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PLANNING COMMISSION MEETING AGENDA REGULAR MEETING

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

August 12, 2025

7:00 P.M.

Council Board Room

1. ROLL CALL
2. APPROVAL OF AGENDA
3. APPROVAL OF MINUTES – July 22, 2025
4. PUBLIC COMMENT – For Items Not on the Agenda

CONDITIONAL REZONING

5. PUBLIC HEARING – CONDITIONAL REZONING (JPCR2025-007) – Proposed Revised and Restated Conditional Rezoning Agreement and Approval of Revised Preliminary Site Plan, East side of Rochester Road, South of Shallowdale, (88-20-14-152-001 and 88-20-14-301-031), Section 14, Zoned RT (One Family Attached Residential) and EP (Environmental Protection) Districts.

OTHER ITEMS

6. ZONING ORDINANCE TEXT AMENDMENT (File Number 258) – Neighborhood Node Revisions
7. PUBLIC COMMENT – For Items on the Agenda
8. PLANNING COMMISSION COMMENT
9. ADJOURN

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

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

Chair Perakis called the Regular meeting of the Troy City Planning Commission to order at 7:03 p.m. on July 22, 2025, in the Council Board Room of the Troy City Hall. Chair Perakis and Vice Chair Malalahalli presented opening remarks relative to the role of the Planning Commission and procedure for tonight's meeting.

1. ROLL CALL

Present:

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

Also Present:

Ben Carlisle, Carlisle Wortman & Associates
R. Brent Savidant, Community Development Director
Salim Huerta Jr., Planner I
Allan Motzny, Assistant City Attorney
Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

Resolution # PC-2025-07-041

Moved by: Faison
Support by: Malalahalli

RESOLVED, To approve the agenda as prepared.

Yes: All present (9)

MOTION CARRIED

3. APPROVAL OF MINUTES – July 8, 2025

Resolution # PC-2025-07-042

Moved by: Buechner
Support by: Lambert

RESOLVED, To approve the minutes of July 8, 2025 Regular meeting as submitted.

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

MOTION CARRIED

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

Chair Perakis shared the response of her inquiry on a statement made by Arban Stafa, the public speaker at the July 8, 2025 Regular meeting, regarding a Crooks Road project application.

Fabrice Smielauskas, 4607 Lehigh Drive, Troy; addressed North Troy as relates to existing and future development.

ZONING ORDINANCE TEXT AMENDMENT

5. **ZONING ORDINANCE TEXT AMENDMENT (File Number 258)** – Neighborhood Node Revisions

Mr. Carlisle said the Steering Committee on Neighborhood Nodes, comprising Chair Perakis and Commissioners Faison, Lambert and Krent, held three meetings to discuss revisions to the Neighborhood Node zoning districts. He shared the committee's key focus, identified issues and initial direction.

A lengthy open discussion among the administration and Board members followed.

Key areas discussed:

- Addition of a third Site Type (Site Type C).
- New principal use group table.
 - Table 5.06.-C-1 Use Groups Permitted
 - Table 5.06.-C-2 Principal Uses
 - Table 5.06.-C-3 Building Forms Permitted
- Elimination of several uses currently permitted.
- Elimination of drive-through facilities.
- Elimination of autocentric uses.
- No changes to current building height restrictions.
- Section 5.06 E.1.a. Primary Entrance.
- Section 5.06 E.4.d. Setback and Greenbelt.

Based on feedback from the Board, the administration will come back with proposed language for:

- Section 5.06 E.1.a. Primary Entrance; separate residential and commercial.
- Section 5.06 E.4.d. Setback and Greenbelt; appropriate setback and landscape buffer.

Proposed map amendments will be discussed at a future Board meeting.

OTHER ITEMS6. **PUBLIC COMMENT** – For items on the Agenda

- Deborah Louzecky, 6327 Donaldson, Troy; addressed *Safe Troy Corners* as relates to defining parameters for their Neighborhood Node.
- Ann Coleman, 6091 Livernois, Troy; addressed setbacks, pedestrian traffic and safety.

7. **PLANNING COMMISSION COMMENT**

There were general Planning Commission comments.

Mr. Fox addressed a recent Zoning Board of Appeals (ZBA) Resolution. The Resolution requests the administration to consider a Zoning Ordinance Text Amendment for some homeowners in Section 35 (Stephenson Highway and 14 Mile area) seeking relief from the ZBA for the maintenance of detached non-conforming garages.

8. **ADJOURN**

The Regular meeting of the Planning Commission adjourned at 9:05 p.m.

Respectfully submitted,

Marianna J. Perakis, Chair

Kathy L. Czarnecki, Recording Secretary

[https://d.docs.live.net/2f7ed4fe5f664ea8/Documents/Kathy/COT Planning Commission Minutes/2025/2025 07 22 Draft.docx](https://d.docs.live.net/2f7ed4fe5f664ea8/Documents/Kathy/COT%20Planning%20Commission%20Minutes/2025/2025%2007%2022%20Draft.docx)

ITEM #5

DATE: August 6, 2025

TO: Planning Commission

FROM: R. Brent Savidant, Community Development Director

SUBJECT: PUBLIC HEARING – CONDITIONAL REZONING (JPCR2025-007) – Proposed Revised and Restated Conditional Rezoning Agreement and Approval of Revised Preliminary Site Plan, East side of Rochester Road, South of Shallowdale, (88-20-14-152-001 and 88-20-14-301-031), Section 14, Zoned RT (One Family Attached Residential) and EP (Environmental Protection) Districts

Background and Timeline

The subject property was conditionally rezoned by the City in June of 2021 based on an application submitted by the property owner, MNK Troy 1, LLC. The Conditional Rezoning Agreement (CRA) expired on February 8, 2025. The property owner has entered into a purchase agreement with the applicant, M/I Homes, and together they seek to reinstate the expired conditional rezoning agreement. The applicant also seeks approval of revised Preliminary Site Plans for the site. The Preliminary Site Plan (FKA Shallowbrook Townhomes) was originally approved by the Planning Commission in 2021. Proposed site plan modifications are minor and consistent with the CRA. The proposed revisions to the site plans are offered as conditions in the revised conditional rezoning agreement.

The following timeline of events is intended to explain how we got to this point:

Date	Action
June 14, 2021	City Council approved Conditional Rezoning Agreement (CRA). Applicant voluntarily offered to restrict development to 32 units. CRA designated effective date as 10 days after approval or the date of recording, whichever is later. No time limit for recording is included in Agreement.
June 21, 2021	PC grants Preliminary Site Plan Approval to Shallowbrook Townhomes, a 32-unit townhome development
February 2, 2022	CRA is recorded by owner. February 2, 2022 is established as the Effective Date of the Agreement. CRA expires two (2) years from Effective Date.
January 29, 2024	City Council approved First Amended CRA which extended the agreement for one year. By its terms, the First Amended CRA was required to be recorded within 10 days of approval, but the extension was never recorded by the property owner.

January 8, 2025	Owner approached Planning and Legal seeking another extension. Determined there was not enough time to get in front of City Council before the February 8, 2025 expiration date. Prior extension not perfected because not recorded
February 8, 2025	CRA expired
July 11, 2025	Applicant and owner submitted a revised CRA and a revised Preliminary Site Plan for Wesley Park, a 32-unit townhome development

Conditional Rezoning Agreement

The applicant submitted a Proposed Restated and Amended Conditional Rezoning Agreement. The document is consistent with the Conditional Rezoning Agreement that was recommended for approval by the Planning Commission on January 28, 2020 and approved by City Council on June 14, 2021. The CRA voluntarily offered the following conditions:

- a. *Developer or its successor in title to the Property intends to develop and improve the Property substantially in accordance with the Site Plan.*
- b. *The Development shall meet all requirements for the RT Zoning District under Section 4.07 of the Troy Zoning Ordinance.*
- c. *An Open Space Preservation Easement shall be submitted to the Troy City Council for acceptance and approval prior to final site plan approval. The easement shall cover the eastern portion of the Zoning Parcels and will be equal to the area currently zoned EP (0.93 acres). This area will provide approximately a 24% open space buffer from adjacent neighboring parcels to the east of the Zoning Parcels as depicted in the Site Plan.*
- d. *The detention basin shall be designed to store water for a limited time after a storm event and shall otherwise remain dry per engineering design.*
- e. *Building materials shall consist of durable low maintenance or maintenance free materials, examples include but are not limited to brick, asphalt shingles, and plank siding. A variety of color palates will also be offered during the site plan review process which will be reviewed by the Troy Planning Commission.*
- f. *Each unit shall include a 2-car garage.*
- g. *A minimum of 9-guest parking spaces shall be provided.*
- h. *In addition to the required open space buffer between this project and the abutting properties zoned R-1C, additional screening shall be provided along 250-feet of the southern property line as per Exhibit B.*
- i. *No exterior refuse containers shall be proposed. Individual waste and recycling containers shall be stored in each unit's garage and placed at the curb on collection days.*
- j. *The Development shall include a maximum of 8 buildings and 32 individual units.*

- k. *For the purpose of eliminating potential headlight glare affecting the homes on the north side of the property, specifically those homes located at 1016, 1030, and 1044 Shallowdale, a building will be placed at the terminus of the northernmost driveway to shield the homes from headlight glare as depicted on Exhibit B or a similar configuration. This building shall meet the following requirements:*
 - 1. *The building setback shall be a minimum of 35 feet from the north boundary line of the parcel;*
 - 2. *The front entrance of all building units shall face North; and*
 - 3. *The garage entrance of all building units shall face south.*
- l. *To enhance screening of the Open Space Preservation Easement, at least 2 rows of coniferous screening trees shall be provided on the east side of the detention pond and 2-rows of coniferous screening trees shall be provided on the north side of the detention pond.*

Open Space Easement

The applicant submitted a Declaration of Open Space Preservation Easement to define and preserve the southeast portion of the property, which includes a detention basin and landscape buffer. The Easement is referred to and required by the CRA.

Preliminary Site Plan

On June 21, 2021, the Planning Commission granted Preliminary Site Plan Approval to Shallowbrook Townhomes, a 32-unit townhome development. At the time, the owner MNK intended to construct the development. Due to market conditions, the owner intends to sell the property to M/I Homes so that they can develop the property. M/I Homes prepared the Preliminary Site Plan for Wesley Park. The site plan is consistent with the Preliminary Site Plan approved for Shallowbrook in 2021. M/I Homes revised the floor plans and elevations for the units. The architectural character of the units is consistent with the elevations approved in 2021. Building heights and setbacks have not changed and comply with the CRA and the Zoning Ordinance.

Engineering Plans

Engineering plans were submitted for review in 2021, based on the Preliminary Site Plan that the Planning Commission approved in 2021. Engineering plans are consistent with the Preliminary Site Plan for Wesley Park, submitted in 2025. The City's Engineering Department has signed off on the Engineering plans. The only outstanding item is: the Michigan Department of Environment, Great Lakes, and Energy (EGLE) provided some minor comments related to the water main. Revised Engineering plans were submitted to EGLE to address these comments in early July. All applicable Engineering fees have been paid.

Planning Commission Action

The Planning Commission is authorized to approve the Preliminary Site Plan for Wesley Park and make a recommendation regarding the Conditional Rezoning Agreement for Wesley Park.

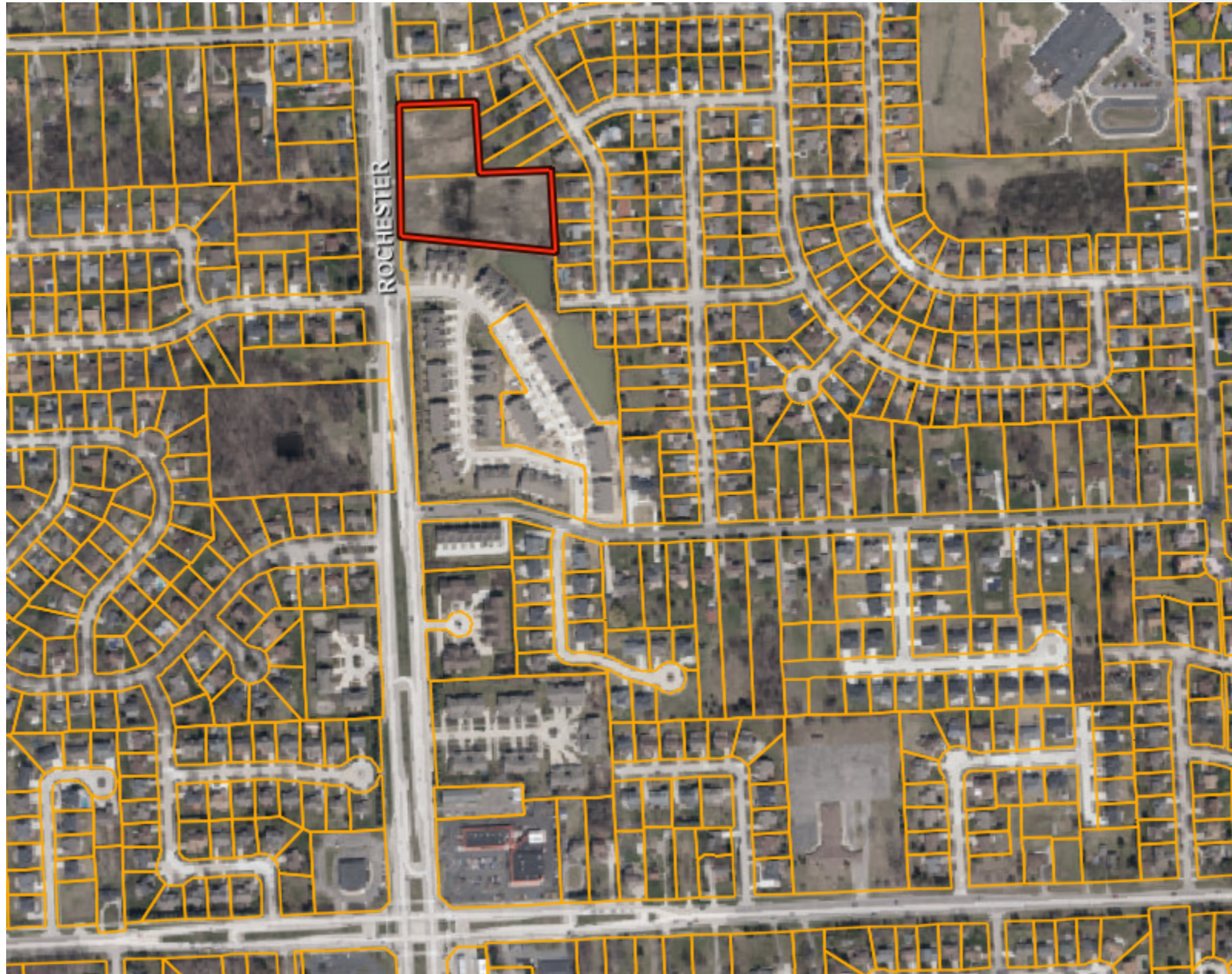
Attachments:

1. Maps
2. Preliminary Site Plan for Wesley Park
3. Second Amended Conditional Rezoning Agreement (draft)
4. Open Space Preservation Easement (draft)
5. Preliminary Site Plan, Building Elevations and Floor Plans for Shallowbrook Townhomes (approved in 2021)

G:\CONDITIONAL REZONING\JPCR2025-002 NORTHLAND ENCLAVE\PC Memo 05 13 2025.docx



GIS Online



Legend

Tax Parcels

Tax Parcel



0 500 1000
ft

Print Date: 8/6/2025



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



Legend

Planning

Conditional Rezoning



Form Based Zoning

- (EP) Environmental Protection District
- (NN) Neighborhood Nodes (A-U)
- (R-1C) One Family Residential District
- (RT) One Family Attached Residential District

Tax Parcels

Tax Parcel



0 500 1000
ft

Print Date: 8/6/2025



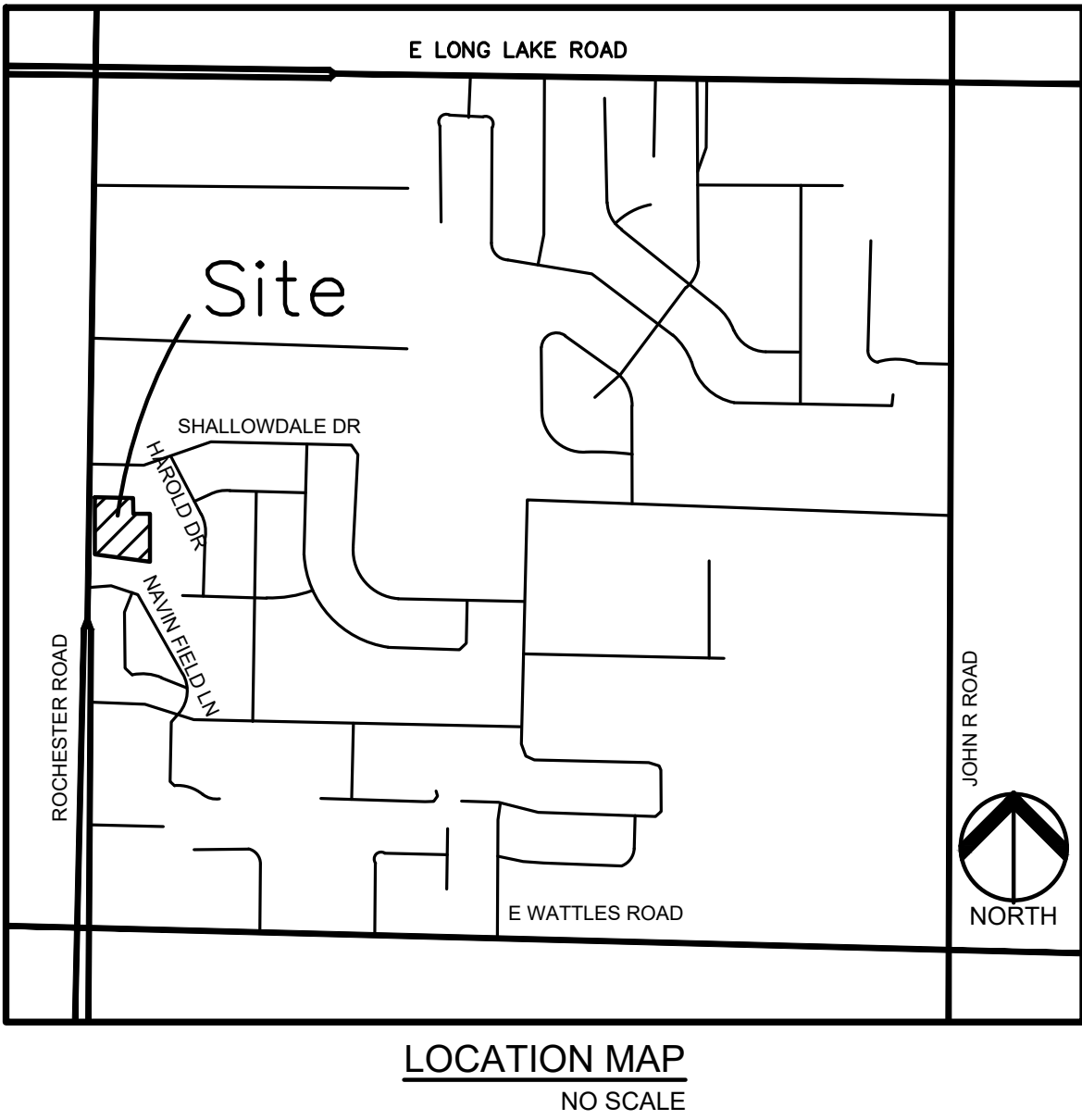
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PRELIMINARY SITE PLANS

WESLEY PARK

4516-4396 ROCHESTER ROAD
TROY, OAKLAND COUNTY, MICHIGAN

PERMIT / APPROVAL SUMMARY		
DATE SUBMITTED	DATE APPROVED	PERMIT / APPROVAL



INDEX OF DRAWINGS	
NUMBER	TITLE
	COVER SHEET
P-1.0	TOPOGRAPHIC SURVEY
P-3.0	PRELIMINARY DIMENSION PLAN
P-4.1	PRELIMINARY GRADING PLAN - SOUTH
P-4.2	PRELIMINARY GRADING PLAN - NORTH
P-6.0	PRELIMINARY UTILITY PLAN
P-7.0	TRUCK TURNING PLAN
L-1.0	LANDSCAPE PLAN
L-1.1	LANDSCAPE DETAILS
TP-1.0	PRELIMINARY TREE PRESERVATION PLAN
	ARCHITECTURAL PLANS
	TYPICAL 3 UNIT ASSEMBLY - ELEVATIONS
	TYPICAL 4 UNIT ASSEMBLY - ELEVATIONS
	TYPICAL 5 UNIT ASSEMBLY - ELEVATIONS
	3 UNIT ASSEMBLY - LOWER LEVEL FLOOR PLANS
	4 UNIT ASSEMBLY - LOWER LEVEL FLOOR PLANS
	5 UNIT ASSEMBLY - LOWER LEVEL FLOOR PLANS
	MID LEVEL FLOOR PLANS
	UPPER LEVEL FLOOR PLANS
	4 UNIT ASSEMBLY - FRONT ELEVATION
	4 UNIT ASSEMBLY - REAR ELEVATION
	PRELIMINARY LEFT AND RIGHT SIDE ELEVATION
	SECTION "A"

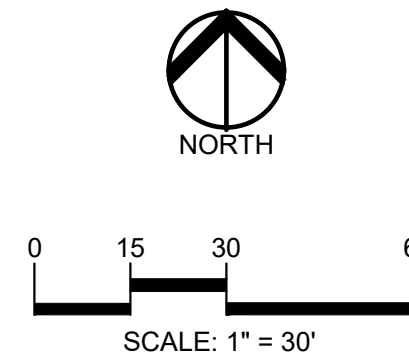
DESIGN TEAM

OWNER	APPLICANT/DEVELOPER	CIVIL ENGINEER
MNK TROY 1, LLC 1052 OAKTREE LANE BLOOMFIELD HILLS, MI 48304 CONTACT: MUKESH MANGLA PHONE: 248.895.5564 EMAIL: MUKESHMANGLA@GMAIL.COM	M/I HOMES OF MICHIGAN, LLC. 40950 WOODWARD AVE, STE. 203 BLOOMFIELD HILLS, MI 48304 CONTACT: BRAD BOTHAM PHONE: 248.221.5013 EMAIL: BBOTHAM@MIHOMES.COM	PEA GROUP 1849 POND RUN AUBURN HILLS, MI 48326 CONTACT: JOHN B. THOMPSON, PE PHONE: 844.813.2949 EMAIL: JTHOMPSON@PEAGROUP.COM
ARCHITECT	LANDSCAPE ARCHITECT	
M/I HOMES OF CHICAGO, LLC 2135 CITY GATE LANE NAPERVILLE, IL 60563 CONTACT: SEAN RAFFERTY PHONE: 630.699.7186 EMAIL: SRAFFERTY@MIHOMES.COM	PEA GROUP 7927 NEMCO WAY, STE. 115 BRIGHTON, MI 48116 CONTACT: LYNN WHIPPLE, PLA PHONE: 844.813.2949 EMAIL: LWHIPPLE@PEAGROUP.COM	



REVISIONS	
DESCRIPTION	DATE
ORIGINAL ISSUE DATE	7/8/2025





CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY AS KNOWN TO THE SURVEYOR. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

CLIENT
M/I HOMES OF MICHIGAN, LLC
40950 WOODWARD AVE., STE. 203
BLOOMFIELD HILLS, MICHIGAN 48304

PROJECT TITLE
WESLEY PARK
4516-4396 ROCHESTER ROAD
TROY, MICHIGAN

ORIGINAL ISSUE DATE:
JULY 8, 2025

DRAWING TITLE
TOPOGRAPHIC SURVEY

PEA JOB NO. 2018-300

DRAWING NUMBER:
P-1.0

BENCHMARKS
(DATUM= NAVD88)
THE ELEVATIONS SHOWN ON TOPO ARE 0.09' HIGHER THAN CITY DATUM.
BM#1
T/HYD ON LOT 37 SQUARE ACRES SUB. ELEVATION=670.72
BM#2
SAN SEWER MANHOLE RIM ON PARCEL 20-14-152-001 ELEVATION=670.72

CITY BENCHMARKS
(DATUM= NAVD88)
BM#1789
ARROW T/HYD #14-02 E-SIDE ROCHESTER, 50' S. SHALLOWDALE ELEVATION=673.02
BM#1935
ARROW T/HYD #14-3 E-SIDE ROCHESTER at #4396 ELEVATION=670.53

LEGEND:	
—OH—ELEC—W—O—	EX. OH. ELEC. POLE & GUY WIRE
—UG—CATV—	EX. U.G. CABLE TV & PEDESTAL
—UG—COMM—	EX. U.G. COMMUNICATION LINE, PEDESTAL & MANHOLE
—UG—ELEC—	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
⊙	RECORDED / MEASURED / CALCULATED
⊙	GNSS
⊙	GLOBAL NAVIGATION SATELLITE SYSTEM

TOPOGRAPHIC AND BOUNDARY SURVEY DISCLAIMER:
TOPOGRAPHIC AND BOUNDARY SURVEY, INCLUDING PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, EXISTING ELEVATIONS, EXISTING PHYSICAL FEATURES AND STRUCTURES WAS PROVIDED BY URBAN LAND CONSULTANTS.
PEA GROUP WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE SURVEY OR FOR DESIGN ERRORS/OMISSIONS RESULTING FROM SURVEY INACCURACIES.

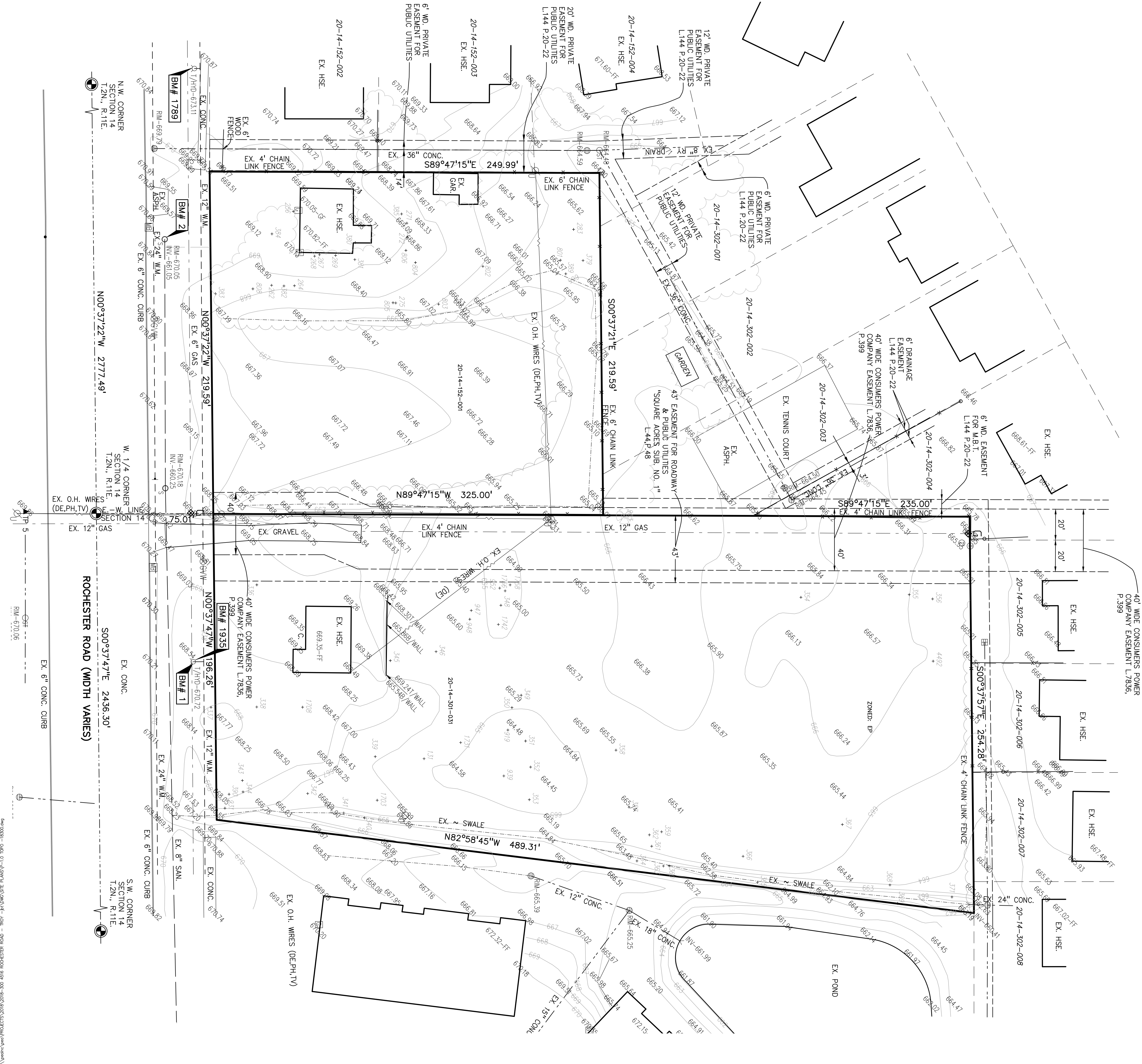
PROPERTY DESCRIPTION

Record Property Descriptions:
#20-14-301-031
T2N, R11E, SEC 14 SQUARE ACRES SUB N O 1 W 500 FT OF LOT 37 ALSO W 500 FT OF THAT PART OF LOT 38 DESC AS BEG AT NW LOT COR, TH S 89-53-15 E 1058.79 FT, TH S 00-36-30 E 128.35 FT, TH N 82-59-15 W 1068.14 FT TO BEG EXC W 15 FT OF ABOVE DESC PARCEL TAKEN FOR ROCHESTER

#20-14-152-001
T2N, R11E, SEC 14 PART OF NW 1/4 BEG AT W 1/4 COR, TH N 00-36-30 W 219.59 FT, TH S 89-47-15 E 325 FT, TH S 00-16-30 E 219.59 FT, TH N 89-47-15 W 325 FT TO BEG EXC W 75 FT TAKEN FOR RD 1.26 A

As Surveyed Total Property Description:
A parcel of land in the West 1/2 of Section 14, T.2N., R.11E., City of Troy, Michigan together with part of Lots 37 and 38, of "Square Acres Sub. No.1," as recorded in Liber 44, Page 48 of Oakland County Records described as: Commencing at the West 1/4 corner of Section 14; thence S.89°47'15"E., 75.01 feet along the east/west 1/4 line of Section 14 to the Point of Beginning; thence N.00°37'22"W., 219.59 feet along the east line of Rochester Road to a point on the southerly line of "Shallowbrook Sub." as recorded in Liber 144, Page 20 of Oakland County Records; thence along "Shallowbrook Sub." the following three courses; S.89°47'15"E., 249.99 feet; S.00°37'21"E., 219.59 feet; S.89°47'15"E., 235.00 feet along the east/west 1/4 line of Section 14; thence S.00°37'57"E., 254.28 feet; thence N.82°58'45"W., 489.31 feet to a point on the 75.0 foot right-of-way line of Rochester Road; thence along said line N.00°37'47"W., 196.26 feet to a the Point of Beginning and containing 3.768 acres.

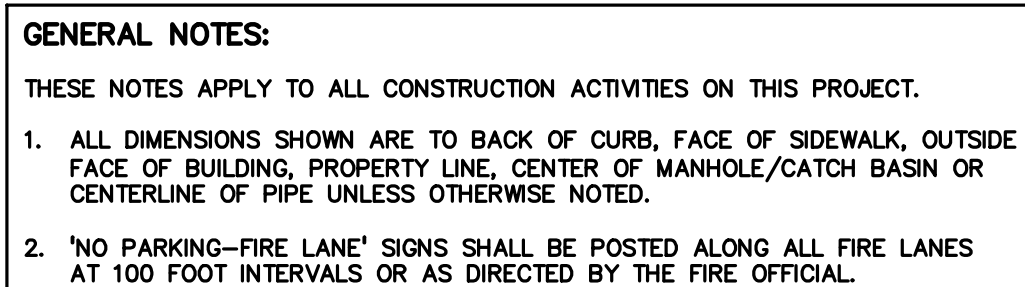
FLOODPLAIN NOTE:
BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE 'X', AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 26125C0534F DATED SEPTEMBER 29, 2006.



PROJECT TITLE
WESLEY PARK
4516-4396 ROCHESTER ROAD
TROY, MICHIGAN

PEA JOB NO.	2018-300
P.M.	JBT
DN.	RMK
DES.	KFP
DRAWING NUMBER:	

P-3.0



SITE DATA TABLE:

SITE AREA: 4.15 ACRES (180,604 SQ.FT.) GROSS
3.77 ACRES (164,135 SQ.FT.) NET

ZONING: CONDITIONAL REZONE TO RT (ONE FAMILY ATTACHED
RESIDENTIAL)

BUILDING INFORMATION:

MAXIMUM ALLOWABLE BUILDING HEIGHT = 30 FEET (2.5 STORIES)
PROPOSED BUILDING HEIGHT = 2.5 STORIES

BUILDING FOOTPRINT AREA = 25,170 SQ.FT.

MAXIMUM BUILDING LOT COVERAGE = 35%
PROPOSED BUILDING LOT COVERAGE = 15%

PARKING CALCULATIONS:

SINGLE FAMILY = 2 SPACES PER DWELLING UNIT
9 GUEST SPACES

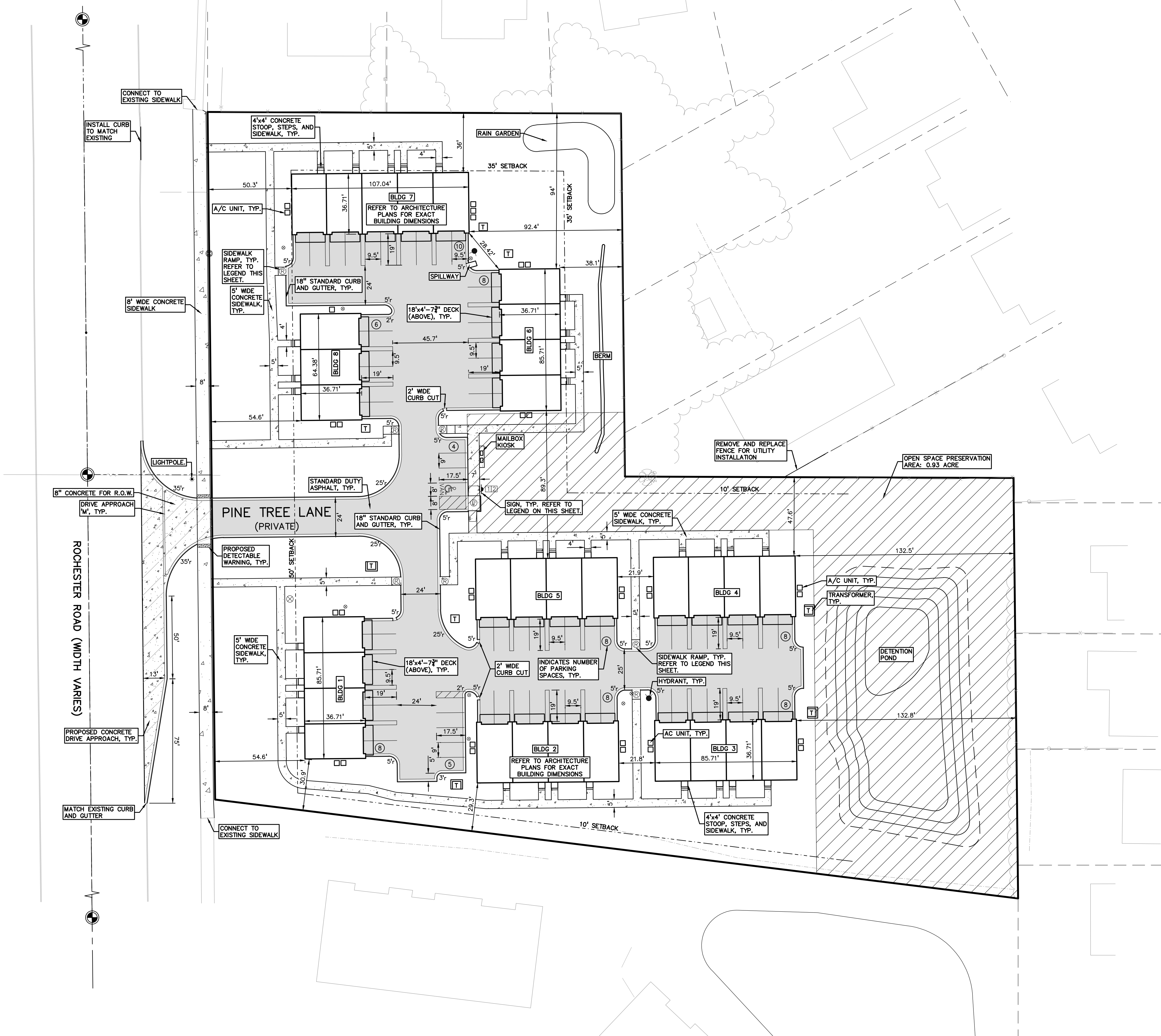
TOTAL REQUIRED PARKING = 73 SPACES

TOTAL PROPOSED PARKING SPACES = 73 SPACES INC. 1 H/C SPACES

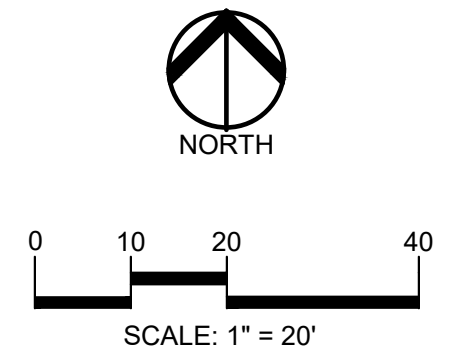
OPEN SPACE
24% PRESERVED OPEN SPACE (0.93 AC)

SITE LIGHTING:
LIGHTING WILL BE COACH LIGHTING ON GARAGE DOORS AND FRONT
DOORS

CAUTION!!
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BLOOMFIELD HILLS, MICHIGAN 48304

PROJECT TITLE
WESLEY PARK
4516-4396 ROCHESTER ROAD
TROY, MICHIGAN

REVISIONS

ORIGINAL ISSUE DATE:
JULY 8, 2025

DRAWING TITLE
**PRELIMINARY
GRADING PLAN
- NORTH**

PEA JOB NO.	2018-300
P.M.	JBT
DN.	RMK
DES.	KFP
DRAWING NUMBER:	

P-4.2

CITY BENCHMARKS
(DATUM - NAVD88)

BM #1789
ARROW T/HYD #14-02 E-SIDE
ROCHESTER, 50' S. SHALLOWDALE
ELEVATION=673.02

BM #1935
ARROW T/HYD #14-03 E-SIDE
ROCHESTER at #4396
ELEVATION=670.63

BENCHMARKS
(DATUM - NAVD88)

THE ELEVATIONS SHOWN ON
TOPO ARE 0.09' HIGHER THAN
CITY DATUM.

BM #1
T/HYD ON LOT 37 SQUARE
ACRES SUB. ELEVATION=670.72

BM #2
SAN SEWER MANHOLE RIM ON
PARCEL 20-14-152-001
ELEVATION=670.72

SYMBOLS: GRADING

PROPOSED SPOT ELEVATION:
TYPICALLY TOP OF PAVEMENT IN PAVED
AREAS, GUTTER GRADE IN CURB LINES.

PROPOSED CONTOUR LINE

ABBREVIATIONS:
T/C = TOP OF CURB
G = GUTTER GRADE
T/P = TOP OF PAVEMENT
T/S = TOP OF SIDEWALK
T/W = TOP OF WALL
B/W = BOTTOM OF WALL
F.G. = FINISH GRADE
RIM = RIM ELEVATION

SIDEWALK RAMP LEGEND:

SIDEWALK RAMP 'TYPE R'
SIDEWALK RAMP 'TYPE P'

GRADING LEGEND:

EXISTING SPOT ELEVATION

PROPOSED SPOT ELEVATION:
TYPICALLY TOP OF PAVEMENT
IN PAVED AREAS, GUTTER GRADE
IN CURB LINES.

