenues, directly benefiting Troy's municipal budget.

Economic + Community Benefits



• Extended-Stay Accommodations: The Residence Inn bridges the gap between short-term hotels and permanent housing, offering suites with fully equipped kitchens, workspaces, and living areas. This is ideal for relocating families, professionals on long-term assignments, and guests visiting family or businesses in Troy.
• Supporting Multi-Family Living: By situating the hotel near existing multi-family developments, the Residence Inn integrates seamlessly into the neighborhood. Its design mirrors the apartment-style amenities found in nearby properties, ensuring a cohesive and attractive streetscape.





- The proposed Residence Inn by Marriott will be an invaluable addition to Troy, uniquely positioned to enhance the local community, drive economic growth, and serve as a harmonious complement to neighboring multi-family developments. This project offers a well-rounded solution to meet the needs of both residents and visitors, while aligning with Troy's vision for thoughtful, high-quality development.

Community Focused Development for Troy

BOWERS+ASSOCIATES
ARCHITECTURE DESIGN

- The Residence Inn by Marriott is more than just a hotel—it's a thoughtfully planned development that aligns with Troy's goals for sustainable growth and community enrichment. Its blend of economic benefits, community-focused amenities, and seamless integration with the neighborhood ensures that this project will contribute positively to the city for years to come.

- By approving this development, the council will be endorsing a project that enhances Troy's appeal, creates jobs, generates tax revenue, and provides a valuable resource for both residents and visitors. The Residence Inn is not just a place to stay; it's a place where community happens.

Development with Lasting Impact

BOWERS+ASSOCIATES
ARCHITECTURE DESIGN

Project Overview

Marriott Residence Inn Overview

Discover the Ultimate Hospitality Experience

Welcome to a stunning new four-story development that redefines comfort and elegance. From the moment guests arrive, they are greeted by an expansive two-story grand lobby—a space designed to inspire awe and offer a warm welcome. The lobby serves as the heart of the property, blending modern sophistication with inviting touches.

The development boasts **116 thoughtfully designed guestrooms**, each tailored to meet the needs of today's discerning traveler. Whether here for business or leisure, guests will appreciate the seamless blend of style, functionality, and comfort.

Central to the experience is the **inviting kitchen pantry**, a hub of hospitality that evokes the warmth of home. Complementing this is a **24-hour coffee station** and a **food-and-beverage to-go station**, ensuring guests have access to delicious, convenient options anytime.

This property is more than a place to stay—it's a destination that offers effortless convenience, modern amenities, and an atmosphere of understated luxury.

Active Front Yard

A vibrant gathering space where hotel guests and public can connect and unwind. With inviting grills for outdoor cooking, a cozy fireplace for ambiance, and movable heaters for year-round comfort, this thoughtfully designed area becomes the perfect spot for memorable moments and communal experiences.

Entrances

Prominent building entrances are thoughtfully designed to enhance circulation, seamlessly guiding guests from dynamic exterior spaces into the welcoming embrace of the public lobby. These pathways create a natural flow, connecting activated outdoor areas with the vibrant heart of the building, ensuring an inviting and effortless transition for every guest.

Main Hotel Entrance

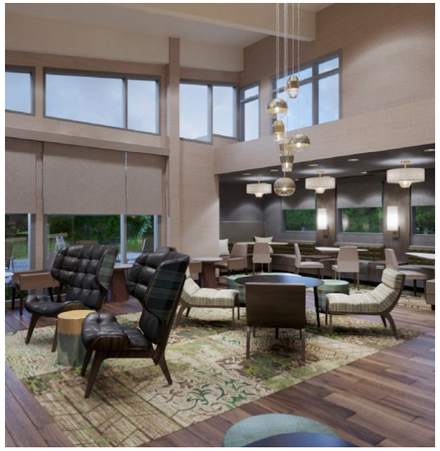
Elegant pathways and driveways guide guests effortlessly to the hotel's pedestrian canopy. This grand structure provides a seamless and sheltered drop-off experience, setting the tone for an exceptional stay.

Parking

PROPOSED SITE PARKING.....461 PARKING SPACES PROVIDED
PARKING REQUIRED.....116 SPACES @ 1 SPACE PER ROOM
FOR HOTEL.....5 SPACES @ 1 SPACE PER EMPLOYEE
121 SPACES REQUIRED
PARKING PROVIDED.....36 SPACES ON SITE
FOR HOTEL.....85 SPACES ON OFFICE SITE
PARKING REQUIRED.....1 SPACE PER 300 SF AREA
FOR OFFICE.....100,462 SF / 300 = 335 SPACES REQUIRED
PARKING PROVIDED **461 PARKING SPACES PROPOSED**
- 335 OFFICE SPACES
-121 HOTEL SPACES
= 5 EXCESS SPACES OVER REQUIRED

Hotel Tower

The harmonious blend of branded roof lines, masonry, brick, cast stone, fiber cement siding, metal accents, and glass comes together to craft a distinctive and cohesive design. These exterior materials not only enhance durability but also embody the signature look of the brand, combining timeless appeal with modern sophistication.



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- This property is more than a place to stay—it's a destination that offers effortless convenience, modern amenities, and an atmosphere of understated luxury.

(A) Pedestrian Entrance

(B) Butterfield Road

- A vibrant gathering space where hotel guests and public can connect and unwind. With inviting grills for outdoor cooking, a cozy fireplace for ambiance, and movable heaters for year-round comfort, this thoughtfully designed area becomes the perfect spot for memorable moments and communal experiences.

Active Front Yard

- A highlight of the Troy Residence Inn is its grab-and-go market and coffee shop, a unique feature designed to serve both hotel guests and the local community.
- A Gathering Place for All: Offering artisan coffee, fresh pastries, and locally sourced snacks, the coffee shop will provide a welcoming space for casual meetings, study sessions, or a relaxing break.
- Convenience and Quality: The grab-and-go market will be stocked with high-quality, locally inspired products, making it a go-to spot for busy professionals and residents alike.
- A Vibrant Community Hub: By creating an inviting, stylish space with free Wi-Fi and comfortable seating, the coffee shop is more than an amenity—it's a place for connection and collaboration.

A Hub for Community Engagement

BOWERS+ASSOCIATES
ARCHITECTURE DESIGN

- Elegant pathways and driveways guide guests effortlessly to the hotel's pedestrian canopy. This grand structure provides a seamless and sheltered drop-off experience, setting the tone for an exceptional stay.

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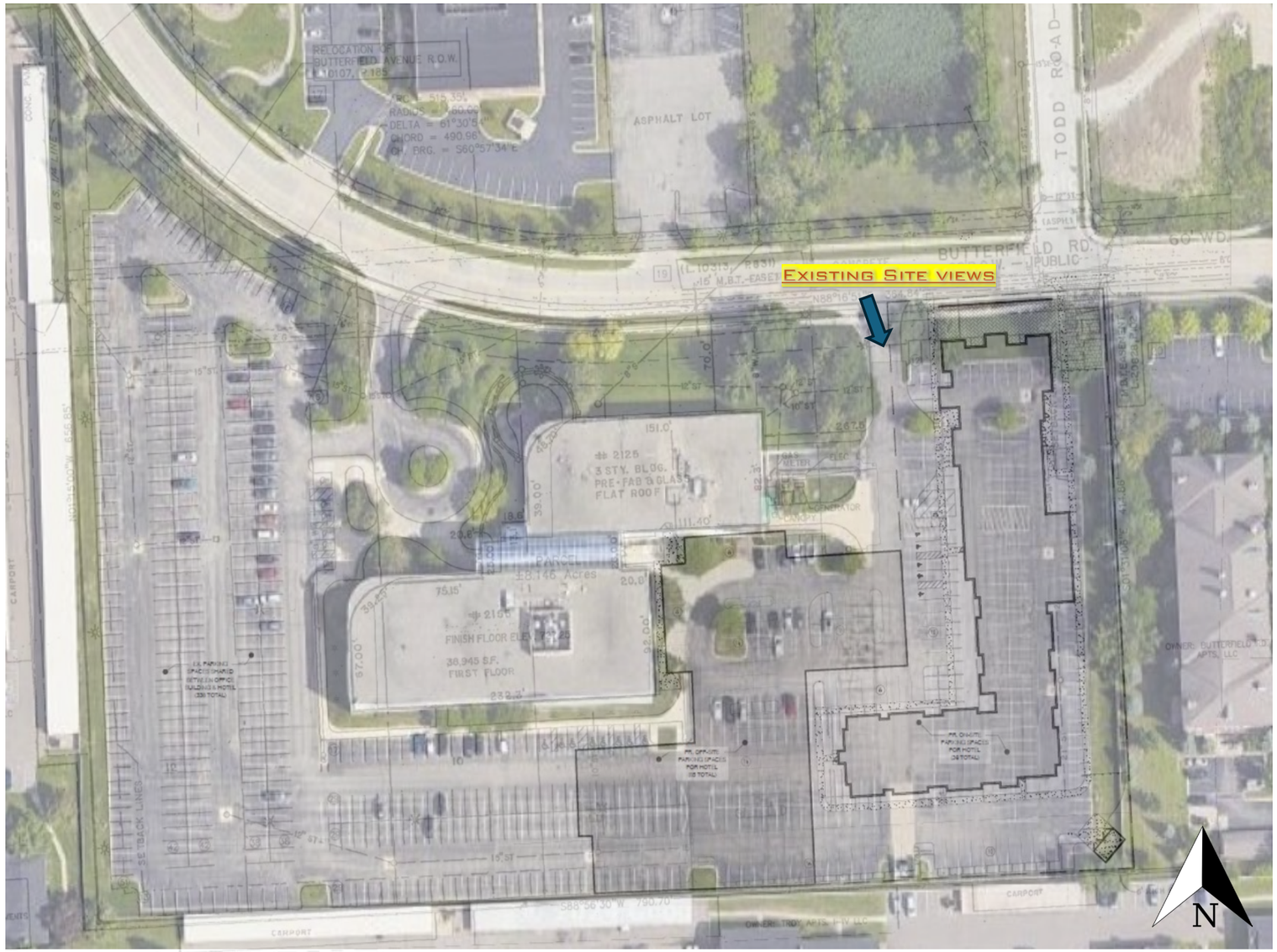
Hotel Tower

BOWERS+ASSOCIATES
ARCHITECTURE DESIGN

Hotel Tower (night life)

BOWERS+ASSOCIATES
ARCHITECTURE DESIGN



EXISTING SITE VIEW 'A'

EXISTING SITE VIEW 'B'

PARKING

PROPOSED SITE PARKING.....461 PARKING SPACES PROVIDED

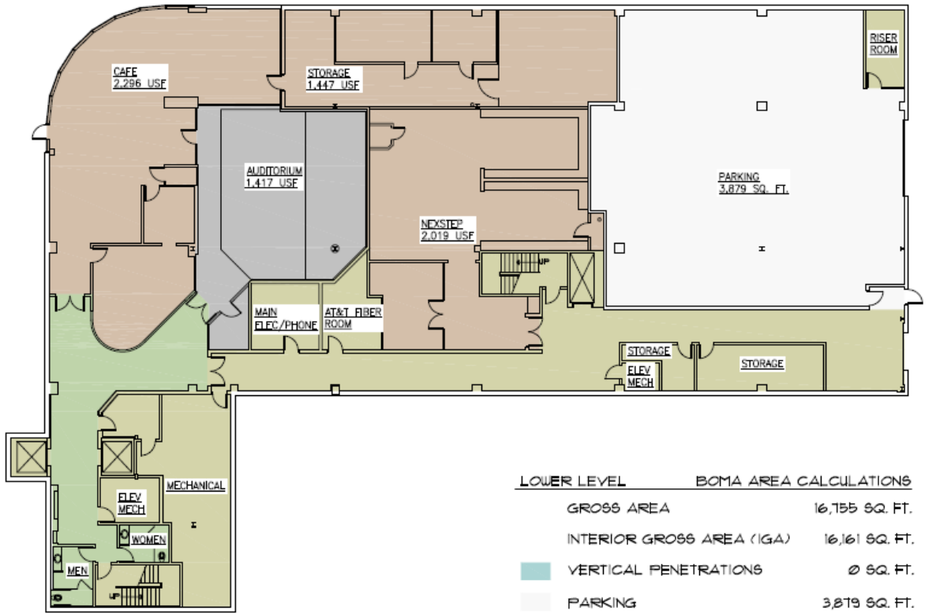
PARKING REQUIRED.....116 SPACES @ 1 SPACE PER ROOM
FOR HOTEL.....5 SPACES @ 1 SPACE PER EMPLOYEE
121 SPACES REQUIRED
PARKING PROVIDED.....36 SPACES ON SITE
FOR HOTEL.....85 SPACES ON OFFICE SITE
PARKING REQUIRED.....1 SPACE PER 300 SF AREA
FOR OFFICE.....100,462 SF / 300 = 335 SPACES REQUIRED

TOTALS

PARKING PROVIDED

461 PARKING SPACES PROPOSED
- 335 OFFICE SPACES
-121 HOTEL SPACES
= 5 EXCESS SPACES OVER REQUIRED

2125 BUTTERFIELD DR.



LOWER LEVEL	BOMA AREA CALCULATIONS
GROSS AREA	16,755 SQ. FT.
INTERIOR GROSS AREA (IGA)	16,161 SQ. FT.
VERTICAL PENETRATIONS	0 SQ. FT.
PARKING	3,879 SQ. FT.
FLOOR RENTABLE (RSF)	12,282 SQ. FT.
FLOOR SERVICE AREA (FSA)	1,074 SQ. FT.
BUILDING SERVICE AREA (BSA)	4,029 SQ. FT.
OCCUPANT AREA (USF)	5,762 USF
BUILDING AMENITIES	1,417 USF
ACTUAL BOMA RENT FACTOR	1.248

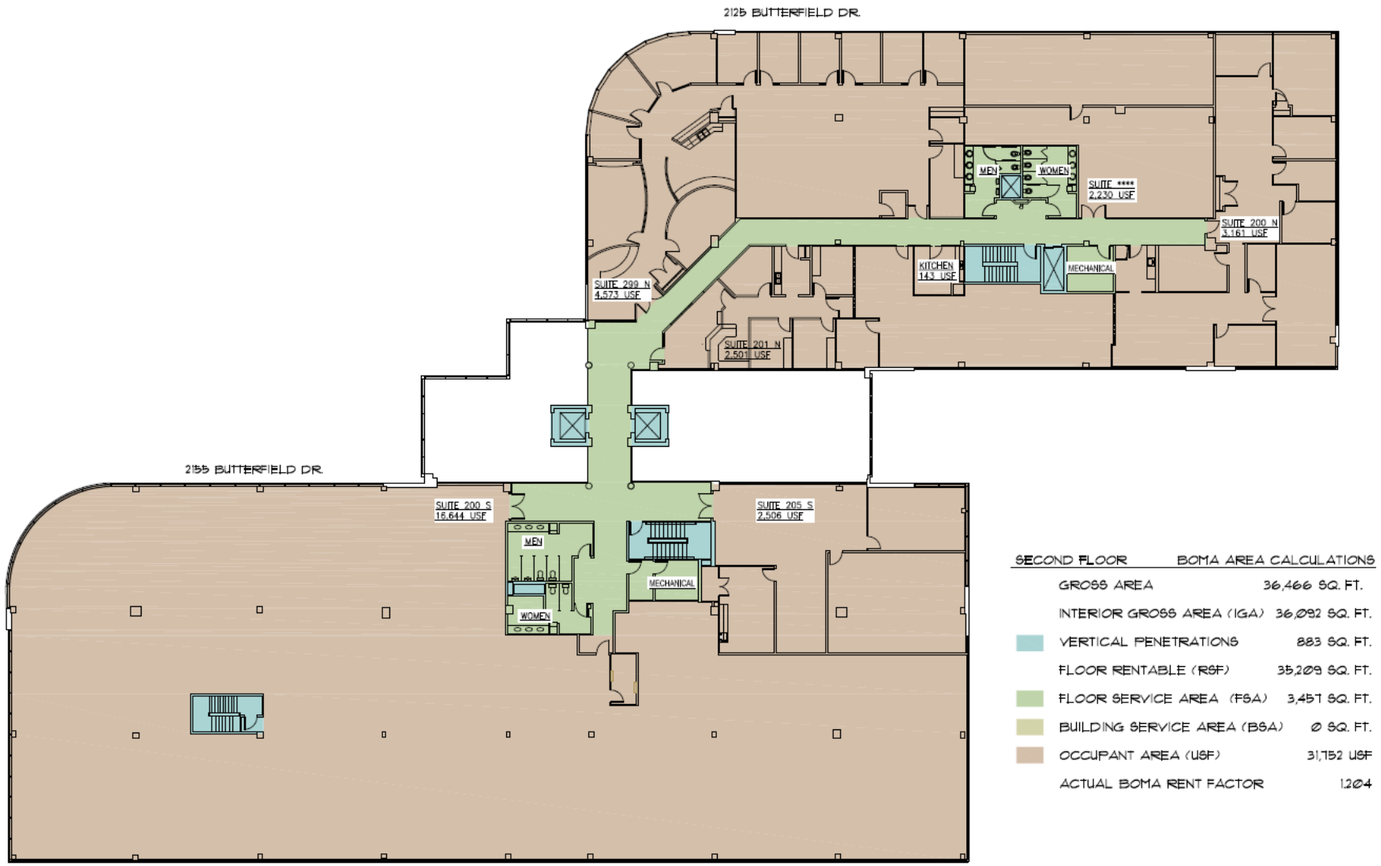
2125 BUTTERFIELD DR.

2155 BUTTERFIELD DR.

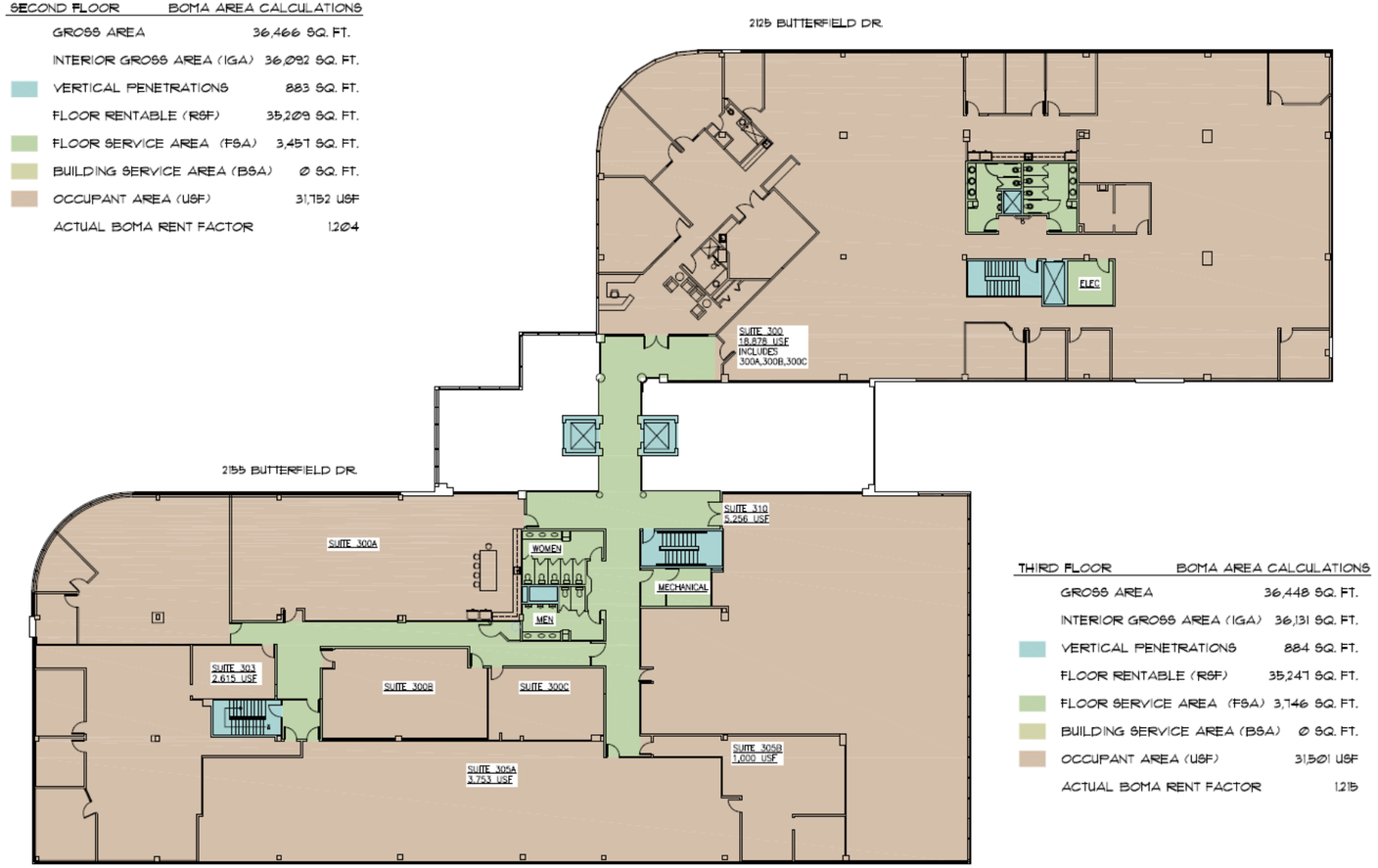
FIRST FLOOR	BOMA AREA CALCULATIONS
GROSS AREA	39,229 SQ. FT.
INTERIOR GROSS AREA (IGA)	38,805 SQ. FT.
VERTICAL PENETRATIONS	620 SQ. FT.
FLOOR RENTABLE (RSF)	38,185 SQ. FT.
FLOOR SERVICE AREA (FSA)	2,871 SQ. FT.
BUILDING SERVICE AREA (BSA)	3,867 SQ. FT.
OCCUPANT AREA (USF)	31,447 USF
ACTUAL BOMA RENT FACTOR	1.185

EXISTING OFFICE CALCULATIONS | LOWER LEVEL + FIRST FLOOR

BOWERS+ASSOCIATES
ARCHITECTURE DESIGN



SECOND FLOOR	BOMA AREA CALCULATIONS
GROSS AREA	36,466 SQ. FT.
INTERIOR GROSS AREA (IGA)	36,092 SQ. FT.
VERTICAL PENETRATIONS	883 SQ. FT.
FLOOR RENTABLE (RSF)	35,209 SQ. FT.
FLOOR SERVICE AREA (FSA)	3,457 SQ. FT.
BUILDING SERVICE AREA (BSA)	0 SQ. FT.
OCCUPANT AREA (USF)	31,752 USF
ACTUAL BOMA RENT FACTOR	1.204



THIRD FLOOR	BOMA AREA CALCULATIONS
GROSS AREA	36,448 SQ. FT.
INTERIOR GROSS AREA (IGA)	36,131 SQ. FT.
VERTICAL PENETRATIONS	884 SQ. FT.
FLOOR RENTABLE (RSF)	35,247 SQ. FT.
FLOOR SERVICE AREA (FSA)	3,746 SQ. FT.
BUILDING SERVICE AREA (BSA)	0 SQ. FT.
OCCUPANT AREA (USF)	31,501 USF
ACTUAL BOMA RENT FACTOR	1.215

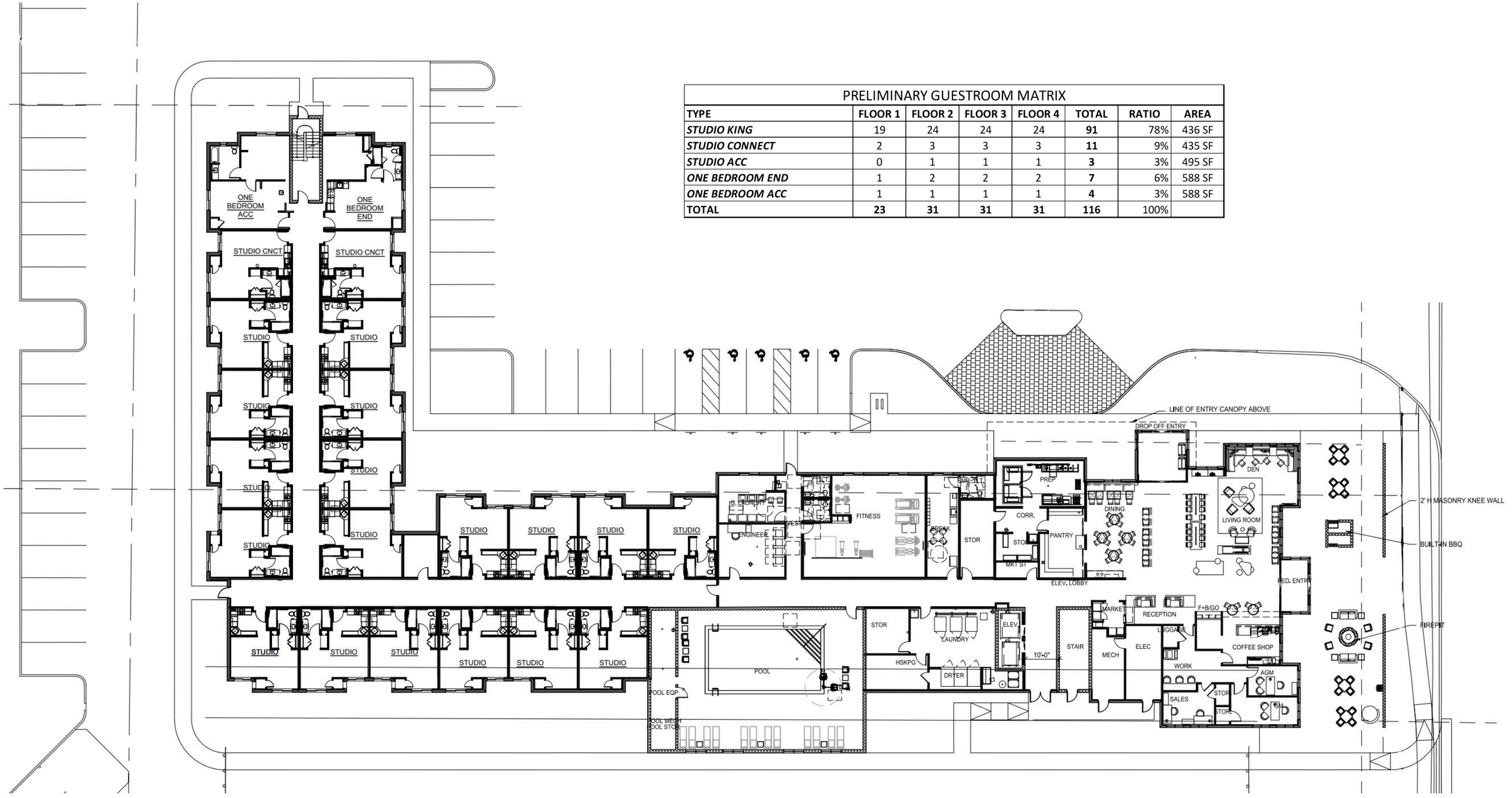
EXISTING OFFICE CALCULATIONS | SECOND + THIRD LEVEL

BOWERS+ASSOCIATES
ARCHITECTURE DESIGN

Architectural Site Plan

BOWERS+ASSOCIATES
ARCHITECTURE DESIGN

PRELIMINARY GUESTROOM MATRIX							
TYPE	**FLOOR 1**	**FLOOR 2**	**FLOOR 3**	**FLOOR 4**	**TOTAL**	**RATIO**	**AREA**
STUDIO KING	19	24	24	24	**91**	78%	436 SF
STUDIO CONNECT	2	3	3	3	**11**	9%	435 SF
STUDIO ACC	0	1	1	1	**3**	3%	495 SF
ONE BEDROOM END	1	2	2	2	**7**	6%	588 SF
ONE BEDROOM ACC	1	1	1	1	**4**	3%	588 SF
TOTAL	**23**	**31**	**31**	**31**	**116**	100%	


ONE BEDROOM ACC
ONE BEDROOM END
STUDIO CNCT
STUDIO
STUDIO
STUDIO

Residence Inn

Troy, Michigan

BOWERS+ASSOCIATES

ARCHITECTURE DESIGN

Residence Inn

Troy, Michigan

BOWERS+ASSOCIATES

ARCHITECTURE DESIGN

Residence Inn

Troy, Michigan

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Troy, Michigan

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ARCHITECTURE DESIGN

Residence Inn

Troy, Michigan

BOWERS+ASSOCIATES

ARCHITECTURE DESIGN

RESIDENCE INN SITE PLAN

2125 BUTTERFIELD
TROY, MICHIGAN

OWNER

TROY HOTEL GROUP, LLC
31100 STEPHENSON HIGHWAY,
MADISON HEIGHTS, MI 48071

ARCHITECT

BOWERS + ASSOCIATES, INC.
2400 S. HURON PARKWAY
ANN ARBOR, MICHIGAN 48104
T: 734.975.2400

CIVIL ENGINEER

S.M. ENGINEERS
1939 LINCOLNSHIRE DRIVE
ROCHESTER HILLS, MI
T: 248.835.3553

STRUCTURAL ENGINEER

TBD

LANDSCAPE ARCHITECT

S.M. ENGINEERS
1939 LINCOLNSHIRE DRIVE
ROCHESTER HILLS, MI
T: 248.835.3553

MEP ENGINEER

TBD

LOCATION MAP
N.T.S.

SHEET INDEX:

ARCHITECTURAL

T-100	COVER SHEET
A-001	ARCHITECTURAL SITE PLAN
A-002	SITE DETAILS
A-010	PHOTOMETRIC LIGHTING PLAN
A-100	FIRST FLOOR PLAN
A-101	TYPICAL UPPER LEVEL FLOOR PLANS
A-300	EXTERIOR ELEVATIONS
A-301	EXTERIOR ELEVATIONS

CIVIL

C3.0	SITE LAYOUT & PAVING PLAN
C3.1	OVERALL PARKING PLAN
C3.2	LANDSCAPE PLAN
C4.0	GRADING PLAN
C5.0	UTILITY PLAN
	TOPOGRAPHIC / TREE SURVEY

BOWERS+ASSOCIATES, INC.
2400 South Huron Parkway
Ann Arbor, MI 48104
P: 734.975.2400
www.bowersarch.com

CONSULTANT + NAME

PROJECT + INFORMATION
RESIDENCE INN
2125 BUTTERFIELD
TROY, MI

PROJECT + NUMBER
23-203

ISSUE + DATE

14 MAY 2024	SITE PLAN
01 AUG 2024	SITE RESUB
11 SEPT 2024	SITE RESUB
06 NOV 2024	SITE RESUB
24 DEC 2024	SITE RESUB

SHEET + TITLE
TITLE
SHEET
23203T100.dwg

SHEET + NUMBER
T-100

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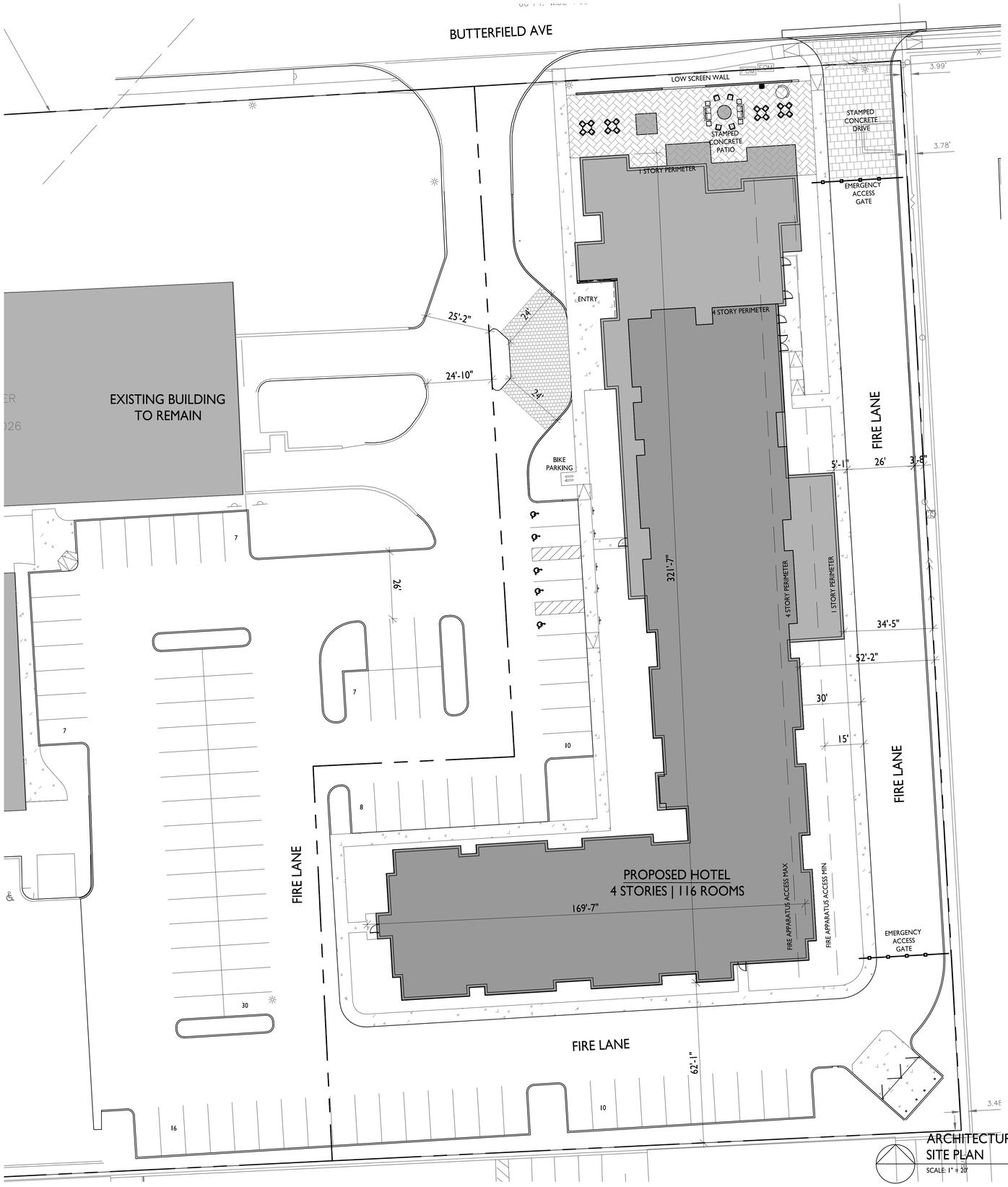

ARCHITECTURAL SITE PLAN
SCALE: 1" = 20'

SITE/BUILDING DATA

PARCEL SIZE	80,212 SF | 1.84 ACRES
EXISTING ZONING	BB BIG BEAVER FORM BASED SITE TYPE B STREET TYPE C
BUILDING SQUARE FOOTAGE	83,644 SF

PARKING DATA

PROPOSED SITE PARKING PROVIDED	461 PARKING SPACES
PARKING REQUIRED FOR HOTEL	116 SPACES @ 1 SPACE PER ROOM 5 SPACES @ 1 SPACE PER EMPLOYEE 121 SPACES REQUIRED
PARKING PROVIDED FOR HOTEL	36 SPACES ON SITE 85 SPACES ON OFFICE SITE
PARKING REQUIRED FOR OFFICE	1 SPACE PER 300 SF AREA 100,462 SF / 300 = 335 SPACES REQUIRED
PARKING PROVIDED	461 PARKING SPACES PROPOSED - 335 OFFICE SPACES -121 HOTEL SPACES = 5 EXCESS SPACES OVER REQUIRED

BOWERS+ASSOCIATES, INC.
2400 South Huron Parkway
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CONSULTANT + NAME

PROJECT + INFORMATION

RESIDENCE INN

2125 BUTTERFIELD
TROY, MI

PROJECT + NUMBER

23-203

ISSUE + DATE

14 MAY 2024	SITE PLAN
01 AUG 2024	SITE RESUB
11 SEPT 2024	SITE RESUB
06 NOV 2024	SITE RESUB
12 DEC 2024	REV
24 DEC 2024	SITE RESUB

STATE OF MICHIGAN
SCOTT M BOWERS
ARCHITECT
301032573
LICENSED ARCHITECT

SHEET + TITLE

ARCHITECTURAL SITE PLAN

23203_z100.dwg

SHEET + NUMBER

A-001

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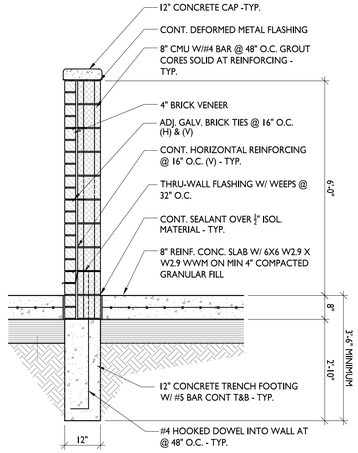
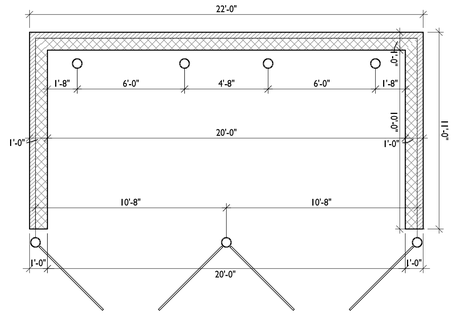


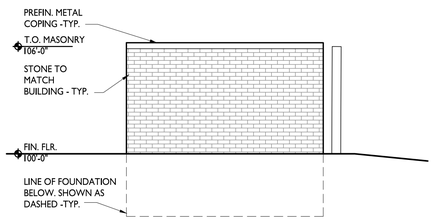
1 TRASH ENCLOSURE SECTION

A-001 | A-001 SCALE: ½" = 1'-0"



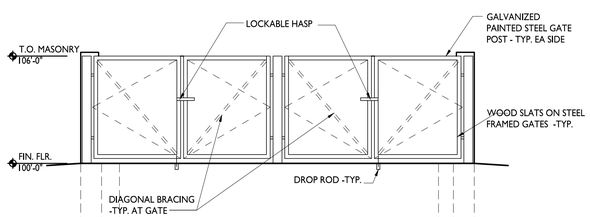
2 TRASH ENCLOSURE PLAN

A-001 | A-001 SCALE: ¼" = 1'-0"



3 TRASH ENCLOSURE ELEVATION

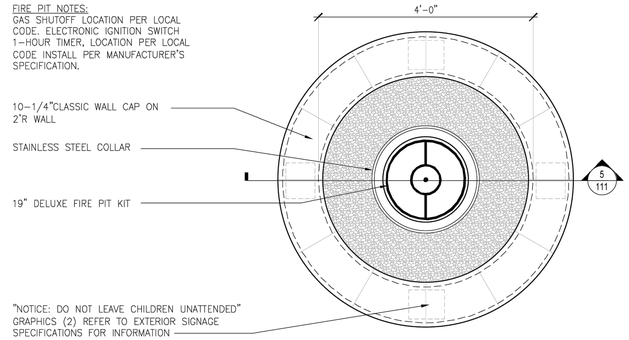
A-001 | A-001 SCALE: ¼" = 1'-0"



4 TRASH ENCLOSURE ELEVATION

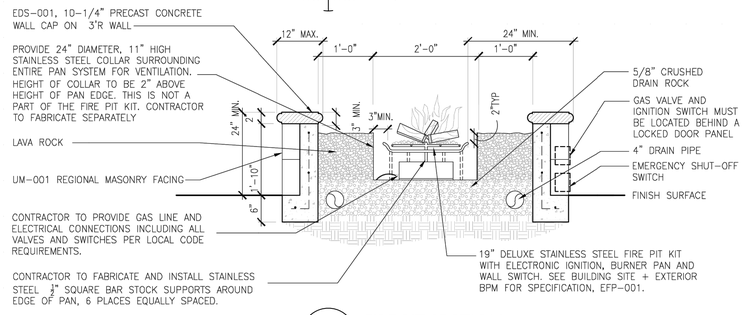
A-001 | A-001 SCALE: ¼" = 1'-0"

FIRE PIT NOTES:
GAS SHUTOFF LOCATION PER LOCAL CODE. ELECTRONIC IGNITION SWITCH 1-HOUR TIMER, LOCATION PER LOCAL CODE INSTALL PER MANUFACTURER'S SPECIFICATION.



