



500 West Big Beaver
Troy, MI 48084
troymi.gov

248.524.3364
planning@troymi.gov

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

July 8, 2025

7:00 P.M.

Council Chambers

1. ROLL CALL
2. APPROVAL OF AGENDA
3. APPROVAL OF MINUTES – June 10, 2025
4. PUBLIC COMMENT – For Items Not on the Agenda

STREET VACATION

5. PUBLIC HEARING - STREET VACATION REQUEST (SV JPLN2025-0017) – Request to vacate Deerfield Drive, approximately 60-feet wide by 85-feet long, West of Rochester, South of Wattles, Abutting 3836 Gatwick and 3874 Gatwick and Town Haven Site Condominium, Platted as part of Edenderry Subdivision No. 1, in Section 22.

OTHER ITEMS

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

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

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

Chair Perakis called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on June 10, 2025, 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
Michael W. Hutson
Tom Krent (arrived 7:05 p.m.)
David Lambert
Lakshmi Malalahalli
Marianna Perakis
John J. Tagle

Also Present:

Ben Carlisle, Carlisle Wortman & Associates
Salim Huerta Jr., Planner I
Julie Quinlan Dufrane, Assistant City Attorney
Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

Resolution # PC-2025-06-034

Moved by: Fox
Support by: Buechner

RESOLVED, To approve the agenda as prepared.

Yes: Buechner, Faison, Fox, Hutson, Lambert, Malalahalli, Perakis, Tagle
Absent: Krent (arrived 7:05 p.m.)

MOTION CARRIED

3. APPROVAL OF MINUTES – May 27, 2025

Resolution # PC-2025-06-035

Moved by: Lambert
Support by: Faison

RESOLVED, To approve the minutes of May 27, 2025 Regular meeting as submitted.

Yes: Faison, Fox, Hutson, Lambert, Perakis, Tagle
Abstain: Buechner, Malalahalli
Absent: Krent (arrived 7:05 p.m.)

MOTION CARRIED

4. **PUBLIC COMMENT** – For Items Not on the Agenda

Mary Ellen Barden, 2105 Babcock; shared her gratitude to the Board and Mr. Savidant for their direction in addressing concerns on the Somerset West Concept Development project.

Mr. Krent arrived at 7:05 p.m.

PRELIMINARY SITE PLAN APPROVALS

5. **PRELIMINARY SITE PLAN APPROVAL - (SP JPLN2024-0011)** – Proposed Big Beaver Mixed Use Development, South side of Big Beaver, East of I-75 (363 W Big Beaver), Section 28, Currently Zoned BB (Big Beaver) Zoning District

Mr. Fox recused himself from consideration of this item. He was a voting member of the Zoning Board of the Appeals (ZBA) in consideration of the applicant's request for a variance.

Mr. Fox exited the meeting at 7:07 p.m.

Mr. Carlisle gave a review of the Big Beaver Mixed Use Development application. He addressed the responses by the applicant on items for which the Planning Commission postponed action on the application at their January 28, 2025 meeting. Mr. Carlisle addressed the City Traffic Consultant OHM review memorandum dated January 17, 2025 that identified three concerns, to which he noted the applicant to this date has not responded. He reported the ZBA granted a variance to allow a zero foot setback from the required 40 foot rear yard setback.

In summary, Mr. Carlisle asked the Planning Commission in their deliberation to ask the applicant to address the parking concerns raised by OHM, to consider changes to the parking deck elevations and to ensure a pedestrian accessible route to enter the parking deck from the shared parking areas. He asked the Board to consider if the application meets the Big Beaver Design Standards (Section 5.04.E) and the Site Plan Review Design Standards (Section 8.06).

John Marusich of Marusich Architecture was present. He indicated that the OHM memorandum was not made available to him, he assumed from some unfortunate miscommunication. Mr. Marusich assured the Board that all concerns identified by OHM would be addressed and resolved.

A video prepared by the applicant could not be shown due to technical trouble. (Mr. Huerta was absent from the meeting from 7:10 p.m. to 7:25 p.m. to work on the technical issue.)

Note: The video has since been posted on YouTube: <https://youtu.be/nN9KjrUpp60>

Some comments during discussion related to the following:

- Parking; during construction, shared, width of parking spaces, restaurant vacancy.
- Renderings; accolades to applicant's presentation.
- Elevators; pedestrian accessibility and identification to/from lobby and parking deck.
- Focus on a strong pedestrian connection/movement from Big Beaver to the project.

City Traffic Consultant Stephen Dearing from OHM Advisors was present. Mr. Dearing said the significant concern is with parking during construction. He said people will find or create a way to their destination and parking will be sufficient once the development is finally constructed. Mr. Dearing asked that the applicant provide in writing to the Planning Department a “handshake” agreement among neighboring businesses that parking during construction might spill out from their own property footprint.

Mr. Marusich said dedicated parking spaces would be provided in an area remote from the use of the hotel to accommodate a working scenario so as not to impose on any operations of the adjacent businesses.

Resolution # PC-2025-06 036

Moved by: Lambert

Support by: Faison

WHEREAS, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed Big Beaver Mixed Use Development, South side of Big Beaver, East of I-75 (363 W Big Beaver), Section 28, approximately 2.04 acres in size, Currently Zoned BB (Big Beaver), be **granted**, subject to the following conditions:

1. To provide a more prominent pedestrian entrance from the parking deck to the shared parking area on the south side of the site.
2. Adequate agreements be submitted to the Planning Department for shared parking during the construction phase.

Discussion on the motion on the floor.

There was discussion on either 1) postponing the item to allow the applicant to come back with more details on parking and lobby entrance focus; or, 2) granting approval subject to supporting parking documents handled administratively by the Planning Department.

Vote on the motion on the floor.

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

No: Buechner

Recused: Fox

MOTION CARRIED

Mr. Fox returned to the meeting at 7:58 p.m.

6. PRELIMINARY SITE PLAN REVIEW (SP JPLN2025-0008) – Proposed Maple Lane Apartment Development, South of Maple, West of Coolidge (1485 Maple Way), Section 31, Currently Zoned IB (Integrated Industrial and Business) Zoning District

Mr. Carlisle reviewed the Maple Lane Apartment (AKA Troy Living) application. He specifically addressed access and site circulation, parking, required parking lot interior trees, photometrics plan, and approval granted by the Sustainable Development Project (SDP) Committee to allow parking in the front yard.

