500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

Date: July 22, 2025

To: Frank Nastasi, City Manager
Robert J. Bruner, Deputy City Manager
Chris Wilson, Assistant City Manager

From: R. Brent Savidant, Community Development Director

Subject: ANNOUNCE PUBLIC HEARING (AUGUST 11, 2025) – CONDITIONAL REZONING – (JPCR2025-002) – Proposed Northland Enclave, West side of Corporate, North of Long Lake (5455 Corporate, PIN 88-20-08-451-004), Section 8, From O (Office) Zoning District to CB (Community Business) and MF (Multifamily) Zoning Districts

The applicant Eureka Innovation Development seeks conditional rezoning of an 8.22-acre site featuring an underutilized 3-story office building. The applicant intends to demolish the building and construct 82 townhome units in 10 buildings, and a retail plaza with drive-through along Corporate Drive.

The attached report prepared for the May 13, 2025 Planning Commission Regular meeting summarizes the application.

The applicant has voluntarily offered to restrict uses on the property to the following:

1. MF Development shall be limited to a maximum of 10-buildings and 82 total units.
2. Maximum % of Lot Area Covered by Buildings shall be 24%.
3. Maximum Building Height shall be for 2-story 26 ft and 3-story 32 ft.
4. Minimum guaranteed Open Green Space shall be 25%.
5. The residential building materials shall be a mix of brick, asphalt shingles, plank cement siding, with a variety of color palettes and durable low maintenance or maintenance free materials.
6. Each Unit shall have a 2-car garage. A minimum of 40 guest parking space shall be provided.
7. No exterior refuse containers shall be proposed for the residential units. Individual waste and recycling containers shall be stored in each unit's garage and placed at the curb on collection days.
8. CB Development shall be limited to a single-story retail building approximately 5800 sq/ft. A minimum of 24 parking spaces shall be provided.
9. The retail building materials shall be a mix of brick, stone, stucco, asphalt shingles, with variety of color palettes and durable low-maintenance or maintenance free materials.
10. Provide joint access between MF and CB developments on the north access road.

City Council is the approval body for conditional rezoning applications, following a Planning Commission recommendation. The Planning Commission held a public hearing on this item on May 13, 2025 and recommended approval of the request by a vote of 9-0.

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CITY COUNCIL AGENDA ITEM

The Planning Commission proposed a number of design considerations in their resolution. The applicant voluntarily revised the Preliminary Site Plan to reflect these suggestions. The revised Preliminary Site Plan is included, with the following revisions:

- Provided 7’ wide entry porches (see Sheet C – 3.0)
- Provided seating benches throughout courtyard (see Sheet L -1.0)
- Provided retail building rear elevations like front elevations (see Sheet A 1.1)
- Provided 10 car stacking spaces (see Sheet C – 3.0)
- Provided screening around exterior air conditioning units (see Sheet L – 1.0)
- Reduced lighting levels to 0.1 footcandles along retail boundaries adjacent to residential (see Photometric Site Plan 1 of 2)
- Provided color rendering of side and rear (garage) elevations (see Sheets A.3 and A11)

A public hearing is scheduled for this item on August 11, 2025.

Attachments:

1. Maps
2. Report prepared by Carlisle/Wortman for May 13, 2025 Planning Commission meeting
3. Minutes from May 13, 2025 Planning Commission Regular meeting (excerpt)
4. Preliminary Site Plan (revised voluntarily to reflect design considerations suggested by Planning Commission)
5. Conditional Rezoning Agreement (draft)

GIS Online



Legend

Tax Parcels

Tax Parcel

0 500 1000 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.

GIS Online



0 500 1000 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.

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

Date: April 8, 2025
May 6, 2025

Conditional Rezoning and Preliminary Site Plan Approval Review
For
City of Troy, Michigan

Applicant: Erion Nikolla

Project Name: Northland Enclave

Plan Date: April 22, 2025

Location: 5455 Corporate Drive

Zoning: O, Office

Proposed Zoning: Conditional Rezoning to CB, Community Business and MF, Multi-Family Residential

Action Requested: Conditional Rezoning and Preliminary Site Plan Recommendation

PROJECT SUMMARY

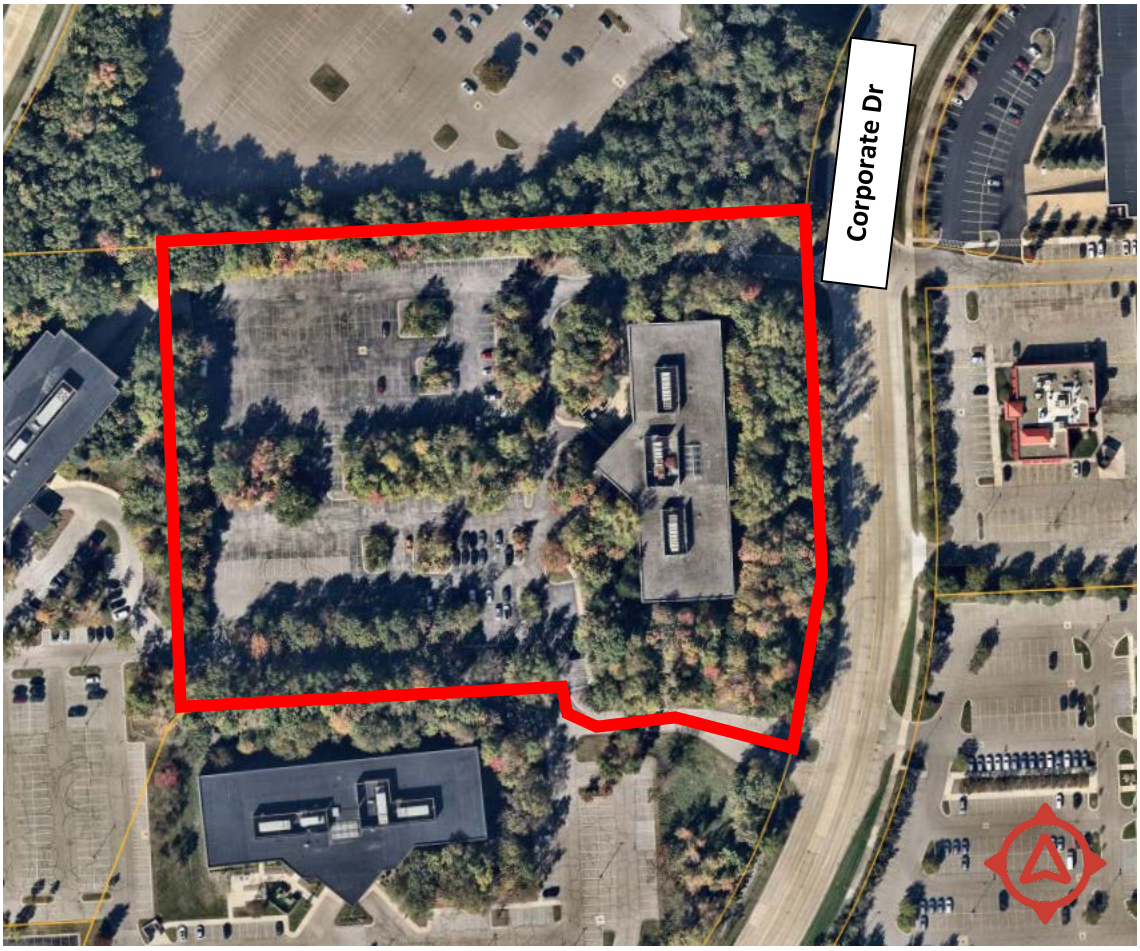
An application has been submitted to construct a mixed-use development on Corporate Drive, north of Long Lake Road. The proposed project requires a conditional rezoning and preliminary site plan review. The subject site is currently zoned O, Office and contains an underutilized office building. The applicant notes that the office building has only one (1) remaining tenant and has been actively marketed for office use, to no success.

The applicant proposes to split the lot into two parcels, with one parcel being conditionally rezoned to CB, Community Business and one parcel being conditionally rezoned to MF, Multi-

Family Residential. A 5,8000 sq/ft retail building is proposed for the CB portion of the site, and an 82 multiple-family residential development is proposed for the MF portion of the site.

The retail building contains five (5) separate units and a drive-through. The residential development contains eighty-two (82) units across ten (10) buildings, ranging from two (2) to three (3) stories. Site amenities include a gravel walking path in the southeast corner.

Location of Subject Site:



Current Zoning:
O, Office

Current Use of Subject Property:
Underutilized 3-story office building

Proposed Uses of Subject Property:
Retail (5,800 SF) and 82 unit Multiple-family residential (77,557 SF)

Surrounding Property Details:

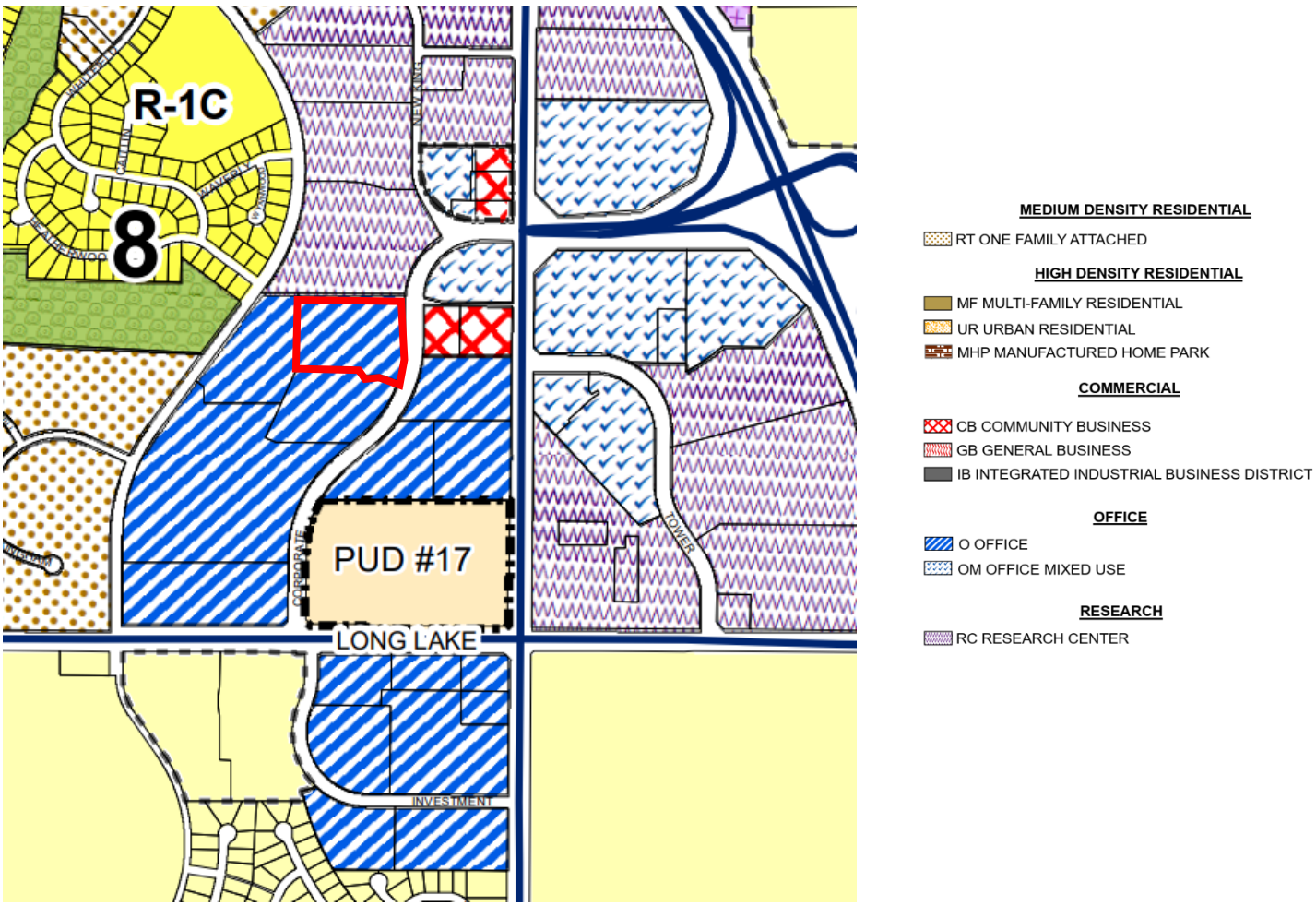
Direction	Zoning	Use
North	RC, Research Center	Oakland Community Health Network
South	O, Office	Misc. Offices
East	CB, Community Business O, Office	Red Robin Residential Home Health & Hospice
West	O, Office	Law and Medical Firms

CONDITIONS OFFERED

The applicant has voluntarily offered the following conditions:

1. *MF Development shall be limited to a maximum of 10-buildings and 82 total units.*
2. *Maximum % of Lot Area Covered by Buildings shall be 24%.*
3. *Maximum Building Height shall be for 2-story 26 ft and 3-story 32 ft.*
4. *Minimum guaranteed Open Green Space shall be 25%.*
5. *The residential building materials shall be a mix of brick, asphalt shingles, plank cement siding, with a variety of color palettes and durable low maintenance or maintenance free materials.*
6. *Each Unit shall have a 2-car garage. A minimum of 40 guest parking space shall be provided.*
7. *No exterior refuse containers shall be proposed for the residential units. Individual waste and recycling containers shall be stored in each unit's garage and placed at the curb on collection days.*
8. *CB Development shall be limited to a single story retail building approximately 5800 sq/ft. A minimum of 24 parking spaces shall be provided.*
9. *The retail building materials shall be a mix of brick, stone, stucco, asphalt shingles, with variety of color palettes and durable low-maintenance or maintenance free materials.*
10. *Provide joint access between MF and CB developments on the north access road.*

ZONING



There are a variety of zoning districts around the subject site, including O Office, RC Research Center, CB Community Business, R-1C One-Family Residential, OM Office Mixed Use, EP Environmental Protection, and RT, One Family Attached.

The subject site is currently zoned O, Office. Uses in the immediate area are largely office and general business uses. Although, a single-family residential neighborhood is northwest of the subject site and an attached single-family residential neighborhood lies southwest of the subject site.

The proposed rezoning to CB zoning is consistent with the CB zoning across Corporate Drive. The proposed rezoning to multiple family is consistent with RT One Family to the west.

MASTER PLAN

The site is located in the North Troy Special Area Plan, which states:

North Troy serves as the business and employment hub for the north side of the City. The area is dominated by office use, specifically mid-rise buildings and towers with large footprints built primarily in the mid-1980s to early 1990s. These buildings provide Class A and B space with ample parking, convenient highway access, fiber optic connections, and well manicured grounds. They have been marketed as ideal for corporate headquarters facilities. However, in order to maintain this position as a business and employment hub for the future, the area must evolve to serve the future office worker. Providing a compatible mix of uses, increasing amenities, and creating unique identity will help attract new tenants and keep employees and residents in the area beyond the work hour.

Priorities and strategies in North Troy include:

1. Provide a Compatible and Vibrant Mix of Use
    a. Strategies:
        i. Promote service infill through property repurposing
        ii. Promote residential infill through property repurposing
        iii. Develop and strengthen core
        iv. Create a community gathering space
2. Improve Multi-modal Circulation and Safety
    a. Strategies:
        i. Study and implement road diets
        ii. Introduce pedestrian mid-block crossings
        iii. Establish consistent landscape buffer and setbacks
3. Inspire Tactical Placemaking to Create a Lively Place
    a. Strategies:
        i. Create an identity through gateways and wayfinding
        ii. Facilitate health and wellness initiatives
        iii. Encourage creative programming

With regards to residential, the Plan promotes residential infill through property repurposing. The plan notes a specific target of residential along Northfield Parkway. We note that though this site is not directly adjacent to Northfield Parkway, it is one parcel off and has access to Northfield Parkway through a connected parking lot. A variety of housing options will provide residents with convenient access to work, schools, and the new infill service amenities. It will also provide an appropriate transition between the more intense multiple story office use and the less intense single-family neighborhoods. Rezoning transitional areas between the service core and surrounding social neighborhoods as mixed use would also enable property owners to repurpose the upper stories of underutilized office buildings as residential use. Overall, we find removing an underperforming office building and repurposing the site for commercial and residential use is consistent with the overall intent of the transformation of North Troy.

NATURAL FEATURES

Topography: A topographic survey has been provided on Sheet C-1.0. Approximately half of the site has been graded for previous development. The site slopes downward from the northwest to southeast corners, with an elevation difference of roughly twenty-three (23) feet.

Wetlands: There are no state regulated wetlands on the site.

Floodplain: The site is not located within a flood hazard zone.

Woodlands: A tree inventory and replacement plan have been provided. The tree inventory shows that the composition of trees is predominantly woodland and invasive species, with a small amount of landmark trees. Invasive species on site include American Elms, Silver Maples, and Cottonwoods. Replacement details are outlined in the table below.

Replacement Details		
Protected Tree	**Inches Removed**	**Replacement Required**
Landmark	340 inches	340 inches
Woodland	3215 inches	1608 inches
Protected Tree	**Inches Preserved**	**Credit**
Landmark	62 inches	124 inches
Woodland	1138 inches	2276 inches
Protected Replacement Required	1,948 inches	
Preservation Credit	2,400 Inches	
Total	**0 inches of replacement required**	

Items to be Addressed: *None.*

SITE ARRANGEMENT

The applicant proposes a mixed-use development off Corporate Drive, including retail and residential uses. A 5,800 square foot retail building is located at the front of the site (along Corporate Drive) and ten (10) residential buildings are located directly behind. A drive-thru is proposed around the retail building. A total of eighty-two (82) single-family attached units are located in the residential buildings.

Sidewalk paths are provided across the retail and residential sites, connecting to the existing sidewalk system along Corporate Drive. A gravel walking path is also proposed south of the retail building. One-way traffic is utilized around the retail building and all retail parking is surface parking. Within the residential area, two-way traffic is utilized, residential parking is located within integrated garages, and guest parking is located along the north lot line.

Items to be Addressed: *None.*

AREA, WIDTH, HEIGHT, SETBACKS

Dimensional standards are applied separately as required by each zoning district. MF standards are applied to the multi-family residential and CB standards are applied to the retail portion of the development.

	Required	Provided	Compliance
MF District			
Front Setback	30 feet	120.95 feet	Complies
Side Setbacks	30 feet	North: 70 feet South: 75.66 feet	Complies
Rear Setback	30 feet	30 feet	Complies
Distance Between Buildings	30 feet	30+ feet	Complies
Maximum Building Lot Coverage	35%	23.8%	Complies
Maximum Building Height	When not abutting SF residential: 8 stories, 100 feet	3 stories, 36 feet (at peak)	Complies
Maximum Density	When not abutting SF residential: 24 DU/Acre 24 DU*7.49 acres= 179 units max	80 units	Complies

	Required	Provided	Compliance
CB District			
Front Setback	10 feet	10 feet	Complies
Side Setbacks	20 feet	North: 103.24 feet South: 37.31 feet	Complies

Rear Setback	30 feet	70.56 feet	Complies
Maximum Building Height	2 stories, 30 feet	1 story, 27 feet	Complies
Minimum Floor Area	500 square feet	5,804 square feet	Complies

Items to be Addressed: *None.*

PARKING

Section 13.06.G of the Zoning Ordinance requires:

	Required	Provided	Complies
Multiple-Family Residential			
1 space per each efficiency dwelling unit 2 spaces per each dwelling unit	82 dwelling units*2 = 164 spaces	164 garage spaces + 32 surface spaces = 196 spaces	Complies
Retail			
1 space per each 250 square feet of gross floor area	5,804 SF/250 = 23 spaces	24 spaces	Complies
Restaurant Drive-through Window			
10 stacking spaces which do not conflict with use of other required spaces	10 stacking spaces	10 stacking spaces	Complies
Barrier Free (Retail)			
For facilities with up to 25 total parking spaces	1 space	2 spaces	Complies

Items to be Addressed: *Increase stacking by one (1) space.*

SITE ACCESS AND CIRCULATION

Vehicular Access:
The site has one (1) vehicular point of access off Corporate Drive. Upon entering the site from Corporate, the driver has two (2) options: either take a quick left into the retail parking lot, or continue straight into the residential development. There is additional access to the residential portion of the development through adjacent parking lots.

Two-way traffic is utilized within the residential development. Drivers will enter and exit the site from the same vehicular point of access. Alternatively, one-way traffic is utilized within the retail site. A driver is required to enter the retail site from the north end, and exit the site from an egress-only exit provided in the south.

Pedestrian Circulation:
A 5-foot wide sidewalk is provided throughout the residential and retail developments, connecting to the existing sidewalk system along Corporate Drive. All residential units have a small pathway out front that connects to the sidewalk. Several crosswalks are provided across the site to improve connectivity where crossing over the road is necessary. Over on the retail site, sidewalk is provided along all four (4) sides of the building. Although, sidewalk width falls below five (5) feet along the south side of the building (near the drive-through window).

Items to be Addressed: *None.*

LANDSCAPING

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

	Required	Provided	Compliance
Greenbelt Landscaping			
Corporate Drive: 1 deciduous tree per 30 lineal feet of street frontage	579.92/30 = 20	20 trees (9 new; 11 existing)	Complies
Parking Lot Landscaping			
1 tree per every 8 parking spaces	64 surface spaces/8 = 8 trees	8 trees	Complies
Screening Between Uses			

Retail to Residential: 1 large evergreen tree per 10 lineal feet OR 1 large evergreen tree per 10 lineal feet + 1 narrow evergreen tree per 5 lineal feet	232.88 LF/10 = 23 trees	24 trees	Complies
Overall Site Landscaping			
A minimum of 20% of the site area shall be comprised of landscape material	20%	28.37%	Complies

Trash Arrangement and Screening:
There will be no exterior trash containers for the residential units. Personal trash and recycling containers will be stored in each unit's garage and placed at the curb on the designated collection day.

Alternatively, a double dumpster enclosure is provided at the southwest corner of the retail site. The enclosures will be screened with a 6-foot tall masonry wall and sixteen (16) evergreen trees.

Mechanical Equipment:
Mechanical equipment is located along the north side of the retail building and will be screened with eight (8) evergreen shrubs. Air conditioning units are located along the sides of residential buildings and appear to be screened by a wall, although no details of the screening walls are provided. We ask the applicant to verify the design of these screening walls. Materials used shall be compatible with the adjacent buildings.

Stormwater Management:
A plan for stormwater management is provided on Sheet C-6.0. We refer to the City Engineer for further review.

***Items to be Addressed**: Provide screening around exterior air conditioning units.*

PHOTOMETRICS

The applicant proposes the use of six (6) pole lights and one-hundred and sixty-four (164) wall-mounted lights. All fixtures comply with ordinance standards.

In a previous review, we raised the issue that lighting levels around the retail site exceed the amount permitted when abutting a residential use (0.1 footcandles). We asked the applicant to

revise the photometric plan to bring lighting levels into compliance with Section 13.05.2.b. In a response letter dated April 22, 2025, the applicant states that this issue has been corrected; however, we find that revised site plans still show that lighting levels around the retail site are too high.

Items to be Addressed: *Reduce lighting levels to 0.1 footcandles along retail boundaries adjacent to residential.*

FLOOR PLAN AND ELEVATIONS

Retail:
The retail building is one-story, 5,800 square feet. It contains five (5) units, measuring 1,292 square feet each. Each unit has access from the front and back. Each unit is shown to have an open floor plan with one (1) restroom in the rear. A drive-through window is located on the south side of the building.

Primary building materials of the retail building are brick, stucco, smooth face stone, glass, and asphalt shingles. Secondary materials include fascia and frieze board, and metal roof and cable awning accents. Colored renderings indicate that exterior colors will be black, dark gray, and light gray. Building height at the peak of the flat roof measures 27 feet.

Residential:
The site includes ten (10) residential buildings, containing a total of eighty-two (82) units. The buildings are proposed in the following arrangements:

- Three (3) buildings have six (6) two-story units
- Three (3) buildings have eight (8) two-story units
- Two (2) buildings have twelve (12) two-story units
- Two (2) buildings have eight (8) three-story units

Overall, floor plans for the units are largely the same. Each unit includes a garage and balcony, as well as all common space areas (kitchen, family room, laundry, etc.). All units have three (3) restrooms. Some units have two (2) bedrooms while others have three (3).

Average building height of the two-story buildings is 25 feet 3 inches. Average height of the three-story buildings is 32 feet.

Residential building materials include brick, vertical siding, fascia and frieze board, glass, and asphalt shingles. An image provided on Sheet A.3 indicates that exterior building colors will be a mix of black, light brown, light gray, and white.

Colored Renderings:
Applicant has not provided color renderings of the side and rear (garage) elevations. A video rendering of the site has been provided.

Items to be Addressed: *Provide color rendering of side and rear (garage) elevations.*

CONDITIONAL REZONING STANDARDS

As set forth in section 16.04.C.3, Standards for Approval, a Conditional Rezoning may only be approved upon a finding and determination that all of the following are satisfied:

1. The conditions, proposed development, and/or proposed use of the land are designed or proposed for public health, safety, and welfare purposes.
2. The conditions, proposed development and/or proposed use are not in material conflict with the Master Plan, or, if there is material conflict with the Master Plan, such conflict is due to one of the following:
    a. A change in City policy since the Master Plan was adopted.
    b. A change in conditions since the Master Plan was adopted.
    c. An error in the Master Plan.
3. The conditions, proposed development and/or proposed use are in accordance with all terms and provisions of the zoning district to which the land is to be rezoned, except as otherwise allowed in the Conditional Rezoning Agreement.
4. Public services and facilities affected by a proposed development will be capable of accommodating service and facility loads caused by use of the development.
5. The conditions, proposed development and/or proposed use shall insure compatibility with adjacent uses of land.

SITE PLAN REVIEW STANDARDS

Site Plan review standards provide the Planning Commission with direction when reviewing the proposed site plan and design features of this development.

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

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

2. *Development shall incorporate the recognized best architectural building design practices.*
    a. *Foster a lasting impact on the community through the provision of high quality design, construction, and detailing.*

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

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

SUMMARY

Overall, we support the conditional rezoning and site plan as proposed. We find that removing an underperforming office building and repurposing the site for commercial and residential use is consistent with the overall intent of the transformation of North Troy. As a condition of approval, we recommend the following items be provided by the applicant:

1. *Increase stacking by one (1) space*
2. *Provide screening around exterior air conditioning units.*
3. *Reduce lighting levels to 0.1 footcandles along retail boundaries adjacent to residential.*
4. *Provide color rendering of side and rear (garage) elevations*

Sincerely,

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

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

CONDITIONAL REZONING

6. PUBLIC HEARING – CONDITIONAL REZONING APPLICATION (JPCR2025-002) – Proposed Northland Enclave, West side of Corporate, North of Long Lake (5455 Corporate, PIN 88-20-08-451-004), Section 8, From O (Office) Zoning District to CB (Community Business) and MF (Multifamily) Zoning Districts

Mr. Buechner exited the meeting at 8:25 p.m.; returned at 8:27 p.m.

Mr. Carlisle reviewed the Conditional Rezoning application for Northland Enclave. He addressed how the application relates to the Master Plan (North Troy Special Area Plan) and the voluntary conditions offered by the applicant. He said removing an underperforming office building and repurposing the site for commercial and residential use is consistent with the overall intent of the transformation of North Troy. Mr. Carlisle addressed the site layout and circulation, parking, landscaping, lighting, floor plans, elevations, building materials and color schemes.

In summary, Mr. Carlisle asked the Planning Commission in its deliberations to consider if the application meets the Conditional Rezoning Standards (Section 16.04.C.3) and Site Plan Review Design Standards (Section 8.06). He said any approval should be subject to the conditions identified in the Planning Consultant report dated May 6, 2025.

A video presentation prepared by the applicant was shown.

Erion Nikolla of Eureka Innovation Development and Project Engineer James Butler of PEA Associates were present. The applicant distributed to the Board members updated printouts of the site plan, site layout, landscape plan, elevations, building materials and various colored renderings.

Mr. Nikolla addressed the challenge of repurposing the building and their mission to offer economically attainable and viable housing. Mr. Nikolla explained the shared access easement to the south. He said demolition is scheduled in the summer and construction would start as soon as final engineering plans are approved. Mr. Nikolla addressed the price range for the mix of two and three story homes ($300,000+).

Some comments during discussion related to the following:

- Internal vehicular and pedestrian circulation.
  - Turning radiuses of trucks at the northwest corner.
  - Safety concerns of the drive aisle.
  - Crosswalks provided.
- Style, design, color scheme, building material of residential units.
- Commercial tenants; small uses, no restaurant.
- Landscaping.
  - Arborvitae, evergreens, retaining rock wall between residential and commercial.
  - Existing landscaping to the south remains.
  - Landscaping to the north will be replaced.

- Gravel walking path; approximately one acre.
- Placement/location of mechanical equipment.
- Design of entrance to the project.
- Front doors of residential units limit outdoor seating, engagement with neighbors.
- Consideration by applicant to create front porches.
- Consideration by applicant to add seating (benches) in center courtyard.
- Consideration to mirror commercial front and rear elevations.

Mr. Nikolla confirmed the voluntary conditions offered are:
- 7 foot wide by 7 foot deep front walkways.
- Additional benches.
- Facades of the retail building mimic each other.
- Approval of the Site Plan application.

PUBLIC HEARING OPENED

There was no one present who wished to speak.

PUBLIC HEARING CLOSED

Moved by: Fox
Support by: Buechner

RESOLVED, That the Planning Commission hereby recommends to the City Council that the O (Office) to CB (Community Business) and MF (Multifamily) Conditional Rezoning request, as per Section 16.04 of the City of Troy Zoning Ordinance, located on the West side of Corporate, North of Long Lake (5455 Corporate, PIN 88-20-08-451-004), within Section 8, being approximately 8.22 acres in size, be **granted,** for the following reasons:

1. The request complies with the Master Plan.
2. The rezoning would permit greater flexibility in use and development of the property.
3. The conditions offered by the applicant reasonably protect the adjacent properties.
4. The rezoning would be compatible with surrounding zoning and land use.
5. The site can be adequately served with municipal water and sewer.

BE IT FURTHER RESOLVED, That the Planning Commission recommends the following site plan design considerations:

1. Increase stacking by one (1) space.
2. Provide screening around exterior air conditioning units.
3. Reduce lighting levels to 0.1 footcandles along retail boundaries adjacent to residential.
4. Provide color renderings of side and rear (garage) elevations.
5. Redesign the residential walkups to the doors to be 7 foot wide.
6. Include additional park benches on the property for public seating.

7 Redesign the facade on the rear of the commercial building to mimic aspects from the front of the commercial building.
8. Include the Site Plan as a voluntary condition of the Conditional Rezoning application to the satisfaction of the City Attorney.

Discussion on the motion on the floor.

Ms. Dufrane said the motion is okay but noted she does not necessarily like the wording '*to the satisfaction of the City Attorney*' when it is a voluntary Conditional Rezoning Agreement.

Mr. Buechner spoke in support of the application. He said it is a great reuse of an office building, he likes the green area, the walking path, play area and the offer of the missing middle housing.

Mr. Fox spoke in support of the application. He said it offers an affordable housing product.

Vote on the motion on the floor.

