TROY CITY COUNCIL

REGULAR MEETING AGENDA

JULY 28, 2025

CONVENING AT 7:30 P.M.

Submitted By
The City Manager

***NOTICE**: Persons with disabilities needing accommodations for effective participation in this meeting should contact the City Clerk at (248) 524-3316 or via e-mail at clerk@troymi.gov at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations.*

500 West Big Beaver
Troy, MI 48084
troymi.gov

The Honorable Mayor and City Council Members
City of Troy
500 West Big Beaver
Troy, MI 48084

Dear Mayor and City Council Members,

This agenda has been prepared in accordance with the City Council's Rules of Procedure, offering details to assist in informed deliberations. Many of the items on the agenda also include recommendations from City staff for your review and consideration.

I would like to acknowledge the efforts of numerous City staff members who contributed to preparing this agenda. We have made every effort to ensure the information is thorough and accurate. However, should there be any questions or if further details are needed, City staff remain available to assist at any time.

Please contact the City Manager's Office at CityManager@troymi.gov or (248) 524-3330 for any inquiries or requests for additional information.

Respectfully,

Frank Nastasi
City Manager

Chapter 14A – Elected and Appointed Persons' Ethics Ordinance
Section 14.3 Annual Training and Acknowledgement

We, the undersigned Members of Troy City Council, have reviewed *Chapter 14A – Elected and Appointed Persons' Ethics Ordinance*, understand its contents, and agree to be bound by its provisions.

Signed this 25th day of November, 2024.

Mayor Ethan Baker

Council Member Theresa Brooks

Council Member Rebecca Chamberlain-Creanga

Council Member Hirak Chanda

Mayor Pro Tem Mark Gunn

Council Member David Hamilton

Council Member Ellen Hodorek

CITY COUNCIL AGENDA

July 28, 2025 – 7:30 PM

City Council Chambers
500 W. Big Beaver Rd.
Troy, MI 48084
(248) 524-3316
View the Meeting Live at: www.troymi.gov/webcast
or on Local Access Cable Channels
(WOW – Ch 10, Comcast – Ch 17, AT&T – Ch 99)

INVOCATION: Associate Pastor Matt Schuler from Faith Troy 1

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November 17, 2025 Regular Meeting 13
December 1, 2025 Regular Meeting 13
December 15, 2025 Regular Meeting 13

INVOCATION: Associate Pastor Matt Schuler from Faith Troy

PLEDGE OF ALLEGIANCE:

A. CALL TO ORDER:

B. ROLL CALL:

a) Mayor Ethan Baker
Theresa Brooks
Rebecca A. Chamberlain-Creanga
Hirak Chanda
Mark Gunn
David Hamilton
Ellen Hodorek

Excuse Absent Council Members:

Suggested Resolution
Resolution #2025-07-
Moved by
Seconded by

RESOLVED, That Troy City Council hereby **EXCUSES** the absence of _____ at the Regular City Council Meeting of July 28, 2025, due to _____.

Yes:
No:

C. CERTIFICATES OF RECOGNITION AND SPECIAL PRESENTATIONS:

C-1 Certificate of Recognition and Congratulations to Bemis Elementary School Crowned 2025 National Math Pentathlon Champions

D. CARRYOVER ITEMS:

D-1 No Carryover Items

E. PUBLIC HEARINGS:

E-1 No Public Hearings

F. PUBLIC COMMENT FOR ITEMS ON THE AGENDA FROM TROY RESIDENTS AND BUSINESSES:

In accordance with the Rules of Procedure for the City Council:

Any person not a member of the City Council may address the Council with recognition of the Chair, after clearly stating the nature of his/her inquiry or comment. ***NOTE TO THE PUBLIC****:*

City Council requests that if you do have a question or concern, to bring it to the attention of the appropriate department(s) whenever possible. If you feel that the matter has not been resolved satisfactorily, you are encouraged to bring it to the attention of the City Manager, and if still not resolved satisfactorily, to the Mayor and Council.

- Petitioners of items that are included in the pre-printed agenda booklet shall be given a fifteen (15) minute presentation time that may be extended with the majority consent of City Council.
- Any member of the public, not a petitioner of an item, shall be allowed to speak for up to three (3) minutes to address any Public Hearing item.
- Any member of the public, not a petitioner of an item, does not have the right to engage in discussion or debate with City Council during the Public Comment portions of the meeting.
- All members of the public who wish to address the Council at a meeting shall be allowed to speak only if they have signed up to speak within thirty minutes before or within fifteen minutes after the meeting's start time. Signing up to speak requires each speaker provide his or her name. If the speaker is addressing an item(s) that appears on the pre-printed agenda, then the speaker shall also identify each such agenda item number(s) to be addressed.
- City Council may waive the requirements of this section by a consensus of the City Council.
- Agenda items that are related to topics where there is significant public input anticipated should initiate the scheduling of a special meeting for that specific purpose.

Prior to Public Comment, the Mayor may provide a verbal notification of the rules of decorum for City Council meetings or refer to the pre-printed agenda booklet, which will include the following language, as approved by City Council:

Please direct your comments to the City Council as a whole rather than to any individual. Please do not use expletives or make derogatory or disparaging comments about any individual or group. If you do, there may be immediate consequences, including being muted and having your comments omitted from any re-broadcast of the meeting. Please abide by these rules in order to minimize the possibility of disrupting the meeting.

G. CITY COUNCIL/CITY ADMINISTRATION RESPONSE/REPLY TO PUBLIC COMMENT FOR ITEMS ON THE AGENDA FROM TROY RESIDENTS AND BUSINESSES:

H. POSTPONED ITEMS:

H-1 **No Postponed Items**

I. REGULAR BUSINESS:

I-1 **Board and Committee Appointments: a) Mayoral Appointments – None; b) City Council Appointments – Historic District Commission, Parks & Recreation Board, Zoning Board of Appeals**

a) **Mayoral Appointments: None**

b) City Council Appointments:

Suggested Resolution
Resolution #2025-07-
Moved by
Seconded by

RESOLVED, That Troy City Council hereby **APPOINTS** the following nominated person(s) to serve on the Boards and Committees as indicated:

Historic District Commission
Appointed by Council
7 Regular Members
3 Year Term

Nominations to the Historic District Commission:

Term Expires: 3/1/2028 **Sande Frisen**
Term currently held by: Vacancy - W. Kent Voigt (Deceased)

Parks and Recreation Board
Appointed by Council
7 Regular Members and 1 Troy School Board of Education Representative
Regular Member: 3 Year Term / Troy School Board Member: 1 Year Term

Nominations to the Parks and Recreation Board:

Term Expires: 7/31/2026 **Matt Jansen**
Term currently held by: Matt Jansen

Zoning Board of Appeals
Appointed by Council
7 Regular Members; 2 Alternates
3 Year Term

Nominations to the Zoning Board of Appeals:

Term Expires: 4/30/2028 **David Eisenbacher**
Term currently held by: David Eisenbacher

Term Expires: 4/30/2028 **Aaron Green**
Term currently held by: Aaron Green

Yes:
No:

I-2 Board and Committee Nominations: a) Mayoral Nominations – Global Troy Advisory Committee, Local Development Finance Authority; b) City Council Nominations – Parks and Recreation Board, Traffic Committee

a) Mayoral Nominations:

Suggested Resolution
Resolution #2025-07-
Moved by
Seconded by

RESOLVED, That the Mayor of the City of Troy hereby **FORWARDS** the following nominated person(s) to serve on the Boards and Committees as indicated to the next Regular City Council Meeting for action:

Global Troy Advisory Committee
Appointed by Mayor
12 Regular Members
3 Year Term

Current Members:

Last Name	First Name	App Res Expire	Appointment Expire	Notes 1
Baker	Ethan		11/8/2027	Council Member
Bica-Grodsky	Lisa	9/23/2025	10/30/2026	
Cheriguene	Sadia	10/20/2024	10/30/2026	
Chezick	Edward	12/20/2024	10/30/2025	
Fakhoury	Awni	9/28/2023	10/30/2027	
Mohideen	Syeda	9/28/2023	10/30/2027	
Natcheva	Daniela	11/8/2021	10/30/2025	
Noguez-Ortiz	Carolina	12/20/2024	10/30/2025	BRA exp 4/30/2026
Sekhri	Suneel	11/5/2023	10/30/2027	
Vacancy			7/31/2026	Athens High School Student Rep.
Vacancy			7/31/2026	Troy High School Student Rep.
Vacancy			7/31/2026	International Academy Student Rep.
Vacancy			10/30/2025	MiVida Burrus resigned 5/22/2025
Vacancy			10/30/2026	Philippe Cicchini resigned 3/25/2025
Zhou	Yudong	12/7/2024	10/30/2025	

Nominations to the Global Troy Advisory Authority:

Term Expires: 10/30/2025

Term currently held by: Vacancy – MiVida Burrus resigned

Term Expires: 10/30/2026

Term currently held by: Vacancy-Philippe Cicchini resigned

Term Expires: 7/31/2026 **Athens High School Student Rep.**

Term currently held by: Vacant

Term Expires: 7/31/2026 **Troy High School Student Rep.**

Term currently held by: Vacant

Term Expires: 7/31/2026 **International Academy Student Rep.**

Term currently held by: Vacant

Interested Applicants:

Last Name	First Name	App Resume Expire	Notes 1
Batool	Syeda	3/5/2026	
Comiskey	Ann M.	12/22/2026	
Devulapalli	Ramachandram	8/29/2026	
Dicker	Susanne Forbes	12/26/2026	
Haight	Michelle	10/8/2025	
Lee	Seojin Sarah	4/21/2025	Troy HS Student – Graduates 2026
Marshall	Everett	1/3/2027	Athens HS Student – Graduates 2027
Mehta	Susheilla	1/20/2025	
Swaminathan	Abi	7/8/2027	Historic Dist. Comm. exp 5/15/2027

Local Development Finance Authority (LDFA)

Appointed by Mayor
5 Regular Members
Staggered 4 Year Term

Current Members:

Last Name	First Name	App Res Expire	Appointment Expire	Notes 1	Notes 2
Bachert	Sandra	11/18/2023	6/30/2027	Resident Member	

Baker	Ethan		City Council Term	Alternate; City Council	City Council exp. 11/2027; DDA; GTAC, LDFA
Hodorek	Ellen		City Council Term	Alternate; City Council	City Council exp 11/2025
Rosenblum	Anthony	11/10/2024	6/30/2026	Resident Member	
Schmitz	Jim	4/4/2026	6/30/2028	Resident Member	
Smieliauskas	Fabrice	4/9/2026	6/30/2028	Resident Member	
Starks	Louis			Oakland County Designee	
Vacancy			6/30/2027	Resident Member	Nickolas Vitale resigned 7/17/21 (Term expired 6/30/2023)

Nominations to the Local Development Finance Authority (LDFA):

Term Expires: 6/30/2027 **Resident Member**

Term currently held by: Vacant – N. Vitale resigned 7/17/21

Interested Applicants:

Last Name	First Name	App Resume Expire	Notes 1
Cook	Walter	6/30/2027	
Faiz	Iqbal	6/7/2025	
Frisen	Sande	1/2/2027	BCBA exp 1/1/2030
Murrish	Dale	2/6/2027	
Vassallo	Joseph	10/16/2026	Brownfield Redev Auth exp 4/30/27

Yes:
No:

b) City Council Nominations:

Suggested Resolution
Resolution #2025-06-
Moved by
Seconded by

RESOLVED, That Troy City Council hereby **FORWARDS** the following nominated person(s) to serve on the Boards and Committees as indicated to the next Regular City Council Meeting for action:

Parks and Recreation Board

Appointed by Council
7 Regular Members and 1 Troy School Board of Education Representative
Regular Member: 3 Year Term / Troy School Board Member: 1 Year Term

Current Members:

Last Name	First Name	App Res Expire	Appointment Expire	Notes 1
Atmakur	Sanika	9/18/2026	7/31/2025	Student-Graduates 2025
Brady	Pamela	4/20/2024	9/30/2025	Requests Reappointment
Brady	Michael	9/2/2026	9/30/2027	
Colussi	Casey	8/20/2022	9/30/2026	
Gill	Jasper	1/10/2024	9/30/2025	
Goul	Brian		12/31/2099	
Jansen	*Matt*	*9/9/2026*	*7/31/2025*	*Troy School District Board of Education Representative*
Martin	Kelly	4/26/2025	9/30/2026	
Mudaliar	Vinodh Kumar	3/2/2024	9/30/2025	
Shepherd	John Chuck	9/20/2026	9/30/2027	

Nominations to the Parks and Recreation Board:

Term Expires: 7/31/2026

Term currently held by: Sanika Atmakur

Interested Applicants:

Last Name	First Name	App Resume Expire	Notes 2
Battle	Timothy	10/22/2026	
Dicker	Susanne Forbes	12/26/2026	
Emerson	Rosalyn	9/2/2026	
Faiz	Iqbal	10/15/2026	
Forster	Jeffrey	1/22/2026	Personnel Bd exp 4/20/27; ZBA Alt exp 1/31/27
Hashmi	Amin	7/31/2025	
Hoef	Paul	9/23/2026	
Kaltsounis	Andrew	8/28/2025	
Marshall	Everett	1/3/2027	Student- Graduates 2027
Pettinato	Jillian	11/27/2025	

Sabbagh	Allen	9/17/2026	
Swaminathan	Abi	7/8/2027	Historic Dist Comm. exp 5/15/2027

Traffic Committee

Appointed by Council
7 Regular Members
3 Year Term

Current Members:

Last Name	First Name	App Res Expire	Appointment Expire	Notes 2
Battle	Timothy	10/22/2026	1/31/2028	
Christiansen	Dale	11/22/2024	1/31/2026	
Finlay	G. Scott		Ex-Officio Member	
Hullinger	Peter		Ex-Officio Member	
Jeeda	Swathi	7/2/2025	7/31/2025	Student– Graduates 2026
Jones	Joshua		Ex-Officio Member	
Kenkre	Shama	9/11/2026	1/31/2028	
Petrulis	Al	9/2/2026	1/31/2026	ACAB exp 9/30/2027
Rose	Justin	11/5/2023	1/31/2027	
Swaminathan	Abi	9/2/2025	1/31/2027	
Ziegenfelder	Peter	12/14/2024	1/31/2026	

Nominations to the Traffic Committee:

Term Expires: 7/31/2026

Term currently held by: Swathi Jeeda

Interested Applicants:

Last Name	First Name	App Resume Expire	Notes 1
Chambers	Barbara	12/23/2026	
Marshall	Everett	1/3/2027	Student- Graduates 2027
Sabaj	Noah	2/28/2026	
Tadepalli	Hemanth	11/7/2025	

Yes:
No:

I-3 No Closed Session Requested

I-4 Contract Extension – HAAS Alert: Safety Cloud Advanced Collision Prevention System – Fire Department ***(Introduced by: Peter Hullinger, Fire Chief)***

Suggested Resolution
Resolution #2025-07-
Moved by
Seconded by

RESOLVED, That in the best interest of the City, Troy City Council hereby **WAIVES** the bid process and **AWARDS** a contract to the sole source provider, *HAAS Alert of Chicago, IL* for the HAAS Alert: Safety Cloud Advanced Collision Prevention System, currently encompassing 24 vehicles for the Troy Fire Department, for a five (5) year subscription period, at rates contained in the attached proposal, for an estimated annual cost of $9,950.00; a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

BE IT FURTHER RESOLVED, That Troy City Council hereby **APPROVES** additional vehicles to be added to the contract as required, per the rates established in the contract.

Yes:
No:

J. CONSENT AGENDA:

J-1a Approval of "J" Items NOT Removed for Discussion

Suggested Resolution
Resolution #2025-07-
Moved by
Seconded by

RESOLVED, That Troy City Council hereby **APPROVES** all items on the Consent Agenda as presented with the exception of Item(s) _____, which shall be **CONSIDERED** after Consent Agenda (J) items, as printed.

Yes:
No:

J-1b Address of "J" Items Removed for Discussion by City Council

J-2 Approval of City Council Minutes

Suggested Resolution
Resolution #2025-07-

RESOLVED, That Troy City Council hereby **APPROVES** the following Minutes as submitted:

a) City Council Special Meeting Minutes-Draft – July 14, 2025
b) City Council Minutes-Draft – July 14, 2025

J-3 Proposed City of Troy Proclamations: None Submitted

J-4 Standard Purchasing Resolutions:

a) Standard Purchasing Resolution 2: Low Bidder Meeting Specifications – Police Officer Ballistic Vests

Suggested Resolution
Resolution #2025-07-

RESOLVED; That Troy City Council hereby **AWARDS** a contract for three (3) year requirements to the low bidder meeting specifications, *Kiesler Police Supply, Inc., of Jeffersonville, IN,* to provide new Ballistic Vests for the Police Department, for an estimated total cost of $55,994.00 at unit prices contained in the bid tabulation opened July 10, 2025, a copy of which shall be **ATTACHED** to the original Minutes of this meeting; with the contract expiring June 30, 2028.

BE IT FURTHER RESOLVED, That the award is **CONTINGENT** upon submission of properly executed bid and contract documents and all other specified requirements.

b) Standard Purchasing Resolution 5: Approval to Expend Budgeted Funds – Evergreen/Farmington Sanitary Drain Drainage District, Corrective Action Plan Walnut Lake No. 1-Prepayment

Suggested Resolution
Resolution #2025-07-

RESOLVED, That Troy City Council hereby **APPROVES** to expend budgeted capital funds to the Water Resource Commission for Oakland County for the Corrective Action Plan in the Evergreen/Farmington Drain Drainage District with a City of Troy proportionate share of 3.15% or $449,092.00 for the Evergreen/Farmington Sanitary Drain Drainage District, Corrective Action Plan Walnut Lake No. 1.

K. MEMORANDUMS AND FUTURE COUNCIL AGENDA ITEMS:

K-1 Announcement of Public Hearings:

a) 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

K-2 Memorandums (Items submitted to City Council that may require consideration at some future point in time): None Submitted

L. PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA FROM TROY RESIDENTS AND BUSINESSES:

M. CITY COUNCIL/CITY ADMINISTRATION RESPONSE/REPLY TO PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA FROM TROY RESIDENTS AND BUSINESSES:

N. COUNCIL REFERRALS:

Items Advanced to the City Manager by the Mayor and City Council Members for Placement on the Agenda

N-1 No Council Referrals Submitted

O. REPORTS:

O-1 Minutes – Boards and Committees:

a) Traffic Committee-Final – March 19, 2025
b) Zoning Board of Appeals-Final – May 20, 2025
c) Building Code Board of Appeals-Final – June 4, 2025

O-2 Department Reports: None Submitted

O-3 Letters of Appreciation:

a) To Public Works, Parks & Recreation, Planning and Communications from St. Nicholas Greek Orthodox Church

O-4 Proposed Proclamations/Resolutions from Other Organizations: None Submitted

O-5 Notice of Hearing for the Electric and Gas Customers of DTE Energy Company Case No. U-21672

O-6 Notice of Hearing for the Electric and Gas Customers of DTE Energy Company Case No. U-21681

O-7 Notice of Hearing for the Gas Customers of DTE Gas Company Case No. U-21440

P. COUNCIL COMMENTS:

P-1 No Council Comments

Q. PUBLIC COMMENT FOR ITEMS ON OR NOT ON THE AGENDA FROM MEMBERS OF THE PUBLIC OUTSIDE OF TROY (NOT RESIDENTS OF TROY AND NOT FROM TROY BUSINESSES):

R. CLOSED SESSION

R-1 No Closed Session

S. ADJOURNMENT:

Respectfully submitted,

Frank A. Nastasi
City Manager

2025 SCHEDULED SPECIAL CITY COUNCIL MEETINGS:

October 6, 2025 .....Special Meeting/Closed Session-City Manager/City Attorney Evaluations

2025 SCHEDULED REGULAR CITY COUNCIL MEETINGS:

August 11, 2025.....Regular Meeting
August 25, 2025.....Regular Meeting
September 8, 2025 .....Regular Meeting
September 29, 2025 .....Regular Meeting
October 6, 2025 .....Regular Meeting
October 20, 2025 .....Regular Meeting
November 10, 2025 .....Regular Meeting
November 17, 2025 .....Regular Meeting
December 1, 2025 .....Regular Meeting
December 15, 2025 .....Regular Meeting

CERTIFICATE OF RECOGNITION & CONGRATULATIONS
BEMIS ELEMENTARY SCHOOL
CROWNED 2025 NATIONAL MATH PENTATHLON CHAMPIONS

WHEREAS, In an extraordinary demonstration of teamwork, critical thinking, and academic excellence, **Bemis Elementary School** has been awarded the **2025 National Math Pentathlon First Place Gold Trophy**, the highest honor in the Math Pentathlon program nationwide; and

WHEREAS, This recognition reflects **Bemis Elementary School's** exceptional performance across all three competition divisions—solidifying its place at the top of a field that includes thousands of students across the United States; and

WHEREAS, The **Gold Trophy** is presented annually to the highest-scoring team in the nation, based on cumulative performance across all grade levels, and requires teams to include boys and girls from five different grade levels to meet tournament game monitor quotas; and

WHEREAS, This year, **Bemis Elementary School** not only met these rigorous standards but achieved the highest team score recorded in the last 24 years of the competition from Michigan. Over two-thirds of the students earned awards at the national level, and they received the highest score ever recorded from Michigan in a national tournament; and

WHEREAS, This incredible achievement was the result of months of hard work by over 60 student Pentathletes across three divisions: **Division 1** (Kindergarten and 1st Grade) coached by **Gopalarao Thulugu**; **Division 2** (2nd and 3rd grade) coached by **Murali Krishnamurthi**; and **Division 3** (4th and 5th Grade) coached by **Vandan Kumar Manni and Sai Priya Katikala Prakasam**; as well as **Lipo Thomanna,** the volunteer coordinator for all of the three divisions and **Stephanie Sims**, the Bemis School Staff Coordinator;

NOW, THEREFORE, BE IT RESOLVED, That the City Council of the City of Troy commends the **Bemis Elementary School Math Pentathlon Team** for their fine efforts, and extends this token of affection and admiration with which you are regarded in this City; and

BE IT FURTHER RESOLVED, That the City Council of the City of Troy, joins the citizens of this community in appreciation and celebration of the **Bemis Elementary School Math Pentathlon Team as the 2025 National Math Pentathlon Champions**, a reflection of the strength and spirit of our community.