In summary, Mr. Carlisle expressed support for the redevelopment of the site to construct an additional housing option. He asked the Planning Commission in its deliberation to consider the traffic impact, the applicant's request to land bank 40 parking spaces, consideration to allow nine (9) trees along the perimeter of the parking lot and if the application meets the Site Plan Review Design Standards (Section 8.06). Mr. Carlisle said any approval of the application should be subject to reducing lighting levels along all property lines to one (1) foot candle or less.

Present were Linden Nelson, Sanford Nelson, Raymond Phillips and Jason Krieger of Krieger Klatt Architects, and Project Engineer James Butler of PEA Associates.

Mr. Linden stated for the record he is the owner of the existing three parcels within the parking lot; Whole Foods, LA Fitness (now known as Club Studio) and a public storage facility.

Mr. Phillips addressed the unique location, stormwater management that serves all parcels, pedestrian circulation, elevations, building materials, and amenities of the apartment complex.

Some comments during discussion related to the following:

- Traffic impact on adjacent commercial parcels within the parking lot.
- Traffic circulation through the commercial parcels.
- Access to Doyle Drive (private drive) is unattainable.
- Traffic impact study; focus on trip generation during peak hours.
- Traffic calming improvements.
- SDP approval; basis on which the Committee granted approval.
- Underground parking; 257 spaces.
- Application meets all requirements of the Zoning Ordinance.
- EV charging stations on site, prepped for more in the future.
- Courtyard design; accessibility.
- Secure access to residential; fob access through gate arms.
- Compliance with the Site Plan Review Design Standards, specifically as it relates to the safety of pedestrian traffic.

City Traffic Consultant Stephen Dearing said the impact of traffic is insignificant because an apartment complex does not generate constant traffic. He said an apartment complex generates traffic at a lower rate than single family residential. He addressed peak traffic hours for residential and commercial. Mr. Dearing suggested a pedestrian crossing on the east side of Doyle Drive and encouraged the applicant to seek access to Doyle Drive for pedestrian traffic. He detailed improvements to a sidewalk connection from LA Fitness to Maple and suggested a representation of a tabletop speed hump to calm traffic in the islands located in the northeast corner of the project.

There was a lengthy discussion on the impact of traffic through the commercial parcels and traffic calming improvements that could be implemented.

Resolution # PC-2025-06-

Moved by: Fox
Support by: Krent

WHEREAS, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed Maple Lane Apartment (AKA Troy Living) Development, South of Maple, West of Coolidge (1485 Maple Way), Section 31, approximately 6.02 acres in size, Currently Zoned IB (Integrated Industrial and Business), be **granted**, subject to the following conditions:

1. Reducing the lighting levels along all property lines to one (1) foot-candle or less.
2. Provision of the tabletop speed humps on the eastern parking lot, connecting Maple Road to the subject property.

Discussion on the motion on the floor.

Mr. Tagle asked to add a condition that the 40 foot wide drive at the islands be pinched out, whether the islands extend or whether there is an island created in the middle, creating two separate drives on either side.

The maker and supporter of the motion agreed to the additional condition.

There was discussion on either 1) postponing the application so the applicant can come back with a revised plan that shows improved traffic circulation, traffic calming improvements and improved pedestrian connections; or 2) granting approval subject to the Planning Department working with the applicant on implementation of effective traffic calming improvements.

Resolution # PC-2025-06-037 (as revised)

Moved by: Fox
Support by: Krent

WHEREAS, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed Maple Lane Apartment (AKA Troy Living) Development, South of Maple, West of Coolidge (1485 Maple Way), Section 31,

approximately 6.02 acres in size, Currently Zoned IB (Integrated Industrial & Business), be **granted**, subject to the following conditions:

1. To reduce the lighting levels along all property lines to one (1) foot-candle or less.
2. To add in tabletop traffic humps in the eastern parking lot between the LA Fitness and the subject property.
3. To pinch or create points that the drive aisle is thinned from 40-feet width to an appropriate level to encourage slowing traffic, including stop signs.
4. That the sidewalks are in the area of the stop signs, in the northwest corner of the east parking lot.

Vote on the motion on the floor.

Yes: Faison, Fox, Hutson, Krent, Lambert, Tagle

No: Buechner, Malalahalli, Perakis

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 comments, some relating to.

- ZBA practice on variance requests relating to setback requirements on residential garages in a small neighborhood near 14 Mile and Stephenson Highway.
- City Council action on the proposed Somerset West Concept Development Plan application.
- Oakland County Planners Gathering; online seminar on June 26, 10 a.m.-11 a.m., *Walk Through Local Woodland and Wetland Ordinances*.
- Internal traffic movement within existing commercial parcels.

9. ADJOURN

The Regular meeting of the Planning Commission adjourned at 9:37 p.m.

Respectfully submitted,

Marianna J. Perakis, Chair

Kathy L. Czarnecki, Recording Secretary

[https://d.docs.live.net/2f7ed4fe5f664ea8/Documents/Kathy/COT Planning Commission Minutes/2025/2025 06 10 Draft.docx](https://d.docs.live.net/2f7ed4fe5f664ea8/Documents/Kathy/COT%20Planning%20Commission%20Minutes/2025/2025%2006%2010%20Draft.docx)

ITEM #5

DATE: July 2, 2025

TO: Planning Commission

FROM: R. Brent Savidant, Community Development Director

SUBJECT: PUBLIC HEARING - STREET VACATION REQUEST (SV JPLN2025-0017) – Request to vacate Deerfield Drive, approximately 60-feet wide by 85-feet long, West of Rochester, South of Wattles, Abutting 3836 Gatwick and 3874 Gatwick and Town Haven Site Condominium, Platted as part of Edenderry Subdivision No. 1, in Section 22.

GENERAL INFORMATION

Name of applicant(s):

The applicants are John Standkrauff and Sharron Cupelli (3836 Gatwick) and Bhavesh and Shraddha Shah (3874 Gatwick).

History of Right of Way:

Deerfield Drive is a public right of way located north of 3836 Gatwick and south of 3874 Gatwick. The street was constructed and stubbed into a vacant parcel when the Edenderry Sub No. 1 was developed in 1995. Town Haven Site Condominium was approved in 2024 and the stub street was not proposed to be extended. The paved street and sidewalks within the Deerfield Drive right of way will be removed and planted with turf grass and plants. The owners of 3836 Gatwick and 3874 Gatwick seek vacation so that they can assume ownership and maintenance responsibility for the area.