EXISTING CONTOUR

PROPOSED CONTOUR

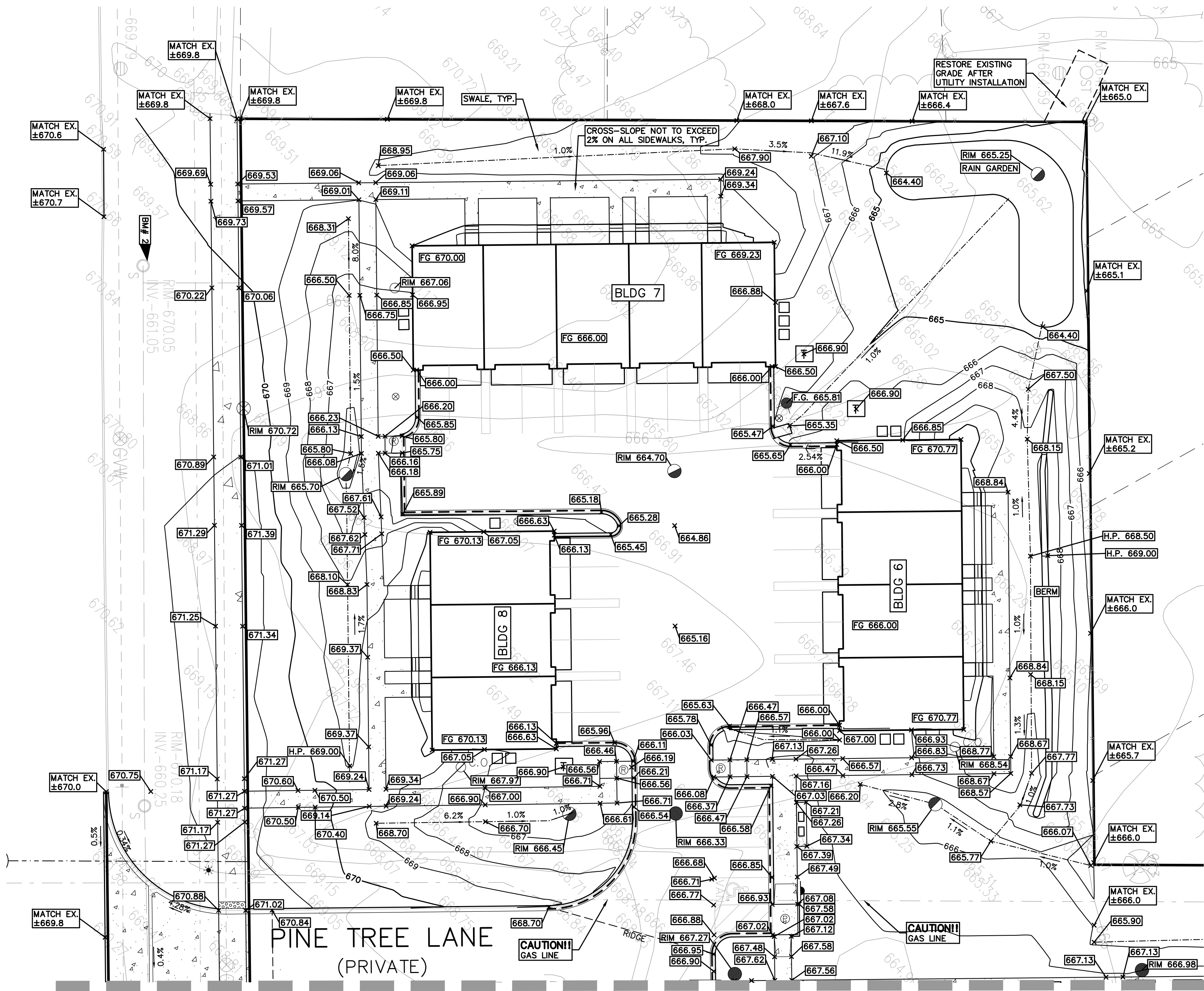
PROPOSED REVERSE GUTTER PAN

PROPOSED RIDGE LINE

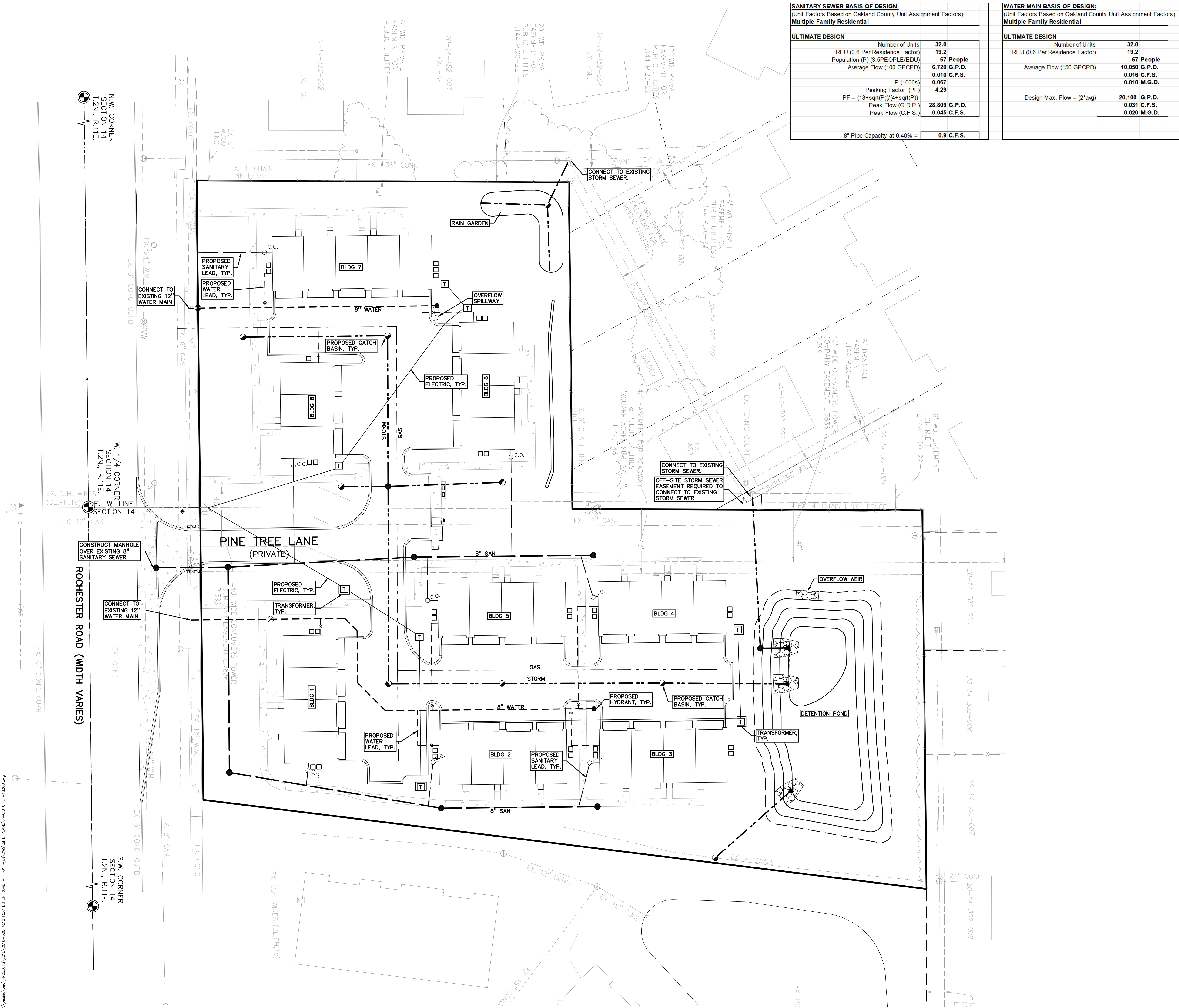
PROPOSED SWALE/DITCH

ABBREVIATIONS

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



SEE SHEET P-4.1



SANITARY SEWER BASIS OF DESIGN: (Unit Factors Based on Oakland County Unit Assignment Factors) Multiple Family Residential			
ULTIMATE DESIGN			
Number of Units	32.0		
REU (0.6 Per Residence Factor)	19.2		
Population (P) (3.5PEOPLE/EDU)	67 People		
Average Flow (100 GPCPD)	6,720 G.P.D.		
	0.010 C.F.S.		
	0.067		
	4.29		
P (1000s)			
Peaking Factor (PF)			
PF = (18+sqrt(P))/4+sqrt(P)			
Peak Flow (G.D.P.)	28,809 G.P.D.		
Peak Flow (C.F.S.)	0.045 C.F.S.		
8" Pipe Capacity at 0.40% = 0.9 C.F.S.			

WATER MAIN BASIS OF DESIGN: (Unit Factors Based on Oakland County Unit Assignment Factors) Multiple Family Residential			
ULTIMATE DESIGN			
Number of Units	32.0		
REU (0.6 Per Residence Factor)	19.2		
	67 People		
Average Flow (150 GPCPD)	10,050 G.P.D.		
	0.016 C.F.S.		
	0.010 M.G.D.		
Design Max. Flow = (2*avg)	20,100 G.P.D.		
	0.031 C.F.S.		
	0.020 M.G.D.		

UTILITY LEGEND:	
~OH-ELEC~	EX. OH. ELEC. POLE & GUY WIRE
~UG-CATV~	EX. U.G. CABLE TV & PEDESTAL
~UG-COMM~	EX. U.G. COMMUNICATION LINE, PEDESTAL & MANHOLE
~UG-ELEC~	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

Site Drainage Data			
Impervious Area:	1.64 acre	C =	0.95
Greenbelt Area:	2.13 acre	C =	0.35
Total Area (A):	3.77 acre		
Weighted Coefficient of Runoff (C):	0.61		
Pretreatment Impervious Area:	1.31 acre	C =	0.95
Pretreatment Greenbelt Area:	0.67 acre	C =	0.35
Area going to Pretreatment:	1.98 acre		
Pretreatment Weighted Coefficient of Runoff (C)	0.75		

Pretreatment	
Mechanical Separator (Sized for 1-year peak flow)	
Q = C ¹ *A	2.00
Q = C ¹ *A	2.97 cfs

CPVC: Channel Protection Volume	
V _{cpvc} = (4,719)/CA	10,852 cf

CPVC: Channel Protection Rate Control Volume	
V _{cpvc} = (6897)/CA (Extended Detention)	15,861 cf

100-Year Allowable Outlet Rate (Q_{allow})	
Since 2-A < 100, Q _{100all} = A x (-0.207*ln(A)+1.1055)	
Q _{100all} =	0.83 cfs/ac

100-Year Peak Allowable Discharge (Q_o)	
Q _o = Q _{allow} (A)	3.13 cfs

Rainfall Intensity	
Time of Concentration (T _c)	10 min
I ₁₀₀ = 83.3/(T _c +9.17) ^{0.81}	7.62 in/hr

100-Year Peak Inflow (Q_i)	
Q _i = C _i (Q _o)	17.51 cfs

100-Year Runoff Volume (V_r)	
V _r = (18,985)/CA	43,660 cf

Storage Ratio (V_r/V_s)	
V _r /V _s = 0.206-0.15 x ln(Q _o /Q _i)	0.4642

100-Year Storage Volume (V_s)	
V _s = V _r *Storage Ratio	20,267 cf

Design Requirements	
CPVC	10,852 cf
CPVC	15,861 cf
Flood Control	20,267 cf

Detention Basin			
100-yr Storage Required:	20,267 - 1,253 =	19,013	cf
100-yr Storage Elevation:	659.88		
CPVC Storage Required:	15,861 - 1,253 =	14,608	cf
CPVC Storage Elevation:	659.43		
Elev. (ft)	Area (sf)	Vol. (cf)	Total Vol. (cf)
656.4	0	0	0
657.0	1,725	518	518
658.0	6,163	3,944	4,462
659.0	8,405	7,284	11,746
660.0	10,931	9,668	21,414

Detention Basin Outlet Control Structure	
Orifice Channel Protection Rate Control (CPVC) Orifice	
Average Discharge Rate (Q _{avg})	
Q _{avg} = CPVC/172,800	0.092 cfs
Detention Outlet Elevation:	656.42
Average Head (H _{avg}) = h/2	1.50 ft
A _{ed} = Q _{avg} /(0.62*SQ. RT(2*g*H _{avg}))	0.0150 sf

CPVC Orifice Diameter (D1)	
D1 = 12*SQ. RT(4*A1/3.14)	1.66 in
	Use: 1.50 in
Area (A1) =	0.0123 sf

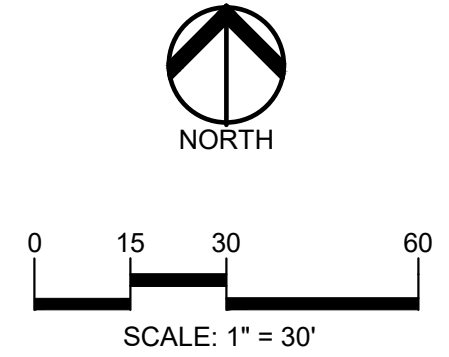
Flood Control Orifice	
100-Year Head: H _{res}	
H _{res} = H _{max} - H _{ed}	0.46 ft

100-Year Flow thru CPVC Orifice (Q_{ed})	
Q _{ed} = A1*0.62*(2gh/100) ^{0.5}	0.114 cfs

Remaining Flow for 100-Year Orifice (Q_{res})	
Q _{res} = Q _o - Q _{ed}	3.019 cfs

100 Year Restricted Overflow Weir (OC 11)	
Flow (Q)	3.02 cfs
Length of Spillway (L):	2.1 ft
Depth of Water over Spillway (H):	0.57 ft
Uses Cipoletti Weir Equation (Q=3.367 * L * H ^{3/2})	

100 Year Emergency Overflow Weir	
Flow (Q): 215/(t+25) x A x C	17.51 cfs
Length of Spillway (L):	14.7 ft
Depth of Water over Spillway (H):	0.50 ft
Uses Cipoletti Weir Equation (Q=3.367 * L * H ^{3/2})	



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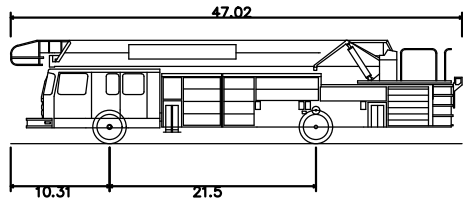
CLIENT
M/I HOMES OF MICHIGAN, LLC
40950 WOODWARD AVE., STE. 203
BLOOMFIELD HILLS, MICHIGAN 48304

PROJECT TITLE
WESLEY PARK
4516-4396 ROCHESTER ROAD
TROY, MICHIGAN

REVISIONS	

ORIGINAL ISSUE DATE:
JULY 8, 2025
DRAWING TITLE
PRELIMINARY UTILITY PLAN

PEA JOB NO.	2018-300
P.M.	JBT
DN.	RMK
DES.	KFP
DRAWING NUMBER:	

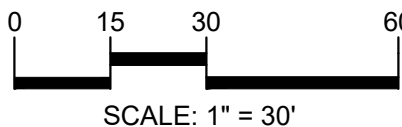


TROY FIRE TRUCK
Overall Length
Overall Width
Overall Body Height
Min Body Ground Clearance
Track Width
Lock-to-Lock Time
Wall-to-Wall Turning Radius

47.02ft
9.92ft
10.76ft
1.98ft
9.82ft
47.58ft

PEA
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t: 844.813.2949
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4516-4396 ROCHESTER ROAD
TROY, MICHIGAN

REVISIONS

ORIGINAL ISSUE DATE:
JULY 8, 2025

DRAWING TITLE
**TRUCK
TURNING
PLAN**

PEA JOB NO.	2018-300
P.M.	JBT
DN.	RMK
DES.	KFP

DRAWING NUMBER:
P-7.0



\\pea\m\new\PROJECTS\2018\300-4516 ROCHESTER ROAD - TROY - JH\WMSITE PLANS\L-1.0 LANDSCAPE-PLAN-B-300.dwg

N.W. CORNER
SECTION 14
T.2N., R.11E.

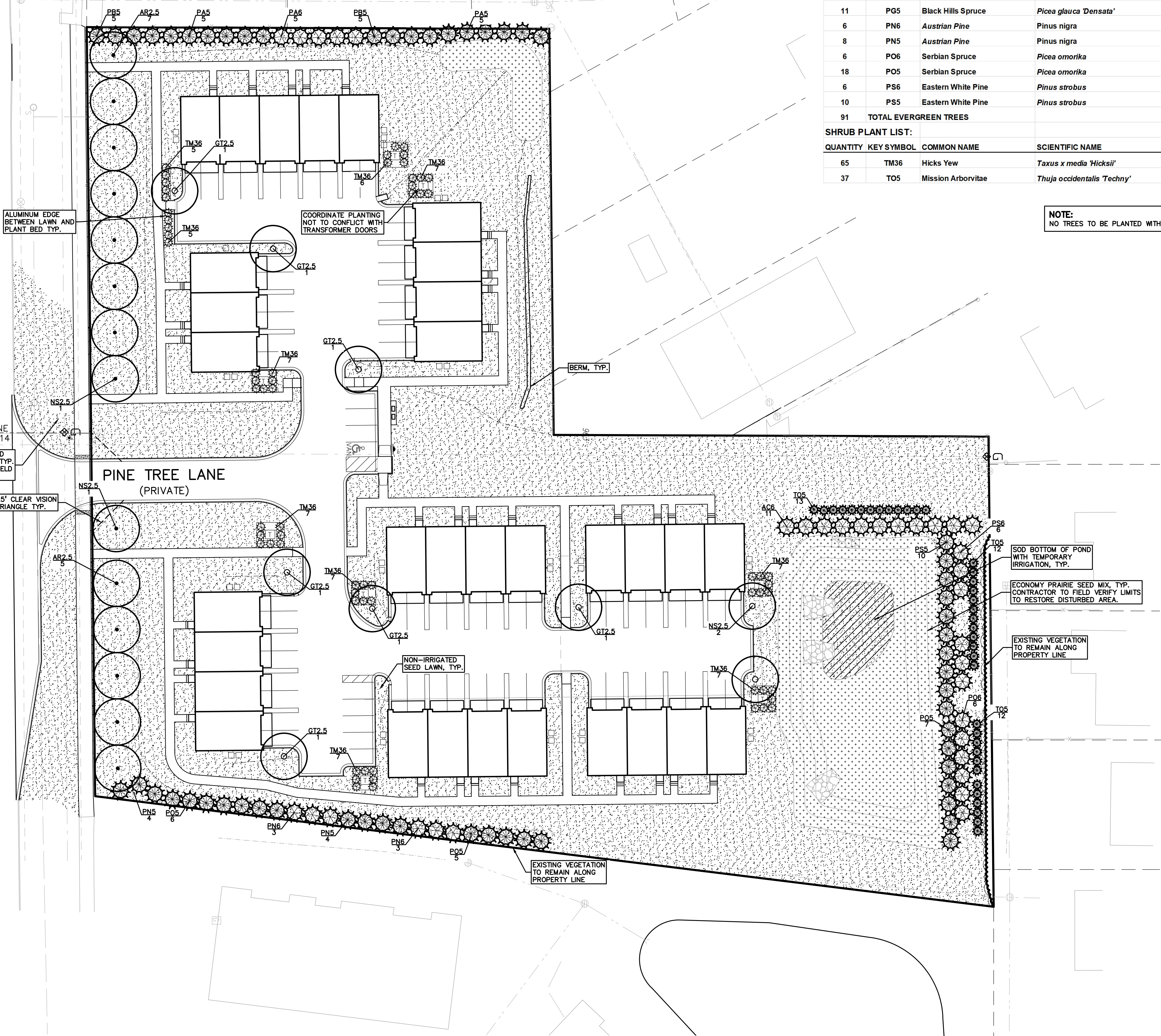
W. 1/4 CORNER
SECTION 14
T.2N., R.11E.

RESTORE DISTURBED
AREA WITH LAWN, TYP.
CONTRACTOR TO FIELD
VERIFY LIMITS.

25' CLEAR VISION
TRIANGLE TYP.

ROCHESTER ROAD (WIDTH VARIES)

S.W. CORNER
SECTION 14
T.2N., R.11E.



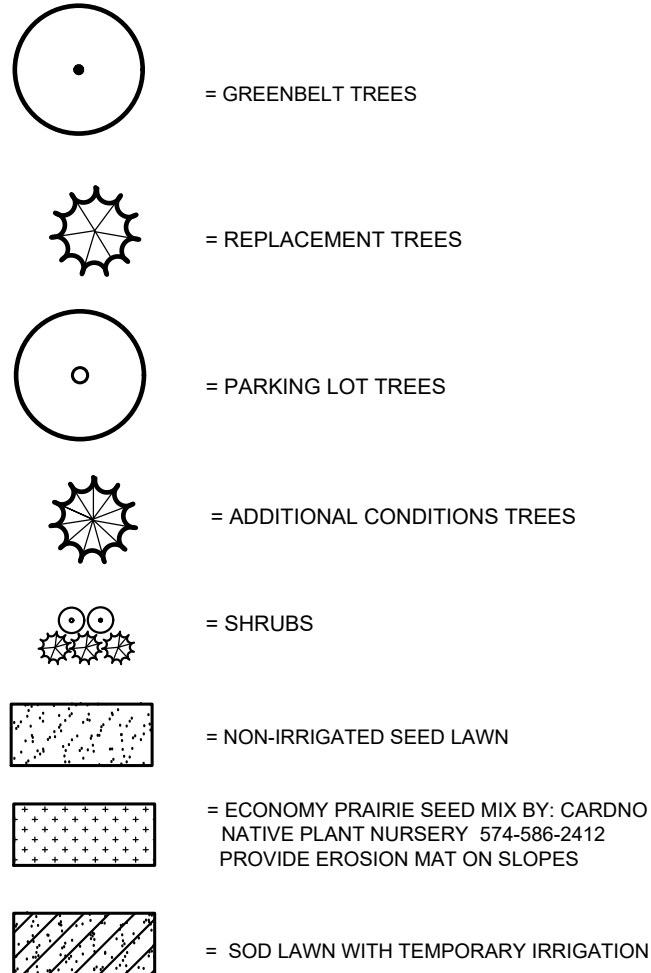
DECIDUOUS TREE PLANT LIST:					
QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
12	AR2.5	Red Maple	<i>Acer rubrum</i>	2.5" Cal.	B&B
7	GT2.5	Skyline Honeylocust	<i>Gleditsia triacanthos f. inermis 'Skycole'</i>	2.5" Cal.	B&B
4	NS2.5	Sour Gum	<i>Nyssa sylvatica</i>	2.5" Cal.	B&B
23	TOTAL DECIDUOUS TREES				

EVERGREEN TREE PLANT LIST:					
QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
11	AC6	Concolor Fir	<i>Abies concolor</i>	6' Ht.	B&B
5	PA6	Norway Spruce	<i>Picea abies</i>	6' Ht.	B&B
10	PA5	Norway Spruce	<i>Picea abies</i>	5' Ht.	B&B
11	PG5	Black Hills Spruce	<i>Picea glauca 'Densata'</i>	5' Ht.	B&B
6	PN6	Austrian Pine	<i>Pinus nigra</i>	6' Ht.	B&B
8	PN5	Austrian Pine	<i>Pinus nigra</i>	5' Ht.	B&B
6	PO6	Serbian Spruce	<i>Picea omorika</i>	6' Ht.	B&B
18	PO5	Serbian Spruce	<i>Picea omorika</i>	5' Ht.	B&B
6	PS6	Eastern White Pine	<i>Pinus strobus</i>	6' Ht.	B&B
10	PS5	Eastern White Pine	<i>Pinus strobus</i>	5' Ht.	B&B
91	TOTAL EVERGREEN TREES				

SHRUB PLANT LIST:					
QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
65	TM36	Hicks Yew	<i>Taxus x media 'Hicksii'</i>	36" Ht.	Cont.
37	TOS	Mission Arborvitae	<i>Thuja occidentalis 'Techny'</i>	5' Ht.	Cont.

NOTE:
NO TREES TO BE PLANTED WITHIN 5' FROM UTILITY LEADS

KEY:



LANDSCAPE CALCULATIONS:

PER CITY OF TROY ZONING ORDINANCE: ZONED R1-C, RT, EP

GREENBELT

REQUIRED: 1 TREE/ 30 LF ALONG ROCHESTER RD. 416/30 = 14 TREES REQUIRED

PROVIDED: 14 TREES PROVIDED

TREE REPLACEMENT

REQUIRED: WOODLAND TREES REQUIRE 50% DBH REPLACEMENT AND LANDMARK 100% DBH REPLACEMENT. 15" WOODLAND AND 68" LANDMARK = 83" TOTAL REPLACEMENT / 2.5" CAL = 34 TREES REQUIRED. SEE SHEET PT-1.0 FOR REPLACEMENT CALCS.

PROVIDED: 34 TREES PROVIDED.

PARKING LOT LANDSCAPE

REQUIRED: 1 TREE FOR EVERY 8 PARKING SPACES. 71 SPACES/ 8 = 9 TREES REQUIRED. 3' LANDSCAPE HEDGE TO SCREEN PARKING FROM PUBLIC ROADWAY.

PROVIDED: 9 TREES PROVIDED. HEDGE PROVIDED FOR SCREENING.

ADDITIONAL LANDSCAPE CONDITIONS

PROVIDED: 127 TREES PROVIDED, 34 TO COUNT TOWARDS REPLACEMENT TREES.

- 250' EVERGREEN SCREENING ALONG THE SOUTHERN PROPERTY TO BRIGGS PARK (25 TREES).
- ENHANCE THE OPEN SPACE EASEMENT WITH ~ 2 ROWS OF EVERGREEN SCREENING TO THE NORTH (22 TREES) AND 3 ROWS TO THE EAST OF THE POND (55 TREES).
- 1 LARGE EVERGREEN TREE/ 10 LF FOR SCREENING ALONG THE NORTHERN PROPERTY LINE (25 TREES).

GENERAL PLANTING NOTES:

- LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING SITE CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED WORK. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, PLAN SHALL GOVERN QUANTITIES. CONTACT LANDSCAPE ARCHITECT WITH ANY CONCERNS.
- CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON SITE UTILITIES PRIOR TO BEGINNING CONSTRUCTION ON HIS/HER PHASE OF WORK. ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION MAY BE LOCATED BY CALLING MISS DIG 1-800-482-7171. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF CONTRACTOR. CONTRACTOR SHALL COORDINATE ALL RELATED ACTIVITIES WITH OTHER TRADES ON THE JOB AND SHALL REPORT ANY UNACCEPTABLE JOB CONDITIONS TO OWNER'S REPRESENTATIVE PRIOR TO COMMENCING.
- ALL PLANT MATERIAL SHALL MEET THE MINIMUM REQUIREMENTS FOR ALL NURSERY STOCK PER AMERICAN STANDARD FOR NURSERY STOCK ANSI (Z60.1).
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON LANDSCAPE PLAN PRIOR TO PRICING THE WORK.
- THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
- ALL TREES TO HAVE CLAY OR CLAY LOAM BALLS, TREES WITH SAND BALLS WILL BE REJECTED.
- NO MACHINERY IS TO BE USED WITHIN THE DRIP LINE OF EXISTING TREES; HAND GRADE ALL LAWN AREAS WITHIN THE DRIP LINE OF EXISTING TREES.
- ALL TREE LOCATIONS SHALL BE STAKED BY LANDSCAPE CONTRACTOR AND ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF THE PLANT MATERIAL.
- IT IS MANDATORY THAT POSITIVE DRAINAGE IS PROVIDED AWAY FROM ALL BUILDINGS.
- ALL PLANTING BEDS SHALL RECEIVE 3" SHREDDED HARDWOOD BARK MULCH WITH FINE EMERGENT, SEE SPECIFICATIONS. SHREDDED PALETTE AND DYED MULCH WILL NOT BE ACCEPTED.
- ALL LANDSCAPED AREAS SHALL RECEIVE 3" COMPACTED TOPSOIL.
- SEE SPECIFICATIONS FOR ADDITIONAL COMMENTS, REQUIREMENTS, PLANTING PROCEDURES AND WARRANTY STANDARDS.
- FOR NON-LAWN SEED MIX AREAS, AS NOTED ON PLAN, BRUSH MOW ONCE SEASONALLY FOR INVASIVE SPECIES CONTROL.
- IF SPECIFIED PLANTS ARE UNAVAILABLE, THE CONTRACTOR MAY SUBMIT A SUBSTITUTION REQUEST TO THE LANDSCAPE ARCHITECT FOR APPROVAL. THE PROPOSED SUBSTITUTION MUST BE SIMILAR TO THE ORIGINAL SPECIFIED MATERIAL IN APPEARANCE, FORM, AND SIZE.

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0 15 30 60
SCALE: 1" = 30'



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PROJECT TITLE

WESLEY PARK
4516-4396 ROCHESTER ROAD
TROY, MICHIGAN

REVISIONS

ORIGINAL ISSUE DATE:
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DRAWING TITLE

LANDSCAPE PLAN

PEA JOB NO. 2018-300

P.M. JBT

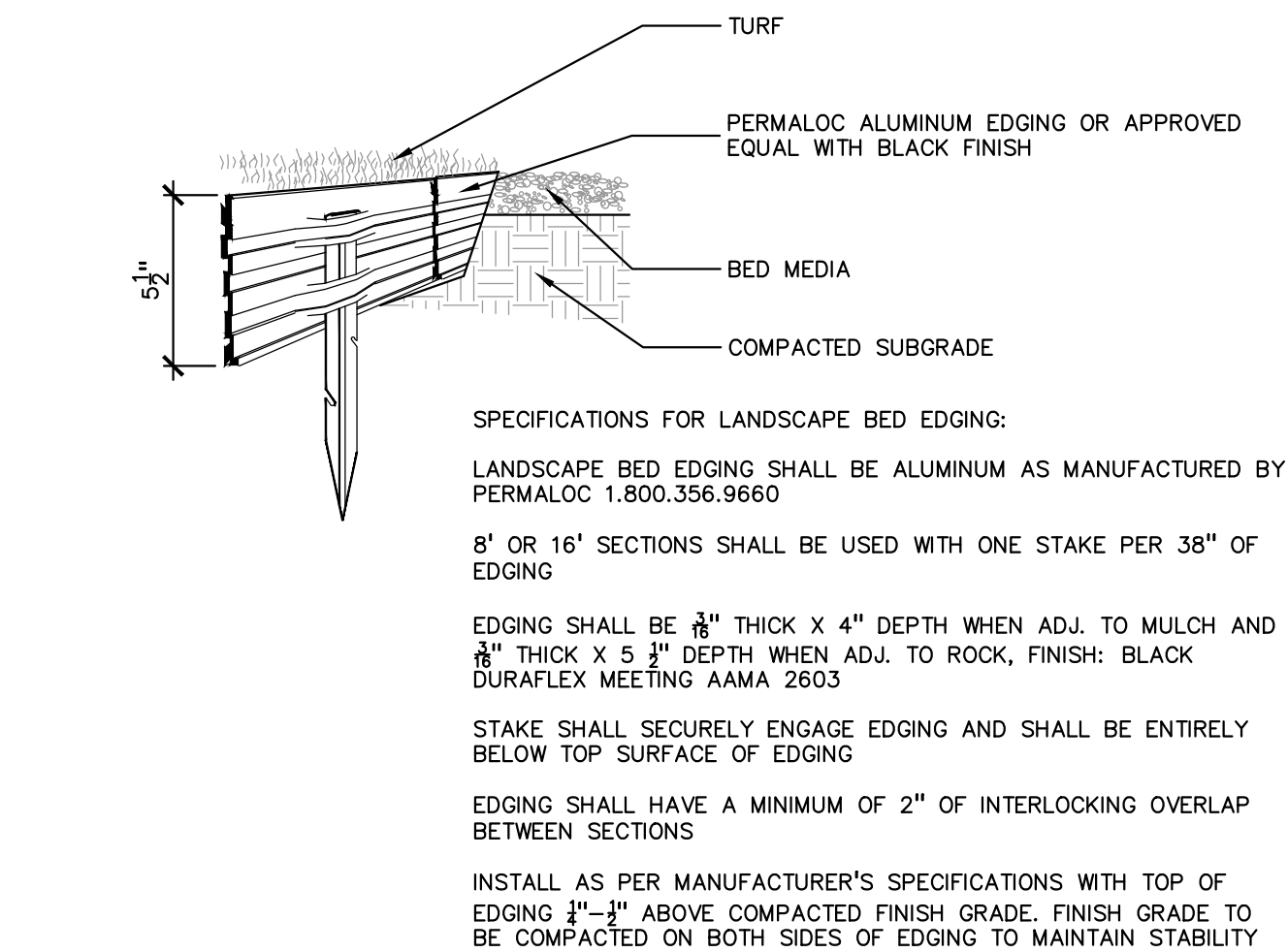
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DES. NB

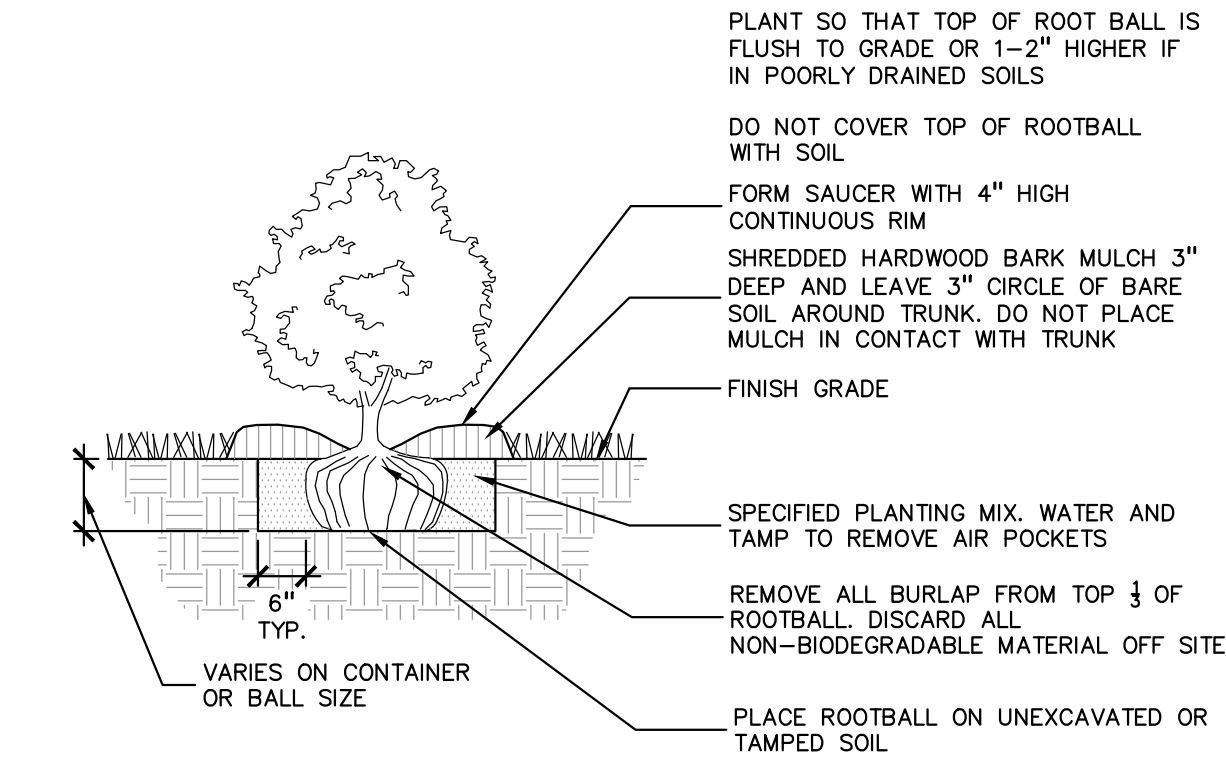
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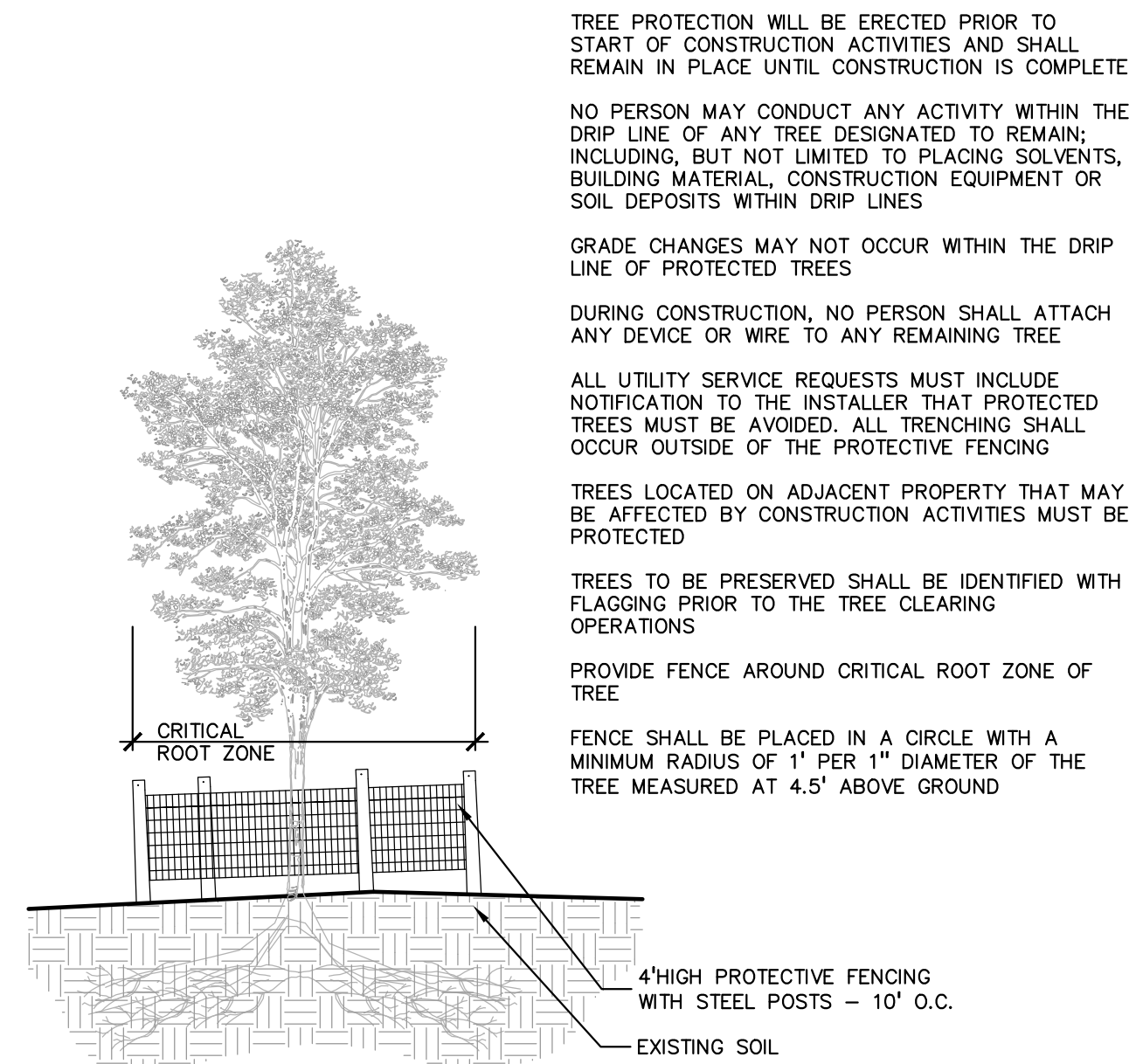
\\pea\h\proj\PROJECTS\2018\2018-300-4516 ROCHESTER ROAD - TROY - JH\WMS\SITE PLANS\L-11 LANDSCAPE DETAILS\18-300.dwg



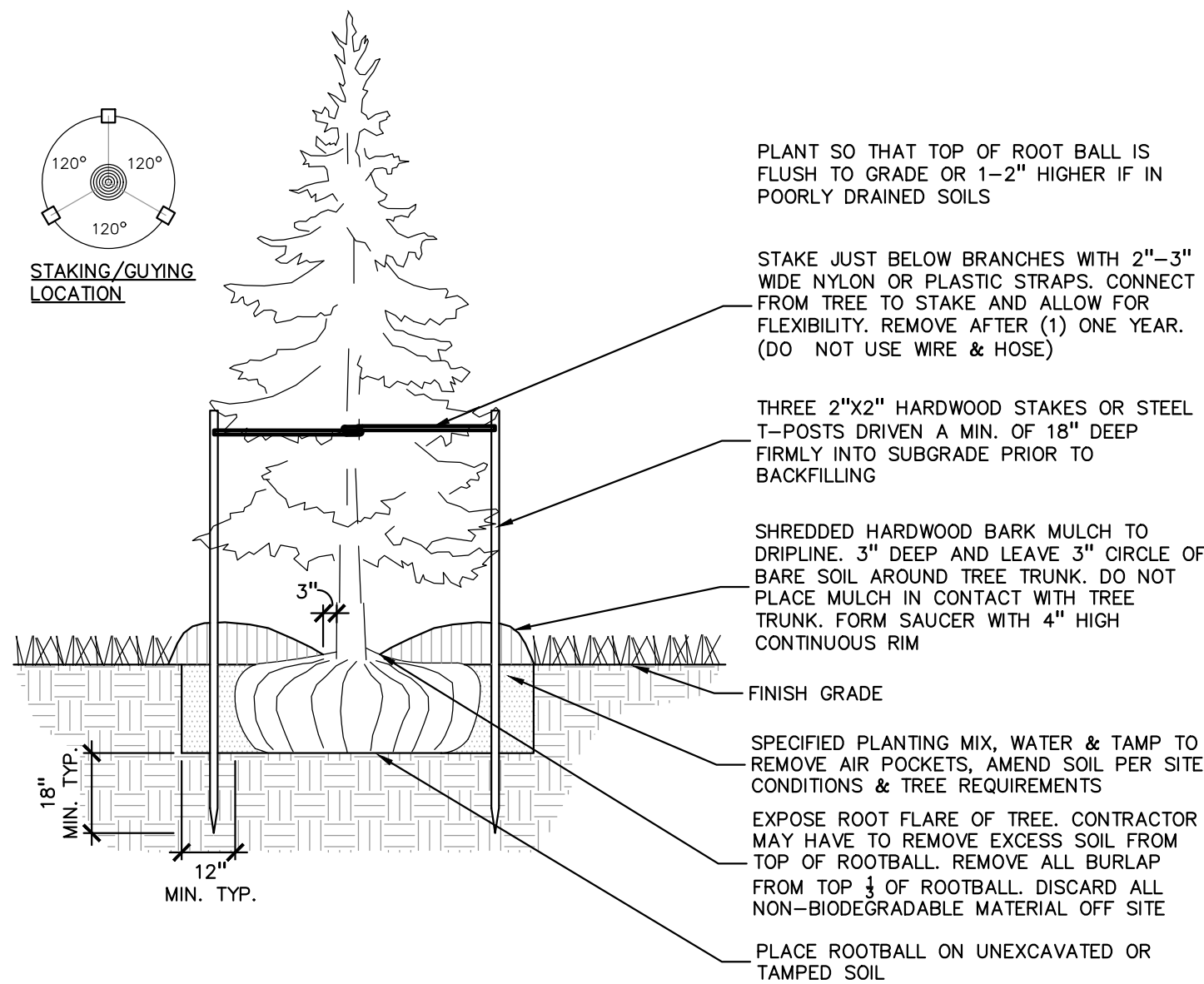
5 ALUMINUM EDGE DETAIL
SCALE: 1/2" = 1'-0"



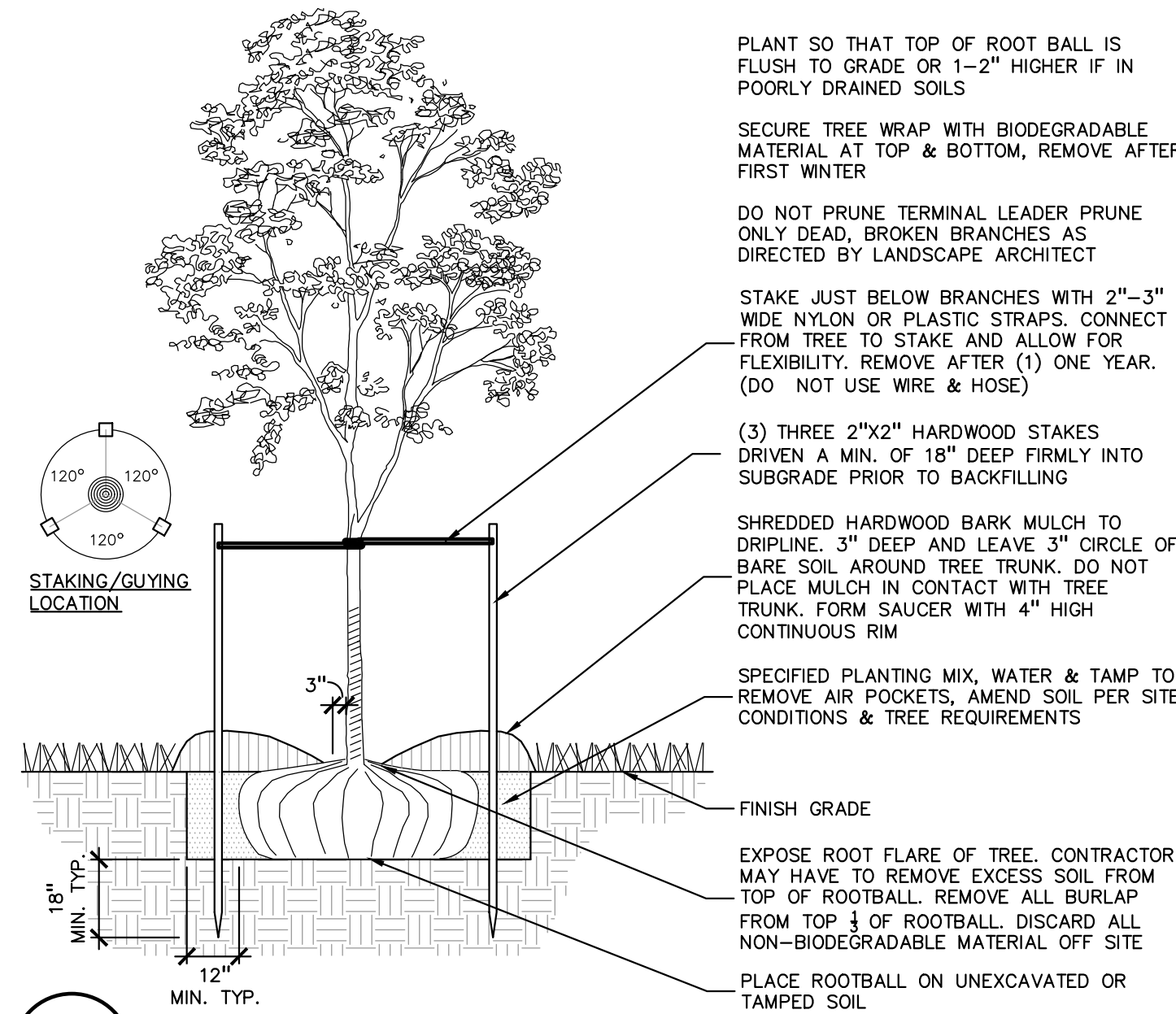
4 SHRUB PLANTING DETAIL
SCALE: 1" = 2'-0"