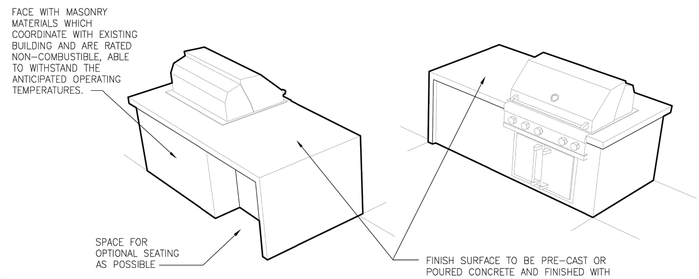
5 FIRE PIT PLAN

A-001 | A-001 SCALE: ½" = 1'-0"



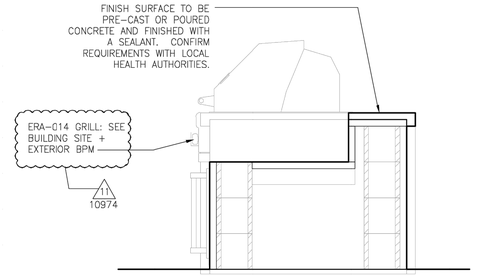
6 FIRE PIT SECTION

A-001 | A-001 SCALE: ½" = 1'-0"



7 BBQ PERSPECTIVE

A-001 | A-001 SCALE: NOT TO SCALE



7 BBQ SECTION

A-001 | A-001 SCALE: ½" = 1'-0"

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www.bowersarch.com

CONSULTANT + NAME

PROJECT + INFORMATION
RESIDENCE INN
2125 BUTTERFIELD
TROY, MI

PROJECT + NUMBER
23-203

ISSUE + DATE

14 MAY 2024	SITE PLAN
01 AUG 2024	SITE RESUB
11 SEPT 2024	SITE RESUB
24 DEC 2024	SITE RESUB

SHEET + TITLE
SITE
DETAILS
23203_z100.dwg

SHEET + NUMBER
A-002

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PHOTOMETRIC LIGHTING PLAN

SCALE: 1" = 20'

D-Series Size 1
LED Wall Luminaire

d*series

BAA BABA

Specifications

Luminaire

Widths: 13-3/4" (34.9 cm)
Weight: 12 lbs (5.4 kg)
Depths: 10" (25.4 cm)
Height: 6-3/8" (16.2 cm)

Back Box (BBW, E20WC)

Widths: 13-3/4" (34.9 cm)
BBW Weight: 5 lbs (2.3 kg)
Depths: 4" (10.2 cm)
E20WC Weight: 10 lbs (4.5 kg)
Height: 6-3/8" (16.2 cm)

For 3/4" NPT side-entry conduit (BBW only)

Catalog Number
Notes
Type

Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DDBTXD

DSXW1 LED

Series	LEDs	Drive Current	Color temperature	Distribution	Voltage	Mounting	Control Options
DSXW1 LED	10C 10 LEDs (one engine)	350 350 mA	30K 3000 K	T2S Type II Short	MVOLT[1]	Shipped included	Shipped installed
	20C 20 LEDs (two engines)[2]	530 530 mA	40K 4000 K	T2M Type II Medium	120[1]	(blank) Surface mounting bracket	PE Photoelectric cell, button type[3]
		700 700 mA	50K 5000 K	T3S Type III Short	208[1]		DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)
		1000 1000 mA (1 A)[4]	AMBPC Amber phosphor converted	T3M Type III Medium	240[1]	BBW Surface-mounted back box (for conduit entry)	PIR 180° motion/ambient light sensor, +15' mtg ht.[3,5]
				T4M Type IV Medium	277[1]		PIRH 180° motion/ambient light sensor, 15-30' mtg ht.[3,5]
				TFTM Forward Throw Medium	347[1,6]		PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc.[3,5,7]
					480[1,6]		PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc.[3,5,7]
							E20WC Emergency battery backup (includes external component enclosure), CA Title 20 compliant[8,9]

Other Options		Finish (required)			
Shipped installed	**Shipped separately**[10]	DDBXD Dark bronze	DSSD Sandstone	DWHGXD Textured white	
SF Single fuse (120, 277 or 347V)[11,12]	BSW Bird-deterrent spikes	DBLXD Black	DDBTXD Textured dark bronze	DSSTXD Textured sandstone	
DF Double fuse (208, 240 or 480V)[11,12]	VG Vandal guard	DNAXD Natural aluminum	DBLBXD Textured black		
WL House-side shield[13]	DDL Diffused drop lens	DWHXD White	DNATXD Textured natural aluminum		
SPD Separate surge protection[12]					

Accessories

Ordered and shipped separately.

DSXW1 U House-side shield (one per light engine)
DSXW1BSW U Bird deterrent spikes
DSXW1VG U Vandal guard accessory

NOTES

1. 20C 1000 is not available with PIR, PIRH, PIR1FC3V or PIRH1FC3V.
2. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
3. Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
4. Only available with 20C, 700mA or 1050mA. Not available with PIR or PIRH.
5. Back box ships installed on fixture. Cannot be field installed. Cannot be ordered as an accessory.
6. Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with emergency battery backup, PIR or PIRH.
7. Reference Motion Sensor table on page 3.
8. Same as old ELCW. Cold weather (-20C) rated. Not compatible with conduit entry applications. Not available with BBW mounting option. Not available with fusing. Not available with 347 or 480 voltage options.
9. Reference Emergency Battery Backup Specifications. Emergency mode 93 fc at 1 ft. from fixture.
10. Not available with E20WC.
11. Not available with E20WC.
12. Also available as a separate accessory; see Accessories information.
13. Not available with E20WC.

LITHONIA LIGHTING
COMMERCIAL OUTDOOR

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DSXW1-LED
Rev. 3/26/24

D-Series Size 2
LED Area Luminaire

d*series

BAA BABA

Specifications

EPA: 1.06 ft² (0.10 m²)
Length: 40.59" (103.1 cm)
Width: 16.76" (42.6 cm)
Height H1: 8.11" (20.6 cm)
Height H2: 3.96" (10.1 cm)
Weight: 46 lbs (20.9 kg)

Catalog Number
Notes
Type

Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of up to 80% vs. 1000W HID and expected service life of over 100,000 hours.

ds design select

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

ds Design Select options indicated in this color background.

Ordering Information

EXAMPLE: DSX2 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX2 LED

Series	LEDs	Color temperature	Color Rendering Index	Distribution	Voltage	Mounting
DSX2 LED	**Forward optics** (this section 70CRI only)	30K 3000K	70CRI	AFR Automotive front row	T5HS Type V Short High Output	MVOLT (120-277V)[1]	Shipped included
	P1 P6	40K 4000K	70CRI	T1S Type I short	T5LS Type V Low Output	HVOLT (347V-480V)[1]	SPA Square pole mounting (#5 drilling)
	P2 P7	50K 5000K	70CRI	T2M Type II medium	T5VS Type V Short	XVOLT (277V - 480V)[1]	RPA Round pole mounting (#5 drilling)
	P3 P8	(this section 80CRI only, extended lead times apply)		T3M Type III medium	T5VW Type V Wide	120[1,2,3]	SPA1 Square pole mounting #5 drilling[4]
	P4 P9			T3LG Type III Low Glare	BLC3 Type III backlight control[5]	208[1,2,3]	RPA1 Round pole mounting #5 drilling[4]
	Rotated optics	27K 2700K	80CRI	T4M Type IV Medium	BLC4 Type IV backlight control[5]	240[1,2,3]	SPA90 Square tenon pole mounting #5 drilling
	P10 P13[1]	30K 3000K	80CRI	T4LG Type IV Low Glare	LCCO Left corner cutoff[5]	277[1,2,3]	WBA Wall bracket
	P11 P14[1]	35K 3500K	80CRI	TFTM Forward Throw Medium	RCCO Right corner cutoff[5]	347[1,2,3]	MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)
	P12[1]	40K 4000K	80CRI			480[1,2,3]	
		50K 5000K	80CRI				

Control options		Other options		Finish (required)	
Shipped installed	PE7X Green pin receptacle only (controls ordered separately)[6,7]	**Shipped installed**	**Shipped separately**	DDBXD Dark bronze	DSSTXD Textured sandstone
NLTAIR2 PIRHN NLTAIR2 nLight AIR generation 2 enabled with bi-level motion, ambient sensor, 8-40' mounting height, ambient sensor enabled at 3fc (1, 5, 7, 8, 9)[7]	FAO Field adjustable output[8,9]	SPD20KV 20KV surge protection	BSW Bird spikes	DBLXD Black	
	BL30 Bi-level switched dimming, 30% [8,9]	HS Houseside shield (black finish standard)		DNAXD Natural Aluminum	
PIR High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 3fc (1,5,7,8,9)	BL50 Bi-level switched dimming, 50% [8,9]	L90 Left rotated optics[1]	VG Vandal guard	DWHXD White	
	DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)[8]	R90 Right rotated optics[1]	DDL Diffused drop lens	DBLBXD Textured black	
PER NEMA twist-lock receptacle only (controls ordered separately)[6]	DS Dual switching [8,9,10]	CCE Coastal Construction[11]		DNATXD Textured natural aluminum	
PER5 Five-pin receptacle only (controls ordered separately)[6,7]		HA 50°C ambient operation[12]		DWHGXD Textured white	
		BAA Buy American Act Compliant			
		SF Single fuse (120, 277, 347V)[9]			
		DF Double fuse (208, 240, 480V)[9]			
		SG Vibration rated for IK10			

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DSX2 LED
Rev. 04/12/24
Page 1 of 10

SCHEDULE								
SYMBOL	LABEL	QTY	MANUFACTURER	CATALOG	DESCRIPTION	NUMBER LAMPS	LAMP OUTPUT	LLF	INPUT POWER
	A	8	LITHONIA LIGHTING	DSXW1 LED 20C 700 30K T3M MVOLT	DSXW1 LED WITH (2) 10 LED LIGHT ENGINES, TYPE T3M OPTIC, 3000K, @ 700MA.	1	5078	1	45.7
	B	4	LITHONIA LIGHTING	DSXW1 LED 20C 350 30K T3M MVOLT	DSXW1 LED WITH (2) 10 LED LIGHT ENGINES, TYPE T3M OPTIC, 3000K, @ 350MA.	1	2760	1	23.3
	C	2	LITHONIA LIGHTING	DSX2 LED P5 30K 70CRI T3M HS	D-SERIES SIZE 2 AREA LUMINAIRE P5 PERFORMANCE PACKAGE 3000K CCT 70 CRI TYPE 3 MEDIUM HOUSESIDE SHIELD	1	33424	1	653.1682
	D	1	LITHONIA LIGHTING	DSX2 LED P5 30K 70CRI T3M HS	D-SERIES SIZE 2 AREA LUMINAIRE P5 PERFORMANCE PACKAGE 3000K CCT 70 CRI TYPE 3 MEDIUM HOUSESIDE SHIELD	1	33424	1	326.5841

STATISTICS				
DESCRIPTION	SYMBOL	AVG	MAX	MIN
OVERALL SITE	+	2.0 FC	11.1 FC	0.0 FC
ADJ RES PROP LINE	□	0.03 FC	0.09 FC	0.00 FC

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www.bowersarch.com

CONSULTANT + NAME

PROJECT + INFORMATION
RESIDENCE INN
2125 BUTTERFIELD
TROY, MI

PROJECT + NUMBER
23-203

ISSUE + DATE

14 MAY 2024	SITE PLAN
01 AUG 2024	SITE RESUB
11 SEPT 2024	SITE RESUB
06 NOV 2024	SITE RESUB
24 DEC 2024	SITE RESUB

SHEET + TITLE
PHOTOMETRIC LIGHTING PLAN
23203ph100.dwg

SHEET + NUMBER
A-010

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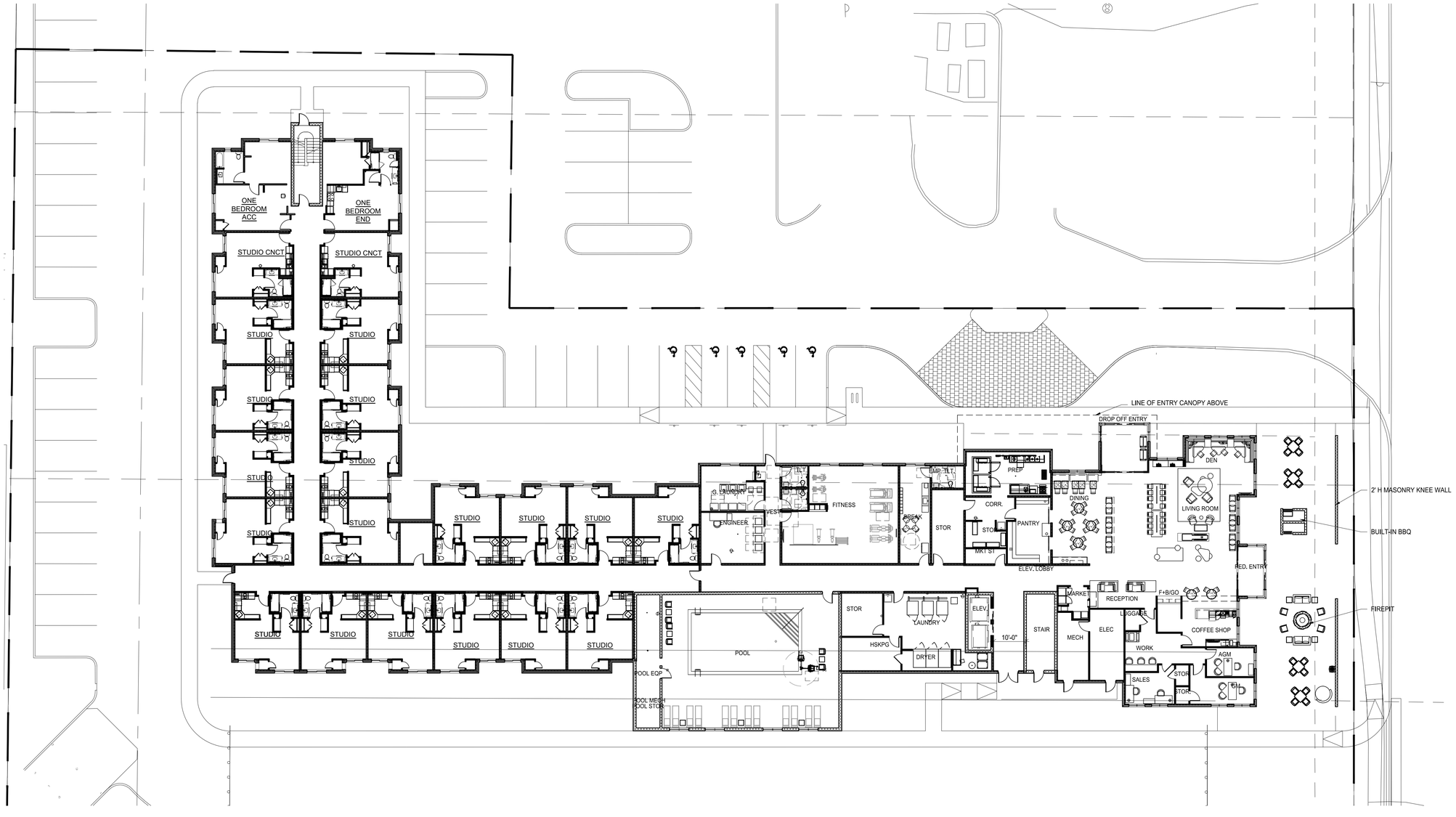
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ONE BEDROOM END
STUDIO CNCT
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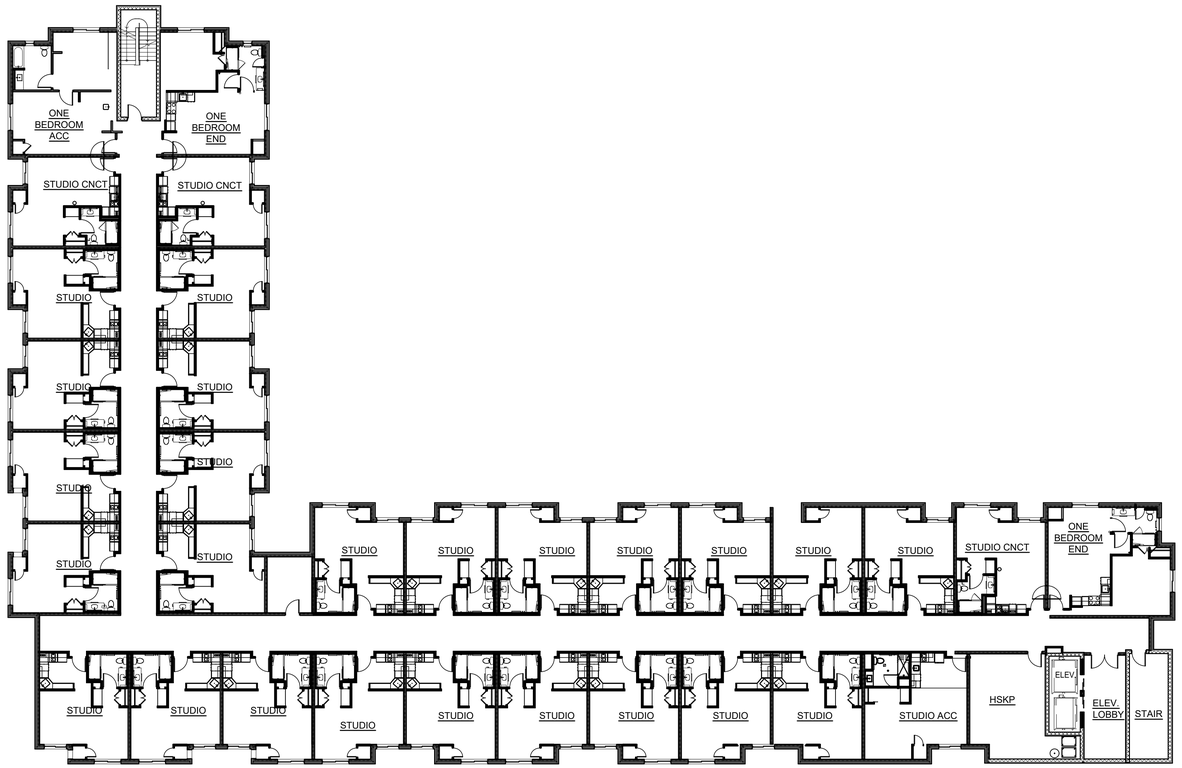

UPPER LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"

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PROJECT + INFORMATION

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2125 BUTTERFIELD
TROY, MI

PROJECT + NUMBER

23-203

ISSUE + DATE

14 MAY 2024	SITE PLAN
01 AUG 2024	SITE RESUB
11 SEPT 2024	SITE RESUB
06 NOV 2024	SITE RESUB
10 DEC 2024	REV
24 DEC 2024	SITE RESUB

SHEET + TITLE

PRELIMINARY
UPPER FLOOR
PLAN

23203mast.dwg

SHEET + NUMBER

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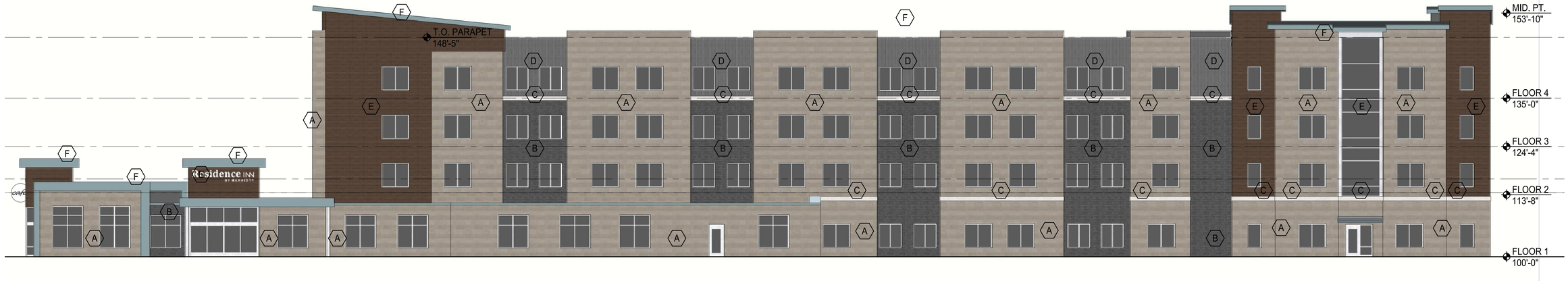
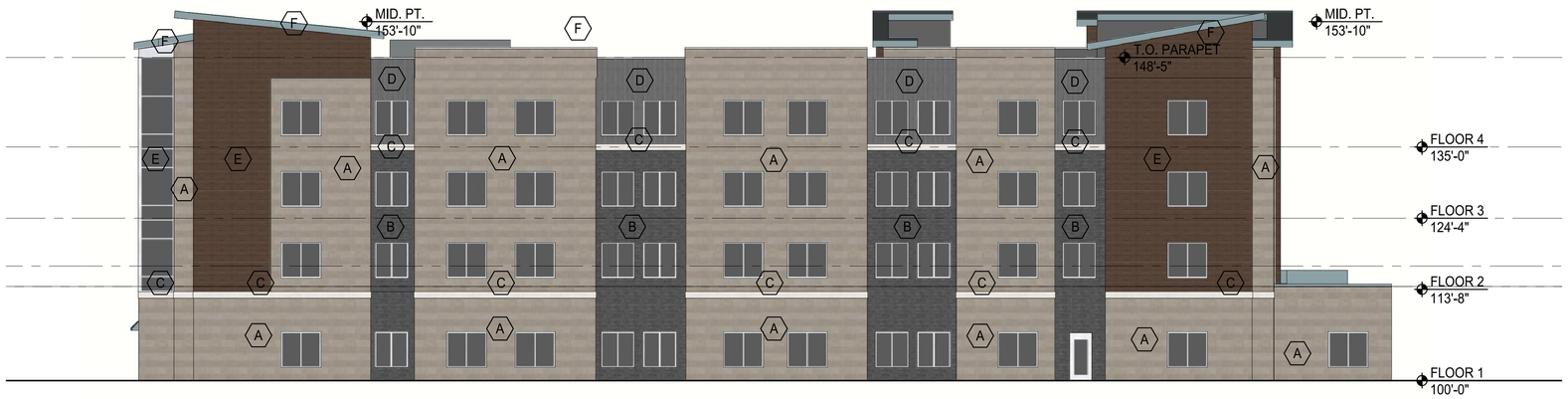


1 A-300 WEST ELEVATION
SCALE: 1/32" = 1'-0"



2 A-300 SOUTH ELEVATION
SCALE: 1/32" = 1'-0"

EXTERIOR FINISH LEGEND

TAG	MATERIAL	MANUF	STYLE	COLOR
A	STONE MASONRY VENEER	READING ROCK	MODULAR VENEER	BUFFSTONE
B	BRICK	TBD	TBD	TBD
C	STONE ACCENT BAND	READING ROCK	ROCKCAST SMOOTH	CRYSTAL WHITE
D	FIBER CEMENT SIDING	NICHIHA	VINTAGE WOOD VERTICAL	ASH
E	FIBER CEMENT SIDING	NICHIHA	VINTAGE WOOD HORIZONTAL	CEDAR
F	PREFIN. METAL PANEL	TBD	TBD	CLEAR ANOD. ALUM

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06 NOV 2024	SITE RESUB
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24 DEC 2024	SITE RESUB

SHEET + TITLE
EXTERIOR ELEVATIONS
23203a300.dwg

SHEET + NUMBER
A-300

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1 EAST ELEVATION
A-301 | A-301 SCALE: 1/32" = 1'-0"

2 NORTH ELEVATION
A-301 | A-301 SCALE: 1/32" = 1'-0"

EXTERIOR FINISH LEGEND

TAG	MATERIAL	MANUF	STYLE	COLOR
A	STONE MASONRY VENEER	READING ROCK	MODULAR VENEER	BUFFSTONE
B	BRICK	TBD	TBD	TBD
C	STONE ACCENT BAND	READING ROCK	ROCKCAST SMOOTH	CRYSTAL WHITE
D	FIBER CEMENT SIDING	NICHIHA	VINTAGE WOOD VERTICAL	ASH
E	FIBER CEMENT SIDING	NICHIHA	VINTAGE WOOD HORIZONTAL	CEDAR
F	PREFIN. METAL PANEL	TBD	TBD	CLEAR ANOD. ALUM

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04 DEC 2024	REV
24 DEC 2024	SITE RESUB

SHEET + TITLE
EXTERIOR ELEVATIONS
23203a300.dwg

SHEET + NUMBER
A-300

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SITE LEGEND

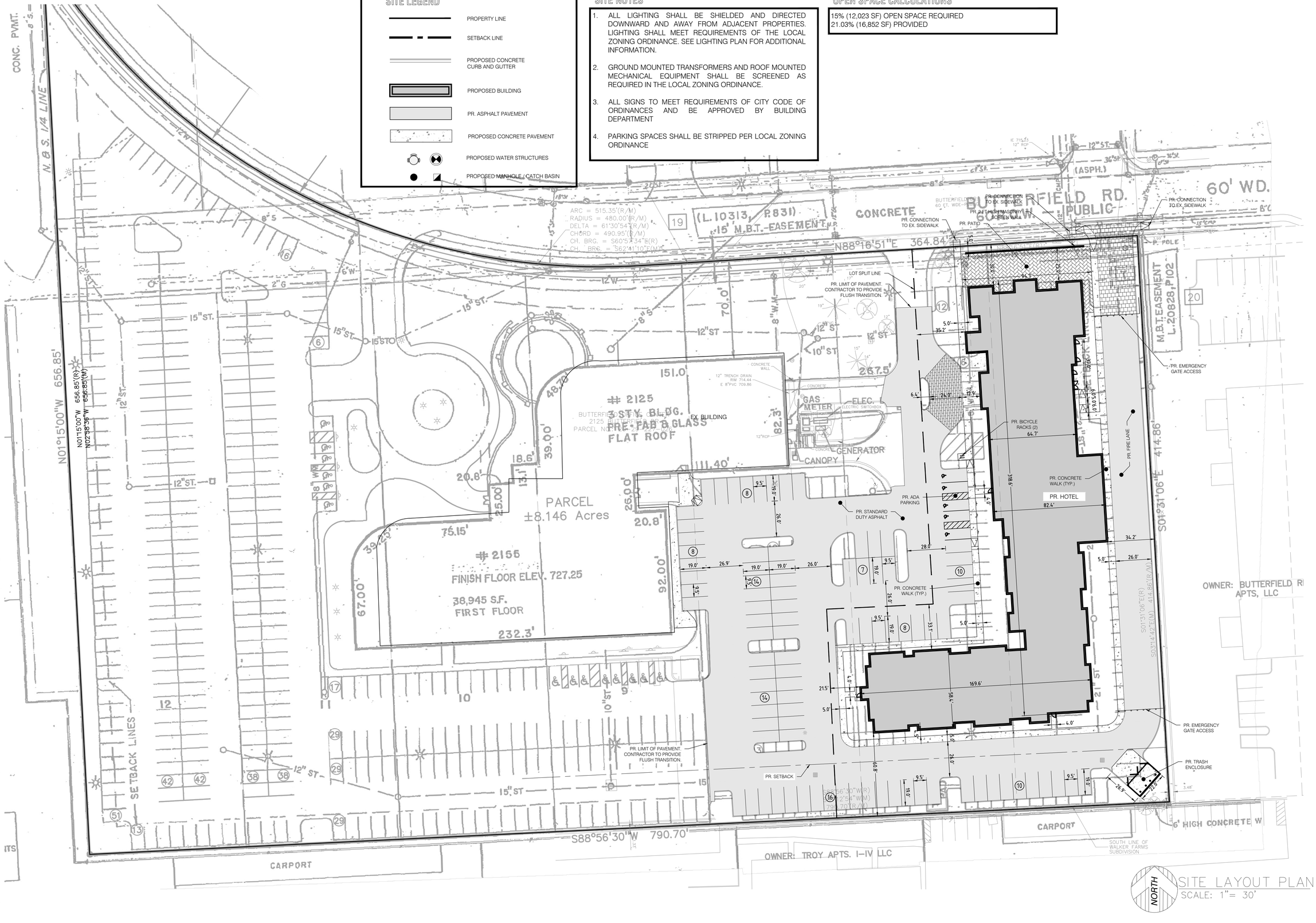
- PROPERTY LINE
- SETBACK LINE
- PROPOSED CONCRETE CURB AND GUTTER
- PROPOSED BUILDING
- PR. ASPHALT PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED WATER STRUCTURES
- PROPOSED MANHOLE / CATCH BASIN

SITE NOTES

1. ALL LIGHTING SHALL BE SHIELDED AND DIRECTED DOWNWARD AND AWAY FROM ADJACENT PROPERTIES. LIGHTING SHALL MEET REQUIREMENTS OF THE LOCAL ZONING ORDINANCE. SEE LIGHTING PLAN FOR ADDITIONAL INFORMATION.
2. GROUND MOUNTED TRANSFORMERS AND ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED AS REQUIRED IN THE LOCAL ZONING ORDINANCE.
3. ALL SIGNS TO MEET REQUIREMENTS OF CITY CODE OF ORDINANCES AND BE APPROVED BY BUILDING DEPARTMENT
4. PARKING SPACES SHALL BE STRIPPED PER LOCAL ZONING ORDINANCE

OPEN SPACE CALCULATIONS

15% (12,023 SF) OPEN SPACE REQUIRED
21.03% (16,852 SF) PROVIDED



SITE LAYOUT PLAN
SCALE: 1"= 30'

S.M. ENGINEERS

CIVIL ENGINEER/ SURVEY / LAND PLANNER / LANDSCAPE ARCHITECT

1939 LINCOLNSHIRE DRIVE, ROCHESTER HILLS, MI
T: 248.835.3553

STATE OF MICHIGAN
JOSEPH ROCCO DATTILO
ENGINEER
No. 6201043601
REGISTERED PROFESSIONAL ENGINEER

NO.	SUBMITTAL	DATE
6	ENG SUBMITTAL	11.13.2024
5	SPA REVIEW	11.04.2024
4	SPA REVIEW	09.09.2024
3	SPA REVIEW	07.11.2024
2	SPA REVIEW	03.15.2024
1	SPA REVIEW	01.05.2024

CFM BUTTERFIELD

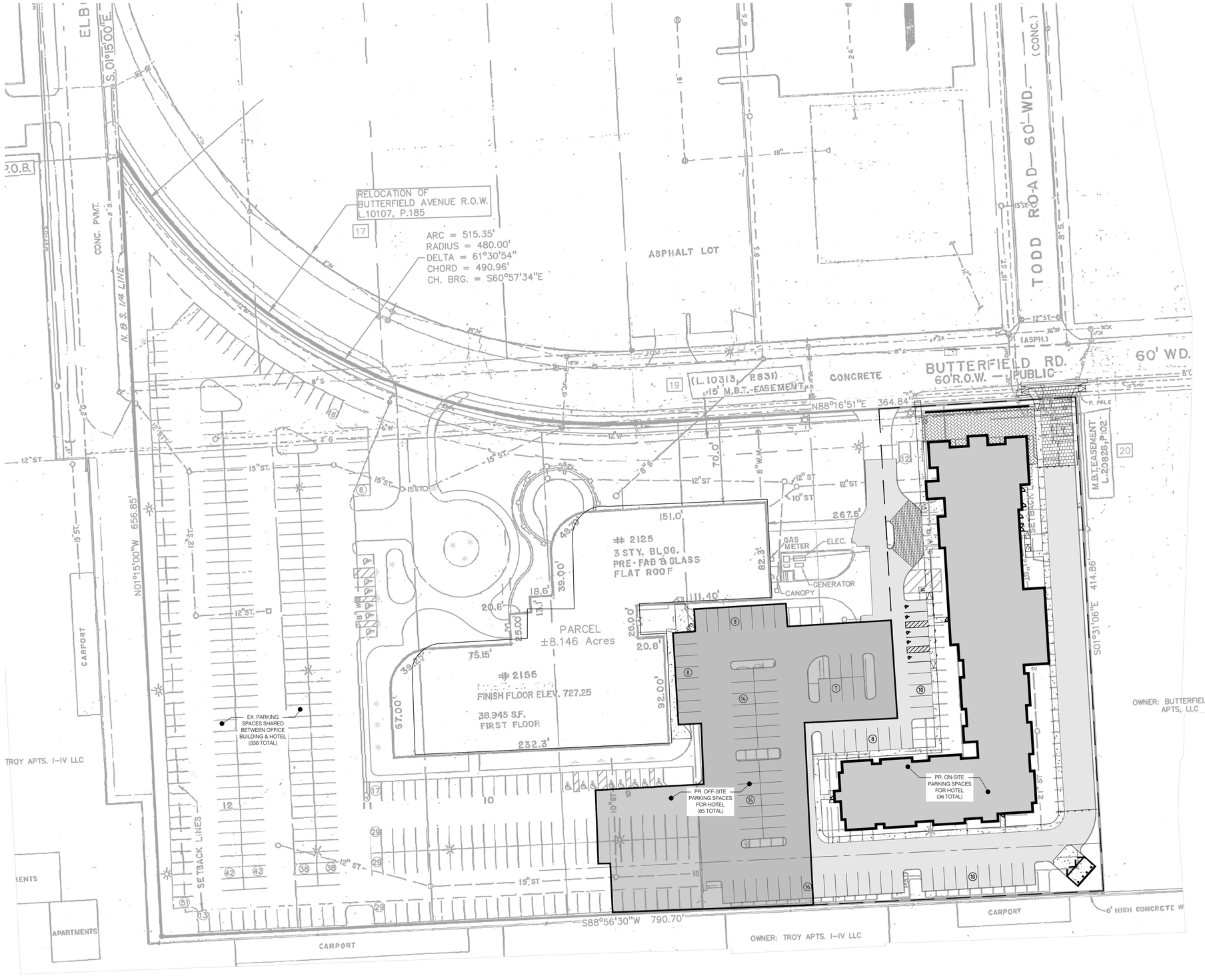
2125-2155 BUTTERFIELD DRIVE,
CITY OF TROY
OAKLAND COUNTY, MICHIGAN

SITE LAYOUT PLAN

C3.0

23036

C3.0 Site Layout & Paving Plan.dwg
12/13/2024
GregEzzo



SITE LEGEND

- PROPERTY LINE
- SETBACK LINE
- PROPOSED CONCRETE CURB AND GUTTER
- PROPOSED BUILDING
- PR. ASPHALT PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED WATER STRUCTURES
- PROPOSED MANHOLE / CATCH BASIN

SITE NOTES

1. ALL LIGHTING SHALL BE SHIELDED AND DIRECTED DOWNWARD AND AWAY FROM ADJACENT PROPERTIES. LIGHTING SHALL MEET REQUIREMENTS OF THE LOCAL ZONING ORDINANCE. SEE LIGHTING PLAN FOR ADDITIONAL INFORMATION.
2. GROUND MOUNTED TRANSFORMERS AND ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED AS REQUIRED IN THE LOCAL ZONING ORDINANCE.
3. ALL SIGNS TO MEET REQUIREMENTS OF CITY CODE OF ORDINANCES AND BE APPROVED BY BUILDING DEPARTMENT
4. PARKING SPACES SHALL BE STRIPPED PER LOCAL ZONING ORDINANCE

S.M. ENGINEERS

CIVIL ENGINEER/ SURVEY / LAND PLANNER / LANDSCAPE ARCHITECT

1939 LINCOLNSHIRE DRIVE, ROCHESTER HILLS, MI
T: 248.835.3553

STATE OF MICHIGAN
JOSEPH ROCCO DATTILO
ENGINEER
No. 6201049601
PROFESSIONAL ENGINEER

NO.	SUBMITTAL	DATE
5	SPA REVIEW	11.04.2024
4	SPA REVIEW	09.09.2024
3	SPA REVIEW	07.11.2024
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1	SPA REVIEW	01.05.2024

CFM BUTTERFIELD

2125-2155 BUTTERFIELD DRIVE,
CITY OF TROY
OAKLAND COUNTY, MICHIGAN

OVERALL PARKING PLAN

C3.1

23036

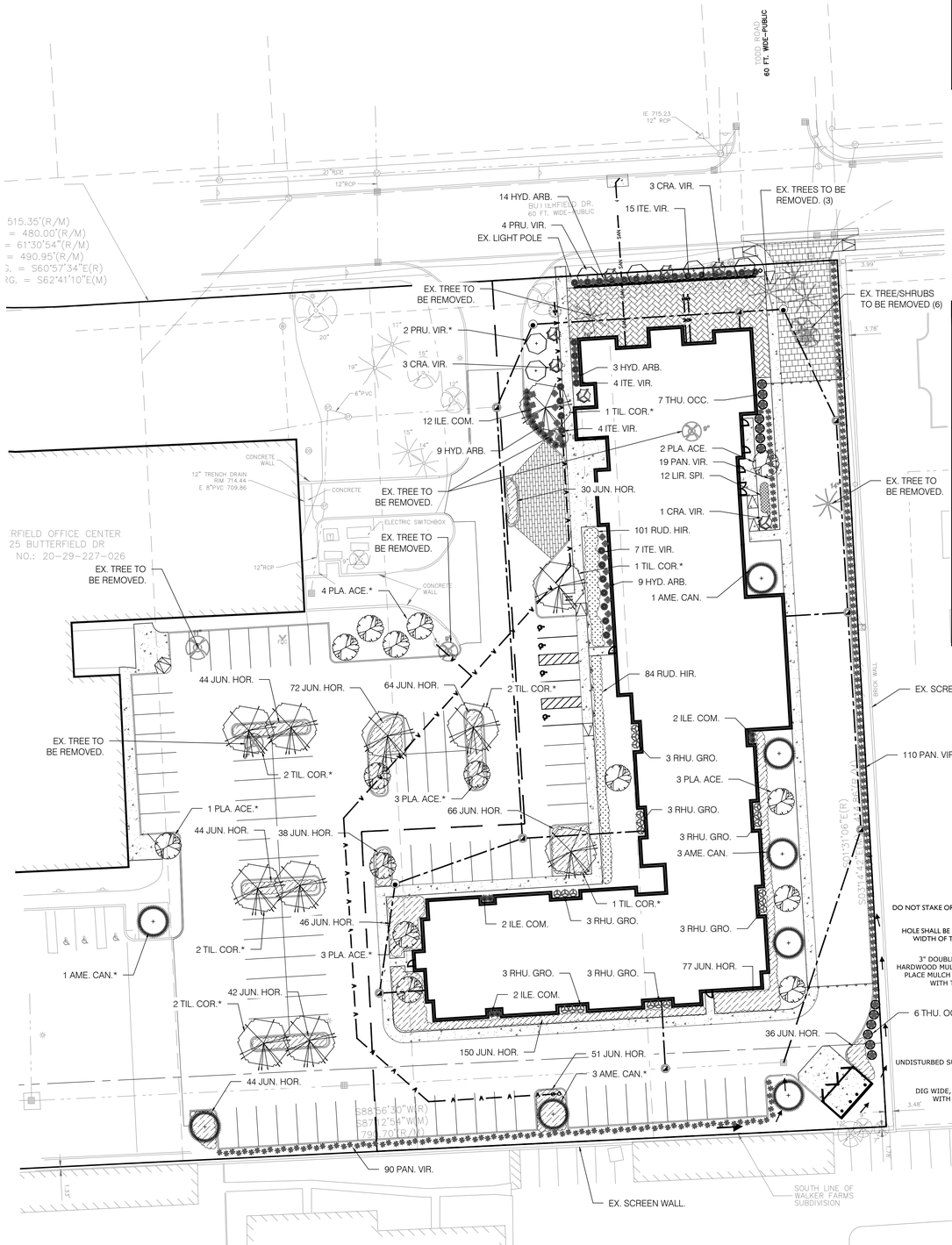
NORTH

OVERALL PARKING PLAN
SCALE: 1"= 40'

C3.0 Site Layout & Paving Plan.dwg
12/13/2024
GregEzzo

IRRIGATION NOTE:

IRRIGATION CONTRACTOR TO PROVIDE A DESIGN FOR AN IRRIGATION SYSTEM SEPARATING PLANTING BEDS FROM LAWN AREA. PRIOR TO CONSTRUCTION, DESIGN IS TO BE SUBMITTED TO THE PROJECT LANDSCAPE DESIGNER FOR REVIEW AND APPROVAL. WHERE POSSIBLE, DRIP IRRIGATION AND OTHER WATER CONSERVATION TECHNIQUES SUCH AS RAIN SENSORS SHALL BE IMPLEMENTED. CONTRACTOR TO VERIFY MAXIMUM ON SITE DYNAMIC WATER PRESSURE AVAILABLE MEASURED IN PSI. PRESSURE REDUCING DEVICES OR BOOSTER PUMPS SHALL BE PROVIDED TO MEET SYSTEM PRESSURE REQUIREMENTS. DESIGN TO SHOW ALL VALVES, PIPING, HEADS, BACKFLOW PREVENTION, METERS, CONTROLLERS, AND SLEEVES WITHIN HARDSCAPE AREAS.