Length and width of right of way:

The right of way width is approximately 60 feet in width and 85 feet in length. The applicant proposes to vacate the entire Deerfield Drive of way. The underlying ownership of the vacated land will revert to the adjacent property owners 3836 Gatwick and 3874 Gatwick, to be divided down the centerline per standard practice.

ANALYSIS

Reason for street vacation (as stated on the Street/Alley Vacation Application):

Per conversations with the applicants, by reverting ownership of the vacated land they will obtain control of it for maintenance purposes. The increased lot area and width for the two adjacent properties would not permit any future splits of the properties.

Impact on access to existing lots or buildings (including emergency service vehicles):

There is no proposed access to the Town Haven development.

Impact on Utilities:

There are storm lines and sanitary lines within the right of way. If the right of way were to be vacated, easements would need to be retained to maintain these public utilities. Comments generated by internal review support the street vacation, provided easements are maintained.

Future Land Use Designation:

The area is designated on the Future Land Use Plan as Single Family Residential.

SUMMARY

City Management has no objection to the street vacation, provided the City retain easements for public utilities.

Attachments:

1. Maps
2. Application
3. Edenderry Sub No. 1 (approved in 1995)
4. Preliminary Site Plan for Town Haven Site Condominium (approved in 2024)
5. Landscape Plan for Town Haven (including vacated Deerfield Drive)
6. Utilities

PROPOSED RESOLUTION

PUBLIC HEARING - STREET VACATION REQUEST (SV JPLN2025-0017) – Request to vacate Deerfield Drive, approximately 60-feet wide by 85-feet long, West of Rochester, South of Wattles, Abutting 3836 Gatwick and 3874 Gatwick and Town Haven Site Condominium, Platted as part of Edenderry Subdivision No. 1, in Section 22.

Resolution # PC-2025-07-

Moved by:

Seconded by:

RESOLVED, That the Planning Commission hereby recommends to the City Council that the street vacation request, to vacate a portion of right of way, approximately 60 feet wide by 85 feet long, abutting 3836 Gatwick to the south, 3874 Gatwick to the north, and Town Haven Site Condominium to the east, Platted as part of Edenderry Sub. No. 1, in Section 22, be approved, subject to the following:

1. City shall retain easements for utilities.

Yes:

Absent:

MOTION CARRIED / FAILED



0 50 100
ft

Print Date: 7/2/2025



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 50 100
ft

Print Date: 7/2/2025



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.

SV 2025-0017

CITY OF TROY STREET / ALLEY VACATION APPLICATION

CITY OF TROY PLANNING DEPARTMENT
500 W. BIG BEAVER
TROY, MICHIGAN 48084
248-524-3364
E-MAIL: planning@troymi.gov



VACATION APPLICATION FEE
\$500.00 PD

ESCROW FEE
~~\$3,000.00~~ Waived
Administrative
Processing

REGULAR MEETINGS OF THE CITY PLANNING COMMISSION ARE HELD ON THE SECOND AND FOURTH TUESDAYS OF EACH MONTH AT 7:00 P.M. AT CITY HALL.

PLEASE COMPLETE AND FILE **TWO (2) SIGNED** ORIGINAL APPLICATIONS, TOGETHER WITH THE APPROPRIATE FEE, NOT LESS THAN THIRTY (30) DAYS PRIOR TO THE DATE OF THAT MEETING.

TO THE CITY COUNCIL:

I (WE), THE UNDERSIGNED, DO HEREBY RESPECTFULLY PETITION AND MAKE APPLICATION TO THE TROY CITY COUNCIL FOR VACATION OF THE RIGHT-OF-WAY OR EASEMENT WHICH IS DESCRIBED AS FOLLOWS:

The short dead end street known as Deerfield Ct to be eliminated and ownership to be turned over to the two applicants below and divided on an equal basis

APPLICANT(S) FOR VACATION:

NAME John Stankrauff and Sharron Cupelli
COMPANY _____
ADDRESS 3836 Gatwick Drive
CITY Troy STATE MI ZIP 48083
TELEPHONE 248/524-0206
E-MAIL stankrauff@icloud.com

NAME Bhavesh and Shraddha Shah
COMPANY _____
ADDRESS 3874 Gatwick Drive
CITY Troy STATE MI ZIP 48083
TELEPHONE 248/935-1551
E-MAIL bhavesh_52@hotmail.com

ADDRESS(S) AND/OR PARCEL NUMBER(S) OF PROPERTY OWNED BY APPLICANT(S) WHICH ABUTS OR INCLUDES THE AREA FOR WHICH VACATION IS REQUESTED: 3836 Gatwick Drive and 3874 Gatwick Drive

THIS REQUEST FOR VACATION IS MADE FOR THE FOLLOWING REASON(S): Stub street is no longer necessary.

Attach additional informational pages if necessary.

ATTACH A MAP INDICATING THE AREA FOR WHICH VACATION IS REQUESTED, THE LOCATION OF THE APPLICANT(S) PROPERTY AND OTHER ABUTTING PROPERTIES. (1"=200' minimum scale)

SIGNATURE OF APPLICANT(S):

John S. Stankrauff
B. Shah

DATE 05/14/2025

DATE 5/14/2025

3836 Gatwick Dr

\$677,843 3 B... 3 B... 2,44...