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



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



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



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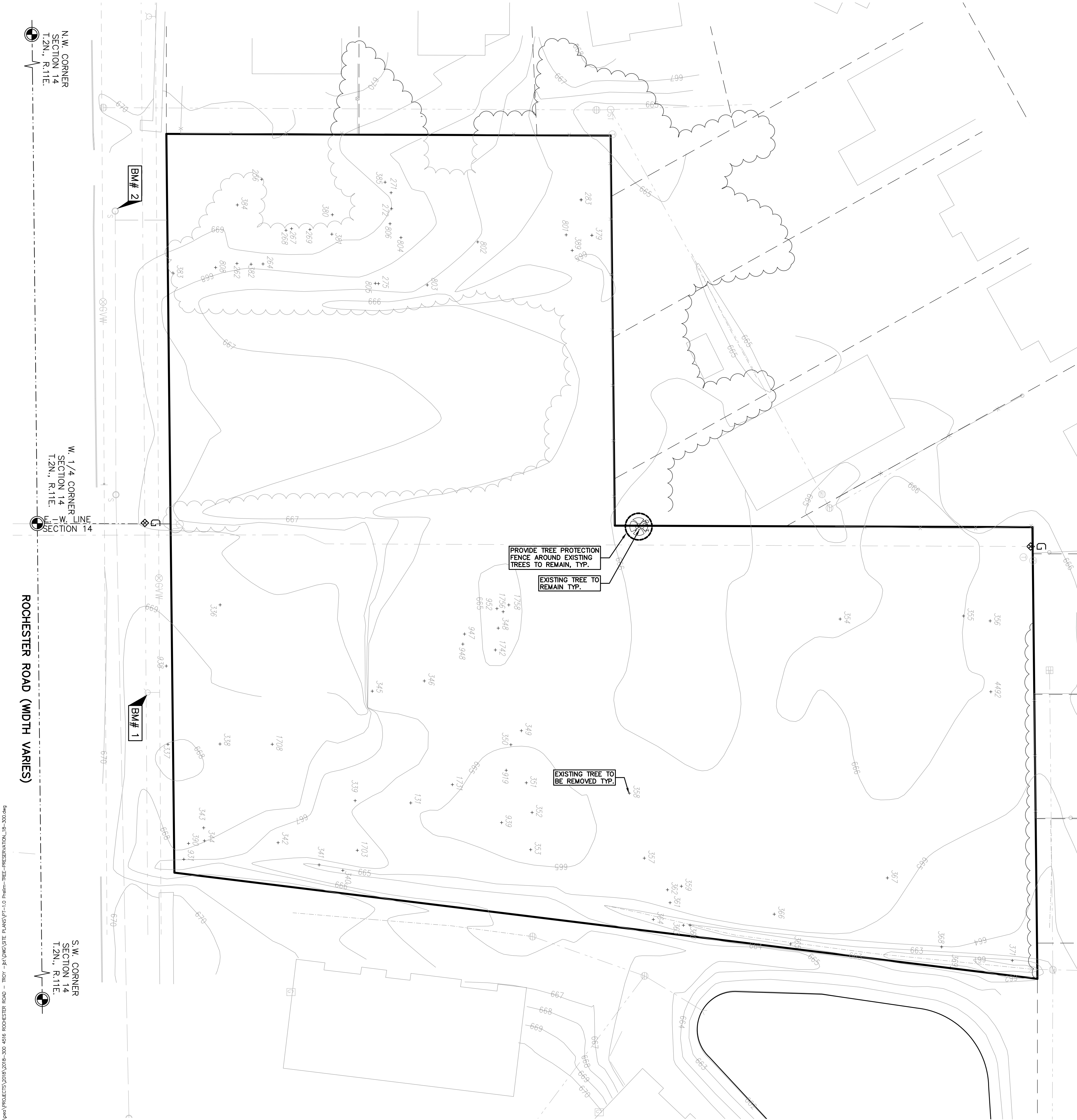
ORIGINAL ISSUE DATE:
JULY 8, 2025

DRAWING TITLE
LANDSCAPE DETAILS

PEA JOB NO.	2018-300
P.M.	JBT
DN.	NB
DES.	NB

DRAWING NUMBER:

L-1.1



KEY:

367

+

= EXISTING TREES TO BE REMOVED

= EXISTING TREES TO REMAIN WITH TREE PROTECTION FENCE

WOODLAND TREES			
WOODLAND TREES REMOVED:	2	(REPLACE AT 50% OF REMOVED DBH)	
30" DBH x 0.5 =	15"	REPLACEMENT	
WOODLAND TREES SAVED:	0	(CREDIT OF 2X DBH)	
" DBH x 2 =	"	CREDIT	
15	-	0	= 15
15 " DBH REQUIRED FOR WOODLAND REPLACEMENT			

LANDMARK TREES			
LANDMARK TREES REMOVED:	2	(REPLACE AT 100% OF REMOVED DBH)	
53" DBH x 1 =	53"	REPLACEMENT	
LANDMARK TREES SAVED:	0	(CREDIT OF 2X DBH)	
" DBH x 2 =	"	CREDIT	
53	-	0	= 53
68 " TOTAL DBH REQUIRED FOR REPLACEMENT			

TAG	CODE	DBH	COMMON NAME	LATIN NAME	COND	NOTE	CLASS	SAVE / REMOVE	REPLACE
131	E	17	American Elm	Ulmus americana	Poor		INVASIVE	R	-
256	ER	12	Eastern Redbud	Cercis canadensis	Poor		LANDMARK	R	-
262	WC	15	White Cedar	Thuja occidentalis	Poor		WOODLAND	R	-
264	SC	15	Scotch Pine	Pinus sylvestris	Very Poor		WOODLAND	R	-
267	ER	8	Eastern Redbud	Cercis canadensis	Poor		LANDMARK	R	-
268	ER	8	Eastern Redbud	Cercis canadensis	Poor		LANDMARK	R	-
269	ER	8	Eastern Redbud	Cercis canadensis	Poor		LANDMARK	R	-
271	SC	10	Scotch Pine	Pinus sylvestris	Poor		WOODLAND	R	-
272	SC	10	Scotch Pine	Pinus sylvestris	Poor		WOODLAND	R	-
275	SC	12	Scotch Pine	Pinus sylvestris	Poor		WOODLAND	R	-
283	SM	20	Silver Maple	Acer saccharinum	Very Poor		INVASIVE	S	-
336	SM	48	Silver Maple	Acer saccharinum	Fair		INVASIVE	R	-
337	SM	19	Silver Maple	Acer saccharinum	Poor		INVASIVE	R	-
338	SM	22	Silver Maple	Acer saccharinum	Poor		INVASIVE	R	-
339	SM	25	Silver Maple	Acer saccharinum	Poor		INVASIVE	R	-
340	E	12	American Elm	Ulmus americana	Poor		INVASIVE	R	-
341	E	7	American Elm	Ulmus americana	Poor		INVASIVE	R	-
342	BW	26	Black Walnut	Juglans nigra	Fair		LANDMARK	R	REPLACE
344	E	17	American Elm	Ulmus americana	Poor		INVASIVE	R	-
345	SM	24	Silver Maple	Acer saccharinum	Poor		INVASIVE	R	-
346	SM	23	Silver Maple	Acer saccharinum	Poor		INVASIVE	R	-
348	SM	12	Silver Maple	Acer saccharinum	Poor		INVASIVE	R	-
349	SM	8	Silver Maple	Acer saccharinum	Poor		INVASIVE	R	-
350	SM	15	Silver Maple	Acer saccharinum	Good		INVASIVE	R	-
351	SU	12	Sugar Maple	Acer saccharum	Poor		WOODLAND	R	-
352	SU	15	Sugar Maple	Acer saccharum	Poor		WOODLAND	R	-
353	SU	24	Sugar Maple	Acer saccharum	Poor		LANDMARK	R	-
354	SWO	14	Swamp White Oak	Quercus bicolor	Poor		WOODLAND	R	-
355	E	6	American Elm	Ulmus americana	Poor		INVASIVE	R	-
356	AP	24	Domestic Apple	Malus sylvestris	Poor		LANDMARK	R	-
357	AP	24	Domestic Apple	Malus sylvestris	Poor		LANDMARK	R	-
358	AP	24	Domestic Apple	Malus sylvestris	Poor		LANDMARK	R	-
359	SM	10	Silver Maple	Acer saccharinum	Poor		INVASIVE	R	-
360	CT	24	Cottonwood	Populus deltoides	Fair		INVASIVE	R	-
361	BG	7	Wild Black Cherry	Prunus serotina	Poor		WOODLAND	R	-
362	E	7	American Elm	Ulmus americana	Poor		INVASIVE	R	-
363	PW	24	White Poplar	Populus alba	Poor		INVASIVE	R	-
364	E	12	American Elm	Ulmus americana	Poor		INVASIVE	R	-
365	E	24	American Elm	Ulmus americana	Very Poor		INVASIVE	R	-
366	SM	36	Silver Maple	Acer saccharinum	Poor		INVASIVE	R	-
367	SM	24	Silver Maple	Acer saccharinum	Poor		INVASIVE	R	-
368	CT	24	Cottonwood	Populus deltoides	Poor		INVASIVE	R	-
369	CT	24	Cottonwood	Populus deltoides	Fair		INVASIVE	R	-
371	PW	24	White Poplar	Populus alba	Fair		INVASIVE	R	-
379	SC	10	Scotch Pine	Pinus sylvestris	Very Poor		WOODLAND	S	-
380	PR	12	Pear	Pyrus communis	Very Poor		LANDMARK	R	-
381	PR	12	Pear	Pyrus communis	Poor		LANDMARK	R	-
382	SC	8	Scotch Pine	Pinus sylvestris	Poor		WOODLAND	R	-
383	BX	30	Box elder	Acer negundo	Poor		INVASIVE	R	-
384	RC	12	Red Cedar	Juniperus virginiana	Poor		INVASIVE	R	-
385	BW	6	Black Walnut	Juglans nigra	Poor		WOODLAND	R	-
389	BX	12	Box elder	Acer negundo	Very Poor		INVASIVE	R	-
801	SC	18	Scotch Pine	Pinus sylvestris	Poor		LANDMARK	R	-
802	SM	48	Silver Maple	Acer saccharinum	Poor		INVASIVE	R	-
803	E	36	American Elm	Ulmus americana	Poor		INVASIVE	R	-
804	SM	24	Silver Maple	Acer saccharinum	Poor		INVASIVE	R	-
805	SC	12	Scotch Pine	Pinus sylvestris	Poor		WOODLAND	R	-
806	SC	24	Scotch Pine	Pinus sylvestris	Poor		LANDMARK	R	-
808	SC	27	Scotch Pine	Pinus sylvestris	Fair		LANDMARK	R	REPLACE
919	SM	12	Silver Maple	Acer saccharinum	Poor		INVASIVE	R	-
930	E	14	American Elm	Ulmus americana	Poor		INVASIVE	S	-
931	E	14	American Elm	Ulmus americana	Poor		INVASIVE	R	-
938	NM	13	Norway Maple	Acer platanoides	Fair		INVASIVE	R	-
939	E	11	American Elm	Ulmus americana	Poor		INVASIVE	R	-
947	SM	36	Silver Maple	Acer saccharinum	Poor		INVASIVE	R	-
948	SM	36	Silver Maple	Acer saccharinum	Poor		INVASIVE	R	-
952	SM	13	Silver Maple	Acer saccharinum	Fair		INVASIVE	R	-
963	SU	10	Sugar Maple	Acer saccharum	Poor		WOODLAND	S	-
1703	SM	42	Silver Maple	Acer saccharinum	Very Poor		INVASIVE	R	-
1708	SM	36	Silver Maple	Acer saccharinum	Very Poor		INVASIVE	R	-
1731	SM	18	Silver Maple	Acer saccharinum	Poor		INVASIVE	R	-
1742	SU	24	Sugar Maple	Acer saccharum	Poor		LANDMARK	R	-
1756	SU	15	Sugar Maple	Acer saccharum	Fair		WOODLAND	R	REPLACE
1758	SU	15	Sugar Maple	Acer saccharum	Fair		WOODLAND	R	REPLACE
4492	E	12	American Elm	Ulmus americana	Poor		INVASIVE	R	-

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www.peagroup.com

NORTH

0153060

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. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

CLIENT

M/I HOMES OF MICHIGAN, LLC

40950 WOODWARD AVE., STE. 203
BLOOMFIELD HILLS, MICHIGAN 48304

PROJECT TITLE

WESLEY PARK

4516-4396 ROCHESTER ROAD
TROY, MICHIGAN

REVISIONS

ORIGINAL ISSUE DATE:

JULY 8, 2025

DRAWING TITLE

PRELIMINARY TREE PRESERVATION PLAN

PEA JOB NO. 2018-300

P.M. JBT

DN. NB

DES. NB

DRAWING NUMBER:

TP-1.0



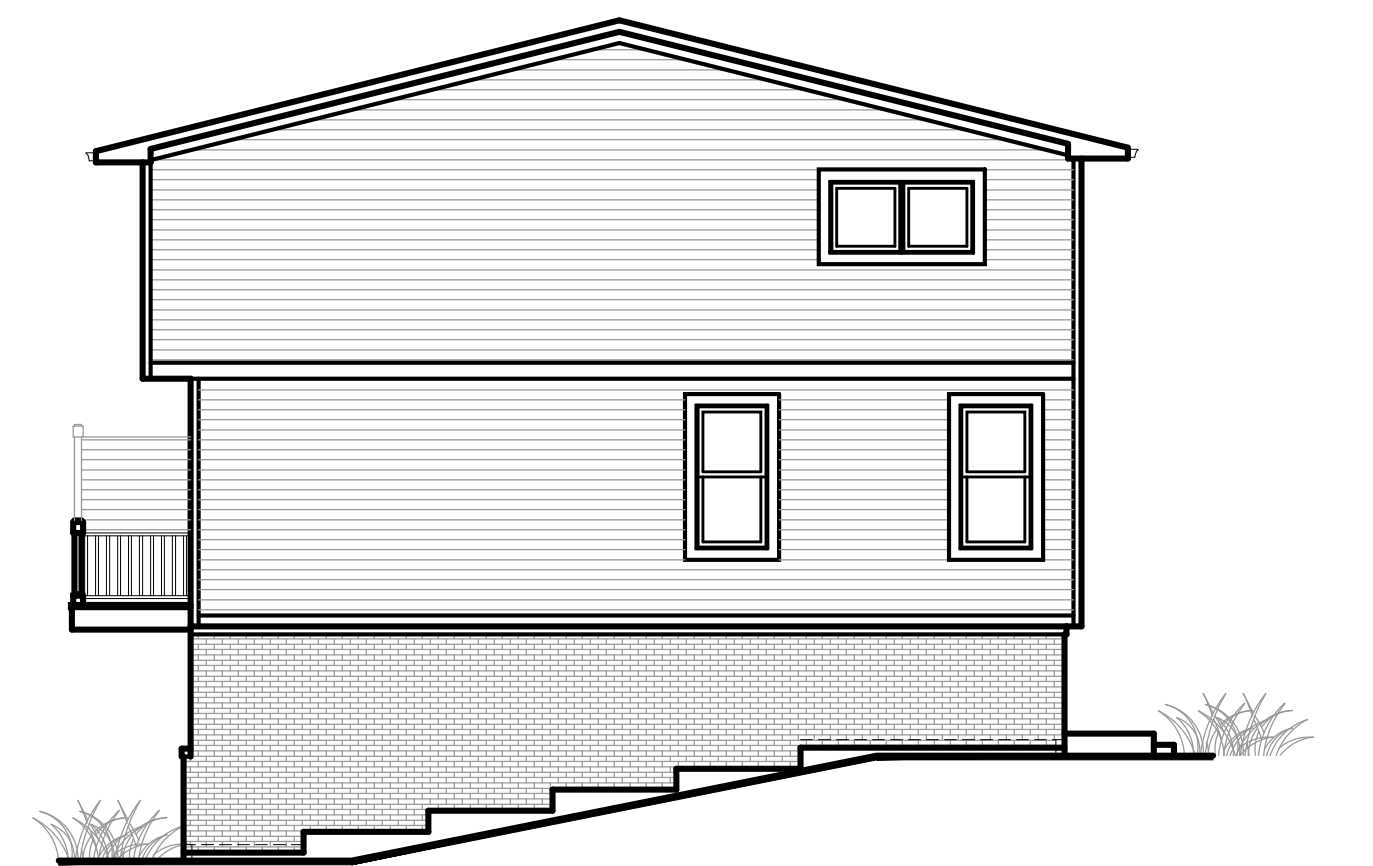
**3 UNIT ASSEMBLY
FRONT ELEVATION**



RIGHT SIDE ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION

Elevations

Wesley Park



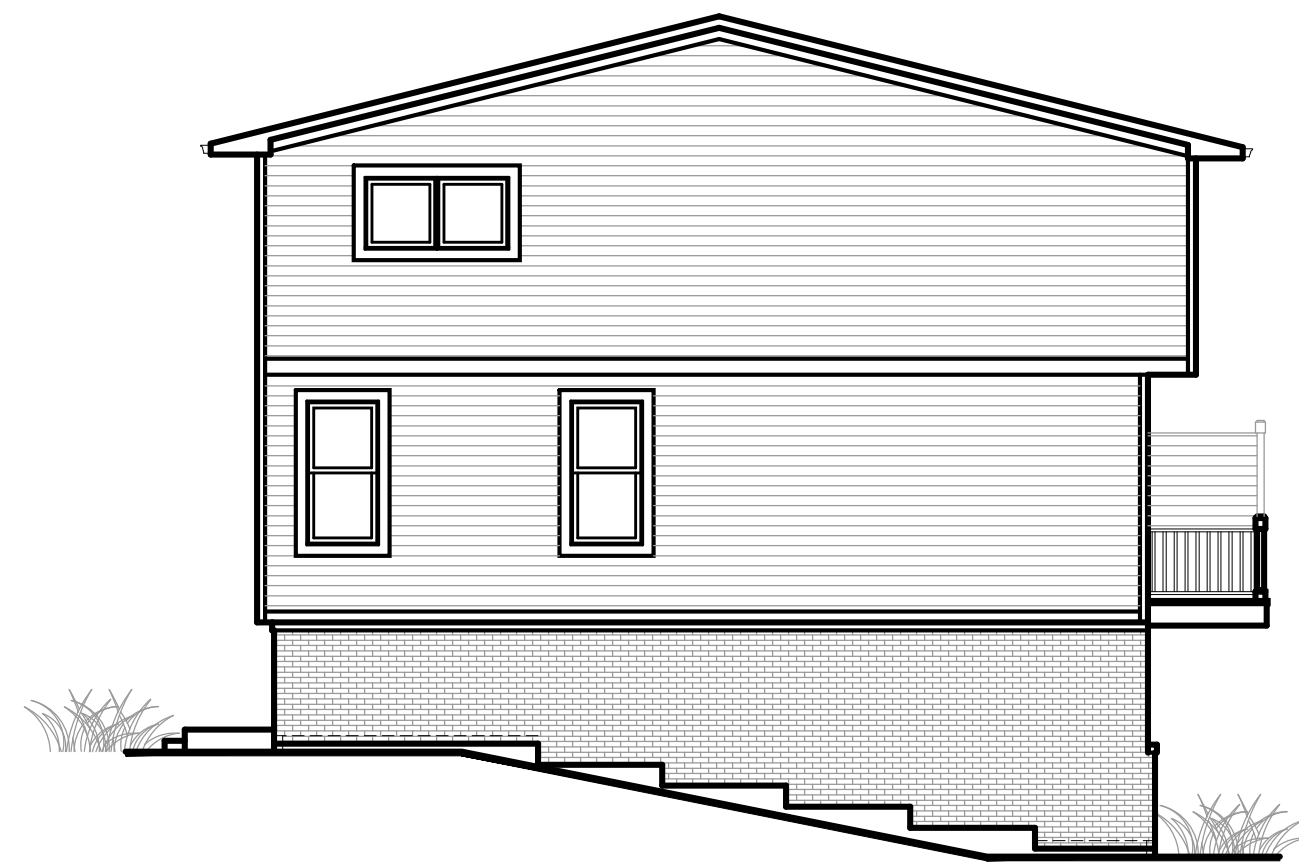
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Typical 3 Unit Assembly



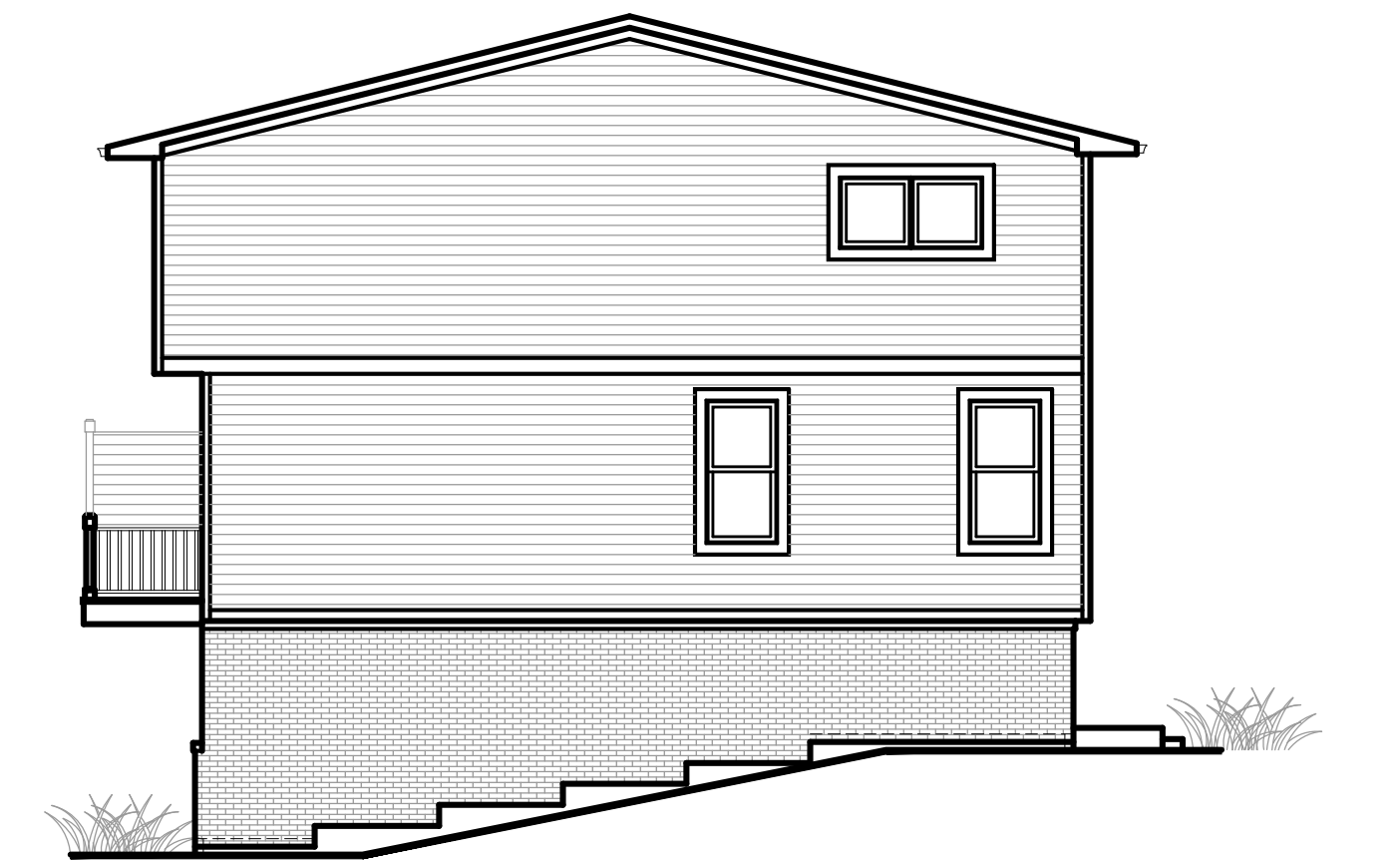
**4 UNIT ASSEMBLY
FRONT ELEVATION**



RIGHT SIDE ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION

Elevations

Wesley Park

June 27, 2025



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Typical 4 Unit Assembly



**5 UNIT ASSEMBLY
FRONT ELEVATION**



RIGHT SIDE ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION

Elevations

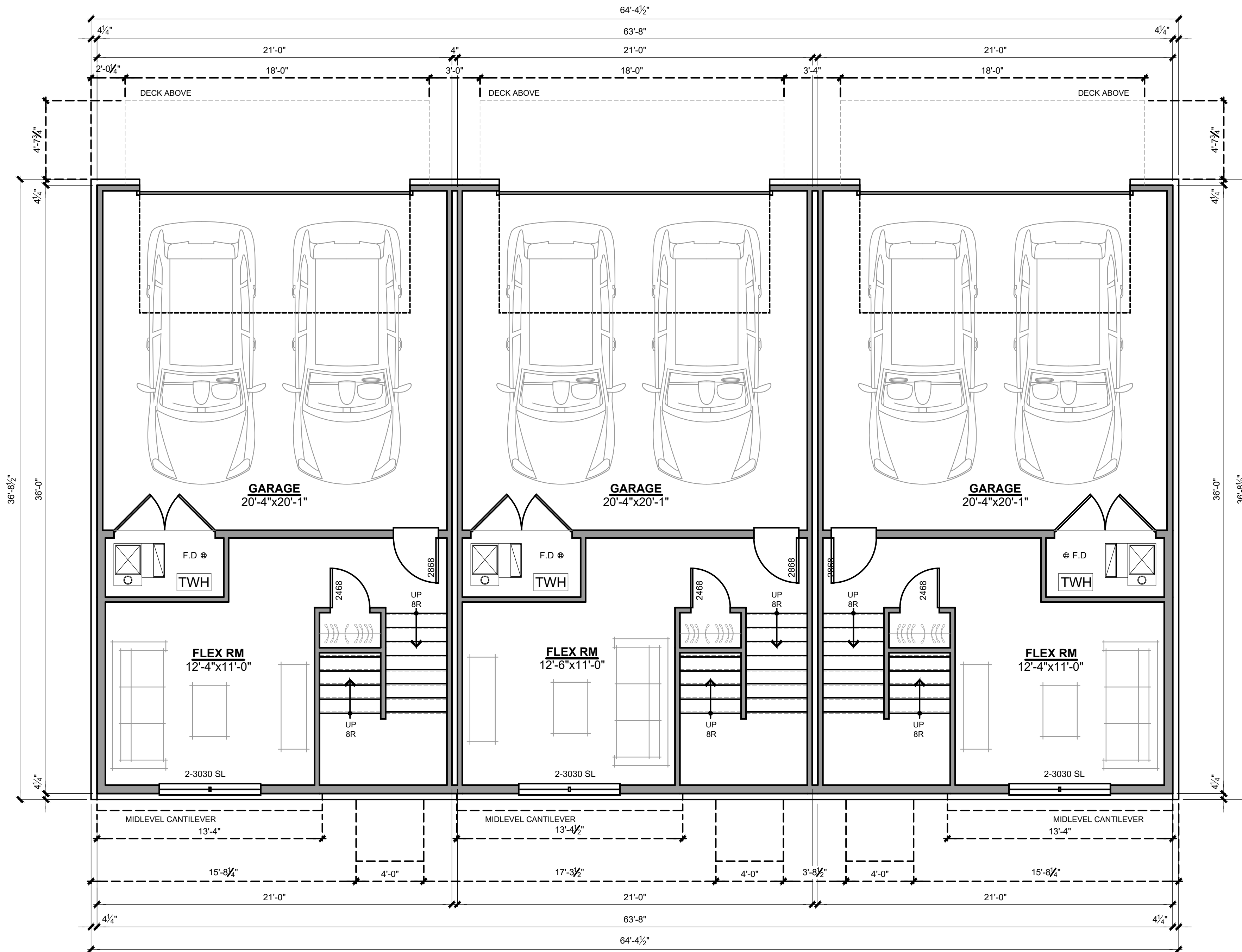
Wesley Park

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Typical 5 Unit Assembly



**UNIT A
LOWER LEVEL**

SCALE: 1/4" = 1'-0"
340 SQ.FT

**UNIT B
LOWER LEVEL**

SCALE: 1/4" = 1'-0"
335 SQ.FT

**UNIT A
LOWER LEVEL**

SCALE: 1/4" = 1'-0"
340 SQ.FT

Square Footages: - Unit A

Lower Level	340 Sq.Ft
First Floor Level	770 Sq.Ft
Second Floor Level	728 Sq.Ft
Total:	1838 Sq.Ft

Square Footages: - Unit B

Lower Level	335 Sq.Ft
First Floor Level	770 Sq.Ft
Second Floor Level	728 Sq.Ft
Total:	1833 Sq.Ft

Lower Level Floor Plans

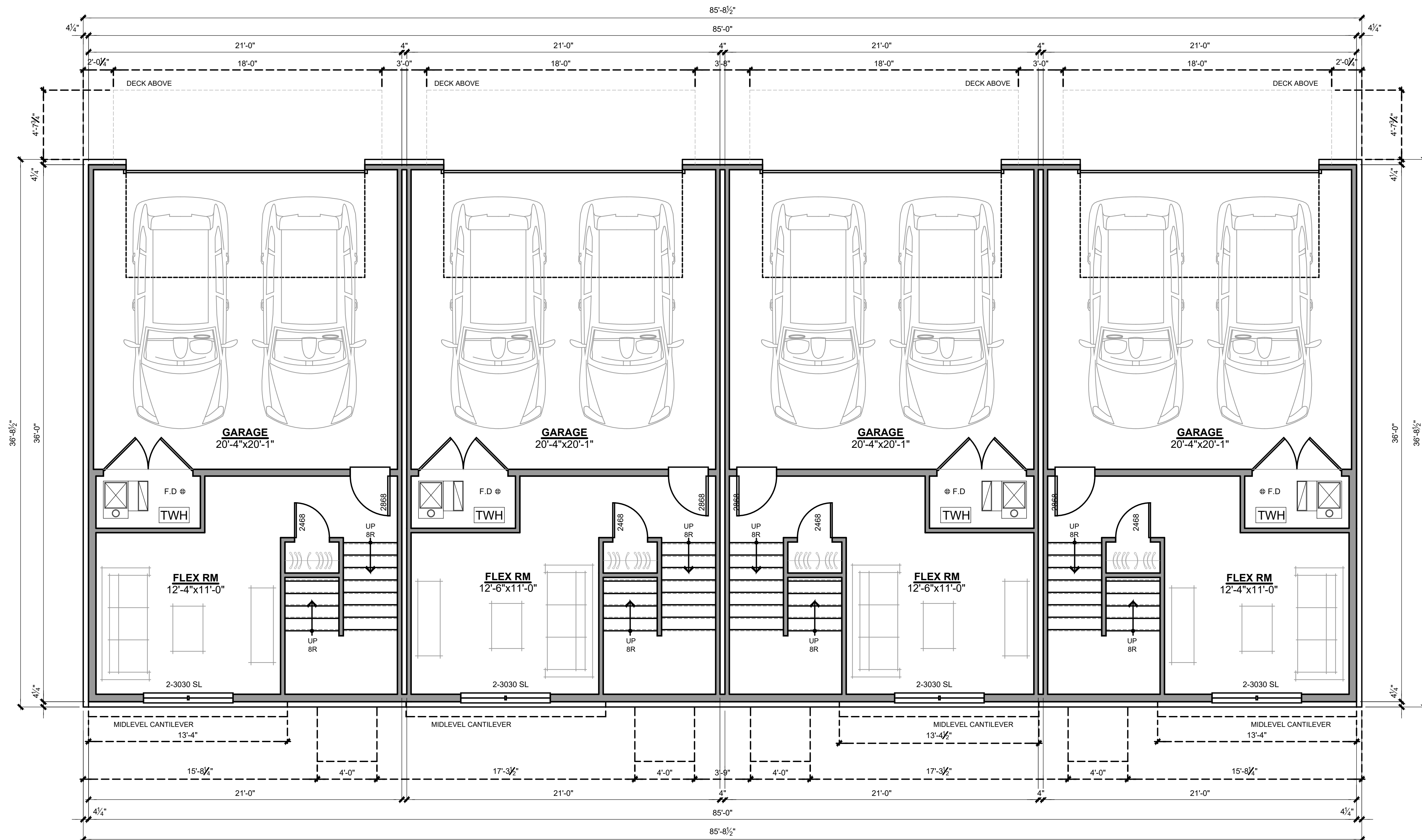
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3 Unit Assembly



UNIT A LOWER LEVEL

SCALE: 1/4" = 1'-0"
340 SQ.FT

UNIT B LOWER LEVEL

SCALE: 1/4" = 1'-0"
335 SQ.FT

UNIT B LOWER LEVEL

SCALE: 1/4" = 1'-0"
335 SQ.FT

UNIT A LOWER LEVEL

SCALE: 1/4" = 1'-0"
340 SQ.FT

Square Footages: - Unit A

Lower Level	340 Sq.Ft
First Floor Level	770 Sq.Ft
Second Floor Level	728 Sq.Ft
Total:	1838 Sq.Ft

Square Footages: - Unit B

Lower Level	335 Sq.Ft
First Floor Level	770 Sq.Ft
Second Floor Level	728 Sq.Ft
Total:	1833 Sq.Ft

Lower Level Floor Plans

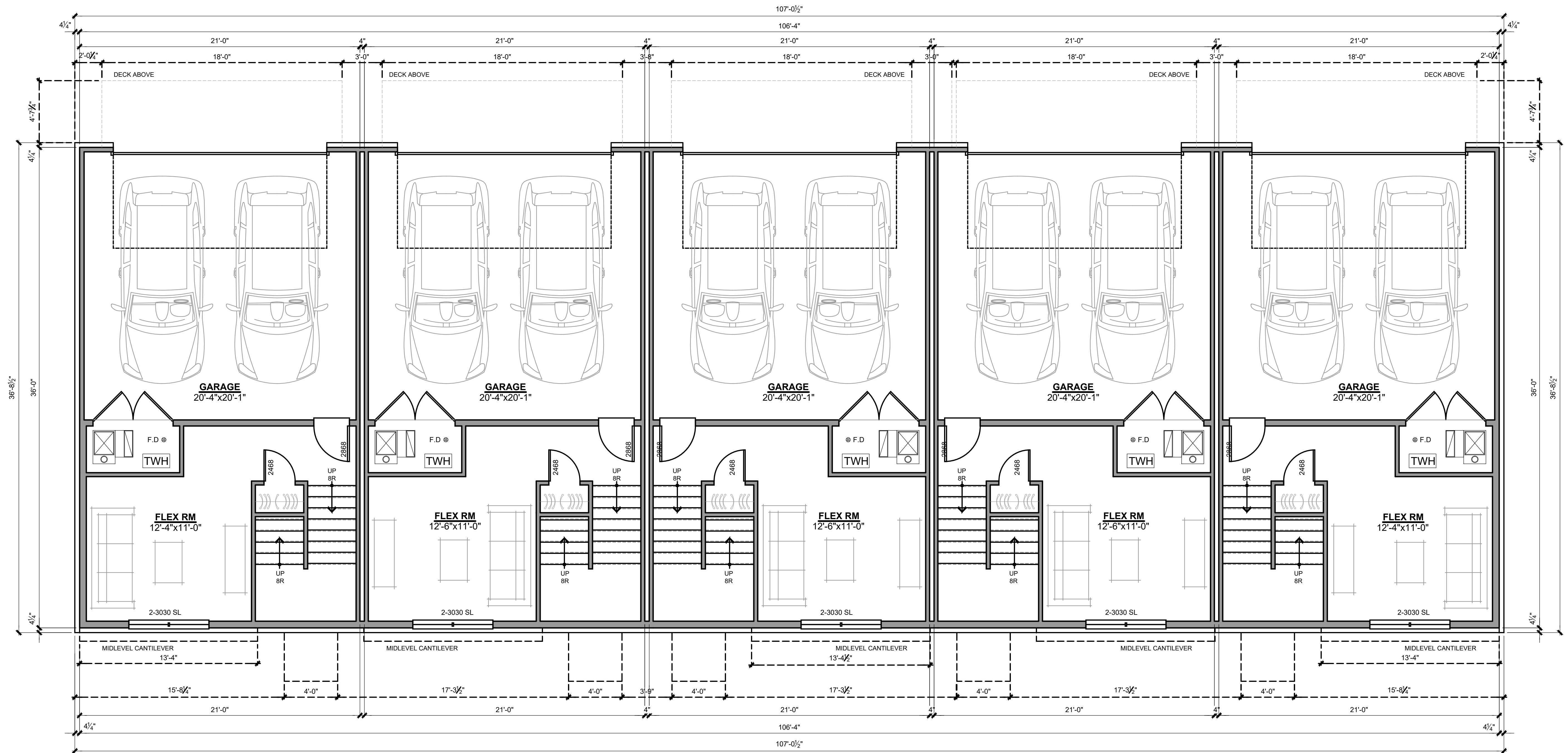
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4 Unit Assembly



**UNIT A
LOWER LEVEL**
SCALE: 1/4" = 1'-0"

**UNIT B
LOWER LEVEL**
SCALE: 1/4" = 1'-0"

**UNIT B
LOWER LEVEL**
SCALE: 1/4" = 1'-0"

**UNIT B
LOWER LEVEL**
SCALE: 1/4" = 1'-0"

**UNIT A
LOWER LEVEL**
SCALE: 1/4" = 1'-0"

Square Footages: - Unit A	
Lower Level	340 Sq.Ft
First Floor Level	770 Sq.Ft
Second Floor Level	728 Sq.Ft
Total:	1838 Sq.Ft

Square Footages: - Unit B	
Lower Level	335 Sq.Ft
First Floor Level	770 Sq.Ft
Second Floor Level	728 Sq.Ft
Total:	1833 Sq.Ft

Lower Level Floor Plans

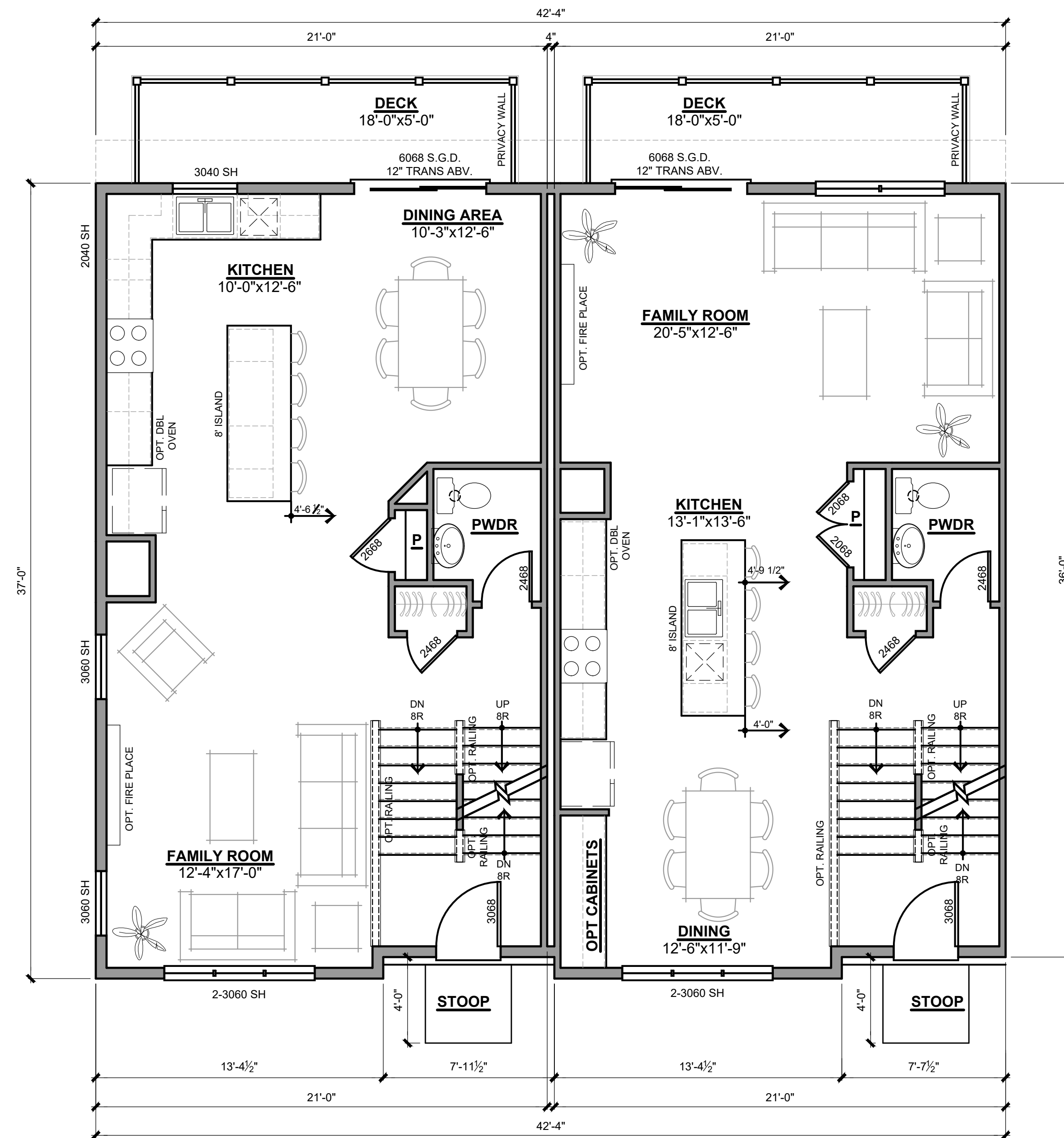
Wesley Park

June 27, 2025



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5 Unit Assembly



**UNIT A
MID LEVEL**
SCALE: 1/4" = 1'-0"
770 SQ.FT

**UNIT B
MID LEVEL**
SCALE: 1/4" = 1'-0"
770 SQ.FT

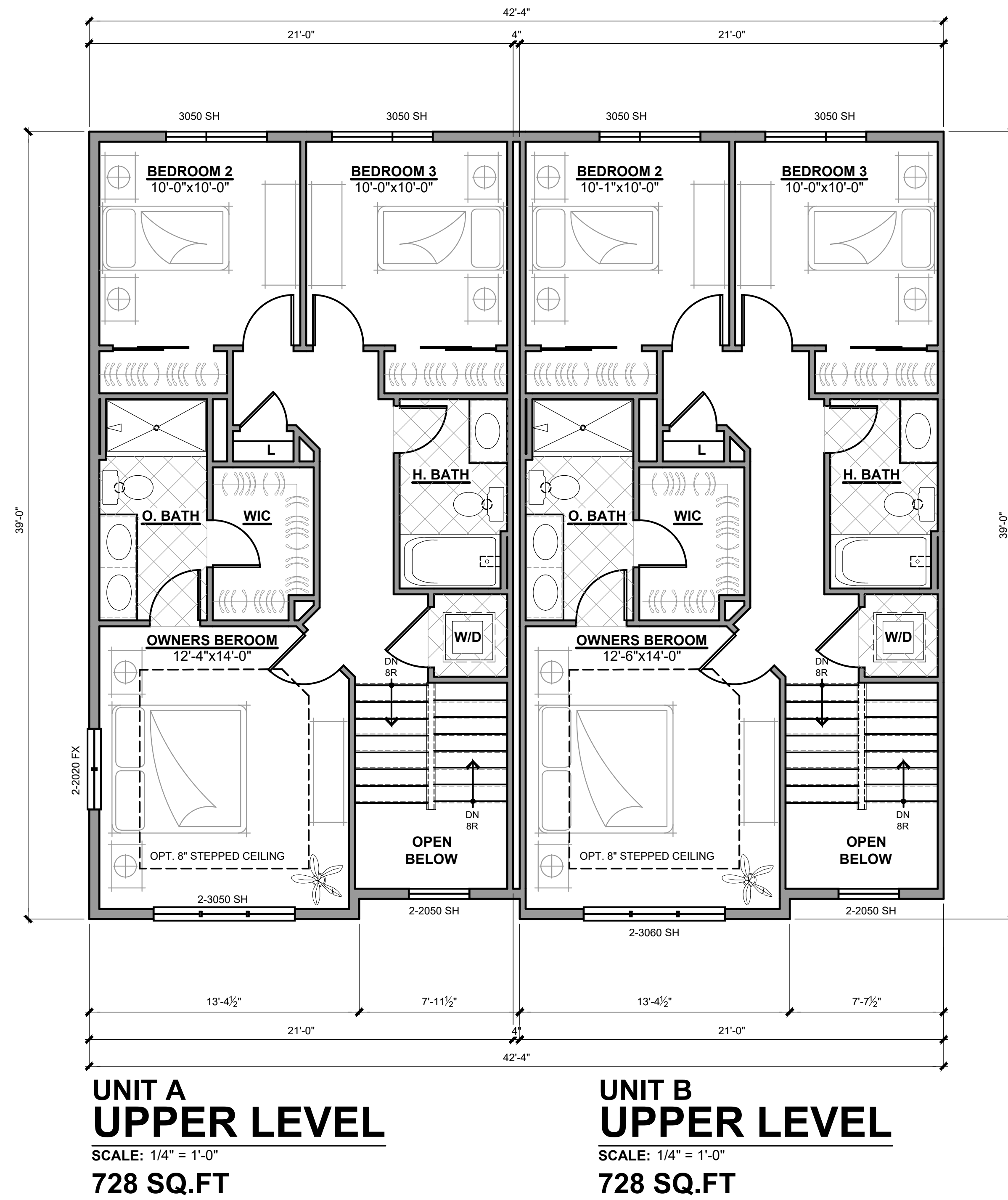
Mid Level Floor Plans

Wesley Park

June 27, 2025



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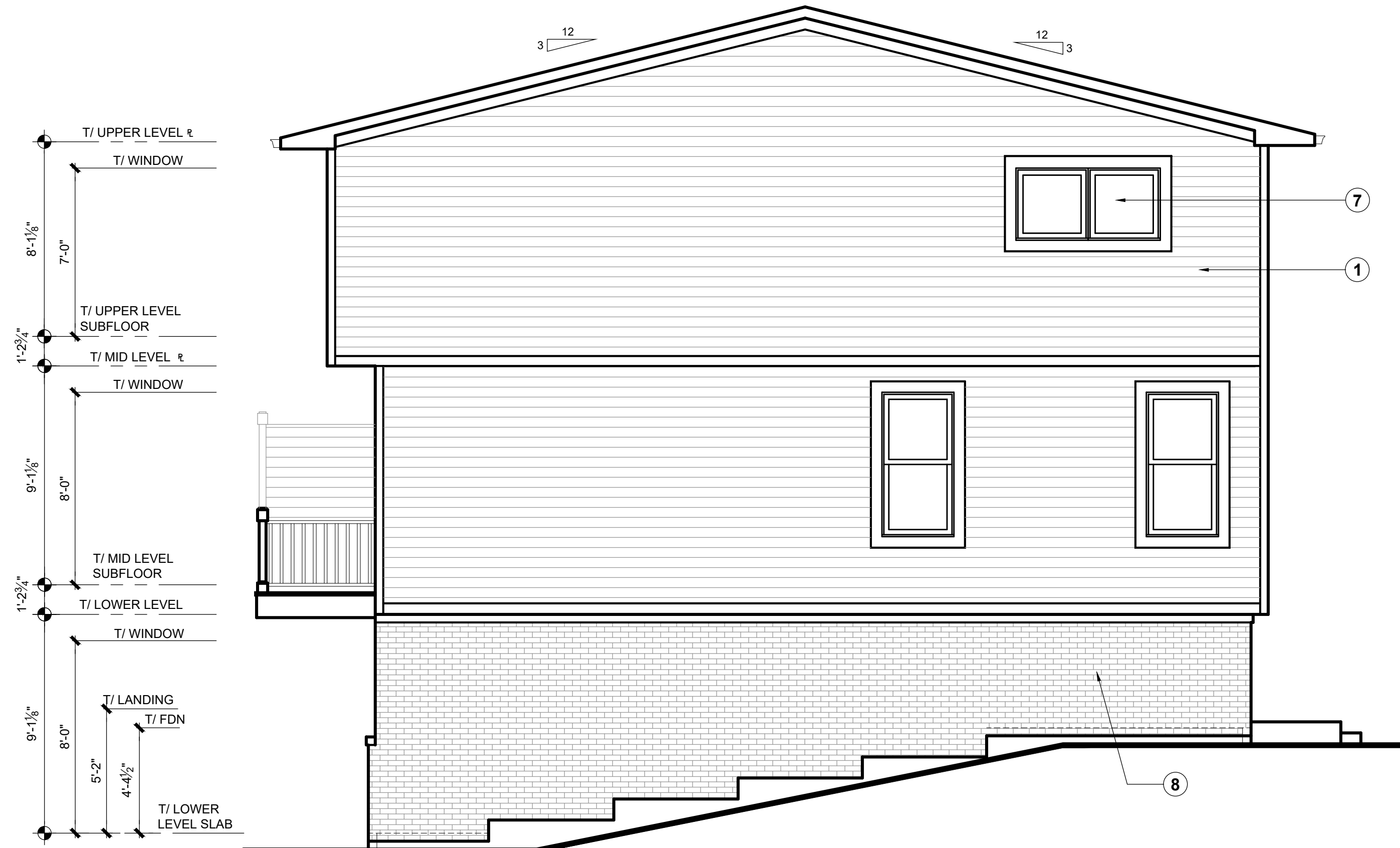