Presented this 28th Day of July 2025.

500 West Big Beaver
Troy, MI 48084
troymi.gov

I-04

CITY COUNCIL AGENDA ITEM

Date: July 21, 2024

To: Frank A. Nastasi, City Manager

From: Robert J. Bruner, Deputy City Manager
Chris Wilson, Assistant City Manager
Kyle Vieth, Controller
Peter Hullinger, Fire Chief
Shawn Hugg, Deputy Fire Chief
Emily Frontera, Purchasing Manager

Subject: Contract Extension – HAAS Alert: Safety Cloud Advanced Collision Prevention System – Fire Department

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History

Beginning April of 2021, in cooperation with HAAS Alert: Safety Cloud & Stellantis (formerly FCA Automotive), the Troy Fire Department entered into a one-year evaluation and trial phase of the HAAS Alert system. During this trial, all hardware and infrastructure was provided free of charge. HAAS Alert: Safety Cloud delivers real-time digital alerts advising drivers to avoid the area, or slow down and move over when responders activate apparatus emergency lights. These are delivered via apps such as Waze and Apple Maps, navigation systems, or mobile devices, to drivers approaching an emergency scene, or up to 30 seconds in advance of an approaching emergency apparatus. These notifications can reduce the risk of collision by up to 90%.

On July 11, 2022, Troy City Council awarded a three (3) contract between the Troy Fire Department and HAAS Alert for 24 Fire Department Vehicles (Resolution #2022-07-098). Since this contract was enacted, the TFD has alerted in excess of 4,000 drivers per month to either approaching emergency vehicles, or to emergency scenes in the driver's path of travel, potentially being rerouted around these emergency scenes.

Purchasing

Pricing for a five (5) year subscription renewal has been secured by *HAAS Alert of Chicago, IL* as detailed in the attached agreement for $414.58 per year per vehicle for an estimated total annual cost of $9,950.00. HAAS Alert has successfully met contractual service requirements and City of Troy's expectations. Additionally, by entering into a five-year subscription contract and assisting in product testing, the City is able to receive a 13% discounted subscription rate saving the City a total of $7,463.40 over the five-year term.

Financial

Funds are budgeted and available annually in the Fire Department Contractual Services Computer Maintenance Account Number 101.336.343.802.040.

Recommendation

In the best interest of the City, City Management recommends waiving the bid process and approving a renewal of the contract to the sole source provider, *HAAS Alert of Chicago, IL,* for the HAAS Alert: Safety Cloud Advanced Collision Prevention System, currently encompassing 24 vehicles for the Troy Fire Department, for a five-year subscription period, at an estimated annual cost of $9,950.00.

City Management further recommends authorization to add vehicles to the contract as required, per the rates established in the contract.

HAAS ALERT

HAAS Alert Service Proposal

Smarter Alerts, Safer Roads.
Safety Cloud® by HAAS Alert lets responders and roadway workers digitally alert drivers for safer roads.

Prepared for:

Shawn Hugg

Troy Fire Department

Created by:

Nic Chiaramonte
HAAS Alert

Date:
Jun 10, 2025

Document ID: 34138580093

Quote

The Pricing Option(s) for the HAAS Alert digital alerting solution we discussed is/are shown below

Service start date: 07 / 11 / 2025
(30 days after signing)

Payment Term: Annually

Service & Fees

Safety Cloud Service (HA-7)

Safety Cloud Annual Service - Through HAAS Alert Transponder

Contract term (months) 60

Quantity: 24

Unit Price **$476.77 per year**
Discount $1,492.48
Price per item $414.58 per year

Total **$9,950.00 per year**

Initial Payment	**$9,950.00**
Total Contract Value	$49,750.00

Notes

- Pricing reflects discounted rate rate
- "Service Term" begins 30 days after signing and extends through the Term length indicated above
- Net Price excludes shipping & handling and appropriate sales taxes

HAAS, Inc. Sales Contract

This Sales Contract ("**Contract**") is made effective as of the Effective Date, by and between HAAS, Inc., of 2071 N Southport Ave, Suite 206, Chicago, IL 60614, ("**HAAS**"), and Customer.

1. **ITEMS PURCHASED**: HAAS agrees to sell, and Customer agrees to buy, the products listed in the accompanying Safety Cloud Proposal ("Proposal") in accordance with the terms and conditions of this Contract. This Contract will remain in effect until the expiration of the Service Term outlined in the Proposal.
2. **PAYMENT, SHIPPING and TAXES**: Customer's payment and billing terms are set forth in the Sales Contract. All payments made to HAAS under an Order Form are non-refundable. HAAS shall add shipping costs associated with any shipment of physical goods, when applicable. If any invoice is not paid when due, interest will be added to and payable on all overdue amounts at two (2) percent per month, or the maximum percentage allowed under applicable laws, whichever is less. Customer shall pay all costs of collection, including without limitation, reasonable attorney fees. Customer agrees to pay all taxes of every description, federal, state, and municipal, that arise as a result of this sale, excluding income taxes. Customer may be required to provide a tax exemption certificate.
3. **SERVICE RENEWAL**: Unless you notify HAAS in writing of your intent to cancel at least thirty (30) days prior to the Service End Date, the Service Term will automatically renew for up to the same period as the immediately preceding license term at any time up to ninety (90) days after the Service End Date. HAAS may change the amount of fees due at the start of each renewal term by giving no less than thirty (30) days notice prior to the end of the expiring term.
4. **TERMINATION**: HAAS may terminate these Terms, any Sales Contract, and your access to and use of the HAAS Services at its sole discretion, at any time upon notice to you. However, if HAAS so terminates at its convenience and not as otherwise set forth in these Terms or the applicable Sales Contract or due to your breach thereof, then HAAS will provide you with a Refund. Unless otherwise set forth herein or in the applicable Sales Contract, an Sales Contract cannot be terminated prior to the Service End Date.
5. **HARDWARE**: Costs for any Hardware provided by HAAS are included in the Proposal, unless otherwise stated. Customer will fully own Hardware unless otherwise stated in the Proposal.
6. **WARRANTIES**. HAAS warrants that the hardware shall be free from defects in materials and workmanship under normal use for a period of one (1) year from the start of the Service Term.
7. **INSTALLATION and SETUP**: If applicable, the Customer shall be responsible for the proper installation and setup of any necessary hardware required to access and utilize HAAS's software services ('Hardware'). This includes, but is not limited to, procuring necessary equipment, connecting the Hardware to the appropriate networks or systems, and ensuring that all hardware components are correctly integrated and functioning as intended. If Customer is unable to install the Hardware, or if Customer is uncertain that Customer has the requisite skills and understanding, Customer agrees to consult with a qualified installer or maintenance professional. The Customer acknowledges that any failure to comply with these requirements may impact the performance and functionality of the software services.
8. **REMEDIES ON DEFAULT**: If a party defaults by failing to substantially perform any provision, term or condition of this Contract (including without limitation the failure to make a monetary payment when due), the other party may terminate the Contract by providing written notice to the defaulting party. Should the default be on the part of the Customer, in accordance with this section, the Customer will be subject to an early termination fee equal to the amount of all fees and other amounts due and to become due hereunder.

Such termination fee shall be paid in accordance with Section 2. This Section 8 shall survive the termination of this agreement for any reason. Should the default be on the part of HAAS, the Customer will be subject to a refund equal to the amount of all fees paid for services not yet rendered, prorated on a straight-line basis over the duration of the Service Term.

9. **DISPUTE RESOLUTION**: Any controversies or disputes arising out of or relating to this Contract shall be resolved by binding arbitration in accordance under the rules of the American Arbitration Association.
10. **ASSIGNMENT**: HAAS may assign or transfer this Contract without prior written consent of the Customer. HAAS will notify Customer after assignment or transfer.
11. **APPLICABLE LAW**: This Contract shall be governed by and construed according to the laws of the State of Illinois without reference to its conflicts of law principles.
12. **END USER LICENSE AGREEMENT**: Customer agrees that all services provided under this contract shall be used in accordance with HAAS Alert's End User License Agreement, that shall be modified from time to time and is available at https://www.haasalert.com/eula.
13. **SEVERABILITY**: To the extent that any provision of this Contract is declared by a court or other lawful authority of competent jurisdiction to be invalid, illegal or unenforceable, such provision shall be severed and deleted or limited so as to give effect to the intent of the Parties insofar as possible and you and we will use our respective best efforts to substitute a new provision of like economic intent and effect for the illegal, invalid or unenforceable provision, and the remainder of this contract shall continue in full force and effect with respect to all other provisions.

©2021 HAAS, Inc. Proprietary & Confidential

Customer Information

Billing Information

Billing Contact Name:
Shawn Hugg

Billing Phone:
2485243422

Billing Email:
shawn.hugg@troymi.gov

Billing Street:
500 W Big Beaver Rd

Billing City:
Troy

Billing State:
MI

Shipping Information (No PO Boxes)

Recipient Name:
Shawn Hugg

Recipient Phone:
248-524-3422

Company Name:
Troy Fire Department

Recipient Email:
shawn.hugg@troymi.gov

Street Address 1:
500 W. Big Beaver Rd

Street Address 2:

City:
Troy

State:
MI

Zip Code:
48084

Country:
US

By signing, you are agreeing to the pricing option(s) above and sales contract found on the following page(s).

Shawn Hugg

Jun 11, 2025

Shawn Hugg
Troy Fire Department

CERTIFICATE *of* SIGNATURE

REF. NUMBER
2QTUE-M9KB2-MUED3-QT8K9

DOCUMENT COMPLETED BY ALL PARTIES ON
11 JUN 2025 12:22:03 UTC

SIGNER	TIMESTAMP	SIGNATURE
SHAWN HUGG EMAIL SHAWN.HUGG@TROYMI.GOV SHARED VIA LINK	SENT 10 JUN 2025 17:59:09 UTC VIEWED 11 JUN 2025 12:20:27 UTC SIGNED 11 JUN 2025 12:22:03 UTC	 IP ADDRESS 151.181.38.98 LOCATION TROY, UNITED STATES

A. CALL TO ORDER:

A Special Meeting of the Troy City Council was held on Monday, July 14, 2025, at City Hall, 500 W. Big Beaver Rd. Mayor Baker called the meeting to order at 6:02 PM.

B. ROLL CALL:

a) Mayor Ethan Baker
Theresa Brooks
Rebecca A. Chamberlain-Creanga
Hirak Chanda
Mark Gunn
David Hamilton
Ellen Hodorek

C. PUBLIC COMMENT:

Vote on Resolution to Adjourn into Closed Session

Resolution #2025-07-094
Moved by Baker
Seconded by Chamberlain-Creanga

BE IT RESOLVED, That Troy City Council **SHALL ADJOURN** into Closed Session, as permitted by MCL 15.268 (a).

Yes: All-7
No: None

MOTION CARRED

D. BUSINESS STATED IN THE SPECIAL MEETING NOTICE:

D-1 City Manager and City Attorney Evaluations

E. OTHER BUSINESS:

F. ADJOURNMENT:

The Meeting **ADJOURNED** at 7:21 PM.

Mayor Ethan Baker

M. Aileen Dickson, MMC, MiPMC3
City Clerk

2025 SCHEDULED SPECIAL CITY COUNCIL MEETINGS:

October 6, 2025 .....Special Meeting/Closed Session-City Manager/City Attorney Evaluations

2025 SCHEDULED REGULAR CITY COUNCIL MEETINGS:

July 14, 2025.....Regular Meeting
July 28, 2025.....Regular Meeting
August 11, 2025.....Regular Meeting
August 25, 2025.....Regular Meeting
September 8, 2025 .....Regular Meeting
September 29, 2025 .....Regular Meeting
October 6, 2025 .....Regular Meeting
October 20, 2025 .....Regular Meeting
November 10, 2025 .....Regular Meeting
November 17, 2025 .....Regular Meeting
December 1, 2025 .....Regular Meeting
December 15, 2025 .....Regular Meeting

Paster Joel Brandt from Spirit of Christ Lutheran Church performed the Invocation. The Pledge of Allegiance to the Flag was given.

CALL TO ORDER:

A Regular Meeting of the Troy City Council was held on Monday, July 14, 2025, at City Hall, 500 W. Big Beaver Rd. Mayor Baker called the meeting to order at 7:31 PM.

A. ROLL CALL:

a) Mayor Ethan Baker
Theresa Brooks
Rebecca A. Chamberlain-Creanga
Hirak Chanda
Mark Gunn
David Hamilton
Ellen Hodorek

C. CERTIFICATES OF RECOGNITION AND SPECIAL PRESENTATIONS:

C-1 No Certificates of Recognition and Special Presentations

D. CARRYOVER ITEMS:

D-1 No Carryover Items

E. PUBLIC HEARINGS:

E-1 No Public Hearings

F. PUBLIC COMMENT FOR ITEMS ON THE AGENDA FROM TROY RESIDENTS AND BUSINESSES:

Dave Kniffen	Commented on homeowner's association dues
April Church	Commented on survey of Troy residents regarding the Library and bond proposals
Karl Schmidt	Commented on survey of Troy residents regarding the Library and bond proposals

G. CITY COUNCIL/CITY ADMINISTRATION RESPONSE/REPLY TO PUBLIC COMMENT FOR ITEMS ON THE AGENDA FROM TROY RESIDENTS AND BUSINESSES:

H. POSTPONED ITEMS:

H-1 No Postponed Items

I. REGULAR BUSINESS:

I-1 Board and Committee Appointments: a) Mayoral Appointments – None; b) City Council Appointments – None

a) Mayoral Appointments: None

b) City Council Appointments: None

I-2 Board and Committee Nominations: a) Mayoral Nominations – None; b) City Council Nominations – Historic District Commission, Parks and Recreation Board, Zoning Board of Appeals

a) Mayoral Nominations: None

b) City Council Nominations:

Resolution #2025-07-095
Moved by Gunn
Seconded by Chanda

RESOLVED, That Troy City Council hereby **FORWARDS** the following nominated person(s) to serve on the Boards and Committees as indicated to the next Regular City Council Meeting for action:

Historic District Commission
Appointed by Council
7 Regular Members
3 Year Term

Nominations to the Historic District Commission:

Term Expires: 3/1/2028 **Sande Frisen**
Term currently held by: Vacancy - W. Kent Voigt (Deceased)

Parks and Recreation Board
Appointed by Council
7 Regular Members and 1 Troy School Board of Education Representative
Regular Member: 3 Year Term / Troy School Board Member: 1 Year Term

Nominations to the Parks and Recreation Board:

Term Expires: 7/31/2026 **Matt Jansen**
Term currently held by: Matt Jansen

Zoning Board of Appeals
Appointed by Council
7 Regular Members; 2 Alternates
3 Year Term

Nominations to the Zoning Board of Appeals:

Term Expires: 4/30/2028 **David Eisenbacher**
Term currently held by: David Eisenbacher

Term Expires: 4/30/2028 **Aaron Green**
Term currently held by: Aaron Green

Yes: All-7
No: None

MOTION CARRIED

I-3 No Closed Session Requested

I-4 2025 Bond Proposal (Introduced by: Frank Nastasi, City Manager)

b) Resolution Approving Submission of Bond Proposal to Electors (20 Year)

Resolution #2025-07-096
Moved by Hodorek
Seconded by Brooks

WHEREAS, The City Council desires to finance certain City improvements, including without limitation acquiring, constructing, installing, furnishing and equipping a new public library; acquiring, constructing and installing road improvements in the City; acquiring, constructing, renovating, installing and equipping improvements to parks and recreation facilities in the City, including but not limited to the Troy Community Center, the Troy Farm, additional Troy Recreation parks, trails, athletic courts, and other facilities; and acquiring, constructing and installing equipment for City public safety services, including but not limited to fire apparatus equipment, police body cameras, and other public safety technology upgrades and equipment, as well as all other work, equipment, and appurtenances necessary or incidental thereto (the "Improvements"); and,

WHEREAS, The City Council has determined that it is appropriate to submit a bond proposal to the electors of the City at the general election to be held in the City on November 4, 2025 (the "Election Date"), for the purposes set forth in the proposal attached hereto;

NOW, THEREFORE, BE IT RESOLVED, That:

1. The proposal attached hereto shall be **SUBMITTED** to the electors of the City on the Election Date.

2. The City Clerk is **AUTHORIZED** to certify the proposal to the County Clerk not later than 4:00 p.m. on Tuesday, August 12, 2025, pursuant to Michigan Election Law, Act 116, Public Acts of Michigan, 1954, as amended.

3. The City Clerk, the City Attorney, and all other City officials are **AUTHORIZED AND DIRECTED** to take any and all actions necessary to have the proposal placed on the ballot for the election to be held on the Election Date.

4. All existing or previous resolutions and parts of resolutions, insofar as they may conflict with the provisions of this resolution, are hereby **RESCINDED** to the extent necessary to avoid such conflict.

CITY OF TROY
BOND PROPOSAL

Shall the City of Troy, Oakland County, Michigan, borrow the principal amount of not to exceed $137,000,000 and issue its general obligation unlimited tax bonds for all or a portion of that amount in one or more series payable over not to exceed 20 years from the date of issue of each series for the purpose of defraying the cost of City improvements, including without limitation acquiring, constructing, installing, furnishing and equipping a new public library; acquiring, constructing and installing road improvements in the City; acquiring, constructing, renovating, installing and equipping improvements to parks and recreation facilities in the City, including but not limited to the Troy Community Center, the Troy Farm, additional Troy Recreation parks, trails, athletic courts, and other facilities; and acquiring, constructing and installing equipment for City public safety services, including but not limited to fire apparatus equipment, police body cameras, and other public safety technology upgrades and equipment, as well as all other work, equipment, and appurtenances necessary or incidental to these improvements?

The estimated millage that will be levied to pay the proposed bonds in the first year that the levy is authorized is 1.1327 mills ($1.1327 per $1,000 of taxable value of real and tangible personal property in the City of Troy); and the estimated simple average annual millage that will be required to retire the bonds is 1.1329 mills ($1.1329 per $1,000 of taxable value of real and tangible personal property in the City of Troy).

YES ☐
NO ☐

Yes: Brooks, Chamberlain-Creanga, Chanda, Hamilton, Hodorek, Baker
No: Gunn

MOTION CARRIED

The meeting **RECESSED** at 9:04 PM.
The meeting **RECONVENED** at 9:12 PM.

I-5 Standard Purchasing Resolution 4: GSA Cooperative Purchase - Lenco BearCat G2 – Troy Police Department, and Budget Amendment *(Introduced by: Josh Jones, Police Chief)*

Resolution #2025-07-097
Moved by Hodorek
Seconded by Gunn

RESOLVED, That Troy City Council hereby **APPROVES** a contract for the purchase of a Lenco BearCat G2 from *Lenco Industries, Inc. of Pittsfield, MA,* per the GSA Cooperative Purchasing Contract # GS-07F-169DA for an estimated cost of $426,108.00 as detailed in the attached Quote; a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

BE IT FURTHER RESOLVED, That Troy City Council **APPROVES** a budget amendment to the Police Department Drug Forfeiture Fund and Project Number 2026DF0001 in the amount of $26,108.00.

Yes: All-7
No: None

MOTION CARRIED

J. CONSENT AGENDA:

J-1a Approval of "J" Items NOT Removed for Discussion

Resolution #2025-07-098-J-1a
Moved by Hamilton
Seconded by Chamberlain-Creanga

RESOLVED, That Troy City Council hereby **APPROVES** all items on the Consent Agenda as presented.

Yes: All-7
No: None

MOTION CARRIED

J-1b Address of "J" Items Removed for Discussion by City Council

J-2 Approval of City Council Minutes

Resolution #2025-07-098-J-2

RESOLVED, That Troy City Council hereby **APPROVES** the following Minutes as submitted:

a) City Council Special Meeting Minutes-Draft – June 30, 2025
b) City Council Minutes-Draft – June 30, 2025

J-3 Proposed City of Troy Proclamations:

Resolution #2025-07-098-J-3

a) Certificate of Recognition and Congratulations to Bemis Elementary School Crowned 2025 National Math Pentathlon Champions

J-4 Standard Purchasing Resolutions:

a) Standard Purchasing Resolution 9: Approval to Expend Funds for Membership Dues and Renewals Over $10,000 – Southeast Michigan Council of Governments (SEMCOG)

Resolution #2025-07-098-J-4a

RESOLVED, That approval is **GRANTED** to pay membership dues to the Southeast Michigan Council of Governments (SEMCOG) in the amount of $12,819.00, which covers the time period of July 1, 2025 to July 31, 2026.