LANDSCAPE REQUIREMENTS

INTERIOR LANDSCAPING
20% OF TOTAL SITE AREA TO BE LANDSCAPED MATERIAL:
80,151.62 SF X 0.20 = 16,030.32 SF REQUIRED
3,891 SF GROUNDCOVER/PERENNIAL PLANTINGS
13,073 SF LAWN AREA
3,891 + 13,073 = 16,964 SF LANDSCAPED MATERIAL COVERAGE PROVIDED.

PARKING LOT LANDSCAPING
1 DECIDUOUS/ORNAMENTAL TREE EVERY 8 PARKING SPACES:
122 PARKING SPACE X $\frac{1}{8}$ TREES PER SPACES = 22 TREES REQUIRED; PROPOSED: 23 TREES
*PARKING LOT TREES INDICATED WITH ASTERISK**

GREENBELTLANDSCAPING
MINIMUM 10' WIDTH ALONG FRONTAGE OF R.O.W.

1 DECIDUOUS TREE PER 30 LF REQUIRED.
165.13 LF / 30 LF = 5.5 TREES REQUIRED; 8 TREES PROVIDED (1 EXISTING)

LANDSCAPE NOTES

1. THE CONTRACTOR SHALL RESTORE ALL DISTURBED GRASS AND LANDSCAPED AREAS TO MATCH EXISTING CONDITIONS UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
2. THE CONTRACTOR SHALL RESTORE ALL DISTURBED LAWN AREAS WITH A MINIMUM 4 INCH LAYER OF TOPSOIL AND SEED.
3. THE CONTRACTOR SHALL RESTORE MULCH AREAS WITH A MINIMUM 3 INCH LAYER OF MULCH .
4. THE MAXIMUM SLOPE ALLOWABLE IN LANDSCAPE RESTORATION AREAS SHALL BE 3 FEET HORIZONTAL TO 1 FOOT VERTICAL (3:1 SLOPE) UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
5. THE CONTRACTOR IS REQUIRED TO LOCATE ALL SPRINKLER HEADS IN AREA OF LANDSCAPING DISTURBANCE PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL RELOCATE SPRINKLER HEADS AND LINES IN ACCORDANCE WITH OWNER'S DIRECTION WITHIN AREAS OF DISTURBANCE.
6. THE CONTRACTOR SHALL ENSURE THAT ALL DISTURBED LANDSCAPED AREAS ARE GRADED TO MEET FLUSH AT THE ELEVATION OF WALKWAYS AND TOP OF CURB ELEVATIONS EXCEPT UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET. NO ABRUPT CHANGES IN GRADE ARE PERMITTED IN DISTURBED LANDSCAPING AREAS.

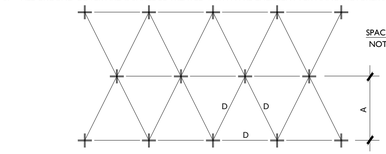
PLANT SCHEDULE

PLANT KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
DECIDUOUS TREES (TOTAL: 26)					
TIL. COR.	11	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	3" CAL.	B&B
PLA. ACE.	15	PLATINUS X ACERIFOLIA 'BLOODGOOD'	BLOODGOOD LONDON PLANETREE	3-3.5" CAL.	B&B
ORNAMENTAL TREES (TOTAL: 21)					
AME. CAN.	8	AMELANCHIER CANADENIS	CANADIAN SERVICEBERRY	10'-12'	B&B
CRA. VIR.	7	CRATAEGUS VIRIDIS	WINTER KING HAWTHORN	10'-12'	B&B
PRU. VIR.	6	PRUNUS VIRGINIANA	CHOKEBERRY	10'-12'	B&B
SHRUBS (TOTAL: 117)					
RHU. GRO.	21	RHUS AROMATICA 'GRO LOW'	FRAGRANT SUMAC	3 GAL.	CONT. 36" O.C.
ILE. COM.	18	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY	24"-30"	CONT.
ITE. VIR.	30	ITEA VIRGINICA	VIRGINIA SWEETSPIRE	36"-48"	CONT.
HYD. ARB.	35	HYDRANGEA ARBORESCENS	SMOOTH HYDRANGEA	24"-30"	CONT.
THU. OCC.	13	THUJA OCCIDENTALIS	AMERICAN ARBORVITAE	10'-15'	CONT. 36" O.C.
PERENNIALS / GRASSES (TOTAL: 1,001)					
JUN. HOR.	804	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	BAR HARBOR CREEPING JUNIPER	15"-18"	CONT. 3' O.C.
LIR. SPI.	12	LIRIOPE SPICATA	CREEPING LILY TURF	12"-18"	CONT. 1.5' O.C.
RUD. HIR.	185	RUDBECKIA HIRTA	BLACK-EYED SUSAN	1'-2' WIDE	CONT.

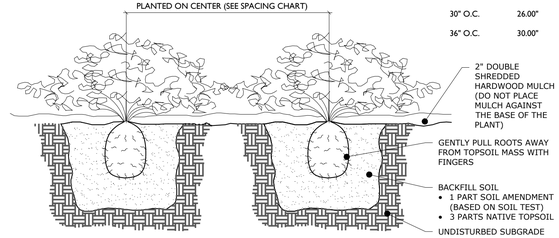
NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN ON THE LANDSCAPE PLAN AND WITHIN THE PLANT LIST, THE PLAN SHALL DICTATE.

NOTES:

1. THOROUGHLY SOAK THE GROUND COVER ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
2. SOIL AMENDMENTS:
   - MODIFY HEAVY CLAY OR SILT SOILDS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSUM
   - MODIFY EXTREMELY SANDY SOILDS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.
3. ALL GROUND COVER AREAS SHALL BE TREATED WITH A PRE-EMERGENT PER MANUFACTURER'S SPECIFICATIONS



SPACING "D"	ROW "A"
6" O.C.	5.20"
8" O.C.	6.93"
10" O.C.	8.66"
12" O.C.	10.40"
15" O.C	13.00"
18" O.C.	15.60"
24" O.C.	20.80"
30" O.C.	26.00"
36" O.C.	30.00"



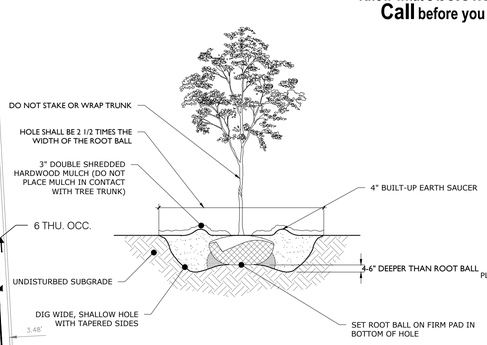
GROUND COVER/PERENNIAL/ANNUAL PLANTING DETAIL

NOT TO SCALE

NOTES:

1. FOR CONTAINER-GROWN TREES, USE FINGERS OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL; THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.
2. THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
3. SOIL AMENDMENTS:
   - MODIFY HEAVY CLAY OR SILT SOILS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSUM
   - MODIFY EXTREMELY SANDY SOILS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX

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



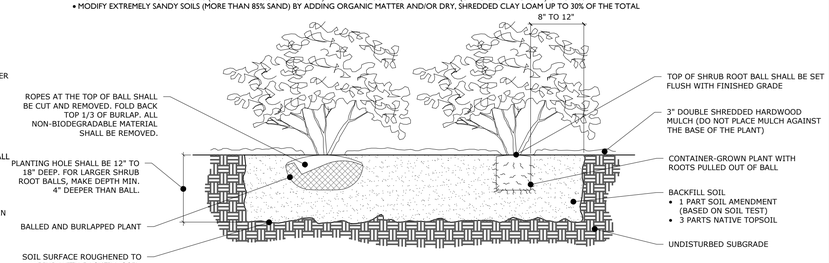
REFERENCES ARCHITECTURAL GRAPHIC STANDARDS COPYRIGHT 2000

DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE

NOTES:

1. FOR THE CONTAINER-GROWN SHRUBS, USE FINGERS OR SMALL HAND TOOL TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL; THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.
2. THOROUGHLY SOAK THE SHRUB ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
   - MODIFY HEAVY CLAY OR SILT SOILS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSUM
   - MODIFY EXTREMELY SANDY SOILS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL



REFERENCES ARCHITECTURAL GRAPHIC STANDARDS COPYRIGHT 2000

DECIDUOUS AND EVERGREEN SHRUB PLANTING DETAIL

NOT TO SCALE

NORTH

LANDSCAPE PLAN
SCALE: 1"= 30'

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1939 LINCOLNSHIRE DRIVE, ROCHESTER HILLS, MI
T: 248.835.3553

STATE OF MICHIGAN
MICHAEL E. PIZZO
LANDSCAPE ARCHITECT
No. 3901001656
REGISTERED LANDSCAPE ARCHITECT

NO.	SUBMITTAL	DATE
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CFM BUTTERFIELD

2125-2155 BUTTERFIELD DRIVE,
CITY OF TROY
OAKLAND COUNTY, MICHIGAN

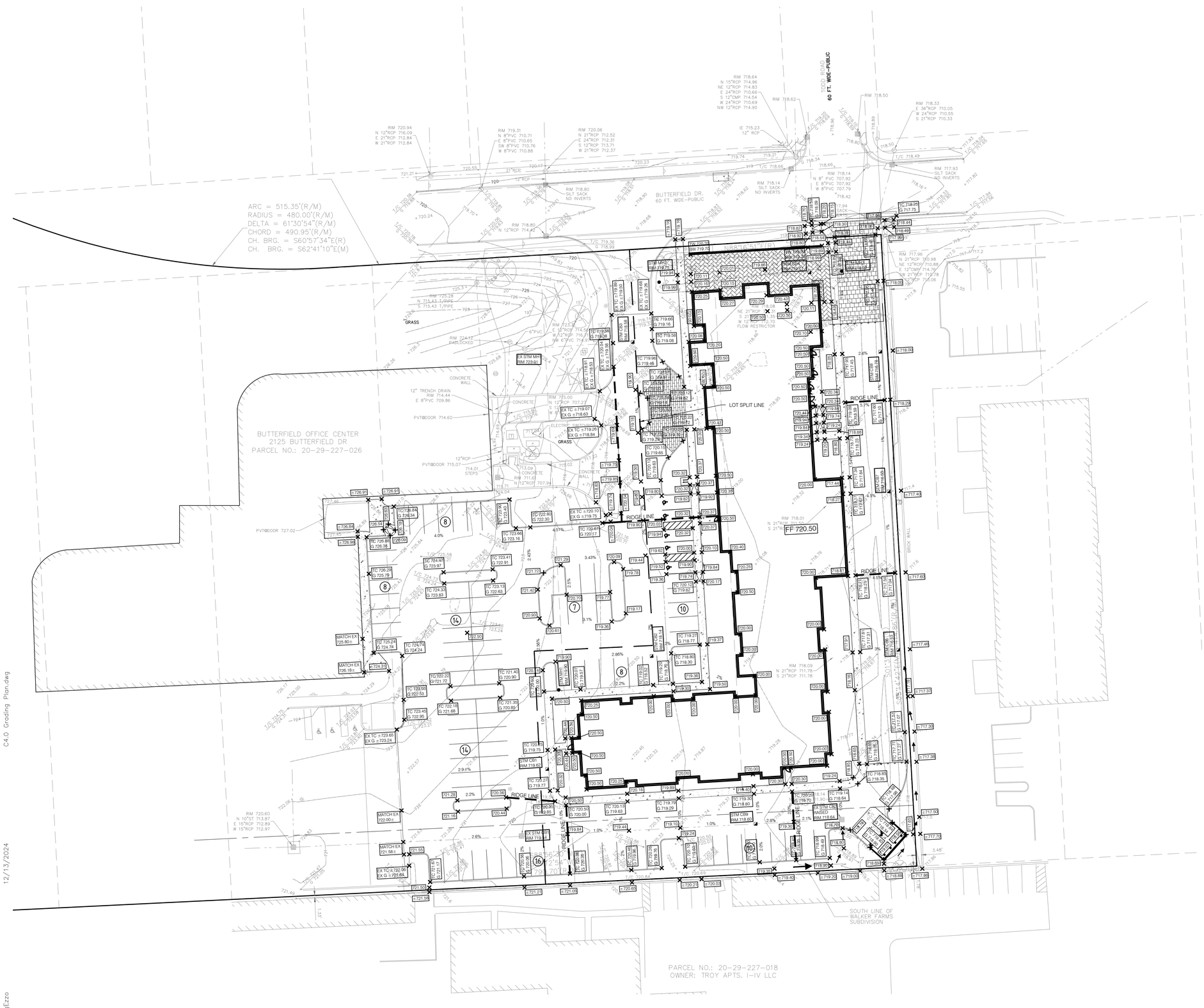
LANDSCAPE PLAN

C3.2

23036

12/13/2024

GregEzzo



GRADING LEGEND

× 900.00	EXISTING GRADES
× 100.00	PROPOSED GRADES
———	PROPERTY LINE
— — — —	PROPOSED RIDGE LINE

GRADING NOTES

1. ALL WORKMANSHIP AND MATERIAL SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF CITY OF TROY AND OAKLAND COUNTY
2. IN AREAS WHERE NEW PAVEMENTS ARE BEING CONSTRUCTED, THE TOPSOIL AND SOIL CONTAINING ORGANIC MATTER SHALL BE REMOVED PRIOR TO PAVEMENT CONSTRUCTION.
3. ON-SITE FILL CAN BE USED IF THE SPECIFIED COMPACTION REQUIREMENTS CAN BE ACHIEVED. IF ON-SITE SOIL IS USED, IT SHOULD BE CLEAN AND FREE OF FROZEN SOIL, ORGANICS, OR OTHER DELETERIOUS MATERIALS.
4. THE FINAL SUBGRADE/EXISTING AGGREGATE BASE SHOULD BE THOROUGHLY PROOF ROLLED USING A FULLY LOADED TANDEM AXLE TRUCK OR FRONT END LOADER UNDER THE OBSERVATION OF A GEOTECHNICAL/ PAVEMENT ENGINEER. LOOSE OR YIELDING AREAS THAT CANNOT BE MECHANICALLY STABILIZED SHOULD BE REINFORCED USING GEOGRIDS OR REMOVED AND REPLACED WITH ENGINEERED FILL OR AS DICTATED BY FIELD CONDITIONS.
5. SUBGRADE UNDERCUTTING, INCLUDING BACKFILLING SHALL BE PERFORMED TO REPLACE MATERIALS SUSCEPTIBLE TO FROST HEAVING AND UNSTABLE SOIL CONDITIONS. ANY EXCAVATIONS THAT MAY BE REQUIRED BELOW THE TOPSOIL IN FILL SECTIONS OR BELOW SUBGRADE IN CUT SECTIONS, WILL BE CLASSIFIED AS SUBGRADE UNDERCUTTING.
6. SUBGRADE UNDERCUTTING, INCLUDING BACKFILLING SHALL BE PERFORMED WHERE NECESSARY AND THE EXCAVATED MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR. ANY SUBGRADE UNDERCUTTING SHALL BE BACKFILLED WITH SAND OR OTHER SIMILAR APPROVED MATERIAL. BACKFILL SHALL BE COMPACTED TO 95% OF THE MAXIMUM UNIT WEIGHT (PER ASTM D-1557) UNLESS OTHERWISE SPECIFIED.
7. BACKFILL UNDER PAVED AREAS SHALL BE AS SPECIFIED ON DETAILS.
8. ANY SUB-GRADE WATERING REQUIRED TO ACHIEVE REQUIRED DENSITY SHALL BE CONSIDERED INCIDENTAL TO THE JOB.
9. FINAL PAVEMENT ELEVATIONS SHOULD BE SO DESIGNED TO PROVIDE POSITIVE SURFACE DRAINAGE. A MINIMUM SURFACE SLOPE OF 1.0 PERCENT IS RECOMMENDED.
10. CONSTRUCTION TRAFFIC SHOULD BE MINIMIZED ON THE NEW PAVEMENT. IF CONSTRUCTION TRAFFIC IS ANTICIPATED ON THE PAVEMENT STRUCTURE, THE INITIAL LIFT THICKNESS COULD BE INCREASED AND PLACEMENT OF THE FINAL LIFT COULD BE DELAYED UNTIL THE MAJORITY OF THE CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED. THIS ACTION WILL ALLOW REPAIR OF LOCALIZED FAILURE, IF ANY DOES OCCUR, AS WELL AS REDUCE LOAD DAMAGE ON THE PAVEMENT SYSTEM.
11. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF TROY AND SPECIFICATIONS.
12. SPOT ELEVATIONS INDICATE TOP OF PAVEMENT UNLESS OTHERWISE INDICATED:

    TC = TOP OF CURB
    BC = BOTTOM OF CURB

13. REFER TO LANDSCAPE PLAN FOR LANDSCAPE TREATMENT AND PLACEMENT.

NORTH

GRADING PLAN
SCALE: 1"= 30'

S.M. ENGINEERS

CIVIL ENGINEER/ SURVEY / LAND PLANNER / LANDSCAPE ARCHITECT

1939 LINCOLNSHIRE DRIVE,
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STATE OF MICHIGAN
JOSEPH ROCCO DATTILO
ENGINEER
No. 6201043601
REGISTERED PROFESSIONAL ENGINEER

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CFM BUTTERFIELD

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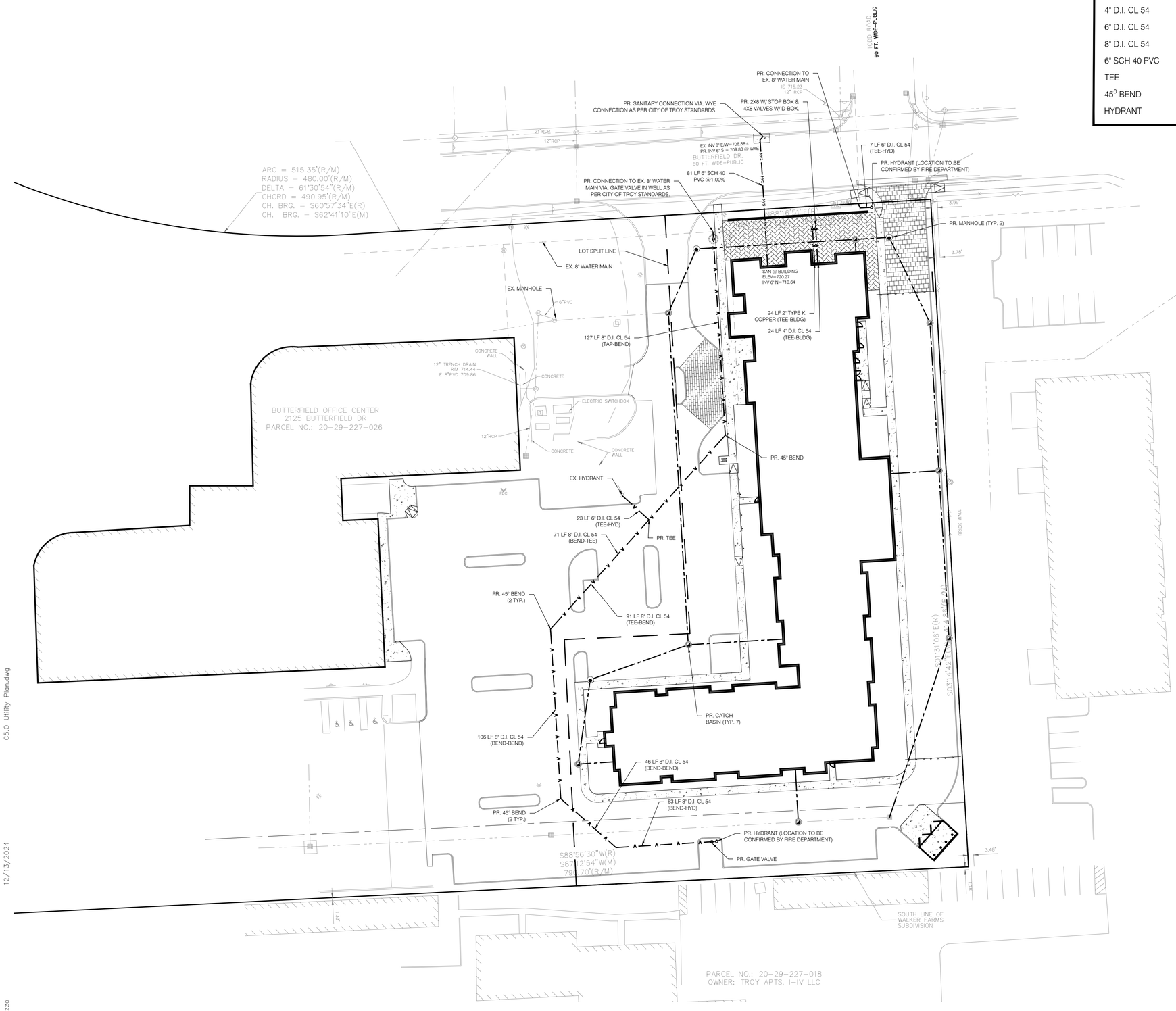

UTILITY QUANTITIES

2" TYPE K COPPER	24 LF
4" D.I. CL 54	24 LF
6" D.I. CL 54	30 LF
8" D.I. CL 54	504 LF
6" SCH 40 PVC	81 LF
TEE	2
45^0 BEND	4
HYDRANT	2

UTILITY LEGEND

- SAN — PROPOSED SANITARY LINE
- W — PROPOSED WATER LINE
- PROPOSED STORMWATER PIPING
- PROPOSED WATER STRUCTURES
- PROPOSED CATCH BASIN STRUCTURE
- PROPOSED MANHOLE STRUCTURE / WATER QUALITY UNIT
- PROPOSED SANITARY CLEANOUT

GENERAL UTILITY NOTES

1. ALL CONSTRUCTION PROCEDURES AND MATERIALS SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF CITY OF TROY A PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED BY CITY OF TROY AND HELD PRIOR TO THE START OF CONSTRUCTION.
2. CONTRACTOR MUST CONTACT MISS DIG (811) AT LEAST THREE WORKING DAYS PRIOR TO THE START OF CONSTRUCTION FOR UNDERGROUND UTILITY LOCATIONS. ALL UTILITIES SHALL BE STAKED BEFORE CONSTRUCTION BEGINS.
3. ALL WATER MAIN EASEMENTS SHALL BE PROVIDED PRIOR TO CONSTRUCTION AND ACCEPTANCE OF THE WATER DISTRIBUTION SYSTEM.
4. WATER MAINS SHALL BE CONSTRUCTED WITH A MINIMUM COVER OF 6 FEET BELOW FINISHED GRADES, INCLUDING OPEN DRAINAGE COURSES.
5. ALL TRENCHES UNDER OR WITHIN A 1:1 RATIO OF EXISTING OR PROPOSED PAVEMENT OR DRIVEWAYS, SHALL BE BACKFILLED WITH COMPACTED CLASS II SAND TO GRADE (95% MAXIMUM UNIT DENSITY).
6. WHERE TWO UTILITIES CROSS, PROVIDE CLASS II BACKFILL MATERIAL IN SIX (6) INCH COMPACTED LAYERS TO TOP HIGHEST UTILITY.
7. WHERE WATER MAINS DIP UNDER OTHER UTILITIES, THE SECTIONS WHICH ARE DEEPER THAN NORMAL SHALL BE CONSTRUCTED WITH 11-1/4° VERTICAL BENDS, 22 $\frac{1}{2}^0$ OR 45° BENDS MUST BE RODDED AND PROPERLY ANCHORED.
8. ALL PRECAST CONCRETE GATE WELL SECTIONS SHALL BE IN ACCORDANCE WITH A.S.T.M. C478, STANDARD SPECIFICATIONS FOR PRECAST REINFORCED CONCRETE MANHOLE SECTIONS. WALL THICKNESS SHALL BE AS SHOWN ON THESE DETAILS. ALL JOINTS FOR PRECAST CONCRETE GATE WELL SECTIONS SHALL BE "MODIFIED GROOVE TONGUE" WITH GASKET MANUFACTURED TO CONFORM WITH A.S.T.M. C443, STANDARD SPECIFICATION FOR JOINTS FOR CIRCULAR CONCRETE SEWER AND CULVERT PIPE USING RUBBER GASKETS.
9. CONTRACTOR SHALL INSTALL VALVES, TAPPING SLEEVES, AND GATE WELL STRUCTURES IN STRICT COMPLIANCE WITH MEASUREMENTS PROVIDED ON SHEET 1 (2'-0" BETWEEN GATE WELL WELL AND CENTERLINE OF OPERATING NUT) TO ALLOW PROPER OPERATION OF VALVE THROUGH GATE WELL OPENING.
10. ALL CROSS-CONNECTION CONTROL DEVICES SHALL BE INSTALLED AS REQUIRED BY THE CITY OF TROY PLUMBING INSPECTOR AND IN ACCORDANCE WITH THE STANDARDS OF THE OAKLAND COUNTY DRAIN COMMISSIONER OPERATION AND MAINTENANCE DIVISION AND THE MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY, DIVISION OF DRINKING WATER AND RADIOLOGICAL PROTECTION.
11. ALL WATER SERVICE CONNECTIONS TWO (2) INCHES AND SMALLER SHALL BE MADE BY CITY OF TROY, DEPARTMENT OF PUBLIC SERVICES AFTER WATER MAIN ACCEPTANCE AND APPLICABLE PERMITS ARE OBTAINED.
12. ALL FITTINGS AND BENDS SHOULD BE BLOCKED IN ACCORDANCE WITH THRUST BLOCK DETAILS, UNLESS ALTERNATE THRUST RESTRAINT SYSTEM, AS INDICATED PLANS AND SPECIFICATIONS, IS APPROVED BY CITY OF TROY DEPARTMENT OF PUBLIC SERVICES.

NORTH

UTILITY PLAN
SCALE: 1"= 30'

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STATE OF MICHIGAN — JOSEPH ROCCO DATTILO — ENGINEER — No. 6201043601 — REGISTERED PROFESSIONAL ENGINEER

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CFM BUTTERFIELD

2125-2155 BUTTERFIELD,
CITY OF TROY
OAKLAND COUNTY, MICHIGAN

UTILITY PLAN

C5.0 | 23036

C5.0 Utility Plan.dwg
12/13/2024
GregEzzo

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 26125C0541F DATED SEPTEMBER 29, 2006.

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

REFERENCE DRAWINGS:

COMMUNICATION	LEVEL 3 EMAIL DATED 12/18/23
COMMUNICATION	VERIZON EMAIL DATED 12/18/23
SANITARY	CITY OF TROY EMAIL DATED 12/19/23
STORM	CITY OF TROY EMAIL DATED 12/19/23
WATER	CITY OF TROY EMAIL DATED 12/19/23

LEGAL DESCRIPTION
(Per First American Title Insurance Company Commitment #5030025(05–18–17))

PARCEL ID 20-29-227-026
Land in the County of Oakland, City of Troy, State of Michigan, is described as follows:

Lots 6 through 12, inclusive, part of Lots 13 and 14 and part of vacated Butterfield Road, SUPERVISOR'S PLAT OF WALKER FARMS, a resubdivision of Lot 47, Supervisor's Plat of Butterfield Farm, a subdivision of part of the Northeast 1/4 of Section 29, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan as recorded in Liber 65, Page 36 of plats, Oakland County Records, described as: Commencing at the North 1/4 corner of Section 29; thence along the North and South 1/4 line South 01 degrees 15 minutes 00 seconds East, 662.18 feet to the South line of Butterfield Road(60' wide - Public)and the Point of Beginning; thence along said South line of Butterfield Road following two(2) courses: 1) 515.36 feet along a curve to the left, Radius 480.00 feet, chord bearing South 62 degrees 41 minutes 10 seconds East 490.95 feet; and 2) North 88 degrees 33 minutes 15 seconds East 364.84 feet; thence South 03 degrees 14 minutes 42 seconds East 414.86 feet to the South line of the aforementioned Supervisor's Plat of Butterfield Farms; thence along said line South 87 degrees 12 minutes 54 seconds West 790.70 feet to the West line of said Supervisor's Plat of Walker Farms; thence along said line North 02 degrees 58 minutes 36 seconds West 656.85 feet to the Point of Beginning. Containing ± 8.13 Acres of land.

BENCHMARKS
(MAVD 88 - GPS DERIVED)

BM #301
ARROW ON HYDRANT LOCATED ON THE SOUTH SIDE OF THE INTERSECTION OF BUTTERFIELD ROAD AND TODD ROAD.
ELEV. - 720.93

BM #301
ARROW ON HYDRANT LOCATED ON THE SOUTH SIDE OF THE TRUCK DOCK ON THE WEST SIDE OF BUTTERFIELD OFFICE CENTER.
ELEV. - 722.66

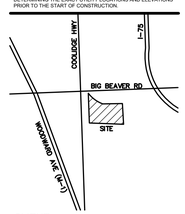
TAG NO.	CODE	DBH	COMMON NAME	LATIN NAME	COND	COMMENTS
1001	NS	17	Norway Spruce	Picea Abies	Fair	
1002	NS	14	Norway Spruce	Picea Abies	Fair	
1003	BS	13	Blue Spruce	Picea pungens	Poor	
1004	BS	16	Blue Spruce	Picea pungens	Poor	
1005	NS	13	Norway Spruce	Picea Abies	Good	
1006	BS	14	Blue Spruce	Picea pungens	Fair	
1007	BS	17	Blue Spruce	Picea pungens	Fair	
1008	WS	13	White Spruce	Picea glauca	Fair	
1009	NM	16	Norway Maple	Acer platanoides	Fair	
1010	NM	14	Norway Maple	Acer platanoides	Good	
1011	CA	13	Crab Apple	Malus caronaria	Good	
1012	CA	12	Crab Apple	Malus caronaria	Good	
1013	CA	12	Crab Apple	Malus caronaria	Good	
1014	CA	12	Crab Apple	Malus caronaria	Fair	
1015	CA	13	Crab Apple	Malus caronaria	Good	X2
1016	HL	10	Honeylocust	Gleditsia triacanthos	Good	
1017	HL	8	Honeylocust	Gleditsia triacanthos	Good	
1018	HL	8	Honeylocust	Gleditsia triacanthos	Fair	
1019	NM	18	Norway Maple	Acer platanoides	Good	
1020	HL	13	Honeylocust	Gleditsia triacanthos	Good	
1021	HL	8	Honeylocust	Gleditsia triacanthos	Good	
1022	HL	10	Honeylocust	Gleditsia triacanthos	Good	
1023	HL	10	Honeylocust	Gleditsia triacanthos	Good	
1024	HL	13	Honeylocust	Gleditsia triacanthos	Good	
1025	HL	14	Honeylocust	Gleditsia triacanthos	Good	
1026	NM	8	Norway Maple	Acer platanoides	Good	
1027	HL	11	Honeylocust	Gleditsia triacanthos	Good	
1028	CA	7	Crab Apple	Malus caronaria	Good	X2
1029	CA	7	Crab Apple	Malus caronaria	Good	X2
1030	CA	8	Crab Apple	Malus caronaria	Good	
1031	CA	8	Crab Apple	Malus caronaria	Fair	
1032	CA	7	Crab Apple	Malus caronaria	Fair	
1033	CA	9	Crab Apple	Malus caronaria	Fair	
1034	RM	10	Red Maple	Acer rubrum	Good	
1035	RM	9	Red Maple	Acer rubrum	Good	
1036	NS	23	Norway Spruce	Picea Abies	Good	
1037	HL	19	Honeylocust	Gleditsia triacanthos	Good	
1038	NS	24	Norway Spruce	Picea Abies	Good	
1039	NS	19	Norway Spruce	Picea Abies	Good	
1040	NS	16	Norway Spruce	Picea Abies	Good	
1041	HL	15	Honeylocust	Gleditsia triacanthos	Good	
1042	HL	13	Honeylocust	Gleditsia triacanthos	Good	
1043	NS	18	Norway Spruce	Picea Abies	Good	
1044	NS	13	Norway Spruce	Picea Abies	Good	
1045	NM	10	Norway Maple	Acer platanoides	Good	
1046	HL	9	Honeylocust	Gleditsia triacanthos	Good	
1047	HL	15	Honeylocust	Gleditsia triacanthos	Good	
1048	HL	9	Honeylocust	Gleditsia triacanthos	Good	
1049	HL	9	Honeylocust	Gleditsia triacanthos	Good	
1050	HL	16	Honeylocust	Gleditsia triacanthos	Good	
1051	NS	18	Norway Spruce	Picea Abies	Good	
1052	NS	22	Norway Spruce	Picea Abies	Good	
1053	NS	12	Norway Spruce	Picea Abies	Good	
1054	NS	18	Norway Spruce	Picea Abies	Good	
1055	MW	13	White Mulberry	Morus alba	Good	
1056	MW	9	White Mulberry	Morus alba	Good	
1057	MW	9	White Mulberry	Morus alba	Good	
1058	MW	15	White Mulberry	Morus alba	Good	
1059	HL	9	Honeylocust	Gleditsia triacanthos	Good	
1060	BS	16	Blue Spruce	Picea pungens	Poor	
No TTAG	BS	8	Blue Spruce	Picea pungens	Good	
No TTAG	BS	9	Blue Spruce	Picea pungens	Good	
No TTAG	HL	10	Honeylocust	Gleditsia triacanthos	Good	
No TTAG	BS	9	Blue Spruce	Picea pungens	Good	
No TTAG	WS	8	White Spruce	Picea glauca	Good	
No TTAG	BS	9	Blue Spruce	Picea pungens	Good	
No TTAG	BS	9	Blue Spruce	Picea pungens	Good	
No TTAG	CT	13	Cottonwood	Populus deltoides	Good	
1061	CT	11	Cottonwood	Populus deltoides	Good	
1062	CT	9	Cottonwood	Populus deltoides	Good	X1
No TTAG	WC	12	White Cedar	Thuja occidentalis	Good	
No TTAG	WC	10	White Cedar	Thuja occidentalis	Good	
1063	WC	10	White Cedar	Thuja occidentalis	Fair	

PEA GROUP
t: 844.813.2949
www.peagroup.com

NORTH
0 15 30 60
SCALE: 1" = 30'

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

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



CLIENT
COMMERCIAL FINANCIAL MANAGEMENT
850 STEPHENSON HIGHWAY, SUITE 509
TROY, MI 48083

PROJECT TITLE
BUTTERFIELD OFFICE CENTER
2125-2155 BUTTERFIELD DRIVE
TROY, MI 48084

REVISIONS
- -

ORIGINAL ISSUE DATE:
DECEMBER 22, 2023

DRAWING TITLE
TOPOGRAPHIC SURVEY

PEA JOB NO. 23-0359
P.M. DLC
DN. MH
DES.

DRAWING NUMBER:
1 OF 1

\\peainc\proj\PROJECTS\2023\23-0359 CFM BUTTERFIELD\DWG\23-0359-TOPSHEET_revised.dwg PLOT DATE: 7/29/2024 BY: Jared Hosey

ITEM #6

DATE: January 9, 2025

TO: Planning Commission

FROM: R. Brent Savidant, Community Development Director

SUBJECT: PRELIMINARY SITE PLAN REVIEW (SU JPLN2024-0030) – Proposed Oak Meadows Site Condominium, 10 units, South of Ottawa, North of Square Lake, West of Rochester (400 & 500 Ottawa), Section 03, Currently Zoned R-1B (One-Family Residential) District.

The petitioner GFA Development, Inc. submitted the above referenced Preliminary Site Plan application for a 10-unit site condominium, comprised of one family detached homes. The Planning Commission is authorized to approve Preliminary Site Plans for site condominiums.

The applicant had previously submitted an application for a 16-unit One Family Cluster development on this parcel. The application received a recommendation for approval (7-1 vote) by the Planning Commission on August 14, 2018. The applicant requested that the application be placed on hold and the application did not go before City Council for consideration. The application was withdrawn.

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 memo, prepared by OHM, dated January 8, 2025.
4. Wetland Identification Report, prepared by EGLE, dated May 7, 2024

PROPOSED RESOLUTION

PRELIMINARY SITE PLAN REVIEW (SU JPLN2024-0030) – Proposed Oak Meadows Site Condominium, 10 units, South of Ottawa, North of Square Lake, West of Rochester (400 & 500 Ottawa), Section 03, Currently Zoned R-1B (One-Family Residential) District.