Yes: All present (9)

MOTION CARRIED

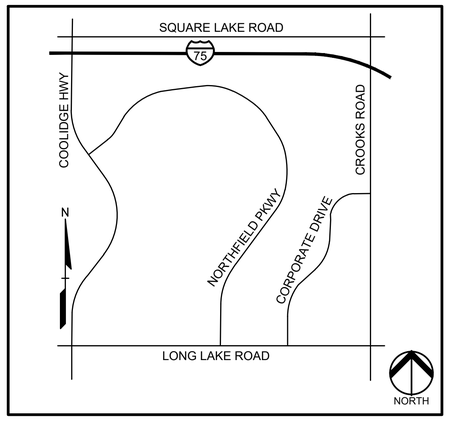
PRELIMINARY SITE PLANS

NORTHLAND ENCLAVE

5455 CORPORATE DRIVE

CITY OF TROY, OAKLAND COUNTY, MICHIGAN

PERMIT / APPROVAL SUMMARY		
DATE SUBMITTED	DATE APPROVED	PERMIT / APPROVAL
2/14/2025		CITY OF TROY SITE PLAN APPROVAL



LOCATION MAP
NO SCALE

INDEX OF DRAWINGS	
NUMBER	TITLE
	COVER SHEET
C-1.0	TOPOGRAPHIC SURVEY
C-3.0	PRELIMINARY SITE PLAN
C-3.1	PRELIMINARY FIRE TRUCK TURNING PLAN
C-4.0	PRELIMINARY GRADING PLAN
C-6.0	PRELIMINARY UTILITY PLAN
C-9.0	NOTES AND DETAILS
C-9.1	NOTES AND DETAILS
L-1.0	PRELIMINARY LANDSCAPE PLAN
L-2.0	LANDSCAPE DETAILS
L-2.1	LANDSCAPE DETAILS
T-1.0	TREE PRESERVATION PLAN
T-1.1	EXISTING TREE LIST
T-1.2	EXISTING TREE LIST (CONTINUED)
1 OF 2	PHOTOMETRIC PLAN
2 OF 2	PHOTOMETRIC DETAILS
	ARCHITECTURAL DRAWINGS (ARKO DESIGN ASSOCIATES)
T.1	TITLE SHEET
A.1	RETAIL FLOOR PLAN AND ELEVATIONS
A1.1	RETAIL ELEVATIONS
A.2	6 UNIT - 2 STORY BUILDING FLOOR PLAN
A.3	6 UNIT - 2 STORY BUILDING ELEVATION
A.4	8 & 12 UNITS - 2 STORY FOUNDATION PLAN
A.5	8 UNIT - 2 STORY BUILDING FLOOR PLANS
A.6	8 UNIT - 2 STORY BUILDING ELEVATIONS
A.7	12 UNIT - 2 STORY BUILDING FLOOR PLANS
A.8	12 UNIT - 2 STORY BUILDING ELEVATIONS
A.9	8 UNIT - 3 STORY BUILDING FLOOR PLANS
A.10	8 UNIT - 3 STORY BUILDING FLOOR PLANS
A.11	8 UNIT - 3 STORY BUILDING ELEVATIONS
	EXTERIOR BUILDING MATERIALS BOARD
	COLOR PERSPECTIVES

DESIGN TEAM

OWNER/APPLICANT/DEVELOPER

EUREKA DEVELOPMENT COMPANY
5960 LIVERNOIS
TROY, MI 48098
CONTACT: ERION NIKOLLA
PHONE: 248-564-6010
EMAIL: E.NIKOLLA@EUREKABUILDINGCOMPANY.COM

CIVIL ENGINEER

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

ARCHITECT

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

LANDSCAPE ARCHITECT

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

PEA GROUP

REVISIONS	
DESCRIPTION	DATE
SITE PLAN APPROVAL	2/14/2025
SITE PLAN APPROVAL RESUBMITTAL	4/22/2025

NOT FOR CONSTRUCTION



LEGEND:

- EX. OH, ELEC, POLE & GUY WIRE
- EX. U.G. CABLE TV & PEDESTAL
- EX. U.G. COMMUNICATION LINE, PEDESTAL & MANHOLE
- EX. U.G. ELEC.MANHOLE, METER & HANDHOLE
- EX. GAS LINE
- EX. GAS VALVE & GAS LINE MARKER
- EX. TRANSFORMER & IRRIGATION VALVE
- EX. WATER MAIN
- EX. HYDRANT, GATE VALVE & POST INDICATOR VALVE
- EX. WATER VALVE BOX & SHUTOFF
- EX. SANITARY SEWER
- EX. SANITARY CLEANOUT & MANHOLE
- EX. COMBINED SEWER MANHOLE
- EX. STORM SEWER
- EX. CLEANOUT & MANHOLE
- EX. SQUARE, ROUND & BEEHIVE CATCH BASIN
- EX. YARD DRAIN, U.G. ROOF DRAIN & DOWNSPOUT
- EX. UNIDENTIFIED STRUCTURE
- EX. MAILBOX, SIGN, LIGHTPOLE & GUARD POST
- EX. FENCE
- EX. GUARD RAIL
- EX. DEC. TREE, CONIFEROUS TREE & SHRUB
- EX. TREE TAG, & TREE LINE
- EX. SPOT ELEVATION
- EX. CONTOUR
- EX. WETLAND

- IRON FOUND / SET
- NAIL FOUND / NAIL & CAP SET
- BRASS PLUG SET
- MONUMENT FOUND / SET
- SECTION CORNER FOUND
- R M C — RECORDED / MEASURED / CALCULATED
- GNSS — GLOBAL NAVIGATION SATELLITE SYSTEM

REFERENCE DRAWINGS:

WATER MAIN	CITY OF TROY GIS ONLINE, DATED 11/26/24
SANITARY SEWER	NOT RECEIVED AS OF 10/21/24
STORM SEWER	CITY OF TROY GIS ONLINE, DATED 11/26/24
COMM	US SIGNAL FIBER, EMAIL DATED 12/3/24
ELECTRIC	NOT RECEIVED AS OF 10/21/24
TELEPHONE	VERIZON, EMAIL DATED 11/25/24
	ATT MAP, DATED 12/9/24
GAS	NOT RECEIVED AS OF 10/21/24
CATV	COMCAST, EMAIL DATED 11/25/24
FLOOD PLAIN	FEMA F.I.R.M. MAP 26145C0191E, DATED 8/15/23

LEGAL DESCRIPTION:
(Per Oakland County)

T2N, R11E, SEC 8 PART OF E 1/2 OF SEC BEG AT PT DIST N 87-15-16 E 22.70 FT & N 02-27-59 W 674.89 FT & N 15-32-01 E 734.27 FT & N 33-32-01 E 1121.28 FT & N 87-15-24 E 243.31 FT FROM S 1/4 COR, TH N 87-15-24 E 699.72 FT, TH ALG CURVE TO LEFT, RAD 500 FT, CHORD BEARS S 00-12-09 E 41.96 FT, DIST OF 41.97 FT, TH S 02-36-26 E 288.78 FT, TH ALG CURVE TO RIGHT, RAD 775 FT, CHORD BEARS S 06-36-14 W 248.11 FT, DIST OF 249.18 FT, TH N 74-42-16 W 102.26 FT, TH ALG CURVE TO LEFT, RAD 119 FT, CHORD BEARS N 83-43-26 W 37.31 FT, DIST OF 37.47 FT, TH S 87-15-24 W 76.38 FT, TH ALG CURVE TO RIGHT, RAD 34.26 FT, CHORD BEARS N 50-13-18 W 46.31 FT, DIST OF 50.85 FT, TH N 07-41-59 W 9.74 FT, TH S 87-15-24 W 386.44 FT, TH ALG CURVE TO LEFT, RAD 48 FT, CHORD BEARS S 71-33-45 W 25.30 FT, DIST OF 26.30 FT, TH N 02-44-36 W 504.02 FT TO BEG 8.23 A

BENCHMARKS:
(GPS DERIVED - NAVD88)

BM #300
ARROW ON HYDRANT AT NORTHWEST CORNER OF CORPORATE DRIVE AND ENTRANCE TO TIMBERLAND OFFICE PARK ±70' NORTHEAST OF SOUTHEAST PROPERTY CORNER.
ELEV. - 803.66

BM #301
ARROW ON HYDRANT ±22' EAST OF NORTHEAST PROPERTY CORNER.
ELEV. - 805.01

BM #302
PLAQUE ON FLANGE OF HYDRANT MARKED "237" ±90' SOUTH OF NORTHWEST PROPERTY CORNER.
ELEV. - 825.56

PEA GROUP
t: 844.813.2949
www.peagroup.com

STATE OF MICHIGAN — JUSTIN P. BEAM — 66671 — LICENSED PROFESSIONAL ENGINEER

NORTH

0 20 40 80
SCALE: 1" = 40'

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

CAUTION!!
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CLIENT
EUREKA DEVELOPMENT COMPANY
5960 LIVERNOIS
TROY, MI 48084

PROJECT TITLE
NORTHLAND ENCLAVE
5455 CORPORATE DR.
TROY, MI 48084

REVISIONS	
SITE PLAN APPROVAL	2/14/2025
REVISED SITE PLANS	4/22/2025

ORIGINAL ISSUE DATE:
JANUARY 21, 2025

DRAWING TITLE
TOPOGRAPHIC SURVEY

PEA JOB NO.	24-1286
P.M.	JPB
DN.	RRM
DES.	LGD

DRAWING NUMBER:
C-1.0

NOT FOR CONSTRUCTION

S:\PROJECTS\2024\24-1286 EUREKA - NORTH TROY\ENGV\2_SITE_PLAN\(C-1.0)TOPO-24-1286.dwg PLOT DATE: 4/22/2025 BY: Robert Mooney

GENERAL NOTES:

THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.

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

RADIUS = 500.00'
DELTA = 4°48'35"
CHORD = 41.96'
CH. BRG. = S0°11'26"E(M)
S0°12'09"E(R)

N87°16'07"E(M) 699.72'
N87°15'24"E(R) 699.72'

S5°24"E(R)
43.31'

N02°48'17"W(M) 503.83'(M)
N02°44'36"W(R) 504.02'(R)

S02°35'43"E
288.78'
S02°36'26"E
288.78'

S87°16'07"W(M) 386.44'
S87°15'24"W(R)

N07°41'16"W(M)
N07°41'59"W(R)
9.74'

ARC = 25.60'
RADIUS = 48.00'
DELTA = 30°33'38"
CHORD = 25.30'
CH. BRG. = S71°34'28"W(M)
S71°33'45"W(R)

PROPOSED 12 UNIT 2 STORY SINGLE FAMILY ATTACHED BUILDING 12,022 SQ.FT.

PROPOSED 6 UNIT 2 STORY SINGLE FAMILY ATTACHED BUILDING 6,069 SQ.FT.

PROPOSED 8 UNIT 2 STORY SINGLE FAMILY ATTACHED BUILDING 8,048 SQ.FT.

PROPOSED 6 UNIT 2 STORY SINGLE FAMILY ATTACHED BUILDING 6,069 SQ.FT.

PROPOSED 8 UNIT 3 STORY SINGLE FAMILY ATTACHED BUILDING 5,631 SQ.FT.

PROPOSED RETAIL 5,804 SQ.FT.

PROPOSED PROPERTY LINE

PROPOSED CONCRETE PAVEMENT, TYP. REFER TO DETAIL ON SHEET C-9.0

PROPOSED STANDARD DUTY ASPHALT PAVEMENT, TYP. REFER TO DETAIL ON SHEET C-9.0

PROPOSED INTEGRAL CURB AND WALK, TYP. REFER TO DETAIL ON SHEET C-9.0

PROPOSED 18" CONCRETE CURB AND GUTTER, TYP. REFER TO DETAIL ON SHEET C-9.0

PROPOSED SEGMENTED BLOCK RETAINING WALL. REFER TO DETAIL ON SHEET C-9.1

PROPOSED SIGN, TYP. REFER TO LEGEND ON THIS SHEET.

BM #301

BM #302

INDICATES NUMBER OF PARKING SPACES, TYP.

CONNECT TO EXISTING WALK

PROPOSED 6" RISERS, TYP. REFER TO DETAIL ON SHEET C-9.1.

AIR CONDITIONING UNITS, TYP

PROPOSED RETAINING WALL. REFER TO DETAIL ON SHEET C-9.1

PROPOSED PLAYGROUND AREA. REFER TO LANDSCAPE PLAN L-1.0 FOR LAYOUT

PROPOSED CONCRETE SIDEWALK, TYP. REFER TO DETAIL ON SHEET C-9.0

PROPOSED BENCH (7 TYP)

PROPOSED CONCRETE PATIO AREA (TYP)

AIR CONDITIONING AND TRANSFORMER LOCATION

PROPOSED PATIO

PROPOSED CONCRETE SIDEWALK WITH CURB, TYP. REFER TO DETAIL ON SHEET C-9.1

PROPOSED ZONING MF "MULTI-FAMILY"

PROPOSED ZONING CB "COMMUNITY BUSINESS"

DRIVE THRU WINDOW

PROPOSED OUTDOOR SEATING AREA REFER TO LANDSCAPE PLAN L-1.0 FOR LAYOUT

TRASH ENCLOSURE. REFER TO DETAIL ON SHEET C-9.0

PROPOSED DETAIL 'M' GUTTER PAN THROUGH DRIVE APPROACH, TYP. REFER TO DETAIL ON SHEET C-9.1

PROPOSED CONCRETE REFER TO DETAIL ON SHEET C-9.0.

PROPOSED GRAVEL WALKING PATH. REFER TO DETAIL ON SHEET C-9.1

PROPOSED 18" CONCRETE CURB AND GUTTER, TYP. REFER TO DETAIL ON SHEET C-9.0

SIDEWALK RAMP, TYP. REFER TO LEGEND THIS SHEET.

PROPOSED DETAIL 'M' GUTTER PAN THROUGH DRIVE APPROACH, TYP. REFER TO DETAIL ON SHEET C-9.1

ZONED R-C "RESEARCH CENTER" DISTRICT

ZONED 01 "OFFICE BUILDING" DISTRICT

ZONED CB "COMMUNITY BUSINESS" DISTRICT

ZONED O1 "OFFICE BUILDING" DISTRICT

PROPOSED ZONING MAP
NOT TO SCALE

BUILDING LEGEND:

- 1 STORY RETAIL
- 2 STORY RESIDENTIAL
- 3 STORY RESIDENTIAL

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

NORTH

0 15 30 60

SCALE: 1" = 30'

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

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SIGN LEGEND:

'NO PARKING FIRE LANE' SIGN	[1]
'BARRIER FREE PARKING' SIGN	[2]
'VAN ACCESSIBLE' SIGN	[3]

REFER TO DETAIL SHEET FOR SIGN DETAILS

SIDEWALK RAMP LEGEND:

SIDEWALK RAMP 'TYPE R'	(R)
SIDEWALK RAMP 'TYPE P'	(P)
SIDEWALK RAMP 'TYPE D'	(D)

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

SITE DATA TABLE:

TOTAL SITE AREA: 8.23 ACRES (358,387 SF.) NET AND GROSS

EXISTING ZONING: O1 (OFFICE BUILDING DISTRICT)

PROPOSED ZONING: MF (MULTI-FAMILY)
CB (COMMUNITY BUSINESS)

PROPOSED MF AREA: 7.49 ACRES (326,034 SF.)
PROPOSED CB AREA: 0.74 ACRES (32,353 SF.)

PROPOSED USE: RETAIL (5,804 SF)
MULTIFAMILY (77,657 SF.)

MF ZONING REQUIREMENTS: (SECTION 4.08C)

- MAXIMUM ALLOWABLE BUILDING HEIGHT = 100 FEET (8 STORIES)
  PROPOSED BUILDING HEIGHT = 36 FEET (3 STORIES)
- MAXIMUM LOT COVERAGE = 35%
  PROPOSED BUILDING AREA = 77,657 SF
  PROPOSED LOT COVERAGE = 77,657 / 326,034 = 23.8%

SETBACK REQUIREMENTS:	REQUIRED:	PROPOSED:
• FRONT (EAST)	30'	120.95'
• SIDE (NORTH)	30'	70'
• SIDE (SOUTH)	30'	75.66'
• REAR (WEST)	30'	30'

PARKING CALCULATIONS:

REQUIRED
- MULTIFAMILY = 2 SPACES PER EACH DWELLING UNIT
- TOTAL PARKING REQUIRED = 82 UNITS * 2 = 164 SPACES

PROPOSED
- MULTIFAMILY= 164 GARAGE SPACES + 32 SURFACE SPACES =196 SPACES

UNIT DENSITY:
MAXIMUM ALLOWED (NON-ADJACENT TO RESIDENTIAL) = 24 UNITS x 7.49 ACRES = 179 UNITS; 82 UNITS PROPOSED

CB ZONING REQUIREMENTS: (SECTION 4.13C)

- MAXIMUM ALLOWABLE BUILDING HEIGHT = 30 FEET (2 STORIES)
  PROPOSED BUILDING HEIGHT = 25 FEET (1 STORIES)

SETBACK REQUIREMENTS:	REQUIRED:	PROPOSED:
• FRONT (EAST)	10'	11'
• SIDE (NORTH)	20'	98.42'
• SIDE (SOUTH)	20'	37.31'
• REAR (WEST)	30'	70.50'

PARKING CALCULATIONS:

REQUIRED
- RETAIL = 1 SPACE PER 250 SF.
- TOTAL RETAIL PARKING REQUIRED = 5,804/250 = 23.2; 23 SPACES
- TOTAL REQUIRED STACKING SPACES = 10 STACKING SPACES PER LANE

PROPOSED
- RETAIL: 24 TOTAL SPACES INCLUDING 2 H/C SPACES
- 10 DRIVE THRU STACKING SPACES

SOILS INFORMATION:
ACCORDING TO THE USDA NATURAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY FOR OAKLAND COUNTY, THE SITE CONSISTS OF THE FOLLOWING SOIL TYPES:

MARLETTE SANDY LOAM
CAPAC SANDY LOAM
BROOKSTON AND COLWOOD LOAMS

NOT FOR CONSTRUCTION

PEA GROUP
t: 844.813.2949
www.peagroup.com

STATE OF MICHIGAN JAMES P. BUTLER LICENSED PROFESSIONAL ENGINEER No. 6201055

CLIENT
EUREKA DEVELOPMENT COMPANY
5960 LIVERNOIS
TROY, MI 48084

PROJECT TITLE
NORTHLAND ENCLAVE
5455 CORPORATE DR.
TROY, MI 48084

REVISIONS	
SITE PLAN APPROVAL	2/14/2025
REVISED SITE PLANS	4/22/2025

ORIGINAL ISSUE DATE:
JANUARY 21, 2025

DRAWING TITLE
PRELIMINARY SITE PLAN

PEA JOB NO.	24-1286
P.M.	JPB
DN.	RRM
DES.	LGD

DRAWING NUMBER:
C-3.0

S:\PROJECTS\2024\24-1286 EUREKA - NORTH TROY\CAD\2_SITE_PLAN\{C-3.0}DM-24-1286.dwg PLOT DATE: 5/16/2025 BY: James P. Butler

PROPOSED FIRE HYDRANT, TYP
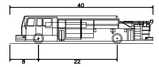
FIRE TRUCK OVERHANG, TYP.

FIRE TRUCK WHEEL PATH, TYP.

BM #301

BM #300

CORPORATE DRIVE
120' WIDE – PUBLIC



Pumper Fire Truck	
Overall Length	40.000ft
Overall Width	8.167ft
Overall Body Height	7.745ft
Min Body Ground Clearance	0.656ft
Track Width	8.167ft
Lock-to-lock time	5.00s
Max Wheel Angle	45.00°

NORTH

0 15 30 60

SCALE: 1" = 30'

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

CAUTION!!
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PEA GROUP
t: 844.813.2949
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STATE OF MICHIGAN
JAMES P. BUTLER
ENGINEER
No. 6201053
PROFESSIONAL ENGINEER

CLIENT
EUREKA DEVELOPMENT COMPANY
5960 LIVERNOIS
TROY, MI 48084

PROJECT TITLE
NORTHLAND ENCLAVE
5455 CORPORATE DR.
TROY, MI 48084

REVISIONS	
SITE PLAN APPROVAL	2/14/2025
REVISED SITE PLANS	4/22/2025

ORIGINAL ISSUE DATE:
JANUARY 21, 2025

DRAWING TITLE
PRELIMINARY FIRE TRUCK TURNING PLAN

PEA JOB NO.	24-1286
P.M.	JPB
DN.	RRM
DES.	LGD

DRAWING NUMBER:
C-3.1

NOT FOR CONSTRUCTION

S:\PROJECTS\2024\24-1286 EUREKA – NORTH TROY\CIVIL\D_SITE_PLAN\(C-3.1)TRUCK-24-1286.dwg PLOT DATE: 4/22/2025 BY: Robert Mooney

RETAINING WALL NOTE:

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

GRADING LEGEND:

- +606.91 — EXISTING SPOT ELEVATION
- 622.50 — PROPOSED SPOT ELEVATION: TYPICALLY TOP OF PAVEMENT IN PAVED AREAS, GUTTER GRADE IN CURB LINES.
- 670 — EXISTING CONTOUR
- 922 — PROPOSED CONTOUR
- PROPOSED REVERSE GUTTER PAN
- PROPOSED RIDGE LINE
- PROPOSED SWALE/DITCH

ABBREVIATIONS

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

PROPOSED SEGMENTED BLOCK RETAINING WALL. REFER TO DETAIL ON SHEET C-9.1

PROPOSED SEGMENTED BLOCK RETAINING WALL. REFER TO DETAIL ON SHEET C-9.1

CORPORATE DRIVE
120' WIDE - PUBLIC

BM #300

NOT FOR CONSTRUCTION

PEA GROUP
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NORTH

0 15 30 60
SCALE: 1" = 30'

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REVISIONS	
SITE PLAN APPROVAL	2/14/2025
REVISED SITE PLANS	4/22/2025

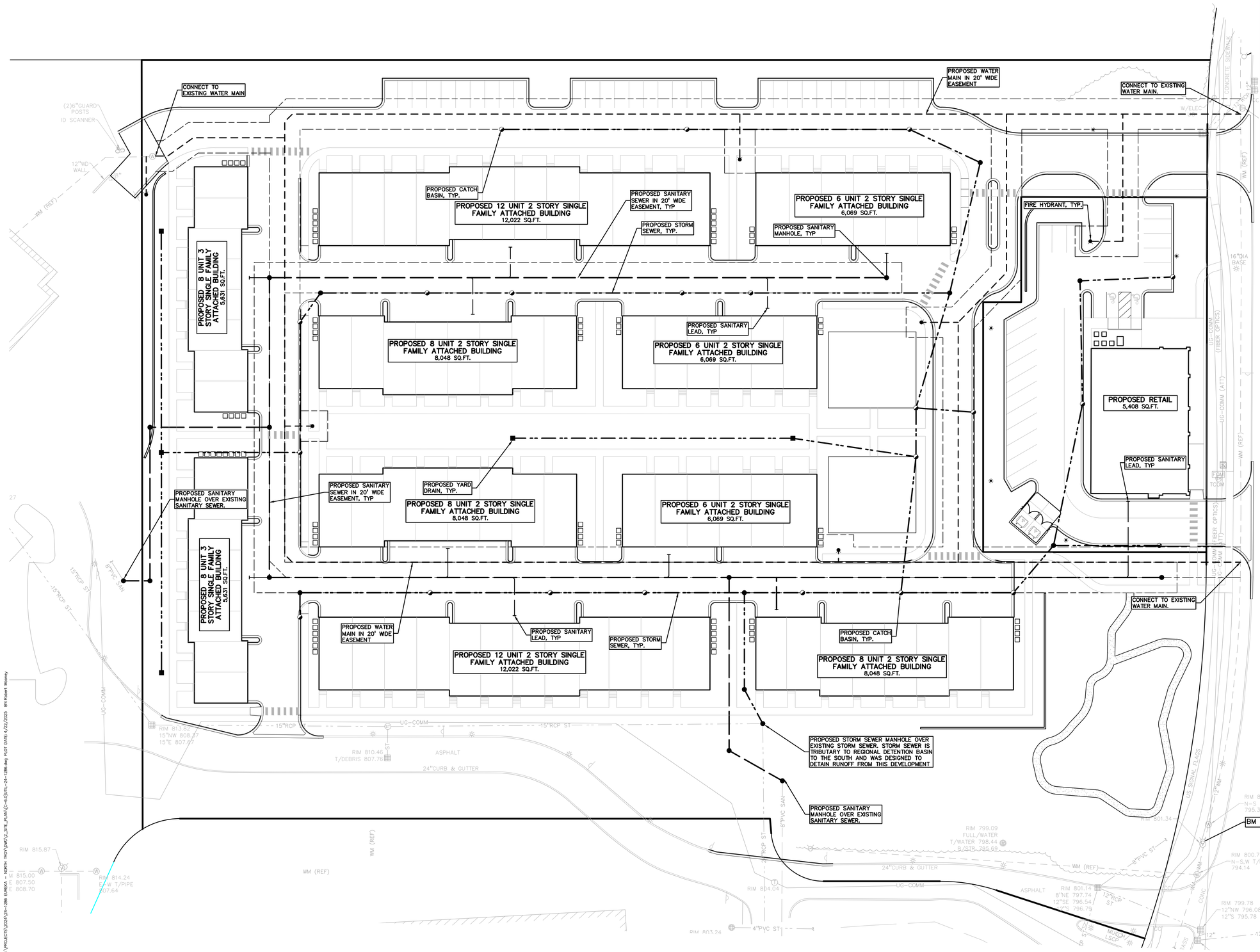
ORIGINAL ISSUE DATE:
JANUARY 21, 2025

DRAWING TITLE
PRELIMINARY GRADING PLAN

PEA JOB NO.	24-1286
P.M.	JPB
DN.	RRM
DES.	LGD

DRAWING NUMBER:
C-4.0

S:\PROJECTS\2024\24-1286 EUREKA - NORTH TROY\DWG\2_SITE_PLAN\{C-4.0}RADE-24-1286.dwg PLOT DATE: 4/22/2025 BY: Robert Mooney



UTILITY LEGEND:

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

PEA GROUP
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STATE OF MICHIGAN
JAMES P. BUTLER
ENGINEER
No. 60105
PROFESSIONAL ENGINEER

NORTH

0 15 30 60
SCALE: 1" = 30'

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

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5960 LIVERNOIS
TROY, MI 48084

PROJECT TITLE
NORTHLAND ENCLAVE
5455 CORPORATE DR.
TROY, MI 48084

REVISIONS	
SITE PLAN APPROVAL	2/14/2025
REVISED SITE PLANS	4/22/2025

ORIGINAL ISSUE DATE:
JANUARY 21, 2025

DRAWING TITLE
PRELIMINARY UTILITY PLAN

PEA JOB NO.	24-1286
P.M.	JPB
DN.	RRM
DES.	LGD

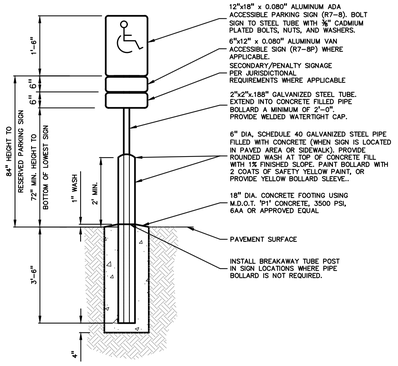
DRAWING NUMBER:
C-6.0

NOT FOR CONSTRUCTION

S:\PROJECTS\2024\24-1286 EUREKA - NORTH TROY\CMD\2_SITE_PLAN\(C-6.0)TIL-24-1286.dwg PLOT DATE: 4/22/2025 BY: Robert Mowry

ADA ACCESSIBLE SIGN NOTES:

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

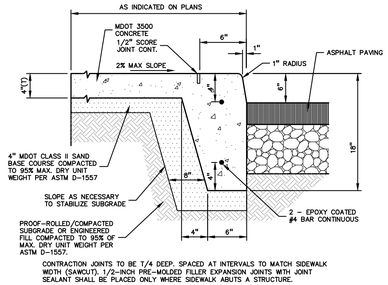


ADA ACCESSIBLE SIGN AND POST DETAIL
NOT TO SCALE



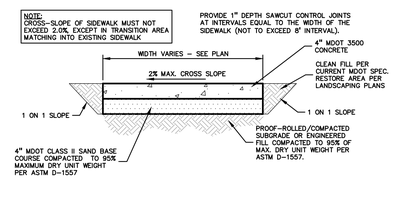
FIRE LANE SIGNS: APPROVED "NO PARKING FIRE LANE" SIGN MUST BE INSTALLED AND MAINTAINED IN COMPLIANCE WITH THE CRITERIA SET FORTH IN THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. SOME OF THE CRITERIA IS AS FOLLOWS: (TROY CITY CODE CHAPTER 106)
- SIGN SHALL BE RED LETTERING ON WHITE BACKGROUND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

CITY OF TROY FIRE LANE SIGN DETAIL
NOT TO SCALE



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

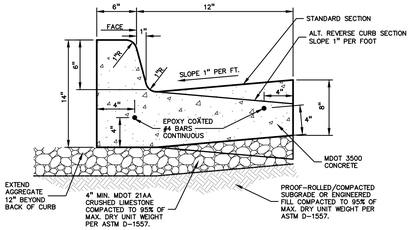
INTEGRAL CURB AND SIDEWALK
NOT TO SCALE



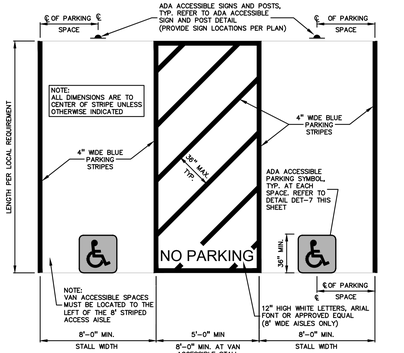
CONCRETE SIDEWALK
NOT TO SCALE

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

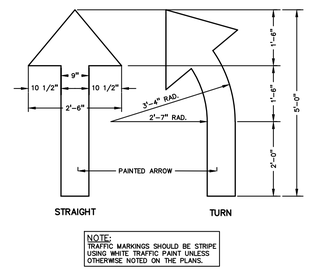
NOTE:
PROVIDE CONTROL JOINTS IN CURB AT 10' O.C. PROVIDE EXPANSION JOINT AND JOINT SEALANT AT END OF RADIUS RETURNS PER MDOT AND ACA STANDARDS. PROVIDE EXPANSION JOINTS AND JOINT SEALANT WHERE CURBS ABUT STRUCTURES.



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



ALTERNATE ADA ACCESSIBLE PARKING STALL DETAIL
NOT TO SCALE



NOTE:
TRAFFIC MARKINGS SHOULD BE STRIPE USING WHITE TRAFFIC PAINT UNLESS OTHERWISE NOTED ON THE PLANS.