Gatwick Dr

3888

3874

Island Ct

Gatwick Dr

Deerfield Ocunt

794

3835

Gatwick Dr

3836

3837

3821

3822

3823

3808

3809

s Ct Inverness Ct Inverness Ct

Gatwick Dr

3793

3794

3795

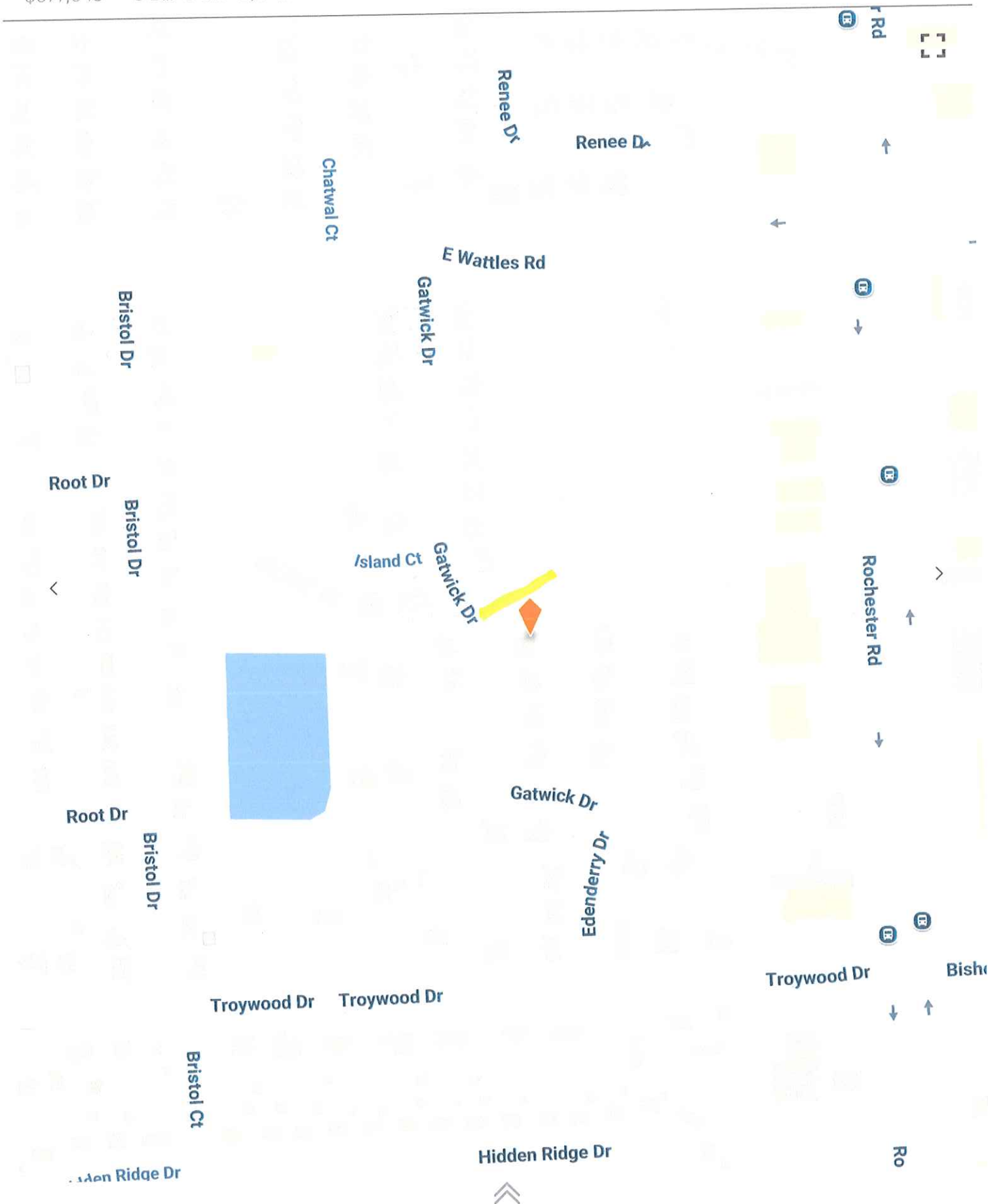
Edenderry Dr

Edenderry Dr



3836 Gatwick Dr

\$677,843 3 B... 3 B... 2,44...





GIS Online



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ft

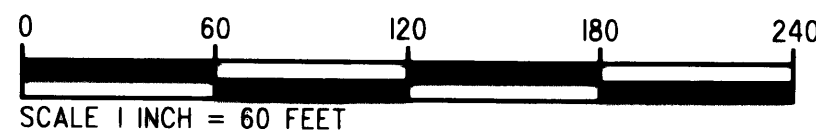
Print Date: 5/5/2025



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.

"EDENDERRY SUB. NO. 1"

PART OF THE NORTHEAST 1/4 OF SECTION 22, T.2N.,
R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN.

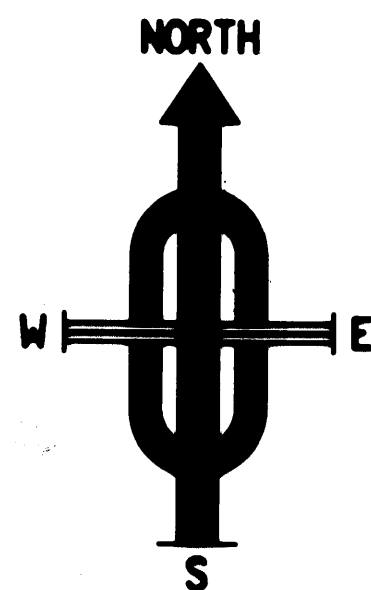
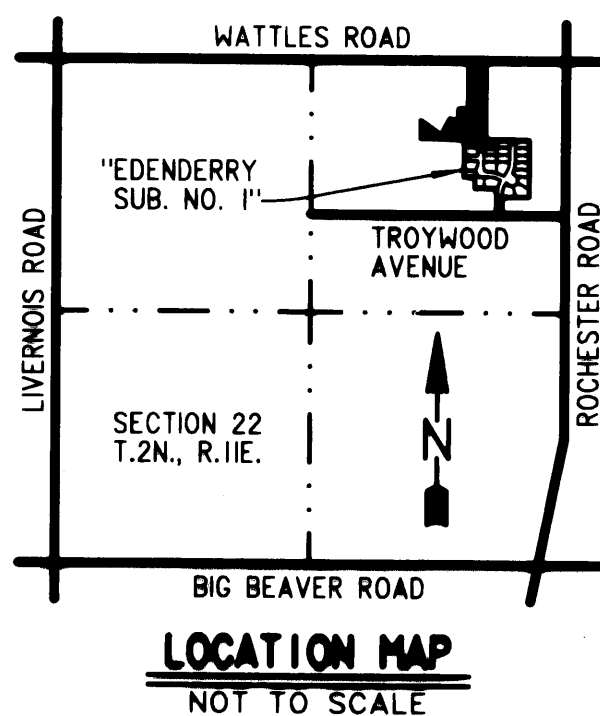


PLAT LEGEND

ALL DIMENSIONS ARE IN FEET.
ALL CURVILINEAR DIMENSIONS ARE SHOWN ALONG THE ARC.
(R.) DENOTES RADIAL. (N.R.) DENOTES NOT RADIAL.
THE SYMBOL "O" INDICATES A MONUMENT WHICH IS A 1/2" DIAMETER
STEEL BAR 36" LONG, ENCASED IN 4" DIAMETER CONCRETE.
THE SYMBOL "●" INDICATES A MONUMENT FOUND.
ALL LOT MARKERS ARE 1/2" IRON PIPES AND ARE 18" LONG. "NO I.D. CAPS"
ALL BEARINGS ARE IN RELATION TO THE BEARING OF THE NORTH LINE OF
"NORTHGATE SUB." SECTION 22, T.2N., R.11E., TROY TOWNSHIP, (NOW CITY OF
TROY) OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 44, PAGE 55, O.C.R..