4 UNIT ASSEMBLY
FRONT ELEVATION

TYPICAL EXTERIOR TRIM FINISH	
THE TRIM NOTED ON THE ELEVATIONS IS PROVIDED SOLELY AS A GUIDE FOR TRIM SIZES. ALL TRIM NOTED ON THE ELEVATIONS IS NOMINAL. SEE SPECIFICATIONS FOR TRIM FINISH AND MATERIAL.	
1	CEMENTITIOUS HORIZONTAL SIDING
2	CEMENTITIOUS PANEL CLADDING
3	4" CEMENTITIOUS TRIM BD
4	5" CEMENTITIOUS TRIM BD
5	8" CEMENTITIOUS TRIM BD
6	ARCHITECTURAL DIMENSION SHINGLES
7	VINYL SINGLE HUNG WINDOWS
8	BRICK MASONRY - QUEEN SIZE
9	ALUMINUM WRAPPED PORCH CANOPIES
10	WOOD RAILINGS
11	PRIVACY PARTITION
WOOD TRIM NOTE:	
4/4 @ VINYL SIDING	
5/4 @ HARDI SIDING	
DIVISION NOTE:	
IT IS THE RESPONSIBILITY OF EACH DIVISION TO DETERMINE, AT A DIVISIONAL LEVEL AS WELL AS COMMUNITY SPECIFIC LEVEL, THE DESIRED FINISH REQUIREMENTS OF SPECIFIC TRIM PIECES, WHETHER PAINTED, VINYL, OR ALUMINUM WRAPPED.	



TYPICAL EXTERIOR TRIM FINISH	
THE TRIM NOTED ON THE ELEVATIONS IS PROVIDED SOLELY AS A GUIDE FOR TRIM SIZES. ALL TRIM NOTED ON THE ELEVATIONS IS NOMINAL. SEE SPECIFICATIONS FOR TRIM FINISH AND MATERIAL.	
1	CEMENTITIOUS HORIZONTAL SIDING
2	CEMENTITIOUS PANEL CLADDING
3	4" CEMENTITIOUS TRIM BD
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5	8" CEMENTITIOUS TRIM BD
6	ARCHITECTURAL DIMENSION SHINGLES
7	VINYL SINGLE HUNG WINDOWS
8	BRICK MASONRY - QUEEN SIZE
9	ALUMINUM WRAPPED PORCH CANOPIES
10	WOOD RAILINGS
11	PRIVACY PARTITION
WOOD TRIM NOTE: 4/4 @ VINYL SIDING 5/4 @ HARDI SIDING	
DIVISION NOTE: IT IS THE RESPONSIBILITY OF EACH DIVISION TO DETERMINE, AT A DIVISIONAL LEVEL AS WELL AS COMMUNITY SPECIFIC LEVEL, THE DESIRED FINISH REQUIREMENTS OF SPECIFIC TRIM PIECES, WHETHER PAINTED, VINYL, OR ALUMINUM WRAPPED.	



LEFT SIDE ELEVATION

TYPICAL EXTERIOR TRIM FINISH	
THE TRIM NOTED ON THE ELEVATIONS IS PROVIDED SOLELY AS A GUIDE FOR TRIM SIZES. ALL TRIM NOTED ON THE ELEVATIONS IS NOMINAL. SEE SPECIFICATIONS FOR TRIM FINISH AND MATERIAL.	
1	CEMENTITIOUS HORIZONTAL SIDING
2	CEMENTITIOUS PANEL CLADDING
3	4" CEMENTITIOUS TRIM BD
4	5" CEMENTITIOUS TRIM BD
5	8" CEMENTITIOUS TRIM BD
6	ARCHITECTURAL DIMENSION SHINGLES
7	VINYL SINGLE HUNG WINDOWS
8	BRICK MASONRY - QUEEN SIZE
9	ALUMINUM WRAPPED PORCH CANOPIES
10	WOOD RAILINGS
11	PRIVACY PARTITION
WOOD TRIM NOTE: 4/4 @ VINYL SIDING 5/4 @ HARDI SIDING	
DIVISION NOTE: IT IS THE RESPONSIBILITY OF EACH DIVISION TO DETERMINE, AT A DIVISIONAL LEVEL AS WELL AS COMMUNITY SPECIFIC LEVEL, THE DESIRED FINISH REQUIREMENTS OF SPECIFIC TRIM PIECES; WHETHER PAINTED, VINYL, OR ALUMINUM WRAPPED.	



RIGHT SIDE ELEVATION



REVISED AND RESTATED CONDITIONAL REZONING AGREEMENT

THIS REVISED AND RESTATED CONDITIONAL REZONING AGREEMENT ("Agreement") is hereby entered by and between MNK Troy 1 LLC, 1052 Oaktree Lane, Bloomfield Hills, Michigan, 48304, ("Developer"), and the CITY OF TROY, MICHIGAN, a Michigan Municipal Corporation ("City"), on 500 W Big Beaver, Troy Michigan, 48084.

RECITALS

A. The Developer is currently the fee owner of real property located at 4516 and 4396 Rochester Road, Troy, Michigan, more specifically described on Exhibit A attached hereto ("Property").

B. Developer has entered into an agreement to sell the Property to M/I Homes of Michigan, LLC. Sale of the property is contingent upon approval of this Agreement.

C. The Developer or its successor in title intends to improve and develop the Property as an attached single family townhome community, and to facilitate this development, the Developer desires to have the Property re-zoned from RT, R1-C and EP to RT under the Troy Zoning Ordinance.

D. The Developer and City previously entered into a Conditional Rezoning Agreement dated June 14, 2021 which was recorded with the Oakland County Register of Deeds on February 2, 2022 at LIBER 57394 and PAGE 26-43. The previously approved Conditional Rezoning for the Property is expired

E. The Developer and City approved a First Amended Conditional Rezoning Agreement in February of 2024, but this First Amended Conditional Rezoning Agreement was never recorded. The previously approved First Amended Conditional Rezoning for the Property is expired.

F. The Developer has voluntarily offered to enter into this Revised and Restated Conditional Rezoning Agreement consistent with the Michigan Zoning Enabling Act, Public Act 110 of 2006, as amended.

E. This Revised and Restated Conditional Rezoning Agreement is made with the City pursuant to authority granted to the City under MCLA §125.3405, as amended.

F. The City, by action of its City Council at its meeting of _____, has accepted the offer of the Developer to enter into this Revised and Restated Conditional Rezoning Agreement. (Exhibit B, Resolution).

NOW, THEREFORE, Developer and the City agree to strike and replace in its entirety the expired but previously approved Conditional Rezoning Agreement and the expired but previously approved First Amended Conditional Rezoning Agreement as follows:

ARTICLE 1

DEFINITIONS AND COVENANTS

1.1 "Commencement Date" means the date of _____, 2025, which is ten (10) days after the acceptance of the conditional rezoning offer by the City.

1.2 "Conditional Rezoning Agreement" shall mean that term as defined in Chapter 39, Section 16.04 of the City's Zoning Ordinance, as amended, this Agreement, including the offered conditions, see Article 3.

1.2 "Improvements" means (a) acquisition of building permits; or (b) submission of required site bonds to the City; or (c) on-site improvements such as site grading, in-ground utility changes, and building staking.

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).

Commented [LB1]: Just wondering why this is such a low standard for improvements? Wouldn't we want this to include the construction as well?

ARTICLE 2

DESCRIPTION OF DEVELOPMENT

2.1 **Development Description.** The development ("Development") involves the construction of an attached single family townhome community consisting of no more than 32 units in eight buildings on the Property as shown in the approved site plan attached as Exhibit C attached hereto ("Site Plan"), which is incorporated by reference. The approved landscaping plan for the Development is attached as Exhibit D hereto and the approved building elevations for the Development are attached as Exhibit E hereto, both of which are incorporated by reference.

2.2 **Development Parcel.** The Property is described on Exhibit A attached hereto and also constitutes the entire property covered by this Agreement.

2.3 **Current Ownership of Property.** The Property is currently owned by Developer, but is subject to a purchase agreement that is contingent upon the approval of the Agreement.

ARTICLE 3 CONDITIONS FOR REZONING

3.1 **Voluntary Conditions.** Under §405 of the Michigan Zoning Enabling Act, Developer voluntarily offers and agrees to be bound by the following uses and restrictions as a condition to rezoning approval:

- a. Developer or its successor in title to the Property intends to develop and improve the Property in accordance with the Site Plan, which is incorporated by reference as Exhibit C.
- b. The Development shall meet all requirements for the RT Zoning District under Section 4.07 of the Troy Zoning Ordinance.
- c. Developer shall prepare an Open Space Preservation Easement, maintaining the existing natural features and prohibiting construction and other activities. Prior to final site plan approval, Developer shall secure approval of an Open Space Preservation Easement that is acceptable to the Troy City Council. The Open Space Preservation Easement shall cover the eastern portion of the Zoning Parcels and will be equal to the area currently zoned EP (0.93 acres), as depicted on the Site Plan. This area will provide approximately a 24% open space buffer from adjacent neighboring parcels to the east of the Zoning Parcels.
- d. The required detention basin shall be designed and constructed in accordance with the City's engineering standards so that it stores water for a limited time after a storm event but otherwise remains dry.
- e. Developer shall use building materials that are durable low maintenance or maintenance free materials. Examples include but are not limited to brick, asphalt shingles, and plank siding. Developer shall offer a variety of color palates during the site plan review process. The Troy Planning Commission will review and approve the Developer's proposed building materials.
- f. Each unit shall include a 2-car attached garage.
- g. A minimum of 9-guest parking spaces shall be provided as part of the Development.
- h. In addition to the Open Space Preservation Easement and any additional required open space buffer between this project and the abutting properties zoned R-1C, Developer shall provide 250 feet of

Commented [LB2]: I'm not sure that the inclusion of "City" engineering standards is correct... this is something we should probably verify.

Commented [LB3]:

additional screening along the southern property line, as set forth on Exhibits C and D.

- i. Developer shall not rely upon the use of any exterior refuse containers. Individual waste and recycling containers shall be stored in each unit's garage and placed at the curb on collection days.
- j. The Development shall include a maximum of 8 buildings and 32 individual units.
- k. For the purpose of eliminating potential headlight glare affecting the homes on the north side of the property, specifically those homes located at 1016, 1030, and 1044 Shallowdale, Developer shall place one of its allowed buildings at the terminus of the northernmost driveway to shield the homes from headlight glare as depicted on Exhibit B or a similar configuration. This building shall meet the following requirements:
 - 1. The building setback shall be a minimum of 35 feet from the north boundary line of the parcel;
 - 2. The front entrance of all building units shall face North; and
 - 3. The garage entrance of all building units shall face south.
- l. To enhance screening of the Open Space Preservation Easement, at least 2 rows of coniferous screening trees shall be provided on the east side of the detention pond and 2-rows of coniferous screening trees shall be provided on the north side of the detention pond.

3.2 **Representation.** Developer represents and confirms that the Property shall not be used or developed in a manner inconsistent with the conditions set forth in this Agreement.

3.3 **Expiration.** This Agreement shall be subject to the expiration of the provisions of Section 16.04.E. of the Troy Zoning Ordinance and Section 6.2 of this Agreement.

ARTICLE 4 REZONING

4.1 **Resolution and Zoning Map Amendment.** If City Council approves this Agreement, City Council shall also pass a Resolution expressly rezoning the Property from RT, R1-C, and EP zoning to RT zoning. That Resolution shall also state that the Zoning Map shall be amended to reflect a new zoning classification. The Community Development Director shall take necessary action to amend the Zoning Map to the new

classification along with a relevant designation that will provide reasonable notice of the Agreement. The Conditional Rezoning Approval and the amendment to the Zoning Map shall not become effective until the Agreement is recorded with the Oakland County Register of Deeds and a certified copy of the Agreement is filed with the City Clerk.

ARTICLE 5
DEVELOPER'S RIGHTS, OBLIGATIONS AND PROPERTY RESTRICTIONS

5.1 **Right to Develop.** Developer or its successor in title to the Property shall have the right to develop the Property in accordance with the Revised and Restated Conditional Rezoning Agreement. If development and/or actions are undertaken on or with respect to the Property in violation of this Agreement, such development and/or actions shall constitute a violation of the City of Troy Code of Ordinances and deemed a nuisance per se. In such cases, the City may issue a stop work order relative to the Property and seek any other lawful remedies. Until curative action is taken to bring the Property into compliance with the Revised and Restated Conditional Rezoning Agreement, the City may withhold or, following notice and an opportunity to be heard, revoke permits and certificates in addition to or in lieu of such other lawful action to achieve compliance.

5.2 **Compliance with Agreement.** All development, use, and improvement of the Property shall be subject to and in accordance with this Revised and Restated Conditional Rezoning Agreement, 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.** Developer shall comply with the City Code of Ordinances, make any necessary application for permits and obtain any necessary permits for the development of the Property, including signage.

ARTICLE 6
THE CITY'S RIGHTS AND OBLIGATIONS

6.1 **Police Powers.** The action of the City in entering into this Revised and Restated 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.** This Revised and Restated Conditional Rezoning approval shall expire following a period of two (2) years from the effective date of the rezoning as set forth in section 7.3 below unless progress has been diligently pursued and substantial completion has occurred consistent with permits issued by the City. The City shall have the sole discretion to determine if progress has been diligently pursued by Developer or its successor in title. 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 this Agreement.

6.4 **Non-Compliance.** If the Property is not being developed in compliance with this 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.

ARTICLE 7

GENERAL PROVISIONS

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

- a. **Authority.** The City has the authority to enter into this Agreement and to perform and carry out all obligations, covenants and provisions hereof. The City's authority shall be evidenced by appropriate resolutions.
- b. **Transfer of Ownership.** The transfer of title of the Property from Developer to an entity in which the principals of Developer have an ownership interest or to M/I Homes of Michigan, LLC, is allowed if such transfer is made prior to substantial completion of the Improvements, and shall not constitute a default under this Revised and Restated Conditional Rezoning Agreement.
- c. **Compliance.** The Conditional Rezoning Agreement complies with the requirements of City Ordinances, including the Troy Zoning Code.
- d. **Sole Authority.** The City Council is the sole and appropriate municipal body to enter into the Revised and Restated Conditional Rezoning Agreement with Developer.
- e. **Plan Review.** The City will timely review the plans and documents submitted for building permits, public utilities under its control and signage, and any amendments thereto submitted by Developer to achieve the purposes of this Agreement.
- f. **Use.** The intended land use for the Property is a permissible use under the Troy Zoning Code and Troy Master Plan.
- g. **Validity of Use.** In the event that the Troy Zoning Code is amended such that the use provided for in this Agreement for the Property is no longer a permitted use of right, the use provided for in this Agreement and continuation of that use 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.

- h. **Restraints.** Neither the execution nor delivery of this 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.
- i. **Disclosure.** No representation or warranty by the City, or any statement or certificate furnished to Developer 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.
- j. **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 affect the City or its principals from carrying out the covenants and promises made herein.

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

- a. **Organization.** Developer has all requisite power and authority to own and operate its assets and properties, to carry on business as now being conducted, and to enter into and perform the terms of the Conditional Rezoning Agreement.
- b. **Authorization.** The execution and delivery of this Agreement and consummation of the transactions contemplated hereby have been duly authorized by Developer.
- c. **Restraints.** Neither the execution nor delivery of this 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, Developer's organizational documents, or any agreement to which Developer is a party or by which it is bound.
- d. **Disclosure.** No representation or warranty by Developer, 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.** Developer has not received 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 affect Developer or its principals from carrying out the covenants and promises made herein.
- f. **Financial.** Developer or its successor in title is financially able to develop the Property.
- g. **Compliance with Laws.** Developer shall comply with all Laws and all City ordinances applicable to the construction, ownership, maintenance, operation and use of the Property.

7.3 **Effective Date.** The effective date of this Revised and Restated Conditional Rezoning Agreement is ten (10) days after the date the Troy City Council approves this Agreement, or on the date the Agreement is recorded with the Oakland County Register of Deeds, whichever date occurs first.

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 Developer 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:	Community Development Director City of Troy 500 W. Big Beaver Road Troy, Michigan 48084 Tel: (248) 524-3364 Email: SavidantB@troymi.gov
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 Developer:	MNK Troy 1, LLC 1052 Oaktree Lane Bloomfield Hills, Michigan 48304 Telephone: (248) 895-5564

Email: Arti@premiumdevgroup.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 acknowledged 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 Developer 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.

9.2 **Successors/Provisions Running With the Land.** This Revised and Restated 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 Agreement shall be deemed benefits and burdens which shall run with the Property.

9.3 **Recording.** This Revised and Restated Conditional Rezoning Agreement shall be recorded with the Oakland County Register of Deeds at the expense of Developer within ten (10) days after approval by the Troy City Council. Developer shall provide the Troy 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 Revised and Restated Conditional Rezoning Agreement constitutes the entire agreement between the parties with respect to the subject of this Agreement and it may not be amended or its terms varied except in writing and signed by the required parties.

9.5 **Conflicts.** In the event of conflict between the provisions of this Conditional Rezoning Agreement and the provision of the Troy Zoning Code, the provisions of this Agreement 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.

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

issuance of approvals, consents, or the issuance of building permits required by the City pursuant to this Agreement.

9.7 **Default Remedies of City.** Developer shall not be in default in any term or condition of this Agreement unless and until the City has provided Developer with written notice that Developer has failed to comply with an obligation under this Agreement, and Developer has failed to cure such failure within thirty (30) days of the receipt of written notice, unless the nature of the noncompliance is such that it cannot be cured with due diligence within such period. 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 Developer pursuant to this 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 of 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 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 Agreement shall be governed by, construed and enforced in accordance with the laws of the State of Michigan. Developer 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 Agreement. Developer 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 shall not be permitted in the future to claim that the effect of the Agreement results in an unreasonable limitation upon uses of all or a portion of the Property, or claim that enforcement of any of the Agreement 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 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.

9.14 **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.

MNK Troy1, LLC

Witness

By: _____
Arti Mangla
Its: Managing Member

STATE OF MICHIGAN)
) SS.
COUNTY OF OAKLAND)

The foregoing Conditional Rezoning Agreement was acknowledged before me
this ____ day of _____, 2025, by Arti Mangla as Managing Member of MNK
Troy1, LLC.

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

Signatures continued on next Page

CITY OF TROY, MICHIGAN,
a Michigan municipality

Witness

By: _____
Ethan Baker
Its: Mayor

Witness

By: _____
M. Aileen Dickson
Its: Clerk

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)

The foregoing Conditional Rezoning Agreement was acknowledged before me
this ____ day of _____, 2025, by M. 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 when recorded return to:

MNK Troy 1, LLC
c/o Arti Mangla
1052 Oaktree Lane
Bloomfield Hills, Michigan 48304

Exhibit A

Description of the Property

Parcel 1:

The West 500 feet of Lot 37, also the West 500 feet of that part of Lot 38, described as beginning at the Northwest corner of Lot 38, thence South 89 degrees 53 minutes 15 seconds East 1,058.79 feet to the Northwest corner of Lot 38; thence South 00 degrees 36 minutes 30 seconds East 128.35 feet; thence North 82 degrees 59 minutes 15 seconds West 1,068.14 feet to the point of beginning, SQUARE ACRES SUBDIVISION NO. 1, according to the Plat thereof, as recorded in Liber 44, Page 48 of Plats, Oakland County Records, located in Town 2 North, Range 11 East, Section 14, City of Troy, Oakland County, Michigan, except the West 15 feet of the above description parcel taken for Rochester Road.

Tax Parcel No.: 88-20-14-301-031

Commonly known as 4396 Rochester Road

Parcel 2:

Part of the Northwest 1/4 of Section 14, Town 2 North, Range 11 East, beginning at West 1/4 corner, thence North 00 degrees 36 minutes 30 seconds West 219.59 feet, thence South 89 degrees 47 minutes 15 seconds East 325.00 feet, thence South 00 degrees 16 minutes 30 seconds East 219.59 feet, thence North 89 degrees 47 minutes 15 seconds West 325 feet to the point of beginning.

Tax Parcel No.: 88-20-14-152-001

Commonly known as 4516 Rochester Road

Exhibit B

Site Plan

Exhibit C
Landscaping Plan

Exhibit D
Building Elevations

DECLARATION OF OPEN SPACE PRESERVATION EASEMENT

This Declaration of Open Space Preservation Easement (“**Declaration**”) is entered into this _____ day of _____, 2025, by MNK Troy 1 LLC, a Michigan limited liability company, whose address is 1052 Oak Tree Lane, Bloomfield Hills, Michigan 48304 (“**Declarant**”).

RECITALS:

A. Declarant owns the real property located in the City of Troy (the “**City**”), Oakland County, Michigan, which is more particularly described on **Exhibit A** attached hereto (the “**Property**”). Declarant or Declarant’s successor-in-title to the Property intends to establish the Property as a residential condominium project to be known as Wesley Park (the “**Condominium Project**”) by recording a master deed with the Oakland County Records (the “**Master Deed**”).

B. In accordance with terms of the Conditional Rezoning Agreement entered into between the City and Declarant, Declarant has offered to voluntarily preserve and protect the portion of the Property described on **Exhibit B** attached hereto (the “**Open Space**”).

Therefore, Declarant hereby declares that the Property shall be owned, occupied and conveyed subject to the easement, covenants and restrictions which are set forth below, all of which shall run with the land and bind the Property and all parties that hereafter have any right, title or interest in and to the Property, or any portion thereof.

1. **Easement.** Declarant hereby establishes a perpetual non-exclusive easement (the “**Open Space Easement**”) on, over and under the Open Space. The Open Space shall be identified on the subdivision plan that is attached as Exhibit B to the Master Deed (“**Subdivision Plan**”) for the purpose of preserving such Open Space in accordance with this Declaration.

2. **Use Restrictions.** The Open Space shall be preserved in perpetuity as landscaped open space. The owners of condominium units within the Condominium Project, including without limitation, the association formed to administer the affairs of the condominium established within the Condominium Project (the “**Condominium Association**”) shall refrain from and prevent any other person from altering or developing the Open Space in any way. This includes, but is not limited to refraining from: (a) alteration of the finish grade of the Open Space established by Declarant; (b) installation of roads, drives, streets or other paved surfaces; (c) dredging, removal, balancing, grading or excavation of any soil or minerals; (d) construction or

installation of any structure, except as provided in Paragraph 5 below; (e) plowing, tilling, or cultivating the soils or vegetation; (f) alteration or removal of vegetation planted or preserved by Declarant in accordance with the landscaping plans for the Condominium Project that have been approved by the City; (g) storage or disposal of garbage, trash, debris, abandoned equipment or accumulation of machinery, or other waste materials, including accumulated vegetative debris such as grass clippings, leaves, yard waste, or other material collected and deposited from areas outside the Open Space; (h) use or storage of off-road vehicles including, but not limited to, snowmobiles, dune buggies, all-terrain vehicles, and motorcycles; (i) placement of billboards or signage; and (j) cutting down, destroying, or otherwise altering or removing trees, tree limbs, shrubs, or other vegetation planted or preserved by Declarant in accordance with the landscaping plans for the Condominium Project that have been approved by the City, except for the removal of dead trees or limbs. The foregoing restrictions are in addition to any restrictions pertaining to the Open Space that are contained within the Master Deed.

3. **Administration and Maintenance of Open Space.** The Master Deed will identify the Open Space as a general common element of the Condominium Project and the location of the Open Space will be identified on the Subdivision Plan. The restrictions, rules and regulations regarding the Open Space that will be set forth in the Master Deed will be in addition to the restrictions set forth in this Declaration. Any future amendments to the Master Deed relating to the use of the Open Space shall be consistent with the covenants and restrictions contained in this Declaration. The Condominium Association shall be responsible for maintaining the Open Space in accordance with this Declaration and the Master Deed.

4. **Access to and Use of Protected Open Space.** The owners of condominium units within the Condominium Project and their invitees and guests shall have the exclusive right to access and use the Open Space for passive recreational purposes. In addition, the Condominium Association shall have access to the Open Space for the purpose of performing its responsibilities under this Declaration and the Master Deed. Access to or use of the Open Space by any persons other than Declarant, the Condominium Association and the owners of condominium units within the Condominium Project and their invitees and guests shall require Declarant's consent during the period Declarant owns any portion of the Condominium Project and shall thereafter require the consent of the Condominium Association.

5. **Rights Reserved by Declarant.** Notwithstanding anything to the contrary contained in this Declaration, including the provisions of Paragraph 2, Declarant hereby reserves the following rights regarding the Open Space:

(a) The right to grade, develop, improve, and landscape the Open Space in accordance with the site plan, landscaping plan and engineering plans for the Condominium Project that have been approved by the City, and to install and operate an irrigation system with respect to all landscaped Open Space.

(b) The right to grant easements for the use, maintenance, repair and replacement of any utilities installed within the Open Space in accordance with the site plan, landscaping plan and engineering plans for the Condominium Project that have been approved by the City.

(c) The right to plant trees and vegetation in accordance with the landscaping plans for the Condominium Project that have been approved by the City as well as additional landscaping that, Declarant, in its sole discretion, determines is beneficial to the Condominium Project, and to install and operate an irrigation system with respect to such landscaping.

(h) The right to establish one or more additional easements that do not adversely affect the Open Space, provided that any such easement either is identified in the Subdivision Plan or is otherwise approved by the City.

6. **Miscellaneous.**

(a) The Open Space Easement and the covenants and restrictions contained in this Declaration shall run with the land, and shall bind and inure to the benefit of the Condominium Project and the future owners thereof.

(b) The captions preceding the text of each paragraph are included only for convenience of reference. Captions shall be disregarded in the construction and interpretation of this Declaration.

(c) Invalidity of any of the provisions contained in this Declaration, or of the application thereof to any person by judgment or court order shall in no way affect any of the other provisions hereof of the application thereof to any other person and the same shall remain in full force and effect.

(d) Except as provided below, this Declaration may be amended by the owner of the Condominium Project. For purposes of the foregoing, the developer of the Condominium Project shall be deemed to be the owner of the Condominium Project during the period such developer owns any portion of the Condominium Project (including units therein) and thereafter the Condominium Association shall be deemed to be the owner of the Condominium Project for purposes of this subparagraph. An amendment to this Declaration shall be effective upon the recordation of such amendment with the Oakland County, Michigan Register of Deeds. Notwithstanding anything to the contrary contained herein, this Declaration may not be terminated, amended or otherwise modified without the prior approval of the City.

(e) Nothing contained herein shall be deemed to be a gift or dedication of any portion of the Open Space Easement to the general public. Except as herein specifically provided, no right, privileges or immunities of any owner of all or any portion of the Condominium Project shall inure to the benefit of any third party, nor shall any third party other than the City be deemed to be a beneficiary of any of the provisions of this Declaration.

(f) The Open Space Easement shall not merge by virtue of Declarant or Declarant's successors in title holding title to any all or any portion of the Condominium Project.

IN WITNESS WHEREOF, this Declaration of Easement, Covenants and Restrictions has been executed as of the day and year first written above.

DECLARANT:

MNK Troy1 LLC,
a Michigan limited liability company

By: _____

Its: _____

STATE OF MICHIGAN)
) ss
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this _____ day of _____, 2025, by _____, the _____ of MNK Troy1 LLC, a Michigan limited liability company, on behalf of such entity.

_____, Notary Public
_____ County, Michigan
Acting in _____ County, Michigan
My Commission expires: _____

Drafted By and
When Recorded Return To:

Duncan P. Ogilvie
SK Detroit Law Partners, P.C.
2000 Town Center, Suite 1500
Southfield, Michigan 48075
(248) 353-7620

EXHIBIT A

DESCRIPTION OF THE PROPERTY

Parcel 1:

The West 500 feet of Lot 37, also the West 500 feet of that part of Lot 38, described as beginning at the Northwest corner of Lot 38, thence South 89 degrees 53 minutes 15 seconds East 1,058.79 feet to the Northwest corner of Lot 38; thence South 00 degrees 36 minutes 30 seconds East 128.35 feet; thence North 82 degrees 59 minutes 15 seconds West 1,068.14 feet to the point of beginning, SQUARE ACRES SUBDIVISION NO. 1, according to the Plat thereof, as recorded in Liber 44, Page 48 of Plats, Oakland County Records, located in Town 2 North, Range 11 East, Section 14, City of Troy, Oakland County, Michigan, except the West 15 feet of the above description parcel taken for Rochester Road.

Tax Parcel No.: 88-20-14-301-031

Commonly known as 4396 Rochester Road

Parcel 2:

Part of the Northwest 1/4 of Section 14, Town 2 North, Range 11 East, beginning at West 1/4 corner, thence North 00 degrees 36 minutes 30 seconds West 219.59 feet, thence South 89 degrees 47 minutes 15 seconds East 325.00 feet, thence South 00 degrees 16 minutes 30 seconds East 219.59 feet, thence North 89 degrees 47 minutes 15 seconds West 325 feet to the point of beginning.

Tax Parcel No.: 88-20-14-152-001

Commonly known as 4516 Rochester Road

Exhibit B

DESCRIPTION OF THE OPEN SPACE

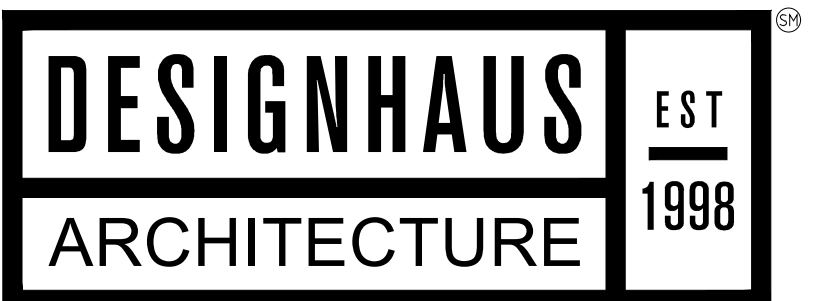
PLANS FOR SHALLOWBROOK
TOWNHOMES (APPROVED IN
2021)

INCLUDED FOR COMPARISON
REASONS ONLY

Shallowbrook Townhomes

4516 - 4396 Rochester Rd.

Troy, MI 48083



301 WALNUT BOULEVARD
ROCHESTER, MI 48307

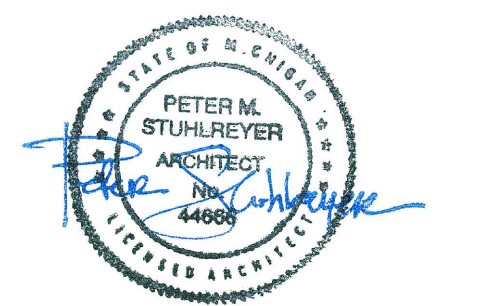
T:248.601.4422 F:248.453.5854

WWW.DESIGNHAUS.COM
INFO@DESIGNHAUS.COM

PEA GROUP

2430 Rochester Court, Suite 100
Troy, MI 48083

T:248.689.9090



	Preliminary SPA	2020.10.16
No.	Revision/Issue	Date

Shallowbrook Townhomes
4516 - 4396 Rochester Rd.
Troy, MI 48083

Title Sheet and Index

G001	020077
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PROJECT TEAM

OWNER
MNK Troy 1,LLC
1052 Oaktree Lane
Bloomfield Hills, Mi 48304
CONTACT: Mukesh Mangla

ARCHITECT
DESIGNHAUS ARCHITECTURE
301 WALNUT BLVD.
ROCHESTER, MI 48307
T: 248.601.4422
F: 248.453.5854
PROJECT MANAGER: JOE LATOZAS
PROJECT ARCHITECT:
PETER STUHLREYER, A.I.A.

CIVIL ENGINEER
PEA GROUP
2430 Rochester Court, Suite 100
Troy, MI 48063
T: 248.689.9090
CONTACT: John B. Thompson, PE

INDEX OF DRAWINGS

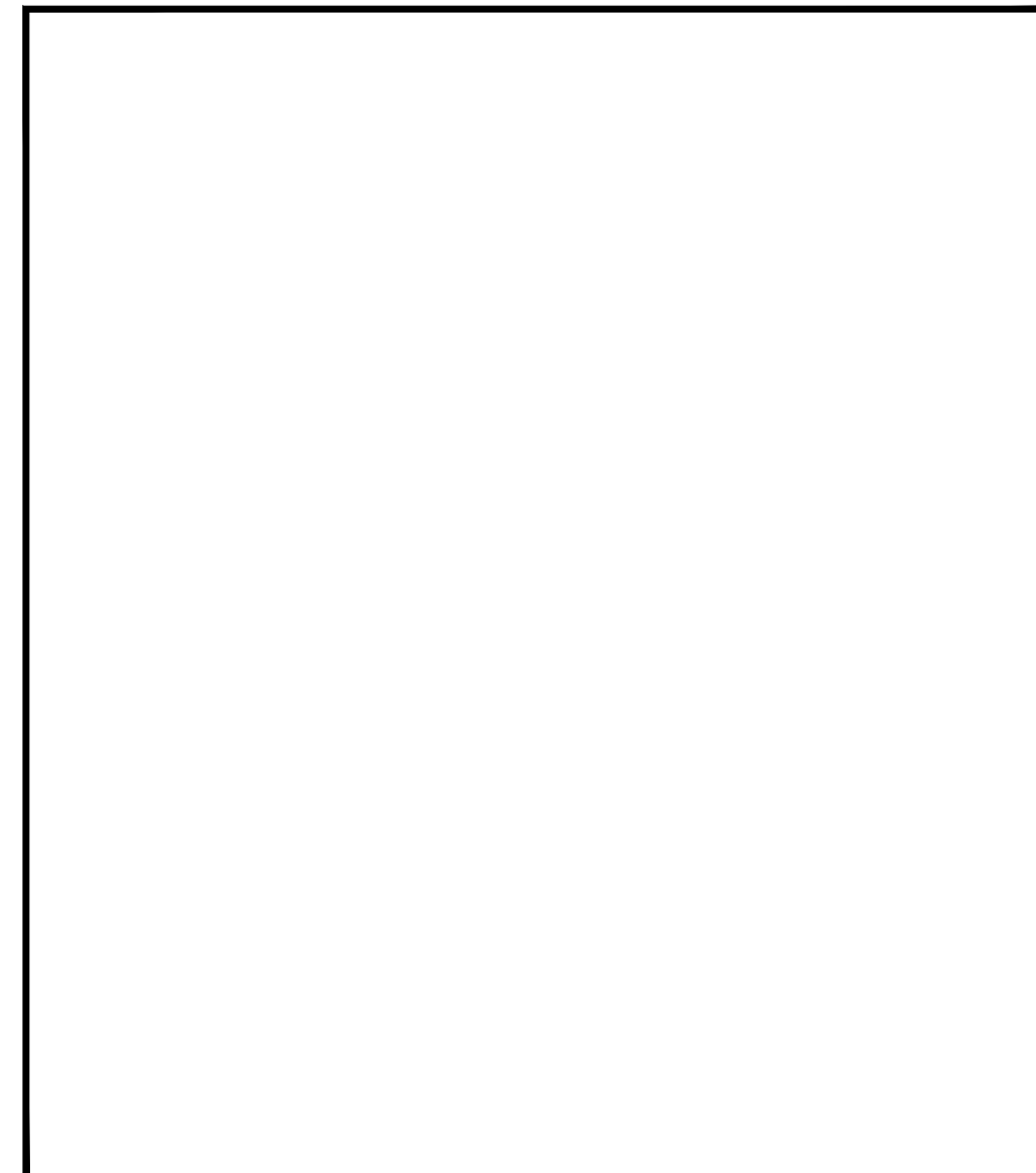
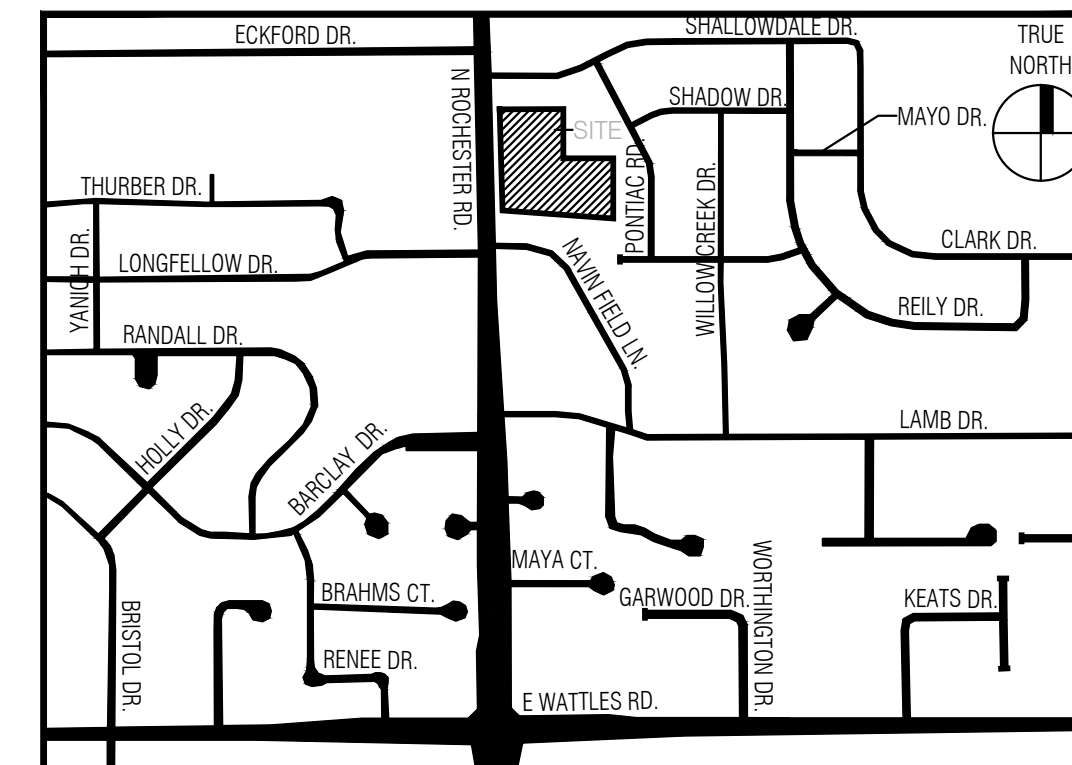
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					<div style="display: flex; justify-content: space-between;"> SHEET NO: DRAWING NAME </div>
				<div style="margin-bottom: 10px;"> <u>GENERAL</u> <input type="checkbox"/> G001 Title Sheet and Index <input type="checkbox"/> G002 Reference & Code Information </div> <div> <u>CIVIL</u> <input type="checkbox"/> SP-0 Boundary and Topographic Survey <input type="checkbox"/> P-1 Preliminary Grading Plan <input type="checkbox"/> P-2 Preliminary Utility Plan <input type="checkbox"/> PL-1.0 Preliminary Landscape Plan <input type="checkbox"/> TP-1.0 Tree Preservation Plan </div>	
				<div> <u>LANDSCAPE</u> <input type="checkbox"/> AS100 Architectural Site Plan <input type="checkbox"/> AS102 Photometric Plan <input type="checkbox"/> AS103 Fire Truck Access Plan </div>	
				<div> <u>ARCHITECTURAL</u> <input type="checkbox"/> A100 Building 8 Plans <input type="checkbox"/> A101 Buildings 2-7 Plans <input type="checkbox"/> A102 Building 1 Plans <input type="checkbox"/> A103 Typical Unit Plans <input type="checkbox"/> A200 Building 8 Elevations <input type="checkbox"/> A201 Buildings 2-7 Elevations <input type="checkbox"/> A202 Building 1 Elevations </div>	

STATEMENT OF SELECTED DESIGN PROFESSIONAL

THESE CONSTRUCTION DOCUMENTS WERE PREPARED FOR COMPLIANCE WITH THE MICHIGAN CONSTRUCTION CODES IN EFFECT AT THE TIME OF PERMIT SUBMITTAL. ALL ENGINEERS, CONTRACTORS AND SUPPLIERS INVOLVED WITH THIS PROJECT SHALL COMPLY WITH THE SAME CODES ISSUED AND APPROVED CODE MODIFICATIONS AND/OR MUNICIPAL CONSTRUCTION BOARDS OF APPEALS RULINGS AND WHENEVER REQUIRED SHALL PROVIDE SHOP DRAWINGS AND SUBMITTALS CLEARLY DESCRIBING COMPLIANCE TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE FOR REVIEW AND APPROVAL.