Resolution # PC-2025-01-
Moved by:
Support by:

RESOLVED, That Preliminary Site Condominium Approval, pursuant to Article 8 and Section 10.02 of the Zoning Ordinance, as requested for the proposed Oak Meadows Site Condominium, 10 units/lots, South of Ottawa, North of Square Lake, West of Rochester (400 & 500 Ottawa), Section 3, approximately 8 acres in size, Currently Zoned R-1B (One Family Residential) District, be (granted, subject to the following conditions):

1. Revise plans to reflect accurate parcel numbers.
2. Continue sidewalk along west side of internal road.

_____) or

(denied, for the following reasons: _____) or

(postponed, for the following reasons:_____)

Yes:
No:
Absent:

MOTION CARRIED

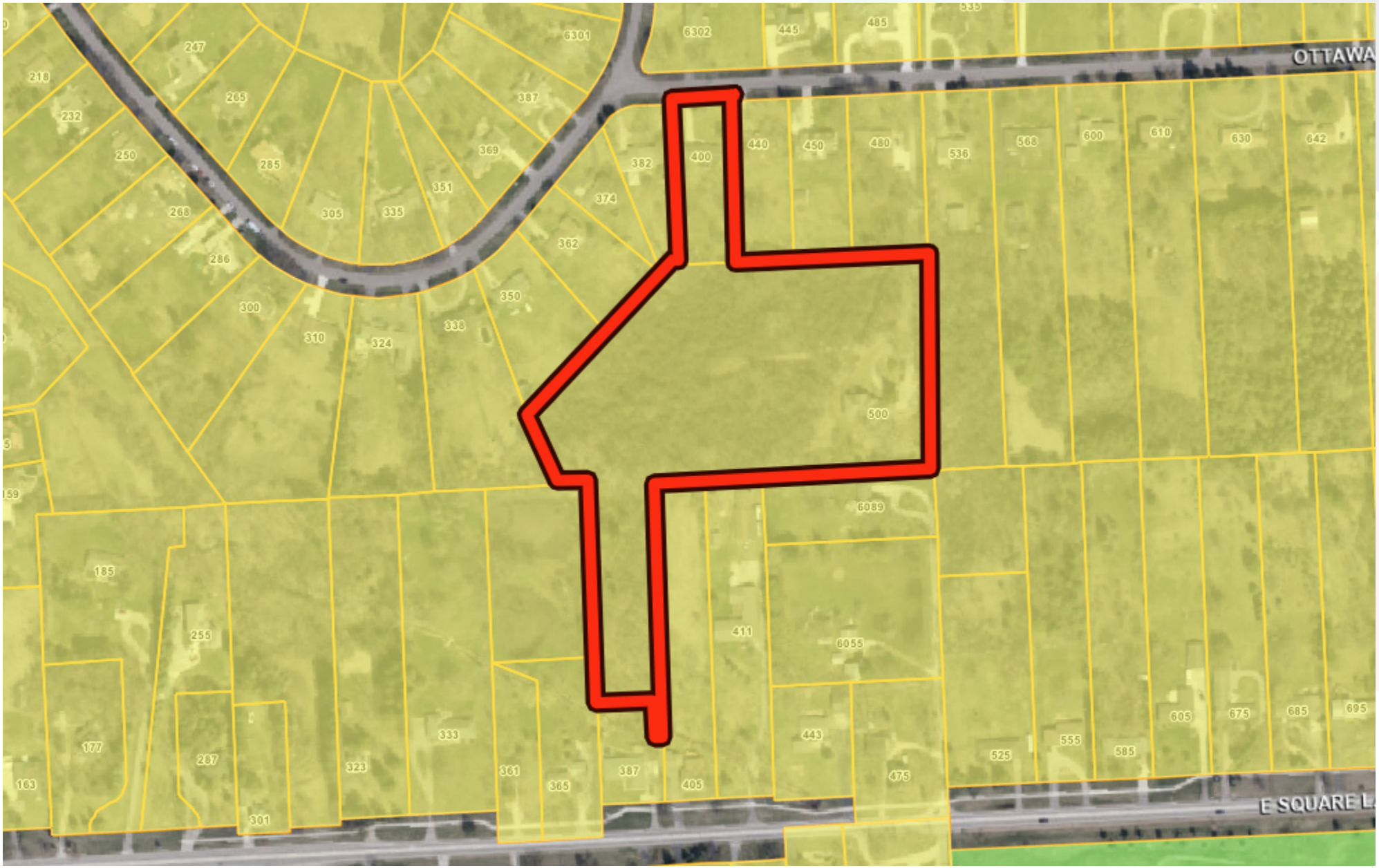
GIS Online

0 350 700 ft

Print Date: 1/9/2025

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



0 350 700 ft

Print Date: 1/9/2025

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: January 7, 2025

Preliminary Site Condominium Review
For
City of Troy, Michigan

Project Name: Oak Meadows

Applicant: Gary Abitheira

Plan Date: November 20, 2024

Location: 400 & 500 Ottawa Drive

Zoning: R-1B, One-Family Residential District

Action Requested: Preliminary Site Plan Review

PROJECT AND SITE DESCRIPTION

An application has been submitted to construct a new site condominium development at 400 & 500 Ottawa Drive. The development contains ten (10) detached units, including nine (9) new homes and one (1) existing home which will be retained. The condo development will be accessed via a new private road located off Ottawa Drive. To create the new private road, one (1) existing home will be removed, and that parcel will be converted to a road right-of-way.

The subject site is 7.8 acres and currently encumbered by tree cover with two (2) existing homes. The property is bounded to the north, east and west by single-family homes. The subject site is zoned R-1B, One-Family Residential District.

In 2018, Mr. Abitheira submitted an application to construct a sixteen (16) unit cluster condominium development at the subject site. On August 14, 2018, the Planning Commission recommended approval of the project to City Council. The project was never scheduled for City Council review and no further action was taken on the previous application. That applicant has since been pulled by the applicant.

Location of Subject Site:

Size of Subject Site:
7.8 acres.

Proposed Use of Subject Site:
Ten (10) detached single-family condominiums.

Current Use of Subject Site:
There are two (2) existing single-family homes on the subject site.

Current Zoning:
The property is currently zoned R-1B, One-Family Residential District.

Surrounding Property Details:

Direction	Zoning	Use
North	R-1B, One-family Residential District	Single-family homes
South	R-1B, One-family Residential District	Single-family homes
East	R-1B, One-family Residential District	Single-family homes
West	R-1B, One-family Residential District	Single-family homes

NATURAL RESOURCES

Topography: A topographic survey has been provided on Sheets P-1.1 and P-1.2. The site is relatively flat with minor elevation changes. While reviewing topography, we noted inconsistent parcel numbers. The parcel ending in "029" on the site plan application is shown as "012" on Sheet P-1.1, and then shown as "020" on Sheet P-1.2. We ask the applicant to correct this inconsistency.

Wetlands: The applicant has provided a wetland delineation report dated May 7, 2024. In their report, EGLE identifies five (5) regulated wetlands on site, with the totaling approximately 0.29 acres. Actions taking place within the wetlands will require permits from EGLE as described on pages 1 and 2 of the report. If the preliminary site plan is approved, an EGLE permit will be required prior to final site plan approval. The full EGLE report is provided under separate cover.

Woodlands: Most of the site is undeveloped and encumbered with tree cover. The tree inventory provided identifies 459 existing trees on site. A tree replacement plan is provided on Sheet T-3, with details outlined in the table below.

Replacement Details		
Protected Tree	**Inches Removed**	**Replacement Required**
Landmark	363 inches	363 inches
Woodland	669 inches	335 inches
Preservation/Mitigation	**Inches Preserved**	**Credit**
Landmark	168 inches	336 inches
Woodland	82 inches	164 inches
Total	**198 inches required for replacement.**	

Items to be Addressed: *Revise plans to reflect accurate parcel numbers.*

SITE ARRANGEMENT

The subject site is 7.8 acres, with two (2) existing homes and immense tree coverage. As part of the new site condominium development, nine (9) new homes will be constructed and one (1)

existing home will remain, for a total of ten (10) units. The other existing home will be removed and the northern parcel off Ottawa Drive will be converted to a road right-of-way. This new road will serve as the access point between Ottawa Drive and the new development. A cul-de-sac and t-turnaround are utilized to navigate internal site traffic.

Although no two (2) lots are the same, the average lot width is 124.6 feet and the average lot area is 22,579.8. The amount of proposed open space is unclear.

Items to be Addressed: *None.*

AREA, WIDTH, HEIGHT, SETBACKS

Dimensional standards of the R-1B Zoning District are outlined in Section 4.06.

	Required	Provided	Compliance
Front	40 feet	40 feet	Complies
Side	10 feet	10 feet	Complies
Rear	45 feet	40 feet	Complies
Building Height	30 feet/2.5 stories	30 feet/2.5 stories	Complies
Maximum % of Lot Area Covered By Buildings	30%	Less Than 30%	Complies
Minimum Lot Size Per Dwelling Unit	100 feet wide/ 15,000 SF in area	124.6 feet wide/ 22,579.8 SF (on average)	Complies
Minimum Floor Area Per Unit	1,400 square feet	1,400 square feet	Complies

Items to be Addressed: *None.*

SITE ACCESS AND CIRCULATION

Vehicular:

The ten (10) lots will be accessed from a new private road located off Ottawa Drive. To create the new private road for site access, one (1) existing home will be removed, and a parcel will be converted to a road right-of-way. A cul-de-sac and t-turnaround are provided internally to navigate site traffic.

Pedestrian:
A five (5) foot wide concrete sidewalk is proposed. The sidewalk extends along the east side of the internal road, but not along the road's west side. To improve pedestrian safety, we ask the applicant to continue the sidewalk along the west side of the road as well.

We note that there is no existing sidewalk on Ottawa Drive for the internal sidewalk to connect to.

Items to be Addressed: *Continue sidewalk along west side of internal road.*

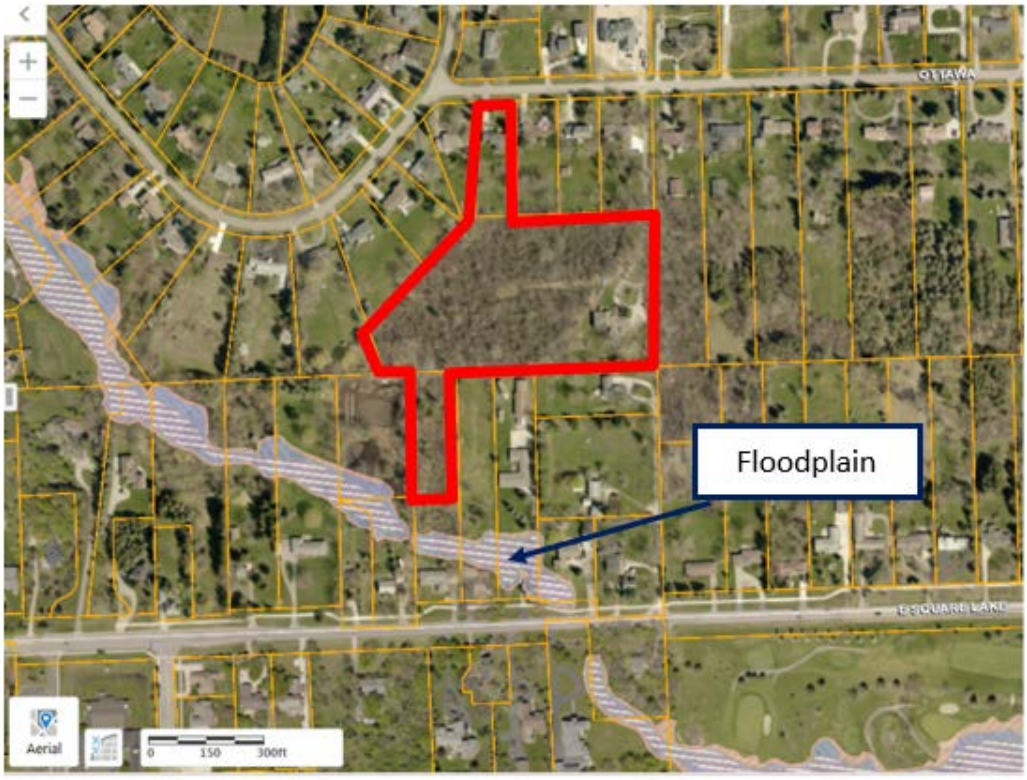
LANDSCAPING

	Required	Provided	Compliance
Greenbelt: 1 deciduous tree per 30 lineal feet, or fraction thereof, of frontage abutting a public road right-of-way	Ottawa: 110 LF/30= 4 trees	4 trees	Complies
Internal Street Landscaping: 1 tree per 50 lineal feet of internal public or private street	1,976 LF/50= 40 trees	40 trees	Complies
Tree Replacement: Woodland: for trees with DBH 6 inches or larger, 50% of the original DBH removed Landmark: 100% of original DBH removed	197.5 inches	197.5 inches	Complies

Items to be Addressed: *None.*

STORMWATER

A detention basin is proposed in the southernmost portion of the property (directly south of unit #7). In addition, the subject site is located north of the 100-year floodplain, as can be seen on the floodplain map below.



Items to be Addressed: *None.*

FLOOR PLANS AND ELEVATIONS

The applicant has provided floor plans and elevations for two (2) housing types, referred to as "The Troywood" and "Vanderpool."

Floor Plans:
Both housing types contain a 3-car garage, four (4) bedrooms, and four (4) restrooms. The applicant states that the building footprint will be 1,400 square feet (Sheet P-2); however, the total area of each home is unclear.

Elevations:
Building materials for both housing types include brick veneer, vinyl siding, asphalt shingles, and fascia. It appears that additional materials, such as stone veneer, are optional and may be

included as desired by the buyer. The applicant notes the maximum building height as 30 feet, 2.5 stories.

The Troywood and Vanderpool housing types appear very similar overall, despite some minor architectural differences. We note that variation in appearance is required in the R-1B Residential District, meaning that a dwelling's front elevation shall only occur in the same or a substantially similar form once within three (3) contiguous lots on the same street frontage. We ask the applicant to clarify which architectural variations will be used between these units, as listed in Section 4.06.4.

Colors of the building exterior are currently unclear.

Items to be Addressed: *1). Clarify colors and architectural variations used, as described in Section 4.06.4.*

SITE PLAN REVIEW STANDARDS

Section 8.06 outlines Site Plan Review Design Standards.

1. *Development shall ensure compatibility to existing commercial districts and provide a transition between land uses.*
    a. *Building design shall enhance the character of the surrounding area in relation to building and parking placement, landscape and streetscape features, and architectural design.*
    b. *Street fronts shall provide a variety of architectural expression that is appropriate in its context and prevents monotony.*
    c. *Building design shall achieve a compatible transition between areas with different height, massing, scale, and architectural style.*

2. *Development shall incorporate the recognized best architectural building design practices.*
    a. *Foster a lasting impact on the community through the provision of high quality design, construction, and detailing.*
    b. *Provide high quality, durable materials, such as but not limited to stone, brick, glass, and metal. E.I.F.S. or material equivalent shall only be used as an accent material.*
    c. *Develop buildings with creativity that includes balanced compositions and forms.*
    d. *Design roofs that are appropriate to the architectural style of the building and create an appropriate visual exterior mass of the building given the context of the site.*
    e. *For commercial buildings, incorporate clearly defined, highly visible customer entrances using features such as canopies, porticos, arcades, arches, wing walls, ground plane elements, and/or landscape planters.*

   f. *Include community amenities that add value to the development such as patio/ seating areas, water features, art work or sculpture, clock towers, pedestrian plazas with park benches or other features located in areas accessible to the public.*

3. *Enhance the character, environment and safety for pedestrians and motorists.*
   a. *Provide elements that define the street and the pedestrian realm.*
   b. *Create a connection between the public right of way and ground floor activities.*
   c. *Create a safe environment by employing design features to reduce vehicular and pedestrian conflict, while not sacrificing design excellence.*
   d. *Enhance the pedestrian realm by framing the sidewalk area with trees, awnings, and other features.*
   e. *Improve safety for pedestrians through site design measures.*

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

CONCLUSION

The Planning Commission should consider if all site plan standards set forth in section 8.06 have been met. If the Planning Commission approves the Preliminary Site Plan, we recommend the following conditions:

1. *Revise plans to reflect accurate parcel numbers.*
2. *Continue sidewalk along west side of internal road.*
3. *Clarify colors and architectural variations used, as described in Section 4.06.4.*

Sincerely,

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

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

memorandum

Date: January 8, 2025

To: R. Brent Savidant, AICP
Scott G Finlay, PE

From: Sara Merrill, PE, PTOE and Ife Ogundeji

Re: Oak Meadows
Anticipated Traffic Impacts

The purpose of this memorandum is to provide an overview of anticipated traffic impacts resulting from Oak Meadows, a proposed site condominium development consisting of 10 detached single-family homes. The development is located on the north side of Square Lake Road, west of Rochester Road. The development will provide access via the connection to Ottawa Drive. Ottawa Drive is a two-lane local road, located west of Rochester Road between Square Lake Road and Lovell Drive.

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. For residential housing, traffic impacts are usually most noticeable during the peak hour of adjacent street traffic – that is, during morning and evening "rush hour", when traffic on the roads is most congested. 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 proposed Oak Meadows, based on the ITE Trip Generation Manual for Single-Family Detached Housing (ITE Land Use Code #210).

Land Use	Number of Site-Generated Trips								
	AM Peak Hour			PM Peak Hour			Daily		
	In	Out	Total	In	Out	Total	In	Out	Total
Single-Family Detached Residential (10 units)	2	7	9	7	4	11	61	60	121

During the morning (AM) peak hour, the proposed Oak Meadows development is expected to generate 9 new trips: 2 inbound (entering the site), and 7 outbound (exiting the site). During the evening (PM) peak hour, the proposed site is expected to generate 11 new vehicle trips: 7 inbound (entering the site) trips, and 4 outbound (exiting the site). This pattern coincides with residents typically leaving in the morning for work and returning home in the evening.

The traffic generated by the proposed development is minimal, adding less than a dozen vehicle trips during the peak ("busiest") hour. The traffic impact of this site on the adjacent road network is negligible and would be imperceptible to the majority of road users.

OHM Advisors
34000 PLYMOUTH ROAD
LIVONIA, MICHIGAN 48150
T 734.522.6711
F 734.522.6427
OHM-Advisors.com

STATE OF MICHIGAN
DEPARTMENT OF
ENVIRONMENT, GREAT LAKES, AND ENERGY
LANSING

GRETCHEN WHITMER
GOVERNOR

PHILLIP D. ROOS
DIRECTOR

May 7, 2024

VIA EMAIL

Greg Abitheira
GFA-Ottawa
3301 Mirage
Troy, Michigan 48083

Dear Greg Abitheira:

SUBJECT: Wetland Identification Report
MiEnviro Site Name: 63-482 Ottawa Dr-Troy
MiEnviro WIP Application Submission Number: HPZ-MWAZ-1HC89

The Department of Environment, Great Lakes, and Energy's (EGLE), Water Resources Division (WRD) conducted a Level 3 Wetland Identification Program (WIP) review of an assessment area consisting of approximately eight acres on property (20-03-376-012, 20-03-376-008, and 20-03-376-020) located in Town 02N, Range 11E, Section 03; Troy (Figure 1) during April 24, 2024. The review was conducted in accordance with Part 303, Wetlands Protection, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (NREPA); and Rule 4(1), Wetland Identification and Assessment (R 281.924), of the Administrative Rules for Part 303. This is a report of our findings in response to your WIP application.

Staff from the WRD reviewed pertinent information such as historical aerial imagery, topographic mapping data, soils survey data, and surface hydrology data. The on-site investigation was conducted with your wetland consultant present and included a review of plants, hydrology, and soils.

Staff confirm, in part, the wetland boundary lines delineated by your consultant. A significant portion of Wetland A had been overlooked and omitted. Two small, additional wetlands were also delineated by EGLE. Evidence showed that the areas exhibit wetland hydrology during a typical growing season. The site map (Figure 2) of the WIP assessment area was created by combining information from your consultant and the WRD. The new map identifies areas containing regulated wetland and non-wetland (upland).

All wetlands within the assessment area are regulated by the WRD because of wetland size and/or contiguity to a pond, lake, or stream.

For the areas [approx. 0.38 acres total on site] identified as regulated wetland on the site map (Figure 2), please be advised that any of the following activities require a permit under Part 303:

a) Deposit or permit the placing of fill material in a regulated wetland.
b) Dredge, remove, or permit the removal of soil or minerals from regulated wetland.
c) Construct, operate, or maintain any use or development in a regulated wetland.
d) Drain surface water from a regulated wetland.

For those areas identified as non-wetland (upland) on the site map (Figure 2), the WRD lacks jurisdiction under Part 303 for activities occurring there.

This Wetland Identification Report is limited to findings pursuant to Part 303 and does not constitute a determination of jurisdiction under other programs administered by EGLE. Any land use activities undertaken within the assessment area may be subject to regulation pursuant to the NREPA under the following programs:

Part 91, Soil Erosion and Sedimentation Control
Part 301, Inland Lakes and Streams

Please be aware that this Wetland Identification Report does not constitute a determination of the jurisdiction under local ordinances or federal law. The United States Army Corps of Engineers (USACE) retains regulatory authority over certain wetlands pursuant to Section 404 of the federal Clean Water Act (CWA), and specifically those wetlands associated with traditionally navigable waters of the state. Navigable waters are generally the Great Lakes, their connecting waters, and river systems and lakes connected to these waters. In other areas of the state, the WRD is responsible for identification of wetland boundaries for purposes of compliance with the CWA under an agreement with the United States Environmental Protection Agency. Your assessment area is unlikely to be within those areas also regulated by the USACE. Additional information may be obtained by contacting the USACE at 313-226-2218.

You may request the WRD reassess the wetland boundaries and regulatory status of wetlands within any portion of the assessment area, should you disagree with the findings, within 60 days of the date of this report. A written request to reassess the Wetland Identification assessment area must be accompanied by supporting evidence with regard to wetland vegetation, soils, or hydrology that are different from, or in addition to, the information relied upon by WRD staff in preparing this report. The request should be submitted to:

Wetland Identification Program
Department of Environment, Great Lakes, and Energy
Water Resources Division
P.O. Box 30458
Lansing, Michigan 48909-7958

Please use the MiEnviro submission number assigned to this project site if submitting a permit application or otherwise corresponding with our office.

The findings contained in this report do not convey, provide, or otherwise imply approval of any governing act, ordinance, or regulation, nor does it waive the obligation to acquire any applicable federal, state, county, or local approvals. This Wetland Identification Report is not a permit for any activity that requires a permit from EGLE.

The findings contained in this report are binding on EGLE until May 7, 2027, a period of three years from the date of this Wetland Identification Report unless a reassessment has been conducted. Please contact me at GyekisK@Michigan.gov; 517-243-5002; or EGLE, P.O. Box 30458, Lansing, Michigan 48909-7958, if you have any questions regarding this report.

Sincerely,

Keto Gyekis
Wetland Identification Program Coordinator
Water Resources Division

Enclosures
cc: Troy Clerk
Oakland County Soil Erosion Enforcement Agent (CEA)
Oakland County Health Department
Theresa Pardington, PEA Group
Andy Hartz, EGLE
Sue Tepatti, EGLE

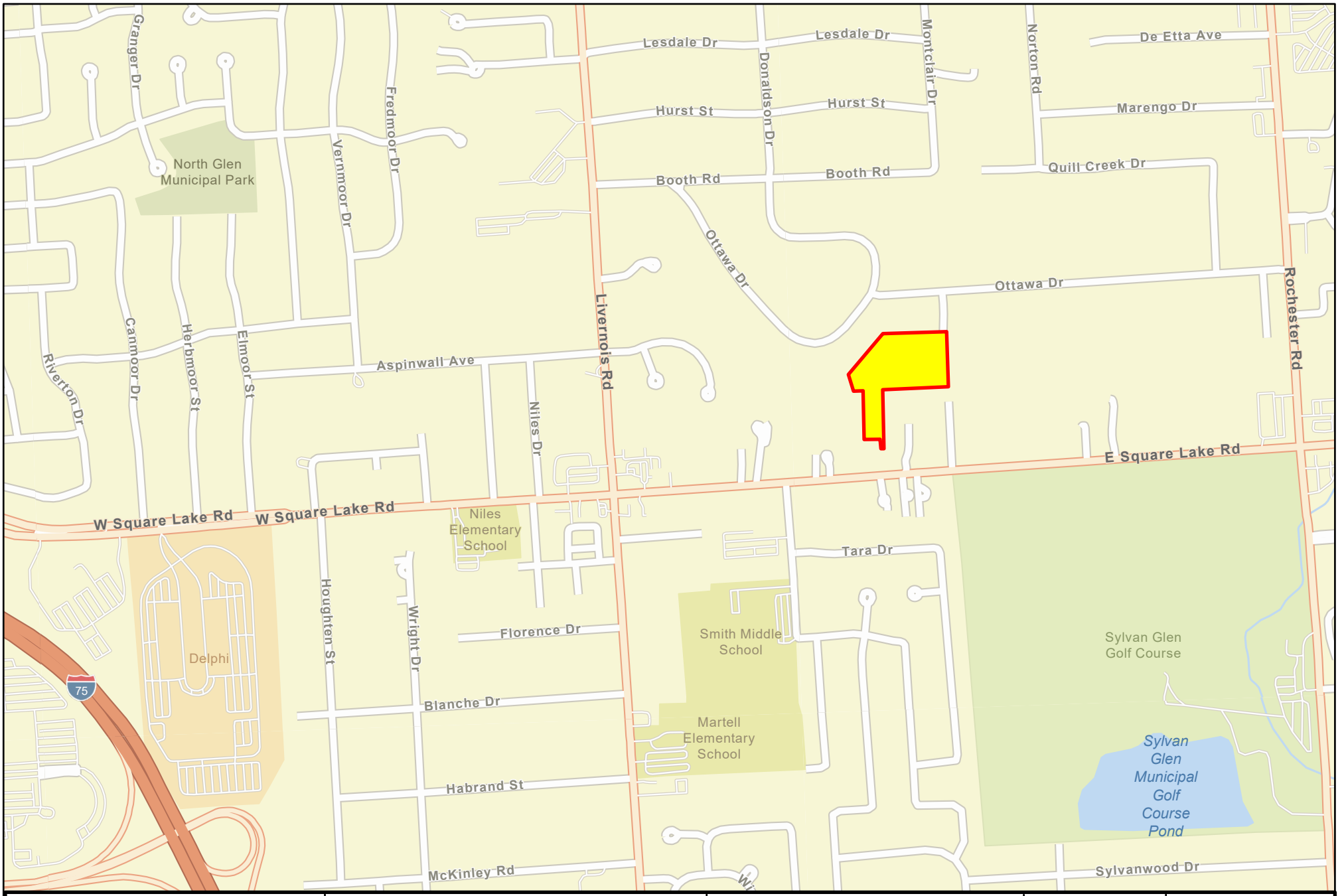


Figure 1. | EGLE WIP Site Location
482 Ottawa Dr
Troy
Oakland County
WIP - HPZ-MWAZ-1HC89

WIP Assessment Area

0 245 490 980 1,470 1,960 Feet

EGLE
MICHIGAN DEPARTMENT OF ENVIRONMENT, GREAT LAKES, AND ENERGY

Map created: May, 2024
K. Gyekis,
Wetlands, Lakes,
and Streams Unit, EGLE WRD

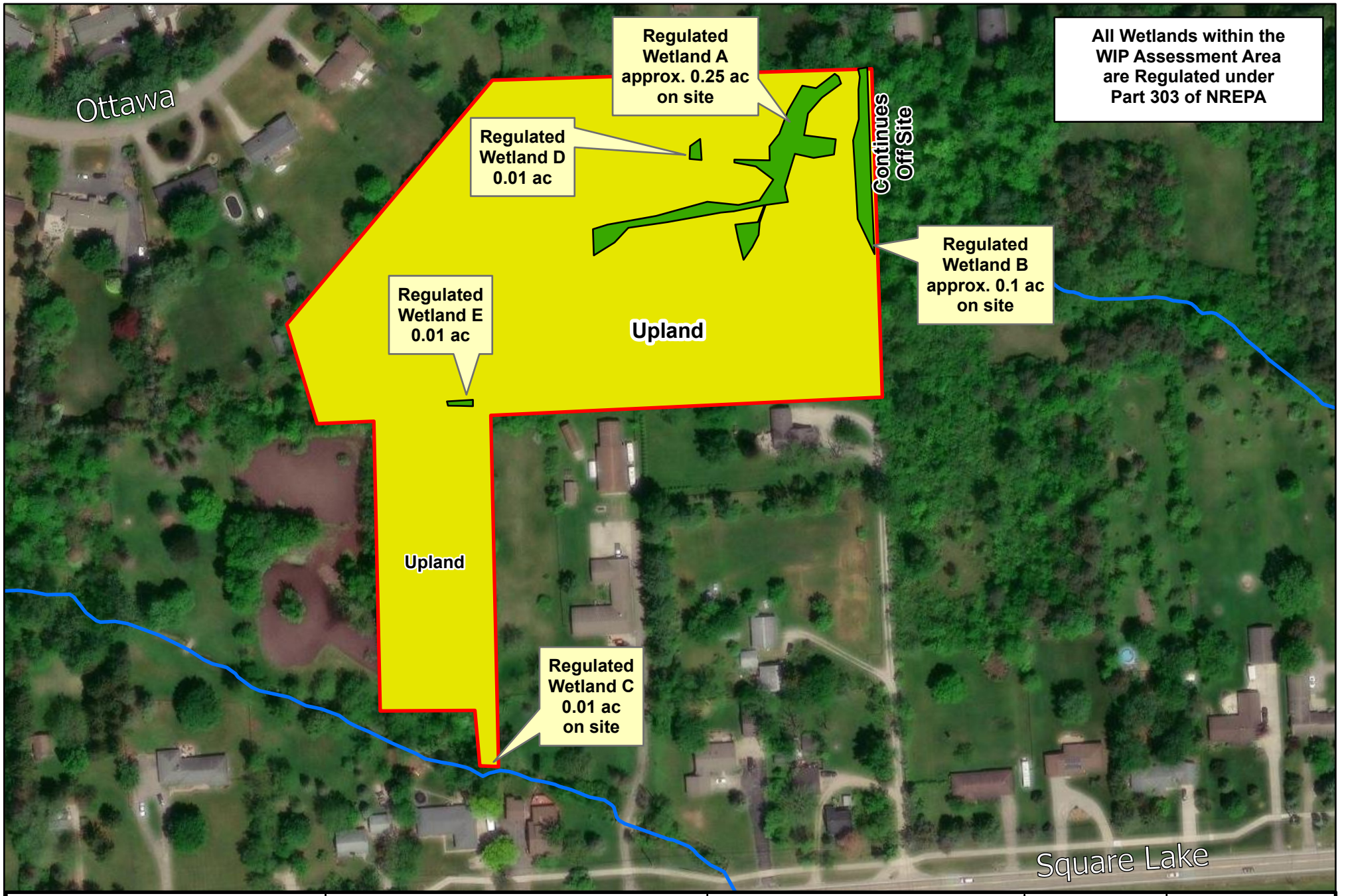


Figure 2. | EGLE WIP Site Detail
482 Ottawa Dr
Troy
Oakland County
WIP - HPZ-MWAZ-1HC89

EGLE Regulated Wetland

WIP Assessment Area

Stream

0 40 80 160 240 320 Feet

This drawing showing those areas containing wetland and not containing wetland is an approximation of the boundaries flagged on-site.

This drawing does not authorize or permit activities requiring a permit in accordance with Part 303 of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended.

EGLE
MICHIGAN DEPARTMENT OF ENVIRONMENT, GREAT LAKES, AND ENERGY

Map created: May, 2024
K. Gyekis,
Wetlands, Lakes,
and Streams Unit, EGLE WRD

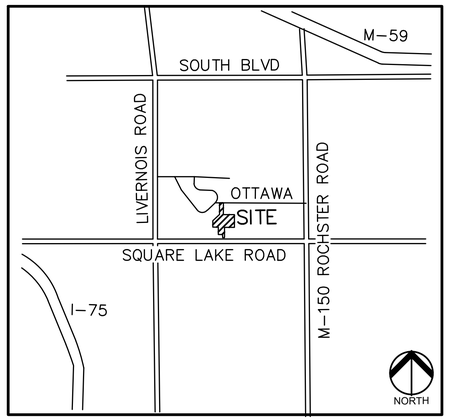
PRELIMINARY SITE PLANS

OAK MEADOWS

PART OF THE SW 1/4 OF SECTION 3, T. 2N., R. 11E.

TROY, OAKLAND COUNTY, MICHIGAN

PERMIT / APPROVAL SUMMARY		
DATE SUBMITTED	DATE APPROVED	PERMIT / APPROVAL



LOCATION MAP
NO SCALE

INDEX OF DRAWINGS	
NUMBER	TITLE
	COVER SHEET
P-1.1	TOPOGRAPHIC SURVEY - NORTH
P-1.2	TOPOGRAPHIC SURVEY - SOUTH
P-2	PRELIMINARY SITE PLAN
P-3	PRELIMINARY GRADING PLAN
P-4	PRELIMINARY UTILITY PLAN
L-1	PRELIMINARY LANDSCAPE PLAN
T-1	TREE PRESERVATION PLAN
T-2	TREE PRESERVATION LIST
T-3	TREE PRESERVATION LIST
A-2	TROYWOOD - FIRST FLOOR PLAN
A-3	TROYWOOD - SECOND FLOOR PLAN
A-4	TROYWOOD - ELEVATIONS
A-4A	TROYWOOD - ELEVATIONS
A-5A	TROYWOOD - ELEVATIONS
A2	VANDERPOOL - FLOOR PLANS
A3	VANDERPOOL - ELEVATIONS
A4	VANDERPOOL - ELEVATION B

DESIGN TEAM

OWNER/APPLICANT/DEVELOPER

GFA DEVELOPMENT, INC.
986 ELMSFORD DRIVE
TROY, MI 48083
CONTACT: GARY ABITHEIRA
PHONE: 248.840.2828
EMAIL: GABITHEIRA@WIDEOPENWEST.COM

CIVIL ENGINEER

PEA GROUP
1849 POND RUN
AUBURN HILLS, MI 48326
CONTACT: JOHN B. THOMPSON, PE
PHONE: 844.813.2949
EMAIL: JTHOMPSON@PEAGROUP.COM

ARCHITECT

MOISEEV/GORDON ASSOCIATES, INC.
4351 DELEMERE COURT
ROYAL OAK, MI 48073
CONTACT: ANDREW MOISEEV, RA
PHONE: 248.549.4500
EMAIL: ANDREWM@MGA-ARCHITECTS.NET

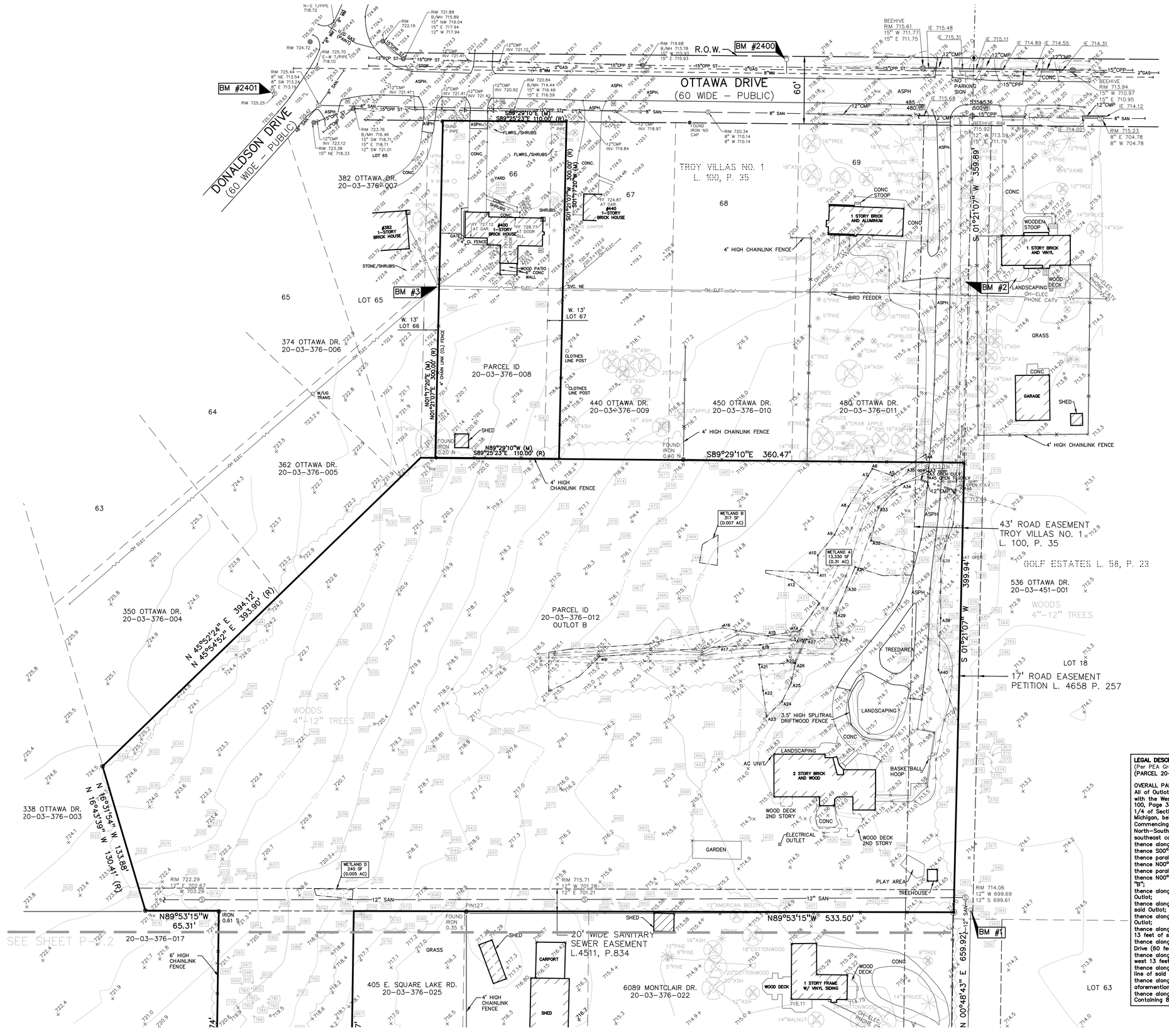
LANDSCAPE ARCHITECT

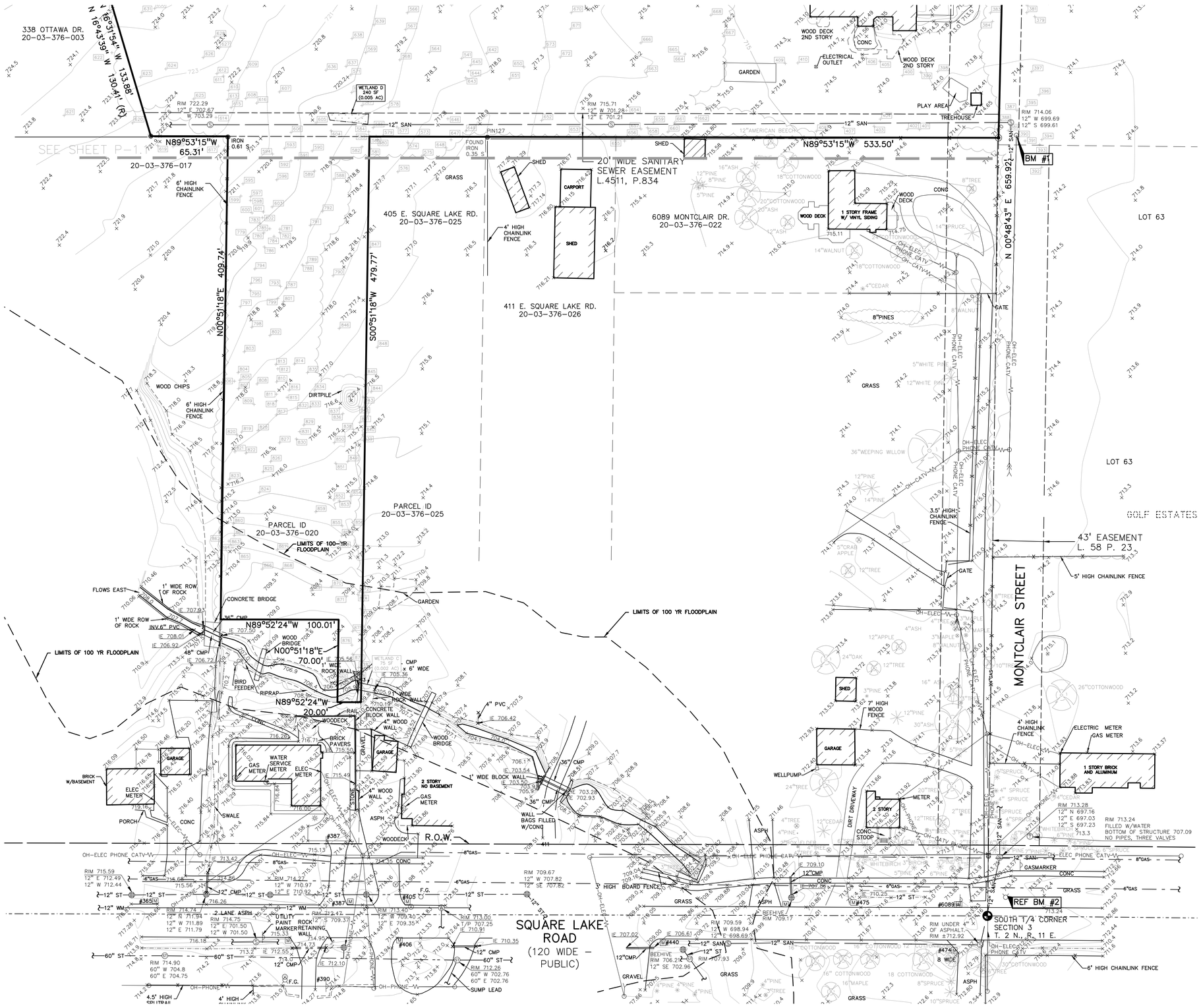
PEA GROUP
45 W. GRAND RIVER AVE., STE. 501
DETROIT, MI 48226
CONTACT: KIMBERLY DIETZEL, RLA
PHONE: 844.813.2949
EMAIL: KDIETZEL@PEAGROUP.COM