CURVE DATA

NO.	RADIUS	ARC	DELTA	CHORD	CHORD BEARING
1	245.00	95.33	22°17'40"	94.73	S 75°52'22" E
2	245.00	47.90	11°12'09"	47.83	N 87°22'39" E
3	305.00	178.31	33°29'49"	175.78	N 81°28'29" W
4	305.00	164.41	30°53'10"	162.43	N 15°27'26" W
5	245.00	132.07	30°53'10"	130.48	N 15°27'26" W
6	305.00	166.53	31°17'01"	164.47	N 15°15'31" W
7	245.00	133.77	31°17'01"	132.12	N 15°15'31" W

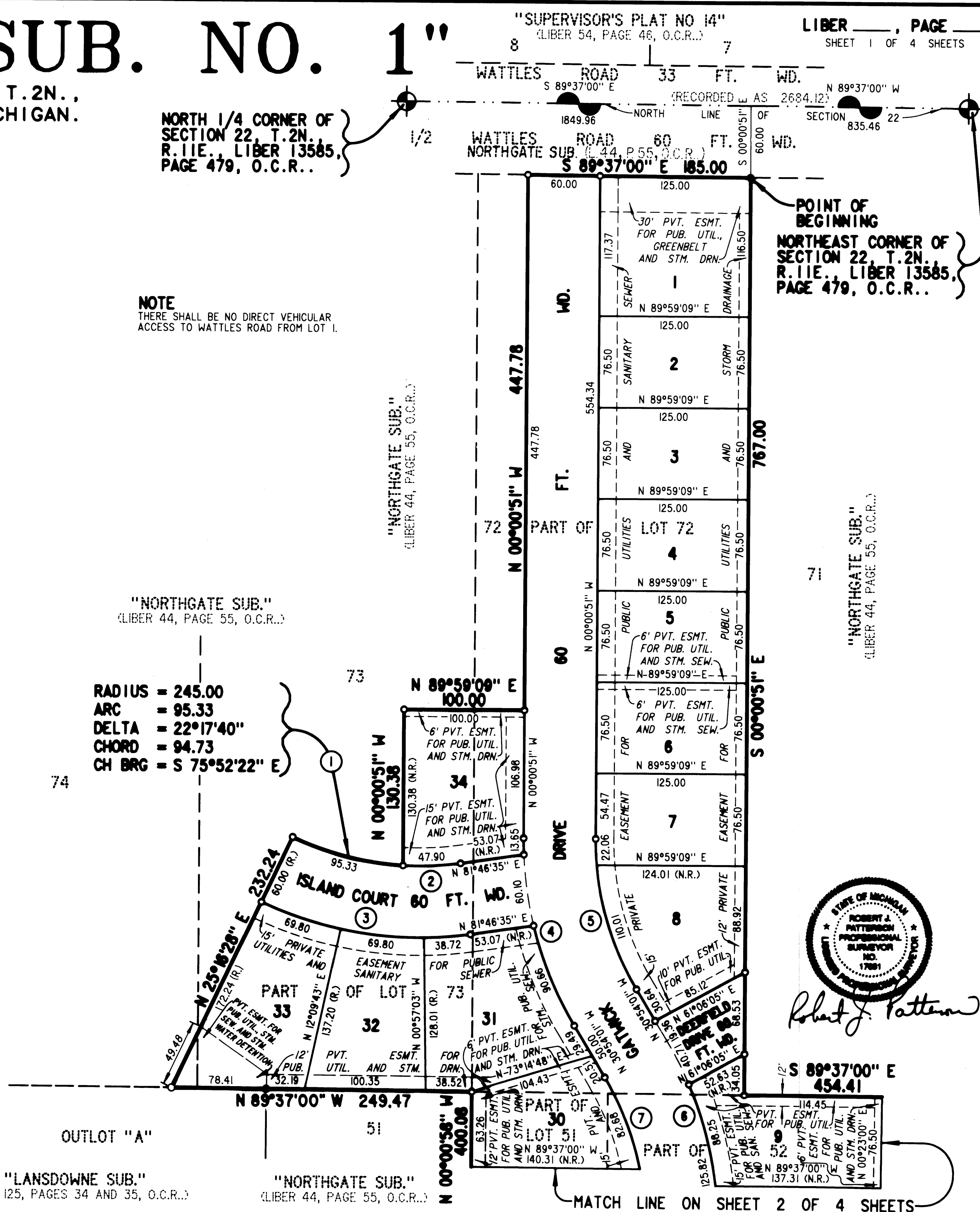


CERTIFIED TRUE COPY OF
RECORDED PLAT
BY DEPARTMENT OF COMMERCE
By *Maynard R. Dyer*
Maynard R. Dyer, P.S. CR
Manager
Subdivision Control Unit
Date *February 28, 1995*

MCS ASSOCIATES, INC.
CIVIL ENGINEERING AND SURVEYING
STERLING HEIGHTS, MICHIGAN

NORTH 1/4 CORNER OF
SECTION 22, T.2N.,
R.11E., LIBER 13585,
PAGE 479, O.C.R..

NOTE
THERE SHALL BE NO DIRECT VEHICULAR
ACCESS TO WATTLES ROAD FROM LOT 1.