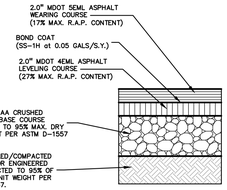
PAINTED DIRECTIONAL ARROWS
NOT TO SCALE

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

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

ASPHALT MIX DESIGN CHART

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



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



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

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

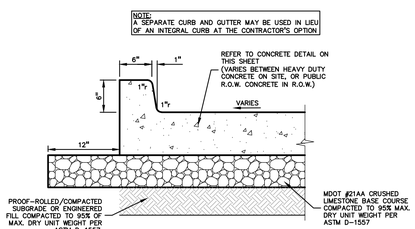
6" x 12" (R7-8P) GREEN BORDER AND LEGEND REFLECTORIZED

VAN ACCESSIBLE PARKING SIGN DETAIL
NOT TO SCALE

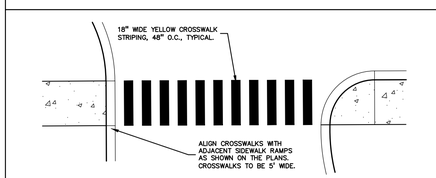


12" x 18" (R7-8) GREEN BORDER AND LEGEND WHITE SYMBOL, BLUE BACKGROUND. REFLECTORIZED

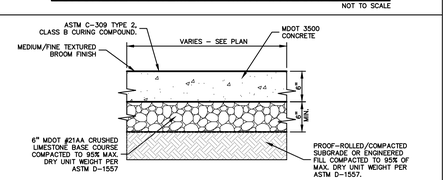
ADA ACCESSIBLE PARKING SIGN DETAIL
NOT TO SCALE



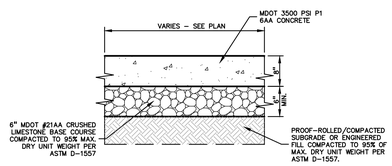
CONCRETE PAVEMENT WITH INTEGRAL CURB
NOT TO SCALE



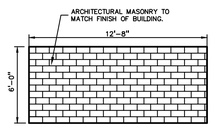
STRIPED CROSSWALK DETAIL
NOT TO SCALE



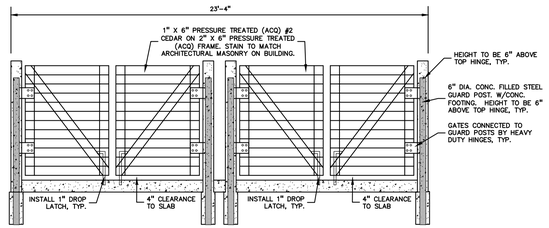
STANDARD DUTY CONCRETE DETAIL
NOT TO SCALE



HEAVY DUTY CONCRETE PAD DETAIL

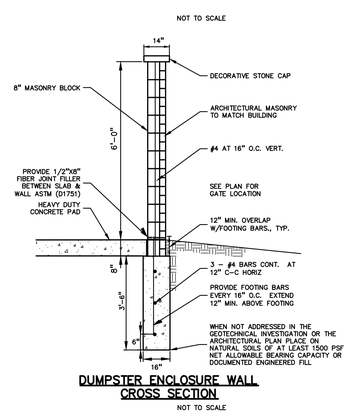


SIDE ELEVATION
NOT TO SCALE

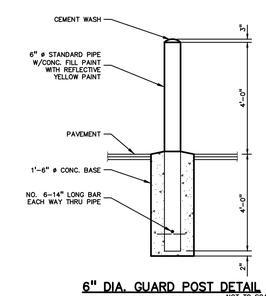


FRONT ELEVATION
NOT TO SCALE

NOT TO SCALE

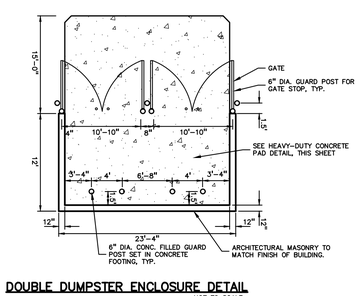


DUMPSTER ENCLOSURE WALL CROSS SECTION
NOT TO SCALE



6" DIA. GUARD POST DETAIL
NOT TO SCALE

DOUBLE TRASH ENCLOSURE DETAILS
NOT TO SCALE



DOUBLE DUMPSTER ENCLOSURE DETAIL
NOT TO SCALE

NOT FOR CONSTRUCTION

PEA GROUP
t: 844.813.2949
www.peagroup.com

NORTH

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CLIENT
EUREKA DEVELOPMENT COMPANY
5960 LIVERNOIS
TROY, MI 48084

PROJECT TITLE
NORTHLAND ENCLAVE
5455 CORPORATE DR.
TROY, MI 48084

REVISIONS

SITE PLAN APPROVAL	2/14/2025
REVISED SITE PLANS	4/22/2025

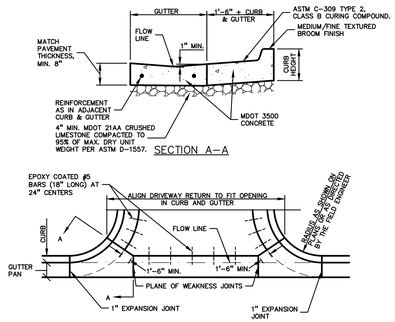
ORIGINAL ISSUE DATE:
JANUARY 21, 2025

DRAWING TITLE
NOTES AND DETAILS

PEA JOB NO.	24-1286
P.M.	JPB
DN.	RRM
DES.	LGD

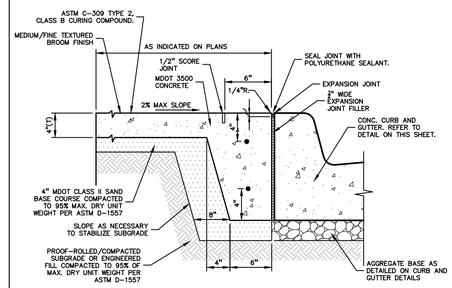
DRAWING NUMBER:
C-9.0

S:\PROJECTS\2024\24-1286 EUREKA - NORTH TROY\CAD\X_SITE_PLAN\C-9.0(SET-24-1286.dwg PLOT DATE: 4/22/2025 BY: Robert Mooney



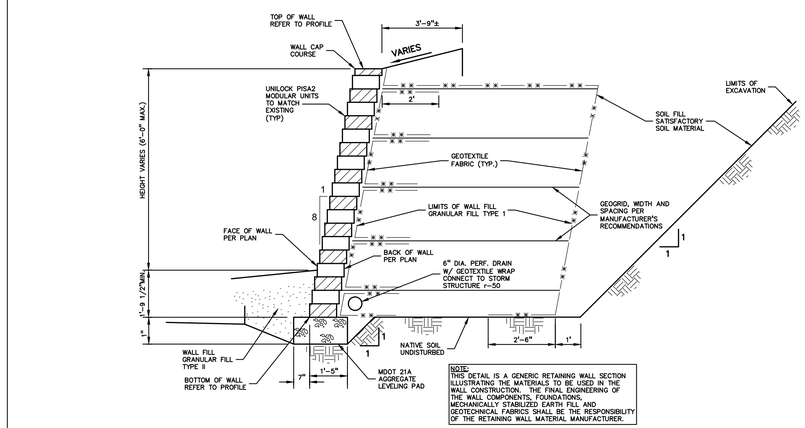
MDOT DRIVEWAY OPENING–DETAIL 'M'

NOT TO SCALE



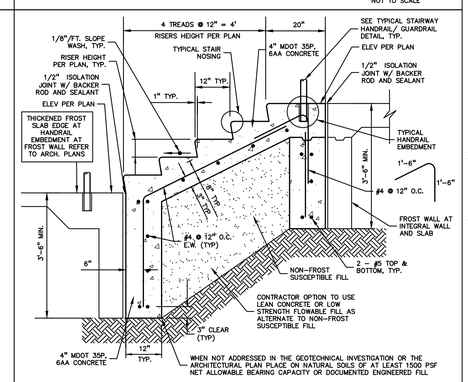
CONCRETE CURB AND GUTTER WITH SIDEWALK

NOT TO SCALE



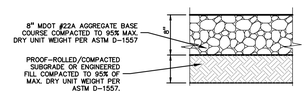
SEGMENTED RETAINING WALL

NOT TO SCALE



TYPICAL STAIRWAY DETAIL

NOT TO SCALE



GRAVEL PATHWAY DETAIL

NOT TO SCALE

PEA GROUP
t: 844.813.2949
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STATE OF MICHIGAN — LUKE G. RITTER — LICENSED PROFESSIONAL ENGINEER — No. 6201105

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DRAWING TITLE

NOTES AND DETAILS

PEA JOB NO.	24-1286
P.M.	JPB
DN.	RRM
DES.	LGD

DRAWING NUMBER:

C-9.1

NOT FOR CONSTRUCTION

S:\PROJECTS\2024\24-1286 EUREKA - NORTH TROY\DWG\2_SITE_PLAN\[C-9.0(DET-24-1286.dwg PLOT DATE: 4/22/2025 BY: Robert Mooney

PLANT SCHEDULE LANDSCAPE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	DESIGNATION	REMARKS
DECIDUOUS TREES								
ARB2.5	2	ACER RUBRUM 'BOWHALL'	BOWHALL RED MAPLE	2.5" CAL.	B&B	PER PLAN	NATIVE	
ASL2.5	2	ACER SACCHARUM 'LEGACY'	LEGACY SUGAR MAPLE	2.5" CAL.	B&B	PER PLAN	NATIVE	
BN10	3	BETULA NIGRA	RIVER BIRCH	10' HT.	B&B	PER PLAN	NATIVE	MULTI-TRUNK (3-5)
CA2.5	4	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	2.5" CAL.	B&B	PER PLAN	NATIVE	
CO2.5	3	CELTIS OCCIDENTALIS	COMMON HACKBERRY	2.5" CAL.	B&B	PER PLAN	NATIVE	
FS2.5	4	FAGUS SYLVATICA 'FASTIGIATA'	FASTIGIATE EUROPEAN BEECH	2.5" CAL.	B&B	PER PLAN	NON-NATIVE	
GBM2.5	3	GINKGO BILOBA 'MAGYAR'	MAGYAR MAIDENHAIR TREE	2.5" CAL.	B&B	PER PLAN	NON-NATIVE	MALE ONLY
GT2.5	2	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	SKYLINE® HONEY LOCUST	2.5" CAL.	B&B	PER PLAN	NATIVE	
GTS2.5	3	GLEDITSIA TRIACANTHOS INERMIS 'SUNCOLE'	SUNBURST HONEY LOCUST	2.5" CAL.	B&B	PER PLAN	NATIVE	THORNLESS
LSS2.5	3	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'	SLENDER SILHOUETTE SWEET GUM	2.5" CAL.	B&B	PER PLAN	NON-NATIVE	
LT2.5	4	LIRIODENDRON TULIPIFERA	TULIP POPLAR	2.5" CAL.	B&B	PER PLAN	NATIVE	
NS2.5	5	NYSSA SYLVATICA	TUPELO	2.5" CAL.	B&B	PER PLAN	NATIVE	
PK2.5	4	PRUNUS SERRULATA 'KWANZAN'	KWANZAN JAPANESE FLOWERING CHERRY	2.5" CAL.	B&B	PER PLAN	NON-NATIVE	
QA2.5	4	QUERCUS ALBA	WHITE OAK	2.5" CAL.	B&B	PER PLAN	NATIVE	
QM2.5	2	QUERCUS MACROCARPA	BURR OAK	2.5" CAL.	B&B	PER PLAN	NATIVE	
SR2.5	4	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC	2.5" CAL.	B&B	PER PLAN	NON-NATIVE	
TA2.5	4	TILIA AMERICANA 'AMERICAN SENTRY'	AMERICAN SENTRY LINDEN	2.5" CAL.	B&B	PER PLAN	NATIVE	
	56	SUBTOTAL:						

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	DESIGNATION	REMARKS
EVERGREEN TREES								
AB8	3	ABIES BALSAMEA	BALSAM FIR	8' HT.	B&B	PER PLAN	NATIVE	
AC8	8	ABIES CONCOLOR	WHITE FIR	8' HT.	B&B	PER PLAN	NON-NATIVE	
PGD8	7	PICEA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE	8' HT.	B&B	PER PLAN	NATIVE	
PS8	3	PINUS STROBUS	EASTERN WHITE PINE	8' HT.	B&B	PER PLAN	NATIVE	
PM8	11	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	8' HT.	B&B	PER PLAN	NATIVE	
	32	SUBTOTAL:						
SHRUBS								
JH6	30	JUNIPERUS CHINENSIS 'HETZII COLUMNARIS'	HETZI COLUMN JUNIPER	6' HT.	B&B	36"O.C.	NON-NATIVE	
JB4	39	JUNIPERUS SCOPULORUM 'BLUE ARROW'	BLUE ARROW JUNIPER	4' HT.	B&B OR CONT.	PER PLAN	NON-NATIVE	
PF24	8	POTENTILLA FRUTICOSA 'ABBOTSWOOD'	ABBOTSWOOD BUSH CINQUEFOIL	24" HT.	B&B OR CONT.	36"O.C.	NATIVE	
TH36	247	TAXUS X MEDIA 'HICKSII'	HICKS ANGLO-JAPANESE YEW	3' HT.	B&B OR CONT.	30" O.C.	NON-NATIVE	
	324	SUBTOTAL:						

EQUIPMENT SCREENING, AT GRADE, 13.04.2
REQUIRED: AT GRADE EQUIPMENT SHALL BE SCREENED WITH ARCHITECTURAL AND/OR LANDSCAPE MATERIALS HARMONIOUS WITH BLDG. OR LANDSCAPE MATERIALS PROVIDED ELSEWHERE ON SITE. IT SHALL BE LOCATED IN A SIDE OR REAR YARD SCREENED FROM PUBLIC VIEW.
LANDSCAPE MATERIALS SHALL BE EVERGREEN.
WALLS SHALL BE OPAQUE FENCE OR WALL WITH GATE AS HIGH AS EQUIPMENT BEING SCREENED.

PROVIDED:
AT AC UNITS AT MULTI FAMILY BLDGS.; UPRIGHT EVERGREEN SHRUBS, MIN. HT. OF AC EQUIPMENT BEING SCREENED.
AT TRANSFORMER/MECH. EQUIPMENT AT RETAIL BLDG.; UPRIGHT EVERGREEN SHRUBS

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

KEY:

= PROPOSED DECIDUOUS TREES
= PROPOSED EVERGREEN TREES
= IRRIGATED SEED LAWN
= RESTORE SEED LAWN
= ECONOMY PRAIRIE SEED MIX SEE DTL. SHT. L-2.1
= SHRUBS TO BE DETAILED AT C.D.'S
= ROCK AT TRANSFORMER, SEE DTL. SHT. L-2.1
949 = EXISTING TREE TO REMAIN
= TREE PROTECTION FENCING
= POTENTIAL SNOW STORAGE AREA

ALL LAWN AND LANDSCAPE AREAS TO BE IRRIGATED

LETTER DESIGNATION FOR LANDSCAPE ORDINANCE MATERIAL
S = SITE AREA TREES
G = GREENBELT TREES
P = PARKING TREES
B = SCREENING TREES

SEE SHEET L-2.0 AND L-2.1 FOR LANDSCAPE DETAILS

LANDSCAPE CALCULATIONS:

PER CITY OF TROY ZONING ORDINANCE:
PROPOSED ZONING: CONDITIONAL REZONING TO CB, COMMUNITY BUSINESS AND MF, MULTI-FAMILY RESIDENTIAL
PROPOSED USE: RETAIL/MULTI-FAMILY RESIDENTIAL

GENERAL SITE LANDSCAPE = S
20% OF THE TOTAL SITE AREA IS TO BE LANDSCAPED
REQUIRED: 358,387 SF SITE AREA X 20% = 71,678 SF LANDSCAPED AREA

PROVIDED: 101,706 SF LANDSCAPED AREA (28.37%)
AND 45 SITE AREA TREES

GREENBELT = G
1 DEC TREE PER 30 LF OF FRONTAGE ABUTTING A PUBLIC ROW (INCLUDES DRIVES)
REQUIRED: CORPORATE DRIVE: 579.92 LF / 30 = 20 TREES

PROVIDED: 9 PROPOSED DEC TREES, 11 EXISTING TREES

PARKING LOT LANDSCAPE = P
1 TREE PER 8 PARKING SPACES, 200 SF MIN. PARKING LOT ISLAND LANDSCAPING TO BE 5' FROM CURB WHERE THERE IS VEHICLE OVERHANG AND 3' WHERE THERE IS NOT.
REQUIRED: 23 RETAIL AND 32 SURFACE MULTIFAMILY SPACES = 55 TOTAL SURFACE SPACES / 8 = 7 DEC TREES

PROVIDED: 10 DEC TREES

REPLACEMENT TREES
TREE CREDIT FOR PRESERVED TREES, NO REPLACEMENT REQUIRED

SEE SHEET T-1.0 – T-1.2 FOR TREE PRESERVATION PLAN & TREE LIST

SCREENING BETWEEN LAND USES: = B
COMMUNITY BUSINESS TO MULTI FAMILY RESIDENTIAL
REQUIRED: SCREENING ALTERNATE 2 OR 3 (ALTERNATE 2): 1 LG EVG PER 10' LF. 232.88 LF / 10 = 23.2 LG EVG
PROVIDED : 24 LG EVG TREES

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.
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13. IT IS MANDATORY THAT POSITIVE DRAINAGE IS PROVIDED AWAY FROM ALL BUILDINGS.
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NOT FOR CONSTRUCTION

PEA GROUP
t: 844.813.2949
www.peagroup.com

STATE OF MICHIGAN — JANET L EVANS — LANDSCAPE ARCHITECT — NO. 1301 — REGISTERED LANDSCAPE ARCHITECT

NORTH

0 15 30 60
SCALE: 1" = 30'

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

CAUTION!!
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CLIENT
EUREKA DEVELOPMENT COMPANY
5960 LIVERNOIS
TROY, MI 48084

PROJECT TITLE
NORTHLAND ENCLAVE
5455 CORPORATE DR.
TROY, MI 48084

REVISIONS	
SITE PLAN APPROVAL	2/14/2025
REVISED SITE PLANS	4/22/2025

ORIGINAL ISSUE DATE:
JANUARY 21, 2025

DRAWING TITLE
PRELIMINARY LANDSCAPE PLAN

PEA JOB NO.	24-1286
P.M.	JPB
DN.	CAL
DES.	JLE

DRAWING NUMBER:
L-1.0

S:\PROJECTS\2024\24-1286 EUREKA - NORTH TROY\DWG\2_SITE_PLAN\LS-1.0_LANDSCAPE PLAN-24-1286.dwg PLOT DATE: 5/19/2025 BY: Janet Evans

PROPOSED SINGLE FAMILY ATTACHED BUILDING

PROPOSED SINGLE FAMILY ATTACHED BUILDING

PROPOSED SINGLE FAMILY ATTACHED BUILDING

PROPOSED SINGLE FAMILY ATTACHED BUILDING

PROPOSED SINGLE FAMILY ATTACHED BUILDING

PROPOSED SINGLE FAMILY ATTACHED BUILDING

PROPOSED SINGLE FAMILY ATTACHED BUILDING

PROPOSED SINGLE FAMILY ATTACHED BUILDING

PROPOSED PLAYGROUND

PROPOSED OUTDOOR SEATING AREA

PROPOSED RETAIL

CORPORATE DRIVE

PROPOSED GRAVEL WALKING PATH

EUREKA NORTH TROY

0 15 30 60

Scale: 1" = 30'

Troy, MI | April, 2025

N

PEA GROUP



PRELIMINARY SITE AMENITY OPTIONS, OWNER TO APPROVE

6 CHALKBOARD WALL
NOT TO SCALE



PRELIMINARY SITE AMENITY OPTIONS, OWNER TO APPROVE

3 CONCEPTUAL BIKE RACK OPTION
NOT TO SCALE



PRELIMINARY SITE AMENITY OPTIONS, OWNER TO APPROVE

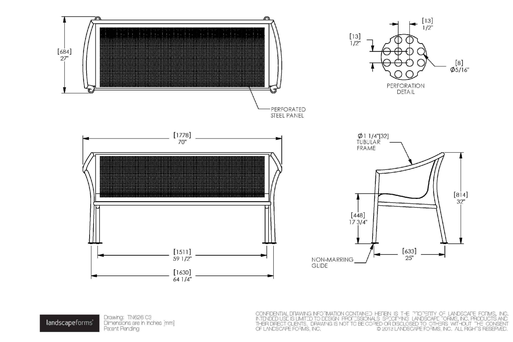
8 PET LITTER STATION
NOT TO SCALE



PRELIMINARY SITE AMENITY OPTIONS, OWNER TO APPROVE

5 PLAY STRUCTURE
NOT TO SCALE

Towne Square™ Backed Bench, /0' Length, Perforated Steel Seat, No Dividers, Freestanding/Surface Mount
Product Drawing www.landscapeforms.com Date: 5/17/2010 Pt: 1D13S21.25-56



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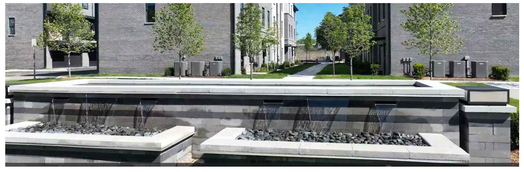
PRELIMINARY SITE AMENITY OPTIONS, OWNER TO APPROVE

2 CONCEPTUAL BENCH IMAGE
NOT TO SCALE



PRELIMINARY SITE AMENITY OPTIONS, OWNER TO APPROVE

7 CLIMBING LADDER IMAGE
NOT TO SCALE



PRELIMINARY SITE AMENITY OPTIONS, OWNER TO APPROVE

4 WATER FEATURE IMAGE
NOT TO SCALE



PRELIMINARY SITE AMENITY OPTIONS, OWNER TO APPROVE

1 CONCEPTUAL PICNIC TABLE OPTION
NOT TO SCALE

NOT FOR CONSTRUCTION

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STATE OF MICHIGAN
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JANUARY 21, 2025

DRAWING TITLE
LANDSCAPE DETAILS

PEA JOB NO.	24-1286
P.M.	JPB
DN.	CAL
DES.	JLE

DRAWING NUMBER:
L-2.0

GENERAL PLANTING NOTES:

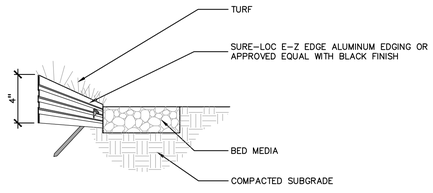
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NATIVE SEED MIX, BY STANTEC NATIVE PLANT NURSERY, 574-586-2412, OR EQUAL SPECIES TO BE NATIVE TO COUNTY, NO INVASIVE SPECIES ALLOWED

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

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

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



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

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

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

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

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

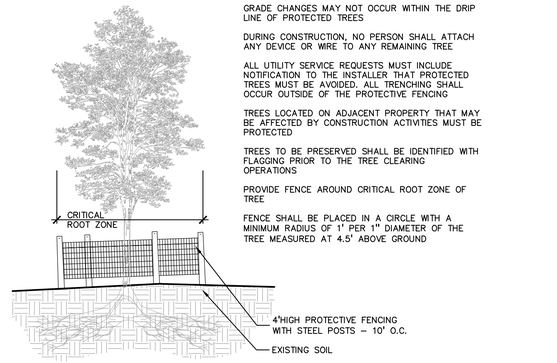
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TREES LOCATED ON ADJACENT PROPERTY THAT MAY BE AFFECTED BY CONSTRUCTION ACTIVITIES MUST BE PROTECTED

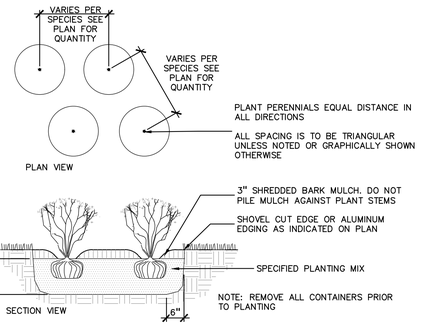
TREES TO BE PRESERVED SHALL BE IDENTIFIED WITH FLAGGING PRIOR TO THE TREE CLEARING OPERATIONS

PROVIDE FENCE AROUND CRITICAL ROOT ZONE OF TREE

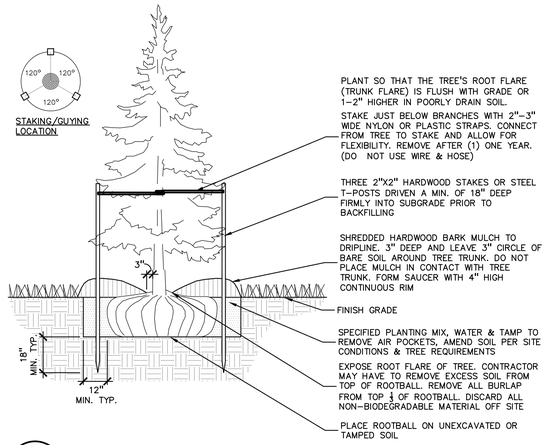
FENCE SHALL BE PLACED IN A CIRCLE WITH A MINIMUM RADIUS OF 1' PER 1" DIAMETER OF THE TREE MEASURED AT 4.5' ABOVE GROUND



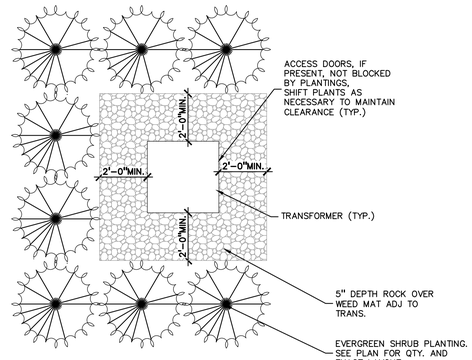
3 TREE PROTECTION DETAIL
SCALE: 1" = 3'-0"



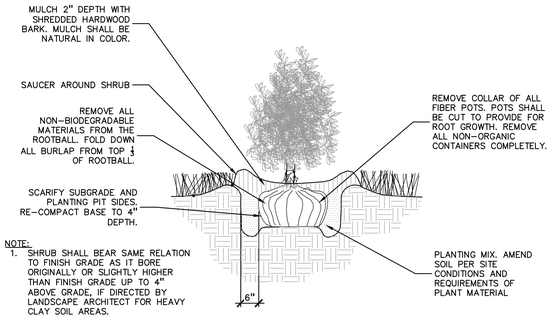
5 PERENNIAL PLANTING DETAIL
SCALE: 1" = 2'-0"



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

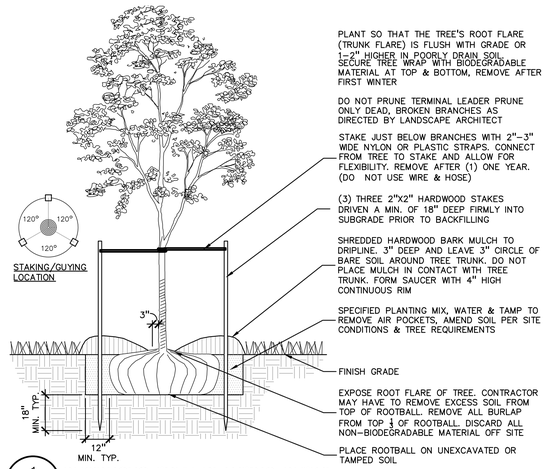


7 TRANSFORMER/ MECH. SCREENING DTL.
SCALE: 1" = 3'-0"



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

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



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

PEA GROUP
t: 844.813.2949
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STATE OF MICHIGAN
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LANDSCAPE ARCHITECT
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PROFESSIONAL

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REVISIONS	
SITE PLAN APPROVAL	2/14/2025
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ORIGINAL ISSUE DATE:
JANUARY 21, 2025

DRAWING TITLE
LANDSCAPE DETAILS

PEA JOB NO.	24-1286
P.M.	JPB
DN.	CAL
DES.	JLE

DRAWING NUMBER:
L-2.1

NOT FOR CONSTRUCTION

S:\PROJECTS\2024\24-1286 EUREKA - NORTH TROY\CAD\L-2.1 LANDSCAPE DETAILS-24-1286.dwg PLOT DATE: 4/22/2025 BY: Charlotte L. Esperance

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

EXISTING TREE TO REMAIN TYP.

EXISTING TREE TO BE REMOVED TYP.

PROPOSED PARKING AND DRIVE

PROPOSED BUILDING, TYP.

EXISTING TREE TO REMAIN TYP.

EXISTING TREE TO BE REMOVED TYP.

EXISTING TREE TO REMAIN TYP.

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

KEY:

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

SEE SHEET L-1.0 FOR TREE REPLACEMENT

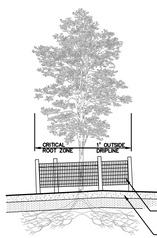
TREE INVENTORY/PRESERVATION CALCULATIONS

WOODLAND TREES				
WOODLAND TREES REMOVED:	**367**	(REPLACE AT 50% OF REMOVED DBH)		
3215" DBH x 0.5 =		**1608"** REPLACEMENT		
WOODLAND TREES SAVED:	127	(CREDIT OF 2X DBH)		
1138" DBH x 2 =		**2276"** CREDIT		
1608 -	2276	=	668.5	
669" DBH CREDIT FOR WOODLAND PRESERVATION				

LANDMARK TREES				
LANDMARK TREES REMOVED:	19	(REPLACE AT 100% OF REMOVED DBH)		
340" DBH x 1 =		**340"** REPLACEMENT		
LANDMARK TREES SAVED:	3	(CREDIT OF 2X DBH)		
62" DBH x 2 =		**124"** CREDIT		
340 -	124	=	216	
216" DBH REQUIRED FOR LANDMARK REPLACEMENT				

0	**TOTAL DBH REQUIRED FOR REPLACEMENT**

EXEMPT TREES		
(NO REPLACEMENT REQUIRED FOR EXEMPT TREES)		
SAVED EXEMPT TREES:	11	**Trees**
EXEMPT TREES ON SITE:	42	**Trees**
TOTAL SAVED TREES 6" AND ABOVE ON SITE:	141	Trees



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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 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.