PEA GROUP

REVISIONS	
DESCRIPTION	DATE
ORIGINAL ISSUE DATE	11/20/2024

NOT FOR CONSTRUCTION


DONALDSON DRIVE
(60 WIDE – PUBLIC)
OTTAWA DRIVE
(60 WIDE – PUBLIC)
R.O.W.
60'
BM #2400
BM #2401
BM #3
BM #2
BM #1
382 OTTAWA DR.
20-03-376-007
374 OTTAWA DR.
20-03-376-006
362 OTTAWA DR.
20-03-376-005
350 OTTAWA DR.
20-03-376-004
338 OTTAWA DR.
20-03-376-003
PARCEL ID
20-03-376-008
440 OTTAWA DR.
20-03-376-009
450 OTTAWA DR.
20-03-376-010
480 OTTAWA DR.
20-03-376-011
536 OTTAWA DR.
20-03-451-001
PARCEL ID
20-03-376-012
OUTLOT B
405 E. SQUARE LAKE RD.
20-03-376-025
6089 MONTCLAIR DR.
20-03-376-022
TROY VILLAS NO. 1
L. 100, P. 35
GOLF ESTATES L. 58, P. 23
LOT 65
LOT 66
LOT 67
LOT 68
LOT 69
LOT 18
LOT 63
W. 13' LOT 66
W. 13' LOT 67
S89°29'10"E 110.00' (M)
S89°25'23"E 110.00' (R)
S01°21'07"W 300.00' (M)
S01°17'20"W 300.00' (R)
N01°21'07"E 300.00' (M)
N01°17'20"E 300.00' (R)
S89°29'10"E 360.47'
N89°53'15"W 65.31'
N89°53'15"W 533.50'
S 01°21'07" W 359.89'
S 01°21'07" W 399.94'
N 00°48'43" E 659.92'
N 45°52'24" E 394.12'
N 45°54'52" E 393.90' (R)
N 16°43'39" W 133.88'
N 16°31'54" W 130.41' (R)
43' ROAD EASEMENT
TROY VILLAS NO. 1
L. 100, P. 35
17' ROAD EASEMENT
PETITION L. 4658 P. 257
20' WIDE SANITARY
SEWER EASEMENT
L.4511, P.834
4' HIGH CHAINLINK FENCE
6' HIGH CHAINLINK FENCE
3.5' HIGH SPLITRAIL
DRIFTWOOD FENCE
WETLAND A
13,330 SF
(0.31 AC)
WETLAND B
317 SF
(0.007 AC)
WETLAND D
240 SF
(0.005 AC)
1 STORY BRICK
AND ALUMINUM
1 STORY BRICK
AND VINYL
2 STORY BRICK
AND WOOD
1 STORY FRAME
W/ VINYL SIDING
WOODEN
STOOP
WOOD DECK
2ND STORY
WOOD
DECK
CONC
STOOP
LANDSCAPING
AC UNIT
BASKETBALL
HOOP
PLAY AREA
TREEHOUSE
GARDEN
GRASS
GARAGE
SHED
CARPORT
TREEDARE
NO
PARKING
SIGN
BIRD FEEDER
ELECTRICAL
OUTLET
WOODS
4"-12" TREES
TREE AREA
#382
1-STORY
BRICK HOUSE
#400
1-STORY
BRICK HOUSE
#440
1-STORY
BRICK HOUSE
FOUND
IRON
0.20 N
FOUND
IRON
0.40 N
FOUND
IRON
0.61 S
FOUND
IRON
0.35 S
FOUND
IRON NO
CAP
PIN127
SEE SHEET P-1.2
BEEHIVE
RIM 715.61
15" W 711.77
15" E 711.75
BEEHIVE
RIM 715.92
12" W 713.59
15" E 711.79
BEEHIVE
RIM 713.94
15" W 710.97
15" E 710.95
RIM 715.23
8" E 704.78
8" W 704.78
RIM 714.06
12" W 699.69
12" S 699.61
RIM 715.71
12" W 701.28
12" E 701.21
RIM 722.29
12" E 702.67
W 703.29
RIM 720.32
8" W 710.14
8" W 710.14
RIM 722.76
B/MH 716.46
15" SW 716.71,
15" E 718.71
12" SW 721.01
RIM 723.38
15" NE 718.33
RIM 725.44
8" NE 713.54
8" SW 713.24
8" E 713.19
RIM 725.25
RIM 724.72
RIM 725.70
E-W T/PIPE 718.10
N-S T/PIPE 718.72
RIM 721.89
B/MH 715.89
15" NW 719.04
15" E 717.94
12" W 717.94
RIM 722.19
RIM 719.68
B/MH 713.78
15" W 715.93
15" E 715.93
RIM 720.84
B/MH 714.44
15" W 716.49
15" E 716.59
RIM 723.12
12"CMP
INV 721.41
12"CMP
INV 721.12
12"CMP
INV 720.92
12"CMP
INV 721.42
12"CMP
INV 721.41
12"CMP
INV 719.97
12"CMP
INV 719.84
IE 715.48
IE 715.31
IE 715.11
IE 714.89
IE 714.55
IE 714.31
IE 715.65
IE 714.12
IE 714.02
485
480
535&536
600
15"CPP
12"CMP
2"GAS
8" SAN.
8"W
ASPH.
CONC.
FLWRS./SHRUBS
STONE/SHRUBS
WOOD PATIO
6" CONC
WALL
GATE
4' CL FENCE
SVC. NE
OH-ELEC
PHONE CATV
UG-ELEC
W/UG
TRANS
CLOTHES
LINE POST
4' CHAIN LINK (CL) FENCE
SHED
FF 724.87
AT GAR.
FF 727.12
AT GAR.
FF 728.77
AT DOOR
SILL
FOUND
PIPE
YARD
INLET
MH
WP
TREE AREA
3' JUNIPER
16"TREE
16"PINE
18"ASH
12"OAK
8"SPRUCE
10"TREE
9"PINE
6"X4WB
14"SPRUCE
14"ASH
12"PINE
7"PINE
5"PINE
24"ASH
4"CRAB APPLE
14"ASH
16"ASH
20"ASH
12"ASH
6"TREE
7"TREE
4"PINE
8"TREE
10"APPLE
16" ASH
9"ASH
30"ASH
18"COTTONWOOD
20"COTTONWOOD
12"PINE
8"PINE
14"WALNUT
16"AMERICAN BEECH
12"PINE
8"PINE
5"PINE
20"COTTONWOOD
20"ASH
12"ASH
14"SPRUCE
8"TREE
14"ASH
14"PINE
6"APPLE
5"PINE
7"PINE
24"ASH
12"ASH
14"OAK



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
- EX. MAILBOX, SIGN & LIGHTPOLE
- 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

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 AND NOT NECESSARILY ACCURATE 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.

PEA GROUP
t: 844.813.2949
www.peagroup.com

CLIENT
GFA DEVELOPMENT, INC.
986 ELMSFORD DR.
TROY, MI 48083

PROJECT TITLE
OAK MEADOWS
PART OF THE SW 1/4 OF SECTION 3, T. 2N., R. 11E.,
TROY, MI 48083

REVISIONS
- -

ORIGINAL ISSUE DATE:
NOVEMBER 20, 2024

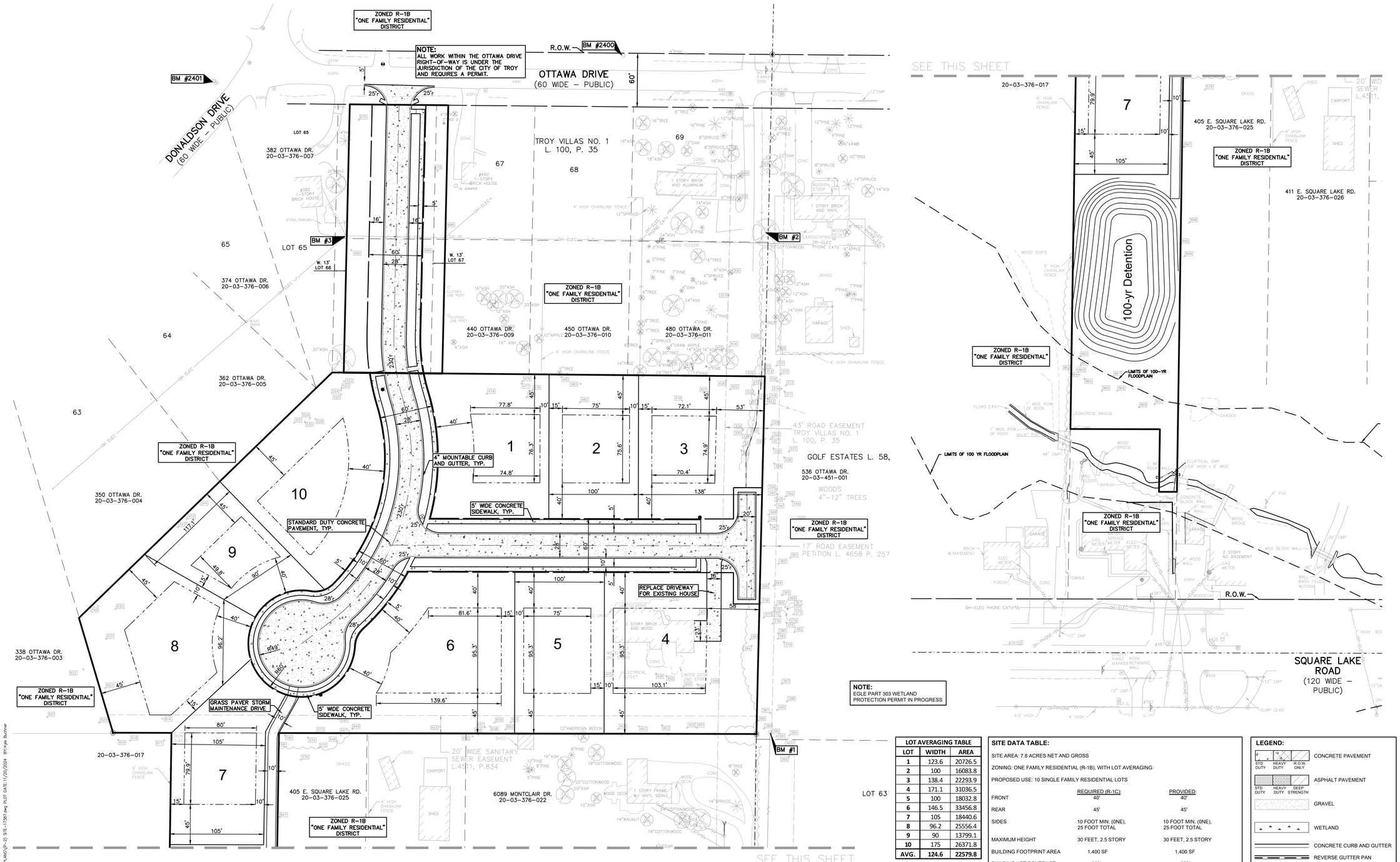
DRAWING TITLE
TOPOGRAPHIC SURVEY - SOUTH

PEA JOB NO.	2017-387
P.M.	JBT
DN.	RP
SUR.	RS

DRAWING NUMBER:
P-1.2

NOT FOR CONSTRUCTION

S:\PROJECTS\2017-387 OTTAWA DRIVE - TROY - JH\CIVIL\SITE PLANS\P-1) TOPO-1387.dwg PLOT DATE:11/19/2024 BY:Kyle Buchner



LOT AVERAGING TABLE		
LOT	WIDTH	AREA
1	123.6	20726.5
2	100	16083.8
3	138.4	22293.9
4	171.1	31036.5
5	100	18032.8
6	146.5	33456.8
7	105	18440.6
8	96.2	25556.4
9	90	13799.1
10	175	26371.8
AVG.	124.6	22579.8

SITE DATA TABLE:

SITE AREA: 7.8 ACRES NET AND GROSS

ZONING: ONE FAMILY RESIDENTIAL (R-1B), WITH LOT AVERAGING

PROPOSED USE: 10 SINGLE FAMILY RESIDENTIAL LOTS

	REQUIRED (R-1C):	PROVIDED:
FRONT	40'	40'
REAR	45'	45'
SIDES	10 FOOT MIN. (0NE), 25 FOOT TOTAL	10 FOOT MIN. (0NE), 25 FOOT TOTAL
MAXIMUM HEIGHT	30 FEET, 2.5 STORY	30 FEET, 2.5 STORY
BUILDING FOOTPRINT AREA	1,400 SF	1,400 SF
BUILDING LOT COVERAGE	30%	<30%
MINIMUM LOT WIDTH	100'	AVG. 124.6'
MINIMUM LOT AREA	15,000 SF	AVG. 22,579.8 SF

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

NORTH

0 25 50 100

SCALE: 1" = 50'

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

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CLIENT
GFA DEVELOPMENT, INC.
986 ELMSFORD DR.
TROY, MI 48083

PROJECT TITLE
OAK MEADOWS
PART OF THE SW 1/4 OF SECTION 3, T. 2N., R. 11E.,
TROY, MI 48083

REVISIONS
- -

ORIGINAL ISSUE DATE:
NOVEMBER 20, 2024

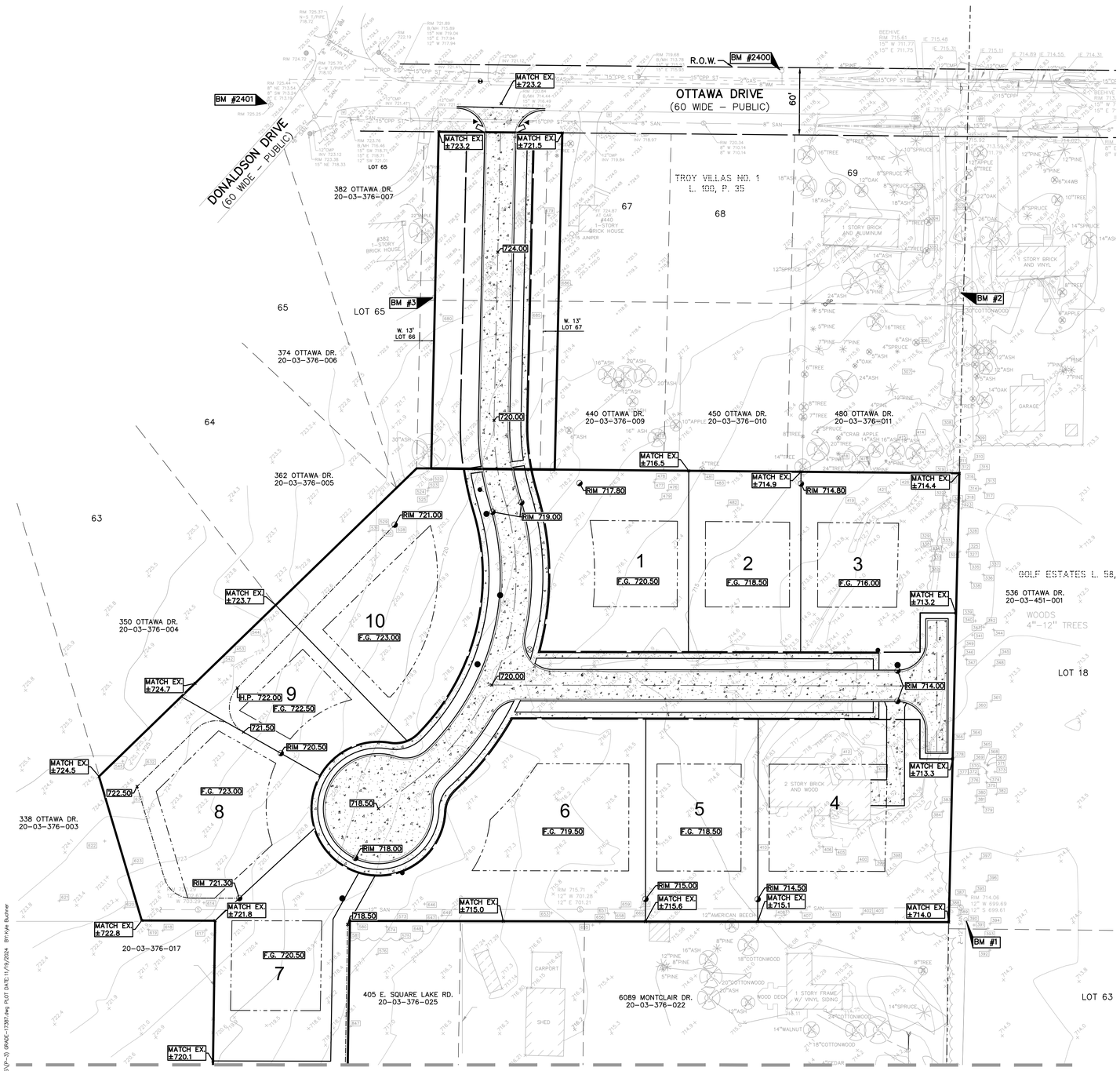
DRAWING TITLE
PRELIMINARY SITE PLAN

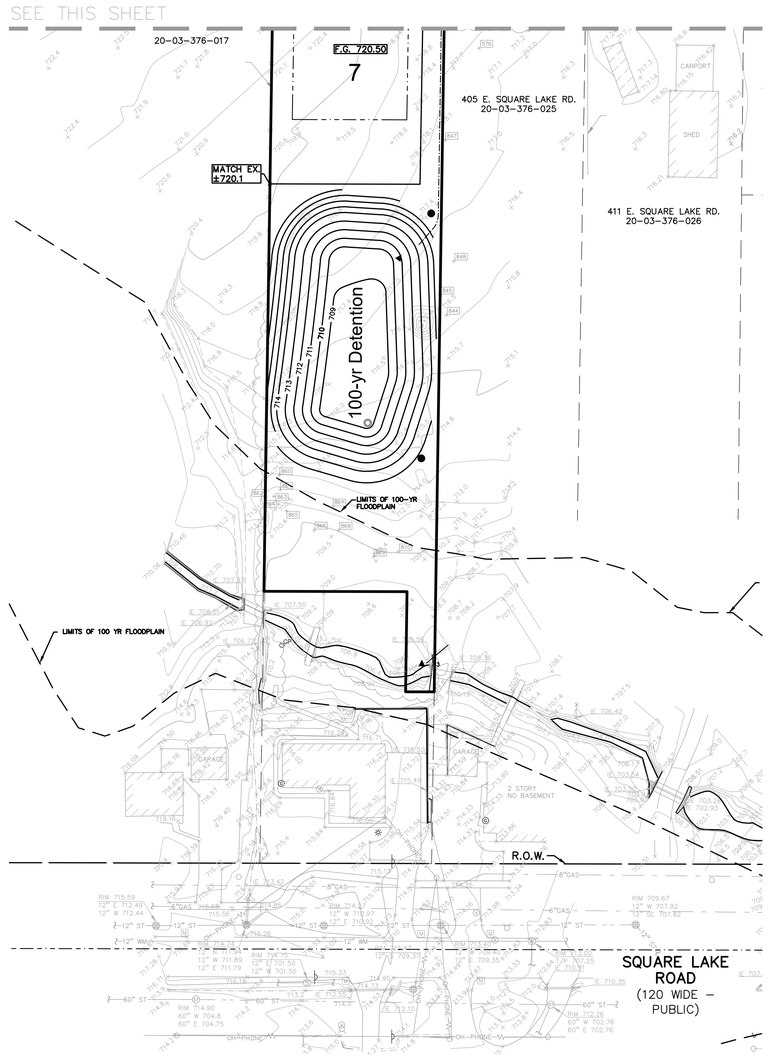
PEA JOB NO.	2017-387
P.M.	JBT
DN.	KMB
DES.	DSK

DRAWING NUMBER:
P-2

NOT FOR CONSTRUCTION

S:\PROJECTS\2017\2017-387 OTTAWA DRIVE - TROY - JA\CIVIL\SITE PLANS\(P-2) SITE-17387.dwg PLOT DATE:11/20/2024 BY:Kyle Buchner





PEA GROUP
t: 844.813.2949
www.peagroup.com

NORTH

0 25 50 100
SCALE: 1" = 50'

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CLIENT
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986 ELMSFORD DR.
TROY, MI 48083

PROJECT TITLE
OAK MEADOWS
PART OF THE SW 1/4 OF SECTION 3, T. 2N., R. 11E.,
TROY, MI 48083

GRADING LEGEND:

- 714.91 — EXISTING SPOT ELEVATION
- 722.50 — PROPOSED SPOT ELEVATION: TYPICALLY TOP OF PAVEMENT IN PAVED AREAS, GUTTER GRADE IN CURB LINES.
- 716 — EXISTING CONTOUR
- 713 — 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	F.G. = FINISH GRADE
T/S = TOP OF SIDEWALK	RIM = RIM ELEVATION
T/W = TOP OF WALL	B/W = BOTTOM OF WALL

REVISIONS
-

ORIGINAL ISSUE DATE:
NOVEMBER 20, 2024

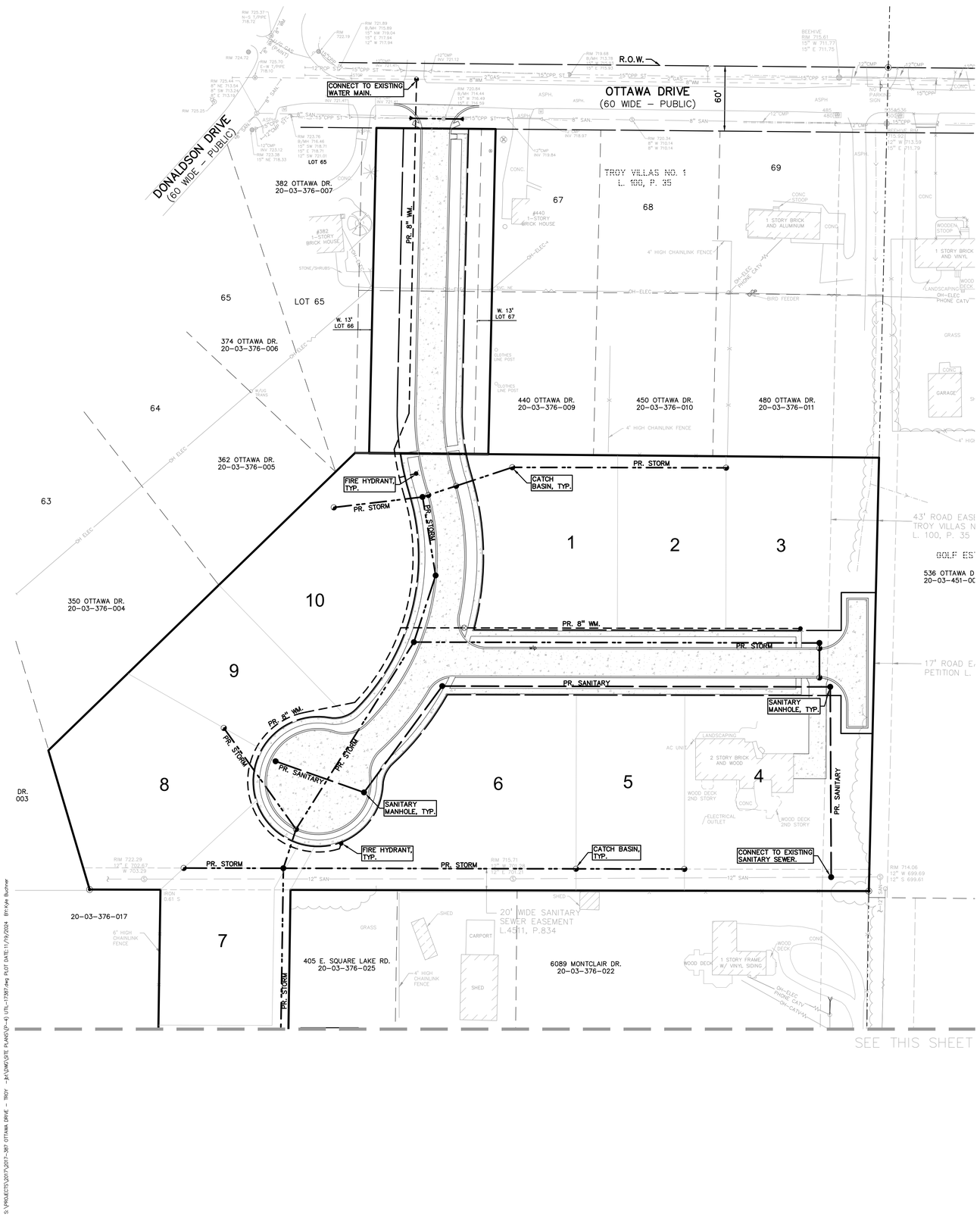
DRAWING TITLE
PRELIMINARY GRADING PLAN

PEA JOB NO.	2017-387
P.M.	JBT
DN.	KMB
DES.	DSK

DRAWING NUMBER:
P-3

NOT FOR CONSTRUCTION

S:\PROJECTS\2017\2017-387 OTTAWA DRIVE - TROY - JH\CIVIL\SITE PLANS\[P-3] GRADE-17387.dwg PLOT DATE: 11/19/2024 BY: Kyle Buckner



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
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- EX. TRANSFORMER & IRRIGATION VALVE
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- 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

Proposed				
Natural Greenspace area:	0.00	acre	C =	0.25
Select NCRS Soil type:	C			
Improved Greenspace area:	5.80	acre	C =	0.25
Select NCRS Soil type:	C			
Wooded Area:	0.24	acre	C =	0.25
Select NCRS Soil type:				
Impervious Area:	1.96	acre	C =	0.95
Greenbelt Area:	6.04	acre	C =	0.25
Total Area (A):	8.00	acre		
Weighted Coefficient of Runoff (C):			0.42	
Rainfall Intensity				
Flood Control Time of Concentration, Tc =			23.00	minutes

Rainfall Intensity	11/19/2024 Detroit's V2 I/2
Time of Concentration (T_C)	23.00 min
Since 15<Tc<60, use intensity equation	
I1 = 30.2 /[(T + 9.17)^.81]	1.82 in/hr
I10 = 50.12 / [(T + 9.17)^.81]	3.01 in/hr
I100 = 83.3/[(T + 9.17)^.81]	5.01 in/hr
CPVC: Channel Protection Volume Control Volume	
Vcpvc = (4719)CA	15,856 cf
CPRC: Channel Protection Rate Control Volume: Extended Detention	
Ved= (6897)CA	23,174 cf
$Q_{VED} = V_{ED}$ / (48*60*60)	0.13 cfs
100-Year Allowable Outlet Rate	
Since 2<A<100, Qvrr = 1.1055-0.206xln(A)	
Q_{VRR} =	0.68 cfs/ac
100-Year Peak Allowable Discharge	
Area, A =	8.00 ac
$Q_{100P} = Q_{VRR}(A)$	5.42 cfs
100-Year Runoff Volume	
V100R = (18,985)CA	63,790 cf
100-Year Peak Inflow	
$Q_{100IN} = C(I_{100})A$	16.83 cfs
Storage Curve Factor (Vs/Vr)	
R = 0.206-0.15 x ln(Q100P/Q100IN)	0.376
100-Year Storage Volume	
Vs = R(V100R)	23,985 cf
No infiltration will be provided, so no CPVC deduction is taken.	
V100D = Vs	23,985 cf
V_{100D} must be larger or equal to V_{ED} :	
Is $V_{100D} >= V_{ED}$?	Yes
V_{100D} =	23,985 cf

WATER MAIN BASIS OF DESIGN:
(Unit Factors Based on Oakland County Unit Assignment Factors)
Residential Dwelling

INITIAL DESIGN		
Number of Residences	9	(lot 4 is existing)
REU (1 Per Residence)	9	
People / REU	3.5	
Population (P)	32	People
Average Flow (150 GPCPD)	4,800	G.P.D.
	0.007	C.F.S.
	0.005	M.G.D.
Design Max. Flow = (2*avg)	9,600	G.P.D.
	0.015	C.F.S.
	0.010	M.G.D.

SANITARY SEWER BASIS OF DESIGN:
(Unit Factors Based on Oakland County Unit Assignment Factors)
Residential Dwelling

INITIAL DESIGN		
Number of Residences	9	(lot 4 is existing)
REU (1 Per Residence)	9	
People / REU	3.5	
Population (P)	32	People
Average Flow (100 GPCPD)	3,200	G.P.D.
	0.005	C.F.S.
P (1000s)	0.032	
Peaking Factor (PF)	4.35	
PF = (18+sqrt(P))/(4+sqrt(P))		
Peak Flow (G.P.D.)	13,921	G.P.D.
Peak Flow (C.F.S.)	0.022	C.F.S.
12" Pipe Capacity Provided	2.370	C.F.S.

Design Requirements			
CPRC Extended Detention: V_{ED} =		23,174	cf
CPRC Allowable Outlet Rate: Q_{VED} =		0.13	cfs
Detention Storage Volume, V_{DET} =		23,985	cf
Detention Allowable Outlet Rate: Q_{VRR} =		5.42	cfs
Detention Peak Inflow: Q_{100IN} =		16.83	cfs
Detention Basin			
CPRC Storage Elevation:	711.87	23,174	cf
Detention Storage Elevation:	711.95	23,985	cf

Elev. (ft)	Area (sf)	Vol. (cf)	Total Vol. (cf)
708.00	0	0	0
709.00	3,935	1,968	1,968
710.00	6,467	5,201	7,169
711.00	8,595	7,531	14,700
712.00	10,950	9,773	24,472
713.00	13,530	12,240	36,712
Bottom Elevation of Pond:			708.00

PEA GROUP
t: 844.813.2949
www.peagroup.com

NORTH

0 25 50 100
SCALE: 1" = 50'

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CLIENT
GFA DEVELOPMENT, INC.
986 ELMSFORD DR.
TROY, MI 48083

PROJECT TITLE
OAK MEADOWS
PART OF THE SW 1/4 OF SECTION 3, T. 2N., R. 11E.,
TROY, MI 48083

REVISIONS
-

ORIGINAL ISSUE DATE:
NOVEMBER 20, 2024

DRAWING TITLE
PRELIMINARY UTILITY PLAN

PEA JOB NO.	2017-387
P.M.	JBT
DN.	KMB
DES.	DSK

DRAWING NUMBER:
P-4

NOT FOR CONSTRUCTION

S:\PROJECTS\2017\2017-387 OTTAWA DRIVE - TROY - JN\CAD\SITE PLANS\(P-4) UTIL-17387.dwg PLOT DATE: 11/19/2024 BY: Kyle Buckner

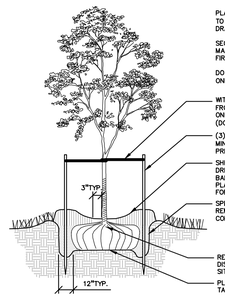
DECIDUOUS TREE PLANT LIST:

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
6	AL8	Allegheny Serviceberry	*Amelanchier laevis*	8-10' Ht.	B&B
11	AR3	Red Maple	*Acer rubrum*	3" Cal.	B&B
9	GT3	Skyline Honeylocust	*Gleditsia triacanthos 'Skyline'*	3" Cal.	B&B
9	NS3	Black Gum	*Nyssa sylvatica*	3" Cal.	B&B
9	OV3	American Hophornbeam	*Ostray Virginiana*	3" Cal.	B&B
9	QB3	Swamp White Oak	*Quercus bicolor*	3" Cal.	B&B
8	QR3	Red Oak	*Quercus rubra*	3" Cal.	B&B
10	TC3	Greenspire Linden	*Tilia cordata 'Greenspire'*	3" Cal.	B&B
8	UF3	Frontier Elm	*Ulmus 'Frontier'*	3" Cal.	B&B
79					

EVERGREEN TREE PLANT LIST:

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
6	AC8	Concolor Fir	*Abies concolor*	8' Ht.	B&B
4	PA8	Norway Spruce	*Picea abies*	8' Ht.	B&B
5	PG8	Black Hills Spruce	*Picea glauca 'Densata'*	8' Ht.	B&B
6	PS8	Eastern White pine	*Pinus strobus*	8' Ht.	B&B
21					
100	TOTAL TREES				

NOTE: TREES SHALL BE PLACED AT A MINIMUM OF 5' AWAY FROM UTILITY LEADS.



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

SECURE TREE WRAP WITH BIODEGRADABLE MATERIAL AT TOP & BOTTOM, REMOVE AFTER FIRST WINTER.

DO NOT PRUNE TERMINAL LEADER PRUNE ONLY DEAD BROKEN BRANCHES.

WITH 2"–3" WIDE FABRIC STRAPS, CONNECT FROM TREE TO STATE. REMOVE AFTER (1) ONE YEAR. ALLOW FOR FLEXIBILITY. (DO NOT USE WIRE & HOSE)

(3) THREE 2"x2" HARDWOOD STAKES DRIVEN A MIN. OF 18" DEEP FIRMLY INTO SUBGRADE PRIOR TO BACKFILLING.

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

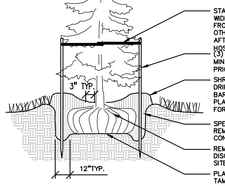
SPECIFIED PLANTING MIX, WATER & TAMP TO REMOVE AIR POCKETS AMEND SOIL PER SITE CONDITIONS & TREE REQUIREMENTS.

REMOVE ALL BURLAP FROM TOP ⅓ OF ROOTBALL. DISCARD ALL NON–BIODEGRADABLE MATERIAL OFF SITE.

PLACE ROOTBALL ON UNEXCAVATED OR TAMPED SOIL.

DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE



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

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

(3) THREE 2"x2" HARDWOOD STAKES DRIVEN A MIN. OF 18" DEEP FIRMLY INTO SUBGRADE PRIOR TO BACKFILLING.

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

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

REMOVE ALL BURLAP FROM TOP ⅓ OF ROOTBALL. DISCARD ALL NON–BIODEGRADABLE MATERIAL OFF SITE.

PLACE ROOTBALL ON UNEXCAVATED OR TAMPED SOIL.