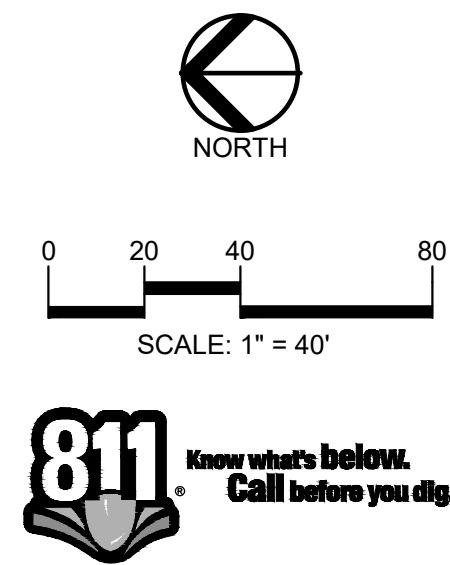


LEGEND:

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

Parcel Area Table

PARCEL NO.	AREA (S.F.)
1	13,111
2	10,420
3	17,879
4	16,922
5	9,929
6	9,765
7	9,765
8	9,765
9	9,765
10	9,765
11	15,330
12	13,118
13	11,056
14	9,378
15	9,378
16	9,377
17	9,378
18	11,733
19	9,602
LOT AVG.	10,518



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

CLIENT

50215 SCHOENHERR
SHELBY TOWNSHIP, MI 48315

PROJECT TITLE
TOWN HAVEN
TROY, MICHIGAN

REVISIONS

NO.	DESCRIPTION	DATE

ORIGINAL ISSUE DATE:

MARCH 29, 2024

DRAWING TITLE

**PRELIMINARY
SITE PLAN**

PEA JOB NO. 16-283

P.M. JBT

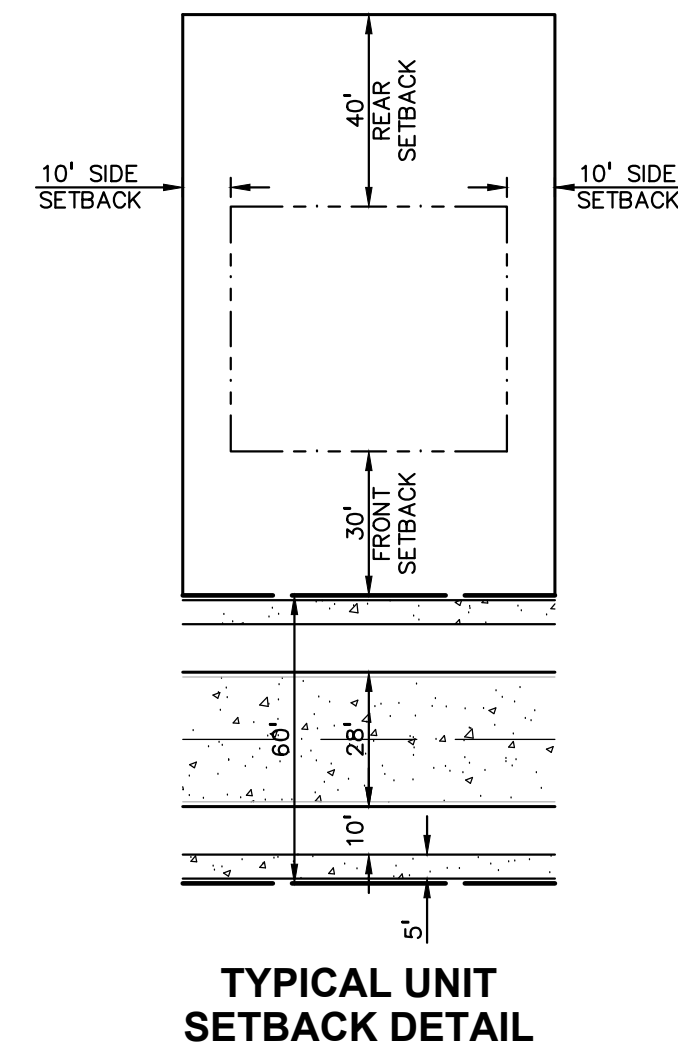
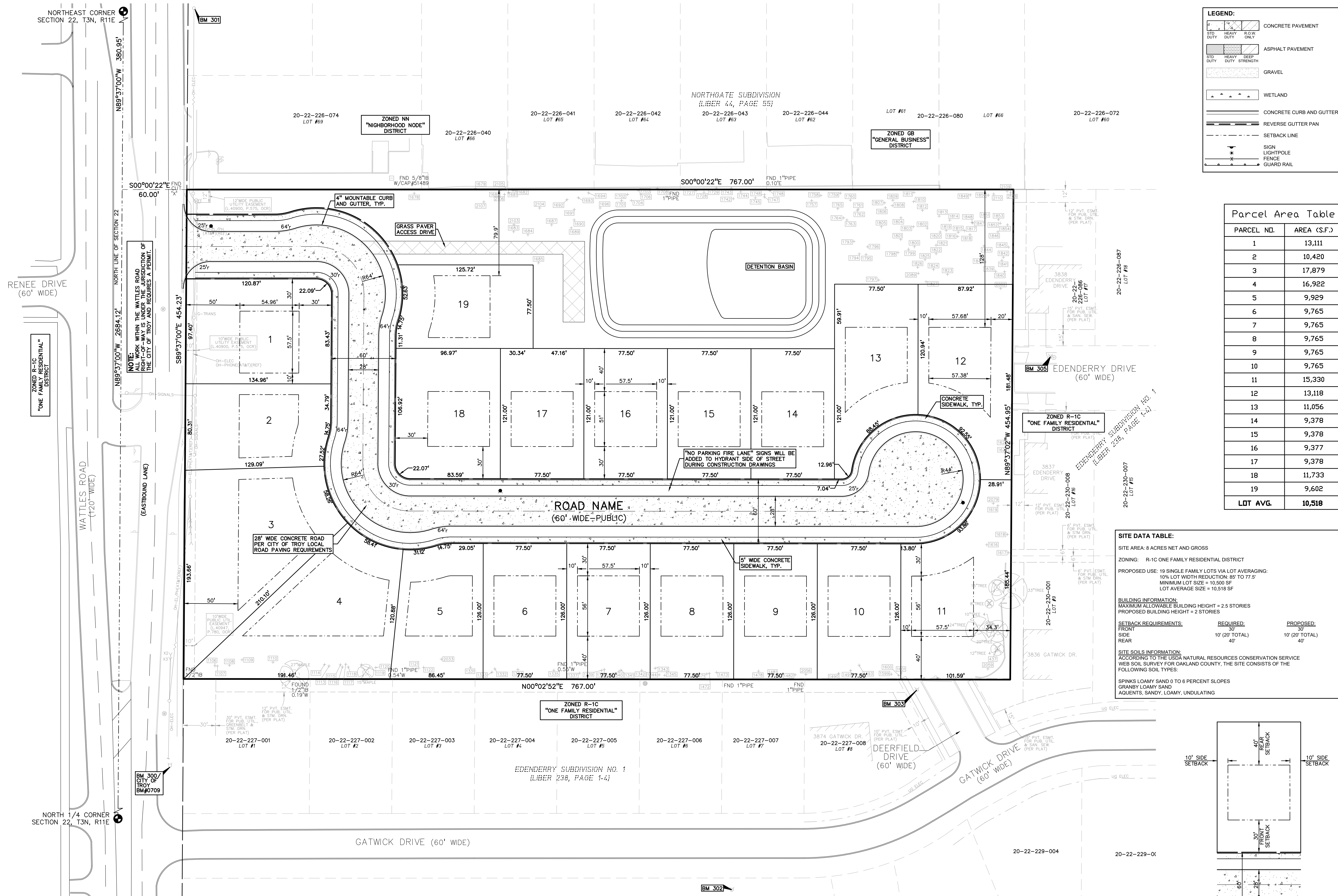
DN. KMB