REGISTERED DESIGN PROFESSIONAL IN CHARGE
PETER STUHLREYER, A.I.A.
MICHIGAN IDENTIFICATION # 44668
DESIGNHAUS ARCHITECTURE

LOCATION MAP



[illegible]

1 **DETAIL** SCALE: 1"=1'-0"

DETAIL LOCATION INDICATION

DETAIL IDENTIFICATION NUMBER

SHEET IDENTIFICATION NUMBER (INDICATES SHEET NUMBER WHERE DETAIL IS DRAWN)

ENLARGED DETAIL/SECTION LOCATION IDENTIFICATION

SECTION IDENTIFICATION NUMBER (SAME NUMBER ON SHEET WHERE DRAWN OR REFERENCED)

1 **SECTION** SCALE: 3/4"=1'-0"

SECTION IDENTIFICATION

SECTION IDENTIFICATION NUMBER

SHEET IDENTIFICATION NUMBER (INDICATES SHEET NUMBER WHERE SECTION IS DRAWN)

SECTION LOCATION INDICATION

ELEVATION IDENTIFICATION NUMBER (SAME NUMBER ON SHEET WHERE DRAWN OR REFERENCED)

1 **ELEVATION** SCALE: 3/4"=1'-0"

ELEVATION IDENTIFICATION

INDICATES DIRECTION OF VIEW

ELEVATION IDENTIFICATION NUMBER (SAME NUMBER ON SHEET WHERE DRAWN OR REFERENCED)

SHEET IDENTIFICATION NUMBER (INDICATES SHEET NUMBER WHERE ELEVATION IS DRAWN)

ELEVATION INDICATION

INDICATES DIRECTION OF VIEW

ELEVATION IDENTIFICATION NUMBER (SAME NUMBER ON SHEET WHERE DRAWN OR REFERENCED)

SHEET IDENTIFICATION NUMBER (INDICATES SHEET NUMBER WHERE ELEVATION IS DRAWN)

1 **2** **3** **4**

SINGLE VIEW **TWO VIEWS** **THREE VIEWS** **FOUR VIEWS**

INTERIOR ELEVATION INDICATION

DOOR NUMBER

DOOR JAMB 4" OFF FACE OF WALL TYP UNLO

DOOR TO BE REMOVED **EXISTING DOOR TO REMAIN**

DOOR INDICATION

NEW WALL

EXISTING WALL

WALL TO BE REMOVED

WALL INDICATION

COLUMN IDENTIFICATION LETTER OR NUMBER FOR NEW CONSTRUCTION

TRUE NORTH

COLUMN INDICATION

WALL CONSTRUCTION TYPE NUMBER AS LISTED IN WALL TYPE LEGEND

DESCRIPTION ORIGINATES AT WALL SURFACE DESIGNATED

WALL TYPE NOTIFICATION

10'-0"

NOTE: DO NOT SCALE DRAWINGS WITHOUT GRAPHIC SCALES WITH PROPORTIONS OTHER THAN 1:1

NORTH INDICATION

ADDENDUM NUMBER

BULLETIN NUMBER

CURRENT REVISIONS SHALL BE SHOWN ENCLOSED BY A FREEFORM LINE

REVISION NOTIFICATION

STAIR DIRECTION TO FLOOR ABOVE(UP) OR BELOW(DOWN)


NUMBER OF TREADS RISERS & HEIGHT OR WIDTH (TRUED) STAIRS IN RUN

DRAWING DIMENSION LINE INDICATION **STAIR DIRECTION NOTIFICATION**

plan and elevation		details and sections
	brick pavers	
	porcelain tile	
	concrete	
	stud wall	
	hardwood floor	
	earth	
	cmu	
	brick	
	sand	
	gravel	
	supply	
	return	
	can't blocking	
	intermittent blocking	
	blown-in G batt insulation	
	rigid insulation	
	finished wood	
	glass	
	cultured stone	
	amount of hours	
	fire rated	
	plywood	
	gypsum board	
	granite & marble	
	stone veneer	
	steel	

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH APPLICABLE CODES, REGULATIONS AND LANDLORD'S REQUIREMENTS
2. DO NOT SCALE DRAWINGS. FIELD VERIFY ALL DIMENSIONS AND JOB CONDITIONS
3. SHOULD ANY CONDITION ARISE WHERE THE INTENT OF THE DRAWINGS IS IN DOUBT, OR WHERE THERE APPEARS TO BE AN ERROR ON THE DRAWINGS OR A DISCREPANCY BETWEEN THE DRAWINGS AND THE FILED CONDITIONS, THE ARCHITECT SHALL BE NOTIFIED AS SOON AS POSSIBLE. IF THE CONTRACTOR PROCEEDS WITH THE WORK SO AFFECTED WITHOUT INSTRUCTION FROM THE ARCHITECT, THE CONTRACTOR SHALL MAKE GOOD ANY RESULTING DAMAGE OR DEFECTS. THIS INCLUDES ERRORS IN THE SPECIFICATIONS AND NOTATIONAL ERRORS ON THE DRAWINGS WHERE DOUBTFUL OF INTERPRETATION.
4. IN THE CASE WHERE TWO OR MORE DETAILS APPLYING TO THE SAME PART OF THE WORK ARE IN CONFLICT, THE MOST RESTRICTIVE SHALL GOVERN UNLESS CLARIFIED OR OTHERWISE APPROVED BY THE ARCHITECT.
5. THE CONTRACTOR AND EACH SUBCONTRACTOR SHALL CAREFULLY EXAMINE THE CONDITIONS AFFECTING HIS WORK BEFORE PROCEEDING, AND SHALL REPORT TO THE ARCHITECT ANY CONDITION WHICH WOULD PREVENT THE PROPER AND LEGAL COMPLETION OF HIS WORK, NOT REPORTING ANY SUCH UNSUITABLE CONDITION WILL CONSTITUTE ACCEPTANCE OF ALL CONDITIONS BY THE CONTRACTOR AND/OR SUBCONTRACTOR.
6. APPROVAL OF SHOP DRAWINGS MEANS APPROVAL OF THE GENERAL METHOD OF FABRICATION ONLY. DIMENSIONS AND QUANTITIES MAY NOT BE CHECKED, AND APPROVAL OF SHOP DRAWINGS DOES NOT RELIEVE THE CONTRACTOR FROM COMPLIANCE WITH THE REQUIREMENTS OF THE DRAWINGS AND SPECIFICATIONS UNLESS SPECIFICALLY INDICATED IN THE APPROVAL.
7. IF SPECIFICATIONS ARE PROVIDED, SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS. WHERE DRAWINGS AND SPECIFICATIONS CONFLICT, THE MOST RESTRICTIVE SHALL APPLY.
8. LANDLORD'S BUILDING IS FULLY SPRINKLERED CONSTRUCTION.
9. PROVIDE 2A, 10BC MINIMUM RATED FIRE EXTINGUISHER TO BE LOCATED WITHIN 75 FEET OF TRAVEL DISTANCE FROM ALL AREAS. PROVIDE ONE EXTINGUISHER FOR EACH 75 FEET OF TRAVEL.
10. PLANS OF ALTERATIONS TO EXISTING SPRINKLER SYSTEM SHALL BE APPROVED BY THE FIRE DEPARTMENT PRIOR TO INSTALLATION OF SYSTEM.
11. PLANS FOR ALL FIXED FIRE PROTECTION EQUIPMENT SUCH AS STANDPIPES, SPRINKLER SYSTEMS AND FIRE ALARM SYSTEMS, ETC. MUST BE SUBMITTED TO, AND APPROVED BY, THE FIRE PREVENTION BUREAU BEFORE THE EQUIPMENT IS INSTALLED.
12. 1" THICK DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS' SIGN, WITH MINIMUM ONE (1) INCH HIGH LETTERS SHALL BE PROVIDED ADJACENT TO FRONT EXIT DOOR. PROVIDE INDICATING TYPE LOCKS ON DOORS.
13. NO HAZARDOUS MATERIALS, LIQUIDS OR CHEMICALS SHALL BE STORED OR USED WITHIN THE SUBJECT BUILDING AS TO REQUIRE A HAZARDOUS CLASSIFICATION PER APPLICABLE UNIFORM BUILDING CODE.
14. ALL INTERIOR WALLS AND PARTITIONS SHALL BE DESIGNED AND CONSTRUCTED TO RESIST ALL LOADS TO WHICH THEY ARE SUBJECTED BUT NOT LESS THAN A FORCE OF 5 POUNDS PER SQUARE FOOT APPLIED PERPENDICULAR TO WALLS.
15. ALL EXITS SHALL BE OPENED FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
16. LIGHT, VENTILATION AND SANITATION SHALL COMPLY WITH SECTIONS OF APPLICABLE BUILDING CODES.
17. DOORS SHALL HAVE A CLEAR OPENING OF NO LESS THAN 32" WHEN OPEN AND BE OPERABLE BY A SINGLE EFFORT.
18. THE FLOOR INSIDE OR OUTSIDE OF A DOORWAY SHALL BE LEVEL FOR A DISTANCE OF 5'-0" FROM THE DOOR, IN THE DIRECTION OF THE DOOR SWING, AND SHALL EXTEND 18" BEYOND THE LATCH SIDE FOR THE INTERIOR DOORS AND 24" BEYOND THE LATCH SIDE FOR EXTERIOR DOORS.
19. SWITCHES AND CONTROLS FOR LIGHTS, VENTILATION, FIRE ALARMS, ETC. MUST BE PLACED NO MORE THAN 48" FROM THE FLOOR.
20. A 7'-0" MINIMUM VERTICAL CLEARANCE IN REQUIRED FROM THE FLOOR TO CEILINGS OR PROTRUDING WALL FIXTURES.
21. PROVIDE FIRE STOPPING AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES.
22. DRAFTSTOPS MUST BE INSTALLED SO THAT THE LONGEST HORIZONTAL DIMENSION DOES NOT EXCEED 100 FEET.

ADDRESS	Auburn/Livermore				
AREA OF WORK	K39.000 SLOFT.				
APPLICABLE CONSTRUCTION CODES AND STANDARDS:					
BUILDING CODE:	Department of Energy, Labor and Economic Growth Michigan Building Code 2015 Michigan Barrier Free IC3/ANSI 107.1-2019				
MECHANICAL:	Michigan Mechanical Code 2015 (MMC-2015)				
PLUMBING:	Michigan Plumbing Code 2015 (MPC-2015)				
ELECTRICAL:	Michigan Electric Code 2015 (MEC-2015)				
FIRE:	National Electric Code 2015 (NEC-2015)				
Energy Code:	International Fire Code 2015 (IFC-2015)				
JURISDICTION:	City of Rochester Hills				
CHAPTER 3 - USE AND OCCUPANCY CLASSIFICATION					
SECTIONS 302.1, 310.4	BUILDING A:	M – MERCANTILE B – BUSINESS			
	BUILDING B:	R-2 RESIDENTIAL			
	BUILDING C:	R-2 RESIDENTIAL			
CHAPTER 4 - SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY					
SECTIONS 420.2, 420.3	Swelling unit separation wall shall be 1/2" hour rated fire partition per section 708.3.3 Horizontal separation between dwelling units and other occupancies shall be 1/2 hour fire resistant rating per section 701.2.4.3 exception				
CHAPTER 5 - GENERAL BUILDING HEIGHTS & AREA					
SECTIONS 503, 506	BUILDING A: Construction Type II-B Allowable stories/height: 2 stories - '75' Proposed stories/height: 2 stories - '32' Allowable area: 37,500 sq.ft. per story per table 506.2 Proposed area: 10,440 sq. ft. per story				
	BUILDING B: Construction Type II-B Allowable stories/height: 5 stories - '75' Proposed stories/height: 3 stories - '37' Allowable area: 48,000 sq.ft. per story per table 506.2 Proposed area: 30,626 sq. ft. per story				
	BUILDING C: Construction Type II-B Allowable stories/height: 5 stories - '75' Proposed stories/height: 3 stories - '37' Allowable area: 16,000 sq.ft. per story per table 506.2 Proposed area: 15,852 sq. ft. per story				
CHAPTER 6 - TYPES OF CONSTRUCTION					
TABLE 602.5	ALL BUILDINGS TO BE TYPE II-B SPRINKLERED				
TABLE 601	Structural Frame = 0 Bearing Walls (SB) = 0 Nonbearing Walls Exterior = 0 Nonbearing Walls Interior = 0 Floor Construction = 0 Roof Construction = 0				
CHAPTER 7 - FIRE AND SMOKE PROTECTION FEATURES					
SECTION 703.4	1 hour Fire-Resistance Rating Required where < 4 stories 1 hour Fire-Resistance Rating Provided				
SECTION 716	ASSEMBLY RATING	ODOR RATING	VISION PANEL SIZE		
	1 HOUR	SD MIN	100 SQ. IN.		
SECTION 720	Thermal & Sound Insulating Materials To meet ASTM E84 or UL 723 F-75 SD-450				
CHAPTER 8 - INTERIOR FINISHES					
TABLE 803.11	Group: M-Mercantile Interior exit stairways and exit passageways Corridors and enclosure for exit access stairways Rooms and enclosed spaces Class B Class C Class C				
	Group: B-Business Interior exit stairways and exit passageways Corridors and enclosure for exit access stairways Rooms and enclosed spaces Class B Class C Class C				
	Group: R-2-Residential Interior exit stairways and exit passageways Corridors and enclosure for exit access stairways Rooms and enclosed spaces Class C Class C Class C				
CHAPTER 9 - FIRE PROTECTION SYSTEM					
SECTION 903	Building A: NFPA13 Automatic sprinkler to be provided Building B: NFPA13 Automatic sprinkler to be provided Building C: NFPA13R Automatic Sprinkler to be provided				
CHAPTER 10 - MEANS OF EGRESS					
SECTION 1004	OCCUPANT LOAD:				
	FLOOR	USE	AREA		
	BUILDING A		LOAD FACTOR		
	1st	Mercantile	10,440		
	2nd	Business	10,440		
			650 sq.ft. gross/person		
			100 sq.ft. gross/person		
			174		
			105		
			279		
	BUILDING B		LOAD FACTOR		
	1st	Residential	14,961		
	2nd	Residential	30,626		
	3rd	Residential	28,863		
			200 sq.ft. gross/person		
			75		
			154		
			144		
			373		
	BUILDING C		LOAD FACTOR		
	1st	Residential	15,852		
	2nd	Residential	15,852		
	3rd	Residential	14,821		
			200 sq.ft. gross/person		
			80		
			80		
			75		
			235		
SECTION 1005					
	USE GROUP: B-BUSINESS Egress width (per 1005.3.1) 3x405=30.5" (2) 44" wide stairways provided				
	USE GROUP: R-2-RESIDENTIAL (Building B 2nd floor) Egress width (per 1005.3.1) 3x354= 46.2" (3) 44" wide stairways provided				
	USE GROUP: R-2-RESIDENTIAL (Building B 2nd floor) Egress width (per 1005.3.1) 3x354= 46.2" (2) 44" wide stairways provided				

<h1 style="margin: 0;">DESIGNHAUS</h1>		EST <div style="border: 1px solid black; padding: 2px 10px; display: inline-block;">1998</div>
<h2 style="margin: 0;">ARCHITECTURE</h2>		
301 WALNUT BOULEVARD ROCHESTER, MI 48307 T:248.601.4422 F:248.453.5854 WWW.DESIGNHAUS.COM INFO@DESIGNHAUS.COM		
		
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	<div>.....</div>	<div>.....</div>
	Preliminary SPA	2020.10.16
No.	Revision/Issue	Date

Shallowbrook Townhomes
 4516 - 4396 Rochester Rd.
 Troy, MI 48083

Reference & Code Information

G002

020077

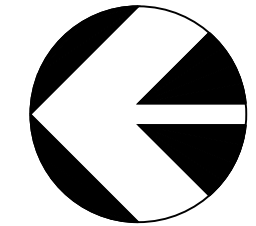
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Contractor Note:
The locations of existing underground utilities are shown in an approximate way only. The contractor shall determine the exact location of all existing utilities before commencing work. He agrees to be fully responsible for any and all damages which might be occasioned by his failure to exactly locate and preserve any and all underground utilities.



NORTH



SCALE: 1"=40'

BENCHMARK

DATUM- NAVD88

1. T/HYO ON LOT 37 SQUARE ACRES SUB. ELEVATION=670.72
2. SAN SEWER MANHOLE RIM ON PARCEL 20-14-152-001 ELEVATION=670.72



14

SITE

LOCATION MAP

SCALE: 4" = 1 MILE

PROPERTY DESCRIPTION

Record Property Descriptions:

#20-14-301-031
T2N, R11E, SEC 14 SQUARE ACRES SUB N O 1 W 500 FT OF LOT 37 ALSO W 500 FT OF THAT PART OF LOT 38 DESC AS BEG AT NW LOT COR, TH S 89-53-15 E 1058.79 FT, TH S 00-36-30 E 128.35 FT, TH N 82-59-15 W 1088.14 FT TO BEG EXC W 15 FT OF ABOVE DESC PARCEL TAKEN FOR ROCHESTER

#20-14-152-001
T2N, R11E, SEC 14 PART OF NW 1/4 BEG AT W 1/4 COR, TH N 00-36-30 W 219.59 FT, TH S 89-47-15 E 325 FT, TH S 00-16-30 E 219.59 FT, TH N 89-47-15 W 325 FT TO BEG EXC W 75 FT TAKEN FOR RD 1.26 A

As Surveyed Total Property Description:

A parcel of land in the West 1/2 of Section 14, T2N., R.11E., City of Troy, Michigan together with part of Lots 37 and 38, "Square Acres Sub. No.1," as recorded in Liber 44, Page 48 of Oakland County Records described as: Beginning at the West 1/4 corner of Section 14; thence N.00°37'21"W., 219.59 feet along the west line of Section 14 and the centerline of Rochester Road to the SE corner of "Shallowbrook Sub.," as recorded in Liber 144, Page 20 of Oakland County Records; thence along said "Shallowbrook Sub." the following three courses; S.89°47'15"E., 325.00 feet; S.00°37'21"E., 219.59 feet; S.89°47'15"E., 235.00 feet along the east/west 1/4 line of Section 14; thence S.00°37'57"E., 254.28 feet; thence N.82°58'45"W., 489.31 feet to a point on the 75.0 foot right of way of Rochester Road; thence along said line N.00°37'47"W., 196.26 feet to a point on the east/west 1/4 line of Section 14; thence along said line N.89°47'15"W., 75.01 feet to the Point of Beginning and containing 4.146 acres.

SITE CRITERIA

- PARCEL IDENTIFICATION #: 20-14-152-002 AND 20-14-301-031
- EXISTING ZONING: R-1-C, RT, EP
- ADJACENT ZONINGS: LM
- AREA OF SITE: 4.146 ACRES
- PROPOSED USE:
- BUILDING AREA:

UTILITY SUMMARY

- WATER MAIN: MUNICIPAL
- SANITARY SEWER: MUNICIPAL
- STORM SEWER: ENCLOSED PIPE WITH OUTLET TO EX. STORM SEWER

TOPOGRAPHY LEGEND

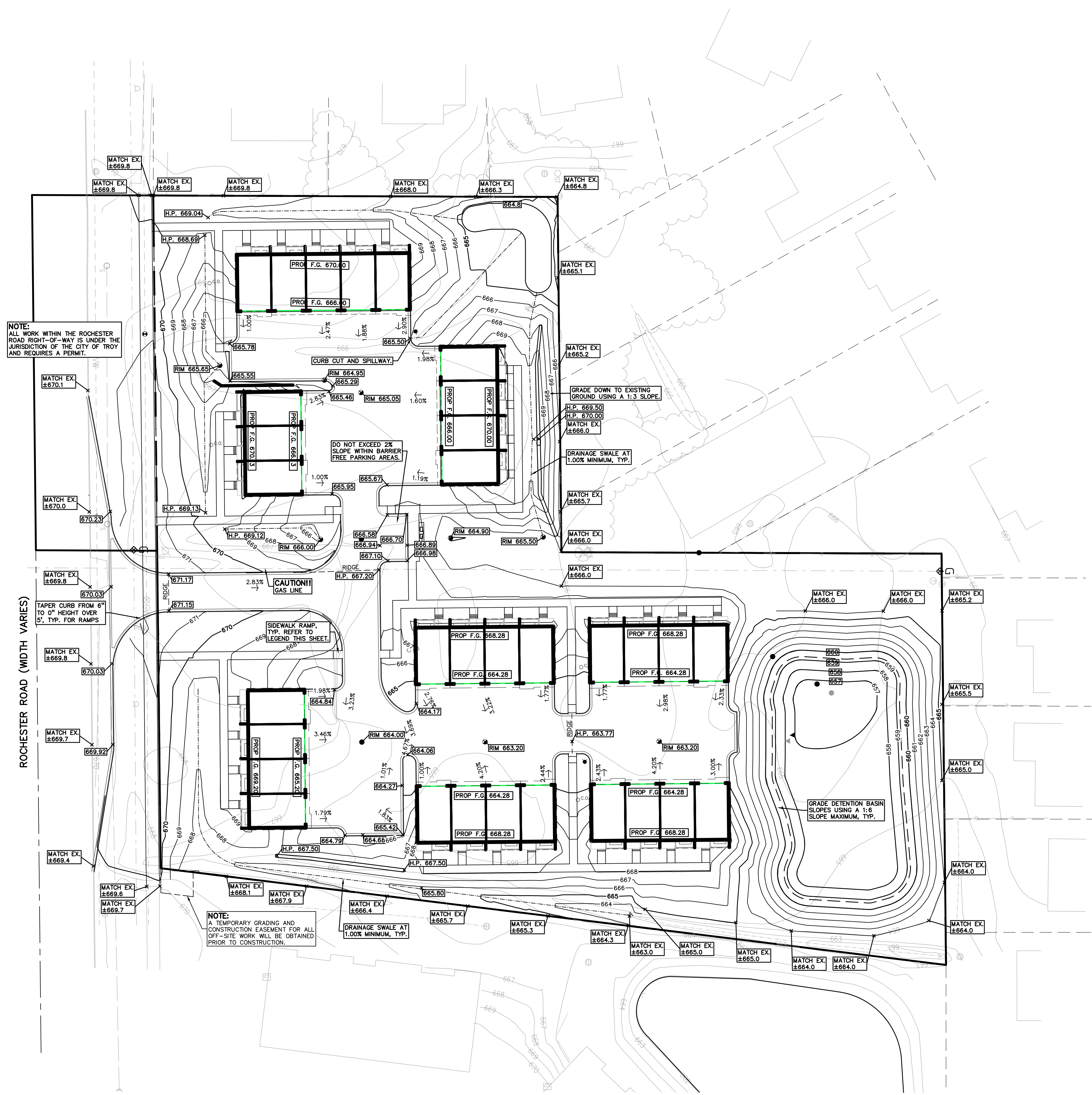
- WATER MAIN
- STORM SEWER
- SANITARY SEWER
- EASEMENT
- EX. U.G. ELEC.
- EX. O.H. WIRES
- EX. U.G. TELE.
- EX. U.G. GAS
- ROUND CATCH BASIN
- SQUARE CATCH BASIN
- UTILITY MANHOLE
- STORM MANHOLE
- END OF PIPE
- SANITARY MANHOLE
- CLEAN-OUT
- MANHOLE
- HYDRANT
- GATE VALVE WELL
- WATER VALVE
- WATER BOX
- VALVE
- LIGHT POLE
- AIR CONDITIONER
- MAIL BOX
- FENCE POST
- DOWN SPOUT
- SOIL BORING
- ELEC TRANS PAD
- UTILITY POLE
- GUY ANCHOR
- GUY POLE
- SIGN POST
- SPRINKLER HEAD
- GAS METER
- TELEPHONE RISER
- ELECTRICAL RISER
- CABLE TV RISER
- FINISHED FLOOR
- GARAGE FLOOR
- BASEMENT FLOOR
- CONC. CONCRETE
- SET MAG. NAIL
- SET IRON BAR
- FOUND IRON BAR
- FOUND C. MONUMENT

EXISTING CONDITIONS

BY:
 DATE:
 ADDITIONS AND/OR REVISIONS:
 DATE:
 180722-9896
 Job No.
 Date 08-24-18
 Scale 1"=40'
 Drawn CV
 Check R.LINDH
 Sheet 2 OF 2
 Fld. Bk.

PROPOSED
 000
 MUKESH MANGLA
 248-895-5564

PHONE 586 731-8030
 FAX 586 731-2605
 URBAN
 LAND
 CONSULTANTS
 CIVIL ENGINEERS PLANNERS LAND SURVEYORS
 8800 23 MILE ROAD SHELBY TWP., MI 48316-4516



NOTE:
ALL WORK WITHIN THE ROCHESTER
ROAD RIGHT-OF-WAY IS UNDER THE
JURISDICTION OF THE CITY OF TROY
AND REQUIRES A PERMIT.

ROCHESTER ROAD (WIDTH VARIES)

NOTE:
A TEMPORARY GRADING AND
CONSTRUCTION EASEMENT FOR ALL
OFF-SITE WORK WILL BE OBTAINED
PRIOR TO CONSTRUCTION.

DRAINAGE SWALE AT
1.00% MINIMUM, TYP.

DRAINAGE SWALE AT
1.00% MINIMUM, TYP.

GRADE DETENTION BASIN
SLOPES USING A 1:1.5
SLOPE MAXIMUM, TYP.

LEGEND

● IRON FOUND	⊗ BRASS PLUG SET	⊙ SEC. CORNER FOUND
⊗ IRON SET	⊗ MONUMENT FOUND	R RECORDED
⊗ NAIL FOUND	⊗ MONUMENT SET	M MEASURED
⊗ NAIL & CAP SET		C CALCULATED

EXISTING

—OH—ELEC—W—	ELEC. PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE
—UG—CATV—	UNDERGROUND CABLE TV, CATV PEDESTAL
—UG—PHONE—	TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
—UG—ELEC—	ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE
—GAS—	GAS MAIN, VALVE & GAS LINE WARNING
—WATER—	WATERMAIN, HYD. GATE VALVE, TAPPING SLEEVE & VALVE
—SEWER—	SANITARY SEWER, CLEANOUT & MANHOLE
—STORM—	STORM SEWER, CLEANOUT & MANHOLE
—COMB—	COMBINED SEWER & MANHOLE
—SQUARE—	SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN
—POST—	POST INDICATOR VALVE
—WATER—	WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF
—MARB—	MARB, TRANSFORMER, IRRIGATION CONTROL VALVE
—UNID—	UNIDENTIFIED STRUCTURE
—SPOT—	SPOT ELEVATION
—CONTOUR—	CONTOUR LINE
—FENCE—	FENCE
—GUARD—	GUARD RAIL
—STREET—	STREET LIGHT
—SIGN—	SIGN

PROPOSED

—CONC.—	CONCRETE
—ASPH.—	ASPHALT
—GRAVEL—	GRAVEL SHOULDER

STRENGTH

STD. HEAVY FLOW DUTY ONLY	STD. HEAVY DEEP DUTY STRENGTH
---------------------------	-------------------------------

PEA GROUP

t: 844.813.2949
www.peagroup.com

JOHN BRUCE THOMPSON
ENGINEER
NO. 43292

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. THE CONTRACTOR IS ENTIRELY RESPONSIBLE FOR VERIFYING THE EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

CLIENT
MNK TROY 1, LLC
1052 OAKTREE LANE
BLOOMFIELD HILLS, MICHIGAN

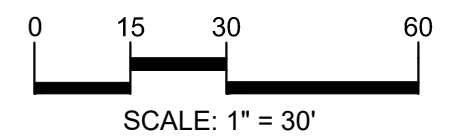
PROJECT TITLE
SHALLOWBROOK TOWNHOMES
4516-4398 ROCHESTER ROAD
TROY, MICHIGAN

REVISIONS

ORIGINAL ISSUE DATE:
OCTOBER 16, 2020

DRAWING TITLE
PRELIMINARY GRADING PLAN

PEA JOB NO.	2018-300
P.M.	JBT
DN.	TMK
DES.	TMK
DRAWING NUMBER:	



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

CLIENT
MNK TROY 1, LLC
1052 OAKTREE LANE
BLOOMFIELD HILLS, MICHIGAN

PROJECT TITLE
SHALLOWBROOK TOWNHOMES
4516-4398 ROCHESTER ROAD
TROY, MICHIGAN

REVISIONS

ORIGINAL ISSUE DATE:
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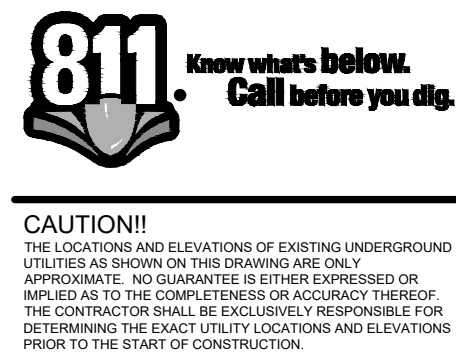
DRAWING TITLE
PRELIMINARY UTILITY PLAN

PEA JOB NO.	2018-300
P.M.	JBT
DN.	TMK
DES.	TMK
DRAWING NUMBER:	

P-2

NOT FOR CONSTRUCTION





PROJECT TITLE





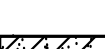



**SHALLOWBROOK
TOWNHOMES**

4516-4396 ROCHESTER ROAD
TROY, MICHIGAN

PEA JOB NO.	2018-300
P.M.	JBT
DN.	TMK
DES.	TMK
DRAWING NUMBER:	

SHRUB PLANT LIST:					
QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
66	TM36	Hicks Yew	<i>Taxus x media 'Hicksii'</i>	36" Ht.	Cont.

KEY:

-  = GREENBELT TREES
-  = REPLACEMENT TREES
-  = PARKING LOT TREES
-  = ADDITIONAL CONDITIONS TREES
-  = SHRUBS
-  = NON-IRRIGATED SEED LAWN
-  = ECONOMY PRAIRIE SEED MIX BY: CARDNO
NATIVE PLANT NURSERY 574-586-2412
PROVIDE EROSION MAT ON SLOPES
-  = SOD LAWN WITH TEMPORARY IRRIGATION

PROVIDED:
123 TREES PROVIDED, 34 TO COUNT TOWARDS REPLACEMENT TREES.

- 250' EVERGREEN SCREENING ALONG THE SOUTHERN PROPERTY TO BIGGS PARK (21 TREES).
- ENHANCE THE OPEN SPACE EASEMENT WITH – 2 ROWS OF EVERGREEN SCREENING TO THE NORTH (22 TREES) AND 3 ROWS TO THE EAST OF THE POND (55 TREES).
- 1 LARGE EVERGREEN TREE/ 10 LF FOR SCREENING ALONG THE NORTHERN PROPERTY LINE (25 TREES).

14. IF SPECIFIED PLANTS ARE UNAVAILABLE, THE CONTRACTOR MAY SUBMIT A SUBSTITUTION REQUEST TO THE LANDSCAPE ARCHITECT FOR APPROVAL. THE PROPOSED SUBSTITUTION MUST BE SIMILAR TO THE ORIGINAL SPECIFIED MATERIAL IN APPEARANCE, FORM, AND SIZE.

PL-1.0

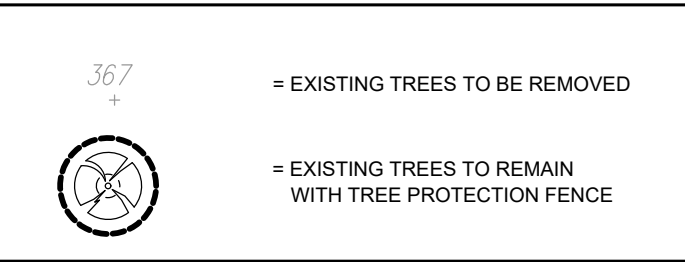


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ROCHESTER ROAD (WIDTH VARIES)



KEY:

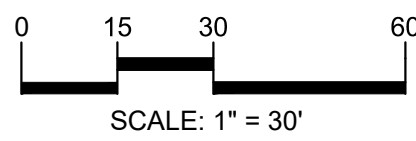


WOODLAND TREES			
WOODLAND TREES REMOVED:	2	(REPLACE AT 50% OF REMOVED DBH)	
30" DBH x 0.5 =	15"	REPLACEMENT	
WOODLAND TREES SAVED:	0	(CREDIT OF 2X DBH)	
" DBH x 2 =	"	CREDIT	
15	-	0	= 15
15 " DBH REQUIRED FOR WOODLAND REPLACEMENT			
LANDMARK TREES			
LANDMARK TREES REMOVED:	2	(REPLACE AT 100% OF REMOVED DBH)	
53" DBH x 1 =	53"	REPLACEMENT	
LANDMARK TREES SAVED:	0	(CREDIT OF 2X DBH)	
" DBH x 2 =	"	CREDIT	
53	-	0	= 53
68 " TOTAL DBH REQUIRED FOR REPLACEMENT			

TAG	CODE	DBH	COMMON NAME	LATIN NAME	COND	NOTE	CLASS	SAVE / REMOVE	REPLACE
131	E	17	American Elm	Ulmus americana	Poor		INVASIVE	R	-
256	ER	12	Eastern Redbud	Cercis canadensis	Poor		LANDMARK	R	-
262	WC	15	White Cedar	Thuja occidentalis	Poor		WOODLAND	R	-
264	SC	15	Scotch Pine	Pinus sylvestris	Very Poor		WOODLAND	R	-
267	ER	8	Eastern Redbud	Cercis canadensis	Poor		LANDMARK	R	-
268	ER	8	Eastern Redbud	Cercis canadensis	Poor		LANDMARK	R	-
269	ER	8	Eastern Redbud	Cercis canadensis	Poor		LANDMARK	R	-
271	SC	10	Scotch Pine	Pinus sylvestris	Poor		WOODLAND	R	-
272	SC	10	Scotch Pine	Pinus sylvestris	Poor		WOODLAND	R	-
275	SC	12	Scotch Pine	Pinus sylvestris	Poor		WOODLAND	R	-
283	SM	20	Silver Maple	Acer saccharinum	Very Poor		INVASIVE	S	-
336	SM	48	Silver Maple	Acer saccharinum	Fair		INVASIVE	R	-
337	SM	19	Silver Maple	Acer saccharinum	Poor		INVASIVE	R	-
338	SM	22	Silver Maple	Acer saccharinum	Poor		INVASIVE	R	-
339	SM	25	Silver Maple	Acer saccharinum	Poor		INVASIVE	R	-
340	E	12	American Elm	Ulmus americana	Poor		INVASIVE	R	-
341	E	7	American Elm	Ulmus americana	Poor		INVASIVE	R	-
342	BW	26	Black Walnut	Juglans nigra	Fair		LANDMARK	R	REPLACE
344	E	17	American Elm	Ulmus americana	Poor		INVASIVE	R	-
345	SM	24	Silver Maple	Acer saccharinum	Poor		INVASIVE	R	-
346	SM	23	Silver Maple	Acer saccharinum	Poor		INVASIVE	R	-
348	SM	12	Silver Maple	Acer saccharinum	Poor		INVASIVE	R	-
349	SM	8	Silver Maple	Acer saccharinum	Poor		INVASIVE	R	-
350	SM	15	Silver Maple	Acer saccharinum	Good		INVASIVE	R	-
351	SU	12	Sugar Maple	Acer saccharum	Poor		WOODLAND	R	-
352	SU	15	Sugar Maple	Acer saccharum	Poor		WOODLAND	R	-
353	SU	24	Sugar Maple	Acer saccharum	Poor		LANDMARK	R	-
354	SWO	14	Swamp White Oak	Quercus bicolor	Poor		WOODLAND	R	-
355	E	6	American Elm	Ulmus americana	Poor		INVASIVE	R	-
356	AP	24	Domestic Apple	Malus sylvestris	Poor		LANDMARK	R	-
357	AP	24	Domestic Apple	Malus sylvestris	Poor		LANDMARK	R	-
358	AP	24	Domestic Apple	Malus sylvestris	Poor		LANDMARK	R	-
359	SM	10	Silver Maple	Acer saccharinum	Poor		INVASIVE	R	-
360	CT	24	Cottonwood	Populus deltoides	Fair		INVASIVE	R	-
361	BC	7	Wild Black Cherry	Prunus serotina	Poor		WOODLAND	R	-
362	E	7	American Elm	Ulmus americana	Poor		INVASIVE	R	-
363	PW	24	White Poplar	Populus alba	Poor		INVASIVE	R	-
364	E	12	American Elm	Ulmus americana	Poor		INVASIVE	R	-
365	E	24	American Elm	Ulmus americana	Very Poor		INVASIVE	R	-
366	SM	36	Silver Maple	Acer saccharinum	Poor		INVASIVE	R	-
367	SM	24	Silver Maple	Acer saccharinum	Poor		INVASIVE	R	-
368	CT	24	Cottonwood	Populus deltoides	Poor		INVASIVE	R	-
369	CT	24	Cottonwood	Populus deltoides	Fair		INVASIVE	R	-
371	PW	24	White Poplar	Populus alba	Fair		INVASIVE	R	-
379	SC	10	Scotch Pine	Pinus sylvestris	Very Poor		WOODLAND	S	-
380	PR	12	Pear	Pyrus communis	Very Poor		LANDMARK	R	-
381	PR	12	Pear	Pyrus communis	Poor		LANDMARK	R	-
382	SC	8	Scotch Pine	Pinus sylvestris	Poor		WOODLAND	R	-
383	BX	30	Box elder	Acer negundo	Poor		INVASIVE	R	-
384	RC	12	Red Cedar	Juniperus virginiana	Poor		INVASIVE	R	-
385	BW	6	Black Walnut	Juglans nigra	Poor		WOODLAND	R	-
389	BX	12	Box elder	Acer negundo	Very Poor		INVASIVE	R	-
801	SC	18	Scotch Pine	Pinus sylvestris	Poor		LANDMARK	R	-
802	SM	48	Silver Maple	Acer saccharinum	Poor		INVASIVE	R	-
803	E	36	American Elm	Ulmus americana	Poor		INVASIVE	R	-
804	SM	24	Silver Maple	Acer saccharinum	Poor		INVASIVE	R	-
805	SC	12	Scotch Pine	Pinus sylvestris	Poor		WOODLAND	R	-
806	SC	24	Scotch Pine	Pinus sylvestris	Poor		LANDMARK	R	-
808	SC	27	Scotch Pine	Pinus sylvestris	Fair		LANDMARK	R	REPLACE
919	SM	12	Silver Maple	Acer saccharinum	Poor		INVASIVE	R	-
930	E	14	American Elm	Ulmus americana	Poor		INVASIVE	S	-
931	E	14	American Elm	Ulmus americana	Poor		INVASIVE	R	-
938	NM	13	Norway Maple	Acer platanoides	Fair		INVASIVE	R	-
939	E	11	American Elm	Ulmus americana	Poor		INVASIVE	R	-
947	SM	36	Silver Maple	Acer saccharinum	Poor		INVASIVE	R	-
948	SM	36	Silver Maple	Acer saccharinum	Poor		INVASIVE	R	-
952	SM	13	Silver Maple	Acer saccharinum	Fair		INVASIVE	R	-
963	SU	10	Sugar Maple	Acer saccharum	Poor		WOODLAND	S	-
1703	SM	42	Silver Maple	Acer saccharinum	Very Poor		INVASIVE	R	-
1708	SM	36	Silver Maple	Acer saccharinum	Very Poor		INVASIVE	R	-
1731	SM	18	Silver Maple	Acer saccharinum	Poor		INVASIVE	R	-
1742	SU	24	Sugar Maple	Acer saccharum	Poor		LANDMARK	R	-
1756	SU	15	Sugar Maple	Acer saccharum	Fair		WOODLAND	R	REPLACE
1758	SU	15	Sugar Maple	Acer saccharum	Fair		WOODLAND	R	REPLACE
4492	E	12	American Elm	Ulmus americana	Poor		INVASIVE	R	-

NOT FOR CONSTRUCTION

PEA
GROUP
t: 844.813.2949
www.peagroup.com



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

CLIENT
MNK TROY 1, LLC
1052 OAKTREE LANE
BLOOMFIELD HILLS, MICHIGAN

PROJECT TITLE
SHALLOWBROOK TOWNHOMES
4516-4598 ROCHESTER ROAD
TROY, MICHIGAN

REVISIONS

ORIGINAL ISSUE DATE:
OCTOBER 13, 2020

DRAWING TITLE
**PRELIMINARY
TREE
PRESERVATION
PLAN**

PEA JOB NO.	2018-300
P.M.	JBT
DN.	TMK
DES.	TMK

DRAWING NUMBER:

TP-1.0

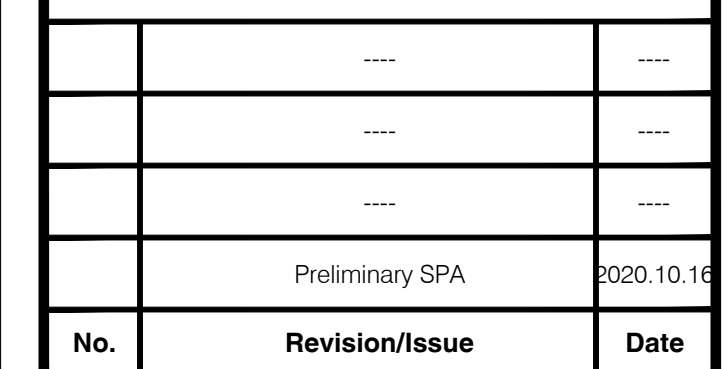
32 Units in 7 Buildings

2.5 Story
Multi-Family Townhome
w/ 2 Car Garage

NOTE:

1. ALL SIGNS SHALL BE IN ACCORDANCE WITH THE FEDERAL HIGHWAY ADMINISTRATION (FHWA) MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), EXCEPT AS NOTED.
2. ALL SIGNS SHALL BE MOUNTED AS TO NOT OBSTRUCT THE SHAPE OF "STOP" (R1-1) AND "YIELD" (R1-2) SIGNS.

NOTE: SEE SITE PLAN FOR EXACT SIGN LOCATIONS.