CLIENT
EUREKA DEVELOPMENT COMPANY
5960 LIVERNOIS
TROY, MI 48084

PROJECT TITLE
NORTHLAND ENCLAVE
5455 CORPORATE DR.
TROY, MI 48084

REVISIONS	
SITE PLAN APPROVAL	2/14/2025
REVISED SITE PLANS	4/22/2025

ORIGINAL ISSUE DATE:
JANUARY 21, 2025

DRAWING TITLE
TREE PRESERVATION PLAN

PEA JOB NO.	24-1286
P.M.	JPB
DN.	CAL
DES.	JLE

DRAWING NUMBER:
T-1.0

NOT FOR CONSTRUCTION

S:\PROJECTS\2024\24-1286 EUREKA - NORTH TROY\CAD\2_SITE_PLAN\[1-1.0]TREE PRESERVATION-24-1286.dwg PLOT DATE: 4/22/2025 BY: Charlotte L Esperance

EXISTING TREE LIST

R = DENOTES A TREE TO BE REMOVED
S = TREE TO BE SAVED

TAG NO.	DBH	COMMON NAME	LATIN NAME	COND	COMMENTS	CLASS	SAVE / REMOVE	ON-SITE	REPLACE
~~862~~	~~16~~	~~Silver Maple~~	~~Acer saccharinum~~	~~Fair~~		~~INVASIVE~~	R	N	-
~~863~~	~~8~~	~~American Beech~~	~~Fagus grandifolia~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~864~~	~~8~~	~~American Beech~~	~~Fagus grandifolia~~	~~Fair~~	X1	~~WOODLAND~~	R	~~Y~~	REPLACE
865	8	Basswood	Tilia americana	Fair		WOODLAND	S	N	-
866	7	Basswood	Tilia americana	Fair		WOODLAND	S	N	-
867	13	Basswood	Tilia americana	Fair		WOODLAND	S	N	-
868	13	Bitternut Hickory	Carya cordiformis	Good		WOODLAND	S	N	-
869	8	American Beech	Fagus grandifolia	Good		WOODLAND	S	N	-
870	13	Basswood	Tilia americana	Good		WOODLAND	S	N	-
871	9	Basswood	Tilia americana	Fair		WOODLAND	S	N	-
872	16	Basswood	Tilia americana	Fair		WOODLAND	S	N	-
873	13	Basswood	Tilia americana	Fair		WOODLAND	S	N	-
874	13	Bitternut Hickory	Carya cordiformis	Good		WOODLAND	S	N	-
875	10	American Beech	Fagus grandifolia	Fair		WOODLAND	S	Y	-
876	9	American Beech	Fagus grandifolia	Fair		WOODLAND	S	Y	-
~~877~~	~~10~~	~~Cottonwood~~	~~Populus deltoides~~	~~Fair~~		~~INVASIVE~~	R	~~Y~~	-
878	11	American Beech	Fagus grandifolia	Fair		WOODLAND	S	Y	-
879	10	Bitternut Hickory	Carya cordiformis	Fair		WOODLAND	S	N	-
880	11	Bitternut Hickory	Carya cordiformis	Poor		WOODLAND	S	N	-
881	8	Basswood	Tilia americana	Fair		WOODLAND	S	N	-
882	6	American Elm	Ulmus americana	Fair		INVASIVE	S	N	-
883	7	American Elm	Ulmus americana	Fair		INVASIVE	S	Y	-
884	11	American Elm	Ulmus americana	Fair		INVASIVE	S	Y	-
~~885~~	~~7~~	~~Sugar Maple~~	~~Acer saccharum~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~886~~	~~8~~	~~Blue Spruce~~	~~Picea pungens~~	~~Poor~~		~~WOODLAND~~	R	~~Y~~	-
~~887~~	~~8~~	~~Blue Spruce~~	~~Picea pungens~~	~~Poor~~		~~WOODLAND~~	R	~~Y~~	-
~~888~~	~~15~~	~~Red Oak~~	~~Quercus rubra~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
889	10	Bitternut Hickory	Carya cordiformis	Fair		WOODLAND	S	Y	-
890	8	American Elm	Ulmus americana	Fair		INVASIVE	S	N	-
891	6	Sugar Maple	Acer saccharum	Poor		WOODLAND	S	N	-
892	6	Sugar Maple	Acer saccharum	Fair		WOODLAND	S	N	-
893	11	Bitternut Hickory	Carya cordiformis	Fair		WOODLAND	S	N	-
~~894~~	~~12~~	~~Bitternut Hickory~~	~~Carya cordiformis~~	~~Good~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~895~~	~~10~~	~~Sugar Maple~~	~~Acer saccharum~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~896~~	~~7~~	~~Sugar Maple~~	~~Acer saccharum~~	~~Good~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~897~~	~~7~~	~~Sugar Maple~~	~~Acer saccharum~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
898	14	Basswood	Tilia americana	Fair	X1	WOODLAND	S	N	-
899	9	Basswood	Tilia americana	Fair		WOODLAND	S	N	-
900	8	Sugar Maple	Acer saccharum	Fair		WOODLAND	S	N	-
901	9	Sugar Maple	Acer saccharum	Fair		WOODLAND	S	N	-
902	7	Sugar Maple	Acer saccharum	Fair		WOODLAND	S	N	-
903	10	Basswood	Tilia americana	Poor	X1	WOODLAND	S	N	-
~~904~~	~~6~~	~~Bitternut Hickory~~	~~Carya cordiformis~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~905~~	~~8~~	~~Sugar Maple~~	~~Acer saccharum~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~906~~	~~8~~	~~Sugar Maple~~	~~Acer saccharum~~	~~Very poor~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~907~~	~~7~~	~~Sugar Maple~~	~~Acer saccharum~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~908~~	~~6~~	~~Sugar Maple~~	~~Acer saccharum~~	~~Good~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~909~~	~~7~~	~~Sugar Maple~~	~~Acer saccharum~~	~~Poor~~		~~WOODLAND~~	R	~~Y~~	-
910	7	Sugar Maple	Acer saccharum	Good		WOODLAND	S	N	-
911	9	Sugar Maple	Acer saccharum	Fair		WOODLAND	S	N	-
~~912~~	~~6~~	~~Sugar Maple~~	~~Acer saccharum~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~913~~	~~6~~	~~Wild Black Cherry~~	~~Prunus serotina~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~914~~	~~6~~	~~Black Walnut~~	~~Juglans nigra~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~915~~	~~6~~	~~Sugar Maple~~	~~Acer saccharum~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
916	7	Sugar Maple	Acer saccharum	Fair		WOODLAND	S	N	-
917	8	Sugar Maple	Acer saccharum	Fair		WOODLAND	S	N	-
918	7	Sugar Maple	Acer saccharum	Fair		WOODLAND	S	N	-
919	9	Bitternut Hickory	Carya cordiformis	Fair		WOODLAND	S	N	-
920	7	Bitternut Hickory	Carya cordiformis	Fair		WOODLAND	S	N	-
921	11	Sugar Maple	Acer saccharum	Very poor		WOODLAND	S	N	-
~~922~~	~~6~~	~~American Elm~~	~~Ulmus americana~~	~~Poor~~		~~INVASIVE~~	R	~~Y~~	-
~~923~~	~~16~~	~~Sugar Maple~~	~~Acer saccharum~~	~~Fair~~		~~LANDMARK~~	R	~~Y~~	REPLACE
~~924~~	~~7~~	~~Sugar Maple~~	~~Acer saccharum~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
925	9	Bitternut Hickory	Carya cordiformis	Fair		WOODLAND	S	N	-
926	8	Basswood	Tilia americana	Fair		WOODLAND	S	N	-
927	11	Basswood	Tilia americana	Fair		WOODLAND	S	N	-
~~928~~	~~11~~	~~Bitternut Hickory~~	~~Carya cordiformis~~	~~Good~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~929~~	~~9~~	~~Basswood~~	~~Tilia americana~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~930~~	~~10~~	~~Basswood~~	~~Tilia americana~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
931	8	Basswood	Tilia americana	Good		WOODLAND	S	N	-
932	8	American Elm	Ulmus americana	Fair		INVASIVE	S	N	-
933	8	Bitternut Hickory	Carya cordiformis	Fair		WOODLAND	S	N	-
934	6	Basswood	Tilia americana	Fair		WOODLAND	S	N	-
~~935~~	~~11~~	~~Bitternut Hickory~~	~~Carya cordiformis~~	~~Poor~~		~~WOODLAND~~	R	~~Y~~	-
~~936~~	~~7~~	~~Bitternut Hickory~~	~~Carya cordiformis~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~937~~	~~9~~	~~Sugar Maple~~	~~Acer saccharum~~	~~Poor~~		~~WOODLAND~~	R	~~Y~~	-
~~938~~	~~8~~	~~Basswood~~	~~Tilia americana~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
939	9	Basswood	Tilia americana	Good		WOODLAND	S	N	-
940	7	Basswood	Tilia americana	Good		WOODLAND	S	N	-
941	6	American Elm	Ulmus americana	Fair		INVASIVE	S	N	-
~~942~~	~~8~~	~~Sugar Maple~~	~~Acer saccharum~~	~~Very poor~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~943~~	~~7~~	~~Basswood~~	~~Tilia americana~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
944	6	American Elm	Ulmus americana	Good		INVASIVE	S	N	-
945	15	Bitternut Hickory	Carya cordiformis	Good		WOODLAND	S	N	-
946	8	Basswood	Tilia americana	Good	X1	WOODLAND	S	N	-
947	7	Sugar Maple	Acer saccharum	Fair		WOODLAND	R	~~Y~~	REPLACE
~~948~~	~~6~~	~~Basswood~~	~~Tilia americana~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~949~~	~~6~~	~~Basswood~~	~~Tilia americana~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
950	8	Basswood	Tilia americana	Good		WOODLAND	S	N	-
~~951~~	~~6~~	~~Basswood~~	~~Tilia americana~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~952~~	~~13~~	~~Basswood~~	~~Tilia americana~~	~~Good~~		~~WOODLAND~~	R	~~Y~~	REPLACE
953	8	Basswood	Tilia americana	Fair		WOODLAND	S	N	-
954	16	Bitternut Hickory	Carya cordiformis	Good		LANDMARK	S	N	-
955	6	Sugar Maple	Acer saccharum	Good		WOODLAND	S	N	-
~~956~~	~~11~~	~~Basswood~~	~~Tilia americana~~	~~Good~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~957~~	~~7~~	~~Cottonwood~~	~~Populus deltoides~~	~~Fair~~		~~INVASIVE~~	R	~~Y~~	-
~~958~~	~~6~~	~~Basswood~~	~~Tilia americana~~	~~Good~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~959~~	~~8~~	~~Red Maple~~	~~Acer rubrum~~	~~Good~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~960~~	~~6~~	~~Red Maple~~	~~Acer rubrum~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~961~~	~~13~~	~~Bitternut Hickory~~	~~Carya cordiformis~~	~~Good~~		~~WOODLAND~~	R	~~Y~~	REPLACE
962	12	Pear	Pyrus communis	Fair		LANDMARK	S	N	-
963	7	Bitternut Hickory	Carya cordiformis	Good		WOODLAND	S	N	-
964	7	Bitternut Hickory	Carya cordiformis	Fair		WOODLAND	S	N	-
965	7	American Elm	Ulmus americana	Fair		INVASIVE	S	N	-
966	7	Basswood	Tilia americana	Good		WOODLAND	S	N	-
967	12	Bitternut Hickory	Carya cordiformis	Good		WOODLAND	S	N	-
~~968~~	~~11~~	~~White Spruce~~	~~Picea glauca~~	~~Very poor~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~969~~	~~14~~	~~Norway Spruce~~	~~Picea Abies~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~970~~	~~12~~	~~Norway Spruce~~	~~Picea Abies~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~971~~	~~8~~	~~Bitternut Hickory~~	~~Carya cordiformis~~	~~Good~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~972~~	~~8~~	~~Basswood~~	~~Tilia americana~~	~~Good~~	X1	~~WOODLAND~~	R	~~Y~~	REPLACE
~~973~~	~~6~~	~~Basswood~~	~~Tilia americana~~	~~Good~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~974~~	~~7~~	~~American Elm~~	~~Ulmus americana~~	~~Good~~		~~INVASIVE~~	R	~~Y~~	-
~~975~~	~~9~~	~~American Elm~~	~~Ulmus americana~~	~~Good~~		~~INVASIVE~~	R	~~Y~~	-
~~976~~	~~8~~	~~American Elm~~	~~Ulmus americana~~	~~Fair~~		~~INVASIVE~~	R	~~Y~~	-
~~977~~	~~6~~	~~Bitternut Hickory~~	~~Carya cordiformis~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~978~~	~~6~~	~~Basswood~~	~~Tilia americana~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
979	10	Basswood	Tilia americana	Good		WOODLAND	S	N	-
980	16	Basswood	Tilia americana	Good		WOODLAND	S	N	-
981	6	American Elm	Ulmus americana	Fair		INVASIVE	S	N	-
982	6	American Elm	Ulmus americana	Fair		INVASIVE	S	N	-
983	7	Sugar Maple	Acer saccharum	Fair		WOODLAND	S	N	-
~~984~~	~~10~~	~~Bitternut Hickory~~	~~Carya cordiformis~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~985~~	~~12~~	~~Bitternut Hickory~~	~~Carya cordiformis~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~986~~	~~13~~	~~Red Oak~~	~~Quercus rubra~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~987~~	~~11~~	~~Red Oak~~	~~Quercus rubra~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~988~~	~~16~~	~~Bitternut Hickory~~	~~Carya cordiformis~~	~~Fair~~		~~LANDMARK~~	R	~~Y~~	REPLACE
~~989~~	~~19~~	~~Black Walnut~~	~~Juglans nigra~~	~~Good~~		~~LANDMARK~~	R	~~Y~~	REPLACE
990	7	Sugar Maple	Acer saccharum	Poor		WOODLAND	S	N	-
991	13	Basswood	Tilia americana	Good		WOODLAND	S	N	-
992	7	Black Walnut	Juglans nigra	Fair		WOODLAND	S	N	-
993	13	Black Walnut	Juglans nigra	Good		WOODLAND	S	Y	-
994	7	Sugar Maple	Acer saccharum	Good		WOODLAND	S	Y	-
995	8	Thornapple/Haw thorne	Crageagus spp.	Poor	X1	WOODLAND	S	Y	-
996	13	Bitternut Hickory	Carya cordiformis	Good		WOODLAND	S	N	-
997	11	Bitternut Hickory	Carya cordiformis	Fair		WOODLAND	S	N	-
998	7	Basswood	Tilia americana	Fair		WOODLAND	S	N	-
999	7	American Elm	Ulmus americana	Good		INVASIVE	S	N	-
1000	14	Black Walnut	Juglans nigra	Good		WOODLAND	S	N	-
~~1001~~	~~18~~	~~Black Walnut~~	~~Juglans nigra~~	~~Good~~		~~LANDMARK~~	R	~~Y~~	REPLACE
1002	6	Thornapple/Haw thorne	Crageagus spp.	Fair		WOODLAND	S	N	-
1003	8	Basswood	Tilia americana	Fair		WOODLAND	S	N	-
1004	9	Basswood	Tilia americana	Good		WOODLAND	S	N	-
1005	7	Basswood	Tilia americana	Fair		WOODLAND	S	N	-
1006	9	Basswood	Tilia americana	Fair		WOODLAND	S	N	-
1007	12	Basswood	Tilia americana	Fair		WOODLAND	S	N	-
1008	6	Basswood	Tilia americana	Fair		WOODLAND	S	N	-
1009	8	Basswood	Tilia americana	Fair	X1	WOODLAND	S	N	-
1010	9	Basswood	Tilia americana	Poor	X1	WOODLAND	S	N	-
1011	7	Basswood	Tilia americana	Fair		WOODLAND	S	N	-
1012	11	Basswood	Tilia americana	Good		WOODLAND	S	N	-
1013	8	Basswood	Tilia americana	Fair		WOODLAND	S	N	-
1014	9	Basswood	Tilia americana	Good		WOODLAND	S	N	-
1015	8	Basswood	Tilia americana	Fair		WOODLAND	S	N	-
1016	6	Catalpa	Catalpa speciosa	Fair		INVASIVE	S	N	-
1017	9	Sugar Maple	Acer saccharum	Fair		WOODLAND	S	N	-
1018	7	American Elm	Ulmus americana	Fair		INVASIVE	S	N	-
1019	10	Sugar Maple	Acer saccharum	Good		WOODLAND	S	N	-
1020	7	Basswood	Tilia americana	Poor		WOODLAND	S	Y	-
1021	6	Sugar Maple	Acer saccharum	Good		WOODLAND	S	Y	-
1022	7	Sugar Maple	Acer saccharum	Fair		WOODLAND	S	Y	-
1023	8	Sugar Maple	Acer saccharum	Fair		WOODLAND	S	Y	-
1024	6	Sugar Maple	Acer saccharum	Fair	X1	WOODLAND	S	Y	-
1025	7	Sugar Maple	Acer saccharum	Good		WOODLAND	S	Y	-
1026	11	Basswood	Tilia americana	Fair		WOODLAND	S	N	-
1027	6	Basswood	Tilia americana	Fair		WOODLAND	S	Y	-
~~1028~~	~~16~~	~~Bitternut Hickory~~	~~Carya cordiformis~~	~~Fair~~		~~LANDMARK~~	R	~~Y~~	REPLACE
~~1029~~	~~10~~	~~Basswood~~	~~Tilia americana~~	~~Good~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~1030~~	~~11~~	~~Basswood~~	~~Tilia americana~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~1031~~	~~7~~	~~Eastern Redbud~~	~~Cercis canadensis~~	~~Fair~~	X1	~~WOODLAND~~	R	~~Y~~	REPLACE
~~1032~~	~~11~~	~~Basswood~~	~~Tilia americana~~	~~Good~~	X1	~~WOODLAND~~	R	~~Y~~	REPLACE
~~1033~~	~~6~~	~~Wild Black Cherry~~	~~Prunus serotina~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~1034~~	~~9~~	~~Domestic Cherry~~	~~Prunus avium~~	~~Good~~	X1	~~WOODLAND~~	R	~~Y~~	REPLACE
~~1035~~	~~9~~	~~Sugar Maple~~	~~Acer saccharum~~	~~Good~~		~~WOODLAND~~	R	~~Y~~	-
~~1036~~	~~7~~	~~American Elm~~	~~Ulmus americana~~	~~Fair~~		~~INVASIVE~~	R	~~Y~~	-
~~1037~~	~~7~~	~~Basswood~~	~~Tilia americana~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~1038~~	~~9~~	~~Basswood~~	~~Tilia americana~~	~~Good~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~1039~~	~~8~~	~~Basswood~~	~~Tilia americana~~	~~Good~~	X1	~~WOODLAND~~	R	~~Y~~	REPLACE
~~1040~~	~~15~~	~~Basswood~~	~~Tilia americana~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~1041~~	~~6~~	~~Basswood~~	~~Tilia americana~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~1042~~	~~11~~	~~Basswood~~	~~Tilia americana~~	~~Good~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~1043~~	~~6~~	~~Ironwood~~	~~Ostrya virginiana~~	~~Good~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~1044~~	~~7~~	~~Ironwood~~	~~Ostrya virginiana~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~1045~~	~~8~~	~~Sugar Maple~~	~~Acer saccharum~~	~~Good~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~1046~~	~~10~~	~~Wild Black Cherry~~	~~Prunus serotina~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~1047~~	~~7~~	~~Bitternut Hickory~~	~~Carya cordiformis~~	~~Good~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~1048~~		~~Basswood~~	~~Tilia americana~~	~~Fair~~	X2	~~WOODLAND~~	R	~~Y~~	-
~~1049~~	~~11~~	~~Basswood~~	~~Tilia americana~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~1050~~	~~11~~	~~Sugar Maple~~	~~Acer saccharum~~	~~Good~~	X1	~~WOODLAND~~	R	~~Y~~	REPLACE
~~1051~~	~~7~~	~~Sugar Maple~~	~~Acer saccharum~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~1052~~	~~6~~	~~White Spruce~~	~~Picea glauca~~	~~Poor~~		~~WOODLAND~~	R	~~Y~~	-
~~1053~~	~~14~~	~~Basswood~~	~~Tilia americana~~	~~Good~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~1054~~	~~8~~	~~Sugar Maple~~	~~Acer saccharum~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~1055~~	~~6~~	~~Sugar Maple~~	~~Acer saccharum~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~1056~~	~~7~~	~~Eastern Redbud~~	~~Cercis canadensis~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~1057~~	~~11~~	~~Black Walnut~~	~~Juglans nigra~~	~~Good~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~1058~~	~~6~~	~~Eastern Redbud~~	~~Cercis canadensis~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~1059~~	~~7~~	~~Eastern Redbud~~	~~Cercis canadensis~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~1060~~	~~10~~	~~Black Walnut~~	~~Juglans nigra~~	~~Good~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~1061~~	~~6~~	~~Basswood~~	~~Tilia americana~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~1062~~	~~6~~	~~Basswood~~	~~Tilia americana~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~1063~~	~~10~~	~~Basswood~~	~~Tilia americana~~	~~Fair~~	X1	~~WOODLAND~~	R	~~Y~~	REPLACE
~~1064~~	~~16~~	~~Basswood~~	~~Tilia americana~~	~~Fair~~	X1	~~WOODLAND~~	R	~~Y~~	REPLACE
~~1065~~	~~18~~	~~Black Walnut~~	~~Juglans nigra~~	~~Fair~~		~~LANDMARK~~	R	~~Y~~	REPLACE
~~1066~~	~~20~~	~~Black Walnut~~	~~Juglans nigra~~	~~Fair~~		~~LANDMARK~~	R	~~Y~~	REPLACE
~~1067~~	~~14~~	~~Basswood~~	~~Tilia americana~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~1068~~	~~20~~	~~Black Walnut~~	~~Juglans nigra~~	~~Fair~~		~~LANDMARK~~	R	~~Y~~	REPLACE
~~1069~~	~~6~~	~~Bitternut Hickory~~	~~Carya cordiformis~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~1070~~	~~13~~	~~Red Oak~~	~~Quercus rubra~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~1071~~	~~6~~	~~Sugar Maple~~	~~Acer saccharum~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~1072~~	~~9~~	~~Sugar Maple~~	~~Acer saccharum~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~1073~~	~~12~~	~~Sugar Maple~~	~~Acer saccharum~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~1074~~	~~6~~	~~Sugar Maple~~	~~Acer saccharum~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~1075~~	~~9~~	~~Sugar Maple~~	~~Acer saccharum~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~1076~~	~~8~~	~~Sugar Maple~~	~~Acer saccharum~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~1077~~	~~6~~	~~Sugar Maple~~	~~Acer saccharum~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~1078~~	~~6~~	~~Sugar Maple~~	~~Acer saccharum~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~1079~~	~~8~~	~~Sugar Maple~~	~~Acer saccharum~~	~~Good~~	X1	~~WOODLAND~~	R	~~Y~~	REPLACE
~~1080~~	~~13~~	~~Basswood~~	~~Tilia americana~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~1081~~	~~6~~	~~Sugar Maple~~	~~Acer saccharum~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~1082~~	~~6~~	~~American Elm~~	~~Ulmus americana~~	~~Fair~~		~~INVASIVE~~	R	~~Y~~	-
~~1083~~	~~12~~	~~Basswood~~	~~Tilia americana~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~1084~~	~~8~~	~~Basswood~~	~~Tilia americana~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~1085~~	~~15~~	~~Bitternut Hickory~~	~~Carya cordiformis~~	~~Good~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~1086~~	~~13~~	~~Basswood~~	~~Tilia americana~~	~~Fair~~	X1	~~WOODLAND~~	R	~~Y~~	REPLACE
~~1087~~	~~6~~	~~Sugar Maple~~	~~Acer saccharum~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~1088~~	~~8~~	~~Sugar Maple~~	~~Acer saccharum~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~1089~~	~~11~~	~~Wild Black Cherry~~	~~Prunus serotina~~	~~Poor~~		~~WOODLAND~~	R	~~Y~~	-
~~1090~~	~~10~~	~~Sugar Maple~~	~~Acer saccharum~~	~~Fair~~	X1	~~WOODLAND~~	R	~~Y~~	REPLACE
~~1091~~	~~10~~	~~Wild Black Cherry~~	~~Prunus serotina~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~1092~~	~~10~~	~~Sugar Maple~~	~~Acer saccharum~~	~~Good~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~1093~~	~~16~~	~~Bitternut Hickory~~	~~Carya cordiformis~~	~~Good~~		~~LANDMARK~~	R	~~Y~~	REPLACE
~~1094~~	~~9~~	~~Sugar Maple~~	~~Acer saccharum~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~1095~~	~~12~~	~~Bitternut Hickory~~	~~Carya cordiformis~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~1096~~	~~6~~	~~Sugar Maple~~	~~Acer saccharum~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~1097~~	~~6~~	~~Sugar Maple~~	~~Acer saccharum~~	~~Fair~~		~~WOODLAND~~	R	~~Y~~	REPLACE
~~1098~~	~~16~~	~~Basswood~~	~

TAG NO.	DBH	COMMON NAME	LATIN NAME	COND	COMMENTS	CLASS	SAVE / REMOVE	ON-SITE	REPLACE
1173	7	Sugar Maple	Acer saccharum	Good		WOODLAND	S	Y	-
1174	8	Sugar Maple	Acer saccharum	Fair	X1	WOODLAND	S	Y	-
1175	6	Sugar Maple	Acer saccharum	Fair		WOODLAND	S	Y	-
1176	8	Sugar Maple	Acer saccharum	Fair		WOODLAND	S	Y	-
1177	13	Sugar Maple	Acer saccharum	Good		WOODLAND	S	Y	-
1178	10	Black Walnut	Juglans nigra	Fair		WOODLAND	S	Y	-
1179	7	Thornapple/Haw thorne	Cragaegus spp.	Fair		WOODLAND	S	Y	-
1180	10	Sugar Maple	Acer saccharum	Fair		WOODLAND	S	Y	-
1181	7	Sugar Maple	Acer saccharum	Fair		WOODLAND	S	Y	-
1182	6	Sugar Maple	Acer saccharum	Fair		WOODLAND	S	Y	-
1183	6	Sugar Maple	Acer saccharum	Fair		WOODLAND	S	Y	-
1184	7	Sugar Maple	Acer saccharum	Good		WOODLAND	S	Y	-
1185	12	Sugar Maple	Acer saccharum	Good		WOODLAND	S	Y	-
1186	8	Sugar Maple	Acer saccharum	Fair		WOODLAND	S	Y	-
1187	9	Sugar Maple	Acer saccharum	Fair		WOODLAND	S	Y	-
1188	9	Sugar Maple	Acer saccharum	Fair		WOODLAND	S	Y	-
1189	8	Sugar Maple	Acer saccharum	Good		WOODLAND	S	Y	-
1190	11	Sugar Maple	Acer saccharum	Good		WOODLAND	S	Y	-
1191	7	Sugar Maple	Acer saccharum	Fair		WOODLAND	S	Y	-
1192	14	Sugar Maple	Acer saccharum	Good		WOODLAND	S	Y	-
1193	10	Sugar Maple	Acer saccharum	Good		WOODLAND	S	Y	-
1194	12	Sugar Maple	Acer saccharum	Good		WOODLAND	S	Y	-
1195	11	Basswood	Tila americana	Fair		WOODLAND	S	Y	-
1196	12	Bitternut Hickory	Carya cordiformis	Good		WOODLAND	S	Y	-
1197	6	Bitternut Hickory	Carya cordiformis	Fair		WOODLAND	S	Y	-
1198	7	Bitternut Hickory	Carya cordiformis	Fair		WOODLAND	S	Y	-
1199	10	Bitternut Hickory	Carya cordiformis	Good		WOODLAND	S	Y	-
1200	13	Cottonwood	Populus deltoides	Fair		INVASIVE	S	Y	-
1201	9	Cottonwood	Populus deltoides	Fair	X1	INVASIVE	S	Y	-
1202	8	Bitternut Hickory	Carya cordiformis	Fair		WOODLAND	S	Y	-
1203	8	American Elm	Ulmus americana	Fair		INVASIVE	S	Y	-
1204	6	Basswood	Tila americana	Fair		WOODLAND	S	Y	-
1205	17	Bitternut Hickory	Carya cordiformis	Good		LANDMARK	S	Y	-
1206	6	Sugar Maple	Acer saccharum	Good	X1	WOODLAND	S	Y	-
1207	8	Sugar Maple	Acer saccharum	Good		WOODLAND	S	Y	-
1208	11	Sugar Maple	Acer saccharum	Good		WOODLAND	S	Y	-
1209	6	Sugar Maple	Acer saccharum	Fair		WOODLAND	S	Y	-
1210	6	Sugar Maple	Acer saccharum	Fair		WOODLAND	S	Y	-
1211	8	Sugar Maple	Acer saccharum	Fair		WOODLAND	S	Y	-
1212	6	Sugar Maple	Acer saccharum	Fair		WOODLAND	S	Y	-
1213	7	Sugar Maple	Acer saccharum	Fair		WOODLAND	S	Y	-
1214	12	Sugar Maple	Acer saccharum	Good		WOODLAND	S	Y	-
1215	9	Sugar Maple	Acer saccharum	Fair		WOODLAND	S	Y	-
1216	9	Sugar Maple	Acer saccharum	Fair		WOODLAND	S	Y	-
1217	10	Sugar Maple	Acer saccharum	Good		WOODLAND	S	Y	-
1218	16	Basswood	Tila americana	Good		WOODLAND	S	Y	-
1219	10	Red Maple	Acer rubrum	Good		WOODLAND	S	Y	-
1220	8	Sugar Maple	Acer saccharum	Good	X1	WOODLAND	R	Y	REPLACE
1221	15	Basswood	Tila americana	Good		WOODLAND	R	Y	REPLACE
1222	7	Sugar Maple	Acer saccharum	Good		WOODLAND	R	Y	REPLACE
1223	7	Sugar Maple	Acer saccharum	Good		WOODLAND	S	Y	-
1224	7	Sugar Maple	Acer saccharum	Good		WOODLAND	S	Y	-
1225	10	Black Walnut	Juglans nigra	Good		WOODLAND	S	Y	-
1226	6	Sugar Maple	Acer saccharum	Good		WOODLAND	S	Y	-
1227	13	Sugar Maple	Acer saccharum	Fair		WOODLAND	S	Y	-
1228	6	Basswood	Tila americana	Good		WOODLAND	R	Y	REPLACE
1229	11	Sugar Maple	Acer saccharum	Fair		WOODLAND	R	Y	REPLACE
1230	9	Sugar Maple	Acer saccharum	Good		WOODLAND	R	Y	REPLACE
1231	6	Sugar Maple	Acer saccharum	Fair		WOODLAND	R	Y	REPLACE
1232	9	Sugar Maple	Acer saccharum	Fair		WOODLAND	R	Y	REPLACE
1233	23	Cottonwood	Populus deltoides	Fair		INVASIVE	S	Y	-
1234	21	Cottonwood	Populus deltoides	Fair		INVASIVE	S	Y	-
1235	13	Thornapple/Haw thorne	Cragaegus spp.	Poor		LANDMARK	S	Y	-
1236	12	American Elm	Ulmus americana	Fair		INVASIVE	R	Y	-
1237	6	Sugar Maple	Acer saccharum	Good		WOODLAND	R	Y	REPLACE
1238	7	Sugar Maple	Acer saccharum	Fair		WOODLAND	R	Y	REPLACE
1239	15	Basswood	Tila americana	Fair	X1	WOODLAND	R	Y	REPLACE
1240	8	Ironwood	Ostrya virginiana	Good		LANDMARK	R	Y	REPLACE
1241	8	Sugar Maple	Acer saccharum	Fair		WOODLAND	R	Y	REPLACE
1242	11	Sugar Maple	Acer saccharum	Good		WOODLAND	R	Y	REPLACE
1243	16	Basswood	Tila americana	Good		WOODLAND	R	Y	REPLACE
1244	20	Black Walnut	Juglans nigra	Fair		LANDMARK	S	Y	-
1245	13	Black Walnut	Juglans nigra	Good		WOODLAND	S	Y	-
1246	6	Hackberry	Celtis occidentalis	Good		WOODLAND	S	Y	-
1247	8	Sugar Maple	Acer saccharum	Fair		WOODLAND	S	Y	-
1248	13	Norway Spruce	Picea Abies	Fair		WOODLAND	S	Y	-
1249	7	Sugar Maple	Acer saccharum	Fair		WOODLAND	S	Y	-
1250	9	Sugar Maple	Acer saccharum	Fair		WOODLAND	S	Y	-
1251	6	Sugar Maple	Acer saccharum	Fair		WOODLAND	S	Y	-
1252	7	Black Walnut	Juglans nigra	Fair		WOODLAND	R	Y	REPLACE
1253	7	Sugar Maple	Acer saccharum	Fair		WOODLAND	R	Y	REPLACE
1254	6	Black Walnut	Juglans nigra	Good		WOODLAND	R	Y	REPLACE
1255	10	Sugar Maple	Acer saccharum	Fair		WOODLAND	R	Y	REPLACE
1256	10	Sugar Maple	Acer saccharum	Poor		WOODLAND	R	Y	-
1257	6	American Elm	Ulmus americana	Fair		INVASIVE	R	Y	-
1258	8	Sugar Maple	Acer saccharum	Fair		WOODLAND	R	Y	REPLACE
1259	7	Sugar Maple	Acer saccharum	Good		WOODLAND	R	Y	REPLACE
1260	16	Bitternut Hickory	Carya cordiformis	Good		WOODLAND	R	Y	REPLACE
1261	6	Sugar Maple	Acer saccharum	Fair		WOODLAND	R	Y	REPLACE
1262	8	Sugar Maple	Acer saccharum	Good		WOODLAND	R	Y	REPLACE
1263	8	Sugar Maple	Acer saccharum	Good		WOODLAND	R	Y	REPLACE
1264	8	Sugar Maple	Acer saccharum	Good		WOODLAND	R	Y	REPLACE
1265	8	Sugar Maple	Acer saccharum	Good		WOODLAND	R	Y	REPLACE
1266	7	Sugar Maple	Acer saccharum	Fair		WOODLAND	R	Y	REPLACE
1267	11	Sugar Maple	Acer saccharum	Good		WOODLAND	R	Y	REPLACE
1268	6	Bitternut Hickory	Carya cordiformis	Good		WOODLAND	R	Y	REPLACE
1269	6	Ironwood	Ostrya virginiana	Good		WOODLAND	R	Y	REPLACE
1270	8	White Spruce	Picea glauca	Very poor		WOODLAND	R	Y	REPLACE
1271	14	Norway Spruce	Picea Abies	Good		WOODLAND	R	Y	REPLACE
1272	8	White Spruce	Picea glauca	Fair		WOODLAND	R	Y	REPLACE
1273	15	Norway Spruce	Picea Abies	Good		WOODLAND	R	Y	REPLACE
1274	10	Norway Spruce	Picea Abies	Good		WOODLAND	R	Y	REPLACE
1275	12	Norway Spruce	Picea Abies	Good		WOODLAND	R	Y	REPLACE
1276	11	Norway Spruce	Picea Abies	Good		WOODLAND	R	Y	REPLACE
1277	9	White Spruce	Picea glauca	Poor		WOODLAND	R	Y	-