J-5 Revised Resolution #2025-05-078 – Exchange City Parcels for a Privately-Owned Parcel for Additional Trail Route

a) Request to Rescind Resolution #2025-05-78 Exchange City Parcels for a Privately-Owned Parcel for Additional Trail Route

Resolution #2025-07-098-J-5a

RESOLVED, That Troy City Council hereby **RESCINDS** the following resolution in order to correct a typographical error:

I-6 Request to Exchange City Parcels for a Privately-Owned Parcel for Additional Trail Route

Resolution #2025-05-078
Moved by Baker
Seconded by Gunn

WHEREAS, Troy City Council adopted a Remnant Parcel Policy Resolution in January 2001 (Resolution 2001-01-028), providing a process for the City in lieu of a formal bid process for the transfer of City owned properties; and,

WHEREAS, This 2001 Remnant Parcel Policy Resolution was adopted in order to provide assurances that the City was getting the best value for City-owned properties, but strict compliance with the Remnant Parcel Policy Resolution is not the only way to achieve this goal; and,

WHEREAS, The Troy City Council has determined that it is in the best interest of the City to acquire property owned by Gary Abitheira to expand the Troy Nature Trail, and instead of a monetary exchange, City Council is willing to transfer six City owned

parcels to Gary Abitheira; this property exchange provides both parties with approximately the same value; and,

WHEREAS, This proposed property exchange is in the best interest of the City, even though there has not been strict compliance with Council's 2001 Remnant Parcel Policy resolution;

*NOW THEREFORE, BE IT RESOLVED, That Troy City Council hereby **APPROVES** and **AUTHORIZES** the Mayor and City Clerk to **EXECUTE** the attached Quit Claim deeds, facilitating an exchange of six City-owned properties for property owned by Gary Abitheira, which will allow for the expansion of the Troy Trail; the City parcels are identified as Sidwell #88-20-02-228-021, 88-20-02-228-037, 88-20-02-230-011, 88-20-02-279-002, 88-20-24-451-029, and 88-20-27-155-013, and Gary Abitheira's parcel is identified as part of 88-20-15-179-002.*

*BE IT FINALLY RESOLVED, That the City Clerk is hereby **DIRECTED** to **ENSURE** all deeds are recorded with Oakland County Register of Deeds, copies of which shall be **ATTACHED** to the original Minutes of this meeting.*

Yes: All-7
No: None

MOTION CARRIED

b) Request to Exchange City Parcels for a Privately-Owned Parcel for Additional Trail Route

Resolution #2025-07-098-J-5b

WHEREAS, Troy City Council adopted a Remnant Parcel Policy Resolution in January 2001 (Resolution 2001-01-028), providing a process for the City in lieu of a formal bid process for the transfer of City owned properties; and,

WHEREAS, This 2001 Remnant Parcel Policy Resolution was adopted in order to provide assurances that the City was getting the best value for City owned properties, but strict compliance with the Remnant Parcel Policy Resolution is not the only way to achieve this goal; and,

WHEREAS, The Troy City Council has determined that it is in the best interest of the City to acquire property owned by Gary Abitheira to expand the Troy Nature Trail, and instead of a monetary exchange, City Council is willing to transfer six City owned parcels to Gary Abitheira. This property exchange provides both parties with approximately the same value; and,

WHEREAS, This proposed property exchange is in the best interest of the City, even though there has not been strict compliance with Council's 2001 Remnant Parcel Policy resolution;

NOW THEREFORE, BE IT RESOLVED, That Troy City Council hereby **APPROVES** and **AUTHORIZES** the Mayor and City Clerk to **EXECUTE** the attached Quit Claim deeds, facilitating an exchange of six city-owned properties for property owned by Gary Abitheira, which will allow for the expansion of the Troy Trail. The City parcels are identified as Sidwell

#88-20-02-228-031, #88-20-02-228-037, #88-20-02-230-011, #88-20-02-279-002, #88-20-24-451-029, and #88-20-27-155-013. Gary Abitheira's parcel is identified as part of #88-20-15-179-002.

BE IT FINALLY RESOLVED, That the City Clerk is hereby **DIRECTED** to ensure all deeds are recorded with Oakland County Register of Deeds, copies of which shall be **ATTACHED** to the original Minutes of this meeting.

J-6 Fiscal Year 2026 SMART Municipal Credit and Community Credit Contract

Resolution #2025-07-098-J-6

RESOLVED, That Troy City Council hereby **APPROVES** the agreement between the Suburban Mobility Authority for Regional Transportation (SMART) and the City of Troy for the Municipal Credit and Community Credit Agreement, which will be used for the Troy RYDE transportation service, and the Mayor and City Clerk are **AUTHORIZED** to execute the necessary documents; a copy of this agreement shall be **ATTACHED** to the original Minutes of this meeting.

J-7 Global Troy Advisory Committee Student Membership

Resolution #2025-07-098-J-7

WHEREAS, On May 9, 2016, City Council approved the addition of two non-voting student representatives to the Global Troy Advisory Committee (Resolution #2016-05-089-J-11); and,

WHEREAS, The Global Troy Advisory Committee wishes to increase the number of non-voting student representatives as well as ensure these students are representative of the major high schools in Troy;

NOW THEREFORE, BE IT RESOLVED, That the number of non-voting student representatives on the Global Troy Advisory Committee is hereby **INCREASED** to three, and that each of these appointments **SHALL UNIQUELY REPRESENT** one of the three major high schools in Troy: Troy High, Troy Athens, and International Academy.

BE IT FURTHER RESOLVED, That these student representatives **SHALL BE NOMINATED** by the Mayor, **SHALL BE SUBJECT** to City Council approval, appointed for one-year terms, and **SHALL BE ELIGIBLE** for re-appointment.

J-8 5310 SMART and City of Troy Vehicle Lease Agreement

Resolution #2025-07-098-J-8

RESOLVED, That Troy City Council hereby **APPROVES** the agreement between the Suburban Mobility Authority for Regional Transportation (SMART) and the City of Troy for the 5310 Vehicle Lease Agreement, which will be used for the Troy RYDE transportation service, and the Mayor and City Clerk are **AUTHORIZED** to execute the necessary documents; a copy of this agreement shall be **ATTACHED** to the original Minutes of this meeting.

K. MEMORANDUMS AND FUTURE COUNCIL AGENDA ITEMS:

K-1 Announcement of Public Hearings: None Submitted

K-2 Memorandums (Items submitted to City Council that may require consideration at some future point in time): None Submitted

L. PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA FROM TROY RESIDENTS AND BUSINESSES:

There was a consensus of City Council to move speakers signed up for Q. Public Comment to L. Public Comment.

Matt Kapcia	Commented on illegal backflow testing practices by contractors
Mario Kiezi	Commented on Oakland Mall development ideas and requested help from City Council to move forward

M. CITY COUNCIL/CITY ADMINISTRATION RESPONSE/REPLY TO PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA FROM TROY RESIDENTS AND BUSINESSES:

Mayor Pro Tem Gunn asked if there's a way to get the backflow testing companies accredited. DPW Director Bovensiep commented that LARA (State of Michigan) is the licensing agency for plumbers who conduct backflow testing, so any complaints of fraud would need to be reported to LARA. He said the City of Troy does not have authority over licenses issued by the State of Michigan, and the only avenue for the City is to report violations to the State, which already happens. Mayor Baker asked about the list of contractors provided with the backflow forms. Mr. Bovensiep said the list is not recommendations, but contains contractors central to Troy who are licensed to perform the work. City Manager Nastasi said he will work with City Attorney Bluhm to provide a report to City Council with the options and to best protect the City going forward. Council Member Hodorek said the list was provided from the LARA website to help residents locate a licensed provider. Mr. Bovensiep said they have since implemented software that looks at all of the contractors and any discrepancies statistically are reported to LARA.

N. COUNCIL REFERRALS:

Items Advanced to the City Manager by the Mayor and City Council Members for Placement on the Agenda

N-1 No Council Referrals Submitted

O. REPORTS:

O-1 Minutes – Boards and Committees:

a) Civil Service Commission (Act 78)-Final – June 2, 2025

Noted and Filed

O-2 Department Reports:

a) 2025 Assessment Roll Report and Board of Review Minutes
b) Second Quarter 2025 Litigation Report
c) Second Quarter Economic Development Report
d) Troy Police 2nd Quarter 2025 Report

Noted and Filed

O-3 Letters of Appreciation:

a) To Legal Assistant Clara Reid from Matt Catchick

Noted and Filed

O-4 Proposed Proclamations/Resolutions from Other Organizations: None Submitted

P. COUNCIL COMMENTS:

P-1 No Council Comments

Council Member Chamberlain asked about student representatives on the Planning Commission. Mayor Baker questioned if they are in the Planning Commission bylaws or is it the discretion of the Planning Director. City Attorney Bluhm said they will look into that.

Q. PUBLIC COMMENT FOR ITEMS ON OR NOT ON THE AGENDA FROM MEMBERS OF THE PUBLIC OUTSIDE OF TROY (NOT RESIDENTS OF TROY AND NOT FROM TROY BUSINESSES):

R. CLOSED SESSION

R-1 No Closed Session

S. ADJOURNMENT:

The Meeting **ADJOURNED** at 9:41 PM.

Mayor Ethan Baker

M. Aileen Dickson, MMC, MiPMC3
City Clerk

2025 SCHEDULED SPECIAL CITY COUNCIL MEETINGS:

October 6, 2025 .....Special Meeting/Closed Session-City Manager/City Attorney Evaluations

2025 SCHEDULED REGULAR CITY COUNCIL MEETINGS:

July 28, 2025.....Regular Meeting
August 11, 2025.....Regular Meeting
August 25, 2025.....Regular Meeting
September 8, 2025 .....Regular Meeting
September 29, 2025 .....Regular Meeting
October 6, 2025 .....Regular Meeting
October 20, 2025 .....Regular Meeting
November 10, 2025 .....Regular Meeting
November 17, 2025 .....Regular Meeting
December 1, 2025 .....Regular Meeting
December 15, 2025 .....Regular Meeting

500 West Big Beaver
Troy, MI 48084
troymi.gov

J-04a

CITY COUNCIL AGENDA ITEM

Date: July 21, 2025

To: Frank A. Nastasi, City Manager

From: Robert J. Bruner, Deputy City Manager
Chris Wilson, Assistant City Manager
Kyle Vieth, Controller
Joshua Jones, Chief of Police
Frank Shuler, Police Lieutenant
Dan Galich, Police Sergeant
Emily Frontera, Purchasing Manager

Subject: Standard Purchasing Resolution 2 – Low Bidder meeting Specifications – Police Officer Ballistic Vests

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History

In accordance to Troy Police Department policy and Michigan Law Enforcement Accreditation Standard 1.6.2, it is a requirement that the Police Department (1) provide or make ballistic vests (i.e. body armor) available to all sworn personnel; (2) mandatory wear for patrol personnel; (3) have guidelines for the use, care, maintenance, and replacement of ballistic vests; and (4) a requirement that sworn personnel engaged in pre-planned high-risk operations must wear ballistic vests while engaged in such operations.

The Police Department provides ballistic vests to all sworn personnel as well as other staff engaged in responding to calls for service. The current ballistic vests are no longer under the manufacturer's warranty, and are at the end of their life cycle necessitating the replacement of vests currently being used by the Police Department.

Purchasing

On July 10, 2025, a bid opening was conducted as required by the City Charter/Code for the purchase of the ballistic vests for the Police Department. The bid was posted on the MITN Purchasing Group website; www.bidnetdirect.com//city-of-troy-mi. Four hundred and seventeen (417) vendors were notified via the MITN website. Two (2) bid proposals and two (2) no bid responses were received. Below is a detailed summary of potential vendors for this bid opportunity.

Companies notified via MITN	417
Troy Companies notified via MITN	7
Troy Companies - Active email Notification	0
Troy Companies - Free	0
Companies that viewed the bid	44
Troy Companies that viewed the bid	0

MITN *provides a resourceful online platform to streamline the procurement process, reduce costs, and make it easier and more transparent for vendors to do business with the City of Troy.*
Active MITN members with a current membership and paying annual dues receive automatic electronic notification which allows instant access to Bids, RFPS and Quote opportunities with the City.
Active MITN *non-paying* members are responsible to monitor and check the MITN website for opportunities to do business with the City.
Inactive MITN member status can occur when a company does not renew their account upon expiration. Inactive members cannot be notified of solicitations or access any bid information.

Purchasing (continued)
After reviewing the bid proposals, *Kiesler Police Supply, Inc. of Jeffersonville, IN* was the lowest bidder meeting specifications to provide three (3) year requirements of new Ballistic Vests and is being recommended for the purchase of approximately twenty-five (25) Ballistic Vests in the current 2025-2026 fiscal year, ten (10) Ballistic Vests in the 2026-2027 fiscal year, and seventeen (17) Ballistic Vest in the 2027-2028 fiscal year.

The funds for these purchases are available in the Police Department operating budgets for the fiscal years as detailed below. The below details reflect the unit prices for the ballistic vests. Quantities by year are estimated and do not include potential new hires. The quantities listed are for three (3) year requirements.

Fiscal Year	Vest Qty.	Unit Cost	Total Cost
2025-2026	25	$1,037.30	$25,932.50
2026-2027	10	$1,082.40	$10,824.00
2027-2028	17	$1,127.50	$19,167.50
TOTAL			**$55,924.00**

Financial
Funds are available in the Police Department Operating Budgets in the fiscal years as detailed above and will be charge to account number 101.301.11.324.740.010. Also note, the vest purchases are reimbursable under the Department of Justice Bulletproof Vest Partnership Grant. This grant will reimburse the City 50% of the purchase price.

Recommendation
City Management recommends awarding a contract to provide three (3) year requirements of Ballistic Vests to sworn Police Officers for the Troy Police Department to the lowest bidder meeting specifications, *Kiesler Police Supply Inc., Jeffersonville, IN* for an estimated total cost of $55,924.00 as detailed above, all at unit prices contained in the bid tabulation dated July 10, 2025.

VENDOR NAME:	Kiesler Police Supply, Inc.	Michigan Police Equipment, Co.
CITY:	Jeffersonville, IN	Charlotte, MI

PROPOSAL: FURNISH THREE (3) YEAR REQUIREMENTS OF NEW BALLISTIC VESTS FOR THE CITY OF TROY POLICE DEPARTMENT.

Description	Est'd Qty	Year	Unit Cost (Each)	Estimated Total Cost	Unit Cost (Each)	Estimated Total Cost
Description: Ballistic Vests						
Safariland HARDWIRE 51 Threat Level II 1350429-M Neutral Vest Panels 1350429-U Female Vest Panels 1220916-58 HARDWIRE® Trauma Plate, 5" X 8" 1348925 M Series Concealable Carrier (color NAVY) **Manufacturer: Safariland**	25	2025-2026	$1,037.30	$25,932.50	$1,453.00	$36,325.00
	10	2026-2027	$1,082.40	$10,824.00	$1,497.00	$14,970.00
	17	2027-2028	$1,127.50	$19,167.50	$1,542.00	$26,214.00
NOTE: Include all delivery costs, handling and packaging charges in the unit cost (each) price						
Estimated Overall Total				**$55,924.00**		**$77,509.00**

SIZE AVAILABILITY:		90-150 days, may vary	Sizing chart attached
WARRANTY:		5 years on ballistics and 1 year on carriers	10 years on ballistic panels, 12 months on M series concealable carrier
AUTHORIZED DEALER:	Y/N	Y	Y
DESCRIPTIVE LITERATURE ENCLOSED:	Y/N	Y	Y
CONTACT INFORMATION PROVIDED:	Y/N	Y	Y
REFERENCES:	Y/N	Y	Y
PAYMENT TERMS:		0 net 30 days	Net 30
DELIVERY DATE:		45-90 days, may vary	Not Specified
EXCEPTIONS:		Lead times may vary. All items will ship as available	None
ACKNOWLEDGEMENT:	Y/N	Y	Y
FORMS:	Y/N	Y	Y
		Low Bidder Meeting Specifications	

No Bid: Galls, LLC
Promo Solutions

Attest:
*(*Bid Opening conducted via a Zoom Meeting)*
Dan Galich
Andrew Chambliss
Nellie Bert
Dina Gates

Emily Frontera
Purchasing Manager

500 West Big Beaver
Troy, MI 48084
troymi.gov

J-04b

CITY COUNCIL AGENDA ITEM

Date: July 21, 2025

To: Frank A. Nastasi, City Manager

From: Robert J. Bruner, Deputy City Manager
Chris Wilson, Assistant City Manager
Robert C. Maleszyk, Chief Financial Officer
Kyle Vieth, Controller
Scott Finlay, City Engineer
Kurt Bovensiep, Public Works Director
Jason Schmidt, Water & Sewer Operations Manager
Emily Frontera, Purchasing Manager

Subject: Standard Purchasing Resolution 5: Approval to Expend Budgeted Funds- Evergreen-Farmington Sanitary Drain Drainage District, Corrective Action Plan Walnut Lake No. 1- Prepayment

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History

The City of Troy discharges its wastewater through three separate districts, Evergreen/Farmington, Oakland/Troy, and the GWK. The Water Resource Commission (WRC) for Oakland County is the responsible agency for all the wastewater districts. Over the last several years there have been some improvements to the Evergreen/Farmington district, in which the City of Troy had a cost share in the projects. Additional required improvements have been identified in the Evergreen/Farmington district that will improve the capacity of wastewater in the district. The increased capacity will help mitigate wastewater backups into homes, and businesses, and limit the frequency of sanitary sewer overflows.

WRC recognized the high cost of implementing the improvements and established the Evergreen/Farmington as its own Chapter 20 Drain. This designation allowed the county to assess the contributing communities for the improvements through an Assessment Roll for a Drain Bond. This provides communities an opportunity to pay toward the bond for 20 years instead of prepaying its proportionate cost.

The Troy City Council approved the prepayment of these improvements on June 9, 2025 (**RESOLUTION #2025-06-008-J-6**) with a 3.15% proportionate share estimated at $441,000. WRC has concluded its process in determining the full cost of the improvements and has provided the City of Troy with its proportionate share of $449,092.00.

Financial

Funds are available in the Sewer Capital Fund – Ev-Frm Corrective Action Plan (CAP) with $500,000 budgeted in Account Number 590.527.535.973.204035 and associated Project Number 2026C0038.

Recommendation

City Management recommends granting the authority to expend budgeted capital funds to the Water Resource Commission for Oakland County for the Corrective Action Plan in the Evergreen/Farmington Drain District with a City of Troy proportionate share of 3.1500% or $449,092.00 as detailed in the attached invoice.

Oakland County
WRC Special Assessments
1200 N Telegraph
Pontiac, MI 48341

Customer ID: CU000498
Invoice Number: CI062043
Invoice Date: 07/07/2025
Due Date: 08/06/2025
Amount Due: USD 449,092.00

Bill To:

CITY OF TROY
CLERKS OFFICE
500 W BIG BEAVER RD
TROY, MI 48084-5285

For billing questions, please call: Brenda Reyes-Mezza at 248-858-0134
Email: reyesmezzab@oakgov.com

Description - Goods and Services	Quantity	UOM	Unit Price	Amount
2025 CWSRF #5872-01 Prepayment	1	Each	449,092.00	449,092.00

Sub Total	**449,092.00**
Tax	**0.00**
Invoice Total	**449,092.00**

PLEASE INCLUDE YOUR INVOICE NUMBER WHEN SUBMITTING PAYMENT.

Please Remit Payments to:

Oakland County
Treasurers-Cash Acctg Bldg 12 E
1200 N Telegraph
Pontiac, MI 48341
United States of America

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.

500 West Big Beaver
Troy, MI 48084
troymi.gov

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

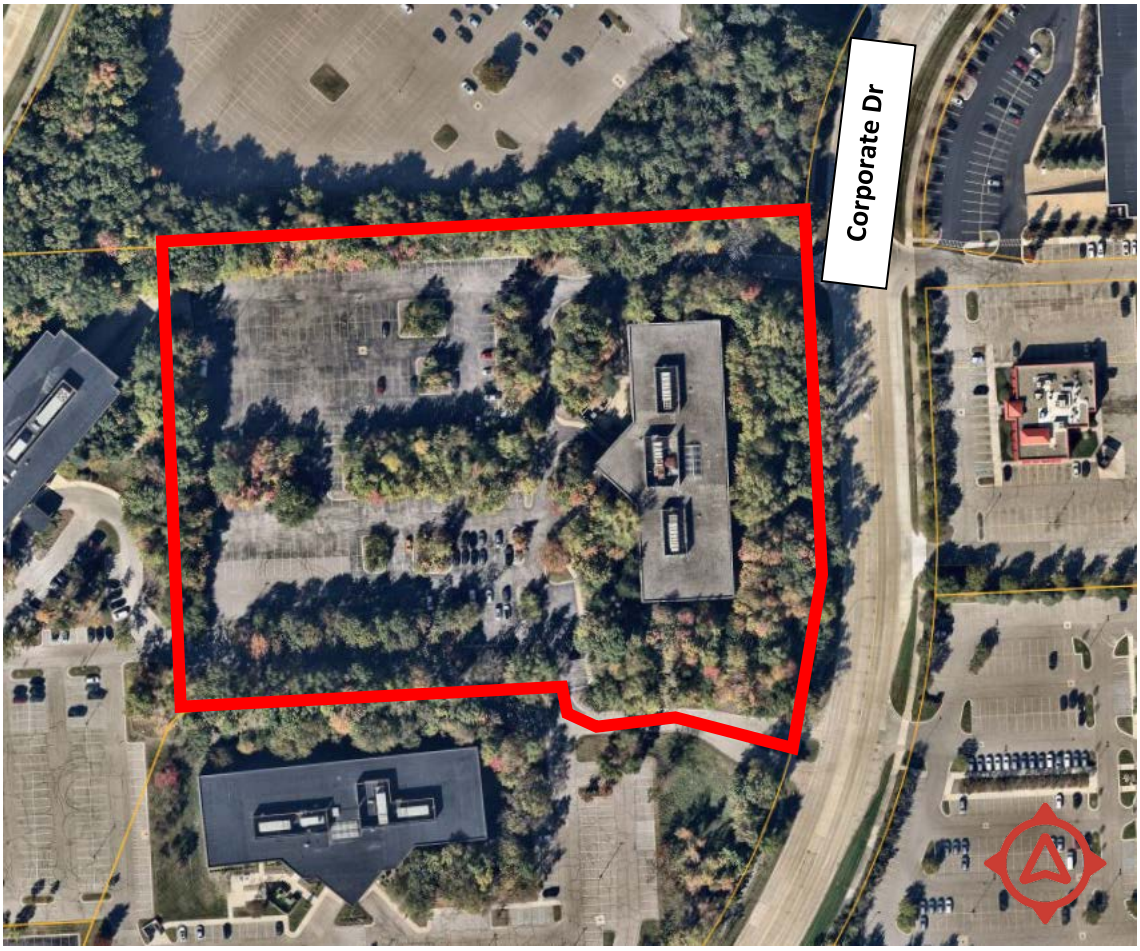
An application has been submitted to construct a mixed-use development on Corporate Drive, north of Long Lake Road. The proposed project requires a conditional rezoning and preliminary site plan review. The subject site is currently zoned O, Office and contains an underutilized office building. The applicant 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:

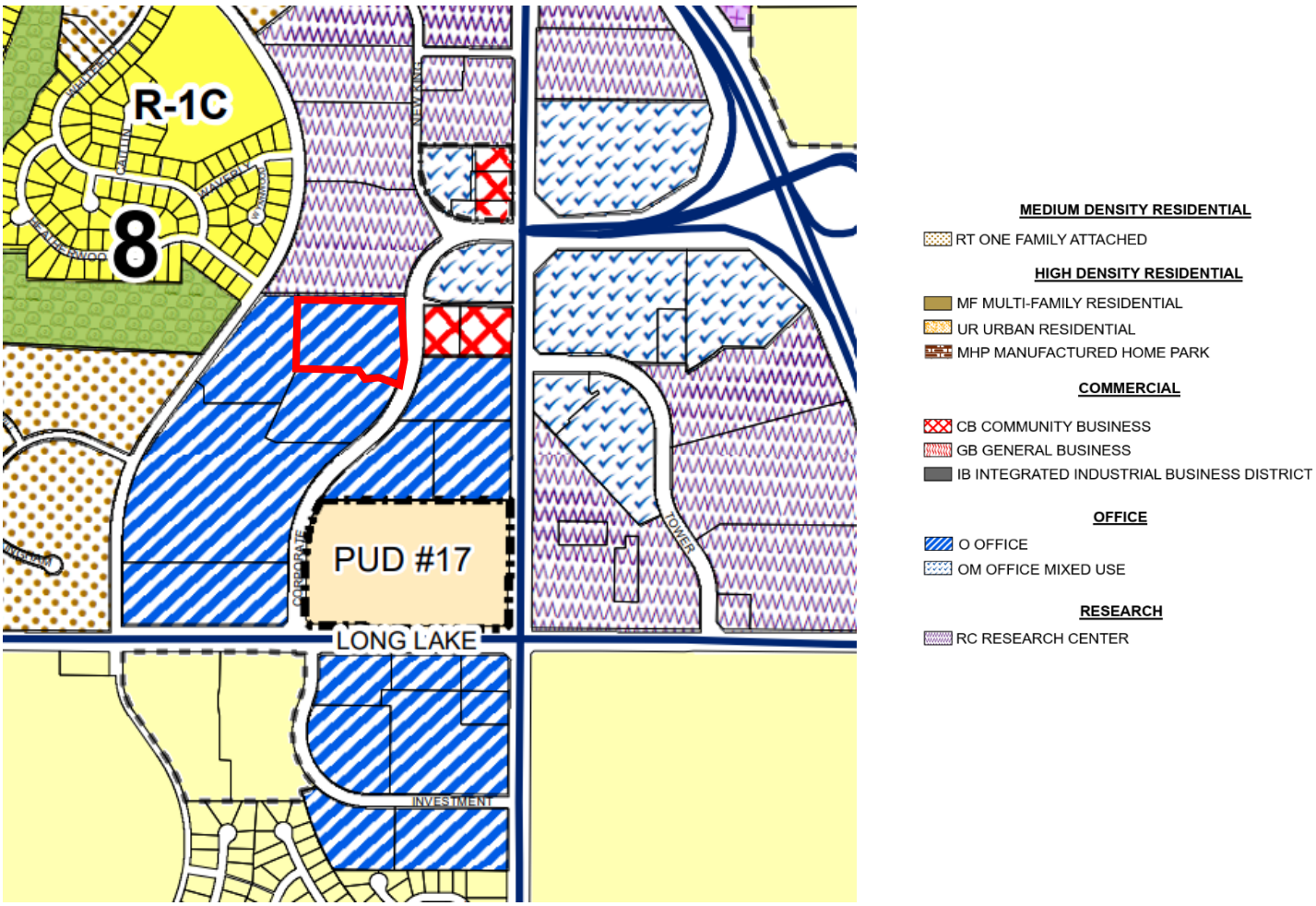
Direction	Zoning	Use
North	RC, Research Center	Oakland Community Health Network
South	O, Office	Misc. Offices
East	CB, Community Business O, Office	Red Robin Residential Home Health & Hospice
West	O, Office	Law and Medical Firms

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

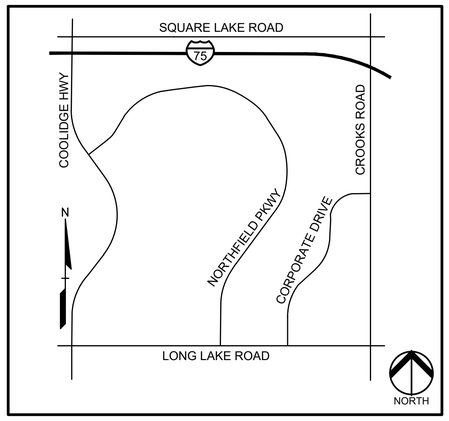
PRELIMINARY SITE PLANS

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!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE AND NOT NECESSARILY COMPLETE. NO REPRESENTATION IS MADE 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
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.

CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE AND NOT GUARANTEED TO BE 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.

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

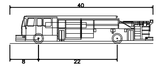
PROPOSED FIRE HYDRANT, TYP

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
www.peagroup.com

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

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NORTH

0 15 30 60
SCALE: 1" = 30'

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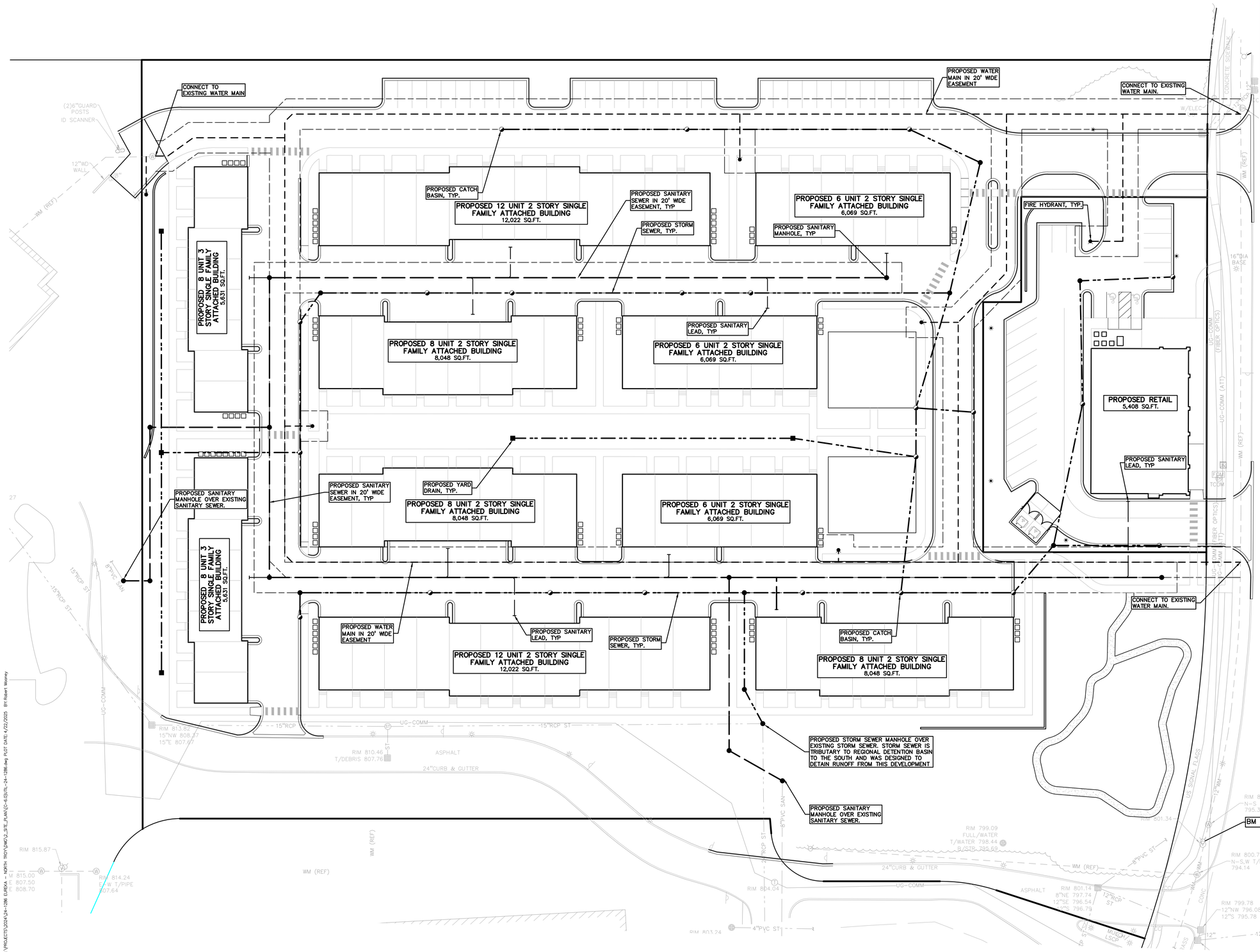
DRAWING TITLE
PRELIMINARY GRADING PLAN

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

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

NORTH

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SCALE: 1" = 30'

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DRAWING TITLE
PRELIMINARY UTILITY PLAN

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

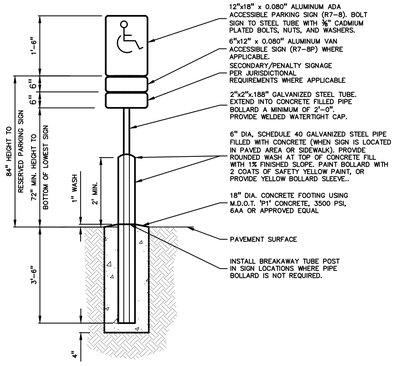
DRAWING NUMBER:
C-6.0

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:

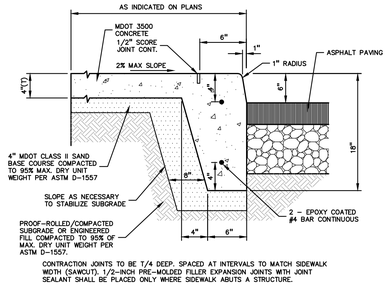
1. ONE SIGN IS REQUIRED AT EACH ADA ACCESSIBLE PARKING SPACE.
2. ALL SIGNS SHALL COMPLY WITH THE LATEST STANDARDS OF THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD).
3. WHEN TWO ADA ACCESSIBLE PARKING SPACES ARE ADJACENT AND FACING EACH OTHER, TWO SIGNS ARE REQUIRED, BUT CAN BE MOUNTED 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

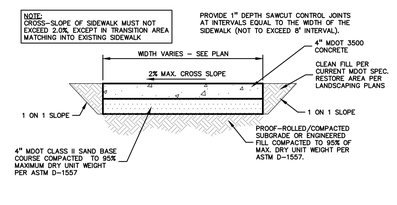
FIRE LANE SIGNS: APPROVED "NO PARKING FIRE LANE" SIGN MUST BE INSTALLED AND MAINTAINED IN COMPLIANCE WITH THE CRITERIA SET FORTH IN THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. SOME OF THE CRITERIA IS AS FOLLOWS: (TROY CITY CODE CHAPTER 106)
- SIGN SHALL BE RED LETTERING ON WHITE BACKGROUND 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.

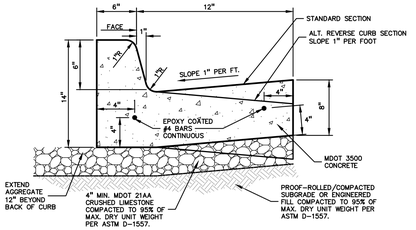
INTEGRAL CURB AND SIDEWALK
NOT TO SCALE



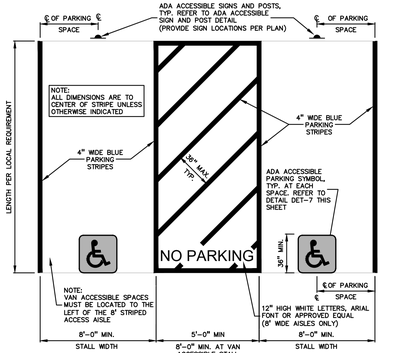
CONCRETE SIDEWALK
NOT TO SCALE

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

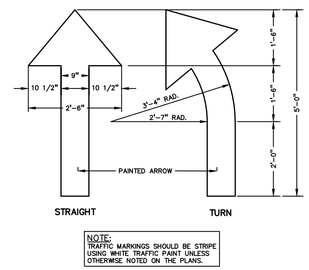
NOTE:
PROVIDE CONTROL JOINTS IN CURB AT 10' O.C. PROVIDE EXPANSION JOINT AND JOINT SEALANT AT END OF RADIUS RETURNS PER MDOT AND ACA STANDARDS. PROVIDE EXPANSION JOINTS AND JOINT SEALANT WHERE CURBS ABUT STRUCTURES.



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.

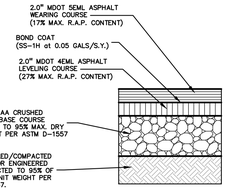
PAINTED DIRECTIONAL ARROWS
NOT TO SCALE

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

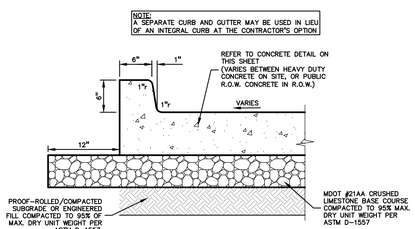
NOTE:
MAY ONLY BE USED AT 11' WIDE SPACES LOCATED ON THE LEFT SIDE OF A 5' WIDE AISLE, OR 8' WIDE SPACES LOCATED TO THE LEFT OF 8' WIDE AISLES

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

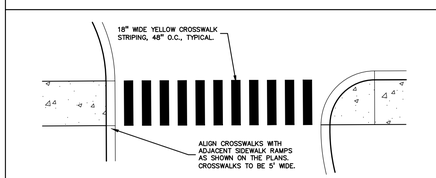
VAN ACCESSIBLE PARKING SIGN DETAIL
NOT TO SCALE

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

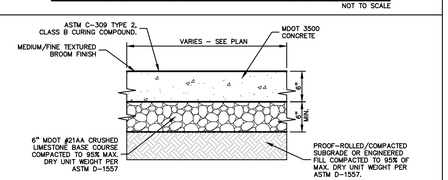
ADA ACCESSIBLE PARKING SIGN DETAIL
NOT TO SCALE



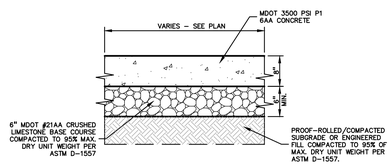
CONCRETE PAVEMENT WITH INTEGRAL CURB
NOT TO SCALE



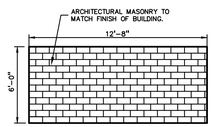
STRIPED CROSSWALK DETAIL
NOT TO SCALE



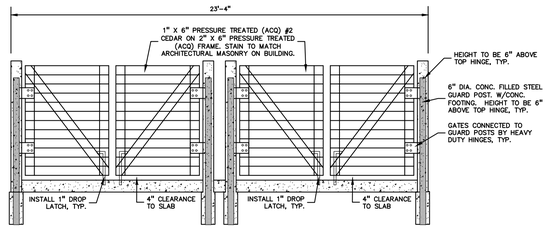
STANDARD DUTY CONCRETE DETAIL
NOT TO SCALE



HEAVY DUTY CONCRETE PAD DETAIL

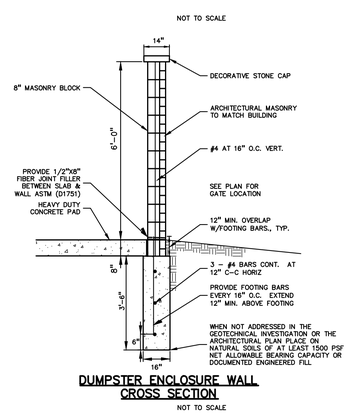


SIDE ELEVATION
NOT TO SCALE

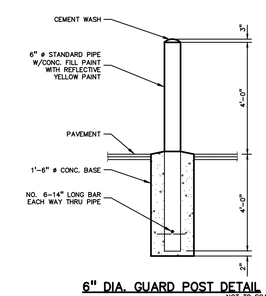


FRONT ELEVATION
NOT TO SCALE

NOT TO SCALE

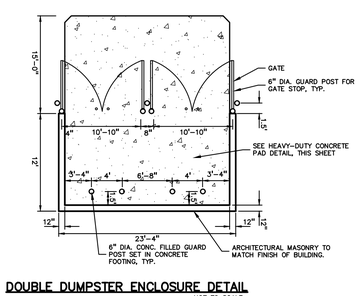


DUMPSTER ENCLOSURE WALL CROSS SECTION
NOT TO SCALE



6" DIA. GUARD POST DETAIL
NOT TO SCALE

DOUBLE TRASH ENCLOSURE DETAILS
NOT TO SCALE



DOUBLE DUMPSTER ENCLOSURE DETAIL
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NOT FOR CONSTRUCTION

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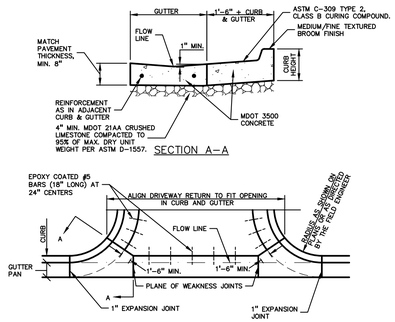
DRAWING TITLE
NOTES AND DETAILS

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

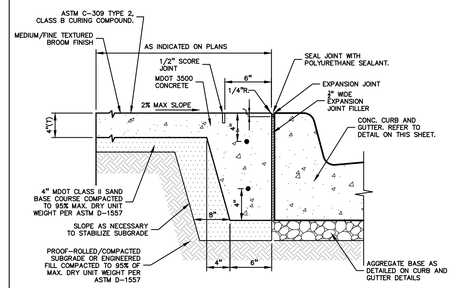
DRAWING NUMBER:
C-9.0

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



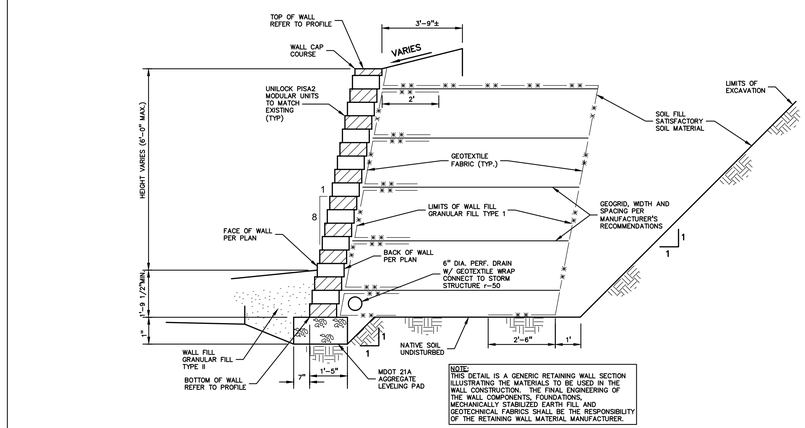
MDOT DRIVEWAY OPENING–DETAIL 'M'

NOT TO SCALE



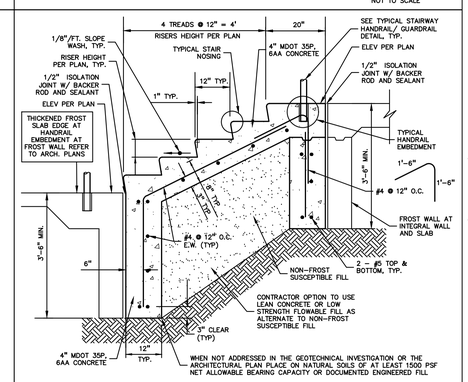
CONCRETE CURB AND GUTTER WITH SIDEWALK

NOT TO SCALE



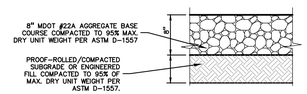
SEGMENTED RETAINING WALL

NOT TO SCALE



TYPICAL STAIRWAY DETAIL

NOT TO SCALE



GRAVEL PATHWAY DETAIL

NOT TO SCALE

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STATE OF MICHIGAN — LUKE G. RITTER — LICENSED PROFESSIONAL ENGINEER — No. 6201105

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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-9.1

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

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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.