Architectural Site Plan

020077



Regulation	Required	Provided
Multi-Family	1 Spaces / Efficiency 2 Spaces / Unit	32 Units w/ 2 Car Garage 64 Residential Spaces 9 Visitor Spaces

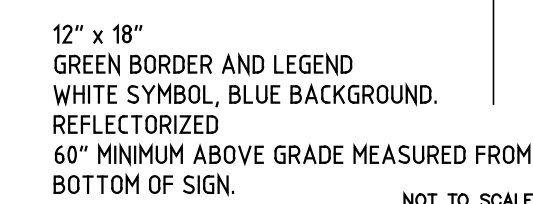
1. Mechanical units to be wall mounted and internal (Magic Pack Units).
2. Lighting and photometric information provided on lighting plans.
3. All signs to meet Chapter 85 of City Code of Ordinances and be approved by Building Department.
4. Use MDOT R-28 series, sidewalk ramp and detectable warning details for sidewalk ramps and detectable warning strips.
5. Maintain 10-foot horizontal separation between all underground utilities throughout.
6. Rochester Road is under the jurisdiction of MDOT.

Floor Area		Bedroom Count	
Building 1	11,748 Sq. Ft.	5 Units	3 Bedrooms / Unit 15 Bedrooms Total
Building 2-7	9,518 Sq. Ft.	4 Units x 6 Buildings (24 Units)	3 Bedrooms / Unit 72 Bedrooms Total
Building 8	7,288 Sq. Ft.	3 Units	3 Bedrooms / Unit 9 Bedrooms Total 96 Bedrooms Total

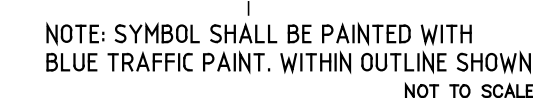
Regulation	Information
Parcel I.D.	88-20-14-152-001 / 88-20-14-301-031
Address	4516 - 4396 Rochester Rd.
Zoning	RT / EP
Parcel Area	(164,132 Sq.Ft.) 3.77 Acres

Regulation	Provided per Agreement	
Setbacks	Front: 50' Sides: 30' Rear: 35' EP Setback W PL - 100'	
Building Height	2.5 Stories - 30.00'	
Coverage	Maximum 20% Building Coverage - 15% Minimum Open Space - 85% Impervious Surfaces Coverage - (62,473 Sq. Ft.)	15.37% Provided 61.94% Provided 38.07% Provided

SCALE: 1" = 40'



BARRIER FREE SIGN DETAIL



BARRIER FREE PARKING SYMBOL

GENERATION LIGHTING

8338751-12: Small One Light Downlight Outdoor Wall
Lantern



Collection: Sevier

Featured in the decorative Sevier collection

1 A19 Medium 100 watt light bulb

satín etched glass panels

Easily converts to LED with optional replacement lamps

Meets Title 24 energy efficiency standards

UPC #:785652056116

Finish: Black (12)

Shade / Glass / Diffuser Details:

Part	Material	Finish	Quantity	Item Number	Length	Width	Height	Diameter	Fitter Diameter	Shade Top Length	Shade Top Width	Shade Top Diameter
Panel	Glass	Satin Etched	6			2 1/8	6					

Backplate / Canopy Details:

Type	Height / Length	Width	Depth	Diameter	Outlet Box Up	Outlet Box Down
Back Plate	5 3/8	4 1/2	7/8		2 3/4	9 3/4

Shipping Information:

Package Type	Product #	Quantity	UPC	Length	Width	Height	Cube	Weight	Frt. Class	UPS Ship
Individual	8338751-12	1	785652056116	15.5	9	9.75	0.787	3.2	175	Yes
NJ Pallet		96		48	40	77	85.556	307.2		No
NV Pallet		96		48	40	77	85.556	307.2		No

Generation Lighting reserves the right to revise the design of components of any product due to parts availability or change in safety listing standards without assuming any obligation or liability to modify any products previously manufactured and without notice. This literature depicts a product design that is the sole and exclusive property of Generation Lighting. In compliance with U.S. copyright and patent requirements, notification is hereby presented in the form that this literature, or the product it depicts, is not to be copied, altered or used in any manner without the express written consent of, or contrary to the best interests of Generation Lighting, a Visual Comfort & Co. brand.

Designer

JD/KB

Date

8/7/2020

Scale

Not to Scale

TROY TOWNHOMES
PHOTOMETRIC SITE PLAN
PREPARED FOR: DESIGNHAUS

Schedule											
Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage	Mounting Height
	E	80	GENERATION BRANDS	8338751-12	OUTDOOR WALL LANTERN	A19 100W MAX.	1	1346	0.45	100	8'-0"

Mounting Height Note

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

General Note

- SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.
- SITE CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: 0' - 0"
- PROPERTY LINE CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: 5' - 0"
- LIGHTING ALTERNATES REQUIRE NEW PHOTOMETRIC CALCULATION AND RESUBMISSION TO CITY FOR APPROVAL.

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

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

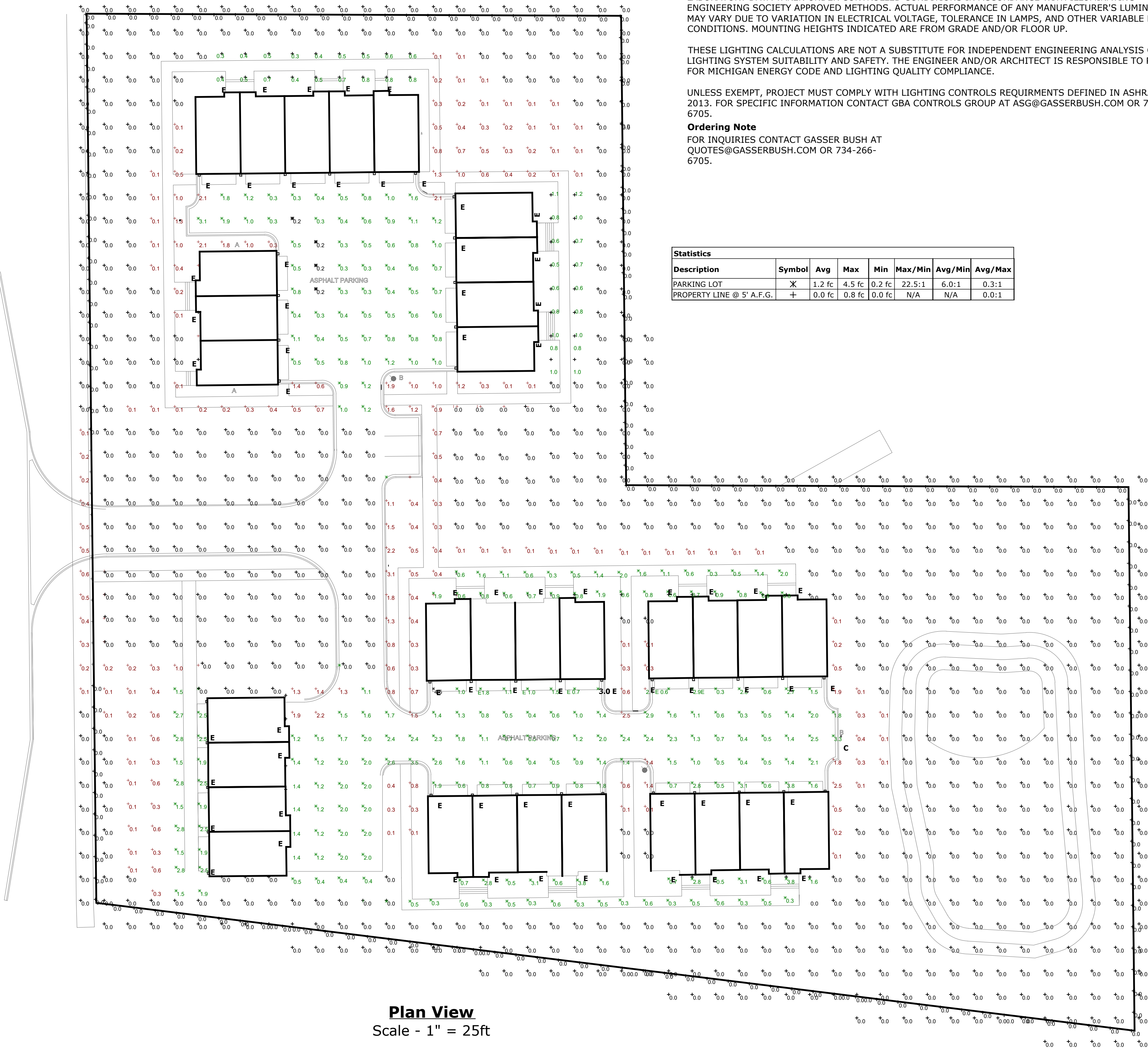
UNLESS EXEMPT, PROJECT MUST COMPLY WITH LIGHTING CONTROLS REQUIRMENTS DEFINED IN ASHRAE 90.1 2013. FOR SPECIFIC INFORMATION CONTACT GBA CONTROLS GROUP AT ASG@GASSERBUSH.COM OR 734-266-6705.

Ordering Note

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

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
PARKING LOT	X	1.2 fc	4.5 fc	0.2 fc	22.5:1	6.0:1	0.3:1
PROPERTY LINE @ 5' A.F.G.	+	0.0 fc	0.8 fc	0.0 fc	N/A	N/A	0.0:1



Plan View

Scale - 1" = 25ft

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ARCHITECTURE

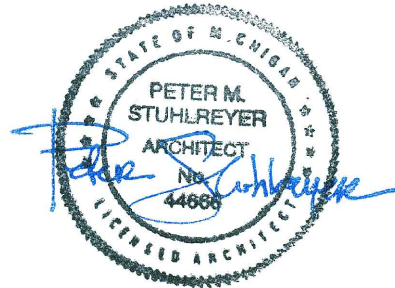
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ROCHESTER, MI 48307

T:248.601.4422 F:248.453.5854

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INFO@DESIGNHAUS.COM



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	Preliminary SPA	2020.10.16
No.	Revision/Issue	Date

Shallowbrook Townhomes
4516 - 4396 Rochester Rd.
Troy, MI 48083

Exterior Photometric Plan and
Details

AS 102

020077

AS103 Fire Truck Access Plan.dwg 11/3/2020 Mike Pizzola

FIRE DEPARTMENT NOTES

A Knox Key System shall be installed, in a location approved by Fire Code Official. Ordering information is available from the Knox Company

Fire lanes shall be designated by the Fire Code Official, and shall be conspicuously posted on both sides of the fire lane, with fire lane signs, spaced not more than 100 feet apart. Fire lane signs shall read "No Stopping, Standing, Parking, Fire Lane", and shall conform to the Michigan Manual of Uniform Traffic Control Devices.

Construction sites shall be safeguarded in accordance w/ IFC 2006 Chapter 14

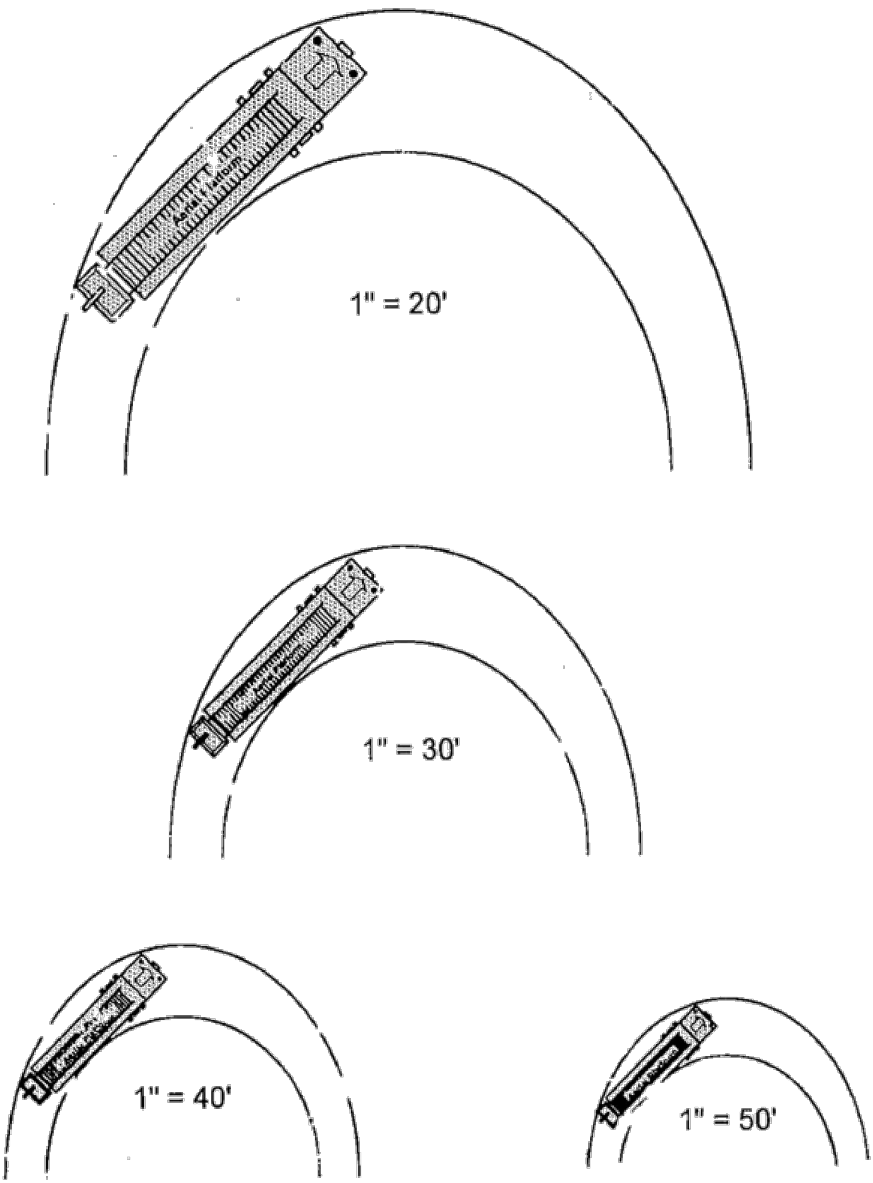
Open burning is not permitted including the burning of trash, debris, or land clearing materials. Open burning for warming of sand and/or water for the preparation of mortar shall be within the City of Troy Burn Permit Guidelines.

If the Fire Department connection is not located on the street front of the building, a white/clear strobe light shall be tied into the fire alarm system and installed over the Fire Department connection.

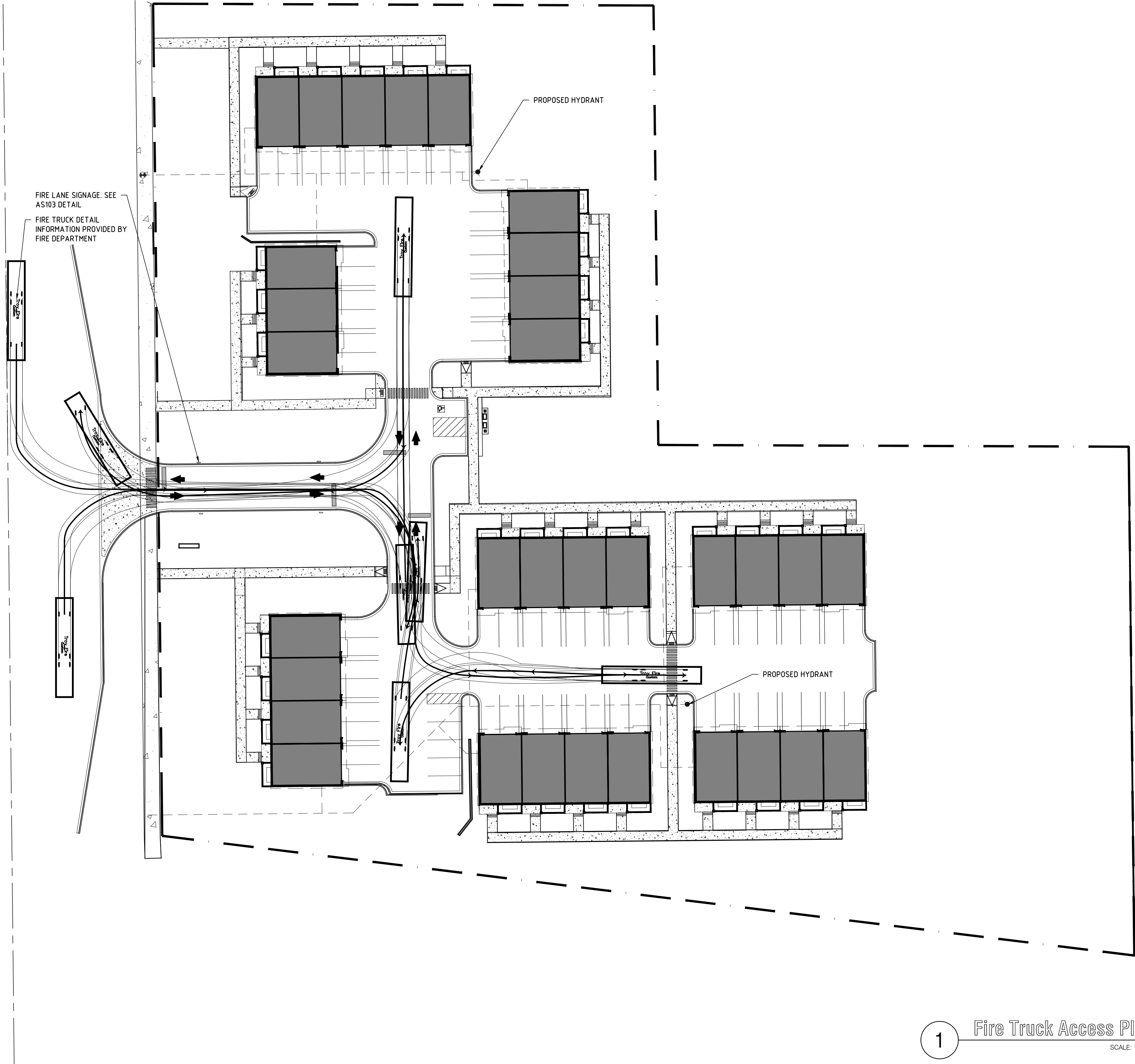
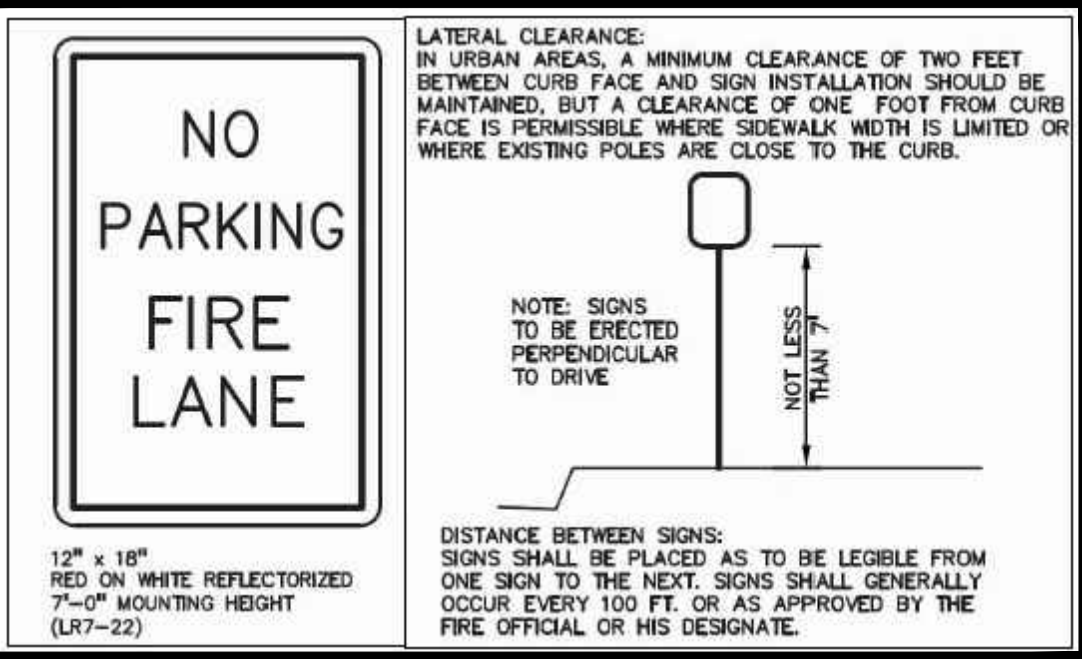
FIRE TRUCK INFORMATION

SUTPHEN MID MOUNT 100' AERIAL PLATFORM

FRONT AXLE: 19,850 lbs
REAR AXLE: 40,850 lbs



FIRE LANE SIGN DETAIL



1 Fire Truck Access Plan
SCALE: 1" = 30'



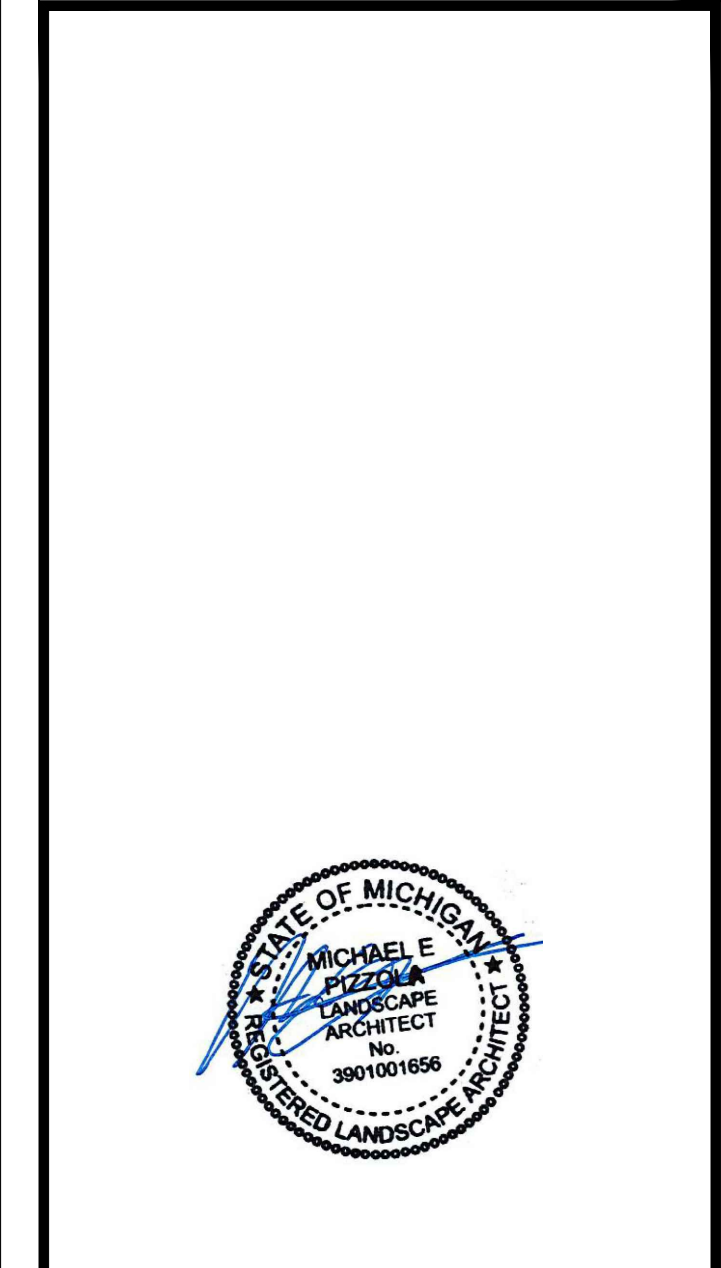
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Shallowbrook Townhomes
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Troy, MI 48083

Fire Truck Access Plan

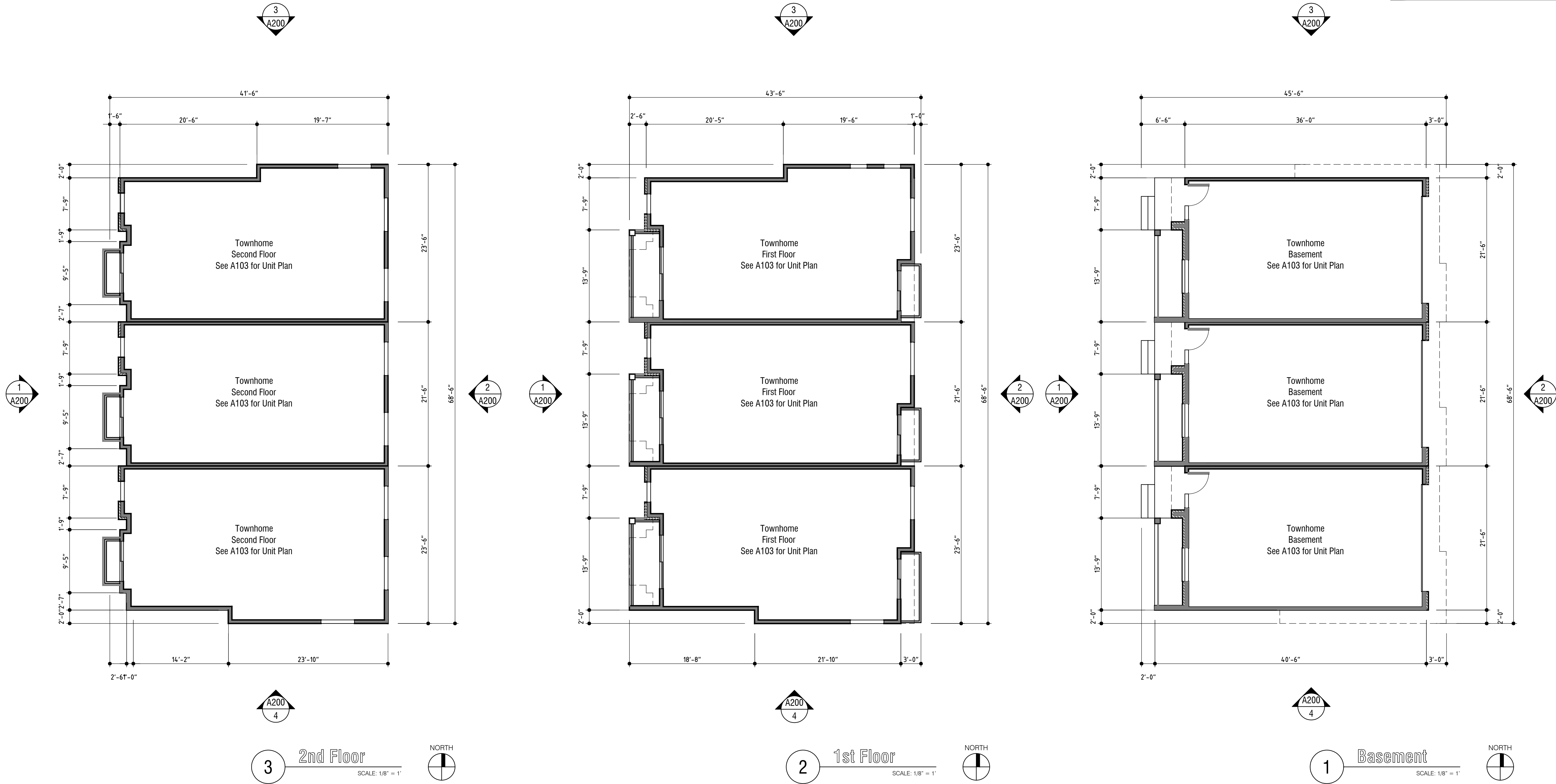
AS103

020077

A100 Building 8 Plans.dwg

10/16/2020

D:\ARCCOM\A100



BUILDING	# OF UNITS	BUILDING AREA
①	5	11,748 SQFT
②	4	9,518 SQFT
③	4	9,518 SQFT
④	4	9,518 SQFT
⑤	4	9,518 SQFT
⑥	4	9,518 SQFT
⑦	4	9,518 SQFT
⑧	3	7,288 SQFT

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Shallowbrook Townhomes

4516 - 4396 Rochester Rd.

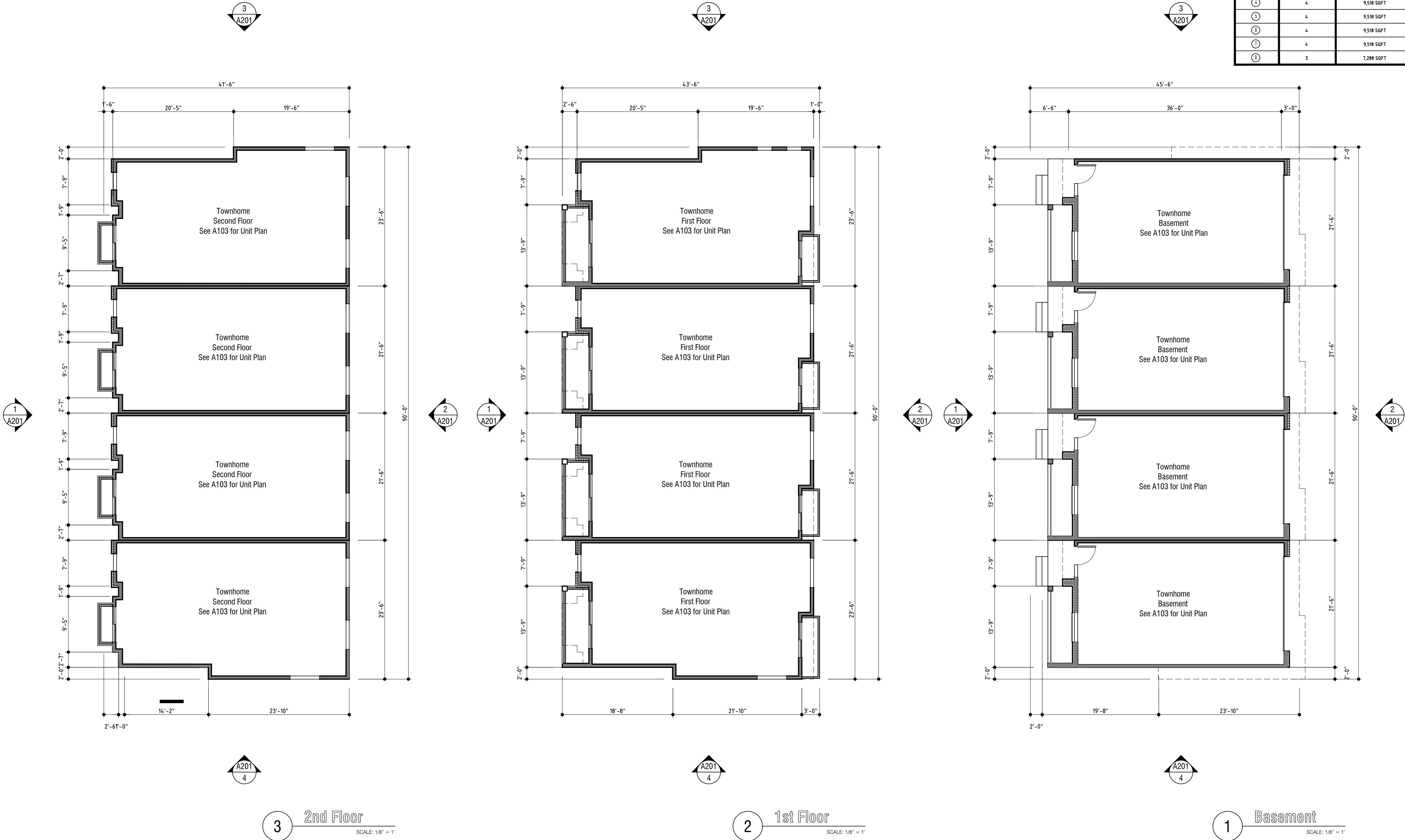
Troy, MI 48083

Building 8 Plans

A100

020077

A101 Buildings 2-7 Plans.dwg
10/16/2020
DHARCCOM-020



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PETER M. STUHLMEYER
ARCHITECT
NO. 44885
LICENSED ARCHITECT

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	Preliminary SPA	2020.10.16
No.	Revision/Issue	Date

Shallowbrook Townhomes
4516 - 4396 Rochester Rd.
Troy, MI 48083

Buildings 2-7 Plans

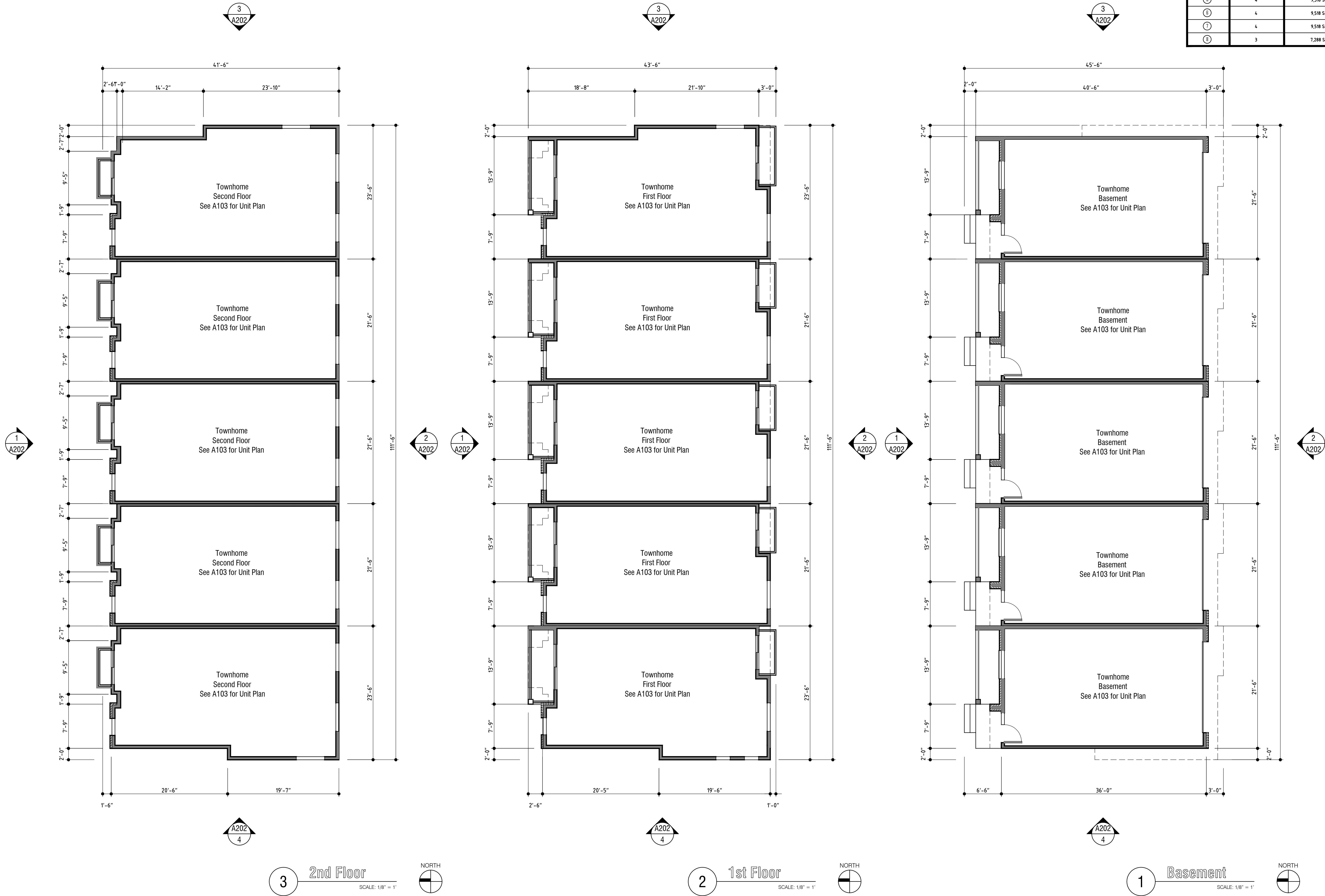
A101

020077

A102 Building 1 Plans.dwg

10/16/2020

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BUILDING	# OF UNITS	BUILDING AREA
①	5	11,748 SQFT
②	4	9,518 SQFT
③	4	9,518 SQFT
④	4	9,518 SQFT
⑤	4	9,518 SQFT
⑥	4	9,518 SQFT
⑦	4	9,518 SQFT
⑧	3	7,288 SQFT

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STATE OF MICHIGAN

PETER M. STUHLMEYER

ARCHITECT

NO. 44885

LICENSED ARCHITECT

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	Preliminary SPA	2020.10.16
No.	Revision/Issue	Date

Shallowbrook Townhomes

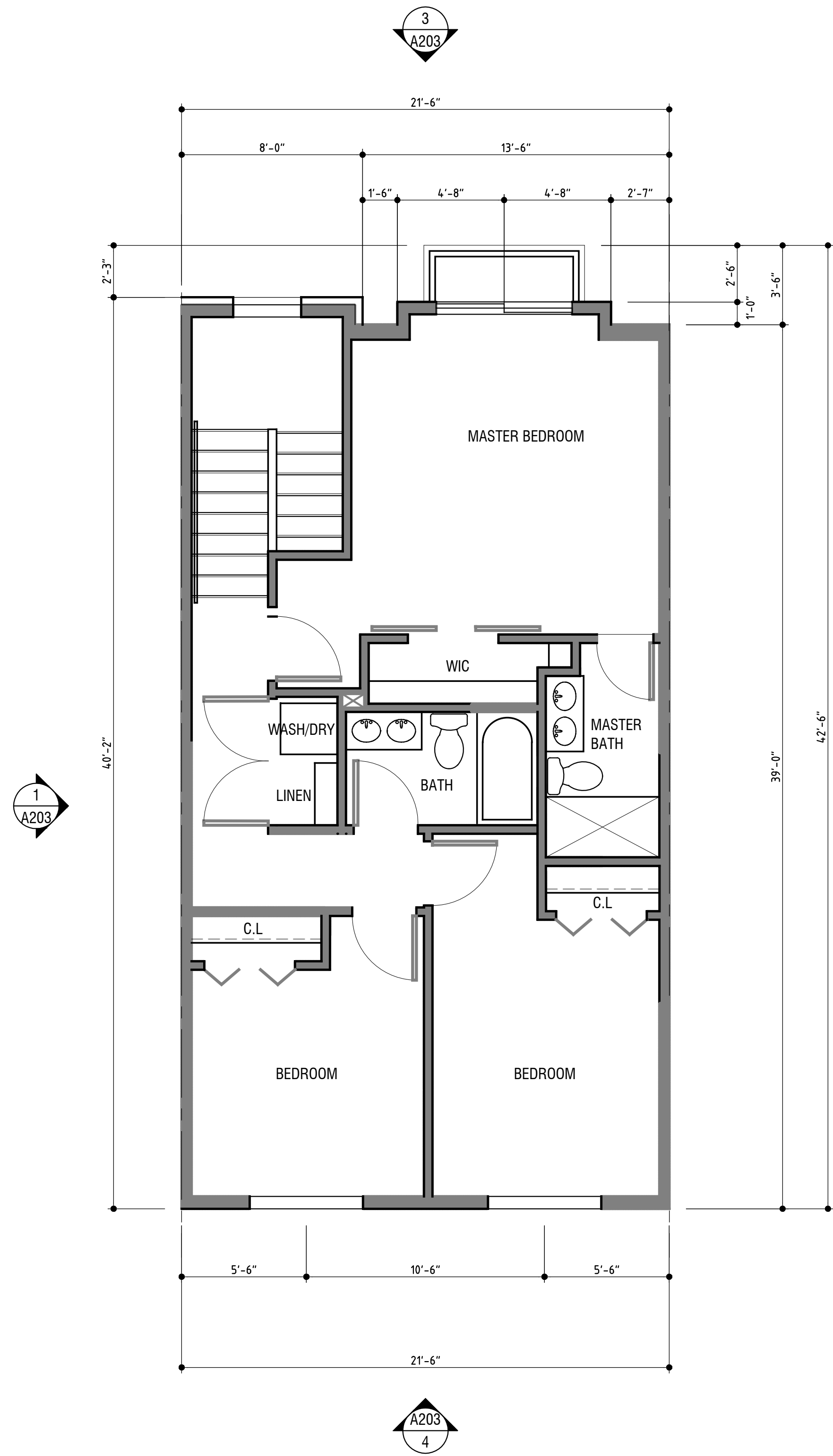
4516 - 4396 Rochester Rd.