EVERGREEN TREE PLANTING DETAIL

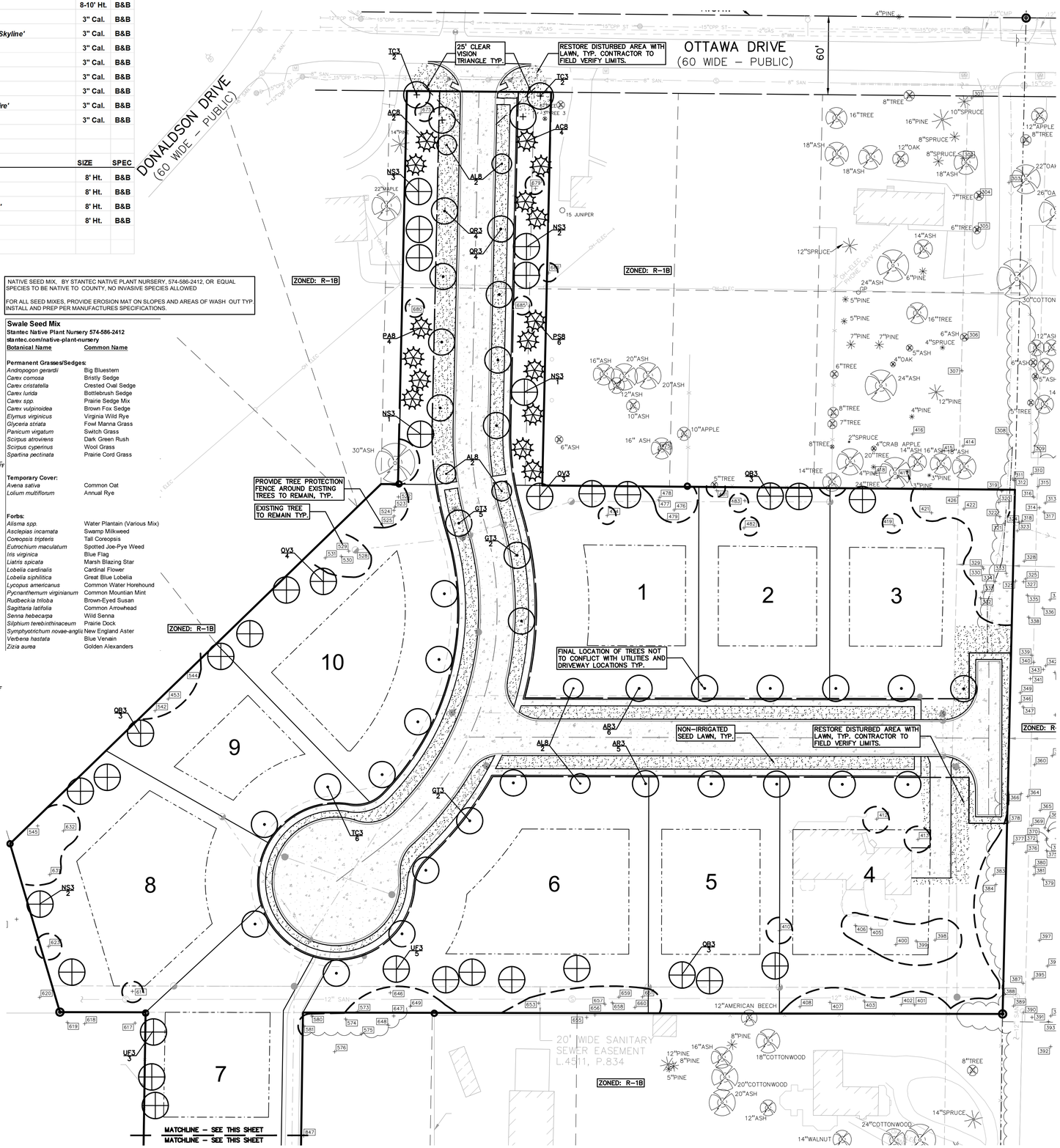
NOT TO SCALE

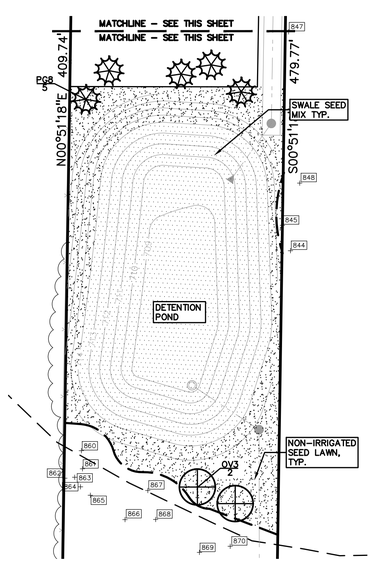
NATIVE SEED MIX, BY STANTEC NATIVE PLANT NURSERY, 574-586-2412, OR EQUAL SPECIES TO BE NATIVE TO COUNTY, NO INVASIVE SPECIES ALLOWED

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

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

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





S:\PROJECTS\2017\2017-387 OTTAWA DRIVE, – TROY – JBT\DWG\LANDSCAPE\SITE PLANS\(L-1) LANDSCAPE PLAN–17387.dwg PLOT DATE: 11/19/2024 BY: Charlotte L. Esperance

KEY:

- = GREENBELT TREES
- = INTERNAL STREET TREES
- = REPLACEMENT TREES
- = NON- IRRIGATED SEED LAWN
- = SWALE SEED MIX
- = EXISTING TREES TO REMAIN WITH TREE PROTECTION FENCE (e.g. 5782)
- = OFF SITE TREES TO REMAIN (e.g. 5782)

LANDSCAPE CALCULATIONS:
PER CITY OF TROY ZONING ORDINANCE; R–1B

13.02 D2. GREENBELT
REQUIRED: 1 DEC TREE / 30 LF
OTTAWA RD 110 LF / 30 LF = 4 TREES

PROVIDED: 4 TREES

13.02 F. SUBDIVISION AND SITE CONDOMINIUM STANDARDS
INTERNAL STREET TREES
REQUIRED: 1 TREE / 50 LF (BOTH SIDES RD.)
(988 LF * 2) 1,976 LF / 50 LF = 40 TREES

PROVIDED: 40 TREES

REPLACEMENT TREES
REQUIRED: 197.5" REPLACEMENT REQUIRED. SEE SHEET T–1 TO T–3 FOR TREE LIST AND PRESERVATION PLAN.

PROVIDED:
35 DEC. TREES AT 3" (35 * 3" = 105"),
21 EVG. TREES AT 8' (21 * 3.5"(8'HT) = 73.5"),
UP–SIZING 34 GREENBELT AND INTERNAL STREETS TREES (38 * .5" = 19")
105" + 73.5" + 19" = 197.5" PROVIDED

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.

NOT FOR CONSTRUCTION

PEA GROUP
t: 844.813.2949
www.peagroup.com

STATE OF MICHIGAN
LYNN A. WHIPPLE
LANDSCAPE ARCHITECT
No. 47905
REGISTERED LANDSCAPE ARCHITECT

NORTH

0 20 40 80
SCALE: 1" = 40'

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

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CLIENT
GFA DEVELOPMENT, INC.
986 ELMSFORD DR.
TROY, MI 48083

PROJECT TITLE
OAK MEADOWS
PART OF THE SW 1/4 OF SECTION 3, T. 2N., R. 11E.,
TROY, MI 48083

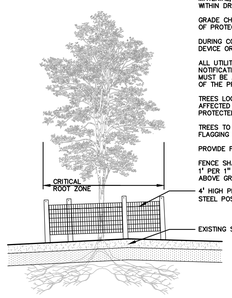
REVISIONS
-

ORIGINAL ISSUE DATE:
NOVEMBER 20, 2024

DRAWING TITLE
PRELIMINARY LANDSCAPE PLAN

PEA JOB NO.	2017-387
P.M.	JBT
DN.	CAL
DES.	LAW

DRAWING NUMBER:
L-1



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.

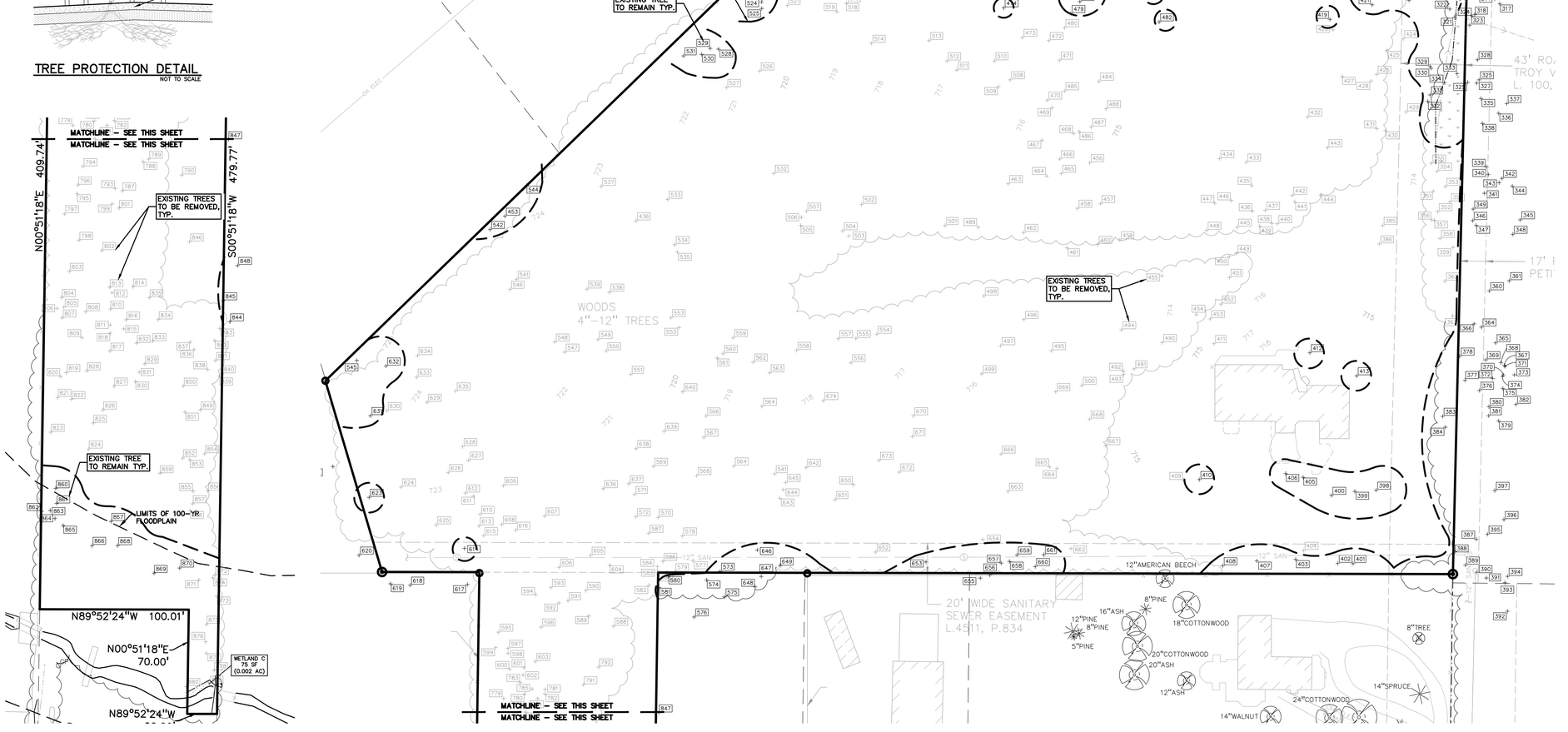
PROVIDE FENCE AROUND CRITICAL ROOT ZONE OF TREE.

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

4' HIGH PROTECTIVE FENCING WITH STEEL POSTS – 10' O.C.

TREE PROTECTION DETAIL

NOT TO SCALE



KEY:

= EXISTING TREES TO REMAIN WITH TREE PROTECTION FENCE

= EXISTING TREES TO BE REMOVED

PEA GROUP
t: 844.813.2949
www.peagroup.com

STATE OF MICHIGAN
LYNN A. WHIPPLE
LANDSCAPE ARCHITECT
No. 3901001116
REGISTERED LANDSCAPE ARCHITECT

NORTH

0 20 40 80
SCALE: 1" = 40'

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CLIENT

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986 ELMSFORD DR.
TROY, MI 48083

PROJECT TITLE

OAK MEADOWS
PART OF THE SW 1/4 OF SECTION 3, T. 2N., R. 11E.,
TROY, MI 48083

REVISIONS
- -

ORIGINAL ISSUE DATE:
NOVEMBER 20, 2024

DRAWING TITLE

TREE PRESERVATION PLAN

PEA JOB NO.	2017-387
P.M.	JBT
DN.	CAL
DES.	LAW

DRAWING NUMBER:

NOT FOR CONSTRUCTION T-1

S:\PROJECTS\2017\2017-387 OTTAWA DRIVE - TROY - JV\CIVIL\LANDSCAPE\SITE PLANS\[T-1] TREE PRESERVATION PLAN-11381.dwg PLOT DATE:11/19/2024 BY:Charlotte L Esperance

KEY:

~~STRIKETHROUGH~~ = TREES TO REMOVE
TYP. TEXT = TREES TO SAVE

TAG	CODE	DBH	COMMON NAME	LATIN NAME	COND	NOTE	CLASS	SAVE / REMOVE	ON-SITE
301	BS	15	Blue Spruce	Picea pungens	F		WOODLAND	S	N
302	SM	22	Silver Maple	Acer saccharinum	G		INVASIVE	S	N
303	BR	31	Bur oak	Quercus macrocarpa	G		LANDMARK	S	N
304	SM	10	Silver Maple	Acer saccharinum	G		INVASIVE	S	N
305	SM	9	Silver Maple	Acer saccharinum	G		INVASIVE	S	N
306	SM	15	Silver Maple	Acer saccharinum	G		INVASIVE	S	N
307	SM	22	Silver Maple	Acer saccharinum	G		INVASIVE	S	N
308	SM	10	Silver Maple	Acer saccharinum	G	1	INVASIVE	S	N
309	E	7	American Elm	Ulmus americana	F		INVASIVE	S	N
310	E	8	American Elm	Ulmus americana	F		INVASIVE	S	N
311	E	6	American Elm	Ulmus americana	VP		INVASIVE	S	N
312	E	7	American Elm	Ulmus americana	VP		INVASIVE	S	N
313	SM	17	Silver Maple	Acer saccharinum	G		INVASIVE	S	N
314	E	7	American Elm	Ulmus americana	F		INVASIVE	S	N
315	SM	13	Silver Maple	Acer saccharinum	G		INVASIVE	S	N
316	E	7	American Elm	Ulmus americana	F		INVASIVE	S	N
317	E	8	American Elm	Ulmus americana	F		INVASIVE	S	N
318	E	6	American Elm	Ulmus americana	VP		INVASIVE	S	N
319	CT	20	Cottonwood	Populus deltoides	G		INVASIVE	S	Y
320	CT	18	Cottonwood	Populus deltoides	F		INVASIVE	S	Y
321	CT	14	Cottonwood	Populus deltoides	G		INVASIVE	S	Y
322	CT	14	Cottonwood	Populus deltoides	P		INVASIVE	S	Y
323	E	9	American Elm	Ulmus americana	DEAD		INVASIVE	S	N
324	SM	10	Silver Maple	Acer saccharinum	F		INVASIVE	S	N
325	RM	8	Red Maple	Acer rubrum	G		WOODLAND	S	N
326	SH	7	Shagbark Hickory	Carya ovata	F		WOODLAND	S	Y
327	SM	32	Silver Maple	Acer saccharinum	F		INVASIVE	S	N
328	SM	26	Silver Maple	Acer saccharinum	F	2	INVASIVE	S	N
329	SM	6	Silver Maple	Acer saccharinum	F		INVASIVE	S	Y
330	E	8	American Elm	Ulmus americana	G		INVASIVE	S	Y
331	SM	20	Silver Maple	Acer saccharinum	G		INVASIVE	S	Y
332	SM	18	Silver Maple	Acer saccharinum	G		INVASIVE	S	Y
333	E	7	American Elm	Ulmus americana	F		INVASIVE	S	Y
334	SM	13	Silver Maple	Acer saccharinum	F		INVASIVE	S	Y
335	SM	8	Silver Maple	Acer saccharinum	F		INVASIVE	S	N
336	E	6	American Elm	Ulmus americana	G		INVASIVE	S	N
337	SM	18	Silver Maple	Acer saccharinum	F		INVASIVE	S	N
338	SM	16	Silver Maple	Acer saccharinum	G		INVASIVE	S	N
339	E	6	American Elm	Ulmus americana	DEAD		INVASIVE	S	N
340	E	12	American Elm	Ulmus americana	P		INVASIVE	S	N
341	SM	9	Silver Maple	Acer saccharinum	G		INVASIVE	S	N
342	E	12	American Elm	Ulmus americana	P		INVASIVE	S	N
343	E	8	American Elm	Ulmus americana	P		INVASIVE	S	N
344	SM	11	Silver Maple	Acer saccharinum	G		INVASIVE	S	N
345	SM	20	Silver Maple	Acer saccharinum	F	1	INVASIVE	S	N
346	SM	8	Silver Maple	Acer saccharinum	G		INVASIVE	S	N
347	SM	12	Silver Maple	Acer saccharinum	G		INVASIVE	S	N
348	SM	7	Silver Maple	Acer saccharinum	P		INVASIVE	S	N
349	E	6	American Elm	Ulmus americana	F		INVASIVE	S	N
350	RM	7	~~Red Maple~~	~~Acer rubrum~~	G		WOODLAND	R	Y
351	SM	11	~~Silver Maple~~	~~Acer saccharinum~~	G		INVASIVE	R	Y
352	E	9	American Elm	Ulmus americana	F		INVASIVE	R	Y
353	E	6	American Elm	Ulmus americana	VP		INVASIVE	R	Y
354	SM	8	~~Silver Maple~~	~~Acer saccharinum~~	F		INVASIVE	R	Y
355	E	15	American Elm	Ulmus americana	F		INVASIVE	R	Y
356	E	8	American Elm	Ulmus americana	G		INVASIVE	R	Y
357	E	8	American Elm	Ulmus americana	F		INVASIVE	R	Y
358	E	9	American Elm	Ulmus americana	F		INVASIVE	R	Y
359	SM	8	~~Silver Maple~~	~~Acer saccharinum~~	G		INVASIVE	R	Y
360	E	7	American Elm	Ulmus americana	P		INVASIVE	S	N
361	SM	7	Silver Maple	Acer saccharinum	F	1	INVASIVE	S	N
362	SM	6	~~Silver Maple~~	~~Acer saccharinum~~	G		INVASIVE	R	Y
363	SM	13	~~Silver Maple~~	~~Acer saccharinum~~	G		INVASIVE	R	Y
364	B	12	Basswood	Tilia americana	VP		WOODLAND	S	N
365	B	8	Basswood	Tilia americana	VP		WOODLAND	S	N
366	B	10	Basswood	Tilia americana	F		WOODLAND	S	N
367	B	8	Basswood	Tilia americana	F		WOODLAND	S	N
368	B	6	Basswood	Tilia americana	G		WOODLAND	S	N
369	RM	11	Red Maple	Acer rubrum	G		WOODLAND	S	N
370	B	9	Basswood	Tilia americana	F		WOODLAND	S	N
371	B	6	Basswood	Tilia americana	G		WOODLAND	S	N
372	WA	9	White Ash	Fraxinus americana	DEAD		INVASIVE	S	N
373	E	6	American Elm	Ulmus americana	F		INVASIVE	S	N
374	SM	7	Silver Maple	Acer saccharinum	VP		INVASIVE	S	N
375	B	7	Basswood	Tilia americana	G		WOODLAND	S	N
376	BW	9	Black Walnut	Juglans nigra	VP		WOODLAND	S	N
377	WA	14	White Ash	Fraxinus americana	DEAD	1	INVASIVE	S	N
378	B	8	Basswood	Tilia americana	F		WOODLAND	S	N
379	B	6	Basswood	Tilia americana	G		WOODLAND	S	N
380	SM	8	Silver Maple	Acer saccharinum	G		INVASIVE	S	N
381	CT	29	Cottonwood	Populus deltoides	G		INVASIVE	S	N
382	SM	7	Silver Maple	Acer saccharinum	G		INVASIVE	S	N
383	EE	16	Siberian Elm	Ulmus pumila	G		INVASIVE	S	Y
384	EE	12	Siberian Elm	Ulmus pumila	P		INVASIVE	S	Y
385	E	13	American Elm	Ulmus americana	F		INVASIVE	R	Y
386	E	12	American Elm	Ulmus americana	P		INVASIVE	R	Y
387	B	22	Basswood	Tilia americana	G		LANDMARK	S	N
388	SM	18	Silver Maple	Acer saccharinum	G	1	INVASIVE	S	N
389	E	7	American Elm	Ulmus americana	P		INVASIVE	S	N
390	SM	6	Silver Maple	Acer saccharinum	P		INVASIVE	S	N
391	E	8	American Elm	Ulmus americana	P		INVASIVE	S	N
392	E	8	American Elm	Ulmus americana	F		INVASIVE	S	N
393	PW	7	White Poplar	Populus alba	G		INVASIVE	S	N
394	PW	8	White Poplar	Populus alba	F		INVASIVE	S	N
395	NM	8	Norway Maple	Acer platanoides	F		INVASIVE	S	N
396	BW	13	Black Walnut	Juglans nigra	G		WOODLAND	S	N
397	NM	9	Norway Maple	Acer platanoides	F		INVASIVE	S	N
398	CT	22	Cottonwood	Populus deltoides	F		INVASIVE	S	Y
399	E	8	American Elm	Ulmus americana	P		INVASIVE	S	Y
400	EE	15	Siberian Elm	Ulmus pumila	F		INVASIVE	S	Y
401	EE	19	Siberian Elm	Ulmus pumila	G		INVASIVE	S	Y
402	BW	7	Black Walnut	Juglans nigra	P		WOODLAND	S	Y
403	BF	6	Balsam Fir	Abies balsamea	VP		WOODLAND	S	Y
404	BF	8	Balsam Fir	Abies balsamea	VP		WOODLAND	R	Y
405	CT	28	Cottonwood	Populus deltoides	G		INVASIVE	S	Y
406	E	19	American Elm	Ulmus americana	G		INVASIVE	S	Y
407	WS	6	White Spruce	Picea glauca	P		WOODLAND	S	Y

TAG	CODE	DBH	COMMON NAME	LATIN NAME	COND	NOTE	CLASS	SAVE / REMOVE	ON-SITE
408	BW	20	Black Walnut	Juglans nigra	G		LANDMARK	S	Y
409	CA	6	Crab Apple	Malus coronaria	P		WOODLAND	R	Y
410	CA	6	Crab Apple	Malus coronaria	P		WOODLAND	S	Y
411	NM	10	Norway Maple	Acer platanoides	G		INVASIVE	R	Y
412	CHW	14	Weeping Cherry	Prunus pendula	G		LANDMARK	S	Y
413	WS	18	White Spruce	Picea glauca	F		LANDMARK	S	Y
414	SM	22	Silver Maple	Acer saccharinum	G		INVASIVE	S	N
415	SM	20	Silver Maple	Acer saccharinum	G		INVASIVE	S	N
416	SM	28	Silver Maple	Acer saccharinum	G		INVASIVE	S	N
417	BW	30	Black Walnut	Juglans nigra	DEAD		LANDMARK	S	N
418	WS	9	White Spruce	Picea glauca	F		WOODLAND	S	N
419	-	-	-	-	-		#N/A	S	Y
420	SM	10	Silver Maple	Acer saccharinum	P		INVASIVE	R	Y
421	SM	8	Silver Maple	Acer saccharinum	P		INVASIVE	S	Y
422	SM	18	Silver Maple	Acer saccharinum	F	2	INVASIVE	S	Y
423	SM	20	Silver Maple	Acer saccharinum	G	2	INVASIVE	S	Y
424	MW	8	White Mulberry	Morus alba	F		INVASIVE	R	Y
425	E	16	American Elm	Ulmus americana	DEAD		INVASIVE	R	Y
426	EB	6	European Buckthorn	Rhamnus cathartica	F		INVASIVE	S	Y
427	SM	6	Silver Maple	Acer saccharinum	P		INVASIVE	R	Y
428	E	8	American Elm	Ulmus americana	F		INVASIVE	R	Y
429	SM	20	Silver Maple	Acer saccharinum	G		INVASIVE	R	Y
430	SM	8	Silver Maple	Acer saccharinum	P	1	INVASIVE	R	Y
431	E	19	American Elm	Ulmus americana	F		INVASIVE	R	Y
432	SM	8	Silver Maple	Acer saccharinum	F		INVASIVE	R	Y
433	E	8	American Elm	Ulmus americana	F		INVASIVE	R	Y
434	E	6	American Elm	Ulmus americana	P		INVASIVE	R	Y
435	E	11	American Elm	Ulmus americana	F		INVASIVE	R	Y
436	CT	6	Cottonwood	Populus deltoides	F		INVASIVE	R	Y
437	WH	6	White Willow	Salix alba	G		INVASIVE	R	Y
438	PW	11	White Poplar	Populus alba	F		INVASIVE	R	Y
439	CT	6	Cottonwood	Populus deltoides	F		INVASIVE	R	Y
440	PW	8	White Poplar	Populus alba	F		INVASIVE	R	Y
441	PW	6	White Poplar	Populus alba	P		INVASIVE	R	Y
442	E	20	American Elm	Ulmus americana	F		INVASIVE	R	Y
443	SM	6	Silver Maple	Acer saccharinum	VP		INVASIVE	R	Y
444	CT	14	Cottonwood	Populus deltoides	G		INVASIVE	R	Y
445	PW	9	White Poplar	Populus alba	G		INVASIVE	R	Y
446	BX	7	Box elder	Acer negundo	P		INVASIVE	R	Y
447	BW	6	Black Walnut	Juglans nigra	G		WOODLAND	R	Y
448	CT	6	Cottonwood	Populus deltoides	VP		INVASIVE	R	Y
449	B	10	Basswood	Tilia americana	G		WOODLAND	R	Y
450	PW	10	White Poplar	Populus alba	G		INVASIVE	R	Y
451	PW	6	White Poplar	Populus alba	G		INVASIVE	R	Y
452	PW	11	White Poplar	Populus alba	G		INVASIVE	R	Y
453	PW	13	White Poplar	Populus alba	F		INVASIVE	R	Y
454	E	10	American Elm	Ulmus americana	F		INVASIVE	R	Y
455	E	15	American Elm	Ulmus americana	F		INVASIVE	R	Y
456	E	6	American Elm	Ulmus americana	VP		INVASIVE	R	Y
457	PW	10	White Poplar	Populus alba	F		INVASIVE	R	Y
458	SH	15	Shagbark Hickory	Carya ovata	G		WOODLAND	R	Y
459	PW	7	White Poplar	Populus alba	G		INVASIVE	R	Y
460	PW	7	White Poplar	Populus alba	G		INVASIVE	R	Y
461	S	8	Sycamore	Platanus occidentalis	G		WOODLAND	R	Y
462	TH	8	Thornapple/Hawthorne	Cragaegus spp.	P		WOODLAND	R	Y
463	E	7	American Elm	Ulmus americana	G		INVASIVE	R	Y
464	E	7	American Elm	Ulmus americana	G		INVASIVE	R	Y
465	E	6	American Elm	Ulmus americana	P		INVASIVE	R	Y
466	CT	18	Cottonwood	Populus deltoides	F		INVASIVE	R	Y
467	SH	11	Shagbark Hickory	Carya ovata	G	1	WOODLAND	R	Y
468	E	6	American Elm	Ulmus americana	F		INVASIVE	R	Y
469	E	6	American Elm	Ulmus americana	F		INVASIVE	R	Y
470	E	6	American Elm	Ulmus americana	G		INVASIVE	R	Y
471	E	10	American Elm	Ulmus americana	G		INVASIVE	R	Y
472	E	9	American Elm	Ulmus americana	P		INVASIVE	R	Y
473	E	11	American Elm	Ulmus americana	G		INVASIVE	R	Y
474	E	12	American Elm	Ulmus americana	G		INVASIVE	S	Y
475	SM	22	Silver Maple	Acer saccharinum	P	1	INVASIVE	S	Y
476	MW	9	White Mulberry	Morus alba	F		INVASIVE	S	Y
477	MW	12	White Mulberry	Morus alba	F		INVASIVE	S	Y
478	E	7	American Elm	Ulmus americana	P		INVASIVE	S	Y
479	MW	10	White Mulberry	Morus alba	P		INVASIVE	S	Y
480	MW	8	White Mulberry	Morus alba	P		INVASIVE	R	Y
481	BX	7	Box elder	Acer negundo	VP		INVASIVE	S	Y
482	TH	8	Thornapple/Hawthorne	Cragaegus spp.	P		WOODLAND	S	Y
483	MW	10	White Mulberry	Morus alba	P		INVASIVE	S	Y
484	E	8	American Elm	Ulmus americana	F		INVASIVE	R	Y
485	PO	9	Pin Oak	Quercus palustris	P		WOODLAND	R	Y
486	E	8	American Elm	Ulmus americana	F		INVASIVE	R	Y
487	E	8	American Elm	Ulmus americana	F		INVASIVE	R	Y
488	SH	12	Shagbark Hickory	Carya ovata	G		WOODLAND	R	Y
489	E	8	American Elm	Ulmus americana	F		INVASIVE	R	Y
490	RO	24	Red Oak	Quercus rubra	G		LANDMARK	R	Y
491	B	20	Basswood	Tilia americana	F		LANDMARK	R	Y
492	PW	8	White Poplar	Populus alba	F		INVASIVE	R	Y
493	B	17	Basswood	Tilia americana	F		WOODLAND	R	Y
494	EB	7	European Buckthorn	Rhamnus cathartica	P		INVASIVE	R	Y
495	RO	17	Red Oak	Quercus rubra	G		LANDMARK	R	Y
496	BW	10	Black Walnut	Juglans nigra	G		WOODLAND	R	Y
497	BW	11	Black Walnut	Juglans nigra	G		WOODLAND	R	Y
498	SH	20	Shagbark Hickory	Carya ovata	G		LANDMARK	R	Y
499	RM	16	Red Maple	Acer rubrum	G		LANDMARK	R	Y
500	SH	16	Shagbark Hickory	Carya ovata	G		LANDMARK	R	Y
501	E	9	American Elm	Ulmus americana	F		INVASIVE	R	Y
502	E	11	American Elm	Ulmus americana	VP		INVASIVE	R	Y
503	TH	9	Thornapple/Hawthorne	Cragaegus spp.	VP		WOODLAND	R	Y
504	TH	9	Thornapple/Hawthorne	Cragaegus spp.	VP		WOODLAND	R	Y
505	E	11	American Elm	Ulmus americana	G		INVASIVE	R	Y
506	E	6	American Elm	Ulmus americana	F		INVASIVE	R	Y
507	E	8	American Elm	Ulmus americana	F		INVASIVE	R	Y
508	RO	8	Red Oak	Quercus rubra	G		WOODLAND	R	Y
509	EB	6	European Buckthorn	Rhamnus cathartica	VP		INVASIVE	R	Y
510	RO	28	Red Oak	Quercus rubra	G		LANDMARK	R	Y
511	B	15	Basswood	Tilia americana	G		WOODLAND	R	Y
512	SH	13	Shagbark Hickory	Carya ovata	G		WOODLAND	R	Y
513	CT	16	Cottonwood	Populus deltoides	DEAD		INVASIVE	R	Y
514	EB	7	European Buckthorn	Rhamnus cathartica	P		INVASIVE	R	Y

TAG	CODE	DBH	COMMON NAME	LATIN NAME	COND	NOTE	CLASS	SAVE / REMOVE	ON-SITE
515	RM	8	Red Maple	Acer rubrum	F		WOODLAND	R	Y
516	MW	8	White Mulberry	Morus alba	VP		INVASIVE	R	Y
517	SM	9	Silver Maple	Acer saccharinum	F		INVASIVE	R	Y
518	E	11	American Elm	Ulmus americana	VP		INVASIVE	R	Y
519	E	17	American Elm	Ulmus americana	VP		INVASIVE	R	Y
520	BX	6	Box elder	Acer negundo	P		INVASIVE	R	Y
521	BX	7	Box elder	Acer negundo	P		INVASIVE	R	Y
522	CT	22	Cottonwood	Populus deltoides	F		INVASIVE	S	Y
523	CT	20	Cottonwood	Populus deltoides	F	1	INVASIVE	S	Y
524	MW	7	White Mulberry	Morus alba	P		INVASIVE	S	Y
525	WO	18	White Oak	Quercus alba	F		LANDMARK	S	Y
526	BX	11	Box elder	Acer negundo	P		INVASIVE	R	Y
527	MW	16	White Mulberry	Morus alba	F		INVASIVE	R	Y
528	CC	6	Choke Cherry	Prunus virginia	P		WOODLAND	S	Y
529	CT	19	Cottonwood	Populus deltoides	F		INVASIVE	S	Y
530	CT	28	Cottonwood	Populus deltoides	G		INVASIVE	S	Y
531	TH	6	Thornapple/Hawthorne	Cragaegus spp.	P		WOODLAND	S	Y
532	E	9	American Elm	Ulmus americana	F		INVASIVE	R	Y
533	-	-	-	-	-		#N/A	R	Y
534	CC	8	Choke Cherry	Prunus virginia	F		WOODLAND	R	Y
535	CC	7	Choke Cherry	Prunus virginia	F		WOODLAND	R	Y
536	SH	10	Shagbark Hickory	Carya ovata	G		WOODLAND	S	Y
537	WO	11	White Oak	Quercus alba	F		WOODLAND	R	Y
538	BW	9	Black Walnut	Juglans nigra	G		WOODLAND	R	Y
539	WA	8	White Ash	Fraxinus americana	VP		INVASIVE	R	Y
540	BC	12	Wild Black Cherry	Prunus serotina	VP		WOODLAND	S	Y
541	BR	22	Bur oak	Quercus macrocarpa	G		LANDMARK	R	Y
542	SM	32	Silver Maple	Acer saccharinum	G		INVASIVE	S	Y
543	NS	10	Norway Spruce	Picea Abies	F		WOODLAND	S	Y
544	S	33	Sycamore	Platanus occidentalis	G		LANDMARK	S	Y
545	RM	28	Red Maple	Acer rubrum	F		LANDMARK	S	Y
546	RO	18	Red Oak	Quercus rubra	F		LANDMARK	R	Y
547	BC	15	Wild Black Cherry	Prunus serotina	VP		WOODLAND	R	Y
548	WA	6	White Ash	Fraxinus americana	VP		INVASIVE	R	Y
549	MW	8	White Mulberry	Morus alba	P		INVASIVE	R	Y
550	CC	8	Choke Cherry	Prunus virginia	F		WOODLAND	R	Y
551	RP	14	Red Pine	Pinus resinosa	F		WOODLAND	R	Y
552	CC	8	Choke Cherry	Prunus virginia	P	2	WOODLAND	S	Y
553	SH	15	Shagbark Hickory	Carya ovata	F		WOODLAND	R	Y
554	E	11	American Elm	Ulmus americana	G		INVASIVE	R	Y
555	SH	16	Shagbark Hickory	Carya ovata	G		LANDMARK	R	Y
556	E	6	American Elm	Ulmus americana	F		INVASIVE	R	Y
557	WA	6	White Ash	Fraxinus americana	P		INVASIVE	R	Y
558	WA	6	White Ash	Fraxinus americana	F		INVASIVE	R	Y
559	AP	8	Domestic Apple	Malus sylvestris	F		WOODLAND	R	Y
560	CC	6	Choke Cherry	Prunus virginia	VP		WOODLAND	R	Y
561	TH	6	Thornapple/Hawthorne	Cragaegus spp.	VP		WOODLAND	R	Y
562	CC	6	Choke Cherry	Prunus virginia	P		WOODLAND	R	Y
563	GA	7	Green Ash	Fraxinus pennsylvanica	F		INVASIVE	R	Y
564	GA	7	Green Ash	Fraxinus pennsylvanica	F		INVASIVE	R	Y
565	CC	6	Choke Cherry	Prunus virginia	P		WOODLAND	S	Y
566	CC	7	Choke Cherry	Prunus virginia	P		WOODLAND	R	Y
567	WA	8	White Ash	Fraxinus americana	VP		INVASIVE	R	Y
568	CC	6	Choke Cherry	Prunus virginia	P		WOODLAND	R	Y
569	WA	10	White Ash	Fraxinus americana	VP		INVASIVE	R	Y
570	WA	6	White Ash	Fraxinus americana	VP		INVASIVE	R	Y
571	PW	7	White Poplar	Populus alba	F		INVASIVE	R	Y
572	CC	6	Choke Cherry	Prunus virginia	F		WOODLAND	R	Y
573	CT	15	Cottonwood	Populus deltoides	G		INVASIVE	S	Y
574	BX	8	Box elder	Acer negundo	VP		INVASIVE	S	N
575	BX	10	Box elder	Acer negundo	VP		INVASIVE	S	N
576	WP	13	(Eastern) White Pine	Pinus strobus	F		WOODLAND	S	N
577	SM	16	Silver Maple	Acer saccharinum	G		INVASIVE	R	Y
578	BX	7	Box elder	Acer negundo	VP		INVASIVE	R	Y
579	CT	20	Cottonwood	Populus deltoides	G		INVASIVE	R	Y
580	TH	9	Thornapple/Hawthorne	Cragaegus spp.	VP		WOODLAND	S	N
581	TH	8	Thornapple/Hawthorne	Cragaegus spp.	VP		WOODLAND	S	N
582	TH	9	Thornapple/Hawthorne	Cragaegus spp.	VP		WOODLAND	R	Y
583	CT	11	Cottonwood	Populus deltoides	F		INVASIVE	R	Y
584	CT	7	Cottonwood	Populus deltoides	P		INVASIVE	R	Y
585	CT	10	Cottonwood	Populus deltoides	G		INVASIVE	R	Y
586	CT	15	Cottonwood	Populus deltoides	F		INVASIVE	R	Y
587	CT	15	Cottonwood	Populus deltoides	DEAD		INVASIVE	R	Y
588	CC	6	Choke Cherry	Prunus virginia	P		WOODLAND	R	Y
589	TH	6	Thornapple/Hawthorne	Cragaegus spp.	P		WOODLAND	R	Y
590	BW	9	Black Walnut	Juglans nigra	G		WOODLAND	R	Y
591	E	6	American Elm	Ulmus americana	VP		INVASIVE	R	Y
592	E	11	American Elm	Ulmus americana	F		INVASIVE	R	Y
593	BW	9	Black Walnut	Juglans nigra	G		WOODLAND	R	Y
594	BW	7	Black Walnut	Juglans nigra	G		WOODLAND	R	Y
595	BW	10	Black Walnut	Juglans nigra	P		WOODLAND	R	Y
596	BW	10	Black Walnut	Juglans nigra	F		WOODLAND	R	Y
597	E	8	American Elm	Ulmus americana	F		INVASIVE	R	Y
598	BW	6	Black Walnut	Juglans nigra	P		WOODLAND	R	Y
599	BW	10	Black Walnut	Juglans nigra	F		WOODLAND	R	Y
600	BW	6	Black Walnut	Juglans nigra	F		WOODLAND	R	Y
601	BW	6	Black Walnut	Juglans nigra	F		WOODLAND	R	Y
602	BW	10	Black Walnut	Juglans nigra	G		WOODLAND	R	Y
603	BW	9	Black Walnut	Juglans nigra	G		WOODLAND	R	Y
604	CT	18	Cottonwood	Populus deltoides	G		INVASIVE	R	Y
605	CT	21	Cottonwood	Populus deltoides	G		INVASIVE	R	Y
606	E	6	American Elm	Ulmus americana	G		INVASIVE	R	Y
607	BW	13	Black Walnut	Juglans nigra	F		WOODLAND	R	Y
608	MW	8	White Mulberry	Morus alba	VP		INVASIVE	R	Y
609	BW	11	Black Walnut	Juglans nigra	F		WOODLAND	R	Y
610	BW	28	Black Walnut	Juglans nigra	F		LANDMARK	R	Y
611	BW	9	Black Walnut	Juglans nigra	G		WOODLAND	R	Y
612	BW	14	Black Walnut	Juglans nigra	F		WOODLAND	R	Y
613	BW	6	Black Walnut	Juglans nigra	P		WOODLAND	R	Y
614	E	7	American Elm	Ulmus americana	F		INVASIVE	S	Y
615	CT	32	Cottonwood	Populus deltoides	G		INVASIVE	R	Y
616	CT	19	Cottonwood	Populus deltoides	VP		INVASIVE	R	Y
617	BW	12	Black Walnut	Juglans nigra	G		WOODLAND	S	N
618	SH	10	Shagbark Hickory	Carya ovata	G		WOODLAND	S	N
619	BW	10	Black Walnut	Juglans nigra	P		WOODLAND	S	N
620	CC	8	Choke Cherry	Prunus virginia	VP		WOODLAND	S	N
621	WW	58	Weeping Willow	Salix babylonica	VP		INVASIVE	S	N