TAG NO.	DBH	COMMON NAME	LATIN NAME	COND	COMMENTS	CLASS	SAVE / REMOVE	ON-SITE	REPLACE
1278	7	Sugar Maple	Acer saccharum	Fair		WOODLAND	R	Y	REPLACE
1279	11	Basswood	Tila americana	Good	X3	WOODLAND	R	Y	REPLACE
1280	7	Sugar Maple	Acer saccharum	Fair		WOODLAND	R	Y	REPLACE
1281	6	Sugar Maple	Acer saccharum	Good		WOODLAND	R	Y	REPLACE
1282	6	Sugar Maple	Acer saccharum	Fair		WOODLAND	R	Y	REPLACE
1283	9	Sugar Maple	Acer saccharum	Good		WOODLAND	R	Y	REPLACE
1284	25	Black Walnut	Juglans nigra	Good		LANDMARK	R	Y	REPLACE
1285	7	Sugar Maple	Acer saccharum	Very poor		WOODLAND	R	Y	REPLACE
1286	6	Sugar Maple	Acer saccharum	Fair		WOODLAND	R	Y	REPLACE
1287	6	Sugar Maple	Acer saccharum	Fair		WOODLAND	R	Y	REPLACE
1288	6	Sugar Maple	Acer saccharum	Fair		WOODLAND	R	Y	REPLACE
1289	6	Sugar Maple	Acer saccharum	Fair		WOODLAND	R	Y	REPLACE
1290	14	Black Walnut	Juglans nigra	Good		WOODLAND	R	Y	REPLACE
1291	7	Sugar Maple	Acer saccharum	Fair		WOODLAND	R	Y	REPLACE
1292	7	Sugar Maple	Acer saccharum	Fair		WOODLAND	R	Y	REPLACE
1293	7	Sugar Maple	Acer saccharum	Fair		WOODLAND	R	Y	REPLACE
1294	6	Sugar Maple	Acer saccharum	Good		WOODLAND	R	Y	REPLACE
1295	9	Sugar Maple	Acer saccharum	Good		WOODLAND	R	Y	REPLACE
1296	12	Sugar Maple	Acer saccharum	Good		WOODLAND	R	Y	REPLACE
1297	7	Red Maple	Acer rubrum	Fair		WOODLAND	R	Y	REPLACE
1298	9	Sugar Maple	Acer saccharum	Fair		WOODLAND	R	Y	REPLACE
1299	10	Sugar Maple	Acer saccharum	Fair		WOODLAND	R	Y	REPLACE
1300	8	Sugar Maple	Acer saccharum	Good		WOODLAND	R	Y	REPLACE
1301	9	Sugar Maple	Acer saccharum	Good		WOODLAND	R	Y	REPLACE
1302	16	Black Walnut	Juglans nigra	Good		WOODLAND	R	Y	REPLACE
1303	6	Sugar Maple	Acer saccharum	Good		WOODLAND	R	Y	REPLACE
1304	9	Sugar Maple	Acer saccharum	Good		WOODLAND	R	Y	REPLACE
1305	6	Red Maple	Acer rubrum	Good		WOODLAND	R	Y	REPLACE
1306	10	Sugar Maple	Acer saccharum	Fair		WOODLAND	R	Y	REPLACE
1307	6	Red Maple	Acer rubrum	Fair		WOODLAND	R	Y	REPLACE
1308	8	Sugar Maple	Acer saccharum	Fair		WOODLAND	R	Y	REPLACE
1309	6	Sugar Maple	Acer saccharum	Fair		WOODLAND	R	Y	REPLACE
1310	7	Sugar Maple	Acer saccharum	Fair		WOODLAND	R	Y	REPLACE
1311	8	Sugar Maple	Acer saccharum	Very poor		WOODLAND	R	Y	REPLACE
1312	6	Sugar Maple	Acer saccharum	Poor		WOODLAND	R	Y	-
1313	16	Austrian Pine	Pinus nigra	Fair	Pinus nigra	WOODLAND	R	Y	REPLACE
1314	10	Austrian Pine	Pinus nigra	Fair	Pinus nigra	WOODLAND	R	Y	REPLACE
1315	12	Basswood	Tila americana	Fair	X1	WOODLAND	R	Y	REPLACE
1316	8	Sugar Maple	Acer saccharum	Fair		WOODLAND	R	Y	REPLACE
1317	17	Bitternut Hickory	Carya cordiformis	Fair		LANDMARK	R	Y	REPLACE
1318	17	Bitternut Hickory	Carya cordiformis	Fair		LANDMARK	R	Y	REPLACE
1319	16	Austrian Pine	Pinus nigra	Fair	Pinus nigra	WOODLAND	R	Y	REPLACE
1320	15	Austrian Pine	Pinus nigra	Fair	Pinus nigra	WOODLAND	R	Y	REPLACE
1321	12	Basswood	Tila americana	Good		WOODLAND	R	Y	REPLACE
1322	7	Sugar Maple	Acer saccharum	Good		WOODLAND	R	Y	REPLACE
1323	13	Bitternut Hickory	Carya cordiformis	Good		WOODLAND	R	Y	REPLACE
1324	9	Bitternut Hickory	Carya cordiformis	Poor		WOODLAND	R	Y	-
1325	7	Wild Black Cherry	Prunus serotina	Fair		WOODLAND	R	Y	REPLACE
1326	6	Ironwood	Ostrya virginiana	Good		WOODLAND	R	Y	REPLACE
1327	8	Sugar Maple	Acer saccharum	Good		WOODLAND	R	Y	REPLACE
1328	14	Bitternut Hickory	Carya cordiformis	Fair		WOODLAND	R	Y	REPLACE
1329	11	Norway Spruce	Picea Abies	Fair		WOODLAND	R	Y	REPLACE
1330	14	Austrian Pine	Pinus nigra	Fair	Pinus nigra	WOODLAND	R	Y	REPLACE
1331	14	Austrian Pine	Pinus nigra	Fair	Pinus nigra	WOODLAND	R	Y	REPLACE
1332	7	Sugar Maple	Acer saccharum	Fair		WOODLAND	R	Y	REPLACE
1333	7	Sugar Maple	Acer saccharum	Fair		WOODLAND	R	Y	REPLACE
1334	10	Norway Spruce	Picea Abies	Good		WOODLAND	R	Y	REPLACE
1335	16	Austrian Pine	Pinus nigra	Fair	Pinus nigra	WOODLAND	R	Y	REPLACE
1336	9	Norway Spruce	Picea Abies	Fair		WOODLAND	R	Y	REPLACE
1337	10	Norway Spruce	Picea Abies	Fair		WOODLAND	R	Y	REPLACE
1338	6	Bitternut Hickory	Carya cordiformis	Poor		WOODLAND	R	Y	-
1339	6	Sugar Maple	Acer saccharum	Fair		WOODLAND	R	Y	REPLACE
1340	11	Bitternut Hickory	Carya cordiformis	Fair		WOODLAND	R	Y	REPLACE
1341	6	Basswood	Tila americana	Good		WOODLAND	R	Y	REPLACE
1342	6	Sugar Maple	Acer saccharum	Good		WOODLAND	R	Y	REPLACE
1343	6	Sugar Maple	Acer saccharum	Fair		WOODLAND	R	Y	REPLACE
1344	7	Sugar Maple	Acer saccharum	Fair		WOODLAND	R	Y	REPLACE
1345	7	Sugar Maple	Acer saccharum	Good		WOODLAND	R	Y	REPLACE
1346	8	Sugar Maple	Acer saccharum	Good		WOODLAND	R	Y	REPLACE
1347	8	Basswood	Tila americana	Good		WOODLAND	R	Y	REPLACE
1348	8	Basswood	Tila americana	Fair		WOODLAND	R	Y	REPLACE
1349	16	Bitternut Hickory	Carya cordiformis	Poor		WOODLAND	R	Y	-
1350	12	Domestic Apple	Malus sylvestris	Poor	X1	LANDMARK	R	Y	-
1351	7	Sugar Maple	Acer saccharum	Fair		WOODLAND	R	Y	REPLACE
1352	7	Sugar Maple	Acer saccharum	Fair		WOODLAND	R	Y	REPLACE
1353	16	Bitternut Hickory	Carya cordiformis	Fair		WOODLAND	R	Y	REPLACE
1354	6	Sugar Maple	Acer saccharum	Good		WOODLAND	R	Y	REPLACE
1355	8	Bitternut Hickory	Carya cordiformis	Fair		WOODLAND	R	Y	REPLACE
1356	6	Bitternut Hickory	Carya cordiformis	Very poor		WOODLAND	R	Y	REPLACE
1357	10	Basswood	Tila americana	Fair		WOODLAND	R	Y	REPLACE
1358	7	Sugar Maple	Acer saccharum	Good		WOODLAND	R	Y	REPLACE
1359	11	Basswood	Tila americana	Fair		WOODLAND	R	Y	REPLACE
1360	11	Bitternut Hickory	Carya cordiformis	Fair		WOODLAND	R	Y	REPLACE
1361	7	Basswood	Tila americana	Poor		WOODLAND	R	Y	-
1362	11	Basswood	Tila americana	Fair	X1	WOODLAND	R	Y	REPLACE
1363	8	Basswood	Tila americana	Fair		WOODLAND	R	Y	REPLACE
1364	8	Bitternut Hickory	Carya cordiformis	Fair		WOODLAND	R	Y	REPLACE
1365	9	Basswood	Tila americana	Fair		WOODLAND	R	Y	REPLACE
1366	7	Thornapple/Haw thorne	Cragaegus spp.	Fair		WOODLAND	R	Y	REPLACE
1367	7	Ironwood	Ostrya virginiana	Good		WOODLAND	R	Y	REPLACE
1368	7	Domestic Cherry	Prunus avium	Poor		WOODLAND	R	Y	-
1369	7	Wild Black Cherry	Prunus serotina	Good		WOODLAND	R	Y	REPLACE
1370	7	Bitternut Hickory	Carya cordiformis	Good		WOODLAND	R	Y	REPLACE
1371	9	Basswood	Tila americana	Fair		WOODLAND	R	Y	REPLACE
1372	8	Basswood	Tila americana	Fair		WOODLAND	R	Y	REPLACE
1373	6	Bitternut Hickory	Carya cordiformis	Good		WOODLAND	R	Y	REPLACE
1374	8	Bitternut Hickory	Carya cordiformis	Fair		WOODLAND	R	Y	REPLACE
1375	8	Bitternut Hickory	Carya cordiformis	Fair		WOODLAND	R	Y	REPLACE
1376	7	Bitternut Hickory	Carya cordiformis	Poor		WOODLAND	R	Y	-
1377	10	Bitternut Hickory	Carya cordiformis	Fair		WOODLAND	R	Y	REPLACE
1378	6	Bitternut Hickory	Carya cordiformis	Fair		WOODLAND	R	Y	REPLACE
1379	10	Bitternut Hickory	Carya cordiformis	Poor		WOODLAND	R	Y	-
1380	9	Bitternut Hickory	Carya cordiformis	Fair		WOODLAND	R	Y	REPLACE
1381	8	Basswood	Tila americana	Fair		WOODLAND	R	Y	REPLACE
1382	7	Basswood	Tila americana	Fair		WOODLAND	R	Y	REPLACE

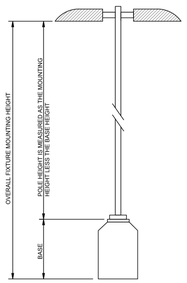
TAG NO.	DBH	COMMON NAME	LATIN NAME	COND	COMMENTS	CLASS	SAVE / REMOVE	ON-SITE	REPLACE
1383	11	Bitternut Hickory	Carya cordiformis	Good		WOODLAND	R	Y	REPLACE
1384	7	Basswood	Tila americana	Fair		WOODLAND	R	Y	REPLACE
1385	6	Basswood	Tila americana	Poor		WOODLAND	R	Y	-
1386	7	Bitternut Hickory	Carya cordiformis	Fair		WOODLAND	R	Y	-
1387	18	Bitternut Hickory	Carya cordiformis	Fair		LANDMARK	R	Y	REPLACE
1388	6	Bitternut Hickory	Carya cordiformis	Fair		WOODLAND	R	Y	REPLACE
1389	6	Basswood	Tila americana	Fair		WOODLAND	R	Y	REPLACE
1390	7	Black Oak	Quercus velutina	Good		WOODLAND	R	Y	REPLACE
1391	9	American Elm	Ulmus americana	Fair		INVASIVE	R	Y	-
1392	6	Red Oak	Quercus rubra	Fair		WOODLAND	R	Y	REPLACE
1393	6	Basswood	Tila americana	Fair		WOODLAND	R	Y	REPLACE
1394	6	Sugar Maple	Acer saccharum	Fair		WOODLAND	R	Y	REPLACE
1395	9	American Elm	Ulmus americana	Good	X1	INVASIVE	R	Y	-
1396	7	Sugar Maple	Acer saccharum	Fair		WOODLAND	R	Y	REPLACE
1397	7	Sugar Maple	Acer saccharum	Good		WOODLAND	R	Y	REPLACE
1398	10	Basswood	Tila americana	Good		WOODLAND	R	Y	REPLACE
1399	10	Bitternut Hickory	Carya cordiformis	Fair		WOODLAND	R	Y	REPLACE
1400	8	Basswood	Tila americana	Fair	X1	WOODLAND	R	Y	REPLACE
1401	19	Red Oak	Quercus rubra	Poor		LANDMARK	R	Y	-
1402	17	Red Oak	Quercus rubra	Poor		LANDMARK	R	Y	-
1403	10	Bur oak	Quercus macrocarpa	Good		WOODLAND	R	Y	REPLACE
1404	18	Red Oak	Quercus rubra	Fair		LANDMARK	R	Y	REPLACE
1405	6	Sugar Maple	Acer saccharum	Fair		WOODLAND	R	Y	REPLACE
1406	8	Red Oak	Quercus rubra	Fair		WOODLAND	R	Y	REPLACE
1407	7	Sugar Maple	Acer saccharum	Good		WOODLAND	R	Y	REPLACE
1408	6	Sugar Maple	Acer saccharum	Good		WOODLAND	R	Y	REPLACE
1409	8	Sugar Maple	Acer saccharum	Good		WOODLAND	R	Y	REPLACE
1410	18	Red Oak	Quercus rubra	Good		LANDMARK	R	Y	REPLACE
1411	6	American Elm	Ulmus americana	Fair		INVASIVE	R	Y	-
1412	7	Sugar Maple	Acer saccharum	Fair		WOODLAND	R	Y	REPLACE
1413	9	Red Maple	Acer rubrum	Fair		WOODLAND	R	Y	REPLACE
1414	12	Sugar Maple	Acer saccharum	Good		WOODLAND	R	Y	REPLACE
1415	11	Red Maple	Acer rubrum	Good		WOODLAND	R	Y	REPLACE
1416	9	Red Maple	Acer rubrum	Fair		WOODLAND	R	Y	REPLACE
1417	12	Sugar Maple	Acer saccharum	Good		WOODLAND	R	Y	REPLACE
1418	11	Red Maple	Acer rubrum	Good		WOODLAND	R	Y	REPLACE
1419	17	Silver Maple	Acer saccharinum	Good		INVASIVE	R	Y	-
1420	10	Red Maple	Acer rubrum	Fair		WOODLAND	R	Y	REPLACE
1421	11	Red Maple	Acer rubrum	Good		WOODLAND	R	Y	REPLACE
1422	9	Red Maple	Acer rubrum	Good		WOODLAND	R	Y	REPLACE
1423	14	Silver Maple	Acer saccharinum	Good		INVASIVE	R	Y	-
1424	14	Silver Maple	Acer saccharinum	Good		INVASIVE	R	Y	-
1425	14	Silver Maple	Acer saccharinum	Good		INVASIVE	R	Y	-
1426	11	Red Maple	Acer rubrum	Good		WOODLAND	R	Y	REPLACE
1427	14	Silver Maple	Acer saccharinum	Good		INVASIVE	R	Y	-
1428	13	Red Maple	Acer rubrum	Good		WOODLAND	R	Y	REPLACE
1429	10	Sugar Maple	Acer saccharum	Fair		WOODLAND	R	Y	REPLACE
1430	11	Sugar Maple	Acer saccharum	Poor		WOODLAND	R	Y	-
1431	12	Basswood	Tila americana	Fair	X1	WOODLAND	R	Y	REPLACE
1432	14	Black Walnut	Juglans nigra	Fair		WOODLAND	R	Y	REPLACE
1433	6	Basswood	Tila americana	Good		WOODLAND	R	Y	REPLACE
1434	9	Red Maple	Acer rubrum	Very poor		WOODLAND	R	Y	REPLACE
1435	11	Basswood	Tila americana	Fair	X2	WOODLAND	S	Y	-
1436	6	Sugar Maple	Acer saccharum	Good		WOODLAND	S	Y	-
1437	16	Black Walnut	Juglans nigra	Fair		WOODLAND	R	Y	REPLACE
1438	8	Basswood	Tila americana	Fair		WOODLAND	R	Y	REPLACE
1439	10	Basswood	Tila americana	Good		WOODLAND	R	Y	REPLACE
1440	10	Basswood	Tila americana	Good		WOODLAND	S	Y	-
1441	6	Sugar Maple	Acer saccharum	Very poor		WOODLAND	S	Y	-
1442	6	Basswood	Tila americana	Very poor	X2	WOODLAND	S	N	-
1443	6	Basswood	Tila americana	Fair		WOODLAND	R	Y	REPLACE
1444	6	Basswood	Tila americana	Fair		WOODLAND	R	Y	REPLACE
1445	11	Bitternut Hickory	Carya cordiformis	Fair		WOODLAND	R	Y	REPLACE
1446	9	Basswood	Tila americana	Fair		WOODLAND	R	Y	REPLACE
1447	10	Red Oak	Quercus rubra	Fair		WOODLAND	R	Y	REPLACE
1448	10	Red Oak	Quercus rubra	Good		WOODLAND	R	Y	REPLACE
1449	7	American Elm	Ulmus americana	Good		INVASIVE	R	Y	-
1450	8	American Elm	Ulmus americana	Fair		INVASIVE	R	Y	-
1451	6	American Elm	Ulmus americana	Good		INVASIVE	R	Y	-
1452	6	American Elm	Ulmus americana	Good		INVASIVE	S	N	-
1453	14	Basswood	Tila americana	Good		WOODLAND	S	Y	-
1454	14	Bitternut Hickory	Carya cordiformis	Fair		WOODLAND	S	Y	-
1455	13	Sugar Maple	Acer saccharum	Good		WOODLAND	S	Y	-
1456	9	Sugar Maple	Acer saccharum	Fair		WOODLAND	S	Y	-
1457	7	Sugar Maple	Acer saccharum	Fair		WOODLAND	S	Y	-
1458	12	Basswood	Tila americana	Fair	X1	WOODLAND	S	Y	-
1459	9	Siberian Elm	Ulmus pumila	Fair		INVASIVE	S	Y	-
1460	9	Bitternut Hickory	Carya cordiformis	Fair		WOODLAND	S	Y	-
1461	7	Bitternut Hickory	Carya cordiformis	Good		WOODLAND	S	Y	-
1462	10	Basswood	Tila americana	Good		WOODLAND	S	Y	-
1463	6	Sugar Maple	Acer saccharum	Good		WOODLAND	S	Y	-
1464	6	Sugar Maple	Acer saccharum	Good		WOODLAND	S	Y	-
1465	14	Bitternut Hickory	Carya cordiformis	Good		WOODLAND	S	Y	-
1466	7	Sugar Maple	Acer saccharum	Good		WOODLAND	S	Y	-
1467	11	Bitternut Hickory	Carya cordiformis	Fair		WOODLAND	S	Y	-
1468	7	American Elm	Ulmus americana	Fair		INVASIVE	S	Y	-
1469	10	Sugar Maple	Acer saccharum	Good		WOODLAND	S	Y	-
1470	12	Basswood	Tila americana	Fair	X1	WOODLAND	S	Y	-
1471	8	Basswood	Tila americana	Fair		WOODLAND	S	Y	-
1472	11	Bitternut Hickory	Carya cordiformis	Fair		WOODLAND	S	Y	-
1473	6	Basswood	Tila americana	Fair		WOODLAND	S	Y	-
1474	15	Bitternut Hickory	Carya cordiformis	Good		WOODLAND	S	Y	-
1475	7	Sugar Maple	Acer saccharum	Fair		WOODLAND	S	Y	-
1476	6	Sugar Maple	Acer saccharum	Fair		WOODLAND	S	Y	-
1477	10	Bitternut Hickory	Carya cordiformis	Good		WOODLAND	S	Y	-
1478	6	Sugar Maple	Acer saccharum	Fair		WOODLAND	S	Y	-
1479	13	Bitternut Hickory	Carya cordiformis	Good		WOODLAND	S	Y	-
1480	11	Bitternut Hickory	Carya cordiformis	Fair		WOODLAND	S	Y	-
1481	12	Black Walnut	Juglans nigra	Good		WOODLAND	S	Y	-
1452	7	Sugar Maple	Acer saccharum	Good		WOODLAND	S	N	-
1483	6	Basswood	Tila americana	Good		WOODLAND	S	Y	-
1484	9	Sugar Maple	Acer saccharum	Fair		WOODLAND	S	Y	-
1485	11	Bitternut Hickory	Carya cordiformis	Good		WOODLAND	S	Y	-
1486	12	Basswood	Tila americana	Fair		WOODLAND	S	Y	-
1487	8	Basswood	Tila americana	Fair		WOODLAND	S	Y	-

TAG NO.	DBH	COMMON NAME	LATIN NAME	COND	COMMENTS	CLASS	SAVE / REMOVE	ON-SITE	REPLACE
1488	6	Basswood	Tila americana	Fair		WOODLAND	S	Y	-
1489	6	Bitternut Hickory	Carya cordiformis	Fair		WOODLAND	S	Y	-
1490	14	Basswood	Tila americana	Good		WOODLAND	S	Y	-
1491	8	Basswood	Tila americana	Fair		WOODLAND	S	Y	-
1492	7	Sugar Maple	Acer saccharum	Good		WOODLAND	S	Y	-
1493	13	Bitternut Hickory	Carya cordiformis	Fair		WOODLAND	S	Y	-
1494	11	Bitternut Hickory	Carya cordiformis	Good		WOODLAND	S	Y	-
1495	6	Bitternut Hickory	Carya cordiformis	Good		WOODLAND	S	Y	-
1496	8	Basswood	Tila americana	Fair		WOODLAND	S	Y	-
1497	7	Red Maple	Acer rubrum	Fair		WOODLAND	S	Y	-
1498	15	Basswood	Tila americana	Fair		WOODLAND	S	Y	-
1499	25	Red Oak	Quercus rubra	Fair		LANDMARK	S	Y	-
1500	7	Red Maple	Acer rubrum	Fair		WOODLAND	S	Y	-
1501	6	Basswood	Tila americana	Fair		WOODLAND	S	Y	-
1502	7	Basswood	T

GB EV CHARGERS

Energize with confidence!
Contact our EV Charging Team to source and specify industry leading hardware and software solutions.

Chris Aina
caina@gasserbush.com
734-460-4036
www.gasserbush.com



Mounting Height Note

MOUNTING HEIGHT IS MEASURED FROM GRADE TO SKY SIDE OF FIXTURE. POLE HEIGHT SHOULD BE CALCULATED AS THE MOUNTING HEIGHT LESS BASE HEIGHT.

Dark Sky Note

ALL FIXTURES INCLUDED ON THIS DESIGN ARE IN COMPLIANCE WITH INTERNATIONAL DARK SKY ASSOCIATION REGULATIONS FOR DARK SKY FRIENDLY FIXTURE(S).

Drawing Note

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

Ordering Note

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

N

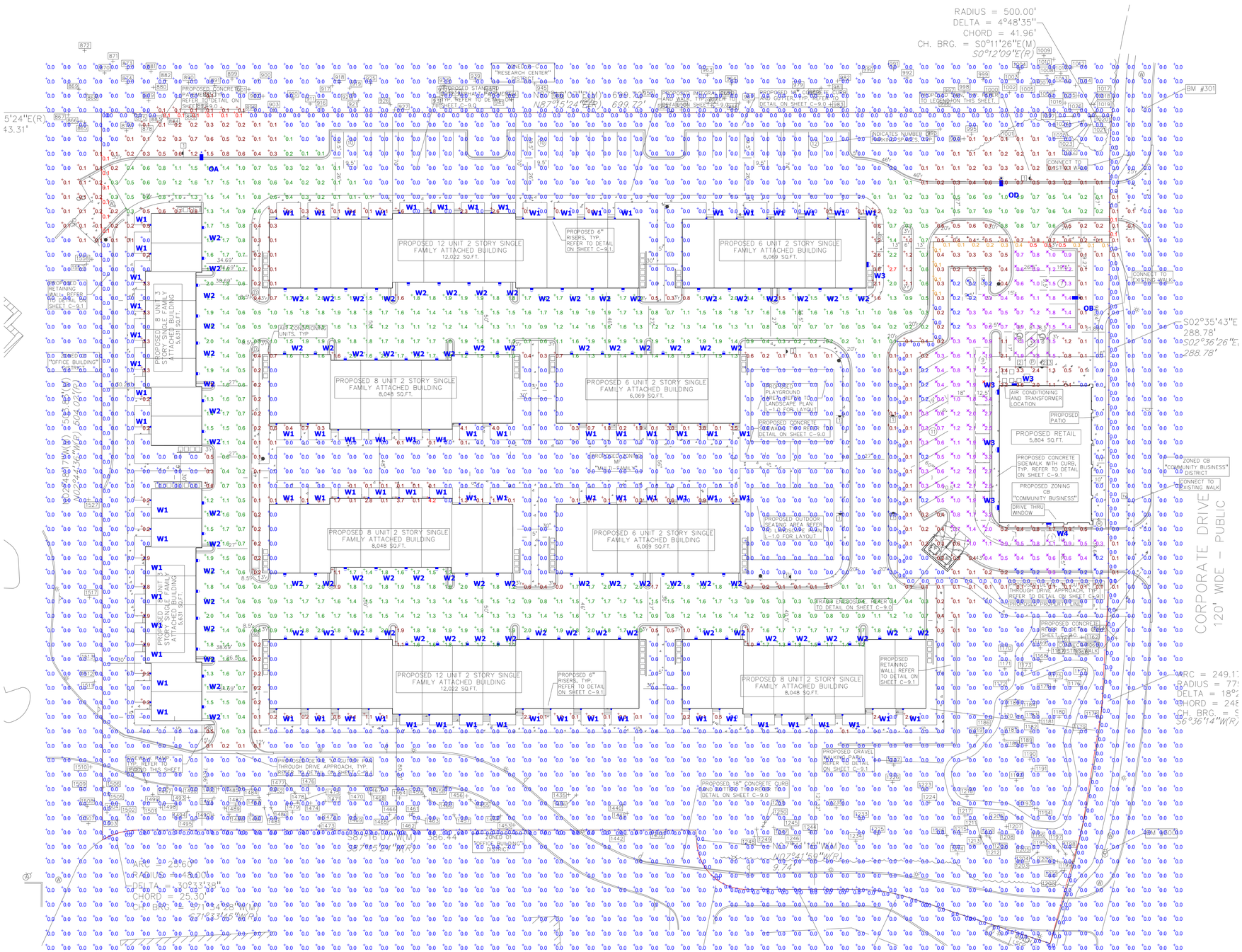
General Note

1. SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.
2. SEE LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTOR.
3. SITE CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: 0' - 0"
4. PROPERTY LINE CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: 5' - 0"

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

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

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


PROPOSED 12 UNIT 2 STORY SINGLE FAMILY ATTACHED BUILDING 12,022 SQ.FT.
PROPOSED 6 UNIT 2 STORY SINGLE FAMILY ATTACHED BUILDING 6,069 SQ.FT.
PROPOSED 8 UNIT 2 STORY SINGLE FAMILY ATTACHED BUILDING 8,048 SQ.FT.
PROPOSED 8 UNIT 3 STORY SINGLE FAMILY ATTACHED BUILDING 9,431 SQ.FT.
PROPOSED RETAIL 5,804 SQ.FT.
PROPOSED PATIO
AIR CONDITIONING AND TRANSFORMER LOCATION
PROPOSED PLAYGROUND AREA REFER TO LANDSCAPE PLAN
PROPOSED OUTDOOR SEATING AREA REFER TO LANDSCAPE PLAN
PROPOSED CONCRETE SIDEWALK WITH CURB, TYP. REFER TO DETAIL ON SHEET C-9.1
PROPOSED ZONING CB "COMMUNITY BUSINESS"
DRIVE THRU WINDOW
PROPOSED RETAINING WALL REFER TO DETAIL ON SHEET C-9.1
PROPOSED GRAVEL WALK REFER TO DETAIL ON SHEET C-9.1
PROPOSED 18" CONCRETE CURB AND GUTTER REFER TO DETAIL ON SHEET C-9.0
PROPOSED 6" RISERS, TYP. REFER TO DETAIL ON SHEET C-9.1
PROPOSED CONCRETE DRIVE APPROACH, TYP. REFER TO DETAIL ON SHEET C-9.0
PROPOSED CONCRETE SIDEWALK REFER TO DETAIL ON SHEET C-9.0
PROPOSED MOUNTABLE CURB AND GUTTER REFER TO DETAIL ON SHEET C-9.0
PROPOSED STANDARD CURB AND GUTTER REFER TO DETAIL ON SHEET C-9.0
PROPOSED CONCRETE PAVEMENT REFER TO DETAIL ON SHEET C-9.0
PROPOSED HEAVY DUTY ASPHALT PAVEMENT REFER TO DETAIL ON SHEET C-9.0
PROPOSED ASPHALT PAVEMENT REFER TO DETAIL ON SHEET C-9.0
PROPOSED CONCRETE APRON REFER TO DETAIL ON SHEET C-9.0
PROPOSED CONCRETE DUMPSTER PAD REFER TO DETAIL ON SHEET C-9.0
PROPOSED CONCRETE FLUME REFER TO DETAIL ON SHEET C-9.0
PROPOSED CONCRETE SWALE REFER TO DETAIL ON SHEET C-9.0
PROPOSED CONCRETE SIDEWALK REFER TO DETAIL ON SHEET C-9.0
PROPOSED CONCRETE SIDEWALK REFER TO DETAIL ON SHEET C-9.1
PROPOSED CONCRETE SIDEWALK REFER TO DETAIL ON SHEET C-9.0



D-Series Size 1
LED Wall Luminaire

d*series

Catalog Number
Notes
Type

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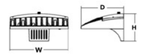
Specifications

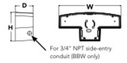
Luminaire

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

Back Box (BBW, E20WC)

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





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 significant energy savings, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: DSXW1 LED P2 40K 70CRI T3M MVOLT SRM DDBTXD

DSXW1 LED

Series	Lumen Package	CCT	CRI	Distribution	Voltage	Mounting	Control Options
DSXW1 LED	P1 2000 Lumens P2 2200 Lumens P3 3200 Lumens P4 4300 Lumens P5 5200 Lumens P6 7200 Lumens P7 10000 Lumens	27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K 57K 5700K AMBPC Amber PC[1] AMBLW Amber LW[1,2]	70CRI 70CRI 80CRI 80CRI[3] AMCRI Amber CRI	T2S Type 2 Short T2M Type 2 Medium T3LG Type 3 Low Glare[4] T3M Type 3 Medium T4M Type 4 Medium TFTM Forward Throw Medium BLC3 Back Light Control Type 3[4] BLC4 Back Light Control Type 4[4]	MVOLT 120[5] 208[5] 240[5] 277[5] 347[5,6] 480[5,6] HVOLT[5]	**Shipped included** SRM Surface mounting bracket BBW Surface-mounted back box (for conduit entry)[7]	**Shipped included** PE Photoelectric cell, button type[8] DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) PIR 180° motion/ambient light sensor, <15' mtg ht[9] PIRH 180° motion/ambient light sensor, 15-30' mtg ht[9] PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[9,10] PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[9,10] E20WC 20 Watt Emergency battery backup (includes external component enclosure), CA Title 20 Compliant[11] E10WH 10 Watt Emergency battery backup (includes external component enclosure), CA Title 20 compliant[11]

Other Options	Finish (required)				
Shipped installed SF Single fuse (120, 277 or 347V)[5,12] DF Double fuse (208, 240 or 480V)[5,12] HS House-side shield[13] SPD Separate surge protection	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD Textured white	DSSXD Sandstone DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum	DWHGXD Textured white DSSTXD Textured sandstone	**Shipped separately**[14] BSW Bird-deterrent spikes VG Vandal guard DDL Diffused drop lens	

Accessories
Ordered and shipped separately.