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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

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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

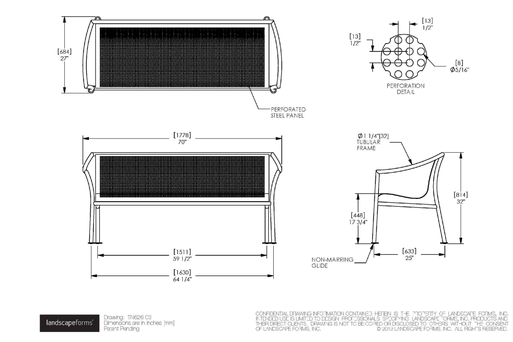
PRELIMINARY SITE AMENITY OPTIONS, OWNER TO APPROVE

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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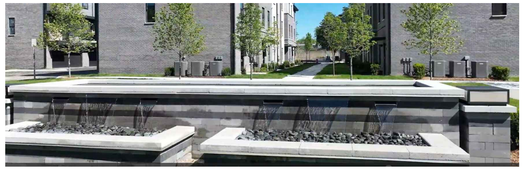
PRELIMINARY SITE AMENITY OPTIONS, OWNER TO APPROVE

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

PEA GROUP
t: 844.813.2949
www.peagroup.com

STATE OF MICHIGAN
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DRAWING TITLE
LANDSCAPE DETAILS

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

DRAWING NUMBER:
L-2.0

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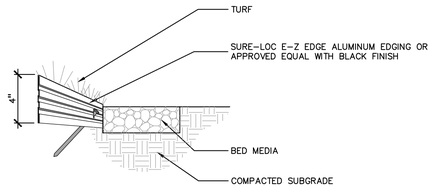
NATIVE SEED MIX, BY STANTEC NATIVE PLANT NURSERY, 574-586-2412, OR EQUAL SPECIES TO BE NATIVE TO COUNTY, NO INVASIVE SPECIES ALLOWED

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

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

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

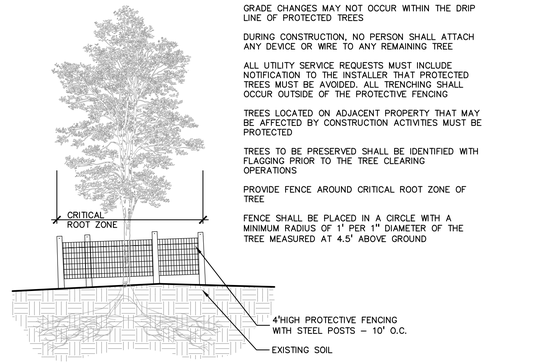
ALL UTILITY SERVICE REQUESTS MUST INCLUDE NOTIFICATION TO THE INSTALLER THAT PROTECTED TREES MUST BE AVOIDED. ALL TRENCHING SHALL OCCUR OUTSIDE OF THE PROTECTIVE FENCING

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

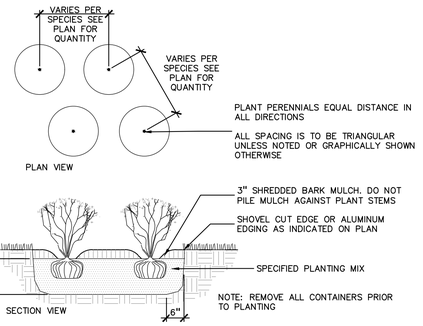
TREES TO BE PRESERVED SHALL BE IDENTIFIED WITH FLAGGING PRIOR TO THE TREE CLEARING OPERATIONS

PROVIDE FENCE AROUND CRITICAL ROOT ZONE OF TREE

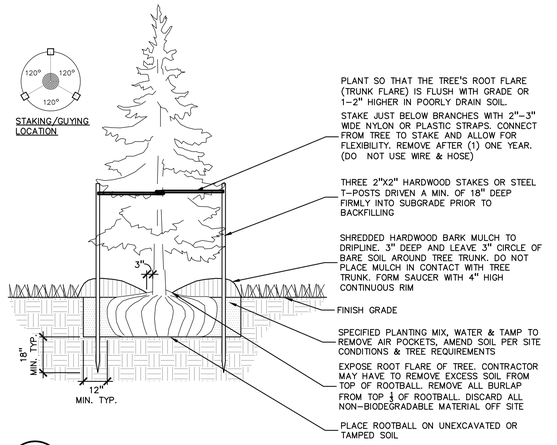
FENCE SHALL BE PLACED IN A CIRCLE WITH A MINIMUM RADIUS OF 1' PER 1" DIAMETER OF THE TREE MEASURED AT 4.5' ABOVE GROUND



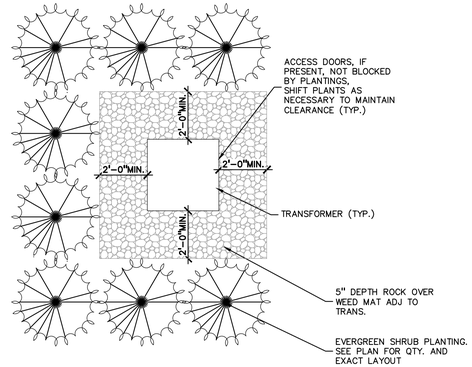
3 TREE PROTECTION DETAIL
SCALE: 1" = 3'-0"



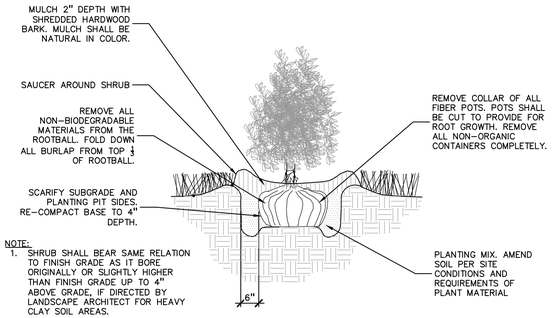
5 PERENNIAL PLANTING DETAIL
SCALE: 1" = 2'-0"



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

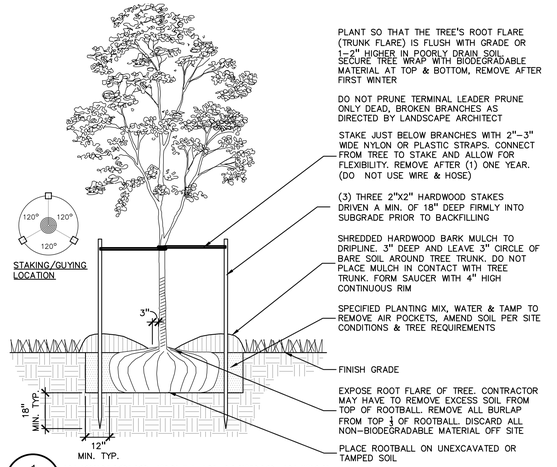


7 TRANSFORMER/ MECH. SCREENING DTL.
SCALE: 1" = 3'-0"



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
www.peagroup.com
STATE OF MICHIGAN
JANET L. EVANS
LANDSCAPE ARCHITECT
REGISTERED
NO. 1302
PROFESSIONAL
LANDSCAPE ARCHITECT

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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
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

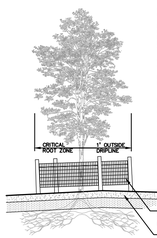
TREE INVENTORY/PRESERVATION CALCULATIONS

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



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

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

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

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

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

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

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

PROVIDE FENCE AROUND CRITICAL ROOT ZONE OF TREE.

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

TREE PROTECTION DETAIL
NOT TO SCALE

PEA GROUP
t: 844.813.2949
www.peagroup.com

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

NORTH

0 15 30 60
SCALE: 1" = 30'

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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\DWG\2_SITE_PLAN\[T-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

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Contact our EV Charging Team to source and specify industry leading hardware and software solutions.

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caina@gasserbush.com
734-460-4036
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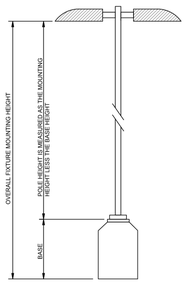

Mounting Height Note

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.

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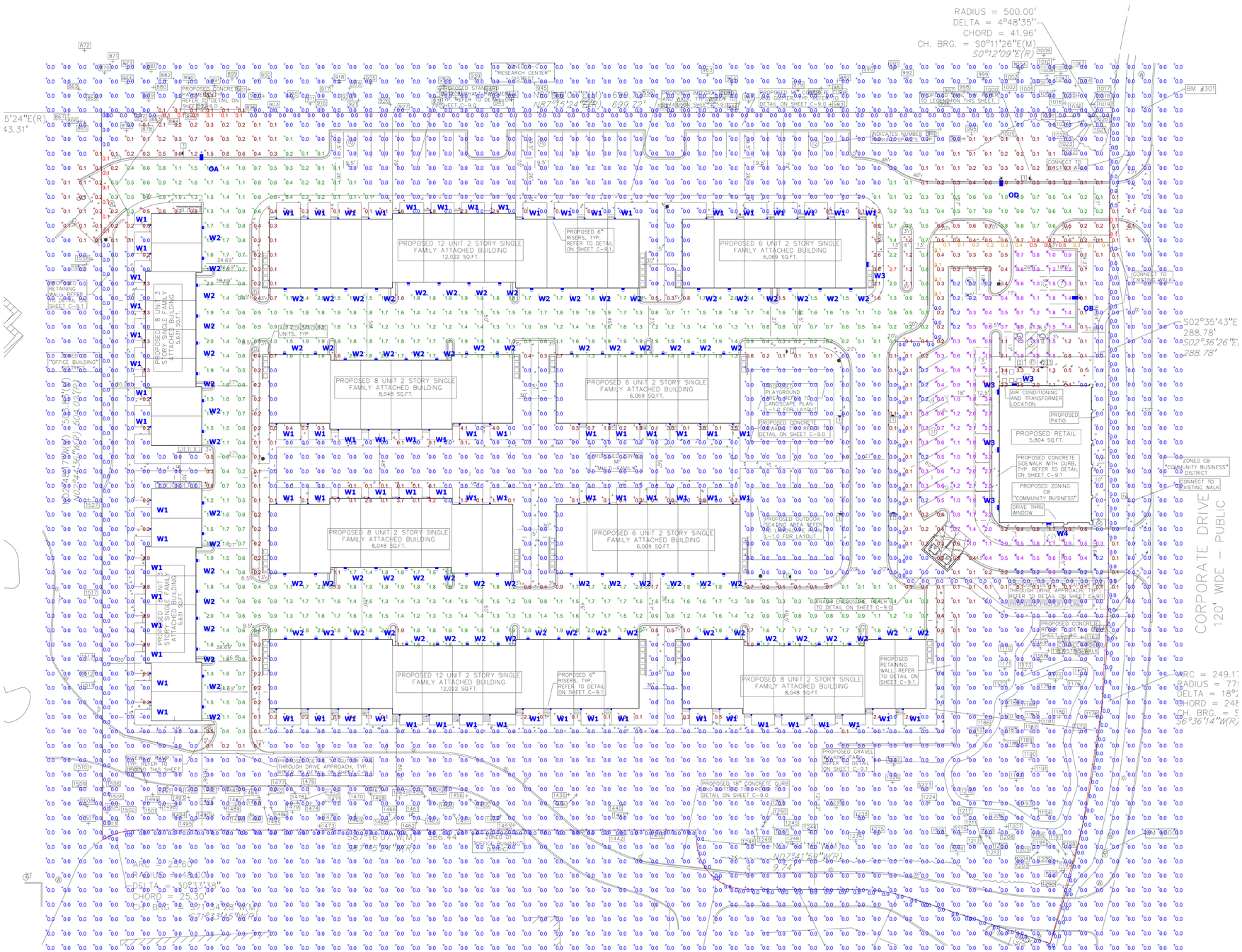
General Note

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

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

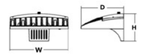
Specifications

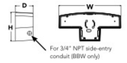
Luminaire

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

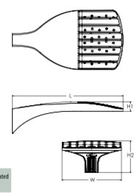
d*series

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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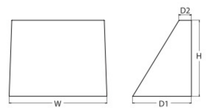
WDGE2 LED
Architectural Wall Sconce
Precision Refractive Optic

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

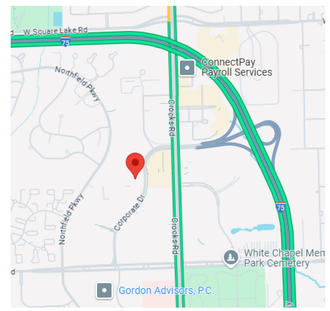
3-STORY RESIDENTIAL CONDOS UNIT AREAS

	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
A.6	8-UNIT CONDOS EXTERIOR ELEVATIONS
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
A.10	8-UNIT - 3 STORY FIRST FLOOR PLAN, SECOND FLOOR PLAN
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

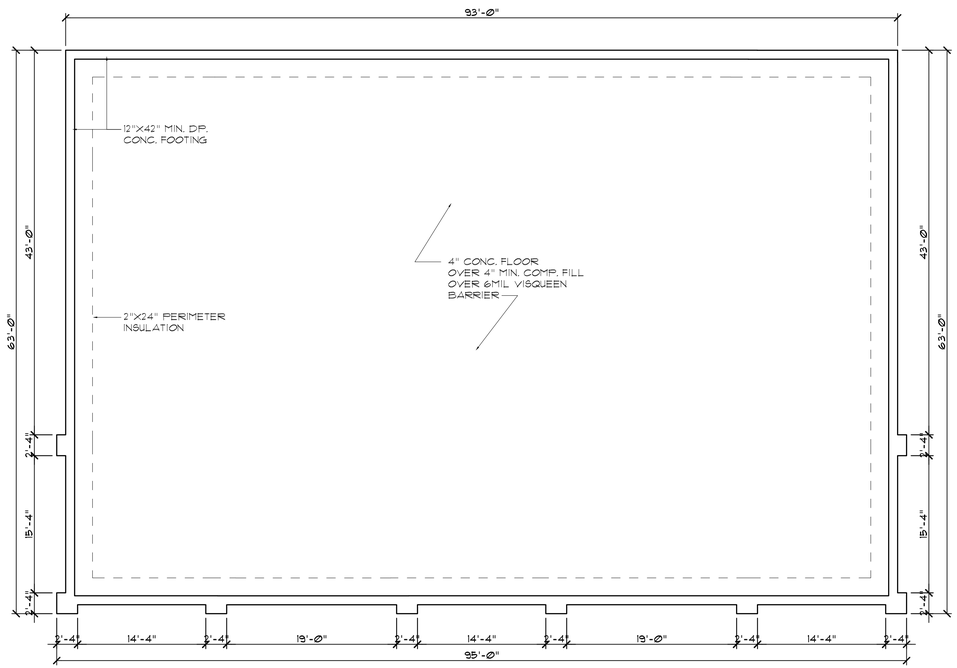
DRAWN	AK
CHECKED	AK
APPROVED	AK
BIDS	
CONSTR	

DO NOT SCALE PRINTS - USE FIGURED DIMENSIONS ONLY

JOB NO.
24-20

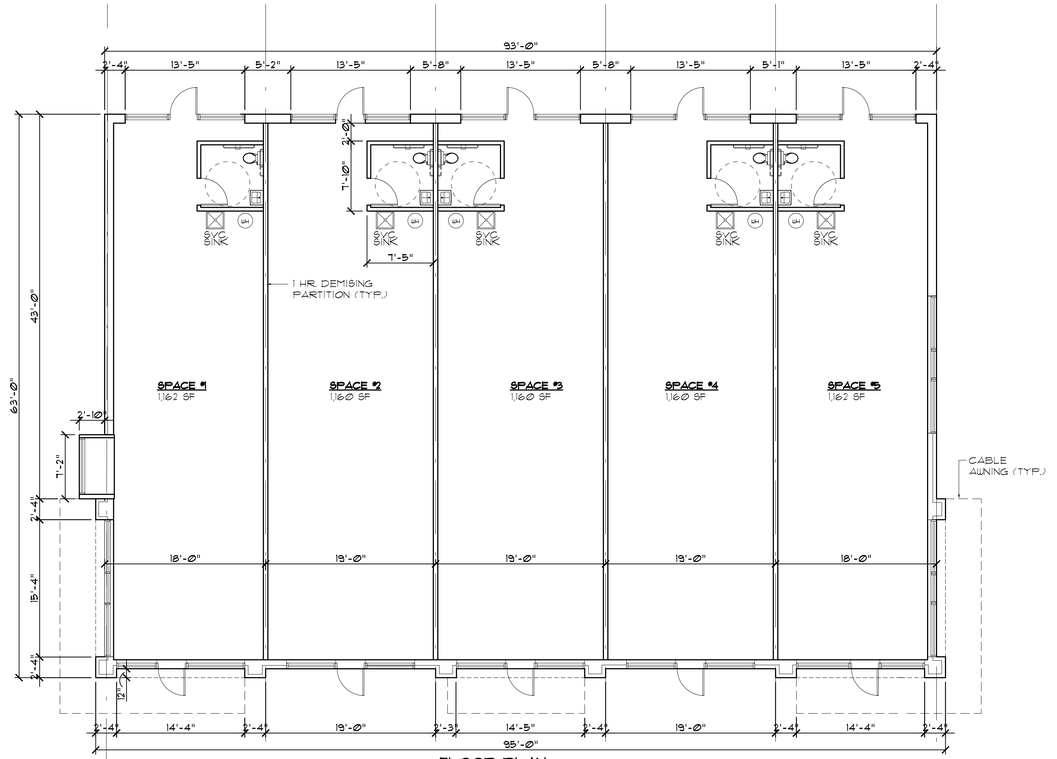
SHEET
T.1

MIXED USE DEVELPMNT.



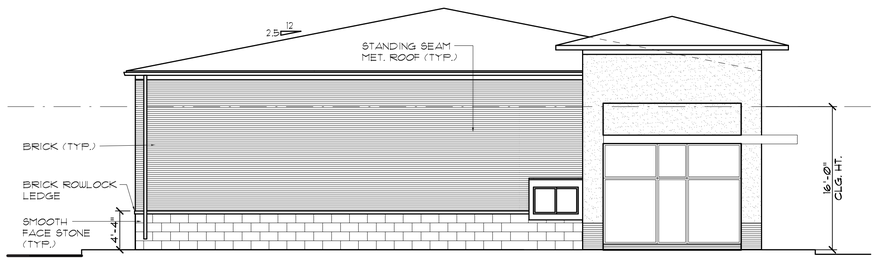
FOUNDATION PLAN

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



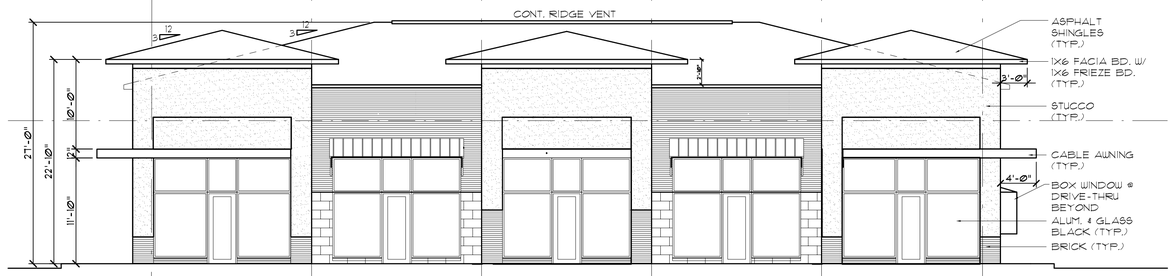
FLOOR PLAN

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



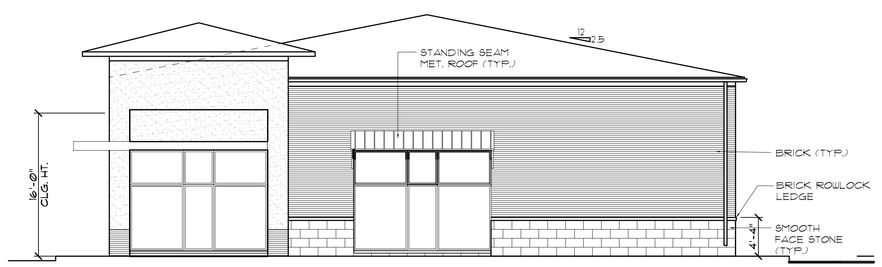
LEFT SIDE ELEVATION

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

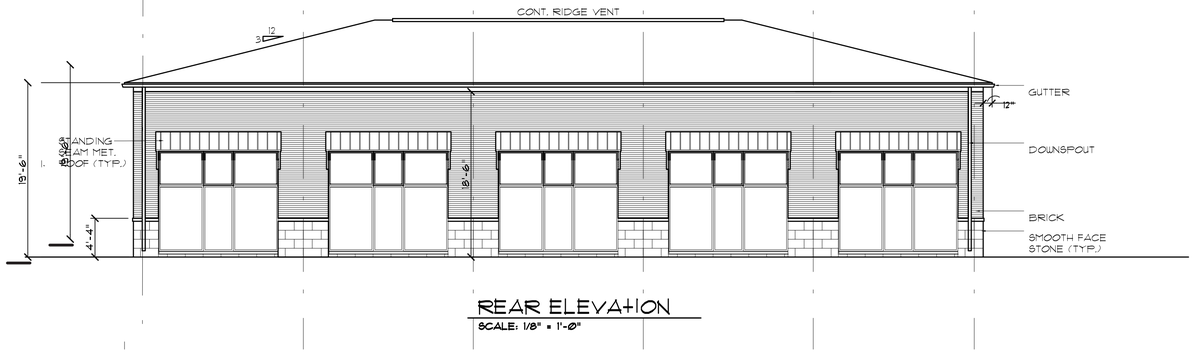
SHEET
A.1

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

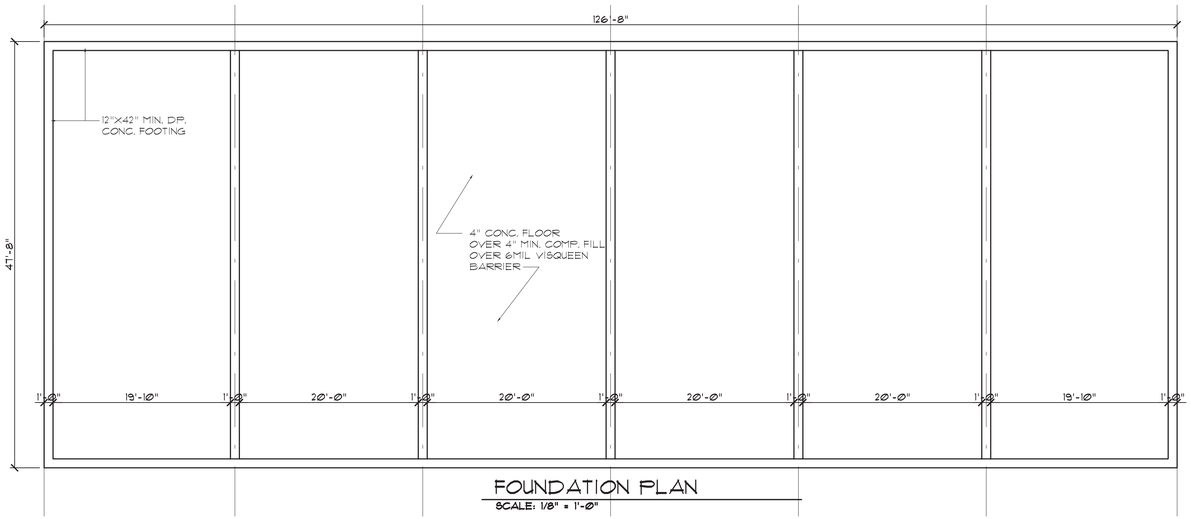
DRAWN	AK
CHECKED	AK
APPROVED	AK
BIDS	
CONSTR	