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STATE OF MICHIGAN
LYNN A. WHIPPLE
LANDSCAPE ARCHITECT
No. 4001
REGISTERED LANDSCAPE ARCHITECT

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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 LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

CLIENT
GFA DEVELOPMENT, INC.
986 ELMSFORD DR.
TROY, MI 48083

PROJECT TITLE
OAK MEADOWS
PART OF THE SW 1/4 OF SECTION 3, T. 2N., R. 11E.,
TROY, MI 48083

REVISIONS
- -

ORIGINAL ISSUE DATE:
NOVEMBER 20, 2024

DRAWING TITLE
TREE PRESERVATION LIST

PEA JOB NO.	2017-387
P.M.	JBT
DN.	CAL
DES.	LAW

DRAWING NUMBER:
T-2

NOT FOR CONSTRUCTION

S:\PROJECTS\2017\2017-387 OTTAWA DRIVE - TROY - #1\CAD\LANDSCAPE\SITE PLANS\[17-387 TREE PRESERVATION PLAN-17387.dwg PLOT DATE=11/19/2024 BY=Charlotte L Esperance

TAG	CODE	DBH	COMMON NAME	LATIN NAME	COND	NOTE	CLASS	SAVE / REMOVE	ON-SITE
622	W	54	Willow	Salix Spp.	P		INVASIVE	S	N
623	BW	9	Black Walnut	Juglans nigra	F		WOODLAND	S	Y
624	MW	22	White Mulberry	Morus alba	F		INVASIVE	R	Y
625	BW	8	Black Walnut	Juglans nigra	P		WOODLAND	R	Y
626	SH	11	Shagbark Hickory	Carya ovata	F		WOODLAND	R	Y
627	CA	6	Crab Apple	Malus caronaria	P		WOODLAND	R	Y
628	WO	8	White Oak	Quercus alba	P		WOODLAND	R	Y
629	BW	8	Black Walnut	Juglans nigra	G		WOODLAND	R	Y
630	BX	7	Box elder	Acer negundo	P		INVASIVE	R	Y
631	TH	8	Thornapple/Hawthorne	Cragaegus spp.	F		WOODLAND	S	Y
632	BW	8	Black Walnut	Juglans nigra	G		WOODLAND	S	Y
633	BW	8	Black Walnut	Juglans nigra	G		WOODLAND	R	Y
634	BC	8	Wild Black Cherry	Prunus serotina	P		WOODLAND	R	Y
635	HK	8	Hackberry	Celtis occidentalis	G		WOODLAND	R	Y
636	WA	13	White Ash	Fraxinus americana	F		INVASIVE	R	Y
637	EB	6	European Buckthorn	Rhamnus cathartica	VP		INVASIVE	R	Y
638	EB	6	European Buckthorn	Rhamnus cathartica	VP		INVASIVE	R	Y
639	WA	8	White Ash	Fraxinus americana	VP		INVASIVE	R	Y
640	RM	18	Red Maple	Acer rubrum	G		LANDMARK	R	Y
641	MW	8	White Mulberry	Morus alba	VP		INVASIVE	S	Y
642	CC	6	Choke Cherry	Prunus virginia	P		WOODLAND	R	Y
643	WA	8	White Ash	Fraxinus americana	VP		INVASIVE	R	Y
644	TH	6	Thornapple/Hawthorne	Cragaegus spp.	VP		WOODLAND	R	Y
645	WA	7	White Ash	Fraxinus americana	VP		INVASIVE	R	Y
646	B	8	Basswood	Tilia americana	VP		WOODLAND	S	Y
647	CA	6	Crab Apple	Malus caronaria	P		WOODLAND	S	Y
648	B	8	Basswood	Tilia americana	G		WOODLAND	S	N
649	CT	17	Cottonwood	Populus deltoides	G		INVASIVE	S	Y
650	E	8	American Elm	Ulmus americana	G		INVASIVE	R	Y
651	CT	27	Cottonwood	Populus deltoides	G		INVASIVE	R	Y
652	WA	6	White Ash	Fraxinus americana	VP		INVASIVE	R	Y
653	BX	6	Box elder	Acer negundo	P		INVASIVE	S	Y
654	BW	6	Black Walnut	Juglans nigra	VP		WOODLAND	R	Y
655	BW	12	Black Walnut	Juglans nigra	F		WOODLAND	S	N
656	E	8	American Elm	Ulmus americana	P		INVASIVE	S	N
657	BW	7	Black Walnut	Juglans nigra	F		WOODLAND	S	Y
658	CT	18	Cottonwood	Populus deltoides	G		INVASIVE	S	Y
659	CT	12	Cottonwood	Populus deltoides	G		INVASIVE	S	Y
660	BW	6	Black Walnut	Juglans nigra	F		WOODLAND	S	Y
661	CT	12	Cottonwood	Populus deltoides	G		INVASIVE	S	Y
662	BW	12	Black Walnut	Juglans nigra	F		WOODLAND	R	Y
663	CC	10	Choke Cherry	Prunus virginia	P		WOODLAND	R	Y
664	TH	7	Thornapple/Hawthorne	Cragaegus spp.	P		WOODLAND	R	Y
665	TH	6	Thornapple/Hawthorne	Cragaegus spp.	P		WOODLAND	R	Y
666	WA	8	White Ash	Fraxinus americana	VP		INVASIVE	R	Y
667	SH	14	Shagbark Hickory	Carya ovata	G		WOODLAND	R	Y
668	E	7	American Elm	Ulmus americana	F		INVASIVE	R	Y
669	-	-	-	-	-		#N/A	R	Y
670	WO	8	White Oak	Quercus alba	G		WOODLAND	R	Y
671	E	6	American Elm	Ulmus americana	P		INVASIVE	R	Y
672	CA	10	Crab Apple	Malus caronaria	VP		WOODLAND	R	Y
673	E	6	American Elm	Ulmus americana	F		INVASIVE	R	Y
674	CC	6	Choke Cherry	Prunus virginia	VP		WOODLAND	R	Y
675	BS	19	Blue Spruce	Picea pungens	F		LANDMARK	S	Y
676	BS	19	Blue Spruce	Picea pungens	F		LANDMARK	R	Y
677	JM	6	Japanese Maple	Acer palmatum	G		WOODLAND	R	Y
678	RC	6	Red Cedar	Juniperus virginiana	P		INVASIVE	R	Y
679	BS	20	Blue Spruce	Picea pungens	P		LANDMARK	S	Y
680	SM	40	Silver Maple	Acer saccharinum	G		INVASIVE	S	Y
681	SM	40	Silver Maple	Acer saccharinum	G		INVASIVE	R	Y
682	C	13	Catalpa	Catalpa speciosa	F		WOODLAND	R	Y
683	BL	8	Black Locust	Robinia pseudoacacia	F		INVASIVE	R	Y
684	MW	8	White Mulberry	Morus alba	G		INVASIVE	R	Y
685	SM	27	Silver Maple	Acer saccharinum	G		INVASIVE	S	Y
686	AU	8	Austrian Pine	Pinus nigra	G		WOODLAND	S	N
779	BW	8	Black Walnut	Juglans nigra	F		WOODLAND	R	Y
780	WP	8	(Eastern) White Pine	Pinus strobus	P		WOODLAND	R	Y
781	WP	8	(Eastern) White Pine	Pinus strobus	P		WOODLAND	R	Y
782	WP	12	(Eastern) White Pine	Pinus strobus	P		WOODLAND	R	Y
783	AP	8	Domestic Apple	Malus sylvestris	VP		WOODLAND	R	Y
784	WP	6	(Eastern) White Pine	Pinus strobus	P		WOODLAND	R	Y
785	WP	7	(Eastern) White Pine	Pinus strobus	P		WOODLAND	R	Y
786	WP	20	(Eastern) White Pine	Pinus strobus	F		LANDMARK	R	Y
787	WP	11	(Eastern) White Pine	Pinus strobus	P		WOODLAND	R	Y
788	WP	9	(Eastern) White Pine	Pinus strobus	P		WOODLAND	R	Y
789	WP	12	(Eastern) White Pine	Pinus strobus	F		WOODLAND	R	Y
790	WP	6	(Eastern) White Pine	Pinus strobus	P		WOODLAND	R	Y
791	WP	15	(Eastern) White Pine	Pinus strobus	F		WOODLAND	R	Y
792	BW	10	Black Walnut	Juglans nigra	F		WOODLAND	R	Y
793	WP	14	(Eastern) White Pine	Pinus strobus	VP		WOODLAND	R	Y
794	WP	18	(Eastern) White Pine	Pinus strobus	P		LANDMARK	R	Y
795	E	16	American Elm	Ulmus americana	F		INVASIVE	R	Y
796	WP	16	(Eastern) White Pine	Pinus strobus	P		WOODLAND	R	Y
797	BW	15	Black Walnut	Juglans nigra	G		WOODLAND	R	Y
798	BW	10	Black Walnut	Juglans nigra	P		WOODLAND	R	Y
799	BW	10	Black Walnut	Juglans nigra	G		WOODLAND	R	Y
800	AG MISSING			#N/A			#N/A	S	Y
801	E	6	American Elm	Ulmus americana	P		INVASIVE	R	Y
802	WP	17	(Eastern) White Pine	Pinus strobus	P		WOODLAND	R	Y
803	WP	21	(Eastern) White Pine	Pinus strobus	F		LANDMARK	R	Y
804	WP	10	(Eastern) White Pine	Pinus strobus	P		WOODLAND	R	Y
805	WP	9	(Eastern) White Pine	Pinus strobus	P		WOODLAND	R	Y
806	E	7	American Elm	Ulmus americana	VP		INVASIVE	R	Y
807	SH	8	Shagbark Hickory	Carya ovata	F		WOODLAND	R	Y
808	SH	6	Shagbark Hickory	Carya ovata	P		WOODLAND	R	Y
809	SH	7	Shagbark Hickory	Carya ovata	F		WOODLAND	R	Y
810	SH	7	Shagbark Hickory	Carya ovata	P		WOODLAND	R	Y
811	SH	10	Shagbark Hickory	Carya ovata	P		WOODLAND	R	Y
812	SH	8	Shagbark Hickory	Carya ovata	F		WOODLAND	R	Y
813	WP	7	(Eastern) White Pine	Pinus strobus	VP		WOODLAND	R	Y
814	BW	6	Black Walnut	Juglans nigra	F		WOODLAND	R	Y
815	WP	14	(Eastern) White Pine	Pinus strobus	P		WOODLAND	R	Y
816	SH	8	Shagbark Hickory	Carya ovata	F		WOODLAND	R	Y
817	SH	7	Shagbark Hickory	Carya ovata	F		WOODLAND	R	Y
818	SH	6	Shagbark Hickory	Carya ovata	F		WOODLAND	R	Y
819	SH	6	Shagbark Hickory	Carya ovata	F		WOODLAND	R	Y
820	SH	7	Shagbark Hickory	Carya ovata	P		WOODLAND	R	Y
821	WP	17	(Eastern) White Pine	Pinus strobus	VP		WOODLAND	R	Y
822	BX	7	Box elder	Acer negundo	VP		INVASIVE	R	Y
823	WP	24	(Eastern) White Pine	Pinus strobus	F		LANDMARK	R	Y
824	RM	9	Red Maple	Acer rubrum	VP		WOODLAND	R	Y
825	RM	14	Red Maple	Acer rubrum	P		WOODLAND	R	Y
826	BW	7	Black Walnut	Juglans nigra	P		WOODLAND	R	Y
827	SH	8	Shagbark Hickory	Carya ovata	F		WOODLAND	R	Y
828	SH	8	Shagbark Hickory	Carya ovata	F		WOODLAND	R	Y
829	SH	7	Shagbark Hickory	Carya ovata	G		WOODLAND	R	Y
830	BX	10	Box elder	Acer negundo	VP		INVASIVE	R	Y
831	SH	6	Shagbark Hickory	Carya ovata	VP		WOODLAND	R	Y
832	BW	8	Black Walnut	Juglans nigra	VP		WOODLAND	R	Y
833	BW	8	Black Walnut	Juglans nigra	P		WOODLAND	R	Y
834	SH	8	Shagbark Hickory	Carya ovata	F		WOODLAND	R	Y
835	BX	18	Box elder	Acer negundo	VP		INVASIVE	R	Y
836	SH	8	Shagbark Hickory	Carya ovata	G		WOODLAND	R	Y
837	BW	9	Black Walnut	Juglans nigra	P		WOODLAND	R	Y
838	BW	12	Black Walnut	Juglans nigra	G		WOODLAND	R	Y
839	E	6	American Elm	Ulmus americana	F		INVASIVE	R	Y
840	E	8	American Elm	Ulmus americana	P		INVASIVE	R	Y
841	E	7	American Elm	Ulmus americana	VP		INVASIVE	R	Y
842	BX	20	Box elder	Acer negundo	VP		INVASIVE	R	Y
843	BX	15	Box elder	Acer negundo	VP		INVASIVE	R	Y
844	BW	10	Black Walnut	Juglans nigra	F		WOODLAND	S	N
845	BX	20	Box elder	Acer negundo	VP		INVASIVE	S	Y
846	BW	10	Black Walnut	Juglans nigra	F		WOODLAND	R	Y
847	RM	36	Red Maple	Acer rubrum	F		LANDMARK	S	N
848	TH	12	Thornapple/Hawthorne	Cragaegus spp.	P		LANDMARK	S	N
849	BX	13	Box elder	Acer negundo	VP		INVASIVE	R	Y
850	TH	8	Thornapple/Hawthorne	Cragaegus spp.	P		WOODLAND	R	Y
851	TH	8	Thornapple/Hawthorne	Cragaegus spp.	VP		WOODLAND	R	Y
852	BW	12	Black Walnut	Juglans nigra	F		WOODLAND	R	Y
853	BW	8	Black Walnut	Juglans nigra	F		WOODLAND	R	Y
854	BX	13	Box elder	Acer negundo	VP		INVASIVE	R	Y
855	BW	6	Black Walnut	Juglans nigra	F		WOODLAND	R	Y
856	BW	18	Black Walnut	Juglans nigra	F		LANDMARK	R	Y
857	BX	15	Box elder	Acer negundo	VP		INVASIVE	R	Y
858	BX	10	Box elder	Acer negundo	VP		INVASIVE	R	Y
859	BW	8	Black Walnut	Juglans nigra	F		WOODLAND	R	Y
860	BW	18	Black Walnut	Juglans nigra	F		LANDMARK	S	Y
861	TH	7	Thornapple/Hawthorne	Cragaegus spp.	P		WOODLAND	S	Y
862	RM	10	Red Maple	Acer rubrum	VP		WOODLAND	S	Y
863	RM	8	Red Maple	Acer rubrum	P		WOODLAND	S	Y
864	BX	12	Box elder	Acer negundo	VP		INVASIVE	S	Y
865	BW	17	Black Walnut	Juglans nigra	G		WOODLAND	S	Y
866	BW	18	Black Walnut	Juglans nigra	F		LANDMARK	S	N
867	BX	9	Box elder	Acer negundo	VP		INVASIVE	S	Y
868	BX	9	Box elder	Acer negundo	VP		INVASIVE	S	N
869	TH	6	Thornapple/Hawthorne	Cragaegus spp.	VP		WOODLAND	S	N
870	TH	7	Thornapple/Hawthorne	Cragaegus spp.	VP		WOODLAND	S	N
871	BW	7	Black Walnut	Juglans nigra	VP		WOODLAND	R	N
872	BW	18	Black Walnut	Juglans nigra	F		LANDMARK	R	N
873	BW	13	Black Walnut	Juglans nigra	P		WOODLAND	R	N
874	BW	9	Black Walnut	Juglans nigra	P		WOODLAND	R	N
875	BX	28	Box elder	Acer negundo	VP		INVASIVE	R	N
876	BX	8	Box elder	Acer negundo	VP		INVASIVE	R	N
877	BW	20	Black Walnut	Juglans nigra	VP		LANDMARK	R	N
878	BX	9	Box elder	Acer negundo	VP		INVASIVE	R	N
879	E	7	American Elm	Ulmus americana	VP		INVASIVE	R	N
880	BWW	28	Black Willow	Salix nigra	VP		INVASIVE	R	N

KEY:

~~STRIKETHROUGH~~ = TREES TO REMOVE
TYP. TEXT = TREES TO SAVE

WOODLAND TREES				
WOODLAND TREES REMOVED:	**70**	(REPLACE AT 50% OF REMOVED DBH)		
669" DBH x 0.5 =		**335"** REPLACEMENT		
WOODLAND TREES SAVED:	9	(CREDIT OF 2X DBH)		
82 DBH x 2 =		**164"** CREDIT		
334.5 -	164	=	170.5	
170.5 " DBH REQUIRED FOR REPLACEMENT				

LANDMARK TREES				
LANDMARK TREES REMOVED:	18	(REPLACE AT 100% OF REMOVED DBH)		
363" DBH x 1 =		**363"** REPLACEMENT		
LANDMARK TREES SAVED:	8	(CREDIT OF 2X DBH)		
168" DBH x 2 =		**336"** CREDIT		
363 -	336	=	27	
27 " DBH REQUIRED FOR REPLACEMENT				

EXEMPT TREES		
(NO REPLACEMENT REQUIRED FOR EXEMPT TREES)		
SAVED EXEMPT TREES:	34	**Trees**
EXEMPT TREES ON SITE:	118	**Trees**
TOTAL SAVED TREES 6" AND ABOVE ON SITE:	51	Trees
TOTAL TREE CREDITS:	-----TREE CREDITS	

REPLACEMENT TREE CALCULATIONS:

REQUIRED: 197.5" REPLACEMENT

NOT INCLUDING DEAD, DAMAGED, DISEASED, INVASIVE SPECIES AND OFF SITE TREES

SEE SHEET L-1 FOR REPLACEMENT TREES

PEA GROUP
t: 844.813.2949
www.peagroup.com

STATE OF MICHIGAN
LYNN A WHIPPLE
LANDSCAPE ARCHITECT
No. 1301
REGISTERED LANDSCAPE ARCHITECT

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 COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

CLIENT
GFA DEVELOPMENT, INC.
986 ELMSFORD DR.
TROY, MI 48083

PROJECT TITLE
OAK MEADOWS
PART OF THE SW 1/4 OF SECTION 3, T. 2N., R. 11E.,
TROY, MI 48083

REVISIONS
- -

ORIGINAL ISSUE DATE:
NOVEMBER 20, 2024

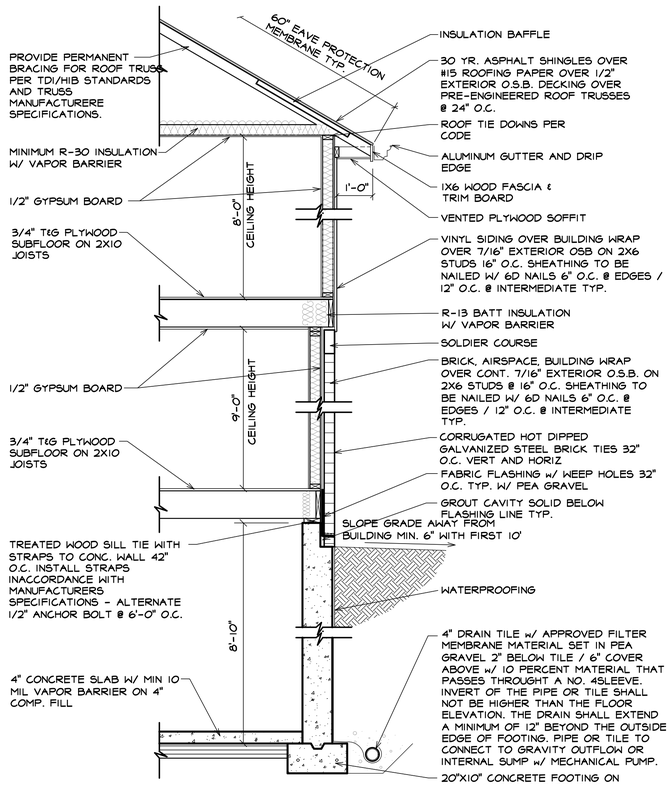
DRAWING TITLE
TREE PRESERVATION LIST

PEA JOB NO.	2017-387
P.M.	JBT
DN.	CAL
DES.	LAW

DRAWING NUMBER:
T-3

NOT FOR CONSTRUCTION

S:\PROJECTS\2017\2017-387 OTTAWA DRIVE - TROY - JN\DWG\LANDSCAPE\SITE PLANS\(T-1) TREE PRESERVATION PLAN-7138?.dwg PLOT DATE: 11/19/2024 BY: Charlotte L. Esperance



TYP. WALL SECTION

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

NOTE:
TRUSS DRAWINGS TO BE SUBMITTED TO ARCHITECT FOR REVIEW PRIOR TO FABRICATION.

NOTE:
ALL DIMENSIONS TO FINISHED FRAME ADD 5" FOR BRICK.

LEGEND

(S) ALL NEW SMOKE DETECTOR TO BE HARDWIRED & INTERLINKED TO OTHER DETECTORS

NOTE:
IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. GLAZING BETWEEN THE FLOOR AND 24 INCHES SHALL BE FIXED OR HAVE OPENINGS THROUGH WHICH A 4-INCH-DIAMETER SPHERE CANNOT PASS. WINDOWS WILL HAVE A FALL PREVENTION DEVICE AND OPERATION FOR EMERGENCY ESCAPE. PER. (MRC 2015, SECTION R312)

CMD ALL CARBON MONOXIDE DEVICE MAY BE BATTERY- POWERED, PLUG-IN OR WITHOUT BATTERY BACKUP, WIRED INTO THE DWELLING'S AC POWER LINE WITH SECONDARY BATTERY BACKUP, OR CONNECTED TO A SYSTEM BY MEANS OF A CONTROL PANEL. PER CODE. (ENTIRE HOME TO BE UPDATED)

MICHIGAN RESIDENTIAL CODE 2015 (MRC 2015)

NOTE:
CONTRACTOR TO MEET OR EXCEED THE INSULATION CODE MINIMUMS PER CHAPTER 11 MRC 2015

NOTE:
CONTRACTOR TO PROVIDE FIRE STOPPING PER MRC 2015 CODE

NOTE:
CONTRACTOR TO EXTEND ALL PIPE VENTS & AIR INTAKES TO BACK SIDE OF HOUSE.

NOTE:
CONTRACTOR TO VERIFY ALL DIMENSION PRIOR TO CONSTRUCTION.

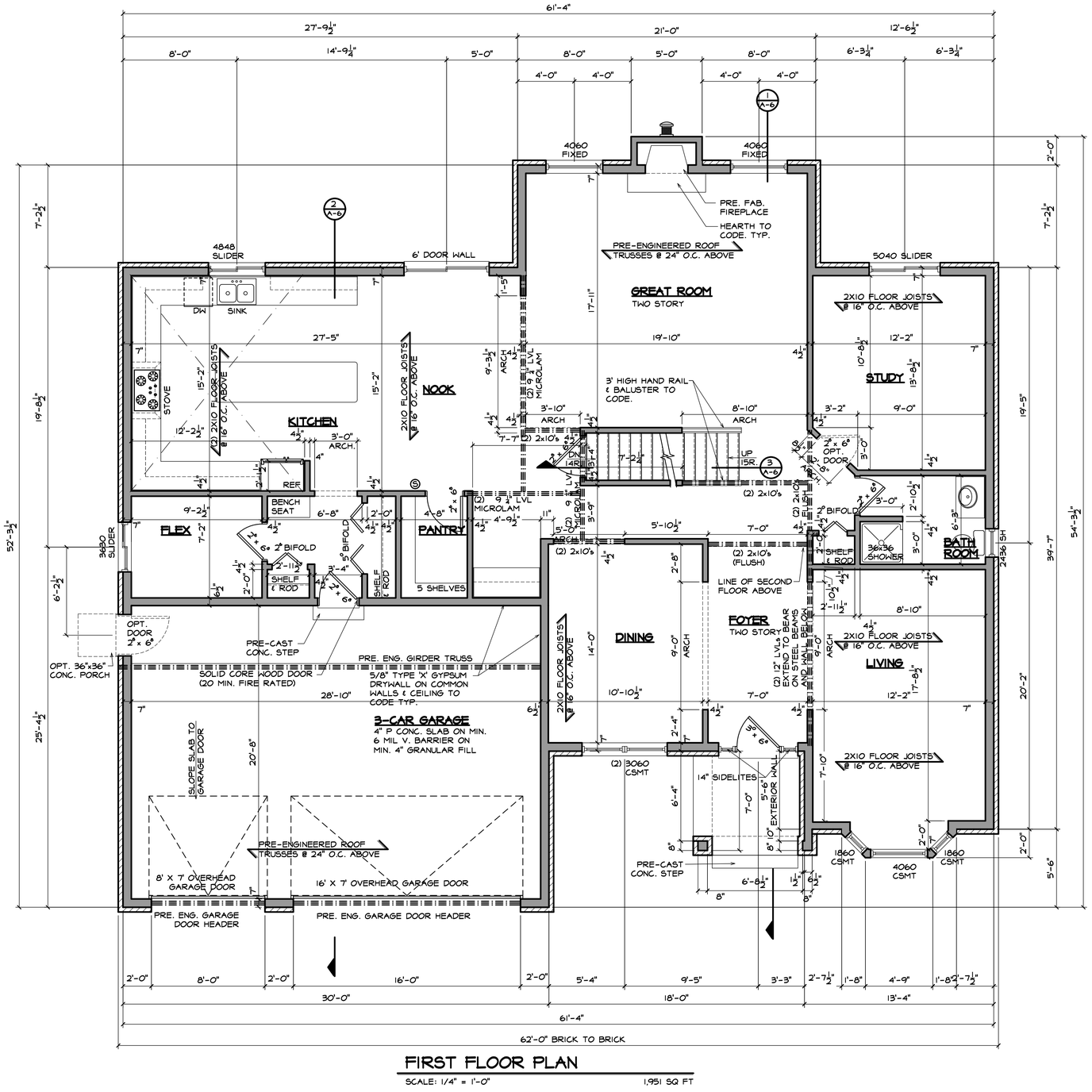
NOTE:
PROVIDE SOLID BRIDGING AT JOIST END @ EVERY OTHER JOIST SPACE. TYP.

NOTE:
USE 2x6 STUDS IN GARAGE IF PLATE HEIGHT EXCEEDS 10'-0" DUE TO GRADE CONDITIONS.

NOTE:
PROVIDE SELF-ILLUMINATED SWITCH AT TOP AND BOTTOM OF EACH STAIR CONTROLLING LIGHT FOR THAT STAIR

NOTE:
PROVIDE PIN OR BLOCKING TO PREVENT DOORS TO OPEN BEYOND 4". PIN OR BLOCK TO REMAIN IN PLACE UNTIL DECK OR LANDING IS CONSTRUCTED OUTSIDE DOOR.

NOTE:
MINIMUM HEADER SIZE TO BE (2) 2X10'S FOR OPENINGS UP TO SIX FOOT IN LENGTH UNLESS NOTED OTHERWISE.



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0" 1,951 SQ FT

MGA Architects/Designers

Moiseev/Gordon Associates, Inc.
4351 Delemere Court
Royal Oak, MI 48073

248.549.4500 voice
248.549.7300 facs.

www.mga-architects.net

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Do not scale the drawings.

Client:

GFA Development

985 Elmsford Rd.
Troy, MI 48083

Project Title:

The Troywood

Troy, MI

Sheet Title:

First Floor Plan

Project Number: 16310
Drawn By: KWK, AJM
Checked By: AJM
Approved By: AJM
Date: 03-28-16

Issued:

Permit
03-31-16
Revised
09-15-21
Revised
02-14-22
Revised
02-18-22

Sheet Number:

A-2

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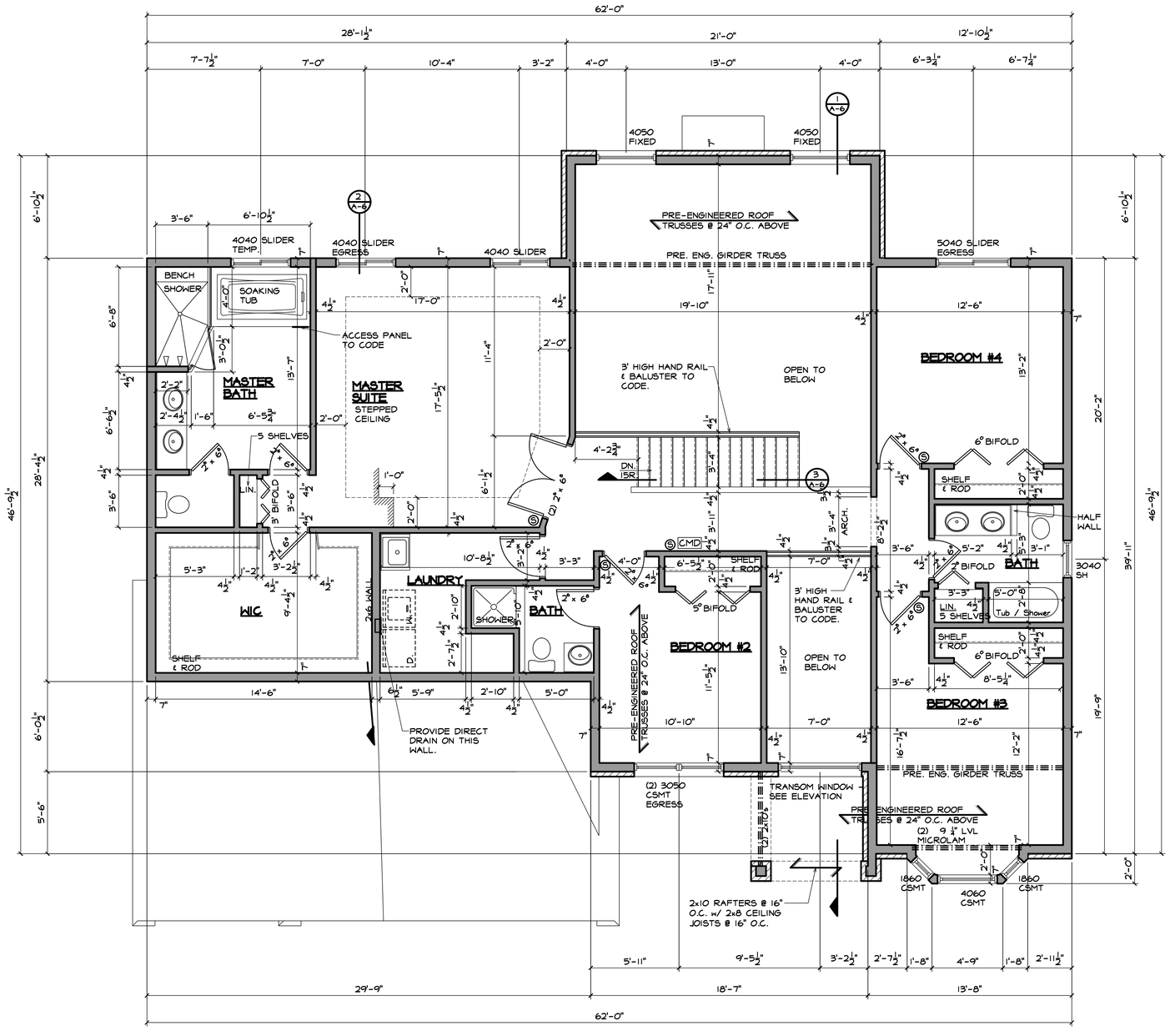

SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0" 1,598 SQ FT

NOTE:
TRUSS DRAWINGS TO BE SUBMITTED TO ARCHITECT FOR REVIEW PRIOR TO FABRICATION.

LEGEND

(S) ALL NEW SMOKE DETECTOR TO BE HARDWIRED & INTERLINKED TO OTHER DETECTORS

NOTE:
IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. GLAZING BETWEEN THE FLOOR AND 24 INCHES SHALL BE FIXED OR HAVE OPENINGS THROUGH WHICH A 4-INCH-DIAMETER SPHERE CANNOT PASS. WINDOWS WILL HAVE A FALL PREVENTION DEVICE AND OPERATION FOR EMERGENCY ESCAPE. PER. (MRC 2015, SECTION R312)

CMD ALL CARBON MONOXIDE DEVICE MAY BE BATTERY- POWERED, PLUG-IN OR WITHOUT BATTERY BACKUP, WIRED INTO THE DWELLINGS AC POWER LINE WITH SECONDARY BATTERY BACKUP, OR CONNECTED TO A SYSTEM BY MEANS OF A CONTROL PANEL. PER CODE. (ENTIRE HOME TO BE UPDATED)

MICHIGAN RESIDENTIAL CODE 2015 (MRC 2015)

NOTE:
CONTRACTOR TO MEET OR EXCEED THE INSULATION CODE MINIMUMS PER CHAPTER 11 MRC 2015

NOTE:
CONTRACTOR TO PROVIDE FIRE STOPPING PER MRC 2015 CODE

NOTE:
CONTRACTOR TO EXTEND ALL PIPE VENTS & AIR INTAKES TO BACK SIDE OF HOUSE.

NOTE:
CONTRACTOR TO VERIFY ALL DIMENSION PRIOR TO CONSTRUCTION.

NOTE:
PROVIDE SOLID BRIDGING AT JOIST END @ EVERY OTHER JOIST SPACE. TYP.

NOTE:
USE 2x6 STUDS IN GARAGE IF PLATE HEIGHT EXCEEDS 10'-0" DUE TO GRADE CONDITIONS.

NOTE:
PROVIDE SELF-ILLUMINATED SWITCH AT TOP AND BOTTOM OF EACH STAIR CONTROLLING LIGHT FOR THAT STAIR

NOTE:
PROVIDE PIN OR BLOCKING TO PREVENT DOORS TO OPEN BEYOND 4". PIN OR BLOCK TO REMAIN IN PLACE UNTIL DECK OR LANDING IS CONSTRUCTED OUTSIDE DOOR.

NOTE:
MINIMUM HEADER SIZE TO BE (2) 2X10'S FOR OPENINGS UP TO SIX FOOT IN LENGTH UNLESS NOTED OTHERWISE.

MGA Architects/Designers

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4351 Delemere Court
Royal Oak, MI 48073

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Do not scale the drawings.

Client:

GFA Development

985 Elmsford Rd.
Troy, MI 48083

Project Title:

The Troywood

Troy, MI

Sheet Title:

Second Floor Plan

Project Number: 16310
Drawn By: KWK, AJM
Checked By: AJM
Approved By: AJM
Date: 03-28-16

Issued:

Permit
03-31-16
Revised
09-15-21
Revised
02-14-22
Revised
02-18-22

Sheet Number:

A-3

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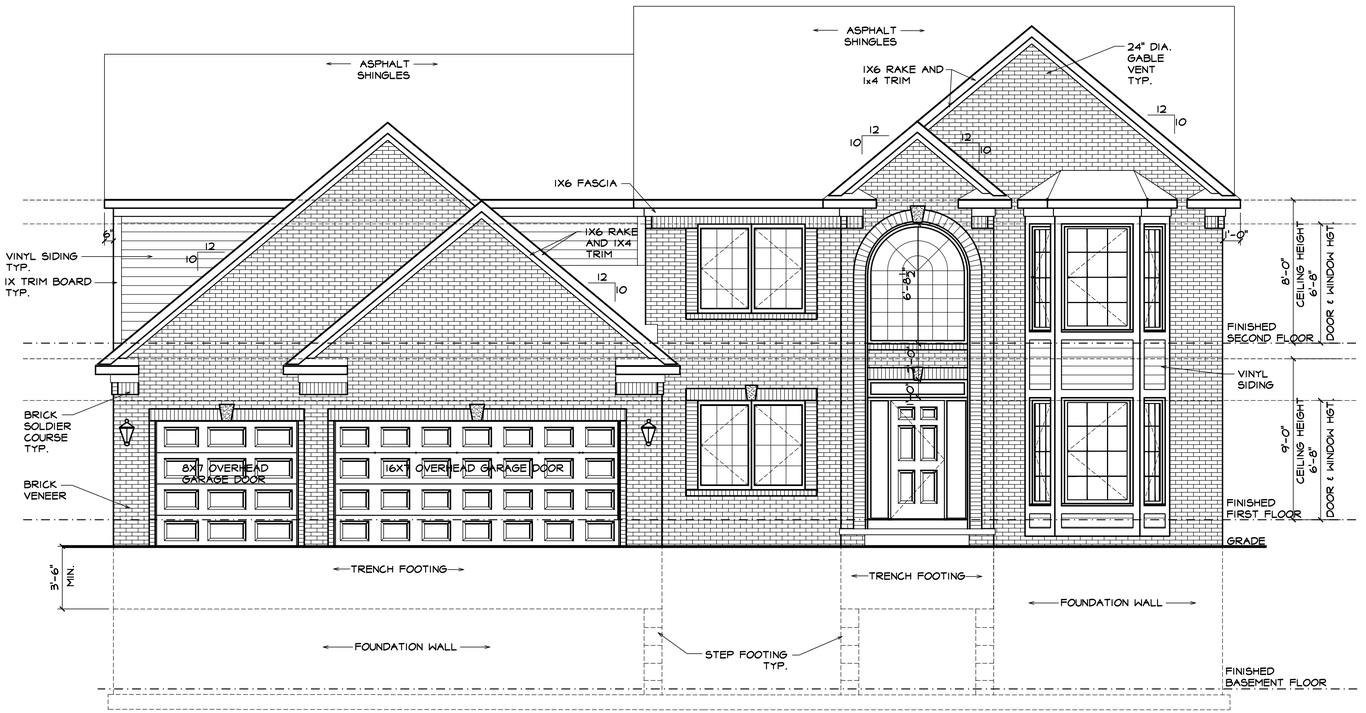
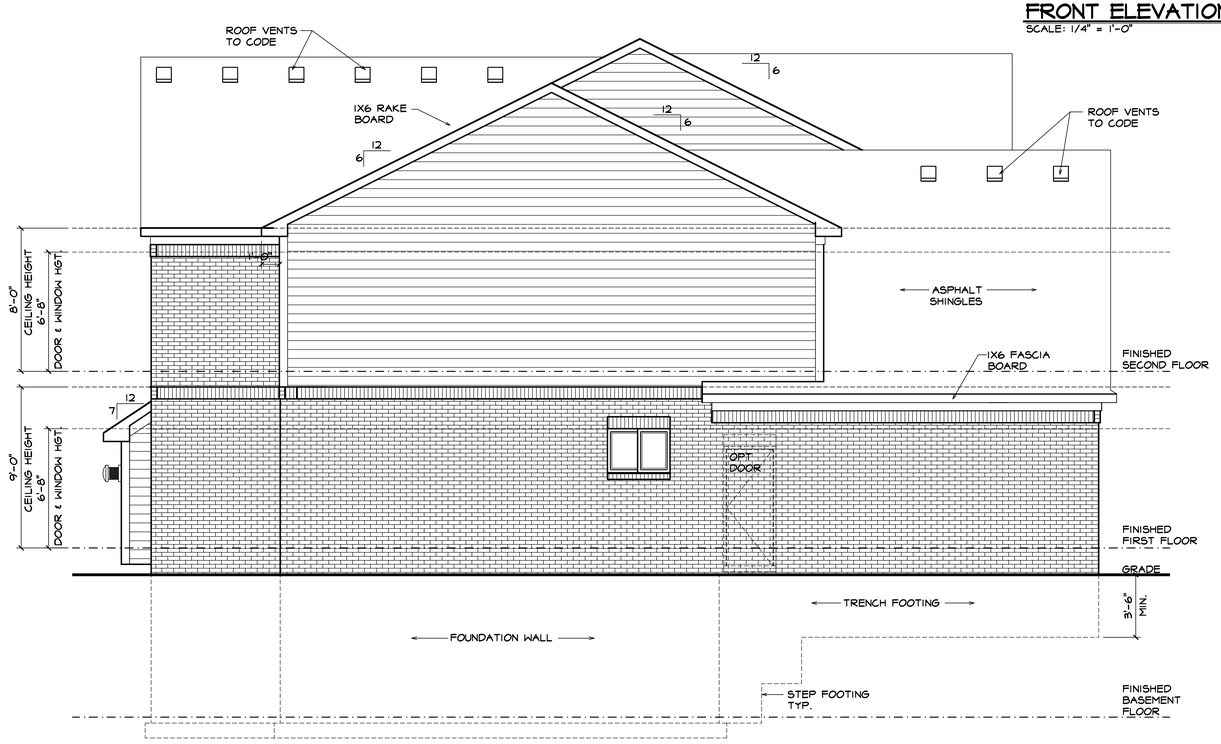


FRONT ELEVATION

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



LEFT ELEVATION

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

NOTE:
TRUSS DRAWINGS TO BE SUBMITTED TO ARCHITECT FOR REVIEW PRIOR TO FABRICATION.