DSXWHS U House-side shield (one per light engine)
DSXWBSW U Bird-deterrent spikes
DSXWVG U Vandal guard accessory

NOTES
1 Only available with P1 and P6 Packages.
2 Not available with 57K.
3 Only Available with AMCRI.
4 Not available with HS Option.
5 Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
6 Not available with P1 package. Not available with motion/ambient light sensors (PIR or PIRH). Not Available with DMG.
7 Back box ships installed on fixture. Cannot be field installed. Cannot be ordered as an accessory. Not Available with E20WC or E10WH.
8 Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
9 Reference Motion Sensor table on page 3. Not available with DMG.
10 Not compatible with conduit entry applications. Not available with BBW mounting option. Not available with SF and DF fusing. Not available with 347, 480, HVOLT voltage options. Emergency components located in back box housing. Not available with SPD.
11 Not available with E20WC and E10WH.
12 Also available as a separate accessory; see Accessories information.

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gotham® | E V O®
Multiple Layers of Light

Luminaire Type:
Catalog Number:

General Illumination Wall Mount Cylinder 4"

OVERVIEW

Feature Set

- Batwing distribution with feathered edges provides even illumination on horizontal and vertical surfaces
- Bounding Ray™ optical design
- 45° cutoff to source and source image
- Fully serviceable lensed LED light engine
- 70% lumen maintenance at 60,000 hours
- 2.5 SDCM; 85 CRI typical, 90+ CRI optional
- Fixtures are damp location standard; wet location option (WL), covered ceiling, IP66 option available, covered ceiling not required.
- 20 standard colors in textured and gloss finish; custom or RAL colors also available
- Field configurable surface junction box conduit covers available
- UGR of zero for fixtures aimed at nadir with a cut-off equal to or less than 60deg per CIE 117-1995 Discomfort Glare in Interior Lighting. UGR FAQ (UGR FAQ)

Distribution

medium 0.8 S:MH · medium wide 1.0 S:MH · wide 1.2 S:MH

Superior Perfomance

Nominal Lumens	250	500	750	1000	1500	2000	2500	3000	3500	4000	4500	5000
Delivered Lumens	271	573	808	1001	1527	1994	2580	3110	3612	4120	4584	5045
Wattage	3.1	7.2	7.9	8.8	13.7	19.5	25.7	31.2	38.4	35.4	40.1	44.7
Lumens per Watt	87.4	79.6	102.3	113.8	111.5	102.3	100.4	99.7	94.1	116	114	113

COMPLEMENTARY PRODUCTS

Coordinated Apertures I Multiple Layers of Light


General Illumination Layer I EVO


High Center Beam Layer I Incito


EVO + Incito — Multiple Layers of Light

Core: Downlight · Adjustable · Open Wallwash · Lensed Wallwash · Cylinder · Pinhole · Bevel · Hyperbolic
Healthcare: MRI · Surgical Suite · Patient Room
Special Applications: Dynamic · Food Service · Vandal/Tamper · Clean Room · Shower · Steam Room

GOTHAM ARCHITECTURAL DOWNLIGHTING I 1400 Lester Road Conyers, GA 30012 I P 800-705-SERV (7378) I gothamlighting.com
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The product images shown are for illustration purposes only and may not be an exact representation of the product.

Schedule

Symbol	Label	QTY	Manufacturer	Catalog Number	Number Lamps	Lumens per Lamp	LLF	Wattage	Mounting Height
	OA	1	Lithonia Lighting	DSX0 LED P3 30K 80CRI T3M	1	7661	0.9	68.95	20'-0"
	OB	1	Lithonia Lighting	DSX0 LED P3 30K 80CRI BLC4	1	5756	0.9	68.95	20'-0"
	OD	1	Lithonia Lighting	DSX0 LED P1 30K 80CRI T3M	1	4173	0.9	33.21	20'-0"
	W1	82	Gotham Architectural Lighting	EVO4WC 30/02 AR WD LS	1	236	0.9	3.1	6'-0"
	W2	82	Lithonia Lighting	WDGE2 LED P1 30K 80CRI TFTM	1	1186	0.9	11.1658	10'-0"
	W3	5	Lithonia Lighting	DSXW1 P5 30K TFTM	1	4913	0.9	37.19	12'-0"
	W4	1	Lithonia Lighting	DSXW1 P2 30K T4M	1	2167	0.9	14.58	12'-0"



D-Series Size 0
LED Area Luminaire

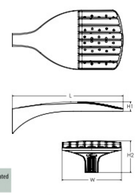
d*series

Catalog Number
Notes
Type

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

Specifications

EPA: 0.44 ft² (0.04 m²)
Length: 26.18" (66.5 cm)
Width: 14.06" (35.7 cm)
Height H1: 2.26" (5.7 cm)
Height H2: 7.46" (18.9 cm)
Weight: 23 lbs (10.4 kg)



Design Select options indicated by this color background.

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 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 70% and expected service life of over 100,000 hours.

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

Ordering Information

EXAMPLE: DSX0 LED P6 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX0 LED

Series	LEDs	Color temperature[1]	Color Rendering Index[1]	Distribution	Voltage	Mounting
DSX0 LED	**Forward optics** P1 P5 P2 P6 P3 P7 P4 **Rotated optics** P10[2] P12[2] P11[2] P13[2]	(this section 70CRI only) 30K 3000K 40K 4000K 50K 5000K (this section 80CRI only, extended lead times apply) 27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K	70CRI 70CRI 80CRI 80CRI 80CRI 80CRI 80CRI	AFR Automotive front row T1S Type I short T2M Type II medium T3M Type III medium T3LG Type III low glare[3] T4M Type IV medium T4LG Type IV low glare[3] TFTM Forward throw medium T5M Type V medium T5LG Type V low glare T5W Type V wide BLC3 Type III backlight control[3] BLC4 Type IV backlight control[3] LCCO Left corner cutoff[3] RCCO Right corner cutoff[3]	MVOLT (120V-277V)[4,5] HVOLT (347V-480V)[5,6] XVOLT (277V-480V)[5,6] 120[4,24] 208[4,24] 240[4,24] 277[4,24] 347[4,24] 480[4,24]	**Shipped included** SPA Square pole mounting (4ft drilling, 3.5" min. SQ pole) RPA Round pole mounting (4ft drilling, 3" min. RND pole) SPA5 Square pole mounting (#5 drilling, 3" min. SQ pole)[7] RPA5 Round pole mounting (#5 drilling, 3" min. RND pole)[7] SPA8N Square narrow pole mounting (#8 drilling, 3" min. SQ pole)[7] WBA Wall bracket[8] MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)

Control options		Other options	Finish (required)	
Shipped installed NLTAIR2 PIRHN Nulight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc[9,10,11,12,13] PIR High/low, motion/ambient sensor, 8-40'mounting height, ambient sensor enabled at 2fc[9,10,11,12,13] PER NEMA twist-lock receptacle only (controls ordered separately)[14] PER5 Five-pin receptacle only (controls ordered separately)[14,15]	PER7 Seven-pin receptacle only (controls ordered separately)[14,15] FAO Field adjustable output[15,16] BL30 Bi-level switched dimming, 30%[14,15] BL50 Bi-level switched dimming, 50%[14,15] DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)[15]	**Shipped installed** HS Houseside shield (black finish standard)[17] L90 Left rotated optics[3] R90 Right rotated optics[3] CCE Coastal Construction[18] HA 50°C ambient operation[19] BAA Buy American Act Compliant SF Single fuse (120, 277, 347V)[20] DF Double fuse (208, 240, 480V)[20] **Shipped separately** EGSR External Glare Shield (reversible, field install required, matches housing finish) BSDB Bird Spikes (field install required)	DDBXD Dark Bronze DBLXD Black DNAXD Natural Aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white	

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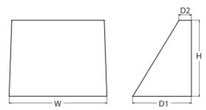
WDGE2 LED
Architectural Wall Sconce
Precision Refractive Optic

Catalog Number
Notes
Type

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

Specifications

Depth (D1): 7"
Depth (D2): 1.5"
Height: 9"
Width: 11.5"
Weight: (without options) 13.5 lbs



Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight® AIR wireless controls, the WDGE family provides additional energy savings and code compliance.

WDGE2 with industry leading precision refractive optics provides great uniform distribution and optical control. When combined with multiple integrated emergency battery backup options, including an 18W cold temperature option, the WDGE2 becomes the ideal wall-mounted lighting solution for pedestrian scale applications in any environment.

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

WDGE LED Family Overview

Luminaire	Optics	Standard EM, 0°C	Cold EM, -20°C	Sensor	Approximate Lumens (4000K, 80CRI) P0	P1	P2	P3	P4	P5	P6
WDGE1 LED	Visual Comfort	4W		--	750	1,200	2,000	--	--	--	--
WDGE2 LED	Visual Comfort	10W	18W	Standalone / nLight	--	1,200	2,000	3,000	4,500	6,000	--
WDGE2 LED	Precision Refractive	10W	18W	Standalone / nLight	700	1,200	2,000	3,200	4,200	--	--
WDGE3 LED	Precision Refractive	15W	18W	Standalone / nLight	--	7,500	8,500	10,000	12,000	--	--
WDGE4 LED	Precision Refractive			Standalone / nLight	--	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WDGE2 LED P3 40K 80CRI T3M MVOLT SRM DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting	
WDGE2 LED	P0[1] P1[1] P2[1] P3[1] P4[1]	27K 2700K 30K 3000K 40K 4000K 50K 5000K AMB[2] Amber	70CRI[3] 80CRI LW[3] Limited Wavelength	T1S Type I Short T2M Type II Medium T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium	MVOLT 347[4] 480[4]	**Shipped included** SRM Surface mounting bracket ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only)[5]	**Shipped separately** AWS 3/8inch Architectural wall spacer PBBW Surface-mounted back box (top, left, right conduit entry). Use when there is no junction box available

Options			Finish	
E10WH Emergency battery backup, Certified in CA Title 20 MAEDBS (10W, 0°C min) E20WC Emergency battery backup, Certified in CA Title 20 MAEDBS (18W, -20°C min) PE[1] Photocell, Button Type DMG[1] 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately) BCE Bottom conduit entry for back box (PBBW). Total of 4 entry points. CCE Coastal Construction	**Standalone Sensors/Controls** PIR Bi-level (100/35%) motion sensor for 8-15' mounting heights. Intended for use on switched circuits with external dusk to dawn switching. PIRH Bi-level (100/35%) motion sensor for 15-30' mounting heights. Intended for use on switched circuits with external dusk to dawn switching. PIR1FC3V Bi-level (100/35%) motion sensor for 8-15' mounting heights with photocell pre-programmed for dusk to dawn operation. PIRH1FC3V Bi-level (100/35%) motion sensor for 15-30' mounting heights with photocell pre-programmed for dusk to dawn operation. **Networked Sensors/Controls** NLTAIR2 PIR Embedded wireless controls by nLight with Passive Infrared Occ sensor and on/off photocell for 8-15' mounting heights. NLTAIR2 PIRH Embedded wireless controls by nLight with Passive Infrared Occ sensor and on/off photocell for 15-30' mounting heights. NLTAIREM2 Embedded wireless controls by nLight with UL924 listed emergency operation, Passive Infrared Occ sensor and on/off. PIRH photocell for 15-30' mounting heights See page 4 for out of box functionality	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSXD Sandstone DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white DSSTXD Textured sandstone	

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EUREKA NORTH
PHOTOMETRIC SITE PLAN
GASSER BUSH ASSOCIATES
PREPARED FOR: PEA GROUP
WWW.GASSERBUSH.COM

Designer
DB/KB
Date
2/13/2025
rev. 2/14/2025
rev. 4/22/2025
rev. 5/13/2025
Scale
Not to Scale
Drawing No.
#25-39454-V4

MIXED USE DEVELOPMENT

NORTHLAND DEVELOPMENT

TROY, MI

RETAIL BUILDING AREA

TOTAL	5,804 SF

2-STORY RESIDENTIAL CONDOS UNIT AREAS

	UNIT 'A'	UNIT 'B'	UNIT 'C'
FIRST FLOOR	577 SF	577 SF	579 SF
SECOND FLOOR	980 SF	980 SF	992 SF
TOTAL	1,557 SF	1,557 SF	1,571 SF

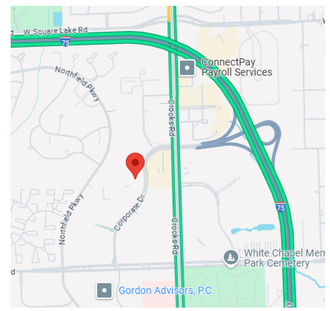
3-STORY RESIDENTIAL CONDOS UNIT AREAS

	UNIT 'A'	UNIT 'B'	
LOWER LEVEL	291 SF	291 SF	
FIRST FLOOR	695 SF	695 SF	
SECOND FLOOR	737 SF	737 SF	
TOTAL	1,723 SF	1,723 SF	

INDEX OF DRAWINGS

T.1	GENERAL NOTES, LOCATION KEY, SITE PLAN, GENERAL NOTES
A.1	RETAIL BUILDING PLANS & ELEVATIONS
A.2	6-UNIT CONDOS FOUNDATION PLAN, FLOOR PLANS
A.3	6-UNIT CONDOS EXTERIOR ELEVATIONS
A.4	8-UNIT & 12-UNIT CONDOS FOUNDATION PLANS
A.5	8-UNIT CONDOS FOUNDATION PLANS
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A.7	12-UNIT CONDOS FOUNDATION PLANS
A.8	12-UNIT CONDOS EXTERIOR ELEVATIONS
A.9	8-UNIT - 3 STORY FOUNDATION PLAN, LOWER LEVEL PLAN
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A.11	8-UNIT - 3 STORY EXTERIOR ELEVATIONS

DEVELOPER CONTACT:
EUREKA BUILDING CO.
ERION NIKOLLA
CELL: 586-405-4080



LOCATION KEY
NTS

NORTH

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PROJECT
MIXED USE DEVELOPMENT
5455 CORPORATE DRIVE
TROY, MI

SUBJECT
TITLE SHEET

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

ISSUED:
SPA
05-10-24
07-08-25
08-06-25
09-19-25

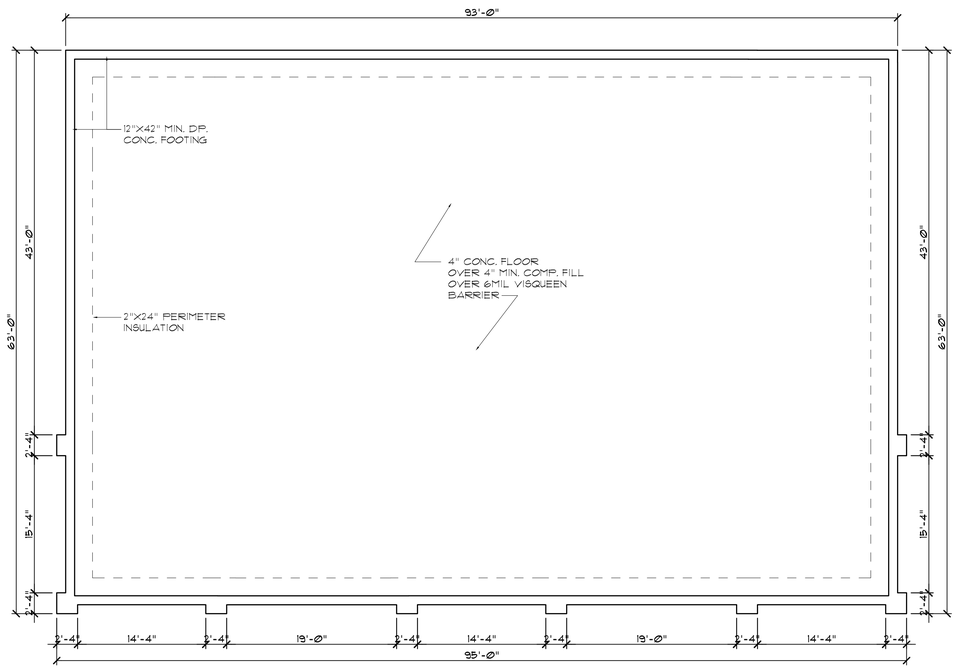
DRAWN	AK
CHECKED	AK
APPROVED	AK
BIDS	
CONSTR	

DO NOT SCALE PRINTS - USE FIGURED DIMENSIONS ONLY

JOB NO.
24-20

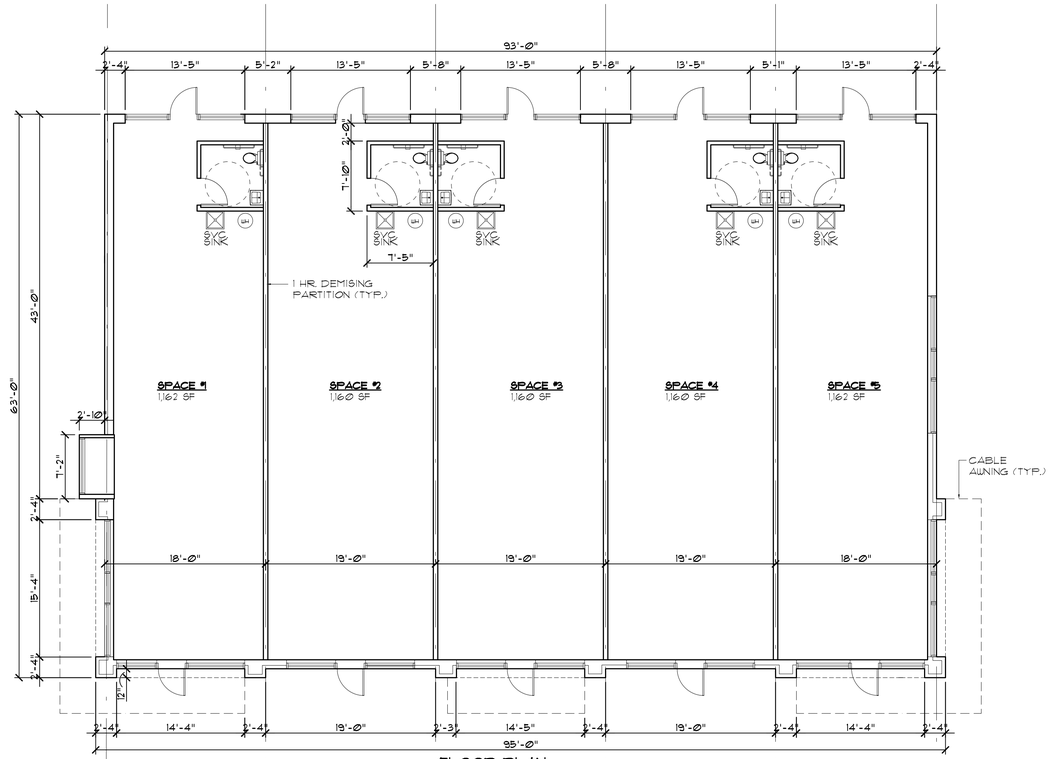
SHEET
T.1

MIXED USE DEVELPMNT.



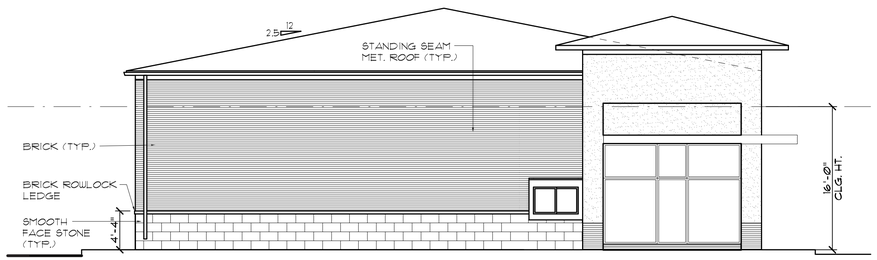
FOUNDATION PLAN

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



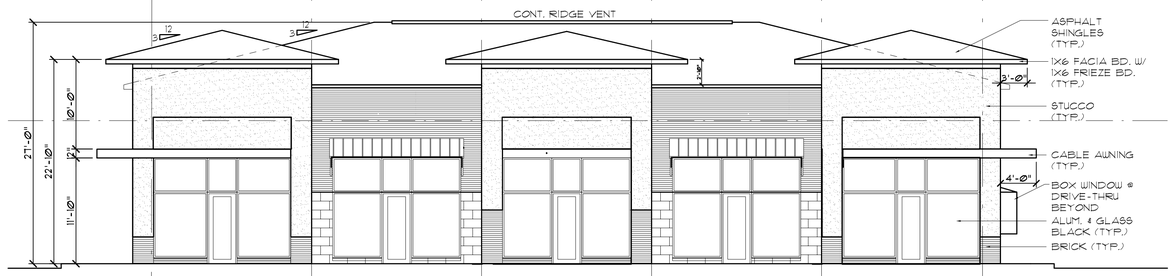
FLOOR PLAN

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



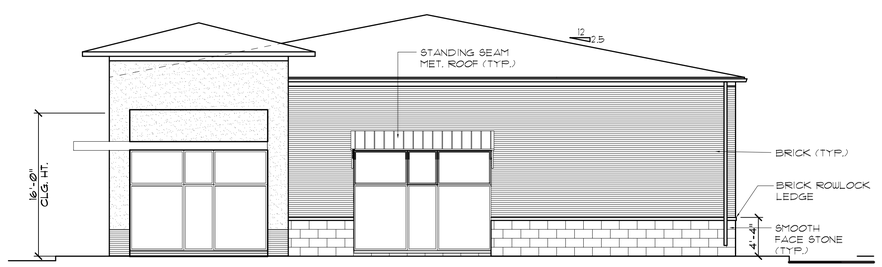
LEFT SIDE ELEVATION

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



FRONT ELEVATION

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



RIGHT SIDE ELEVATION

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



REAR ELEVATION

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

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PROJECT

MIXED USE DEVELOPMENT
5455 CORPORATE DRIVE
TROY, MI

SUBJECT

FOUNDATION PLAN, FLOOR PLAN, EXTERIOR ELEVATIONS

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

ISSUED:
SPA
03-10-24
07-09-25
09-09-25
09-19-25
REV. 1
04-11-25
REV. II
08-19-25

DRAWN	AK
CHECKED	AK
APPROVED	AK
BIDS	
CONSTR	

DO NOT SCALE PRINTS - USE FIGURED DIMENSIONS ONLY

JOB NO.
24-20

SHEET
A.1

MIXED USE DEVELPMNT.

Retail Building

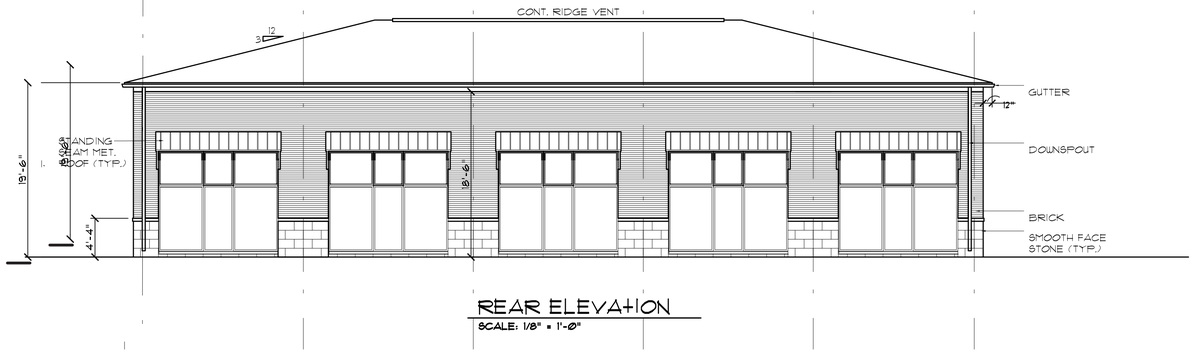




FRONT ELEVATION

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





REAR ELEVATION

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



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION

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PROJECT
MIXED USE DEVELOPMENT
5455 CORPORATE DRIVE
TROY, MI

SUBJECT
FOUNDATION PLAN,
FLOOR PLAN,
EXTERIOR ELEVATIONS

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

ISSUED:
SPA
12-10-24
01-03-25
02-03-25
02-18-25

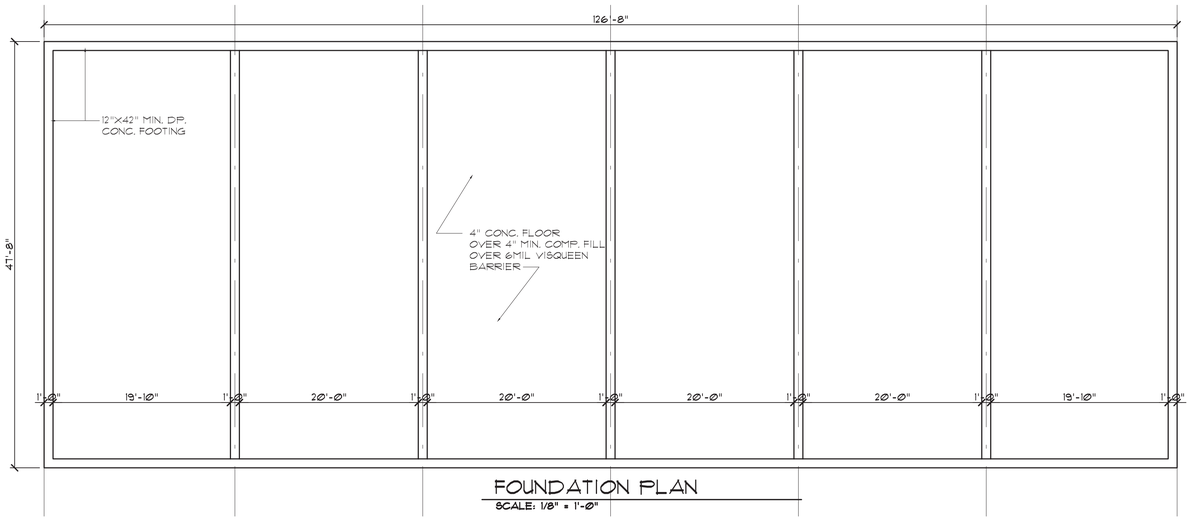
DRAWN	AK
CHECKED	AK
APPROVED	AK
BIDS	
CONSTR	

DO NOT SCALE PRINTS - USE FIGURED DIMENSIONS ONLY

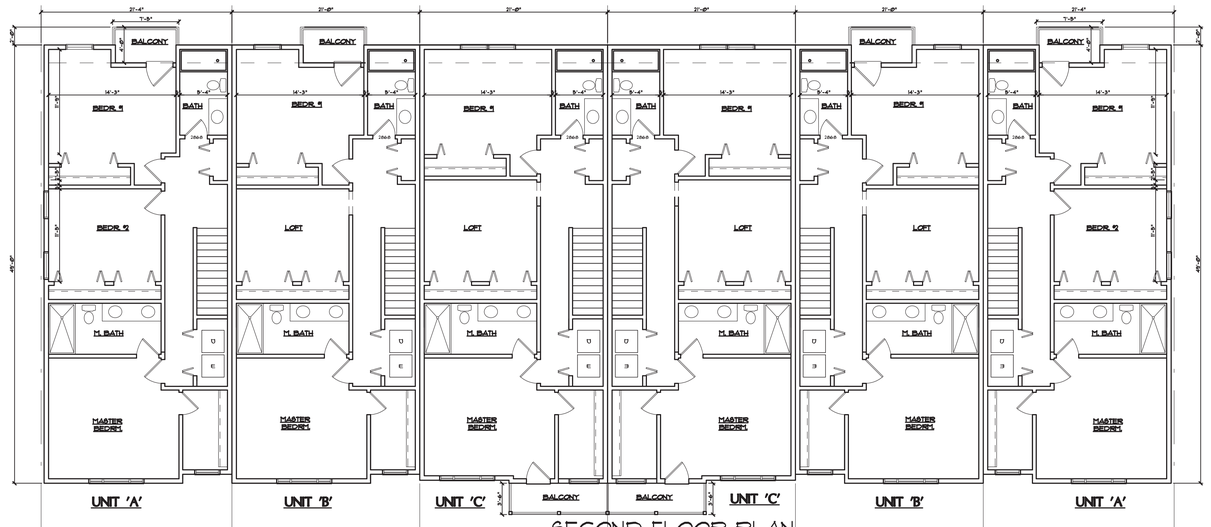
JOB NO.
24-20

SHEET
A.1.1

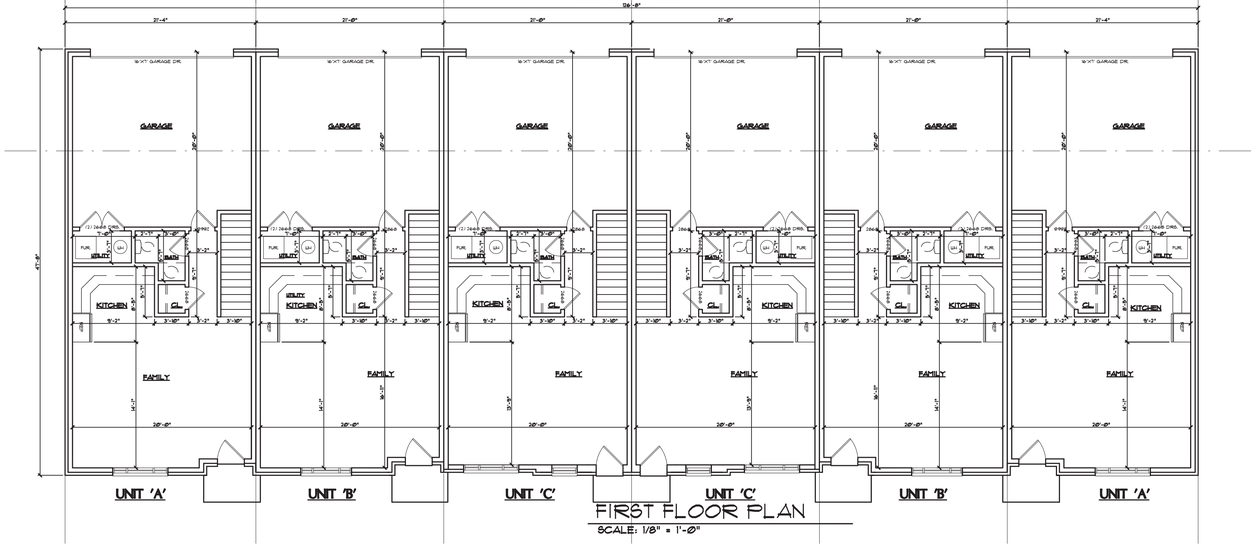
MIXED USE DEVELPMNT.