Troy, MI 48083

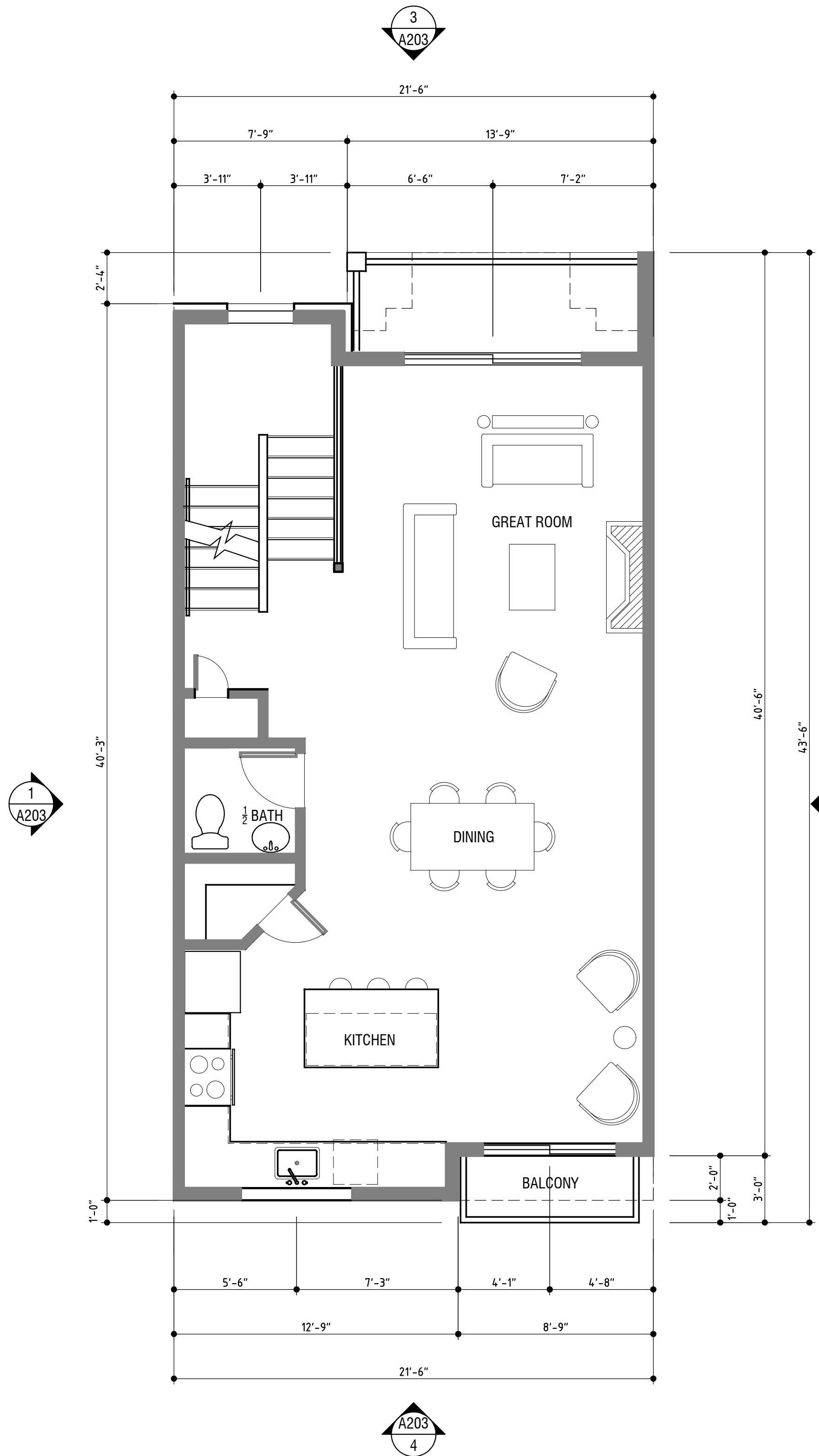
Building 1 Plans

A102

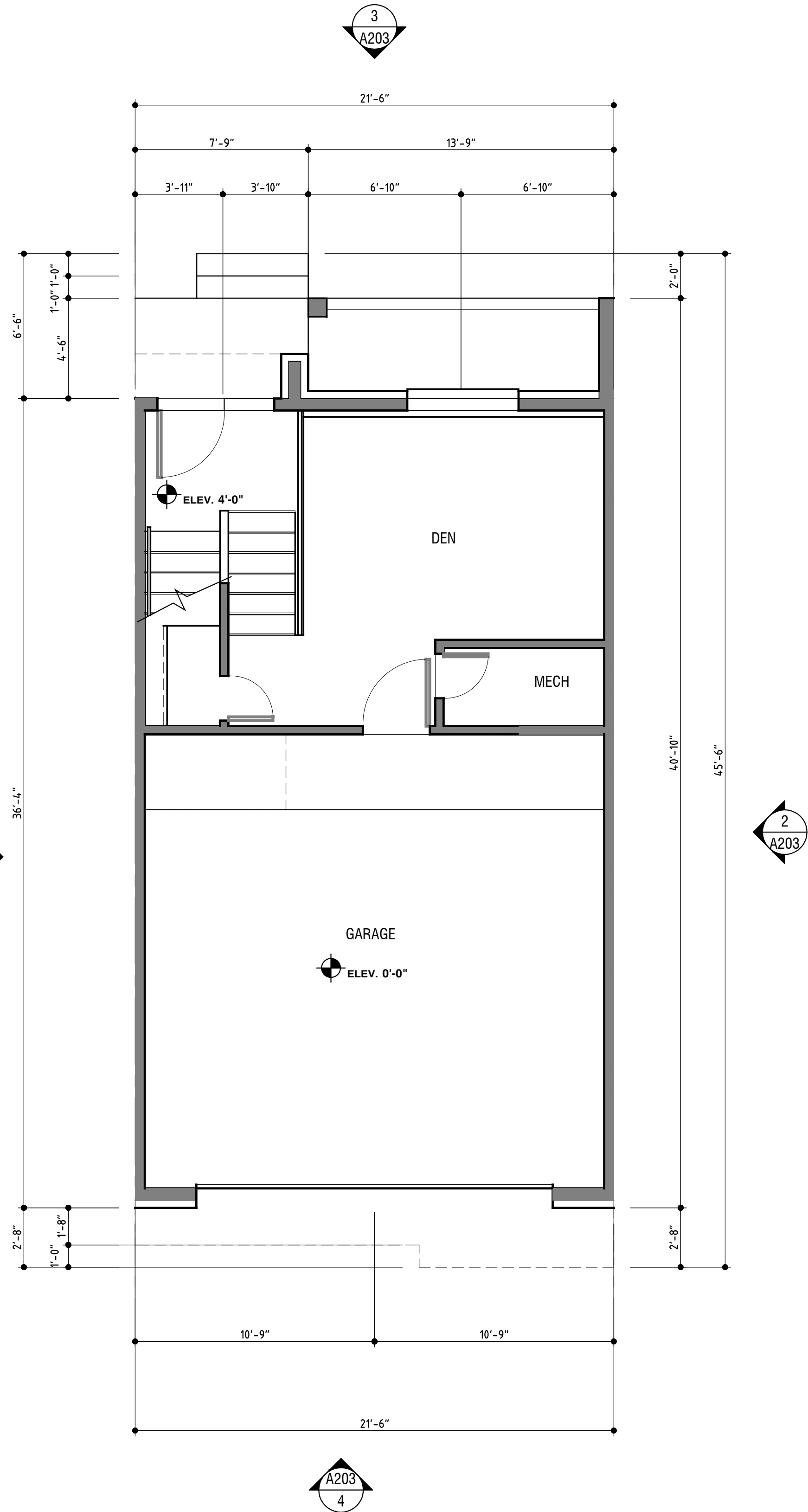
020077



3 2nd Floor
SCALE: 1/4" = 1'



2 1st Floor
SCALE: 1/4" = 1'

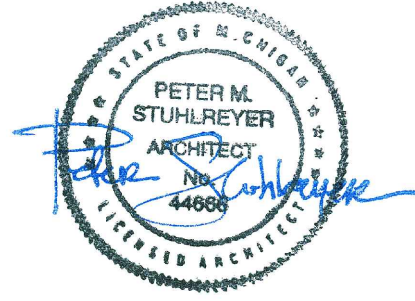


1 Basement
SCALE: 1/4" = 1'

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Shallowbrook Townhomes
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Troy, MI 48083

Typical Unit Plans

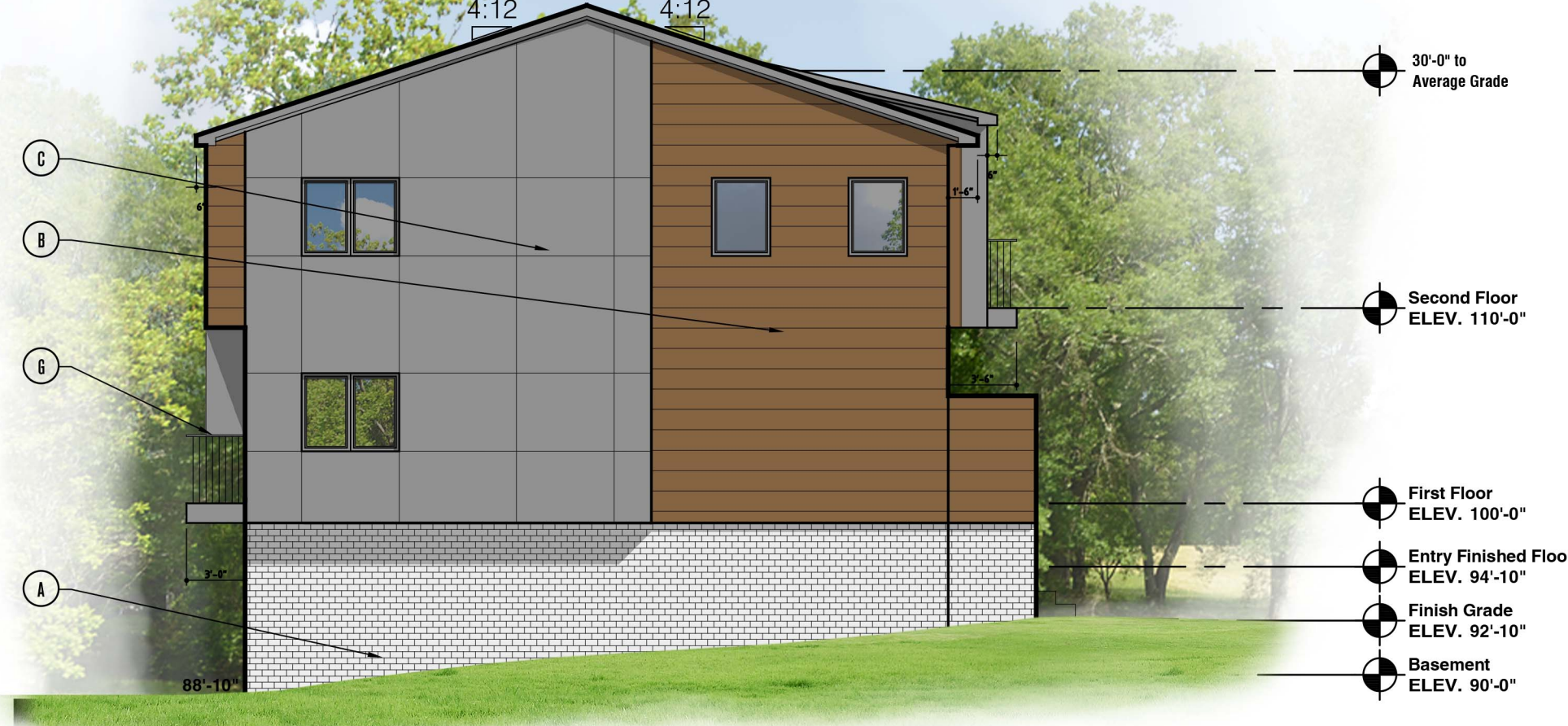
A103
020077

A200_Building 8 Elevations.dwg

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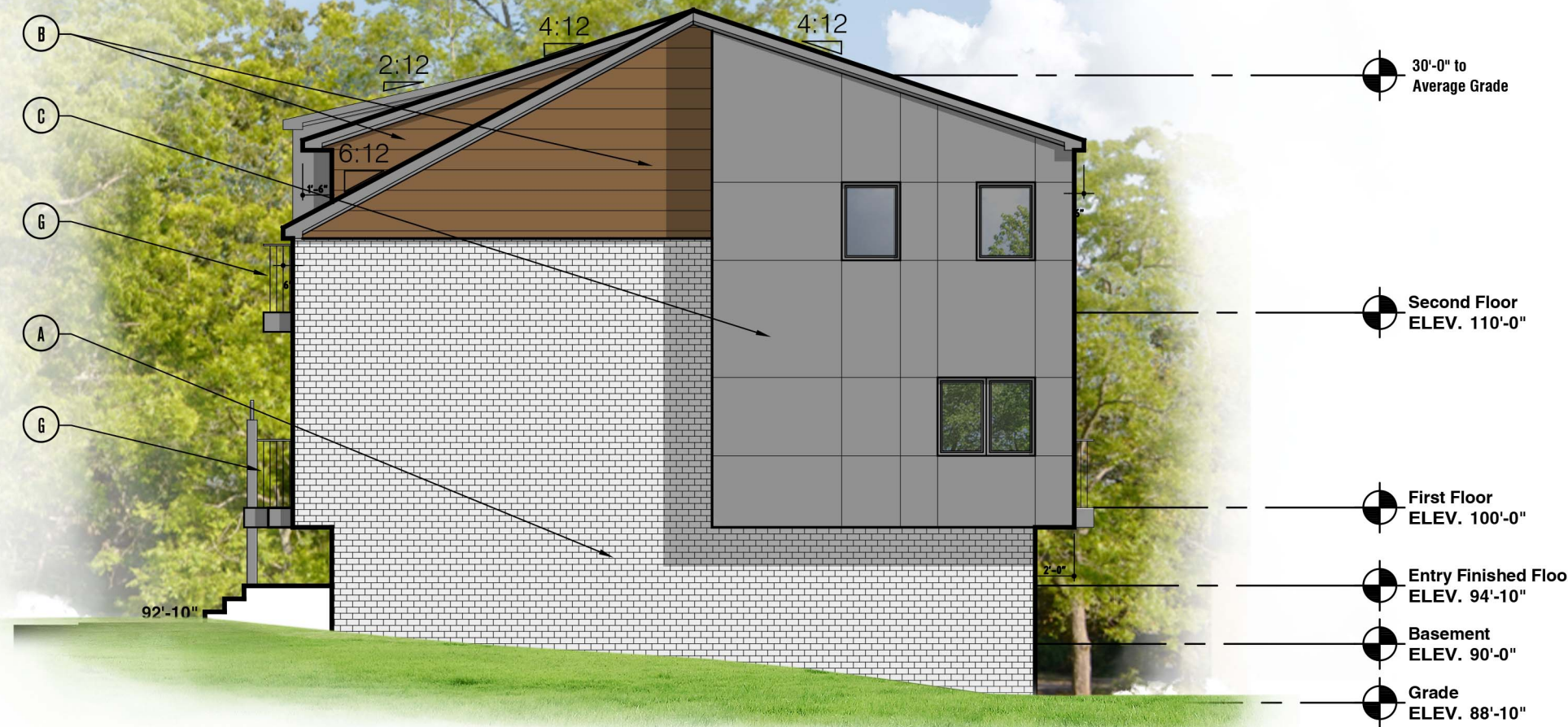
4 East Elevation
SCALE: 1/8" = 1'



2 North Elevation
SCALE: 1/8" = 1'



3 West Elevation
SCALE: 1/8" = 1'



1 South Elevation
SCALE: 1/8" = 1'

MATERIALS	
SYMBOL	DESCRIPTION
①	WHITE PAINTED BRICK
②	FIBER CEMENT SHINGLE SIDING
③	SMOOTH EPS
④	SMOOTH FIBER CEMENT TRIM
⑤	STANDING SEAM METAL ROOF
⑥	DIMENSIONAL ASPHALT ROOF
⑦	METAL RAILING

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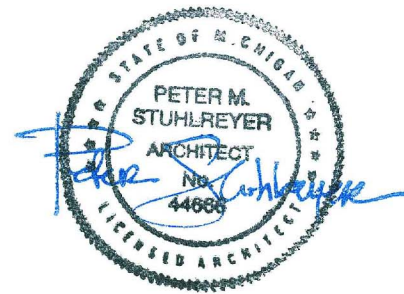
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No.	Revision/Issue	Date

Shallowbrook Townhomes

4516 - 4396 Rochester Rd.

Troy, MI 48083

Building 8 Elevations

A200

020077

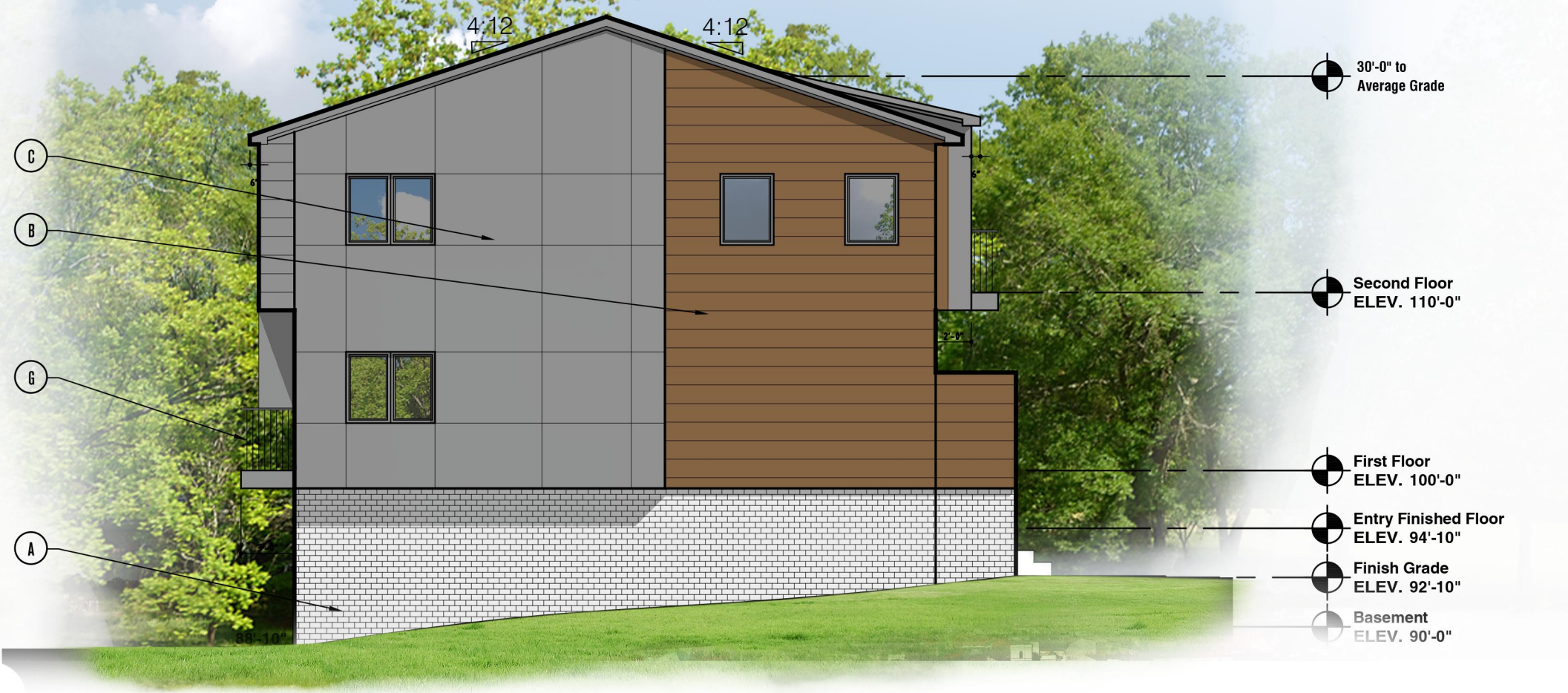
A201_Bldgs 2-7 Elevations.dwg

10/16/2020

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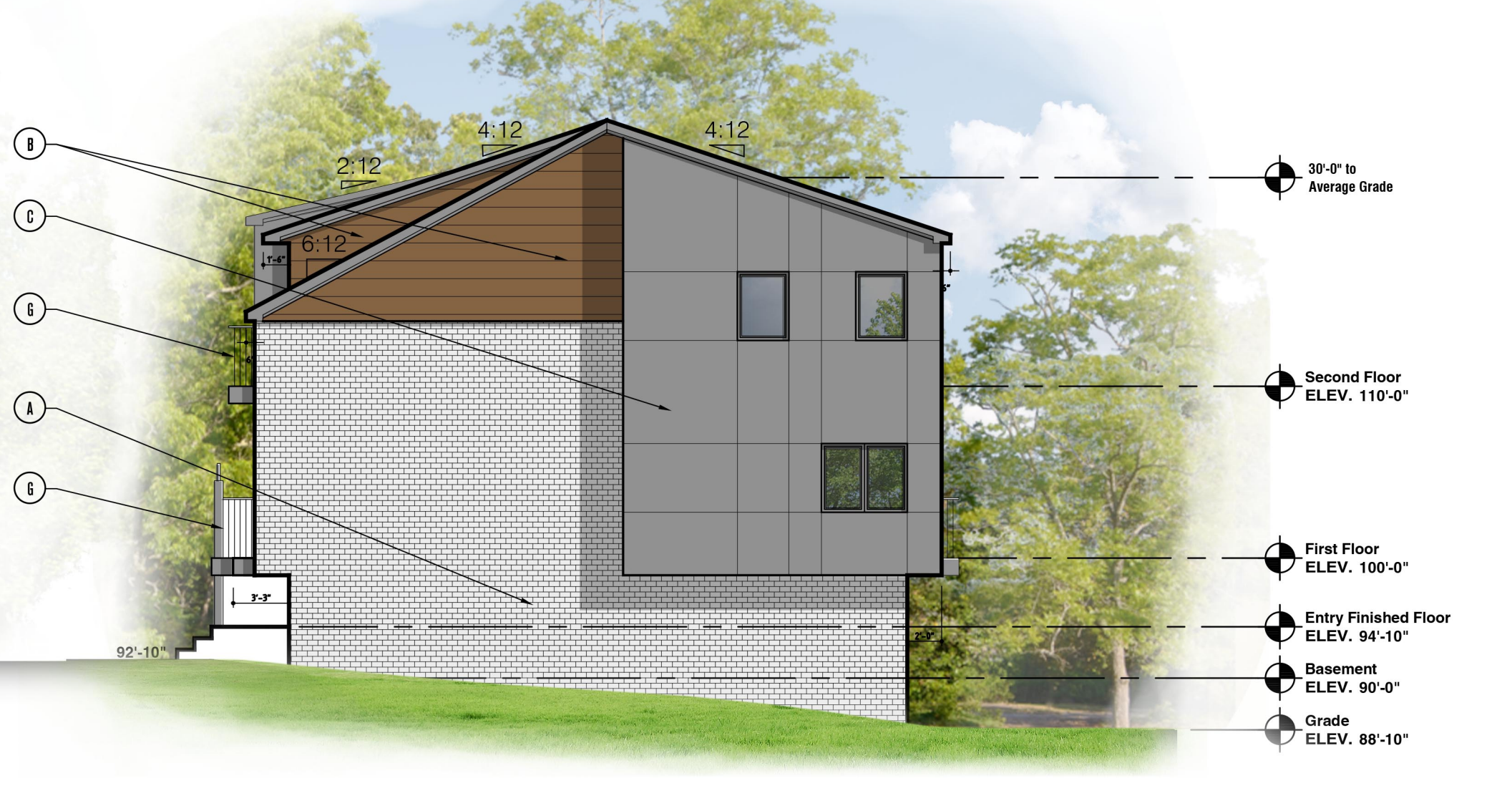
4 Rear Elevation
SCALE: 1/8" = 1'



2 Side Elevation
SCALE: 1/8" = 1'



3 Front Elevation
SCALE: 1/8" = 1'



1 Side Elevation
SCALE: 1/8" = 1'

MATERIALS	
SYMBOL	DESCRIPTION
①	WHITE PAINTED BRICK
②	FIBER CEMENT SHINGLE SIDING
③	SMOOTH EIFS
④	SMOOTH FIBER CEMENT TRIM
⑤	STANDING SEAM METAL ROOF
⑥	DIMENSIONAL ASPHALT ROOF
⑦	METAL RAILING

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No.	Revision/Issue	Date

Shallowbrook Townhomes

4516 - 4396 Rochester Rd.

Troy, MI 48083

Buildings 2-7 Elevations

A201

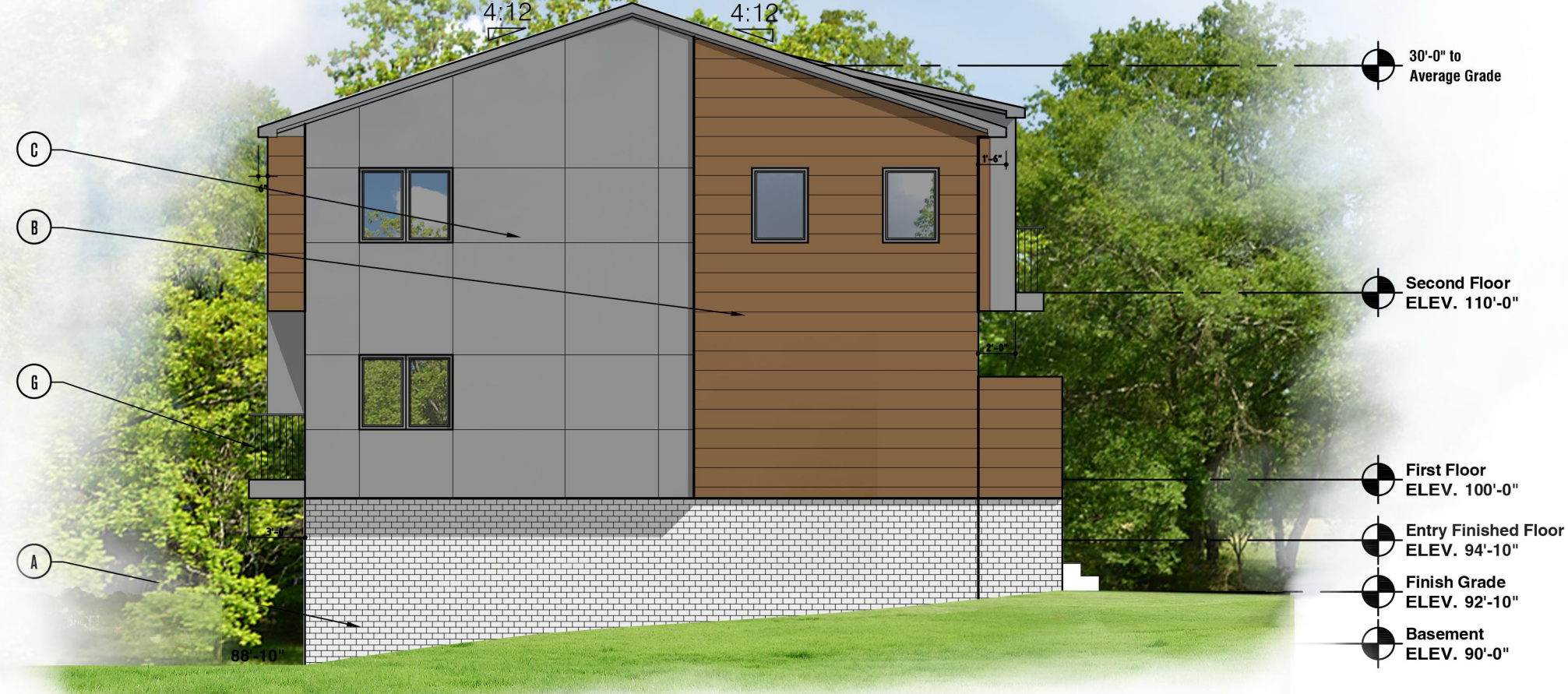
020077

A202_Building 1 Elevations.dwg
10/16/2020
DH4ROCCOM-020

DH4ROCCOM-020



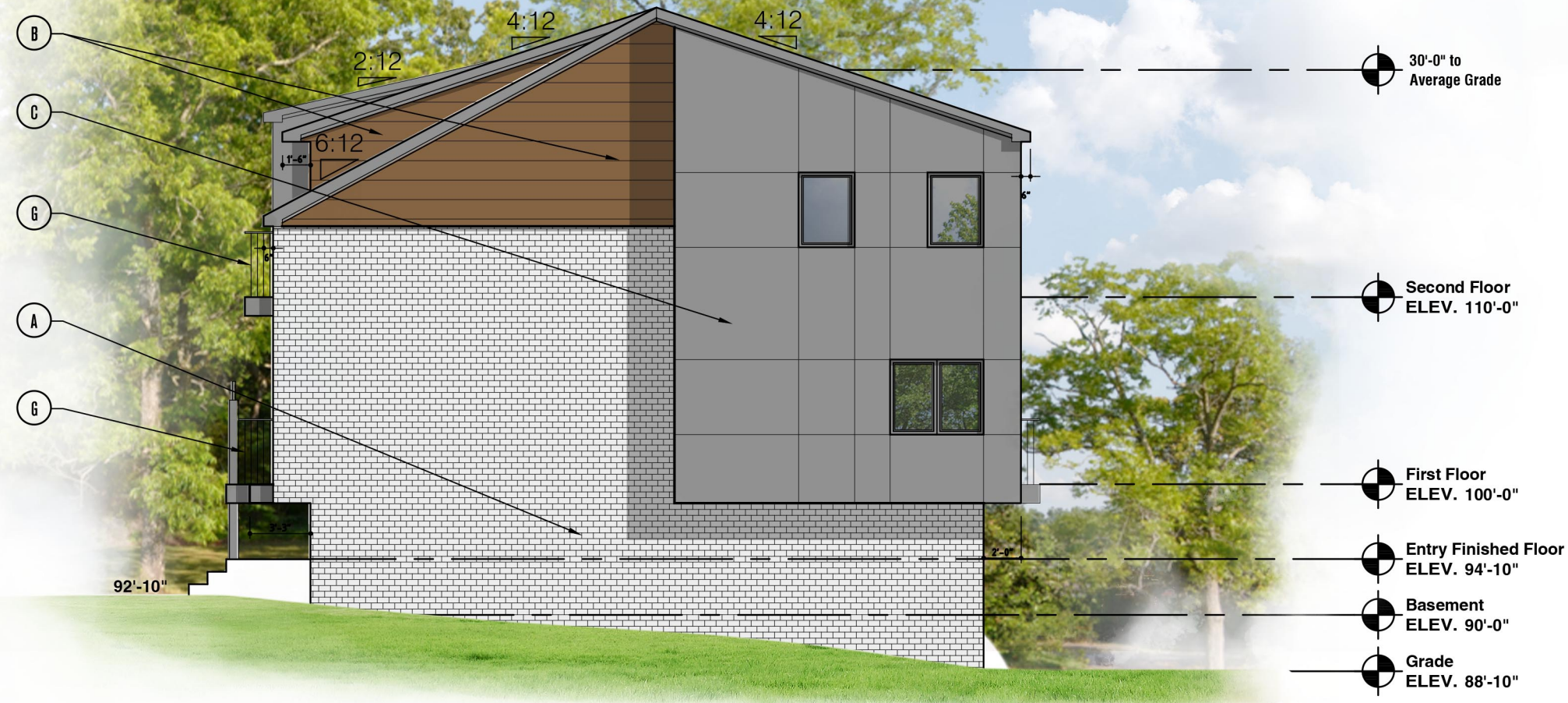
4 South Elevation
SCALE: 1/8" = 1'



2 East Elevation
SCALE: 1/8" = 1'



3 North Elevation
SCALE: 1/8" = 1'



1 West Elevation
SCALE: 1/8" = 1'

MATERIALS	
SYMBOL	DESCRIPTION
①	WHITE PAINTED BRICK
②	FIBER CEMENT SHINGLE SIDING
③	SMOOTH EFS
④	SMOOTH FIBER CEMENT TRIM
⑤	STANDING SEAM METAL ROOF
⑥	DIMENSIONAL ASPHALT ROOF
⑦	METAL RAILING

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No.	Revision/Issue	Date

Shallowbrook Townhomes

4516 - 4396 Rochester Rd.

Troy, MI 48083

Building 1 Elevations

A202

020077

ITEM #6

DATE: August 6, 2025

TO: Planning Commission

FROM: R. Brent Savidant, Community Development Director

SUBJECT: ZONING ORDINANCE TEXT AMENDMENTS (File Number ZOTA 258) –
Neighborhood Node Revisions

The Planning Commission's Neighborhood Node Steering Committee met three times to discuss revisions to the Neighborhood Node provisions in the Zoning Ordinance. These revisions are required to implement recent amendments to the Master Plan.

On July 22, 2025 the Planning discussed draft text amendments proposed by the Steering Committee.

On August 12, 2025 the Planning Commission will discuss proposed amendments to the Neighborhood Node Regulating Plan and Zoning District Map.

Attachments:

1. Memo prepared by Carlisle/Wortman Associates
2. Proposed Regulating Plan amendments
3. Proposed Zoning District Map amendments



Carlisle | Wortman
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

To: City of Troy Planning Commission

From: Benjamin Carlisle, AICP

Date: August 5, 2025

Re: Neighborhood Node Map Amendments

Background

As discussed during the July 22, 2025 Planning Commission meeting, staff has conducted an evaluation of the existing Neighborhood Node zoning framework, which currently employs a two-tiered site type structure—Site Type A and Site Type B. Based on this analysis and continued observation of development patterns and context-specific challenges across the City’s designated nodes, staff has determined that the existing structure is too limited to adequately reflect the range of parcel sizes, adjacency conditions, and transition needs. The current framework does not sufficiently differentiate between parcels that are large and internal to a node, versus those that are smaller in scale or directly abutting established residential neighborhoods. As a result, staff recommends the introduction of a third designation—Site Type C—to improve the zoning district’s ability to tailor development expectations to local context and reinforce appropriate transitions in scale and intensity.

Proposal

The three site types are proposed to function as follows:

Site Type	General Characteristics	Intent
Site Type A	Larger sites, <i>not adjacent</i> to single-family residential areas.	Permits the highest intensity and widest variety of uses and building forms allowed within the Neighborhood Node.
Site Type B	Medium-sized sites, <i>possibly adjacent</i> to single-family residential areas.	Permits a moderate intensity of uses that provide a transition between the intensity of Site Type A and the lower scale of Site Type C.
Site Type C (New)	Smaller sites, <i>adjacent</i> to single-family residential areas.	Permits the least intensity and most residentially compatible uses, serving as a buffer to lower-density neighborhoods.

Benjamin R. Carlisle, *President* John L. Enos, *Vice President* Douglas J. Lewan, *Principal*
David Scurto, *Principal* Sally M. Elmiger, *Principal* R. Donald Wortman, *Principal* Craig Strong, *Principal*
Paul Montagno, *Principal* Megan Masson-Minock, *Principal* Laura Kreps, *Principal*
Richard K. Carlisle, *Past President/Senior Principal*

This three-tiered system will allow staff, the Planning Commission, and property owners to better tailor expectations for scale, intensity, and form to the specific conditions of each node.

Zoning Map Amendments

To reflect the new three-tiered system, staff has prepared a series of maps proposing zoning amendments to the Neighborhood Node zoning district. These include:

1. Nodes Recommended for Rezoning (Removal from Node Designation):

The following intersections are recommended to be rezoned from *Neighborhood Node* to alternative zoning classifications based on context, expected redevelopment opportunities, and better alignment with surrounding land use patterns:

- Dequindre & Fourteen Mile (rezone to IB)
- Wattles & Rochester (rezone to GB)
- Wattles & Livernois (rezone to CB, RT, and CF)
- Long Lake & Rochester (rezone to GB)
- Long Lake & Livernois (rezone to GB)
- Rochester & South (rezone to GB and CB)

2. Nodes Recommended to Remain Designated as Neighborhood Nodes:

The following intersections are recommended to retain their Neighborhood Node designation:

- John R & Maple
- Maple & Dequindre
- Big Beaver & Dequindre
- Wattles & Dequindre
- Wattles & John R
- Crooks & Wattles
- Long Lake & Dequindre
- John R & Long Lake
- Square Lake & Livernois
- Square Lake & Rochester
- Square Lake & John R
- Square Lake & Dequindre
- Livernois & South
- Crooks & South

Analysis:

Within these retained nodes, staff has reassigned parcels to Site Type A, B, or C based on size, adjacency to residential neighborhoods, and redevelopment context.

Neighborhood Node (Intersection)	Current Zoning (Site Types A or B)	Proposed Site Types (A, B, or C)
A – Dequindre & 14 Mile <i>(to be removed)</i>	Small-scale commercial uses; formerly all Site B parcels (no large Site A parcel) serving nearby industrial workforce	Node designation eliminated – proposed rezoning to a IB
B – Maple & Dequindre	Site A applied to mixed-use cultural/commercial enclave (includes Polish Cultural Center and bank) serving local community. Site type B edge parcels adjacent to the abutting neighborhood	Site B for core commercial parcels, maintaining moderate mixed-use potential. Site C for edge parcels adjacent to the abutting neighborhood, to allow only low-scale housing or niche retail as transition.
C – John R & Maple	Site B parcels (neighborhood-oriented retail/service) acting as a transition to more intense industrial and commercial to the south and east.	Site B for main intersection parcels at the residential edges, limiting those to small scale commercial or mixed use. Rezone E. Maple west of John R, and southeast corner to Site A. These parcels abut IB to allow for intensity of development.
D – Big Beaver & Dequindre	Site A parcels envisioned as a high-density, mixed-use “gateway” development.	Site A for the large redevelopment parcel at northwest corner. Site B on secondary parcels along Big Beaver or Dequindre (mid-scale retail/office). Site C assigned to any small buffer parcel bordering nearby residential (ensuring height/bulk is stepped down).
E – Wattles & Dequindre	Site B intended predominantly for limited commercial and multiple family.	Site Type B for larger parcels as southwest corner. Site C primary for parcels on north side of Wattles due to small size.
F – John R & Wattles (Wattles Square)	Mix of Site A and Site B parcels	All Site B, allowing moderate mixed-use, with one Site C parcel at south edges near existing subdivisions.
G – Rochester & Wattles <i>(to be removed)</i>	Mostly Site A with limited Site B parcels	Node designation eliminated – revert to conventional GB
H – Livernois & Wattles <i>(to be removed)</i>	Site B parcels only (lower-intensity node with civic uses: Historic Village, church, daycare). No intense commercial uses and directly abuts single-family homes.	Node designation eliminated – revert to CB, RT, and CF.
I – Crooks & Wattles	Site B parcels only (small-scale mixed uses) aimed at low-impact, walkable development serving adjacent neighborhoods.	All Site B to promote neighborhood commercial or small mixed-use buildings. Northeast corner converts to R1-B to be consistent with Master Plan.

Neighborhood Node (Intersection)	Current Zoning (Site Types A or B)	Proposed Site Types (A, B, or C)
J – Dequindre & Long Lake	Contains Site A parcels (commercial center catering to local and some regional traffic) at northwest and southwest intersection with other supporting edge parcels as Site B.	All Site B to promote neighborhood commercial or small mixed-use buildings
K – John R & Long Lake	Mix of Site A and Site B parcels (node envisioned as compact, walkable mixed-use with local services).	Site B for all primary parcels at the intersection (encouraging a mix of small-scale retail, offices, and low-scale multiple and attached housing). Site C for parcels abutting single-family (to limit those to the smallest scale uses). Rezone northwest parcels to R1-C to be consistent with Master Plan.
L – Rochester & Long Lake <i>(to be removed)</i>	All Site A parcels allowing for large scale development	Node designation eliminated – revert to GB.
M – Livernois & Long Lake <i>(to be removed)</i>	All Site A parcels allowing for large scale development.	Node designation eliminated – revert to GB.
N – Dequindre & Square Lake	Site B parcels (existing low-intensity retail) with potential for integrated small-scale residential or commercial redevelopment.	Site B parcels allowing moderate multiple family, mixed-use or commercial development.
O – John R & Square Lake	Site A parcel at large northwest corner parcel. Site B designation for the remaining parcels.	Site A parcel at large northwest corner parcel. Site B designation for the remaining parcels. Site C for the southern parcels to strictly limit scale and provide transition.
P – Rochester & Square Lake	Contains a Site A parcels at northeast, northwest, and southeast intersection. Adjacent supporting Site B parcels (smaller retail/office).	Site B for all parcels encouraging appropriate scaled commercial, mixed use, and multiple family development.
Q – Livernois & Square Lake	Site A parcels at the northwest corner. Site B parcels (small-scale, low-intensity uses in a quasi-“village” setting) at all other three corners.	Mixed of Site B and C parcels. Site B for the core area where a cluster of low-intensity commercial, attached/multiple family or civic uses can form a walkable center. Site C for edge parcels or those containing historic structures, to strictly limit modifications (ensuring adaptive reuse of historic buildings and compatibility with the surrounding neighborhood. Any new development will be

Neighborhood Node (Intersection)	Current Zoning (Site Types A or B)	Proposed Site Types (A, B, or C)
		kept to a low scale, forming a central neighborhood village rather than intensive commercial strip
R – John R & South Blvd (<i>city border</i>)	Site B parcels (small local commercial/office uses) intended to complement large offices just north in Rochester Hills	Site B parcels (small local commercial/office uses) intended to complement large offices just north in Rochester Hills. Site C parcels abutting adjacent residential
S – Rochester & South Blvd (<i>to be removed</i>)	Mix of Site A and B parcels	Node designation eliminated – revert to GB.
T – Livernois & South Blvd	All Site B parcels	Site B parcels – to allow moderate density. The intent is to maintain a dense housing focus with limited retail.
U – Crooks & South Blvd	Site A parcels	Site A for the primary commercial parcel at southeast corner. Site B for other commercial parcels serving the node.

Next Steps

Please review the July 22, 2025 memo for the following companion documents:

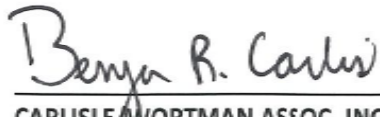
- Proposed Use Group Table
- Use Group Chart
- Building Form Table

These documents define the allowable uses and building forms for each site type and are intended to guide future rezoning applications and site plan reviews within the Neighborhood Node zoning district.

We request the Planning Commission review the proposed site type framework and accompanying map amendments and provide feedback or direction for potential public hearing scheduling and ordinance drafting.

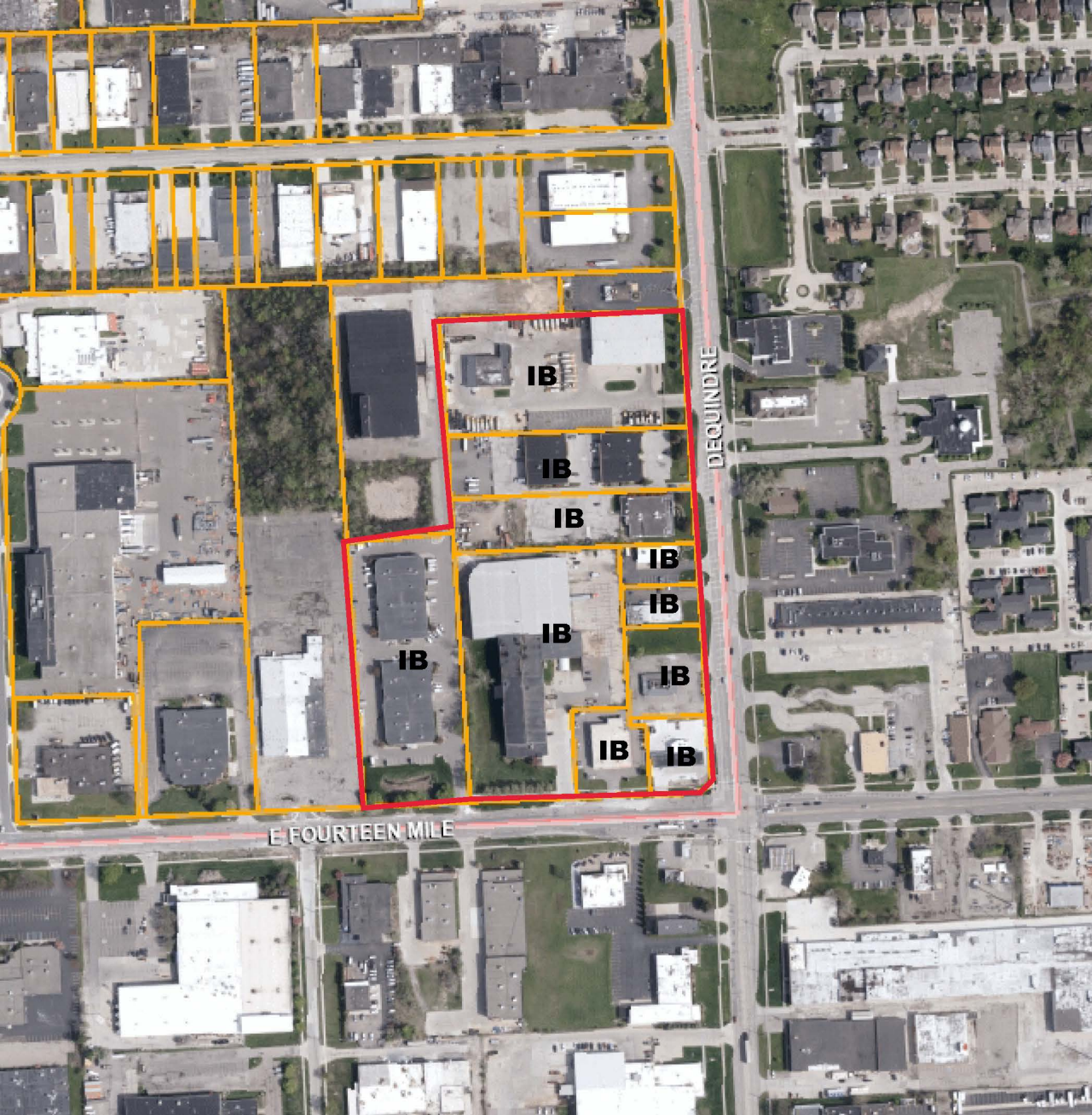
We look forward to discussing this with you at the August 12, 2025 Planning Commission meeting.