DO NOT SCALE PRINTS - USE FIGURED DIMENSIONS ONLY

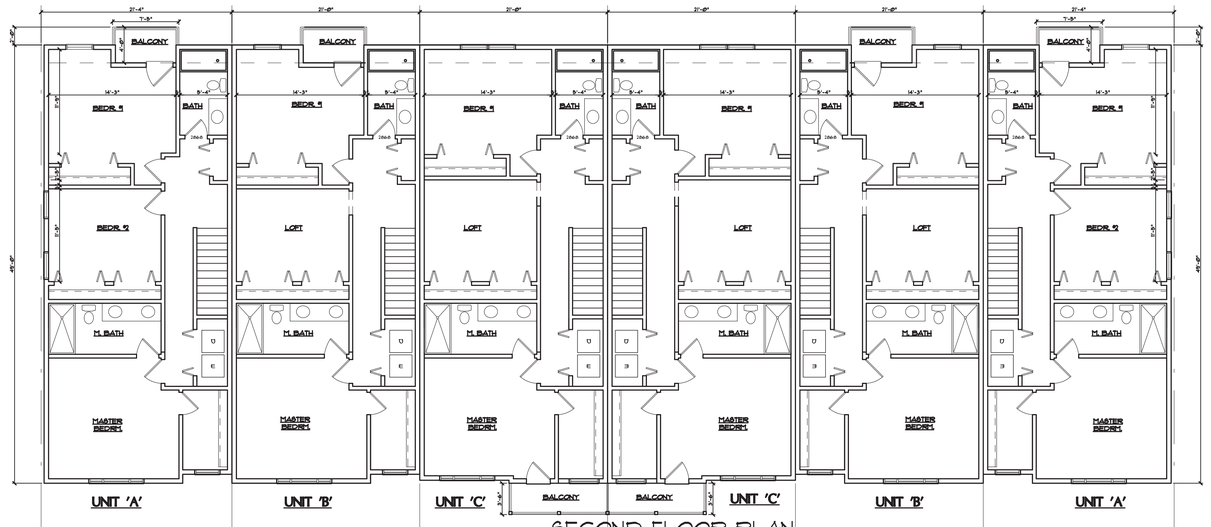
JOB NO.
24-20

SHEET
A.1.1

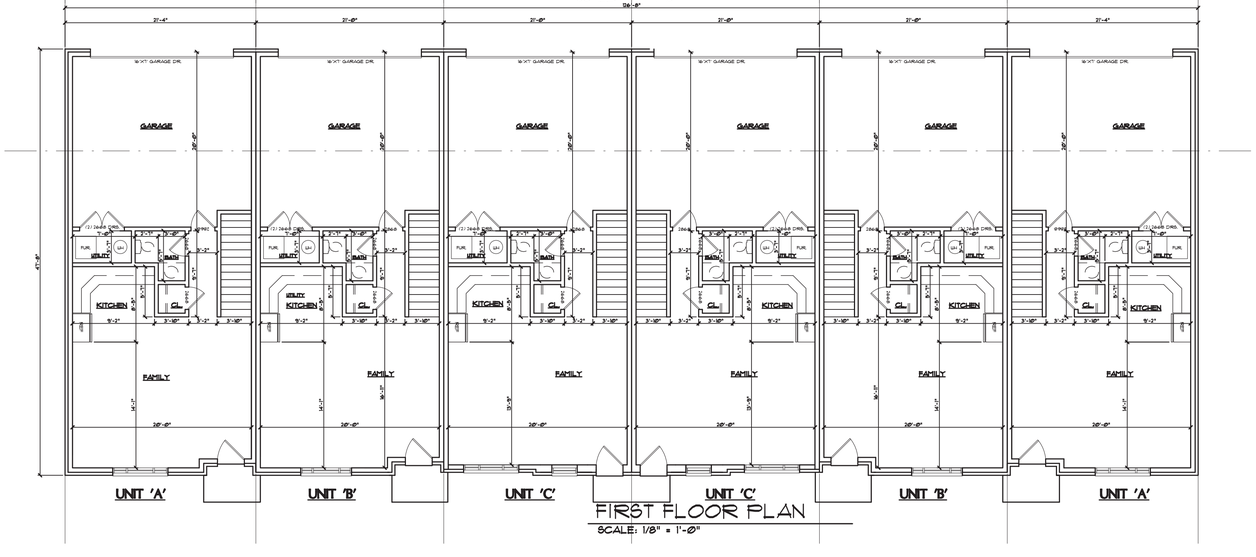
MIXED USE DEVELPMNT.



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

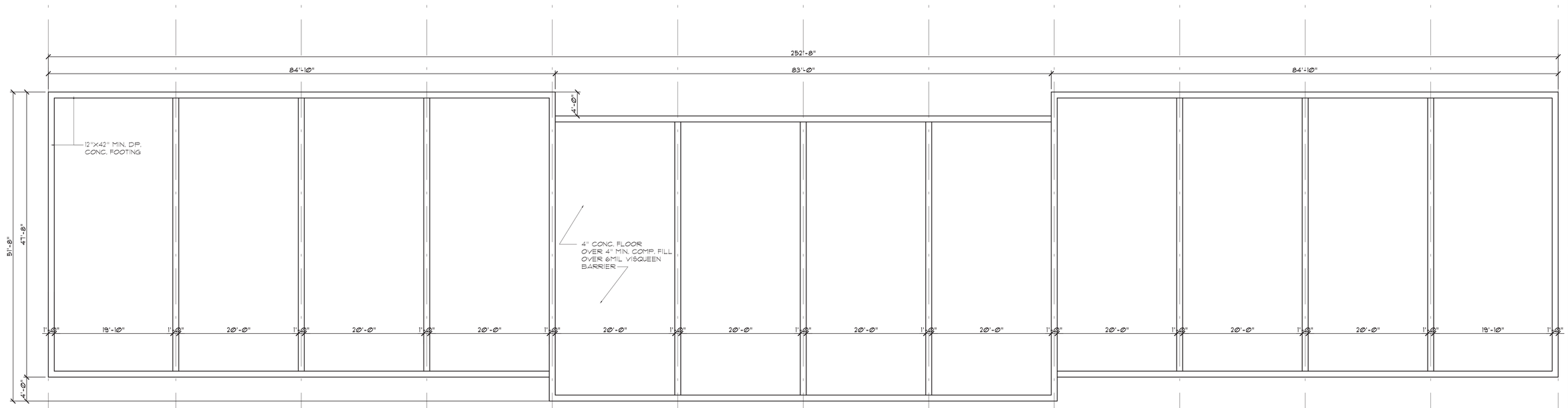
DRAWN	AK
CHECKED	AK
APPROVED	AK
BIDS	
CONSTR	

DO NOT SCALE PRINTS - USE FIGURED DIMENSIONS ONLY

JOB NO.
24-20

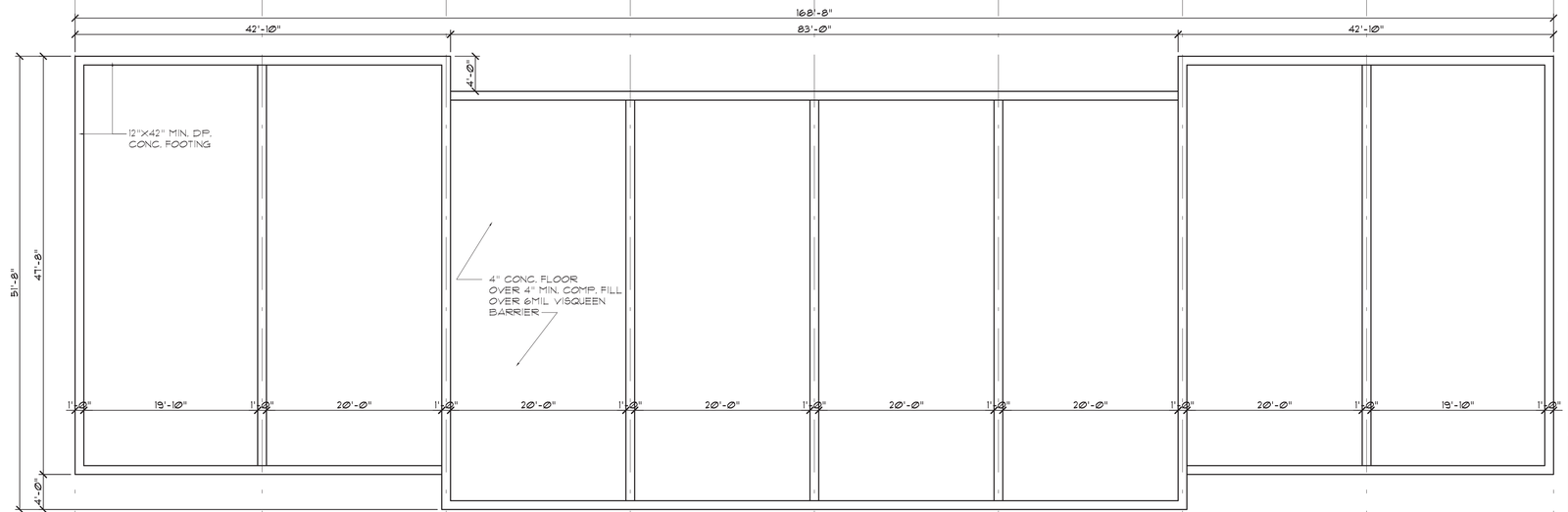
SHEET
A.3

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

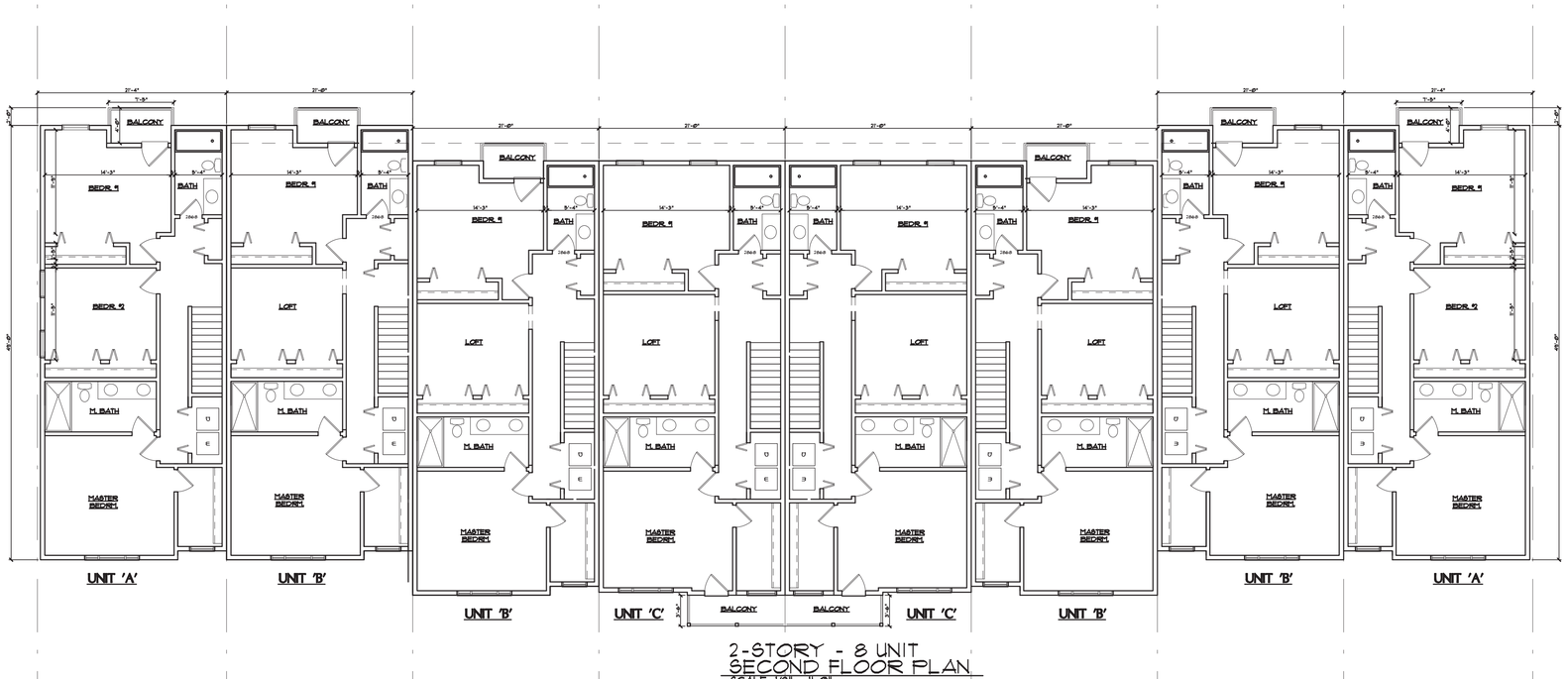
DRAWN	AK
CHECKED	AK
APPROVED	AK
BIDS	
CONSTR	

DO NOT SCALE PRINTS - USE FIGURED DIMENSIONS ONLY

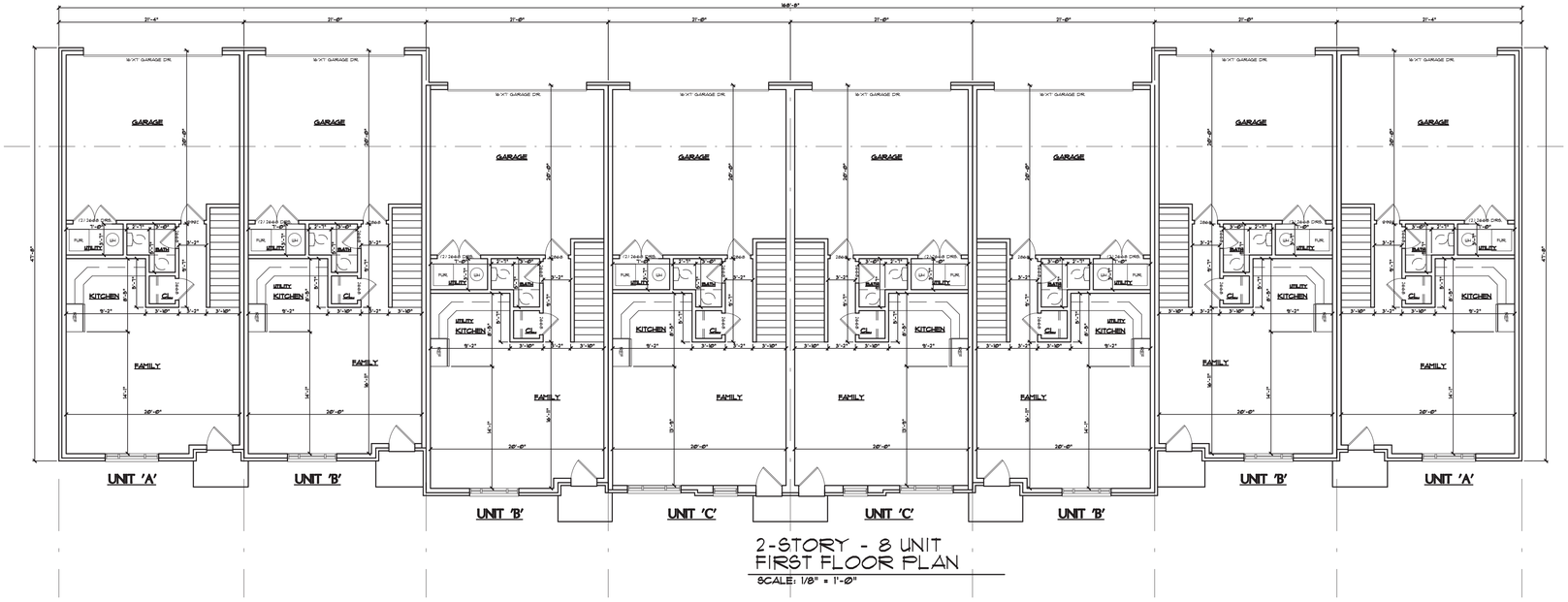
JOB NO.
24-20

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

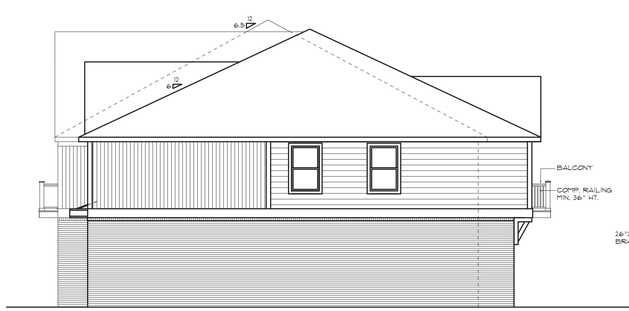
WINDOWS / DOOR FRAME
BLACK

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

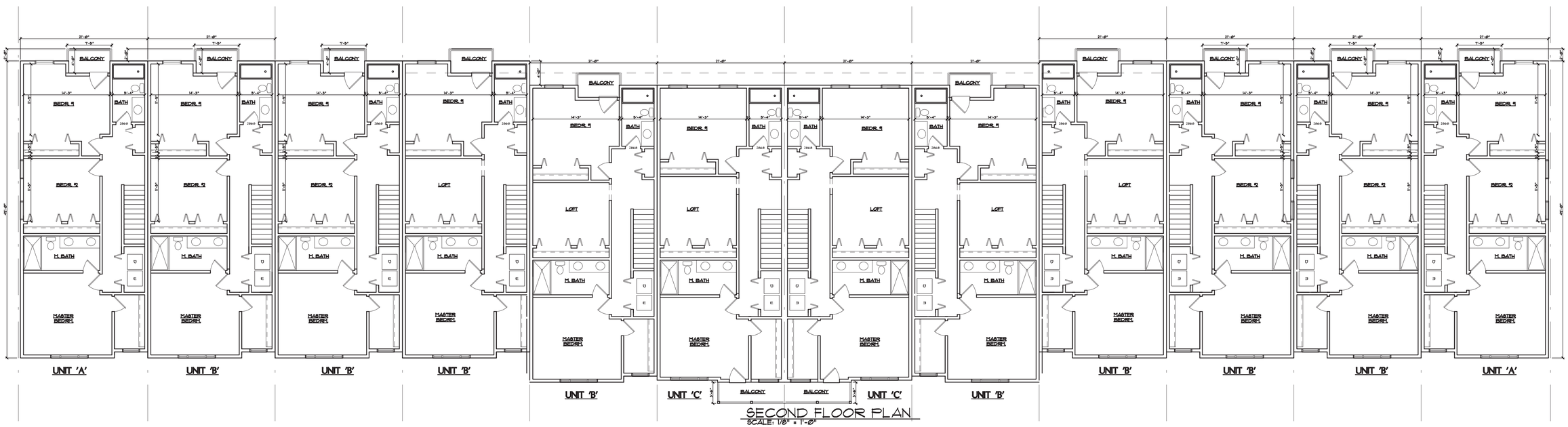
DRAWN	AK
CHECKED	AK
APPROVED	AK
BIDS	
CONSTR	

DO NOT SCALE PRINTS - USE FIGURED DIMENSIONS ONLY

JOB NO.
24-20

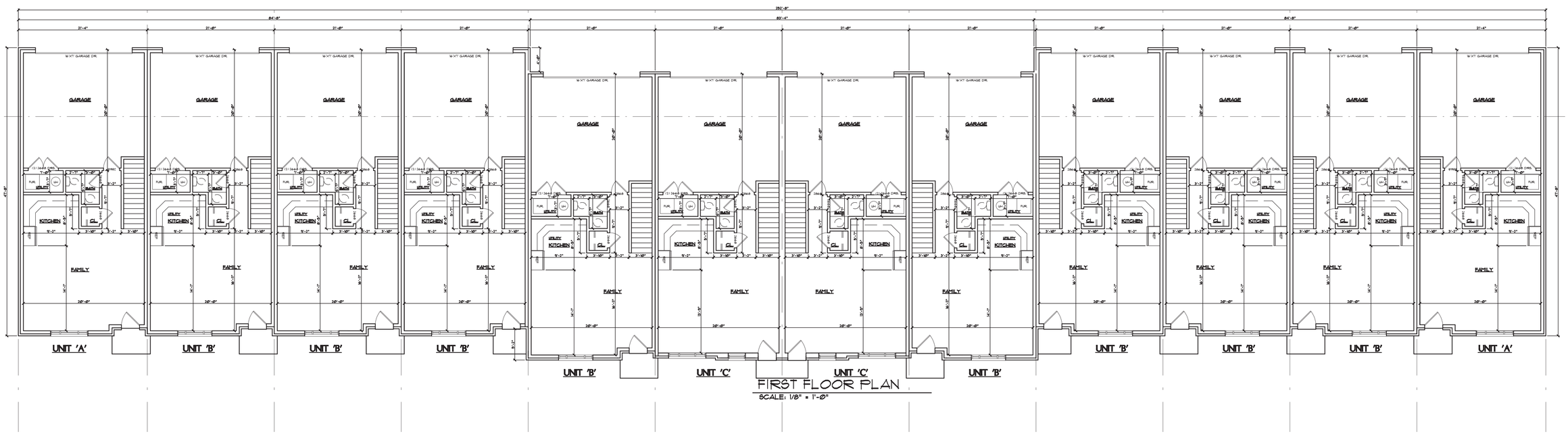
SHEET
A.6

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

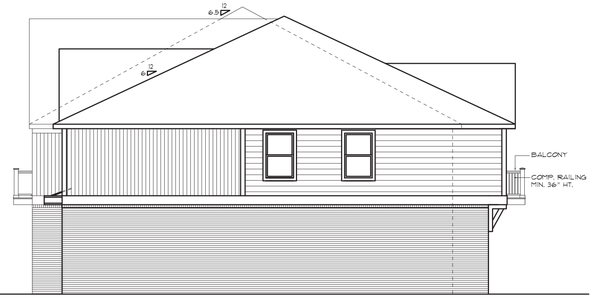
BRICK: GENERAL SHALE
MORNING SNOW OR
SMINILAR