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



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



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

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PROJECT
MIXED USE DEVELOPMENT
5455 CORPORATE DRIVE
TROY, MI

SUBJECT
RESIDENTIAL CONDOS,
FOUNDATION PLAN,
FLOOR PLAN

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

ISSUED:
SPA
12-10-24
01-02-25
02-03-25
02-13-25

DRAWN	AK
CHECKED	AK
APPROVED	AK
BIDS	
CONSTR	

DO NOT SCALE PRINTS - USE FIGURED DIMENSIONS ONLY

JOB NO.
24-20

SHEET
A.2

MIXED USE DEVELPMNT.

2 - Story Residential 6 Unit



2-STORY - 6-UNIT
FRONT ELEVATION (6-UNIT)



2-STORY - 6-UNIT
FRONT ELEVATION -
SCALE: 1/8" = 1'-0"



SIDE ELEVATION (6-UNIT)
SCALE: 1/8" = 1'-0"



REAR ELEVATION (6-UNIT)
SCALE: 1/8" = 1'-0"

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PROJECT
MIXED USE DEVELOPMENT
5455 CORPORATE DRIVE
TROY, MI

SUBJECT
6-UNIT
RESIDENTIAL CONDOS
EXTERIOR ELEVATIONS

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

ISSUED:
SPA
12-10-24

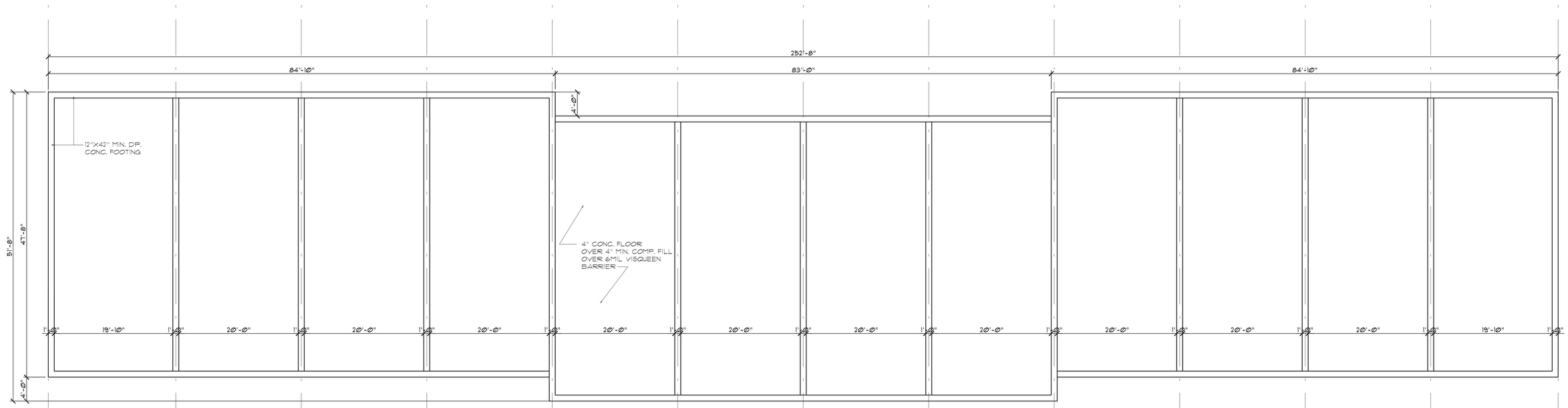
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CHECKED	AK
APPROVED	AK
BIDS	
CONSTR	

DO NOT SCALE PRINTS - USE FIGURED DIMENSIONS ONLY

JOB NO.
24-20

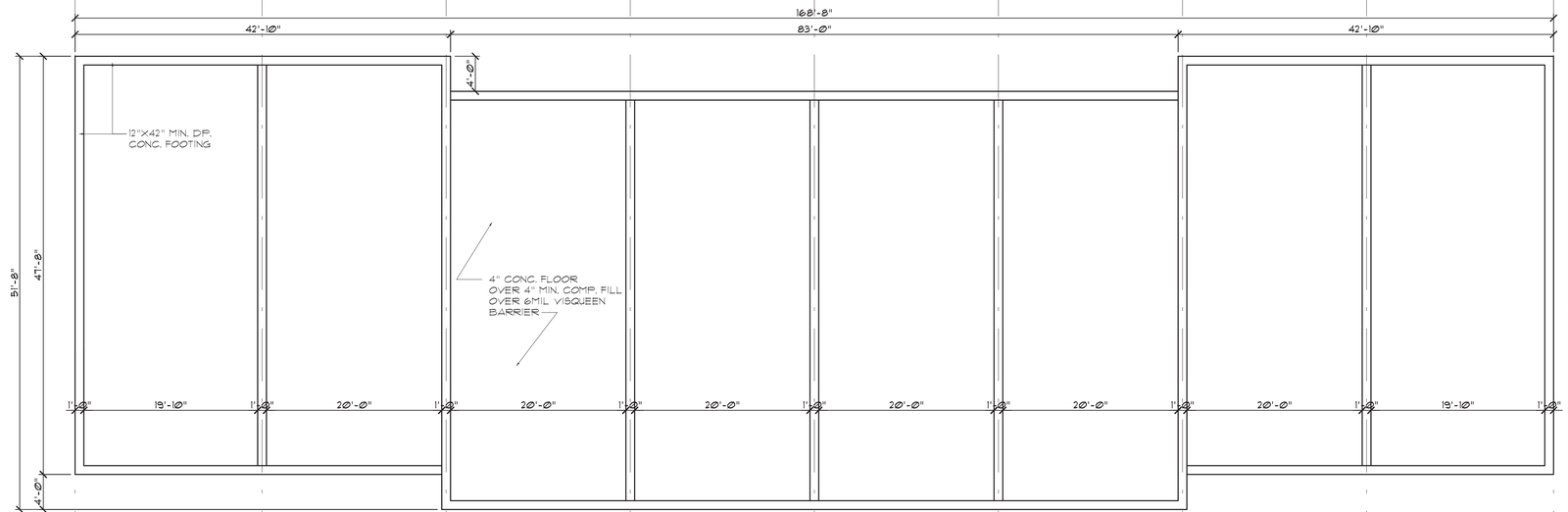
SHEET
A.3

MIXED USE DEVELPMNT.



2-STORY - 12 UNIT
FOUNDATION PLAN

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



2-STORY - 8 UNIT
FOUNDATION PLAN

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

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PROJECT
MIXED USE DEVELOPMENT
5455 CORPORATE DRIVE
TROY, MI

SUBJECT
8-UNIT & 12 UNIT
RESIDENTIAL CONDOS
FOUNDATION PLANS

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

ISSUED:
SPA
12-10-24

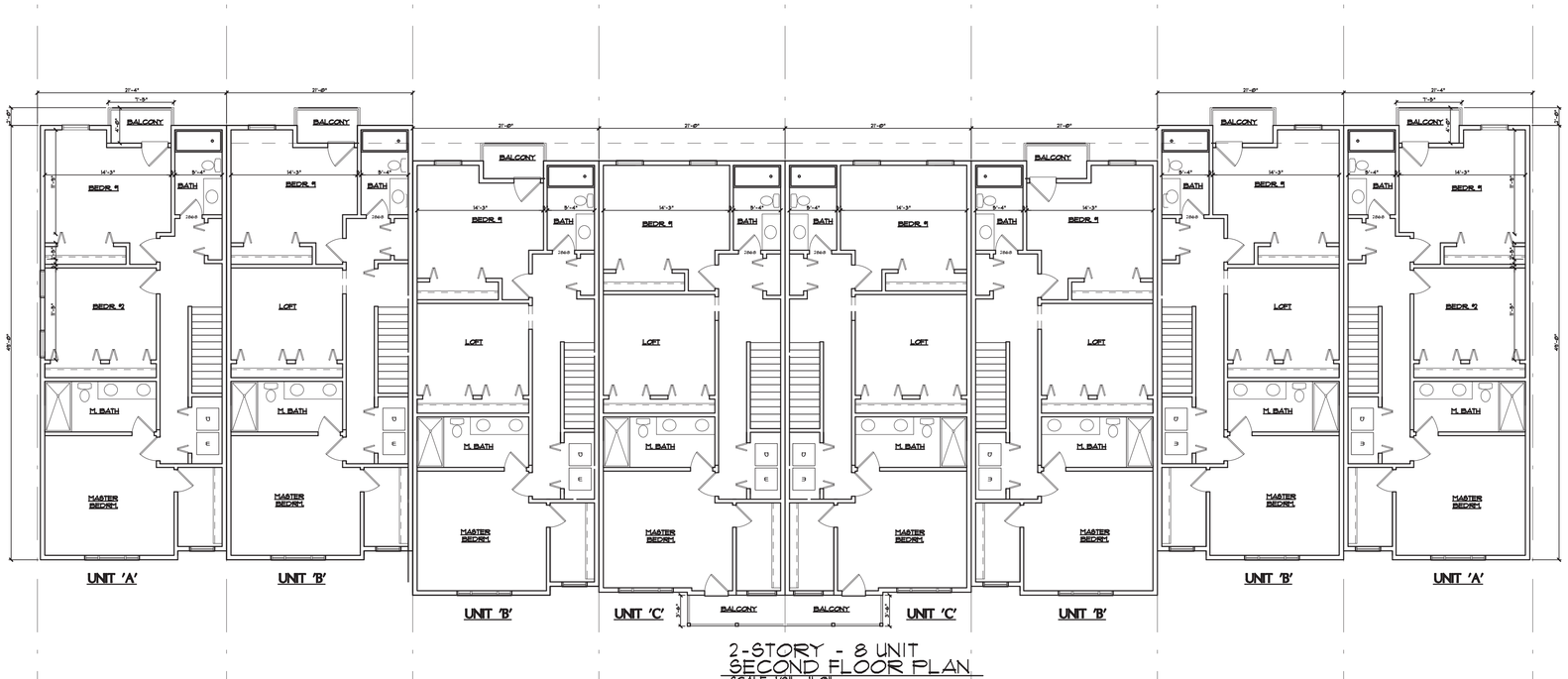
DRAWN	AK
CHECKED	AK
APPROVED	AK
BIDS	
CONSTR	

DO NOT SCALE PRINTS - USE FIGURED DIMENSIONS ONLY

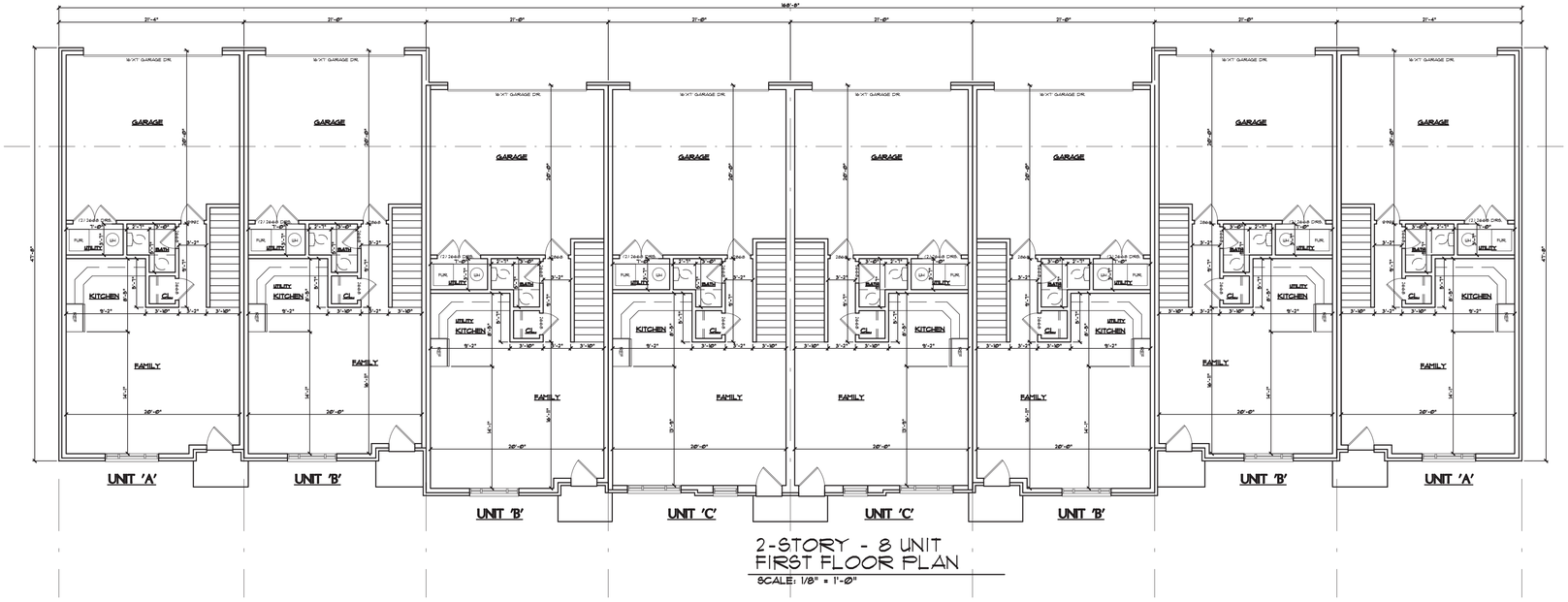
JOB NO.
24-20

SHEET
A.4

MIXED USE DEVELPMNT.



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



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

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PROJECT
MIXED USE DEVELOPMENT
5455 CORPORATE DRIVE
TROY, MI

SUBJECT
8-UNIT
RESIDENTIAL CONDOS
FLOOR PLANS

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

ISSUED:
SPA
12-10-24
01-02-25
02-05-25
02-19-25

DRAWN	AK
CHECKED	AK
APPROVED	AK
BIDS	
CONSTR	

DO NOT SCALE PRINTS - USE FIGURED DIMENSIONS ONLY

JOB NO.
24-20

SHEET
A.5

MIXED USE DEVELPMNT.

2 - Story Residential 8 Unit

ROOF - CAMBRIDGE
IKO -DUAL BLACK SHINGLES

ACCENT SIDING:
MANUFACTURER: JH C.
MATERIAL: BATTEN BOARD
COLORS: SNOW WHITE
MAPLE VENEER
DARK BRONZE

WINDOWS / DOOR FRAME
BLACK

BLACK ALUMINUM AWNING

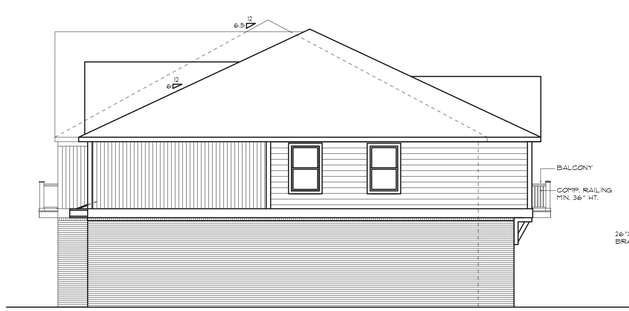
BRICK: GENERAL SHALE
MIDNIGHT MIST OR SIMILAR

BRICK: GENERAL SHALE
MORNING SNOW OR
SMINILAR





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



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



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

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PROJECT
MIXED USE DEVELOPMENT
5455 CORPORATE DRIVE
TROY, MI

SUBJECT
8-UNIT
RESIDENTIAL CONDOS
EXTERIOR ELEVATIONS

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

ISSUED:
SPA
12-10-24
01-02-25
02-05-25

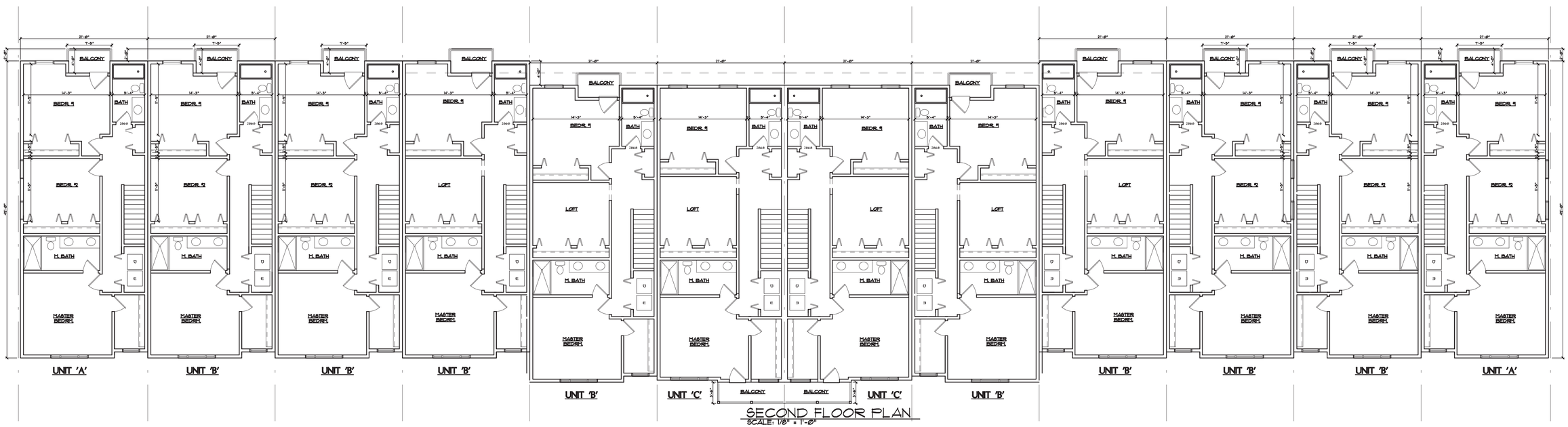
DRAWN	AK
CHECKED	AK
APPROVED	AK
BIDS	
CONSTR	

DO NOT SCALE PRINTS - USE FIGURED DIMENSIONS ONLY

JOB NO.
24-20

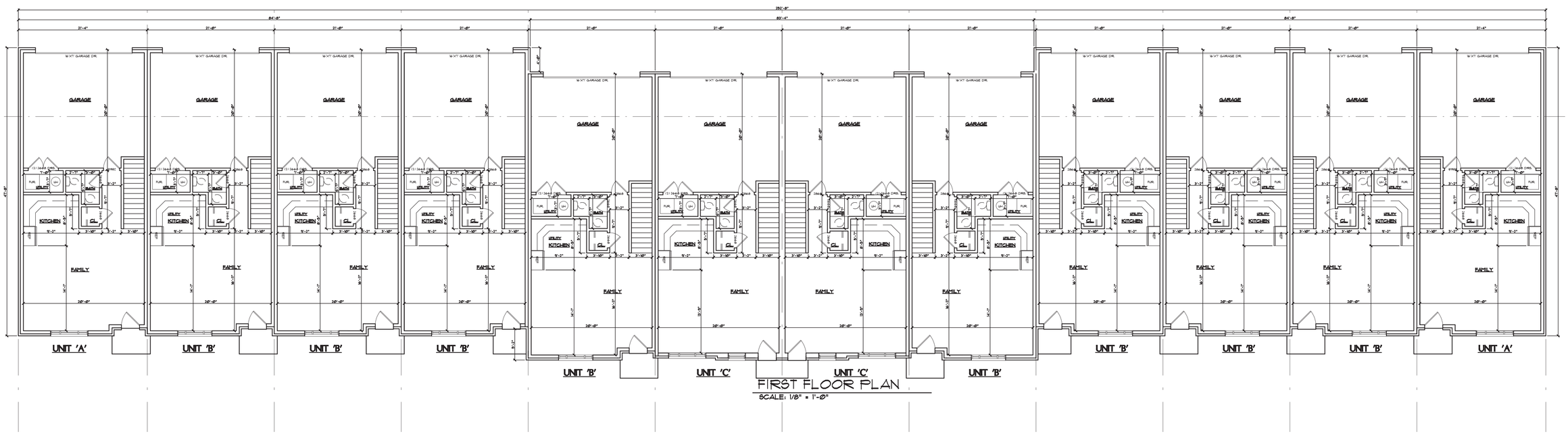
SHEET
A.6

MIXED USE DEVELPMNT.



SECOND FLOOR PLAN

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



FIRST FLOOR PLAN

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

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PROJECT
MIXED USE DEVELOPMENT
5455 CORPORATE DRIVE
TROY, MI

SUBJECT
12-UNIT
RESIDENTIAL CONDOS
FLOOR PLANS

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

ISSUED:
SPA
11-20-24
01-02-25
02-06-25
02-19-25

DRAWN	AK
CHECKED	AK
APPROVED	AK
BIDS	
CONSTR	

DO NOT SCALE PRINTS - USE FIGURED DIMENSIONS ONLY

JOB NO.
24-20

SHEET
A.7

MIXED USE DEVELPMNT.

2 - Story Residential 12 Unit



ROOF - CAMBRIDGE
IKO -DUAL BLACK SHINGLES

ACCENT SIDING:
MANUFACTURER: JH C.
MATERIAL: BATTEN BOARD
COLORS: SNOW WHITE
MAPLE VENEER
DARK BRONZE

WINDOWS / DOOR FRAME
BLACK

BLACK ALUMINUM AWNING

BRICK: GENERAL SHALE
MIDNIGHT MIST OR SIMILAR

BRICK: GENERAL SHALE
MORNING SNOW OR
SMINILAR



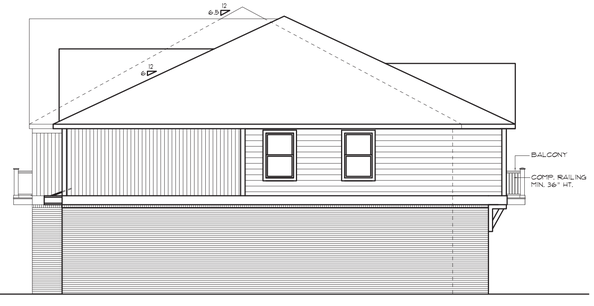
2-STORY - 12UNIT
FRONT ELEVATION

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



2-STORY - 12 UNIT
REAR ELEVATION

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



SIDE ELEVATION

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

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PROJECT
MIXED USE DEVELOPMENT
5455 CORPORATE DRIVE
TROY, MI

SUBJECT
12-UNIT
RESIDENTIAL CONDOS
EXTERIOR ELEVATIONS

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

ISSUED:
SPA
12-10-24
01-02-25
02-06-25

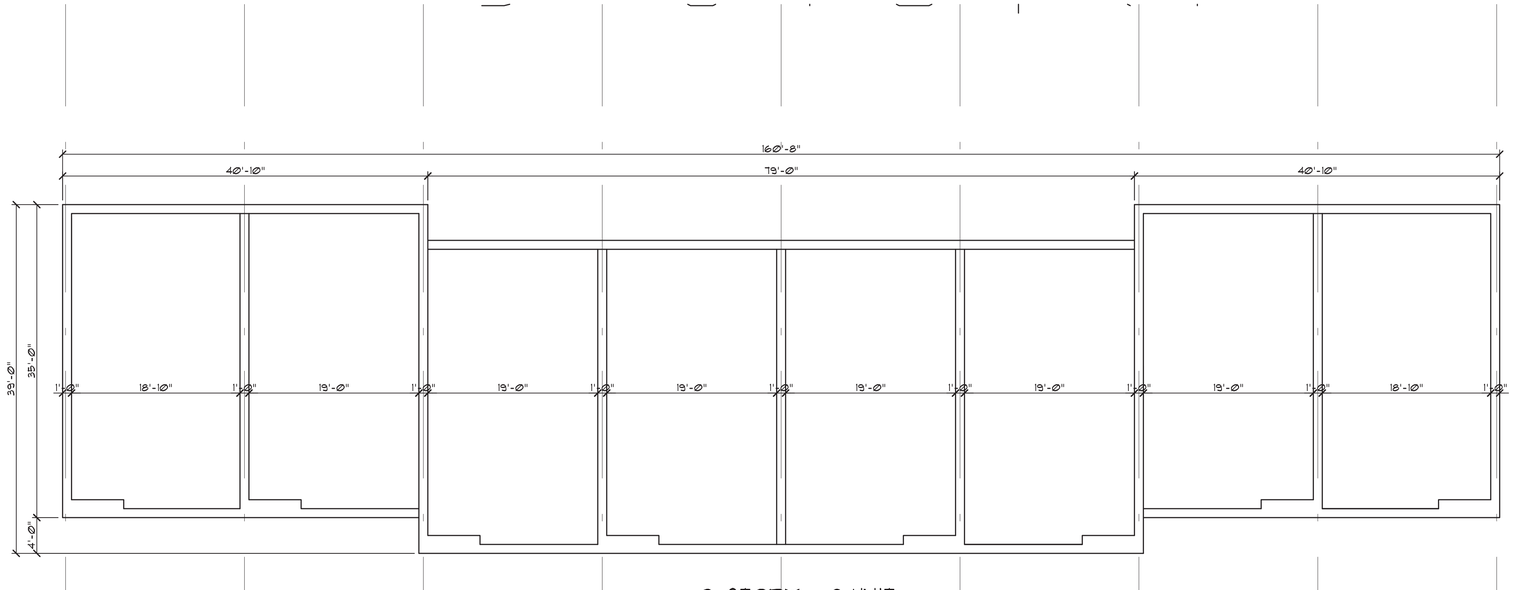
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APPROVED	AK
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DO NOT SCALE PRINTS - USE FIGURED DIMENSIONS ONLY

JOB NO.
24-20

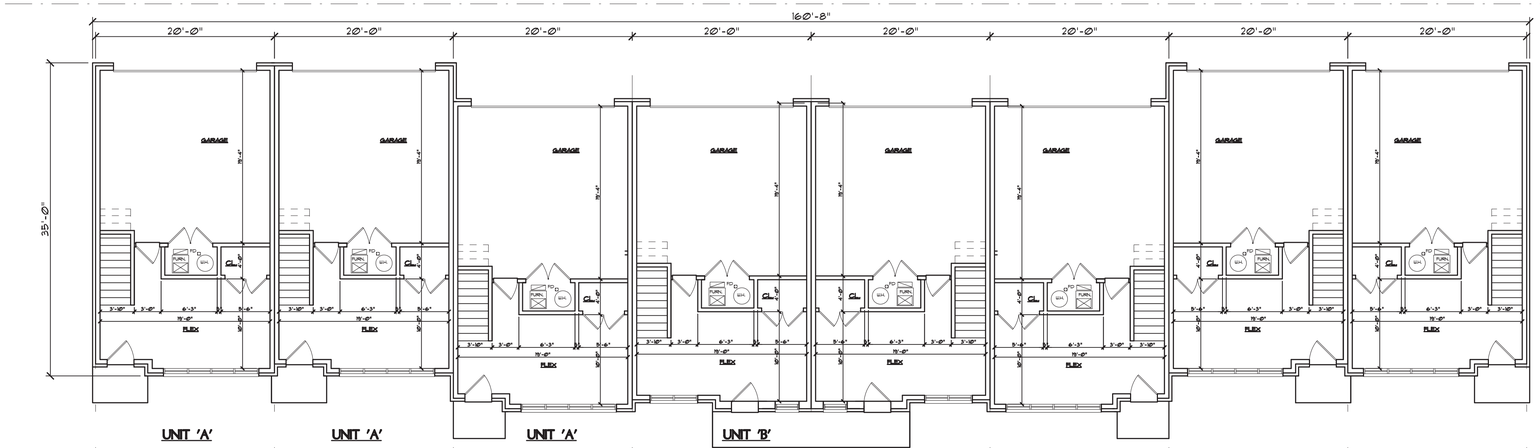
SHEET
A.8

MIXED USE DEVELPMNT.



3-STORY - 8 UNIT
FOUNDATION PLAN

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



3-STORY - 8 UNIT
LOWER LEVEL FLOOR PLAN

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

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PROJECT
MIXED USE DEVELOPMENT
5455 CORPORATE DRIVE
TROY, MI

SUBJECT
8-UNIT – 3 STORY
RESIDENTIAL CONDOS
FOUNDATION PLAN
LOWER LEVEL PLAN

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

ISSUED:
SPA
12-10-24
01-02-25
02-06-25

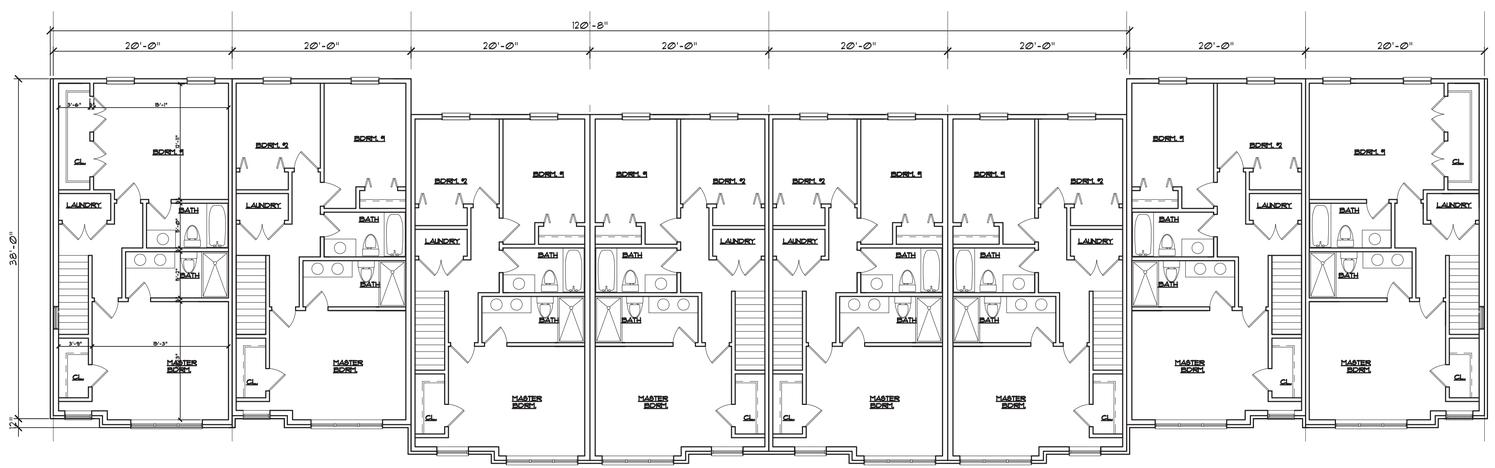
DRAWN	AK
CHECKED	AK
APPROVED	AK
BIDS	
CONSTR	

DO NOT SCALE PRINTS – USE FIGURED DIMENSIONS ONLY

JOB NO.
24–20

SHEET
A.9

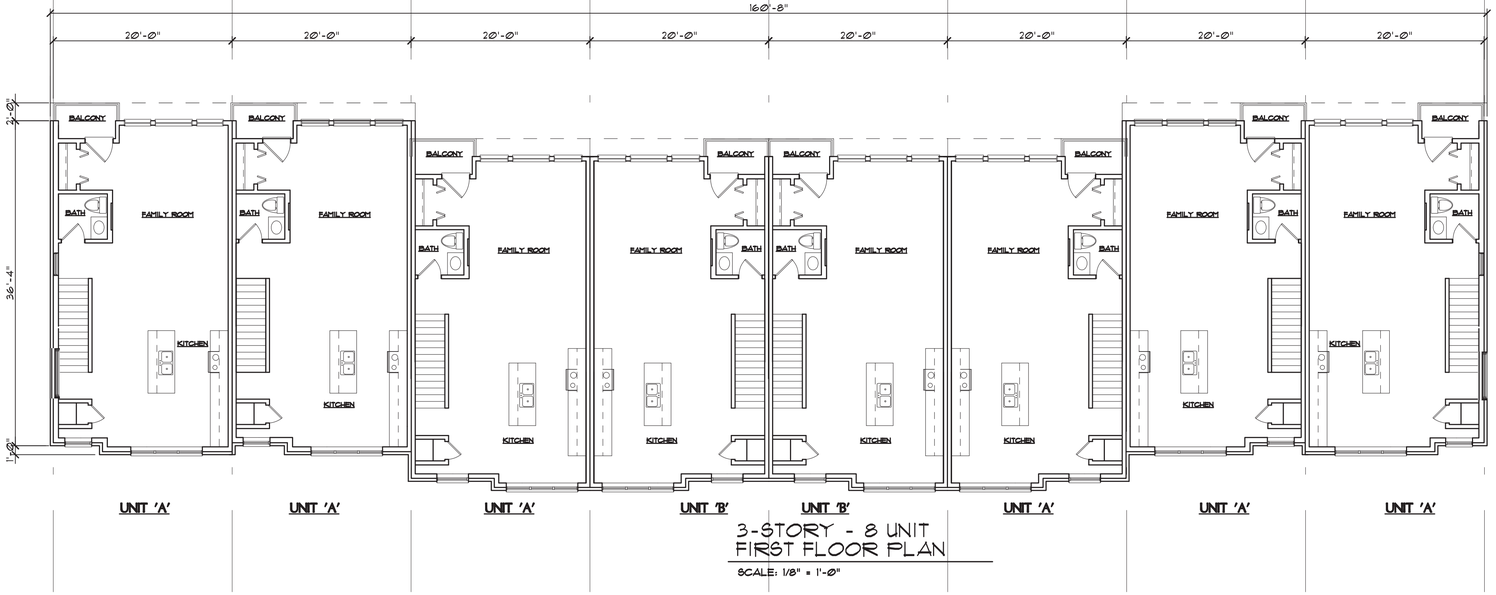
MIXED USE DEVELPMNT.