DES. DSK

DRAWING NUMBER:

P-2

NOT FOR CONSTRUCTION



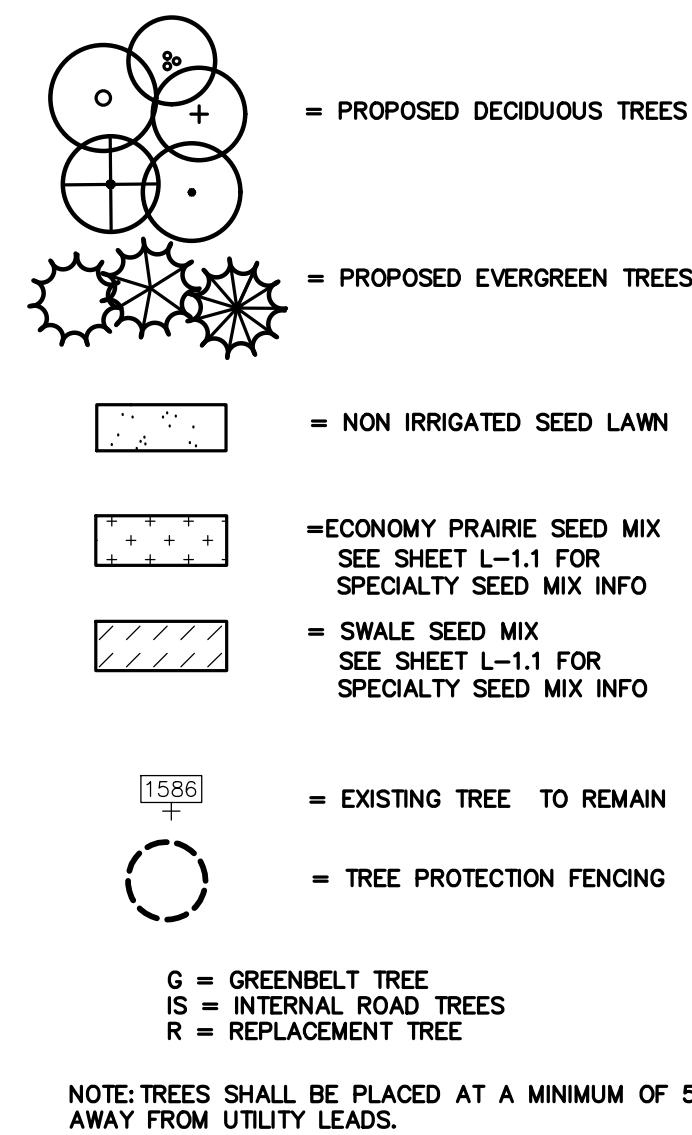
PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	DESIGNATION	REMARKS	
DECIDUOUS TREES									
ARV2.5	7	ACER RUBRUM 'SUN VALLEY'	SUN VALLEY RED MAPLE	2.5" CAL.	B&B	PER PLAN	NATIVE	MULTI-TRUNK (3-5)	
BN10	5	BETULA NIGRA	RIVER BIRCH	10' HT.	B&B	PER PLAN	NATIVE		
CA2.5	1	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	2.5" CAL.	B&B	PER PLAN	NATIVE		
CE10	7	CERCIS CANADENSIS	EASTERN REDBUD MULTI-TRUNK	10' HT.	B&B	PER PLAN	NATIVE	MALE ONLY THORNLESS	
FG2.5	6	FAGUS GRANDIFOLIA	AMERICAN BEECH	2.5" CAL.	B&B	PER PLAN	NATIVE		
GB2.5	5	GINKGO BILBOA	MAIDENHAIR TREE	2.5" CAL.	B&B	PER PLAN	NON-NATIVE		
GT2.5	5	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	SKYLINE® HONEY LOCUST	2.5" CAL.	B&B	PER PLAN	NATIVE	MALE ONLY THORNLESS	
GD2.5	4	GYMNOCLADUS DIOICA	KENTUCKY COFFEETREE	2.5" CAL.	B&B	PER PLAN	NATIVE		
NS2.5	3	NYSSA SYLVATICA	TUPELO	2.5" CAL.	B&B	PER PLAN	NATIVE		
QA2.5	4	QUERCUS ALBA	WHITE OAK	2.5" CAL.	B&B	PER PLAN	NATIVE	MALE ONLY THORNLESS	
QM2.5	4	QUERCUS MACROCARPA	BURR OAK	2.5" CAL.	B&B	PER PLAN	NATIVE		
QR2.5	5	QUERCUS RUBRA	RED OAK	2.5" CAL.	B&B	PER PLAN	NATIVE		
SUBTOTAL:									
56									
EVERGREEN TREES									
PG10	8	PICEA GLAUCA	WHITE SPRUCE	10' HT.	B&B	PER PLAN	NATIVE	NON-NATIVE	
PC8	3	PICEA OMORICA	SERBIAN SPRUCE	8' HT.	B&B	PER PLAN	NON-NATIVE		
PS10	7	PINUS STROBUS	EASTERN WHITE PINE	10' HT.	B&B	PER PLAN	NATIVE		
PS8	3	PINUS STROBUS	EASTERN WHITE PINE	8' HT.	B&B	PER PLAN	NATIVE	NON-NATIVE	
PM10	3	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	10' HT.	B&B	PER PLAN	NATIVE		
TT10	4	THUJA OCCIDENTALIS 'TECHNY'	TECHNY ARBORVITAE	10' HT.	B&B	PER PLAN	NATIVE		
TO8	11	THUJA OCCIDENTALIS 'TECHNY'	TECHNY ARBORVITAE	8' HT.	B&B	PER PLAN	NATIVE	NON-NATIVE	
TG10	4	THUJA STANDISHII X PLICATA 'GREEN GIANT'	GREEN GIANT ARBORVITAE	10' HT.	B&B	PER PLAN	NATIVE		
SUBTOTAL:									
43									