Sincerely



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

Attachment: -Map series of intersections recommended to be rezoned to other districts
-Map series of amendments to remaining nodes



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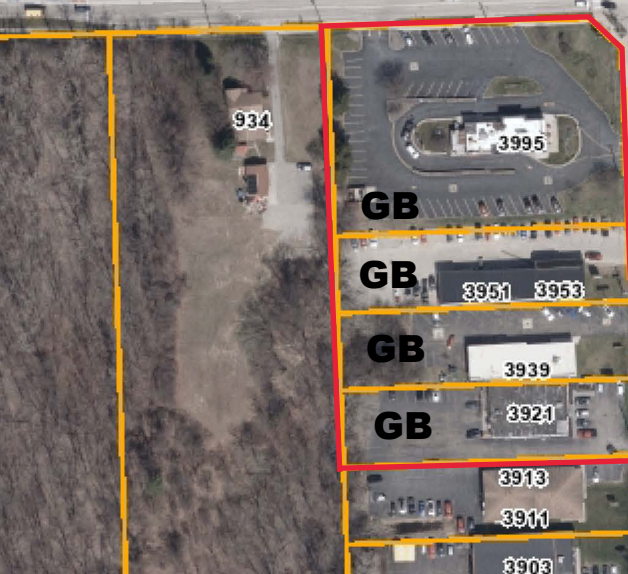
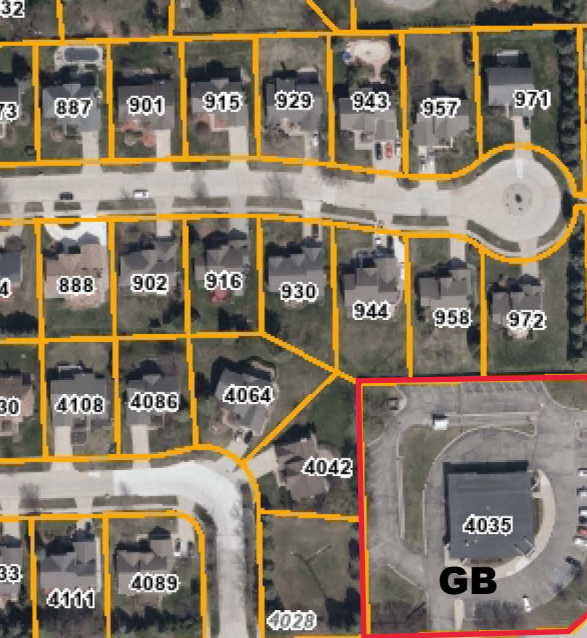
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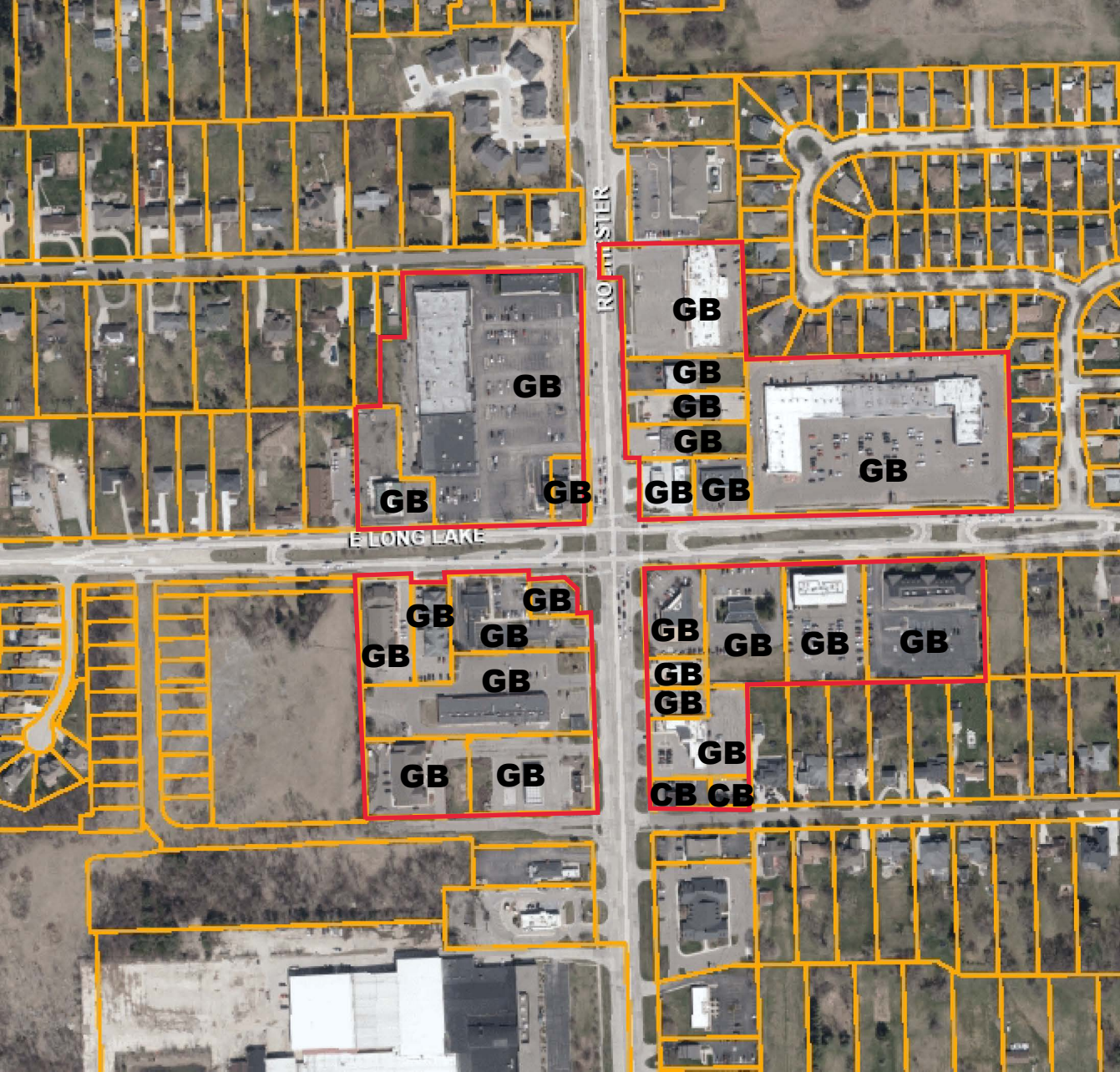
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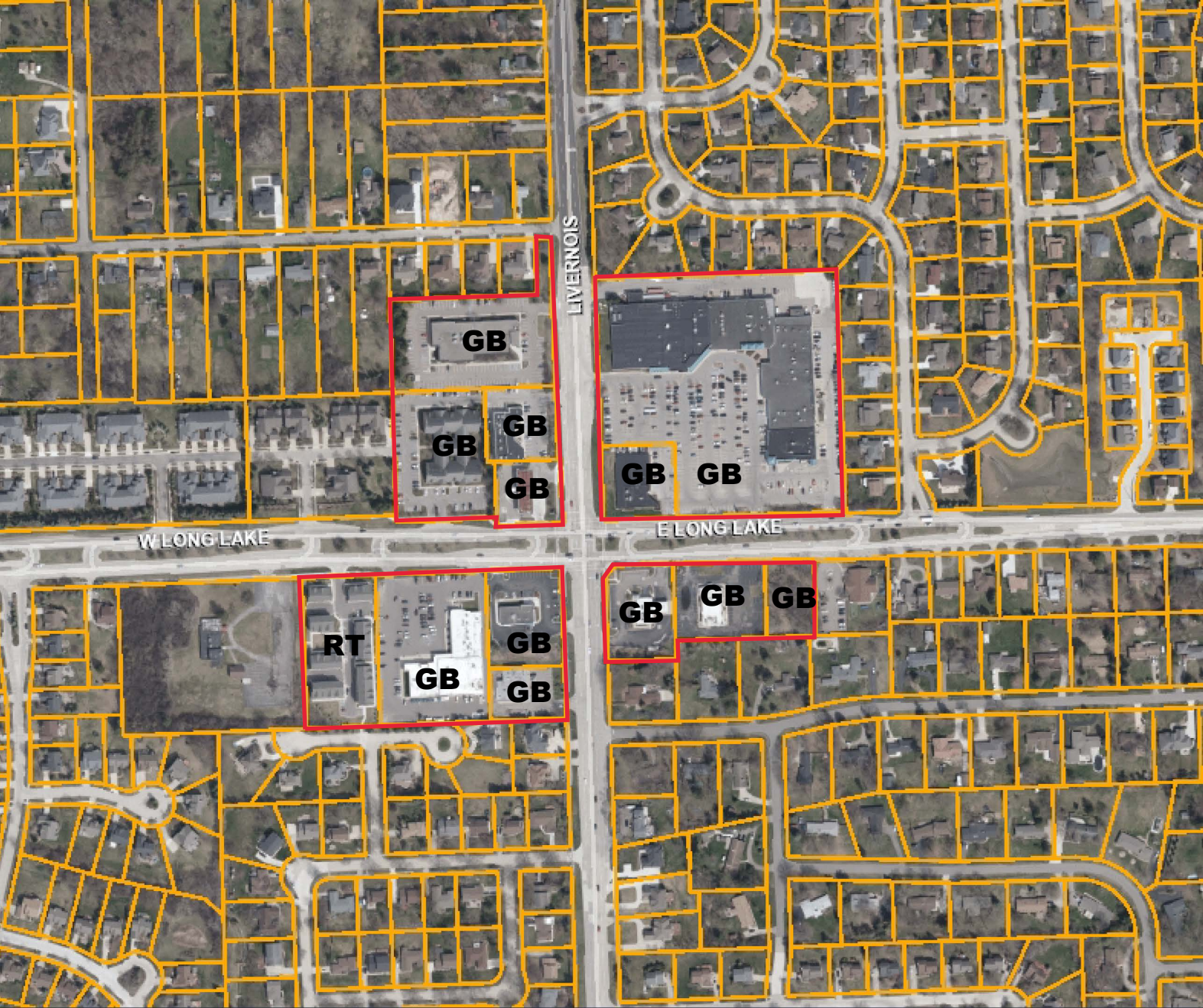
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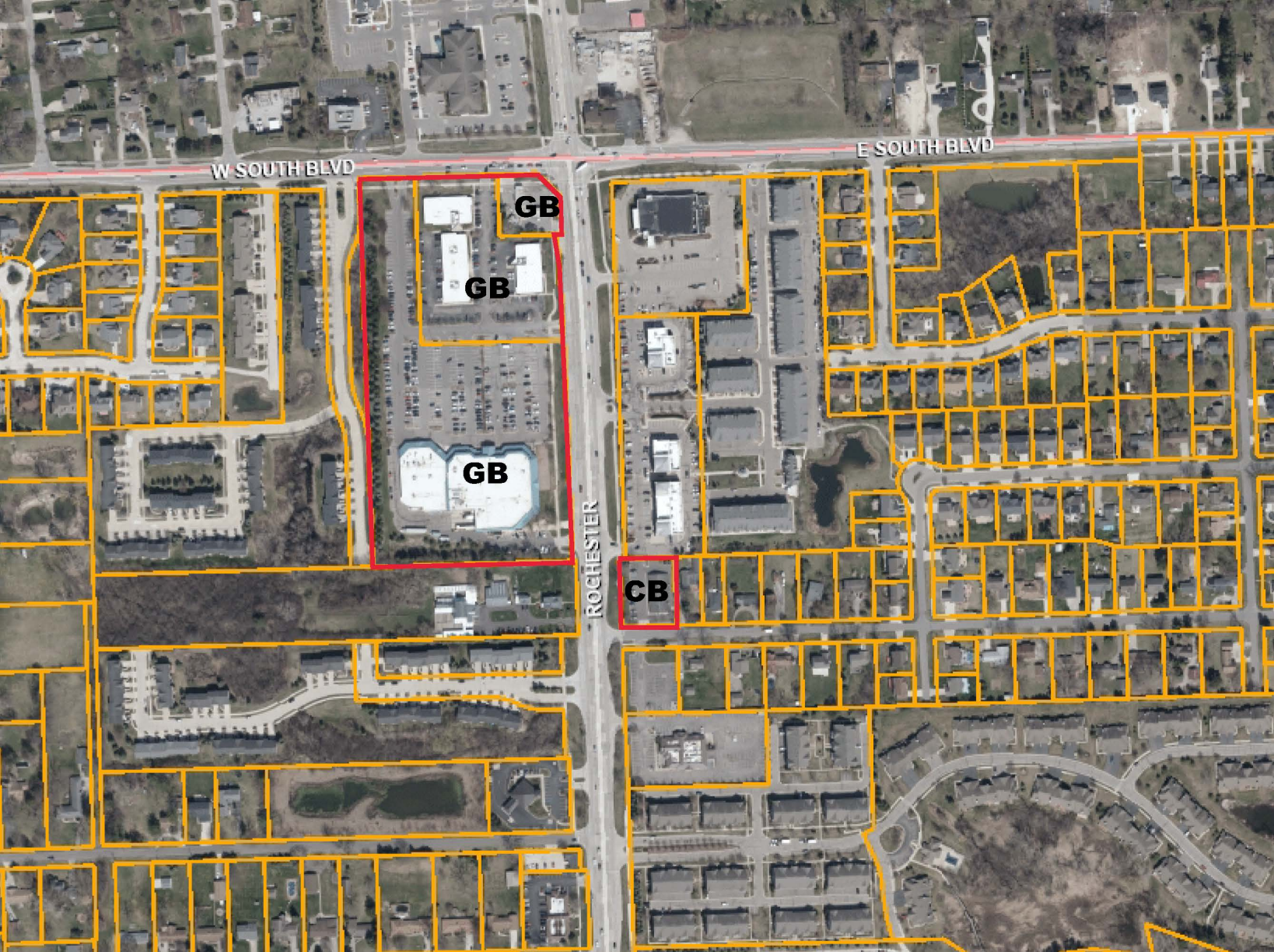
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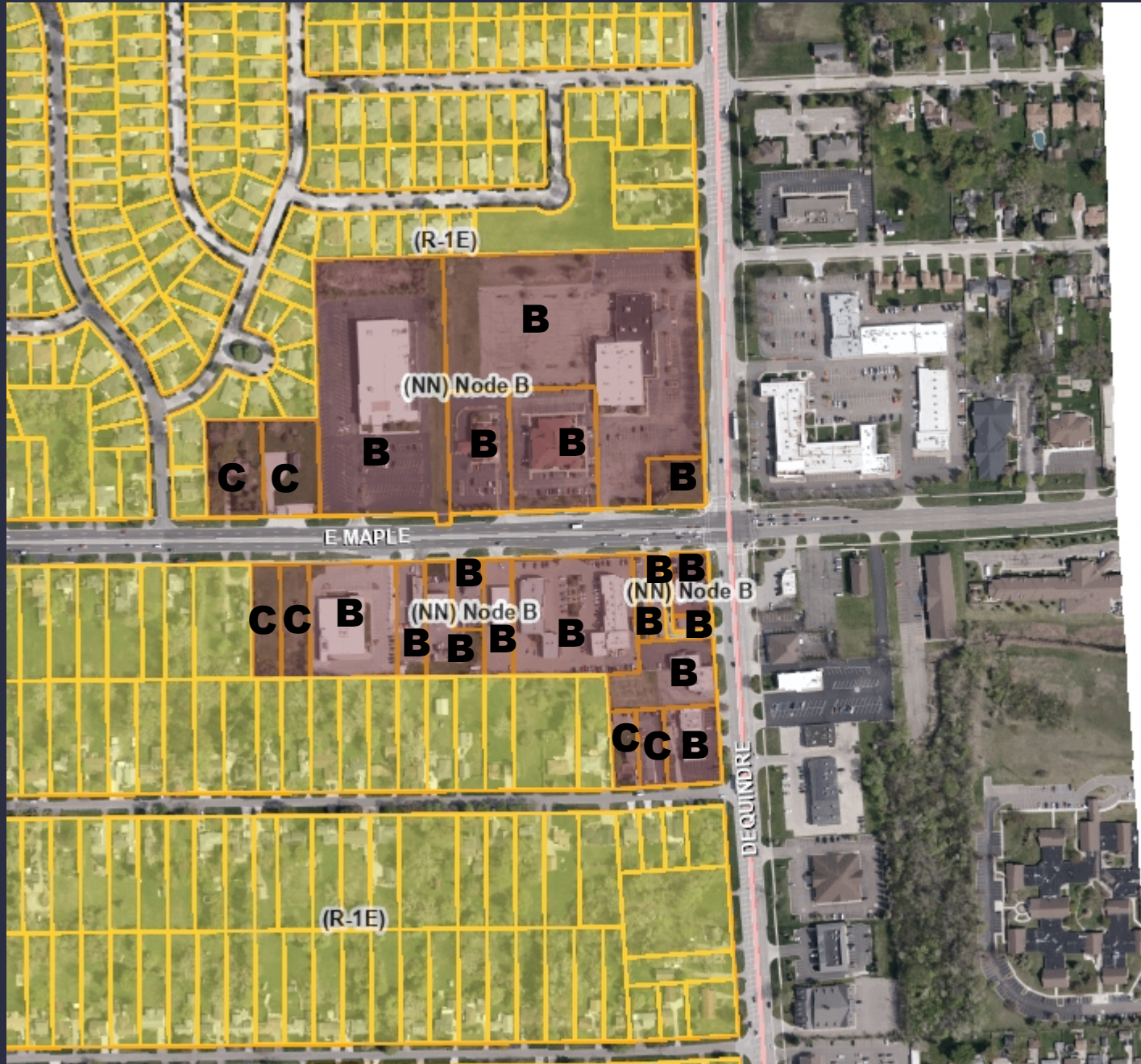
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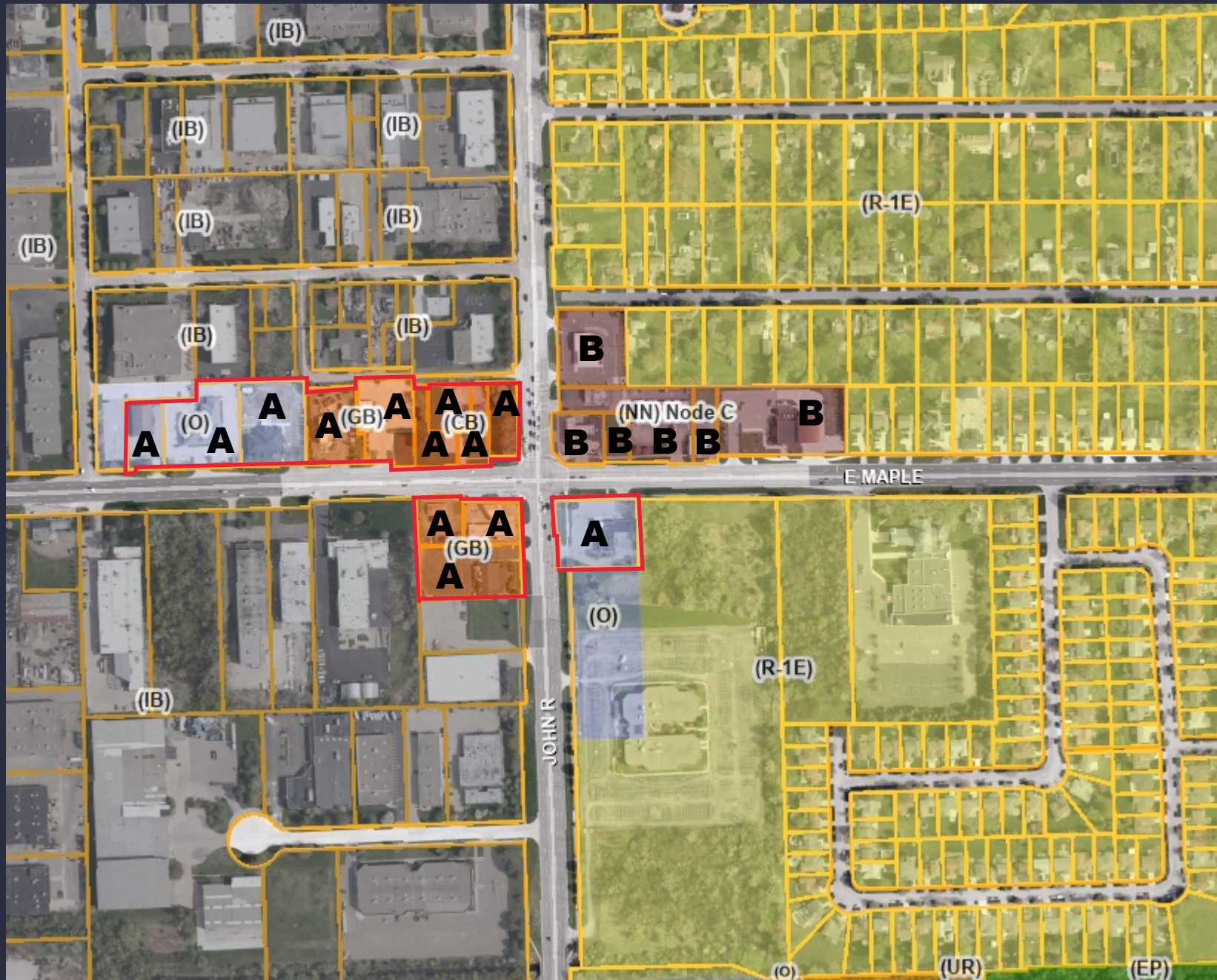
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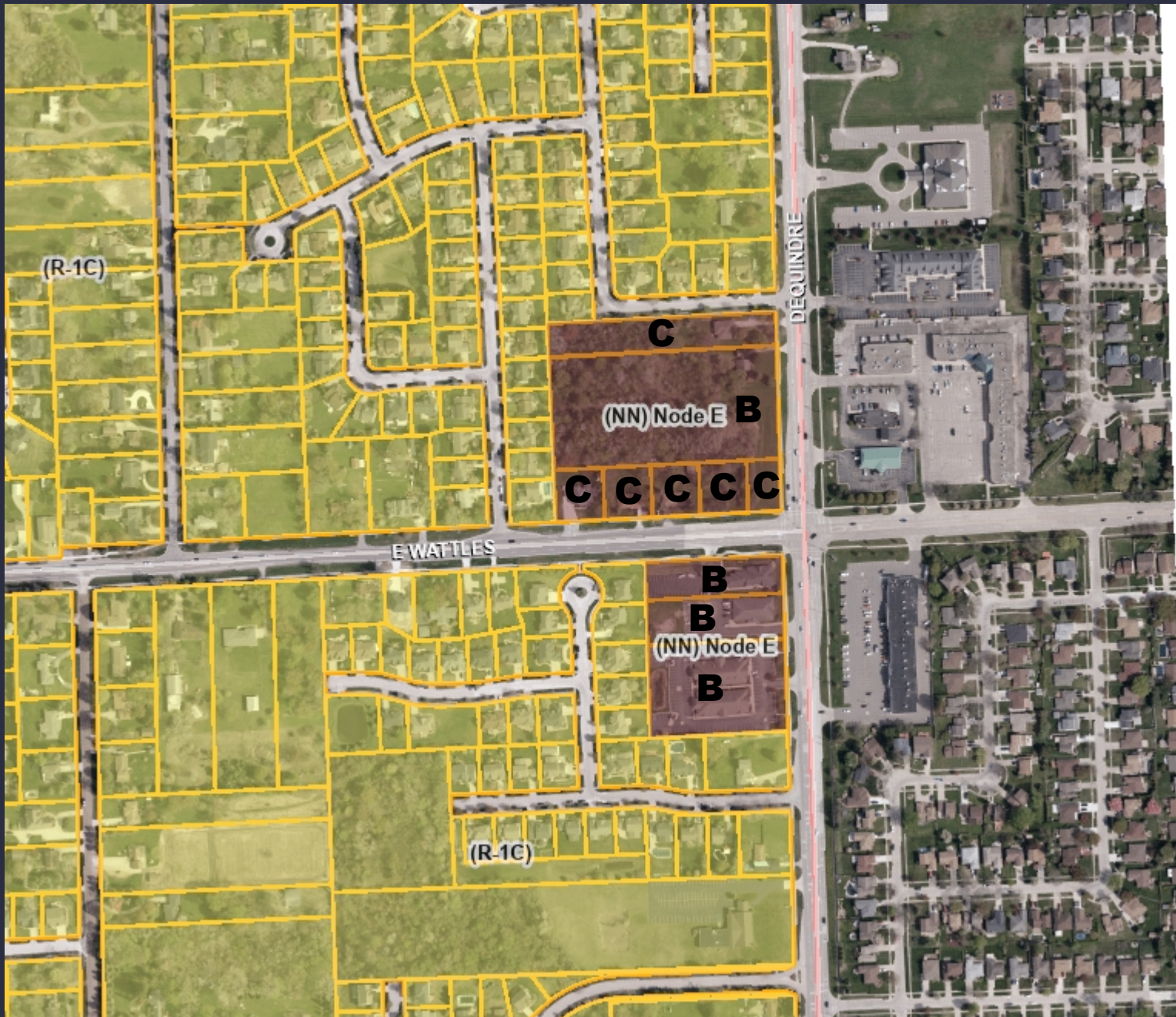
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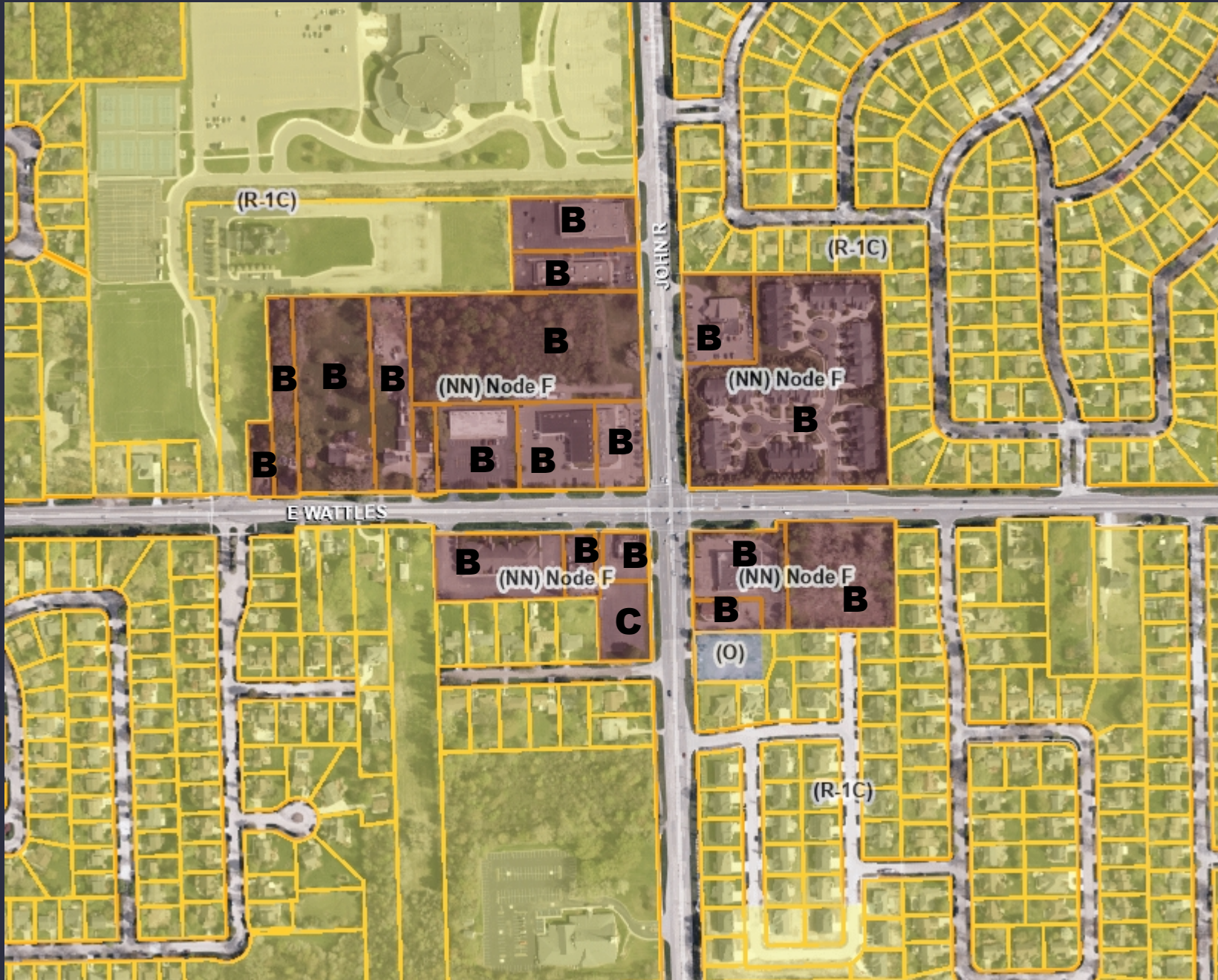
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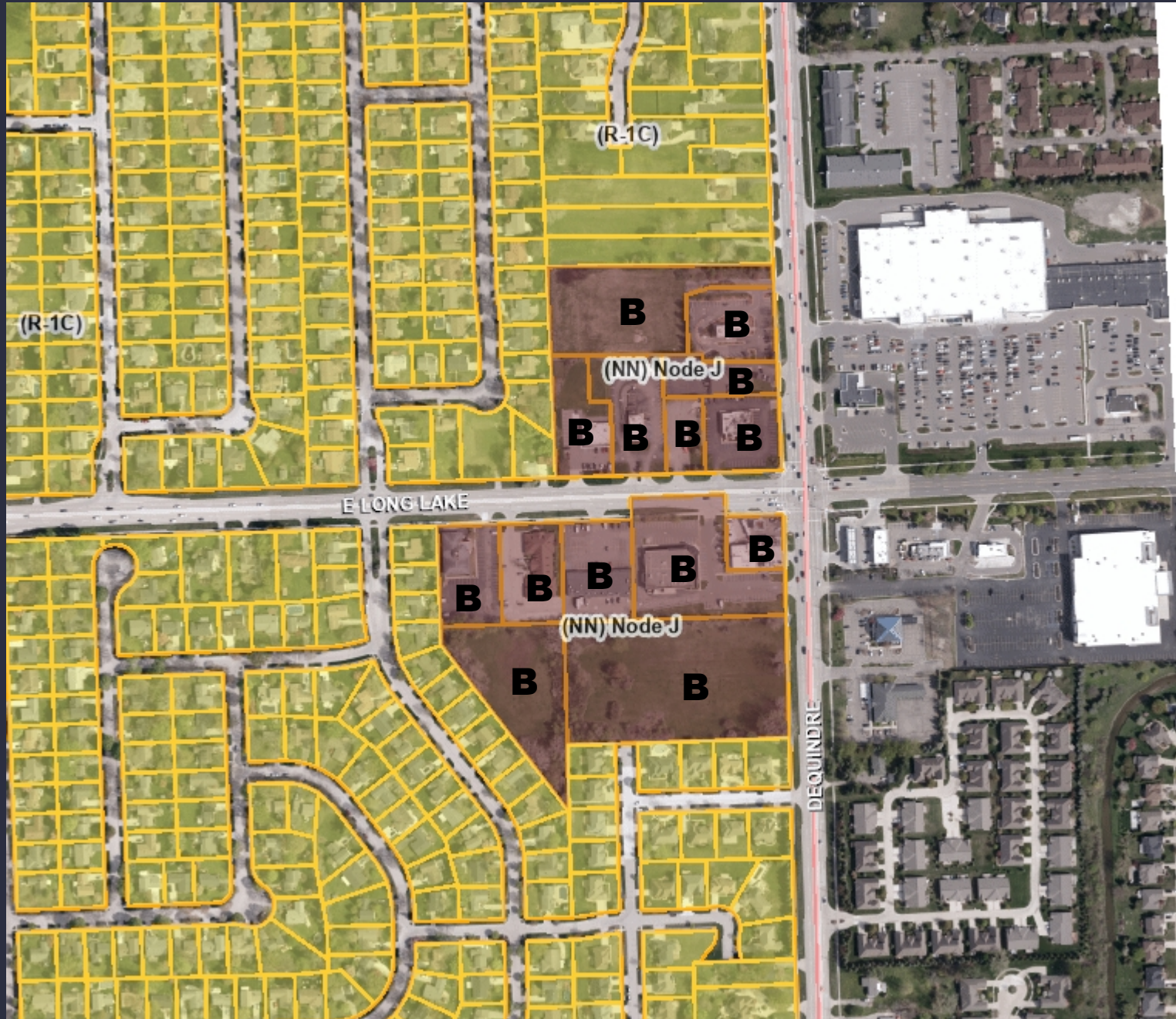
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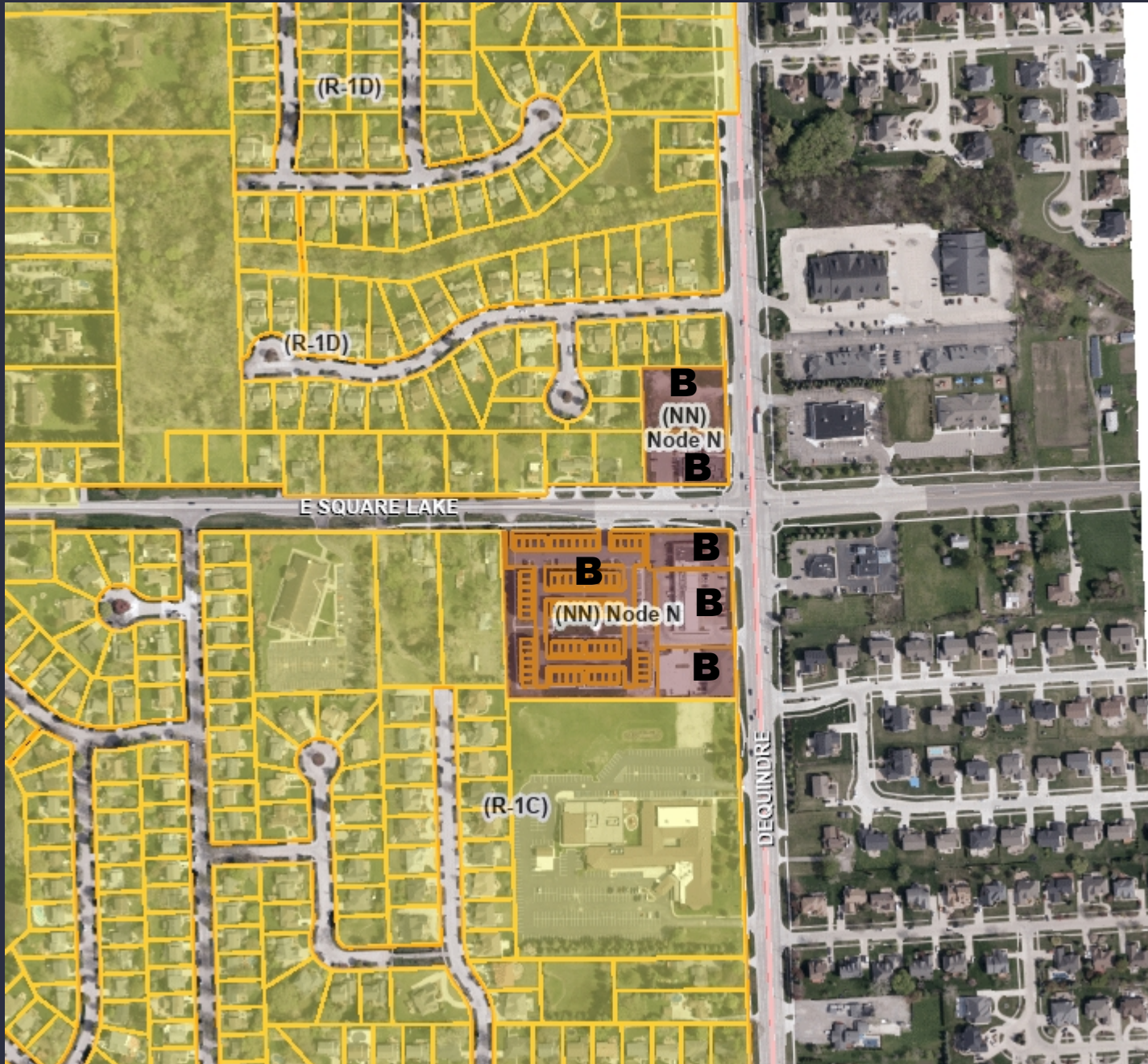
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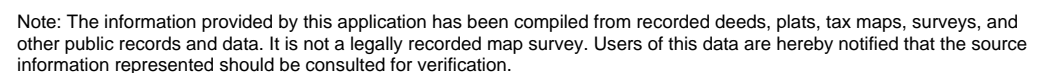
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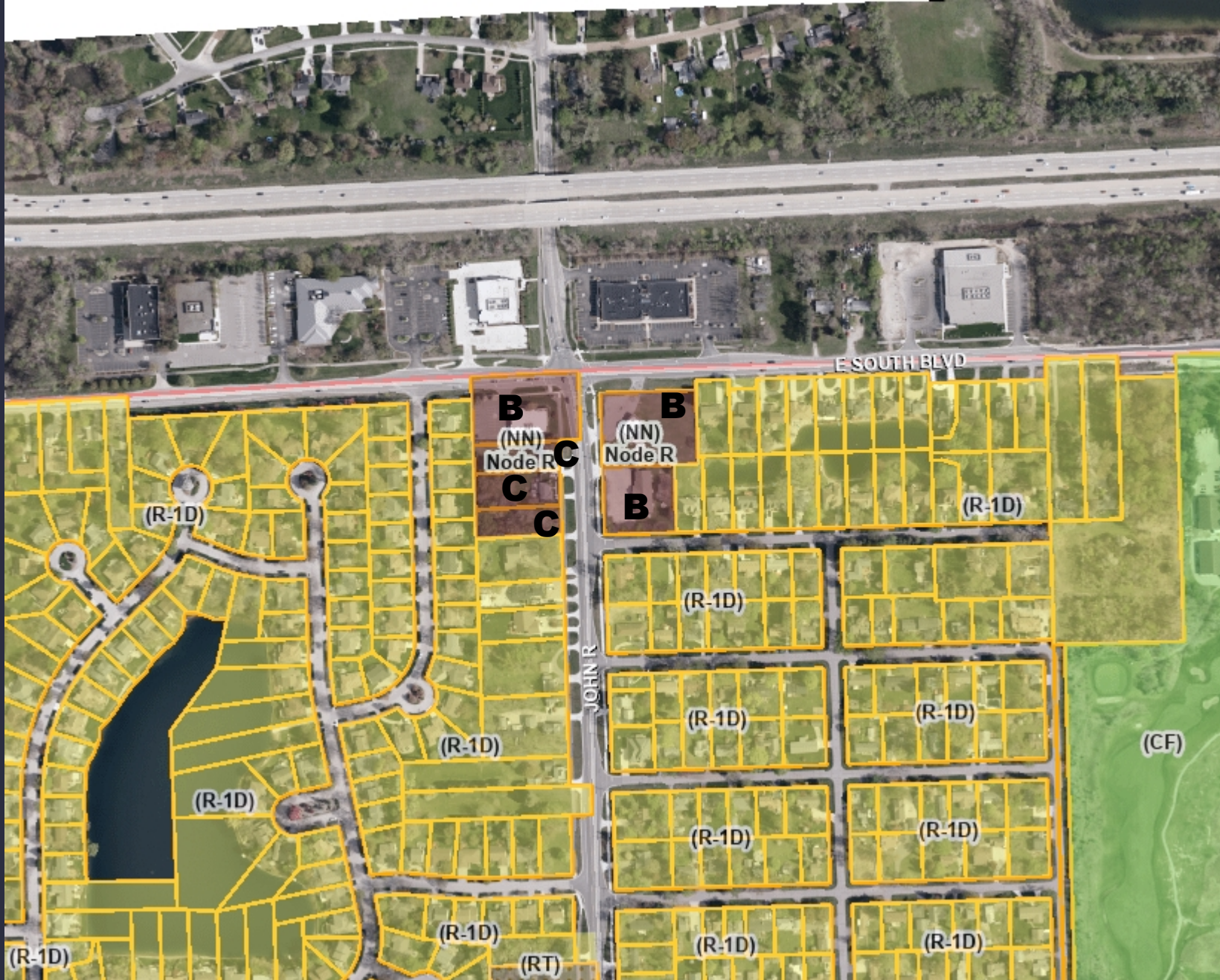
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- (MR) Maple Road
- (NN) Neighborhood Nodes (A-U)
- (CB) Community Business
- (GB) General Business
- (IB) Integrated Industrial Business District
- (O) Office Building District
- (OM) Office Mixed Use
- (P) Vehicular Parking District
- (R-1A) One Family Residential District
- (R-1B) One Family Residential District
- (R-1C) One Family Residential District
- (R-1D) One Family Residential District
- (R-1E) One Family Residential District
- (RT) One Family Attached Residential D
- (MF) Multi-Family Residential
- (MHP) Manufactured Housing
- (UR) Urban Residential
- (RC) Research Center District
- (PV) Planned Vehicle Sales
- (PUD) Planned Unit Development

Notes:

Map Scale: 1=543

Created: July 3, 2024



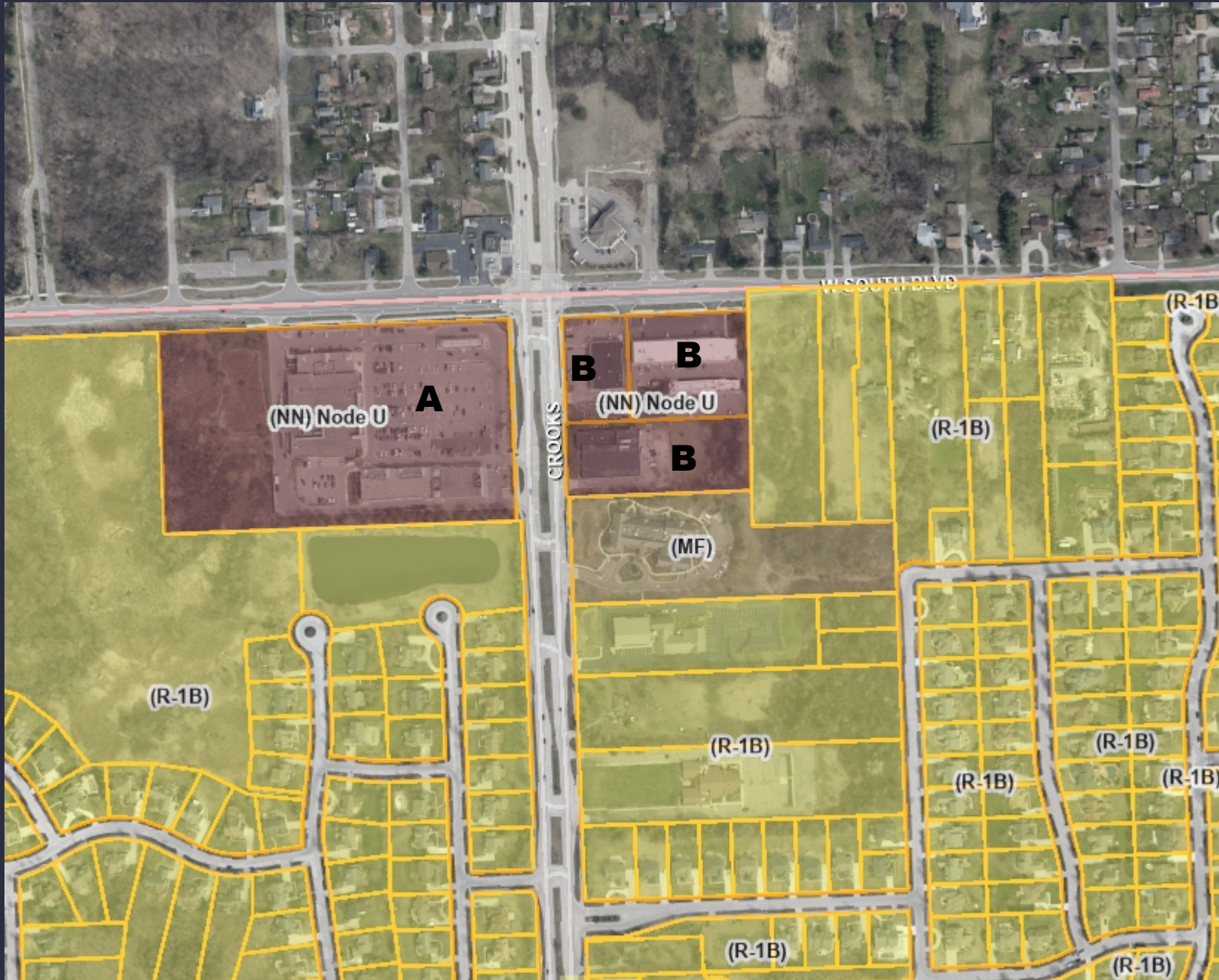
Note: The information provided by this application has been compiled from recorded deeds, plats, tax maps, surveys, and other public records and data. It is not a legally recorded map survey. Users of this data are hereby notified that the source information represented should be consulted for verification.

Legend:

Form Based Zoning 2

- (PUD) Planned Unit Development; (PUD Development #17; (PUD-19) Planned Ur
- (CF) Community Facilities District
- (EP) Environmental Protection District
- (BB) Big Beaver Road
- (MR) Maple Road
- (NN) Neighborhood Nodes (A-U)
- (CB) Community Business
- (GB) General Business
- (IB) Integrated Industrial Business District
- (O) Office Building District
- (OM) Office Mixed Use
- (P) Vehicular Parking District
- (R-1A) One Family Residential District
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Notes:



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