UNIT 'A' UNIT 'A' UNIT 'A' UNIT 'B' UNIT 'B' UNIT 'A' UNIT 'A' UNIT 'A'

3-STORY - 8 UNIT
SECOND FLOOR PLAN

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



UNIT 'A' UNIT 'A' UNIT 'A' UNIT 'B' UNIT 'B' UNIT 'A' UNIT 'A' UNIT 'A'

3-STORY - 8 UNIT
FIRST FLOOR PLAN

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

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PROJECT
MIXED USE DEVELOPMENT
5455 CORPORATE DRIVE
TROY, MI

SUBJECT
8-UNIT – 3 STORY
RESIDENTIAL CONDOS
FIRST FLOOR PLANS
SECOND FLOOR PLAN

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

ISSUED:
SPA
12-10-24
01-03-25
02-06-25

DRAWN	AK
CHECKED	AK
APPROVED	AK
BIDS	
CONSTR	

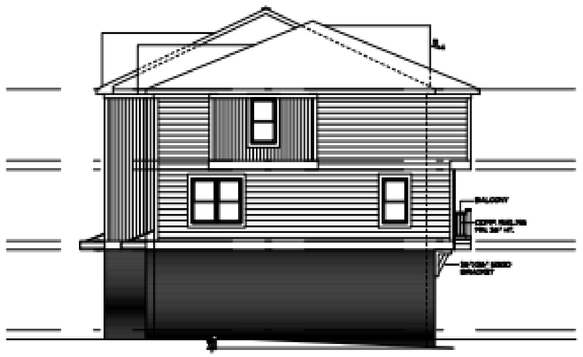
DO NOT SCALE PRINTS – USE FIGURED DIMENSIONS ONLY

JOB NO.
24–20

SHEET
A.10

MIXED USE DEVELPMNT.

3 - Story Residential 8 Unit



3-STORY - 8 UNIT
RIGHT SIDE ELEVATION
SCALE: 3/16" = 1'-0"

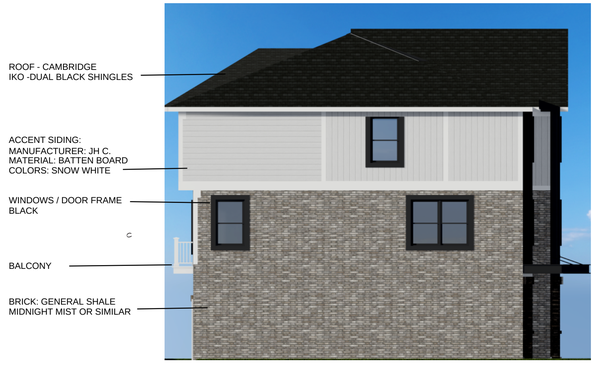


3-STORY - 8 UNIT
FRONT ELEVATION
SCALE: 1/8" = 1'-0"



3-STORY - 8 UNIT
REAR ELEVATION
SCALE: 1/4" = 1'-0"





3-STORY - 8 UNIT
SIDE ELEVATION
SCALE: 3/16" = 1'-0"

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PROJECT
MIXED USE DEVELOPMENT
5455 CORPORATE DRIVE
TROY, MI

SUBJECT
12-UNIT
RESIDENTIAL CONDOS
EXTERIOR ELEVATIONS

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

ISSUED:
SPA
12-10-24
01-03-25
02-06-25

DRAWN	AK
CHECKED	AK
APPROVED	AK
BIDS	
CONSTR	

DO NOT SCALE PRINTS - USE FIGURED DIMENSIONS ONLY

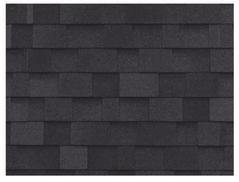
JOB NO.
24-20

SHEET
A.11

MIXED USE DEVELPMNT.

Exterior Building Materials

Roofing



IKO Cambridge Dual Black or equal

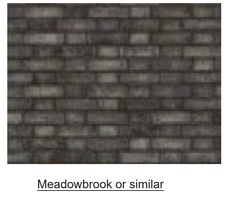
Brick



Midnight Mist or similar



Morning Snow or similar



Meadowbrook or similar



Smooth Face Limestone

Exterior Siding Colors



Dark Bronze SW2501

White Snow SW 7007



Pure White SW7005

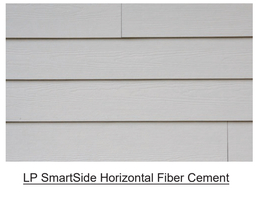
Exterior Siding



James Hardie Cement vertical batten board



James Hardie vertical board natural veneer



LP SmartSide Horizontal Fiber Cement



James Hardie vertical batten board
Midnight Mist




Lamonts
World's Best
COFFEE
FOOD LION















(Above space for recording purposes.)

CONDITIONAL REZONING AGREEMENT

THIS CONDITIONAL REZONING AGREEMENT ("Agreement") is hereby entered into by and between Eureka Innovation Development. ("Developer") whose address is 5920 Livernois Rd. Troy, MI 48098 and the CITY OF TROY, MICHIGAN, a Michigan municipal corporation ("City"), whose address is 500 W. Big Beaver Road, Troy, Michigan 48084.

R E C I T A L S

A. Eureka Innovation Development is currently the fee owner of certain real property located at 5455 Corporate Dr. Troy, Oakland County, Michigan, more particularly described on Exhibit A, attached hereto ("Subject Property").

B. Eureka Innovation Development intends to improve and develop the Subject Property with one 5,800 square foot commercial building and a ten (10) building multi-family residential development containing eighty-two (82) residential units.

C. In order to facilitate the development of the Subject Property, Eureka Innovation Development desires to have the Property rezoned from its current zoning O, Office. The property will be rezoned to consist of two separate parcels, one parcel zoned CB (Community Business) and one parcel zoned MF (Multi Family Residential). (Exhibit B).

D. As part of the approval process, Developer submitted an application and letter outlining the project which is summarized as follows and incorporated by reference as Exhibit C. Any conditions, representations or promises included in the Agreement have been voluntarily offered by Developer to induce the City to rezone the land to the proposed classification. Developer and the City agree that the rezoning and the terms of this Agreement provides for: (i) the promotion of the public health, safety and welfare; (ii) compatibility with the Master Plan; (iii) compliance with all terms and conditions of the zoning district to which the land is to be rezoned, except as otherwise allowed in the Agreement; (iv) the accommodation of service and facility loads for public services and facilities affected by the proposed

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development; (v) compatibility with adjacent uses of land; and (vi) other legitimate objectives authorized under the Michigan Planning Enabling Act, MCL 125.3801, et. seq., the Michigan Zoning Enabling Act, MCL 125.3101, et. seq. and Chapter 39, Section 16.04.C3 of the City of Troy Zoning Ordinance. The burden of the conditions on the developer is roughly proportionate to the burdens being created by the development, and to the benefit which will accrue to Property as a result of the requirements represented in the project and/or development.

E. For the purpose of confirming the rights, obligations and restrictions in connection with the improvements and development to be undertaken on the Property, the parties have entered into this Conditional Rezoning Agreement ("Agreement).

F. Developer has voluntarily offered the conditions enumerated in Article 3 consistent with the Michigan Zoning Enabling Act, as defined in Article 1 of this Agreement and the City of Troy Zoning Ordinance, Chapter 39, Section 16.04 (Conditional Rezoning Procedures).

G. This Conditional Rezoning Agreement is made by the City pursuant to authority granted to the City under MCLA §125.3405, as amended.

H. The City's Planning Commission, at its May 13, 2025 meeting, passed a resolution recommending that City Council approve the rezoning request, including the submitted site plan. (Exhibit C).

I. The City, by action of its City Council at its meeting of _____, 2025, passed a resolution accepting the conditions offered by Developer to rezone the Property and enters into this Conditional Rezoning Agreement. (Exhibit D).

NOW, THEREFORE, Eureka Innovation Development. and the City for the good and valuable consideration outlined in this Agreement, the receipt and sufficiency of which are hereby acknowledged, agree as follows:

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ARTICLE 1
DEFINITIONS AND COVENANTS

1.1 "Effective Date" means ten (10) days after the Troy City Council's Resolution accepting the conditional rezoning offer or the date the Agreement is recorded, whichever occurs first.

1.2 "Improvements" means (a) acquisition of building permits; (b) submission of required site bonds to City; and (c) on-site improvements such as site-grading, in-ground utility changes, building staking, installation of utilities, curbs, driveways, sidewalks, lighting, landscaping; or (d) demolition of residential structure on site.

1.3 "Troy Zoning Ordinance" means Chapter 39 of the Code of Ordinances of the City of Troy.

1.4 "Zoning Enabling Act" means State of Michigan's Act 110 of the Public Acts of 2006, as amended (MCLA §125.3101, et. seq., as amended).

ARTICLE 2
DESCRIPTION OF DEVELOPMENT

2.1 **Development Description.** Eureka Innovation Development intends to improve and develop the Subject Property with one 5,800 square foot commercial building and a ten (10) building multi-family residential development containing eighty-two (82) residential units.

2.2 **Development Parcel.** The Subject Property is described on Exhibit A, attached hereto and also constitutes the entire property to be rezoned. Once rezoned, one parcel will be zoned CB and one parcel will be zoned MF as depicted on Exhibit B.

2.3 **Current Ownership of Property.** Eureka Innovation Development owns the parcels free and clear in fee simple.

2.4 **Site Plan.** The drawings and submittals for the Property which constitute the Site Plan and related plans are identified and attached hereto as Exhibit E ("Site Plan").

2.5 **Development Documents**. The Property shall be developed and improved only in accordance with the following documents: This Conditional Rezoning Agreement and the Site Plan, Exhibit E.

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ARTICLE 3
CONDITIONS FOR REZONING

3.1 **Rezoning.** Eureka Innovation Development intends to improve and develop the Property with one 5,800 square foot commercial building and a ten (10) building multi-family residential development containing eighty-two (82) residential units. The property will be rezoned to consist of one parcel zoned CB (Community Business) and one parcel zoned MF (Multi Family Residential). (Exhibit B).

3.2 **Voluntary Conditions.** Developer voluntarily agrees to be bound by the following uses and restrictions as a condition to rezoning approval as permitted by the Michigan Zoning Enabling Act, MCL 125.3405:

A. The development shall be limited to a maximum of ten (10) buildings and eighty-two (82) total multi-family residential units.

B. The development shall provide a maximum of twenty-four percent (24%) of Lot Area Covered by Buildings.

C. The maximum building height of any two-story building shall be twenty-six feet (26') or a three-story building shall not exceed thirty-two feet (32').

D. The development shall provide a minimum of twenty-five percent (25%) Open Green Space as shown on the landscape plan of Exhibit B.

E. The materials used on the residential building shall be a mix of brick, asphalt shingles, plank cement and Polyvinyl Chloride ("PVC") siding, with a variety of color palettes and durable low maintenance or maintenance free materials.

F. Each residential unit shall have a two (2) car garage. A minimum of forty (40) guest parking spaces shall be provided.

G. Individual waste and recycling containers shall be stored in each unit's garage and placed at the curb on collection days. The residential development will not have exterior refuse containers.

H. The commercial development on the portion of the subject property zoned CB shall be a single-story building approximately 5,800 square feet. A minimum of twenty-for (24) parking spaces shall be provided.

I. The materials used for the commercial retail building shall be a mix of brick, stone, stucco, asphalt shingles with a variety of color palettes and durable low maintenance or maintenance free materials.

J. Provide cross access between the residential and commercial building developments.

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K. Abide by all conditions shown on the preliminary site plan submitted to the Troy Planning Department and approved by the Planning Commission. (Exhibit E). Developer will proceed with the project and comply with project completion dates as contemplated herein.

REZONING

4.1 **Resolution and Zoning Map Amendment.** Directly after City Council's approval of this Conditional Rezoning Agreement, the City's Zoning Map shall be amended to reflect the rezoning. One parcel shall be rezoned to CB and the other parcel shall be rezoned to MF as depicted on Exhibit B.

ARTICLE 5
DEVELOPER'S RIGHTS, OBLIGATIONS AND PROPERTY RESTRICTIONS

5.1 **Right to Develop.** Eureka Innovation Development shall have the right to develop the property as outlined supra upon the approval of this conditional rezoning agreement.

5.2 **Compliance with Agreement.** All development, use, and improvement of the Property shall be subject to and in accordance with this Agreement, the Conditional Rezoning Agreement Documents, all applicable City Ordinances, and shall also be subject to and in accordance with all other approvals and permits required under applicable City Ordinances and State law.

5.3 **Compliance with City Ordinances.** Eureka Innovation Development shall comply with City Code of Ordinances, make any necessary application for permits and obtain any necessary permits for the development of the Property, including signage.

5.4 **Amendment to Plans.** In the event that during the course of final site plan review, building permits review or construction and development of the Property, the City's Planning Department or Building Department determine that the engineering or building plans, as submitted by Tableau, shall need to vary from the approved Site Plan, then the Building Department and/or Planning Department shall be empowered to administratively approve such change or variance, consistent with City Ordinances, without amending this Agreement, provided that such changes or variances are consistent with the Conditional Rezoning Agreement Documents and are determined to be minor in nature by the Planning Director. Notwithstanding the foregoing, any change that affects Section 3.2, A through K, of this Agreement shall require an amendment of the Agreement.

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ARTICLE 6
THE CITY'S RIGHTS AND OBLIGATIONS

6.1 **Police Powers.** The action of the City in entering into this Conditional Rezoning Agreement is based upon the understanding that the intent and spirit of the police power objectives of the City relative to the Property are embodied in the Conditional Rezoning Agreement Documents and those powers are assured based upon the development and/or undertakings on the Property. The City is thus achieving its police power objective and has not, by this Agreement, bargained away or otherwise compromised any of its police power objectives.

6.2 **Expiration.** Conditional Rezoning approval shall expire following a period of two (2) years from the effective date set forth above in accordance with Troy's Zoning Ordinance. The City's Zoning Administrator has discretion to extend the expiration date for one (1) year if Developer can demonstrate that progress has been diligently pursued and substantial completion has occurred in accordance with permits issued by the City. The City's Zoning Administrator shall have the sole discretion to determine if progress has been diligently pursued by Eureka Innovation Development. The City, through its employees and agents, shall at all times be allowed to enter onto the Property to determine the progress of the development.

6.3 **Enforcement.** The City may initiate legal action for the enforcement of any of the provisions, requirements, and obligations set forth in the Conditional Rezoning Agreement. In the event the City obtains any relief as a result of such litigation, Eureka Innovation Development shall pay all court costs and attorney fees incurred by the City in connection with such suit should the city prevail.

6.4 **Non-Compliance.** If the development of the Property fails to comply with the terms of this Conditional Rezoning Agreement, the City may issue a stop work order as to any or all aspects of the Development, may deny the issuance of any requested building permit or certificate of occupancy within any part or all of the Development regardless of whether the Developer is the named applicant for such permit or certificate of occupancy, and may suspend further inspections of any or all aspects of the Development.

6.5 **Compliance.** To the extent the Conditional Rezoning Agreement Documents deviate from the City of Troy Development Standards, Zoning Ordinance or other City ordinances, or any amendments thereto, the Conditional Rezoning Agreement shall control. All improvements constructed in accordance with the Conditional Rezoning Agreement Documents shall be deemed to be conforming under the Zoning Ordinance and in compliance with all ordinances of the City.

ARTICLE 7
GENERAL PROVISIONS

7.1 **The City's Representations and Warranties.** The City represents and warrants to Eureka Innovation Development as follows:

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A. **Authority.** The Troy City Council has the authority to enter into this Conditional Rezoning Agreement and to perform and carry out all obligations, covenants and provisions hereof. The City's authority shall be evidenced by appropriate resolutions. The obligations agreed to by Eureka Innovation Development are binding upon any and all successors in interest.

B. **Compliance.** The Conditional Rezoning Agreement complies with the requirements of City Ordinances, including the Troy Zoning Ordinance.

C. **Sole Authority.** The Troy City Council is the sole and appropriate municipal body to enter into the Conditional Rezoning Agreement with Eureka Innovation Development.

D. **Plan Review.** The City will timely review the plans and documents submitted for building permits, public utilities and signage, and any amendments thereto to achieve the purposes of this Conditional Rezoning Agreement.

E. **Use.** The intended land use for the Property is a permissible use under the Troy Zoning Code and Troy Master Plan.

F. **Validity of Use.** In the event that the Troy Zoning Ordinance is amended such that the uses provided for in this Conditional Rezoning Agreement for the Property are no longer permitted uses of right, the use provided for in this Conditional Rezoning Agreement and continuation of those uses shall be governed by the provisions of Troy's Zoning Ordinance governing non-conforming lots, uses and structures currently set forth in Article 14 of the Zoning Ordinances.

G. **Restraints**. Neither the execution nor delivery of this Conditional Rezoning Agreement nor the consummation of the transaction contemplated hereby is in violation of any provision of any existing law or regulation, order or decree of any court or governmental entity, the City's Charter, or any agreement to which the City is a party or by which it is bound.

H. **Disclosure**. No representation or warranty by the City, or any statement or certificate furnished to Eureka Innovation Development pursuant hereto or in connection with the transactions contemplated hereby, contains or will contain any untrue statement of a material fact or will omit to state any fact necessary to make the statements contained herein or therein not misleading.

I. **Litigation**. The City has no notice of and there is no pending or threatened litigation, administrative action or examination, claim or demand before any court or any federal, state or municipal governmental department, commission, board, bureau, agency or instrumentality thereof which would cause the City or its principals to be unable to carry out the covenants and promises made herein.

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7.2 **Eureka Innovation Development's Representations and Warranties.** Eureka Innovation Development represents and warrants to the City as follows:

A. **Organization**. Eureka Innovation Development is a corporation duly organized under the Michigan Corporation Act and has been in business since 2004.

B. **Authorization**. The resident agent of the corporation is duly authorized to sign this agreement and bind the corporation.

C. **Restraints**. Neither the execution nor delivery of this Conditional Rezoning Agreement nor the consummation of the transaction contemplated hereby is in violation of any provision of any existing law or regulation, order or decree of any court or governmental entity, the City's Charter, or any agreement to which the Eureka Innovation Development is a party or by which it is bound.

D. **Disclosure**. No representation or warranty by the Eureka Innovation Development, or any statement or certificate furnished to the City pursuant hereto or in connection with the transactions contemplated hereby, contains or will contain any untrue statement of a material fact or will omit to state any fact necessary to make the statements contained herein or therein not misleading.

E. **Litigation**. Eureka Innovation Development has no notice of and there is no pending or threatened litigation, administrative action or examination, claim or demand before any court or any federal, state or municipal governmental department, commission, board, bureau, agency or instrumentality thereof which would cause Eureka or its principals to be unable to carry out the covenants and promises made herein.

ARTICLE 8
NOTICES

All notices, consents, approvals, requests and other communications, herein collectively called "Notices," required or permitted under this Conditional Rezoning Agreement shall be given in writing, signed by an authorized representative of the City or Eureka Innovation Development and mailed by certified or registered mail, return receipt requested, personally delivered, sent by overnight courier or sent by e-mail to a party as follows:

To City: Planning Director
City of Troy
500 W. Big Beaver Road
Troy, Michigan 48084
Tel: (248) 524-3364
Email: SavidantB@troymi.gov

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With a Copy to: City Attorney
City of Troy
500 W. Big Beaver Road
Troy, Michigan 48084
Tel: (248) 524-3320
Email: bluhmlg@troymi.gov

To Eureka Innovation Development
5920 Livernois Rd.
Troy, MI 48098
e.nikolla@eurekainnovationdevelopment.com

With a copy to:
Ren Nushaj
Attorney for Eureka Innovation Development
5960 Livernois Rd.
Troy, MI 48098
Ren@troylawcenter.com

All such notices, certificates or other communications shall be deemed served upon the date of personal delivery, the day after delivery to a recognized overnight courier, the date of the transmission by electronic means is verified or two days after mailing by registered or certified mail. Any party may by notice given under this Conditional Zoning Agreement designate any further or different addresses or recipients to which subsequent notices, certificates or communications hereunder shall be sent.

ARTICLE 9
MISCELLANEOUS

9.1 **Non-Liability of City, Officials and Employees.** No City official, officer, employee, board member, city council member, elected or appointed official, attorneys, consultants, advisors, agents and representatives, shall be personally liable to Eureka Innovation Development for any default or breach by the City of any obligation under this Conditional Rezoning Agreement or in any manner arising out of the performance of this Conditional Rezoning Agreement by any party.

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9.2 **Successors/Provisions Running With the Land.** This Conditional Rezoning Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns. The provisions of Sections 3.1 and 5.1 of this Conditional Rezoning Agreement shall be deemed benefits and burdens which shall run with the Property.

9.3 **Recording.** This Conditional Rezoning Agreement, along with the referenced exhibits, shall be recorded with the Oakland County Register of Deeds at the expense of Eureka Innovation Development within ten (10) business days after Troy City Council approval of this Agreement. The City shall maintain the original site plan documents, drawings, and submittals referenced in Section 2.4 in its books and records. Eureka Innovation Development shall provide the City Clerk with a certified copy of the Agreement as recorded, showing the date of recording, liber and page numbers.

9.4 **Complete Agreement.** This Conditional Rezoning Agreement constitutes the entire agreement between the parties. The subject of this Conditional Rezoning Agreement may not be amended, replaced, terminated, or otherwise varied except in writing and signed by the required parties, except for matters pursuant to Section 5.4 above.

9.5 **Conflicts.** If there is a conflict between the terms of any of the Conditional Rezoning Agreement Documents identified in Section 1.2, such documents shall prevail in the following order: (i) this Agreement, (ii) the final site plan, (iii) Chapter 39, Section 16.04 of the City's Zoning Ordinance, including any amendments. Where there is a question with regard to applicable regulations for a particular aspect of the Development or with regard to clarification, interpretation or definition of terms or regulations, and there are no express provisions outlined in the applicable Conditional Rezoning Agreement Documents, the City, in the exercise of its reasonable discretion, shall determine the regulations of the City's Zoning Ordinance as that Ordinance may have been amended or other City Ordinances that may be applicable provided such determination is not inconsistent with the nature and intent of the Conditional Rezoning Agreement Documents.

9.6 **Default Remedies of Eureka Innovation Development.** The City shall not be in default in any term or condition of this Agreement unless and until Eureka Innovation Development has provided the City with written notice that the City has failed to comply with an obligation under this Agreement, and City has failed to cure such failure within thirty (30) days of the written notice, unless the nature of the noncompliance is such that it cannot be cured with due diligence within such period, in which case the City has failed to commence the cure within such period and thereafter diligently pursued the cure. In the event of a default, Eureka's sole remedy at law or in equity shall be the right to seek specific performance of the obligations of the City pursuant to this Conditional Rezoning Agreement.

9.7 **Default Remedies of City.** Eureka Innovation Development shall not be in default in any term or condition of this Agreement unless and until the City has provided Eureka Innovation Development with written notice that Eureka Innovation Development has failed to comply with an obligation under this Agreement, and Eureka Innovation Development has failed to cure such failure within thirty (30) days of the written notice, unless the nature of the

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noncompliance is such that it cannot be cured with due diligence within such period, in which case Eureka Innovation Development has failed to commence the cure within such period and thereafter diligently pursued the cure. In the event of a default, the City's sole remedy at law or in equity shall be the right to seek specific performance of the obligations of Eureka Innovation Development pursuant to this Conditional Rezoning Agreement.

9.8 **Third-Party Beneficiaries.** No term or provision of this Conditional Rezoning Agreement is intended to be, or shall be, for the benefit of any person not a party to the Agreement, and no such person shall have any right or cause of action hereunder.

9.9 **Severability.** The invalidity or any article, section, subsection, clause or provision of this Agreement shall not affect the validity of the remaining articles, sections, subsections, clauses, or provisions hereof, which shall remain valid and enforceable to the fullest extent permitted by law.

9.10 **Waiver of Breach.** A party to this Agreement does not waive any default, condition, promise, obligation, or requirement applicable to any other party hereunder, unless such waiver is in writing, signed by an authorized representative of that party, and expressly stated to constitute such waiver. Such waiver shall only apply to the extent given and shall not be deemed or construed to waive any such or other default, condition, promise, obligation, or requirement in any past or future instance. No failure of a party to insist upon strict performance of any covenant, agreement, term or condition of this Conditional Rezoning Agreement or to the exercise of any right or remedy in the event of a default shall constitute a waiver of any such default in such covenant, agreement, term, or condition.

9.11 **Governing Law.** This Conditional Rezoning Agreement shall be governed by, construed and enforced in accordance with the laws of the State of Michigan. Eureka Innovation Development agrees, consents and submits to the personal jurisdiction of any competent court of jurisdiction in Oakland County, Michigan, for any action brought against it arising out of this Conditional Rezoning Agreement. Eureka Innovation Development also agrees that it will not commence any action against the City because of any matter whatsoever arising out of, or relating to, the validity, construction, interpretation and enforcement of this Agreement in any courts other than those within Oakland County, Michigan.

9.12 **Reasonableness.** After consulting with their respective attorneys, Developer and City confirm that this Agreement is authorized by and consistent with all applicable state and federal law and the United States and Michigan Constitutions, that the terms of this Agreement are reasonable, that they shall be estopped from taking a contrary position in the future, and that each shall be entitled to injunctive relief to prohibit any actions by the other inconsistent with the terms of this Agreement. Developer and the City fully accept and agree to the final terms, conditions, requirements and obligations of the Agreement and all Conditional Rezoning Agreement Documents, and shall not be permitted in the future to claim that the effect of the Agreement and the Conditional Rezoning Agreement Documents result in an unreasonable limitation upon uses of all or a portion of the Property, or claim that enforcement of any of the Agreement and the Conditional Rezoning Agreement Documents

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causes an inverse condemnation or taking of all or a portion of the Property. Furthermore, it is agreed that the improvements and undertakings set forth in the Agreement and the Conditional Rezoning Agreement Documents are roughly proportional to the burden being created by the development, and to the benefit which will accrue to the Property as a result of the requirements represented by the development.

9.13 **Counterparts.** This Agreement may be executed in multiple counterparts, each of which shall be deemed an original and all of which shall constitute one agreement. The signature of any party to any counterpart shall be deemed to be a signature to, and may be appended to, any other counterpart.

(SIGNATURE PAGES TO FOLLOW)

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EUREKA INNOVATION DEVELOPMENT

_____ By: _____

Witness Erion Nikolla Its: Authorized Signatory

_____

Witness

STATE OF _____)
) SS.
COUNTY OF _____)

The foregoing Conditional Rezoning Agreement was acknowledged before me this ____ day of _____, 2025, by ERION NIKOLLA, as Authorized Signatory of Eureka Innovation Development.

_____
_____, Notary Public
_____ County, _____
Acting in _____ County
My Commission Expires: _____

(SIGNATURES CONTINUE ON FOLLOWING PAGES)

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CITY OF TROY, MICHIGAN, a Michigan municipality

_____ By:_____
Witness ETHAN BAKER
Its: Mayor

_____
Witness

STATE OF MICHIGAN)
) SS.
COUNTY OF OAKLAND)

The foregoing Conditional Rezoning Agreement was acknowledged before me this ____ day of _____, 2025, by Ethan Baker on behalf of the City of Troy, a Michigan municipality.

_____
_____, Notary Public
_____ County, Michigan
Acting in Oakland County
My Commission Expires: _____

STATE OF MICHIGAN)
) SS.
COUNTY OF OAKLAND)

_____ By: _____
Witness Aileen Dickson
Its: Clerk
_____
Witness

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The foregoing Conditional Rezoning Agreement was acknowledged before me this ____ day of _____, 2025, by Aileen Dickson on behalf of the City of Troy, a Michigan municipality.

_____
_____, Notary Public
_____ County, Michigan
Acting in Oakland County
My Commission Expires: _____

Prepared by and recorded return to:

Ren Nushaj, Esq.
5960 Livernois Rd.
Troy, MI 48098
Telephone Number: (248) 649-1000
Ren@troylawcenter.com

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Exhibit A

Development Parcel Legal Description

(Per Oakland County)

T2N, R11E, SEC 8 PART OF E 1/2 OF SEC BEG AT PT DIST N 87-15-16 E 22.70 FT & N 02-27-59 W 674.89 FT & N 15-32-01 E 734.27 FT & N 33-32-01 E 1121.28 FT & N 87-15-24 E 243.31 FT FROM S 1/4 COR, TH N 87-15-24 E 699.72 FT, TH ALG CURVE TO LEFT, RAD 500 FT, CHORD BEARS S 00-12-09 E 41.96 FT, DIST OF 41.97 FT, TH S 02-36-26 E 288.78 FT, TH ALG CURVE TO RIGHT, RAD 775 FT, CHORD BEARS S 06-36-14 W 248.11 FT, DIST OF 249.18 FT, TH N 74-42-16 W 102.26 FT, TH ALG CURVE TO LEFT, RAD 119 FT, CHORD BEARS N 83-43-26 W 37.31 FT, DIST OF 37.47 FT, TH S 87-15-24 W 76.38 FT, TH ALG CURVE TO RIGHT, RAD 34.26 FT, CHORD BEARS N 50-13-18 W 46.31 FT, DIST OF 50.85 FT, TH N 07-41-59 W 9.74 FT, TH S 87-15-24 W 386.44 FT, TH ALG CURVE TO LEFT, RAD 48 FT, CHORD BEARS S 71-33-45 W 25.30 FT, DIST OF 26.30 FT, TH N 02-44-36 W 504.02 FT TO BEG 8.23 A

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Exhibit E

Site Plan for Northland Enclave

The Site Plan and related plans referenced in Section 2.4 of the Conditional Rezoning Agreement are maintained in the records of the City of Troy, Michigan and are identified as follows:

1) Preliminary Site Plan, prepared by PEA

2) Rezoning Letter Northland

3) City of Troy Rezoning Application

4) Site Landscape Rendering

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