TREE INVENTORY/PRESERVATION CALCULATIONS

WOODLAND TREES		
WOODLAND TREES REMOVED:	111	(REPLACE AT 50% OF REMOVED DBH)
904" DBH x 0.5 =	452"	REPLACEMENT
WOODLAND TREES SAVED:		
188" DBH x 2 =	376"	CREDIT
452 - 376 =	76	
76" DBH REQUIRED FOR WOODLAND REPLACEMENT		
LANDMARK TREES		
LANDMARK TREES REMOVED:	7	(REPLACE AT 100% OF REMOVED DBH)
146" DBH x 1 =	146"	REPLACEMENT
LANDMARK TREES SAVED:	2	(CREDIT OF 2X DBH)
54" DBH x 2 =	108"	CREDIT
146 - 108 =	38	
114" TOTAL DBH REQUIRED FOR REPLACEMENT		
SEE SHT. T-1.1-1.5 FOR TREE INVENTORY PLAN AND EXISTING TREE LIST		

KEY:



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

CLIENT



50216 SCHOENHERR
SHELBY TOWNSHIP, MI 48315

PROJECT TITLE

TOWN HAVEN
TROY, MICHIGAN

REVISIONS

CITY REVIEW DATED 10/1/24	10/24/24
CITY REVIEW DATED 11/7/24	11/08/24
UPDATED STREET NAME	02/11/24
STAMPING PLANS	02/17/24

ORIGINAL ISSUE DATE:

AUGUST 1, 2024

DRAWING TITLE

LANDSCAPE PLAN

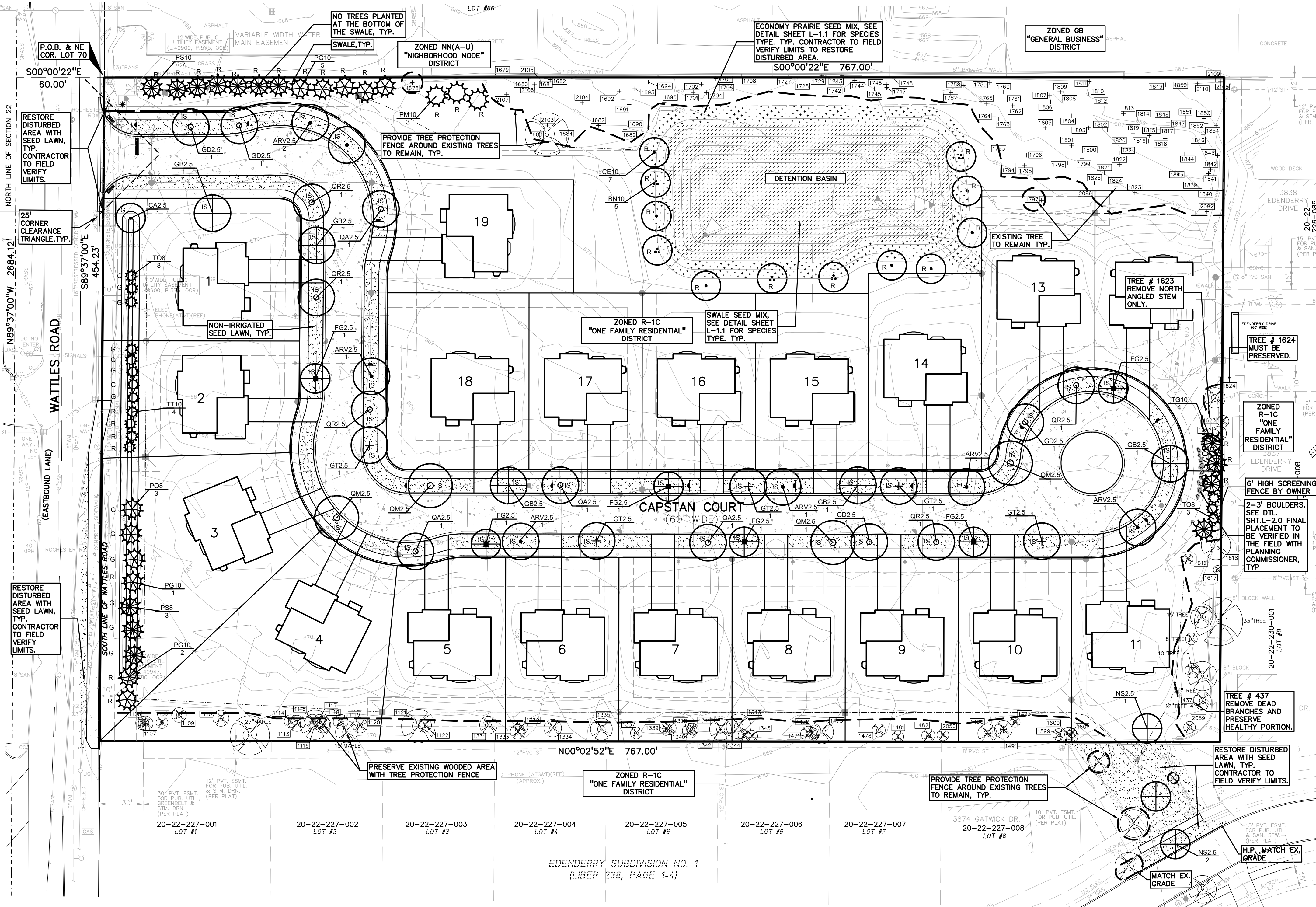
PEA JOB NO. 16-0283

P.M. JBT

DN. CAL

DES. LW

DRAWING NUMBER:



GENERAL PLANTING NOTES:

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



GIS Online



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Print Date: 7/2/2025



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.