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

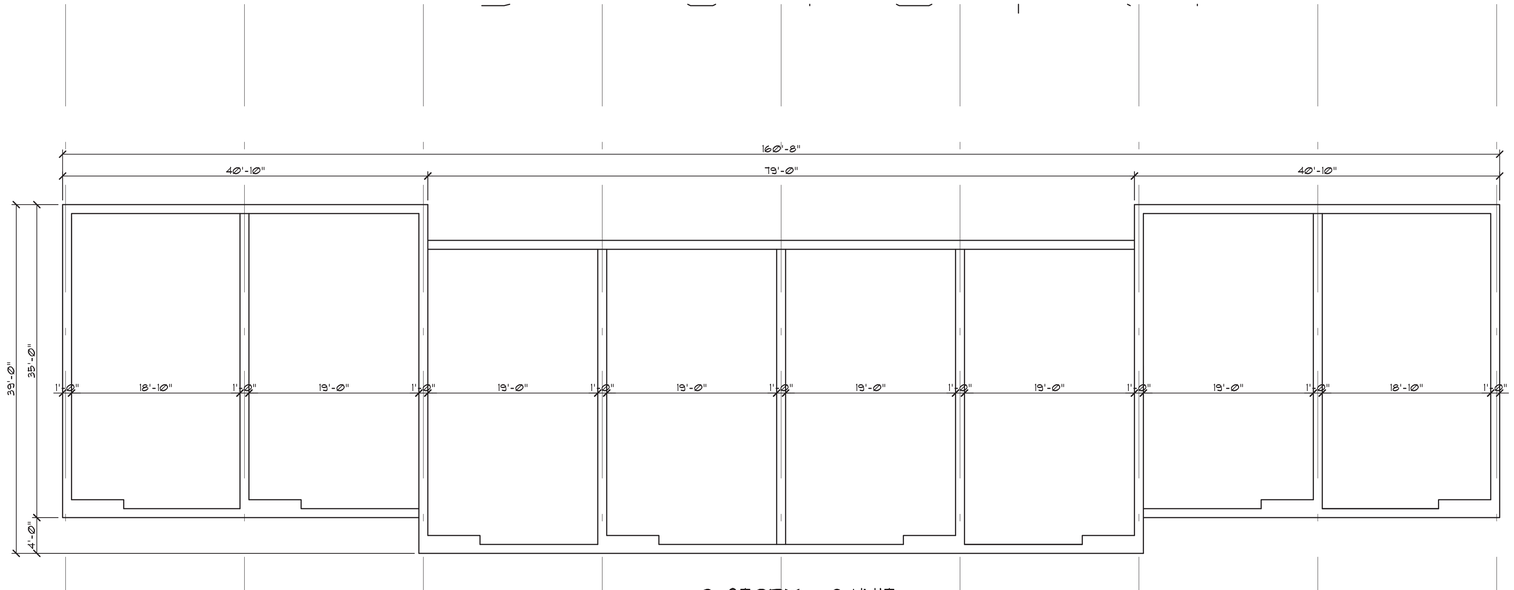
DRAWN	AK
CHECKED	AK
APPROVED	AK
BIDS	
CONSTR	

DO NOT SCALE PRINTS - USE FIGURED DIMENSIONS ONLY

JOB NO.
24-20

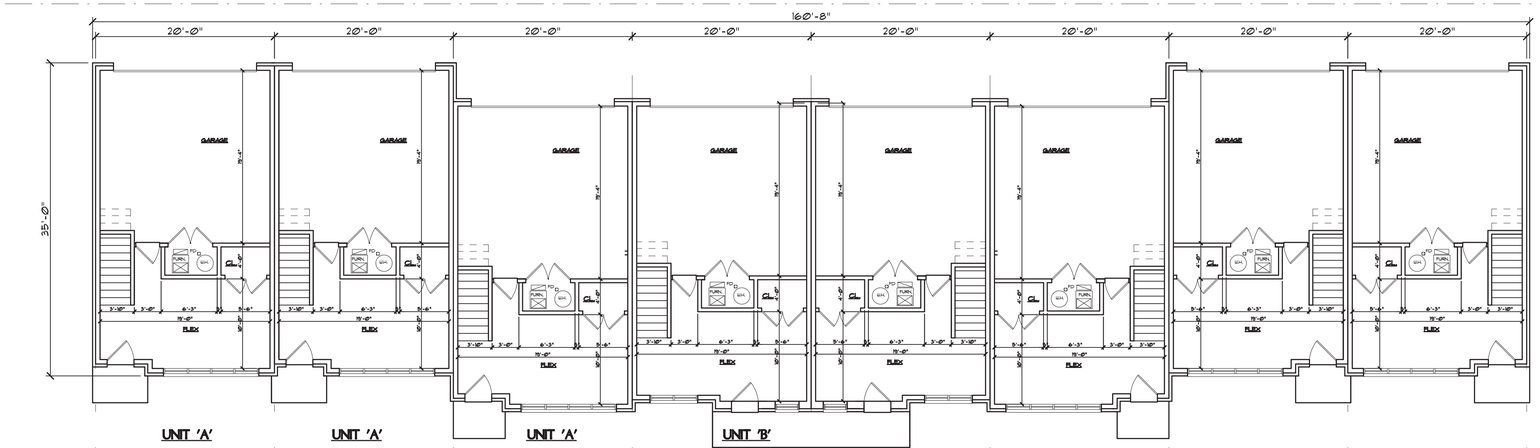
SHEET
A.8

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

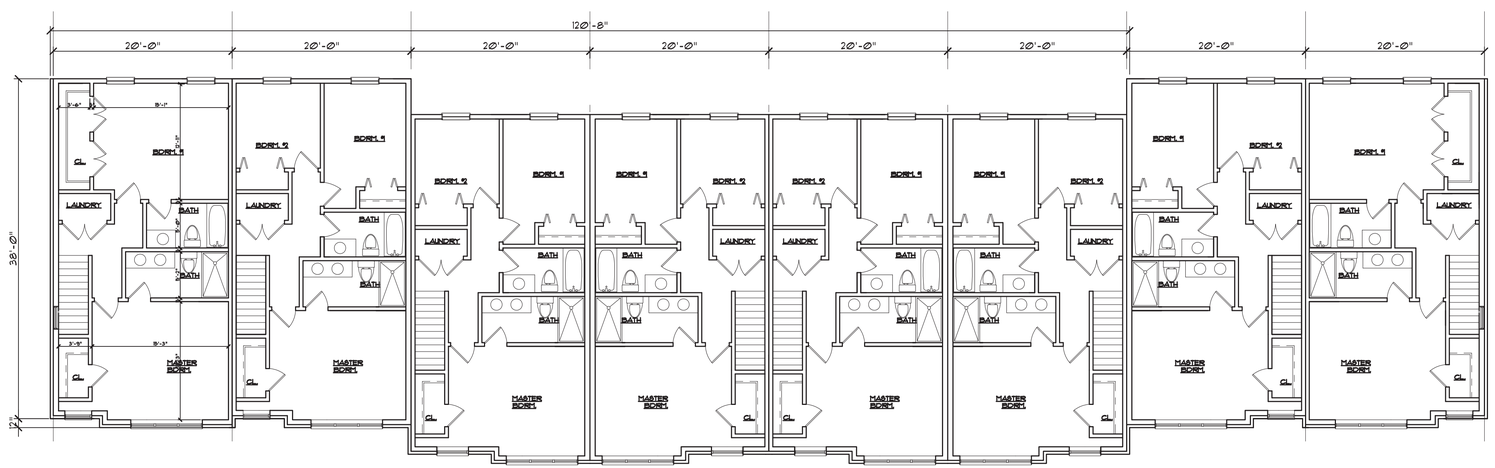
DRAWN	AK
CHECKED	AK
APPROVED	AK
BIDS	
CONSTR	

DO NOT SCALE PRINTS – USE FIGURED DIMENSIONS ONLY

JOB NO.
24–20

SHEET
A.9

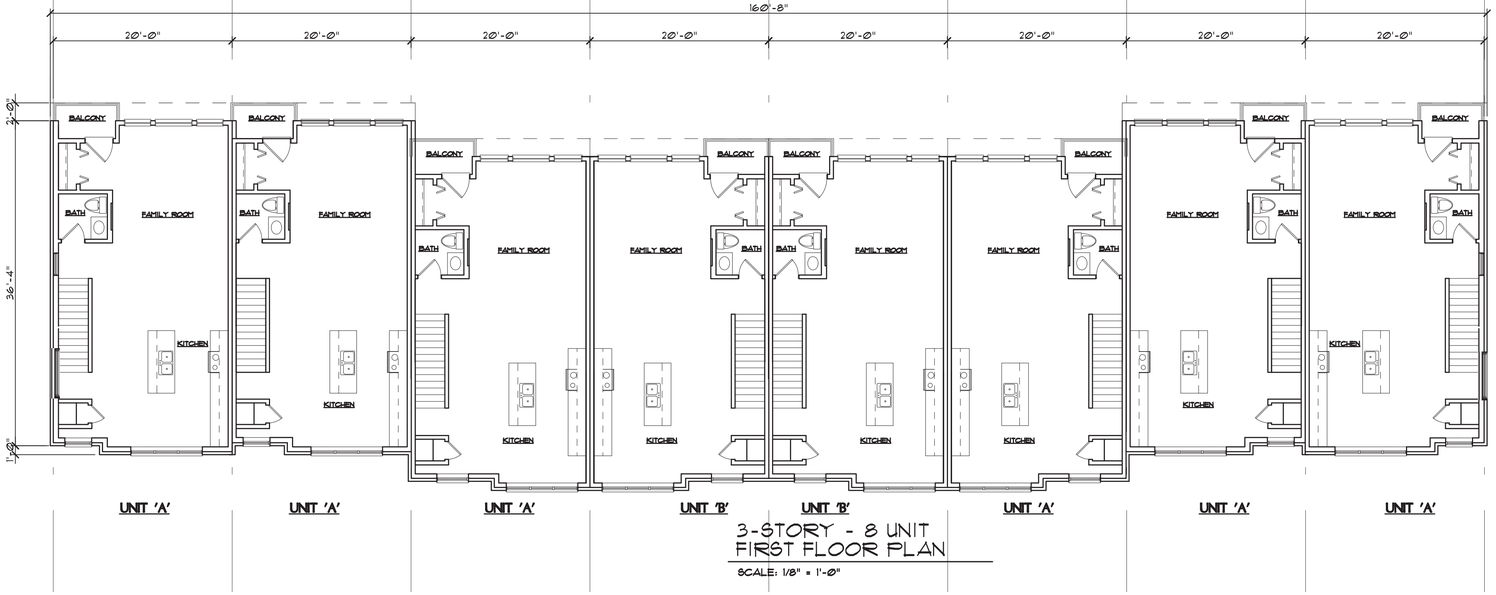
MIXED USE DEVELPMNT.



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	

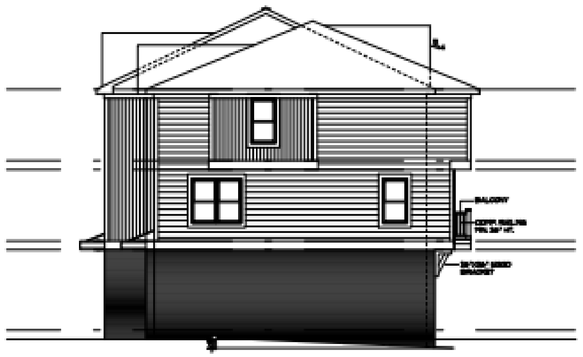
DO NOT SCALE PRINTS – USE FIGURED DIMENSIONS ONLY

JOB NO.
24–20

SHEET
A.10

MIXED USE DEVELPMNT.

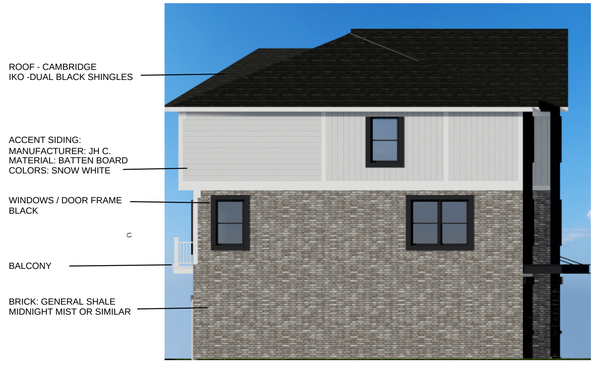
3 - Story Residential 8 Unit



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

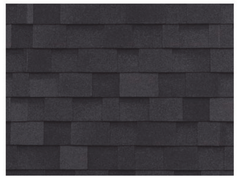
JOB NO.
24-20

SHEET
A.11

MIXED USE DEVELPMNT.

Exterior Building Materials

Roofing

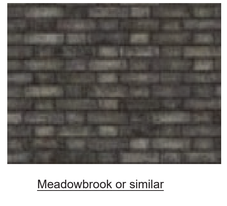


IKO Cambridge Dual Black or equal

Brick

Midnight Mist or similar

Morning Snow or similar



Meadowbrook or similar

Smooth Face Limestone

Exterior Siding Colors

Dark Bronze SW2501

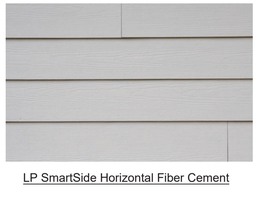
White Snow SW 7007

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

DRAFT

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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A regular meeting of the Troy Traffic Committee was held Wednesday, March 19, 2025 in the Lower Level Conference Room at Troy City Hall. Pete Ziegenfelder called the meeting to order at 7:30 p.m.

1. Roll Call

Present:	Timothy Battle Dale Christiansen Swathi Jeeda, Student Representative Shama Kenkre Justin Rose Pete Ziegenfelder
Absent:	Al Petrulis Abi Swaminathan Deputy Fire Chief, Michael Koehler
Also present:	G. Scott Finlay, City Engineer Sgt. Brian Warzecha, Police Department Merissa Clark, Administrative Assistant

2. Minutes – February 19, 2025 Traffic Committee

Resolution # 2025-03-07
Moved by Rose
Seconded by Battle

To approve the February 19, 2025 minutes as printed.

Yes:	Battle, Christiansen, Rose, Ziegenfelder
No:	None
Absent:	Petrulis, Swaminathan

MOTION CARRIED

PUBLIC HEARINGS

3. No Public Hearings

REGULAR BUSINESS

4. Request for Traffic Control – Eden Gardens Site Condominium

Eden Gardens Site Condominiums has been completed. The Kohli Drive and Rochester Road intersections are STOP-controlled on the Kohli Drive approaches to Rochester Road with no Traffic Control Order. During the preliminary site plan review, a No-Left-Turn Sign was recommended to be installed on Rochester Road south of the north Kohli Drive. The installation

of a No-Left-Turn sign requires a Traffic Control Order.

Three residents came in to represent Eden Gardens subdivisions, they voiced their concerns about the speeding of drivers along Rochester Rd when they are coming off of I-75, and stated that people are constantly trying to use Kohli as a cut thru, and speeding while doing so. Multiple people park along Kohli for long periods of time, and they do not live in the subdivision.

Scott Finlay let the residents know that the Police Department can be contacted for speeding, and that P.D. will drop off the Radar Sign in that area for a period of time, all you would need to do is call the non-emergency line.

Justin Rose added that the speeding on the street is most likely neighbors.

Dale Christiansen asked when the subdivision was built.

The representatives for Eden Gardens stated it was completed in 2023. They also asked if it was possible, when installing the No Left Turn sign, if we could also add a center lane on Rochester Rd in that area.

Justin Rose explained that the site distance when making that left turn would make for the turn lane to be very unsafe since it does not have the proper site distance.

A resident from Eden Gardens asked if a Stop Sign on Rochester Rd was an option.

Justin Rose & Scott Finlay explained that the warrants would not be met, and that the city does not put stop signs on major roads.

A resident from Eden Gardens asked again, about the center lane being added.

Scott Finlay stated that the other issue with the center lane is that you would have competing left hand turns, NB traffic making a left into that north drive is also going to be competing with the existing traffic that is coming south on Rochester and turning into Larchwood. So those competing & conflicting left turns cannot be permitted otherwise, and since Larchwood was there first, they get to continue and that would make the new subdivision restricted. That's why this no left turn was part of the preliminary site plan approval. It was also in the previous City Engineer's notes that he wanted these posted before the subdivision was even occupied, but were a little behind. This was a planned sign installation when this was subdivision was purposed.

Sgt. Warzecha asked for clarification on which direction the speeding is mostly taking place, North to South, or both.

The resident from Eden Gardens explained that it's the people coming off of I-75, and mentioned that cars will come and park in the subdivision for long periods of time as well.

Sgt. Warzecha asked for specific times, and explained that with the speeding taking place all the time it is very hard to patrol.

Tim Battle asked if it was always the same car(s), parking in the subdivision.

The residents stated that it is not the same car(s) and that the times vary, for speeding and parking.

Sgt. Warzecha let the residents know that they do not need to call for the radar trailer he will have one dropped off in the area soon. He mentioned that we do not receive data from the radar, and that sometimes the radar helps with speeding, and sometimes it can make it worse because cars want to see how fast they can go.

The resident stated that the Police were out a few weeks ago and they were very glad to see them in the area and that they were hoping the speeders would finally get caught.

Sgt. Warzecha explained that, that area is not typically a road they think they would have speeders on, so not typically somewhere we sit for that. But if you are saying it is becoming an issue, we can definitely get someone out there on patrol. He also explained that overtime, the cutting thru happening on the street will eventually stop because they will realize that it does not go anywhere.

Resolution # 2025-03-08
Moved by Rose
Seconded by Battle

> BE IT RESOLVED, that the Kohli Drive and Rochester Road intersections be STOP CONTROLLED on the Kohli Drive approach to Rochester Road.
>
> BE IT RESOLVED, that a NO LEFT TURN sign be installed on Rochester Road at the north Kohli Drive and Rochester Road intersection.

Yes:	Battle, Christiansen, Rose, Ziegenfelder
No:	None
Absent:	Petrulis, Swaminathan

MOTION CARRIED

5. Request for Traffic Control – Adler Cove Site Condominium

The Adler Cove Site Condominiums has been completed. The intersection of Adler Court and Long Lake Road is STOP-controlled on the Adler Court approach to Long Lake Road, and there is no Traffic Control Order.

Scott Finlay explained that the subdivision is occupied, and that in order for these stop signs to be enforced we have to have a Traffic Control Order done.

Resolution # 2025-03-09
Moved by Rose
Seconded by Christiansen

BE IT RESOLVED, that the Adler Court and Long Lake Road intersection be STOP CONTROLLED on the Adler Court approach to Long Lake Road

Yes: Battle, Christiansen, Rose, Ziegenfelder
No: None
Absent: Petrulis, Swaminathan

MOTION CARRIED

6. Public Comment

No public comment.

7. Other Business

The Big Beaver and I-75 project was discussed regarding completion dates, Scott stated they are hoping to have it done mid, to end June.

The Traffic Committee asked a few questions about the Rochester Road expansion project, Scott stated that we are hoping to have it go out for Bid in August, and hopefully have a contractor selected sometime in October. Lane closures should be starting sometime in the winter. Projected to be finished in Spring of 2027.

8. Adjourn

The meeting adjourned at 7:55 PM.

Pete Ziegenfelder -Chairperson

G. Scott Finlay, City Engineer/Traffic Engineer

G:\Traffic\aaa Traffic Committee\2025\19_February_20250319_Minutes_Traffic Committee DRAFT

On May 20, 2025, at 7:00 p.m., Chair Bossenbroek called the Zoning Board of Appeals meeting to order.

1. ROLL CALL

Present:
Michael Bossenbroek
Barbara Chambers
David Eisenbacher
Jeffrey Forster
Tyler Fox
Mahendra Kenkre
Jim McCauley

Also Present:
Paul Evans, Zoning and Compliance Specialist
Nicole MacMillan, Assistant City Attorney

2. PROCEDURE- read by member Eisenbacher

3. APPROVAL OF MINUTES – April 15, 2025

Moved by Fox
Second by Chambers

RESOLVED, to approve the April 15, 2025 draft minutes.

Yes: All

MOTION PASSED

4. APPROVAL OF AGENDA – no changes

5. HEARING OF CASES:

A. 3991 Crooks & vacant properties south thereof, David Donnellon, J & A Architectural Engineers for Kamal Shouhayib, The Choice Group - A variance request to allow the height of proposed multi-unit attached residential development to be 33 feet height, where the Zoning Ordinance allows a 30 foot height maximum.

Moved by McCauley
Second by Fox

RESOLVED, to deny the request.

Yes: McCauley, Bossenbroek, Eisenbacher, Fox, Forster, Chambers
No: Kenkre

MOTION PASSED

B. 363 W. Big Beaver, John Marusich, Marusich Architecture for Frank Simon, 363 Big Beaver LLC – A variance request to allow a residential apartment tower addition be set back zero feet from the rear property line, where the Zoning Ordinance requires a 40 foot set back.

Moved by Eisenbacher
Second by Fox

RESOLVED, to grant the request.

Yes: Eisenbacher, Chambers, Fox, McCauley, Forster, Kenkre
No: Bossenbroek

MOTION PASSED

6. COMMUNICATIONS – Member Fox summarized the joint Planning Commission/City Council meeting regarding the library. He encouraged members of the public to become informed of the process.

Member McCauley reported that a variance granted to 2600 Livernois has resulted in substantially reduced Police calls. He shared the Police Department call summary.

7. MISCELLANEOUS BUSINESS - The Board discussed a potential recommendation to the Planning Commission for a Zoning Ordinance amendment. Staff will prepare a memo for discussion at the July meeting.

Board Elections – Chair

Moved by Fox
Second by Forster

RESOLVED, re-elect Chair Bossenbroek.

Yes: All

MOTION PASSED

Board Elections – Vice Chair

Moved by McCauley
Second by Chambers

RESOLVED, to re-elect Vice Chair Desmond.

Yes: All

MOTION PASSED

Mr. Evans advised there are no applications for the June meeting. The Board concurred the next meeting would be in July.

8. PUBLIC COMMENT –None

9. ADJOURNMENT –The Zoning Board of Appeals meeting ADJOURNED at 9:30 p.m.

Respectfully submitted,

Michael Bossenbroek

Michael Bossenbroek, Chair

Paul Evans

Paul Evans, Zoning & Compliance Specialist

Vice-Chair Brooks called the Regular meeting of the Building Code Board of Appeals to order at 3:08 p.m. on June 4, 2025 in the Council Chamber of Troy City Hall.