NOTE:
PROVIDE ROOF VENTILATION TOTAL OF 1/300 OF ROOF W/ 50% IN EAVE TYP.

NOTE:
PROVIDE FLASHING WHERE REQUIRED BY CODE TYP.

MGA Architects/Designers

Moiseev/Gordon Associates, Inc.
4351 Delemere Court
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Client:

GFA Development

985 Elmsford Rd.
Troy, MI 48083

Project Title:

The Troywood

Troy, MI

Sheet Title:

Elevations

Project Number: 16310
Drawn By: KWK, AJM
Checked By: AJM
Approved By: AJM
Date: 03-28-16

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03-31-16
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Revised
02-18-22

Sheet Number:

A-4

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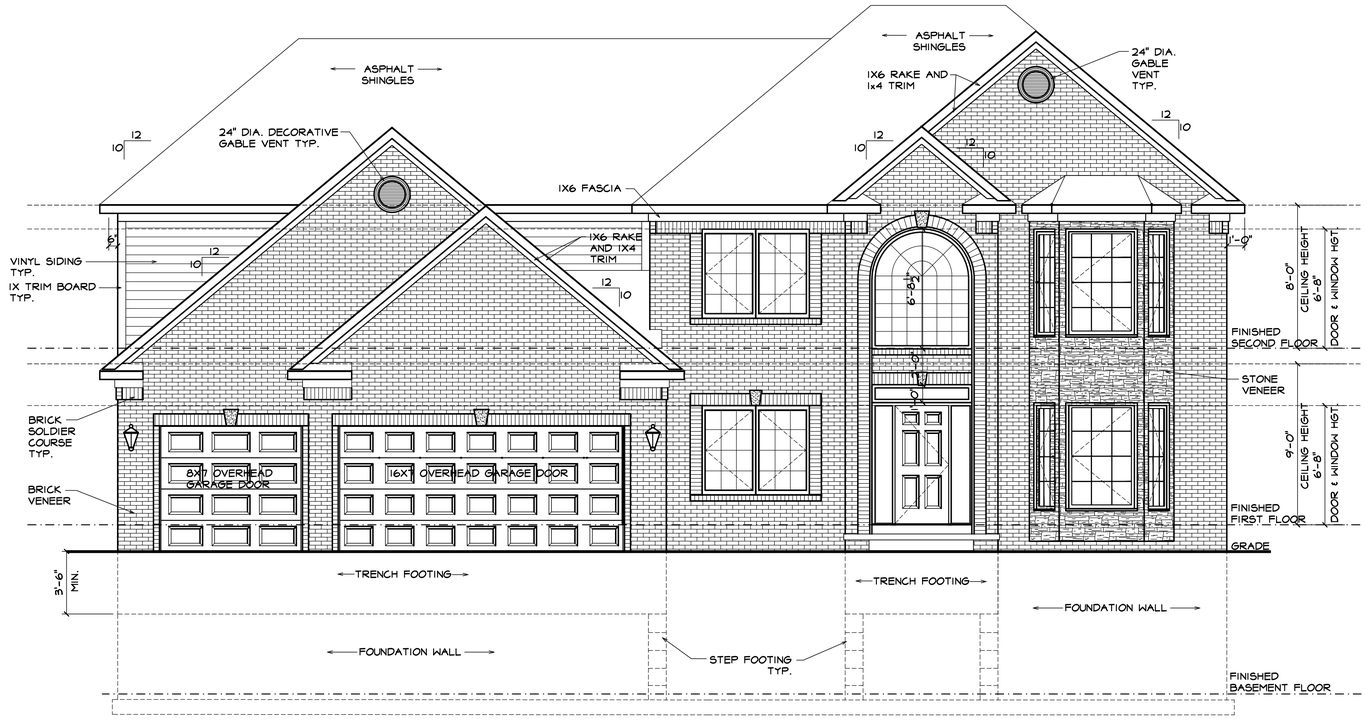
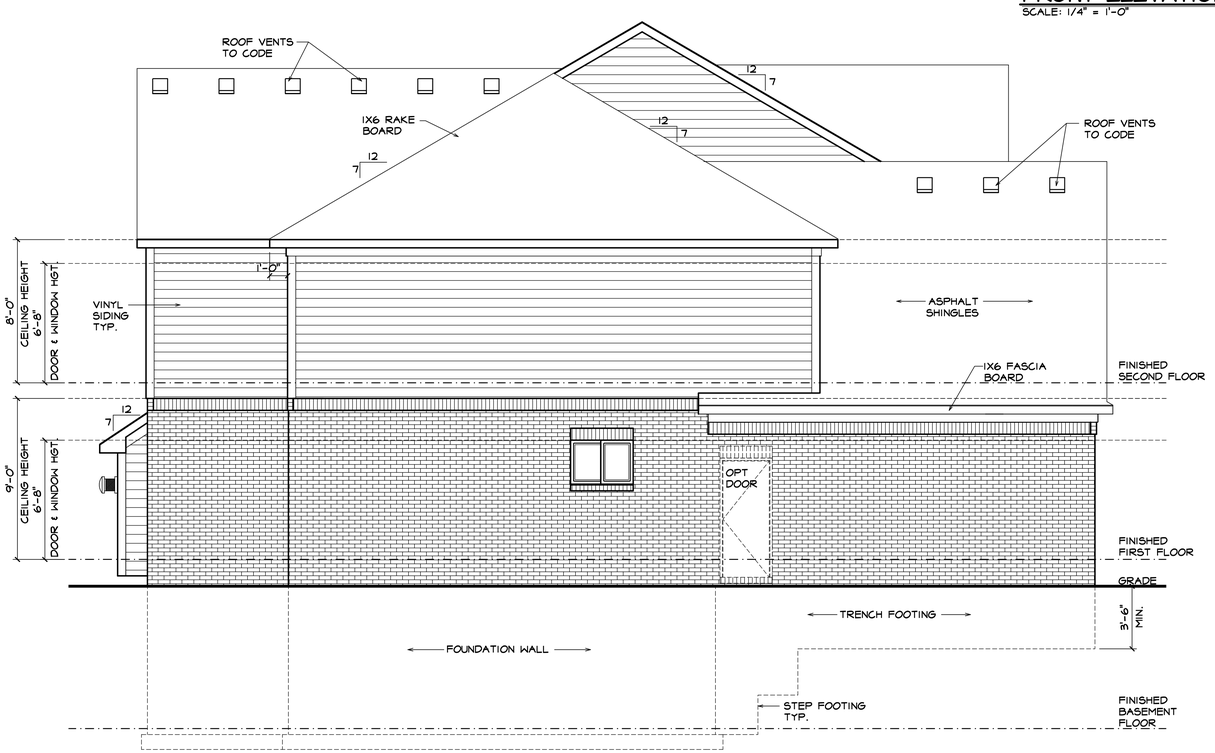


FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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

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Client:

GFA Development

985 Elmsford Rd.
Troy, MI 48083

Project Title:

The Troywood

Troy, MI

Sheet Title:

Elevations

Project Number: 16310
Drawn By: KWK, AJM
Checked By: AJM
Approved By: AJM
Date: 03-28-16

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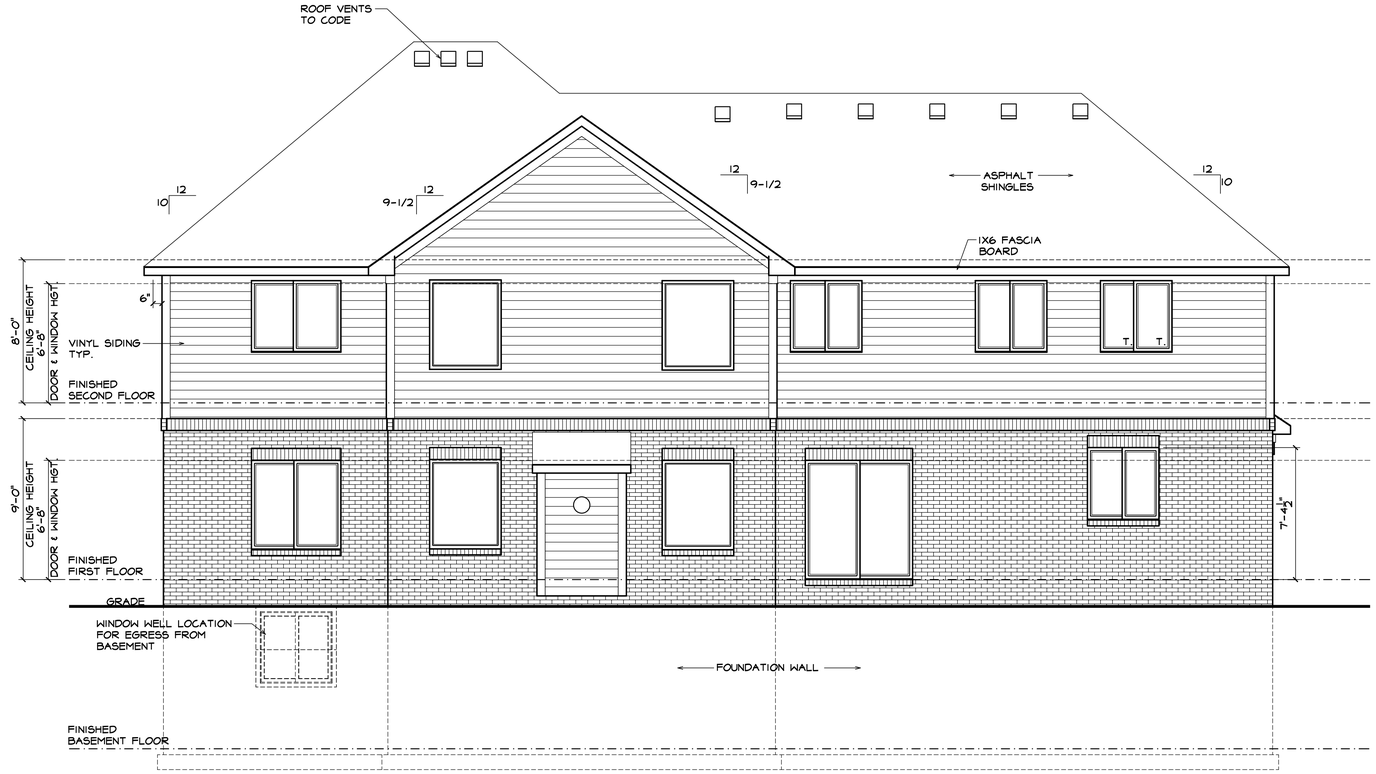
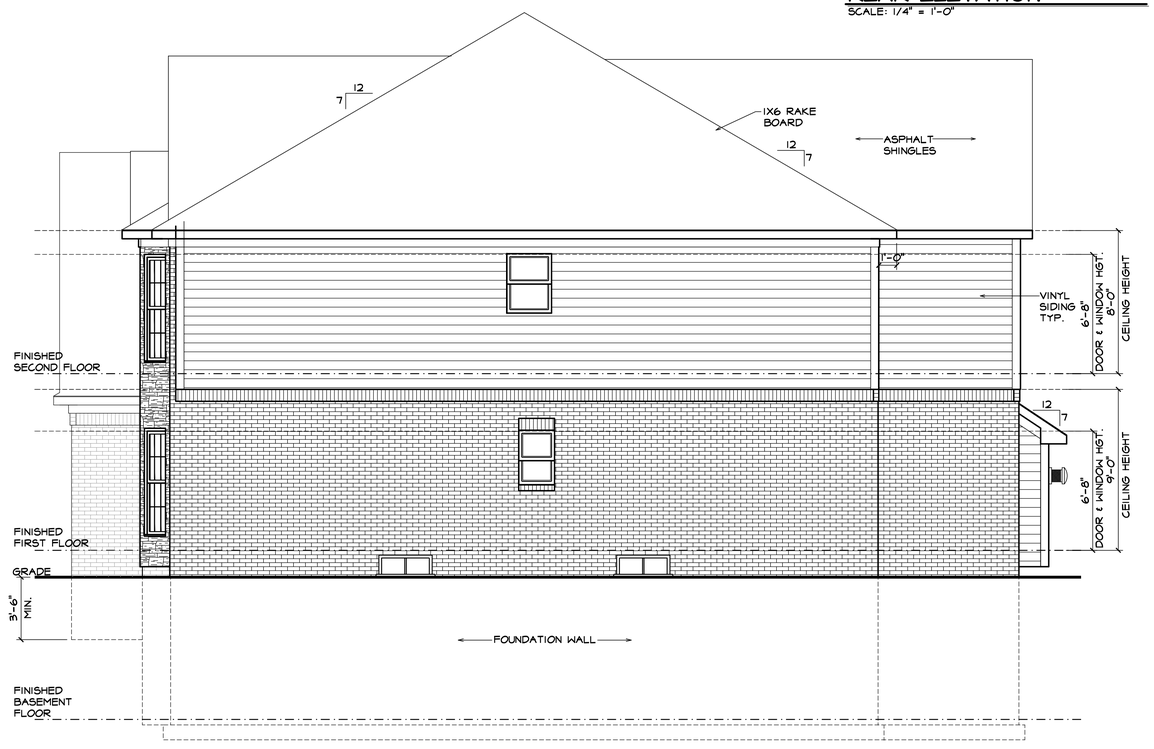
Sheet Number:

A-4A



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



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

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Client:

GFA Development

985 Elmsford Rd.
Troy, MI 48083

Project Title:

The Troywood

Troy, MI

Sheet Title:

Elevations

Project Number: 16310
Drawn By: KWK, AJM
Checked By: AJM
Approved By: AJM
Date: 03-28-16

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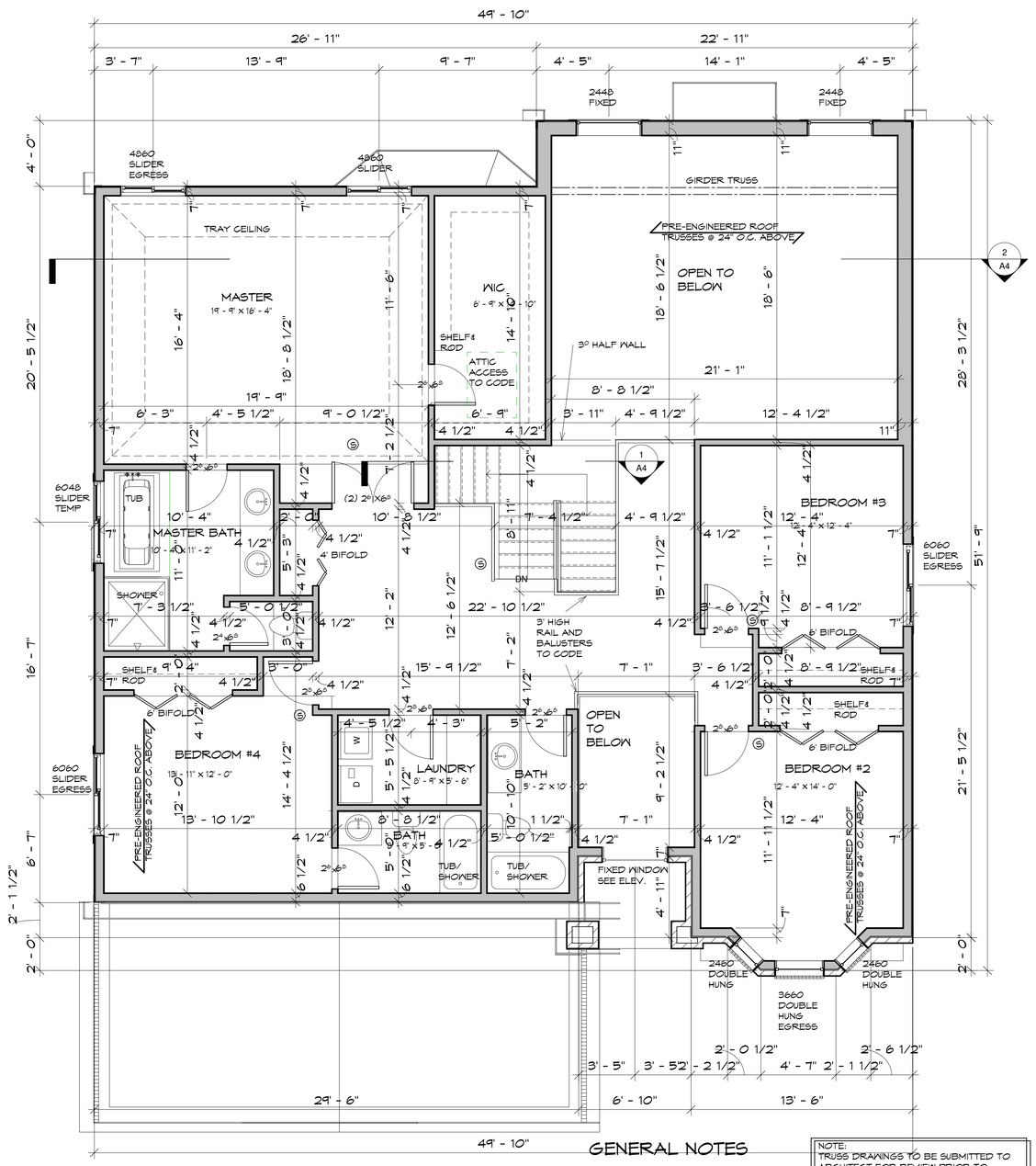
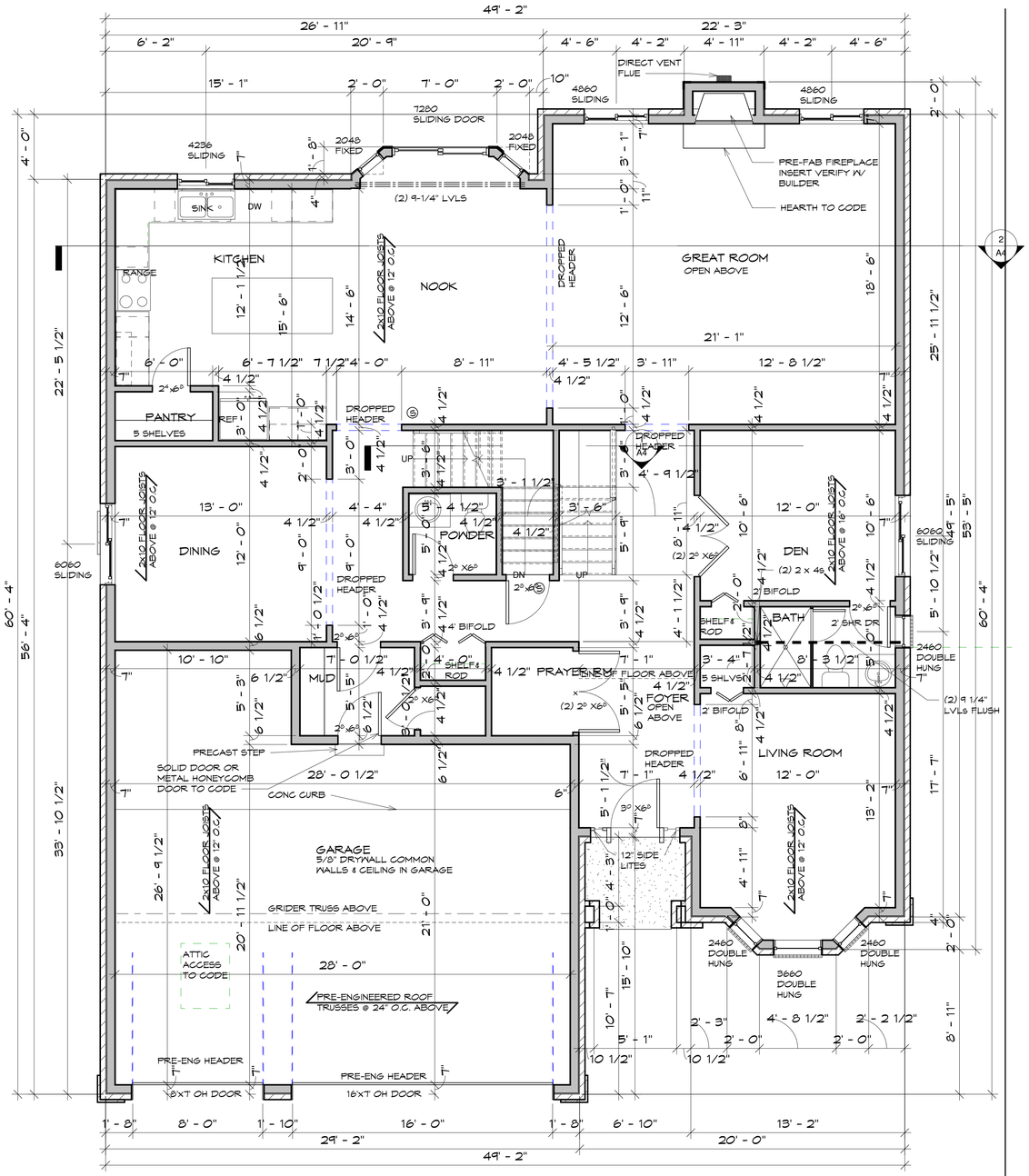


SECOND FLOOR
1/4" = 1'-0"



FIRST FLOOR
1/4" = 1'-0"

GENERAL NOTES

1. MICHIGAN RESIDENTIAL CODE 2015 (MRC 2015)
2. CONTRACTOR TO PROVIDE FIRE STOPPING PER MRC 2015
3. PROVIDE SOLID BRIDGING AT JOIST END @ EVERY OTHER JOIST
5. PROVIDE SELF-ILLUMINATED SWITCH AT TOP & BOTTOM OF EACH STAIR, CONTROLLING LIGHT FOR THAT STAIR
6. PROVIDE PIN OR BLOCKING TO PREVENT DOORS TO OPEN BEYOND 4". PIN OR BLOCK TO REMAIN IN PLACE UNTIL DECK OR LANDING IS CONSTRUCTED OUTSIDE OF DOOR.
7. MINIMUM HEADER SIZE TO BE (2) 2X10'S FOR OPENINGS UP TO SIX FOOT IN LENGTH UNLESS NOTED OTHERWISE.
8. USE 2x6 WOOD STUDS IN GARAGE IF PLATE HEIGHT EXCEEDS 10'-0" DUE TO GRADE CONDITIONS.
9. CONTRACTOR TO VERIFY ALL DIMENSION PRIOR TO CONSTRUCTION.
10. CONTRACTOR TO VERIFY WINDOW MANUFACTURER BEFORE ORDERING NEW WINDOWS
11. PROVIDE PIN OR BLOCKING TO PREVENT DOORS TO OPEN BEYOND 4". PIN OR BLOCK TO REMAIN IN PLACE UNTIL DECK OR LANDING IS CONSTRUCTED OUTSIDE OF DOOR.

NOTE:
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(S) SMOKE DETECTOR HARDWIRED & INTERLINKED TO OTHER DETECTORS

2
E1

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Client:

GFA Development

985 Elmsford
Troy, MI

Project Title:

Vanderpool

Oak Forest
Troy, MI

Sheet Title:

FLOOR PLANS

Project Number: 18301
Drawn By: AJM,MJN
Checked By: AJM
Approved By: AJM
Date: 05-22-16

Issued:
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02-21-2018
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03-07-2018

Sheet Number:

A2

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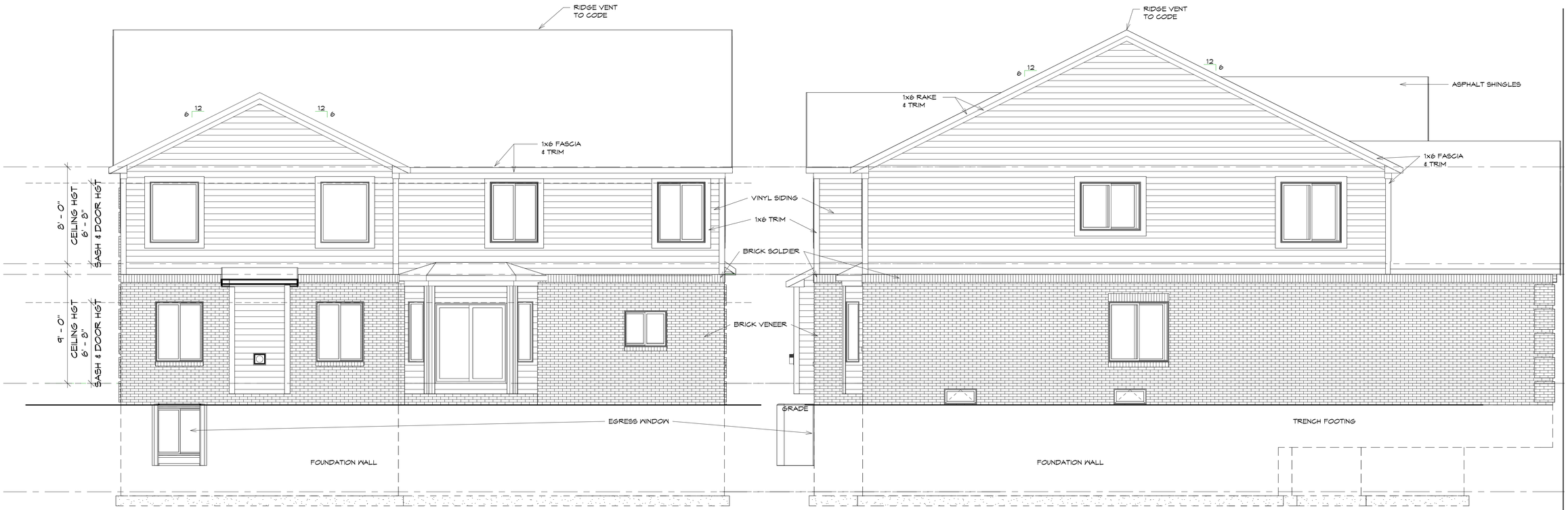
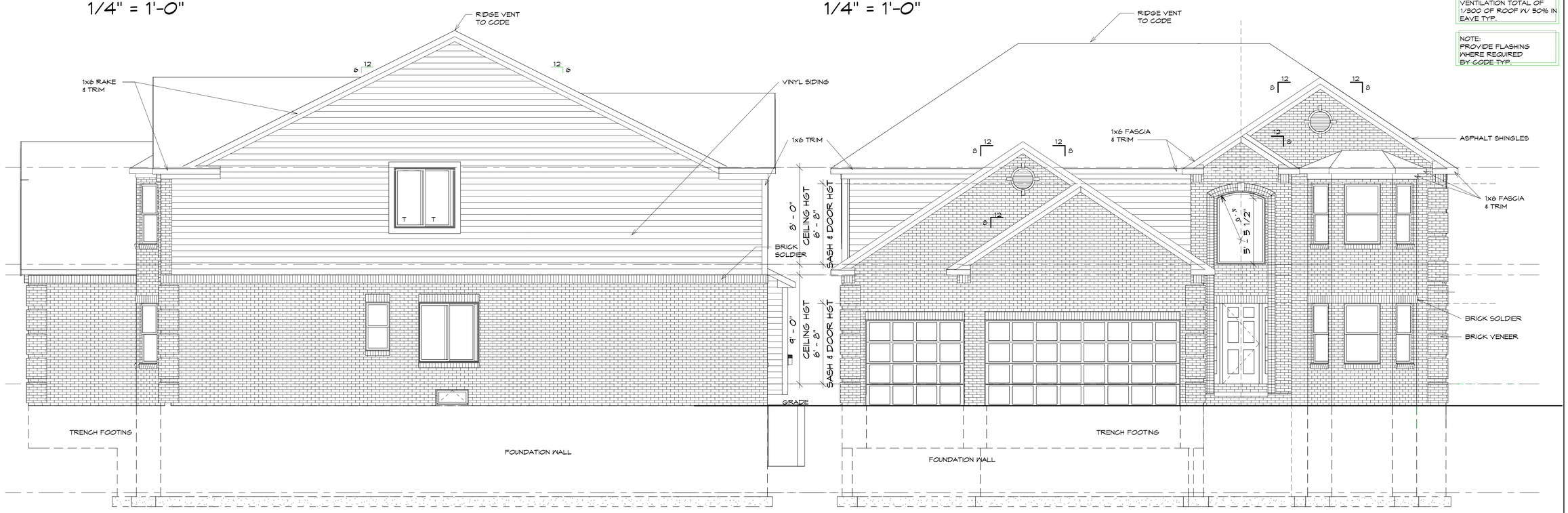


REAR ELEVATION
1/4" = 1'-0"

LEFT ELEVATION
1/4" = 1'-0"



RIGHT ELEVATION
1/4" = 1'-0"

FRONT ELEVATION
1/4" = 1'-0"

NOTE:
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NOTE:
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Client:

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985 Elmsford
Troy, MI

Project Title:

Vanderpool
Oak Forest
Troy, MI

Sheet Title:

ELEVATIONS

Project Number: 18301
Drawn By: AJM,MJN
Checked By: AJM
Approved By: AJM
Date: 05-22-16

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03-07-2018

Sheet Number:

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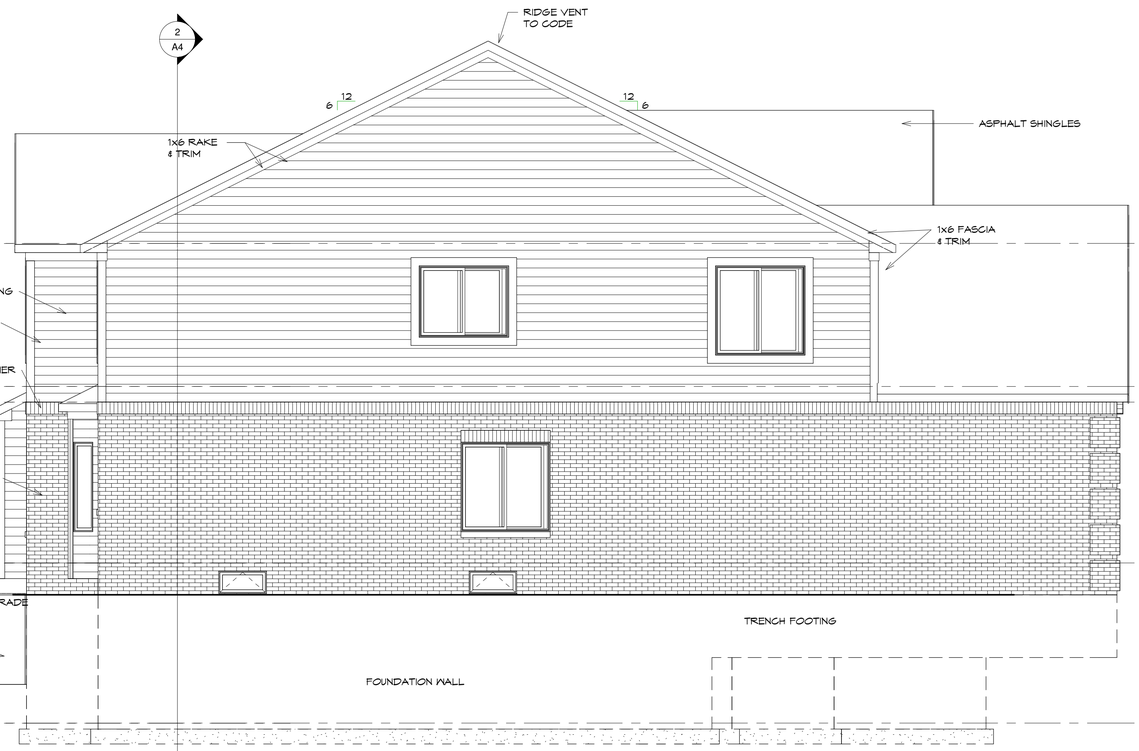
REAR ELEVATION - B
1/4" = 1'-0"



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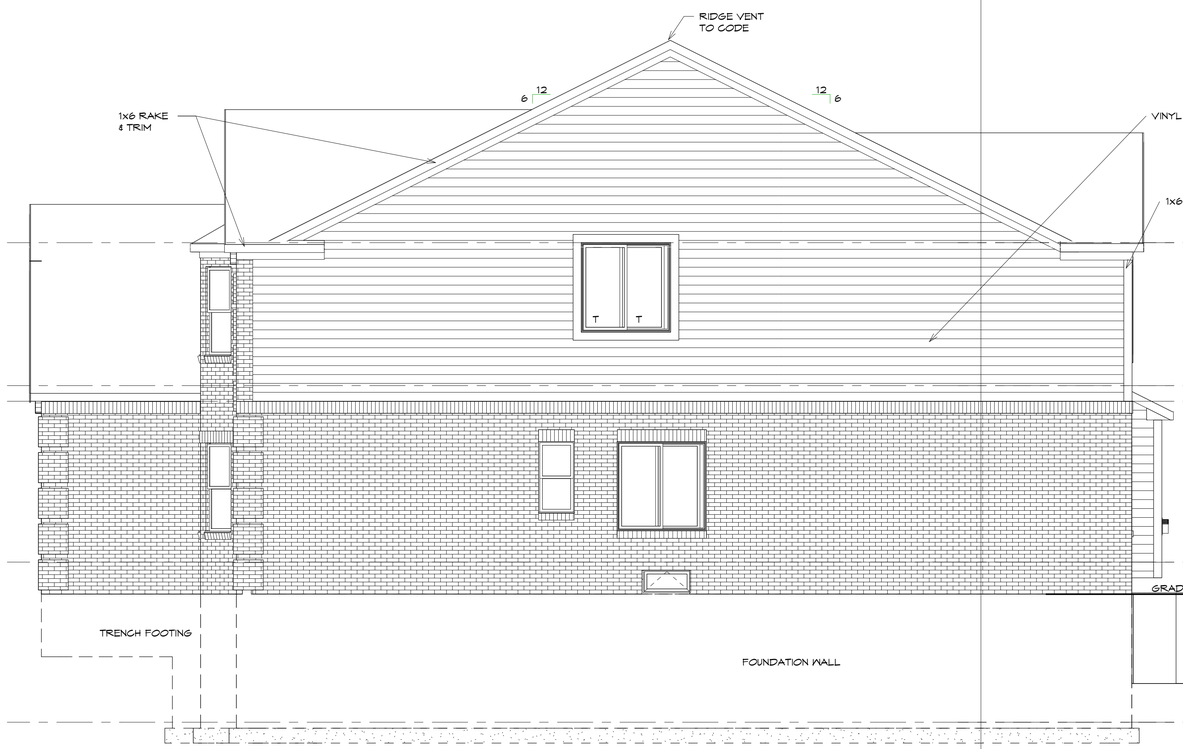
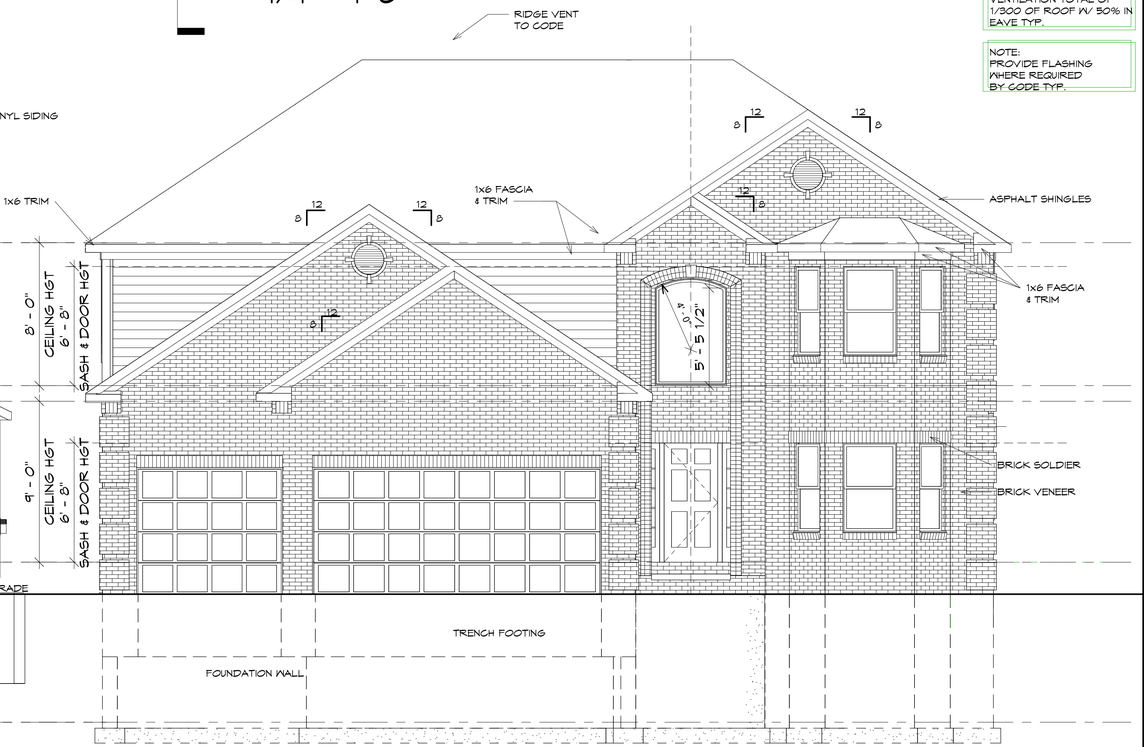
1/4" = 1'-0"



RIGHT ELEVATION - B
1/4" = 1'-0"



FRONT ELEVATION - B
1/4" = 1'-0"

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Project Title:

Vanderpool
Oak Forest
Troy, MI

Sheet Title:

ELEVATION B

Project Number: 18301
Drawn By: Author
Checked By: Checker
Approved By: Approver
Date: 05-22-16

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