1. ROLL CALL

Present
Teresa Brooks
Matthew Dziurman
Frank Nastasi, City Manager

Absent
Gary Abitheira
Sande Frisen

Also Present
Salim Huerta, Building Official
Dominic Abate, Residential Plans Examiner/Building Inspector
Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF MINUTES – May 7, 2025

Moved by: Dziurman
Support by: Nastasi

RESOLVED, To approve the minutes of May 7, 2025 Regular meeting as submitted.

Yes: All present (3)
Absent: Abitheira, Frisen

MOTION CARRIED

3. HEARING OF CASES

Vice-Chair Brooks informed the appellants that a vote of all three (3) Board members present is required to grant approval of each variance request. She said each appellant has the right to request a postponement to a future meeting when a full Board might be present. Vice-Chair Brooks stated the next Regular meeting is scheduled for July 9, 2025.

A. VARIANCE REQUEST, 505 LEETONIA, ERIN DZEROOGIAN – This property consists of a corner lot. According to the City of Troy Zoning Ordinance, it qualifies as a corner lot with front lot lines along both Leetonia and Tallman. The property is located within the R-1C zoning district which requires a front yard setback of 30 feet, along both Leetonia and Tallman, where the Zoning Ordinance limits fence height to 30 inches (2.5 feet). The petitioner is seeking a fence height variance for the installation of a 6 feet high, vinyl, **replacement,** privacy fence. This fence is proposed to match the existing wood privacy fence 6 feet height and location of 12 feet away from the Tallman property line. The fence is proposed to run 81 feet along Tallman and return 18 feet, along the rear property line adjacent to the side yard of 4307 Tallman and return another 18 feet to the southeast corner of the house for a total

variance length of 6 feet high vinyl privacy fence of 117 feet in the Tallman designated front yard. Of the total 276 feet of fence requested, 159 feet of the fence complies with zoning regulations and does not require a variance. *CHAPTER 83 FENCE CODE*

Mr. Abate read the variance request narrative. He said there was no public comment received by the department from the public notice.

Erin Dzeroogian was present and requested to postpone the variance request.

Moved by: Dziurman
Support by: Nastasi

RESOLVED, To **postpone** the variance request for 505 Leetonia to the July 9, 2025 Regular meeting.

Discussion on the motion on the floor.

It was brought to the attention of the Vice-Chair to open the Public Hearing. The motion was withdrawn from the floor.

PUBLIC HEARING OPENED

There was no one present who wished to speak.

PUBLIC HEARING CLOSED

Moved by: Dziurman
Support by: Nastasi

RESOLVED, To **postpone** the variance request for 505 Leetonia to the July 9, 2025 Regular meeting.

Yes: All present (3)
Absent: Abitheira, Frisen

MOTION CARRIED

B. VARIANCE REQUEST, 4368 VIRGILIA, VIN PANDEY – This property consists of a corner lot. According to the City of Troy Zoning Ordinance, it qualifies as a corner lot with front lot lines along both Virgilia and Webb. The property is located within the R-1B zoning district which requires a front yard setback of 40 feet, along both Virgilia and Webb, where the Zoning Ordinance limits fence height to 30 inches (2.5 feet). The petitioner is seeking a fence height variance for the installation of a proposed new 6 feet high vinyl privacy fence placed 25 feet from the Webb property line. There is a 5 feet sidewalk easement with installed sidewalk on the homeowner's property along both streets as well. The fence is proposed to run 74 feet along Webb and return 15 feet, along the rear property line adjacent to the side yard of 210 Webb, for a total variance length of 6 feet high vinyl privacy fence of 89 feet in the Webb designated

front yard. Of the total 237.5 feet of fence requested, 148.5 feet of the fence complies with zoning regulations and does not require a variance. *CHAPTER 83 FENCE CODE*

Mr. Abate read the variance request narrative. He said the department received no public comment from the public notice.

Abby Pandey was present and asked to go forward with the variance request.

Vice-Chair Brooks announced the appellant has requested an opportunity to conduct a private conversation with the co-property owner, which might necessitate a brief recess in the meeting.

Ms. Pandey addressed the changes in the request. She said they moved into the newly constructed home approximately two years ago. Ms. Pandey said a six foot fence would provide privacy, security and safety for their two children.

There was discussion on:
- Change(s) in the request since considered at the May 7, 2025 meeting.
- Line of sight distance satisfied for neighbor to the east.
- Fence gate in northwest corner, as shown on fence contractor drawing.
- Setbacks of existing fences in the neighborhood.
- Fence could run to the property back corner that meets code; no variance required.
- Uniqueness of the property layout and existing sidewalks on site.
- Relationship of neighboring property to the rear (210 Webb), as relates to that property owner erecting a fence in the future.

PUBLIC HEARING OPENED

There was no one present who wished to speak.

PUBLIC HEARING CLOSED

Moved by: Dziurman
Support by: Nastasi

RESOLVED, To **deny** the variance request for 4368 Virgilia, for the following reason:

a. The appellant has not demonstrated that exceptional characteristics of the property for which the variance is sought to make compliance with Chapter 83 substantially more difficult than would be the case for the great majority of properties in the same zoning district.

Yes: Dziurman, Nastasi
No: Brooks
Absent: Abitheira, Frisen

MOTION CARRIED

The administration and Board members encouraged the appellant to meet with the administration for further discussion and clarification on alternative options.

4. COMMUNICATIONS

None.

5. PUBLIC COMMENT

None.

6. MISCELLANEOUS BUSINESS

Vice-Chair Brooks asked the administration to check on the legality of honoring an appellant's request to have a private conversation (i.e., FaceTime or Zoom) during a public meeting.

7. ADJOURNMENT

The Regular meeting of the Building Code Board of Appeals adjourned at 3:39 p.m.

Respectfully submitted,

Teresa Brooks, Vice-Chair

Kathy L. Czarnecki, Recording Secretary

https://d.docs.live.net/2f7ed4fe5f664ea8/Documents/Kathy/COT Building Code Board of Appeals/Minutes/2025/2025 06 04 Draft.docx

O-03a

St. Nicholas Greek Orthodox Church

760 West Wattles Road • Troy, Michigan 48098-4500 • Tel: (248) 362-9575 • website: stnicholastroy.org

Rev. Fr. Paul Patitsas, Protopresbyter • FrPaul@stnicholastroy.org

July 10, 2025

Dear Public Works, Parks & Recreation Planning and Public Relations Team,

On behalf of the St. Nicholas Greek Orthodox Church and the OPA! Fest committee, we extend our deepest gratitude for your unwavering kindness and generosity over the past 32 years. We are honored to be part of this vibrant community.

Thank you for your heartfelt sponsorship whether through cash or in-kind donations, every contribution makes a meaningful difference. This year's festival, the 32nd annual event, brought together over 3,000 guests across a three-day celebration filled with fun, fellowship, and a celebration of our shared heritage, all while dodging the summer rain.

Our weekend lineup featured close to 200 OPA! dancers, cooking demonstrations, IRON Chef competitions, and a bustling marketplace with a variety of vendors. Visitors especially loved our pastry booth, which thrived thanks to the dedication of many hands in preparation and baking. Our Food Tent, Kafenio, and Taverna remained crowd favorites, serving delicious fare that became the hallmark of our event.

Executing a festival of this scale requires hundreds of volunteer hours and the generous support of sponsors like you. We could not have done it without you.

Once again, thank you for your continued support. Wishing you a wonderful rest of the summer, and we look forward to seeing you soon!

OPA!

Sincerely,

Fr. Paul Patitsas	John Hatsios	Katina Cloutier
Protopresbyter	Festival Chair	Council President

CITY CLERK
CITY OF TROY
500 W. BIG BEAVER ROAD
TROY, MI 48084

STATE OF MICHIGAN
BEFORE THE MICHIGAN PUBLIC SERVICE COMMISSION NOTICE OF HEARING
FOR THE ELECTRIC AND GAS CUSTOMERS OF
DTE ENERGY COMPANY
CASE NO. U-21672

- DTE Electric Company and DTE Gas Company requests Michigan Public Service Commission's approval of the reconciliation of DTE's Energy Waste Reduction (EWR) plan, for the plan year 2024, and authority to implement EWR surcharges, and other related relief.

- The information below describes how a person may participate in this case.

- You may call or write DTE Energy Company One Energy Plaza, Detroit, MI 48226, 800-477-4747, for a free copy of its application. Any person may review the documents at the offices of DTE Energy Company or on the Commission's website at: https://mi-psc.my.site.com/s/.

- A pre-hearing will be held:

DATE/TIME:	**Tuesday, August 5, 2025 at 10:00 AM**
BEFORE:	**Administrative Law Judge Katherine E. Talbot**
LOCATION:	Video/Teleconference
PARTICIPATION:	Any interested person may participate. Persons needing any assistance to participate or who are seeking access to the video/teleconference should contact the Administrative Law Judge's secretary at (517) 284-8130 or by email at LARA-MOAHR-PSC@michigan.gov in advance of the hearing.

The Michigan Public Service Commission (Commission) will hold a pre-hearing to consider DTE Electric Company & DTE Gas Company's (DTE Electric & DTE Gas) June 27, 2025 application requesting the Commission to: 1) determine that DTE Electric & DTE Gas's reconciliations for its 2024 Energy Waste Reduction (EWR) plan year is just and reasonable, and that they meet all relevant requirements of Act 295 as amended; 2) approve DTE Electric & DTE Gas's reconciliations for the 2024 EWR plan year, the performance incentives, and the associated proposed tariffs; 3) approve the necessary accounting authority as proposed by DTE Electric & DTE Gas; and 4) grant DTE Electric & DTE Gas other and further relief as is just and reasonable.

All documents filed in this case shall be submitted electronically through the Commission's E-Dockets website at: https://mi-psc.my.site.com/s/. Requirements and instructions for filing can be found in the User Manual on the E-Dockets help page. Documents may also be submitted, in PDF format, as an attachment to an email sent to: mpscedockets@michigan.gov. If you require assistance prior to e-filing, contact Commission staff at (517) 284-8090 or by email at: mpscedockets@michigan.gov.

Any person wishing to intervene and become a party to the case shall electronically file a petition to intervene with this Commission by July 29, 2025. (Interested persons may elect to file using the traditional paper format.) The proof of service shall indicate service upon DTE Energy Company's attorney, Breanne K. Reitzel, One Energy Plaza., 1650 WCB, Detroit, MI 48226.

The prehearing is scheduled to be held remotely by video conference or teleconference. Persons filing a petition to intervene will be advised of the process for participating in the hearing.

Any person wishing to appear at the hearing to make a statement of position without becoming a party to the case may participate by filing an appearance. To file an appearance, the individual must attend the hearing and advise the presiding administrative law judge of their wish to make a statement of position. Mich Admin Code, R 792.10413 (Rule 413).

Any person wishing to file a public comment may do so by filing a written statement in this docket. The written statement may be mailed or emailed and should reference Case No. **U-21672**. Statements may be emailed to: mpscedockets@michigan.gov. Statements may be mailed to: Executive Secretary, Michigan Public Service Commission, 7109 West Saginaw Hwy., Lansing, MI 48917.

All information submitted to the Commission in this matter becomes public information, thus available on the Michigan Public Service Commission's website, and subject to disclosure. Please do not include information you wish to remain private. For more information on how to participate in a case, you may contact the Executive Secretary at the above address or by telephone at (517) 284-8090.

Requests for adjournment must be made pursuant to Michigan Office of Administrative Hearings and Rules R 792.10422 and R 792.10432. Requests for further information on adjournment should be directed to (517) 284-8130.

Jurisdiction is pursuant to 1909 PA 106, as amended, MCL 460.551 et seq.; 1909 PA 300, as amended, MCL 462.2 et seq.; 1919 PA 419, as amended, MCL 460.54 et seq.; 1939 PA 3, as amended, MCL 460.1 et seq.; 1969 PA 306, as amended, MCL 24.201 et seq.; 2008 PA 295, as amended, MCL 460.1001 et seq., and Parts 1 & 4 of the Administrative Hearing Rules of the Michigan Office of Administrative Hearings and Rules, Mich. Admin Code, R 792.10106(2), (3), (4), (5), (6), and (7); R 792.10121; and R 792.10401 through R 792.10448.

CITY CLERK
CITY OF TROY
500 W. BIG BEAVER ROAD
TROY, MI 48084

STATE OF MICHIGAN
BEFORE THE MICHIGAN PUBLIC SERVICE COMMISSION NOTICE OF HEARING
FOR THE ELECTRIC AND GAS CUSTOMERS OF
DTE ENERGY COMPANY
CASE NO. U-21681

- DTE Electric Company and DTE Gas Company requests Michigan Public Service Commission for approval of their Energy Waste Reduction (EWR) Plans pursuant to MCL 460.1001 et seq. (2008 PA 295, the Michigan Clean, Renewable, and Efficient Energy Act as amended), and authority to implement EWR surcharges, and other related relief.

- The information below describes how a person may participate in this case.

- You may call or write DTE Energy Company One Energy Plaza, Detroit, MI 48226, 800-477-4747, for a free copy of its application. Any person may review the documents at the offices of DTE Energy Company or on the Commission's website at: https://mi-psc.my.site.com/s/.

- A pre-hearing will be held:

DATE/TIME:	**Thursday, August 7, 2025 at 10:00 AM**
BEFORE:	**Administrative Law Judge Sally L. Wallace**
LOCATION:	Video/Teleconference
PARTICIPATION:	Any interested person may participate. Persons needing any assistance to participate or who are seeking access to the video/teleconference should contact the Administrative Law Judge's secretary at (517) 284-8130 or by email at LARA-MOAHR-PSC@michigan.gov in advance of the hearing.

The Michigan Public Service Commission (Commission) will hold a pre-hearing to consider DTE Electric Company and DTE Gas Company's (DTE Electric & DTE Gas) June 27, 2025 application requesting the Commission to: 1) determine that DTE Electric & DTE Gas's Energy Waste Reduction (EWR) Plans are reasonable and prudent, and that they meet all relevant requirements of Act 295, as amended; 2) approve the proposed 2026-2029 EWR Plan surcharges and Performance Incentive mechanisms; 3) approve the necessary accounting authority as proposed by DTE Electric & DTE Gas; and 4) grant DTE Electric & DTE Gas other and further relief as is just and reasonable.

All documents filed in this case shall be submitted electronically through the Commission's E-Dockets website at: https://mi-psc.my.site.com/s/. Requirements and instructions for filing can be found in the User Manual on the E-Dockets help page. Documents may also be submitted, in PDF format, as an attachment to an email sent to: mpscedockets@michigan.gov. If you require assistance prior to e-filing, contact Commission staff at (517) 284-8090 or by email at: mpscedockets@michigan.gov.

Any person wishing to intervene and become a party to the case shall electronically file a petition to intervene with this Commission by July 31, 2025. (Interested persons may elect to file using the traditional paper format.) The proof of service shall indicate service upon DTE Energy Company's attorney, Breanne K. Reitzel, One Energy Plaza., 1650 WCB, Detroit, MI 48226.

The prehearing is scheduled to be held remotely by video conference or teleconference. Persons filing a petition to intervene will be advised of the process for participating in the hearing.

Any person wishing to appear at the hearing to make a statement of position without becoming a party to the case may participate by filing an appearance. To file an appearance, the individual must attend the hearing and advise the presiding administrative law judge of their wish to make a statement of position. Mich Admin Code, R 792.10413 (Rule 413).

Any person wishing to file a public comment may do so by filing a written statement in this docket. The written statement may be mailed or emailed and should reference Case No. **U-21681**. Statements may be emailed to: mpscedockets@michigan.gov. Statements may be mailed to: Executive Secretary, Michigan Public Service Commission, 7109 West Saginaw Hwy., Lansing, MI 48917.

All information submitted to the Commission in this matter becomes public information, thus available on the Michigan Public Service Commission's website, and subject to disclosure. Please do not include information you wish to remain private. For more information on how to participate in a case, you may contact the Executive Secretary at the above address or by telephone at (517) 284-8090.

Requests for adjournment must be made pursuant to Michigan Office of Administrative Hearings and Rules R 792.10422 and R 792.10432. Requests for further information on adjournment should be directed to (517) 284-8130.

Jurisdiction is pursuant to 1909 PA 106, as amended, MCL 460.551 et seq.; 1909 PA 300, as amended, MCL 462.2 et seq.; 1919 PA 419, as amended, MCL 460.54 et seq.; 1939 PA 3, as amended, MCL 460.1 et seq.; 1969 PA 306, as amended, MCL 24.201 et seq.; 2008 PA 295, as amended, MCL 460.1001 et seq., and Parts 1 & 4 of the Administrative Hearing Rules of the Michigan Office of Administrative Hearings and Rules, Mich. Admin Code, R 792.10106(2), (3), (4), (5), (6), and (7); R 792.10121; and R 792.10401 through R 792.10448.

O-07

CITY MANAGER
CITY OF TROY, OAKLAND COUNTY
500 W. BIG BEAVER ROAD
TROY, MI 48084

STATE OF MICHIGAN
BEFORE THE MICHIGAN PUBLIC SERVICE COMMISSION NOTICE OF HEARING
FOR THE GAS CUSTOMERS OF
DTE GAS COMPANY
CASE NO. U-21440

- DTE Gas Company requests Michigan Public Service Commission's approval for reconciliation of its gas cost recovery plan (Case No. U-21439) for the 12 months ended March 31, 2025.

- The information below describes how a person may participate in this case.

- You may call or write DTE Gas Company One Energy Plaza, Detroit, MI 48226, (800) 477-4747, for a free copy of its application. Any person may review the documents at the offices of DTE Gas Company or on the Commission's website at: https://mi-psc.my.site.com/s/.

- A pre-hearing will be held:

DATE/TIME:	**Thursday, August 14, 2025 at 9:30 AM**
BEFORE:	**Administrative Law Judge Katherine E. Talbot**
LOCATION:	Video/Teleconference
PARTICIPATION:	Any interested person may participate. Persons needing any assistance to participate or who are seeking access to the video/teleconference should contact the Administrative Law Judge's secretary at (517) 284-8130 or by email at LARA-MOAHR-PSC@michigan.gov in advance of the hearing.

The Michigan Public Service Commission (Commission) will hold a pre-hearing to consider DTE Gas Company's (DTE Gas) June 30, 2025 application requesting the Commission to: 1) approve for the twelve-month period ending March 31, 2025, DTE Gas's Gas Cost Recovery (GCR) customers' revenues of $549.42 million inclusive of Reservation Charge revenues, its Net Recoverable Costs of $566.7 million inclusive of approximately $835 thousand over-recovery related to 2023-2024 GCR and expenses, combined with $1.63 million of interest from 2024-2025 GCR, to result in a net under-recovery of $15.65 million for GCR customers that was incurred through reasonable and prudent actions; 2) approve for the twelve-month period ending March 31, 2025, DTE Gas's Gas Cost Choice (GCC) customers Reservation Charge revenues of $3.74 million, GCC customers' $3.51 million in reservation expense, the roll-in of approximately $0.05 million related to the GCC customers' 2023-2024 reconciliation and $0.01 million of interest expense owed to GCC customers to result in a net GCC customer over-recovery of approximately $0.27 million; 3) approve that the calculated amount of DTE Gas's under-recoveries, together with interest, is correct, and that the disposition of that amount is consistent with the intent and in accordance with the guidelines established by the Commission in its Orders; and 4) grant DTE Gas other relief as deemed necessary.

All documents filed in this case shall be submitted electronically through the Commission's E-Dockets website at: https://mi-psc.my.site.com/s/. Requirements and instructions for filing can be found in the User Manual on the E-Dockets help page. Documents may also be submitted, in PDF format, as an attachment to an email sent to: mpscedockets@michigan.gov. If you require assistance prior to e-filing, contact Commission staff at (517) 284-8090 or by email at: mpscedockets@michigan.gov.

Any person wishing to intervene and become a party to the case shall electronically file a petition to intervene with this Commission by August 7, 2025. (Interested persons may elect to file using the traditional paper format.) The proof of service shall indicate service upon DTE Gas Company's attorney, Carlton D. Watson, One Energy Plaza, 1650 WCB, Detroit, MI 48226.

The prehearing is scheduled to be held remotely by video conference or teleconference. Persons filing a petition to intervene will be advised of the process for participating in the hearing.

Any person wishing to appear at the hearing to make a statement of position without becoming a party to the case may participate by filing an appearance. To file an appearance, the individual must attend the hearing and advise the presiding administrative law judge of their wish to make a statement of position. Mich Admin Code, R 792.10413 (Rule 413).

Any person wishing to file a public comment may do so by filing a written statement in this docket. The written statement may be mailed or emailed and should reference Case No. **U-21440**. Statements may be emailed to: mpscedockets@michigan.gov. Statements may be mailed to: Executive Secretary, Michigan Public Service Commission, 7109 West Saginaw Hwy., Lansing, MI 48917.

All information submitted to the Commission in this matter becomes public information, thus available on the Michigan Public Service Commission's website, and subject to disclosure. Please do not include information you wish to remain private. For more information on how to participate in a case, you may contact the Executive Secretary at the above address or by telephone at (517) 284-8090.

Requests for adjournment must be made pursuant to Michigan Office of Administrative Hearings and Rules R 792.10422 and R 792.10432. Requests for further information on adjournment should be directed to (517) 284-8130.

The Utility Consumer Representation Fund has been created for the purpose of aiding in the representation of residential utility customers in various Commission proceedings. Contact the Chairperson, Utility Consumer Participation Board, Department of Licensing and Regulatory Affairs, P.O. Box 30004, Lansing, Michigan 48909, for more information.

Jurisdiction is pursuant to 1909 PA 300, as amended, MCL 462.2 et seq.; 1919 PA 419, as amended, MCL 460.54 et seq.; 1939 PA 3, as amended, MCL 460.1 et seq.; 1969 PA 306, as amended, MCL 24.201 et seq.; 1982 PA 304, as amended, MCL 460.6h et seq.; and Parts 1 & 4 of the Administrative Hearing Rules of the Michigan Office of Administrative Hearings and Rules, Mich. Admin Code, R 792.10106(2), (3), (4), (5), (6), and (7); R 792.10121; and R 792.10401 through R 792.10448.